

March 21, 2005

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Harris in the Council Chamber of the Village Hall on Monday, March 21, 2005 at 7:30 P.M. The Clerk called the roll and announced that the following were:

Present: Steve Harris, Mayor
Robert Benton
Jerry Kayne
Harriet Rosenthal
William Seiden
Vernon Swanson
Matthew Wylie

and that a quorum was present and in attendance. Also present were Village Attorney Peter Coblentz and Village Manager Robert Franz.

PLEDGE OF ALLEGIANCE

Sydney Kayman and Haley Johnson, students at Wilmot Elementary School, led those in attendance in reciting the Pledge of Allegiance. The girls then talked about their successful efforts to convince the Village to hire a crossing guard for their school.

APPROVAL OF MINUTES

Trustee Rosenthal made a motion to approve the minutes of the previous meeting. Trustee Benton seconded the motion. The motion passed unanimously.

BILLS AND PAYROLL

Trustee Wylie made a motion to approve the Bills and Payroll. Trustee Kayne seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)

NAYS: None (0)

TREASURER'S REPORT

Bob Fialkowski presented highlights from the February Treasurer's Report. Sales tax received in February (for November sales) is a 6.3% increase over the same period last year. Hotel tax incurred another month of below average receipts, and it appears this source of revenue will not reach budget for the year. As of February 28, 2005, 100% of available cash was invested at an estimated average interest rate of 3.30% compared to an average rate of 2.57% for the 90-day Treasury Bill.

PROMOTION OF POLICE PERSONNEL

Chief Sliozis announced the promotion of Commander Thomas Keane to Deputy Chief. Mr. Franz administered the oath of office. Deputy Chief Keane has been with the Deerfield Police Department since 1990.

PUBLIC COMMENT

Margie Stone thanked Village staff for their responsiveness to her letter regarding issues related to the Longfellow/Osterman intersection improvements.

REPORTS

REPORT AND RECOMMENDATION OF PLAN
COMMISSION RE ZONING ORDINANCE
TEXT AMENDMENTS, SPECIAL USES,
AND A PARKING VARIATION FOR THE
SOCRATES GREEK-AMERICAN SCHOOL,
1085 LAKE COOK ROAD

The Plan Commission held a public hearing on February 24th. It is their recommendation that the Hellenic American Academy of Chicagoland and the Socrates Greek American School's request for approval of the following be approved:

1. An amendment to a Special Use/Planned Unit Development to allow for a private elementary and middle school on the subject property with the following recommendations:
 - a) Add a drop-off island for buses on the west side of the building.
 - b) Add a landscaped barrier at the north end of the playground fence to provide a shield from Lake Cook Road.
 - c) Add a small directional sign on the north/south road at the entrance to the school.
2. Approval of a Text Amendment to the I-1 Office, Research, and Restricted Industrial District to allow a private elementary and middle school as a Special Use in this district.
3. Approval of a Special Use to permit the development of Phase I for a private elementary and middle school to be established on the property.
4. Conceptual approval of Phase II for a future addition for a gym/multi-purpose room.
5. Approval of variations in Phase II to allow: a reduced number of parking spaces, parking spaces to be located in the east perimeter setback of the Planned Unit Development, and for the size of the angled parking spaces and aisles.
6. Approval of a Text Amendment to the sign ordinance to allow signage for a private elementary and middle school in the I-1 Office, Research, and Restricted Industrial District.

The motion passed 5-0.

Attorney Richard Baker and architect Mark Ridolphi summarized the building and site improvements proposed for the project, which will be built in two phases. In Phase I they will renovate and occupy the building that formerly housed State Farm Insurance at 1085 Lake Cook Road. The building is located just north of the site of the recently approved Jewish High School. In Phase II they will add a gym. The school will be for students in preschool through grade 8, with 16-18 students per classroom. Mr. Ridolphi indicated that the existing building perfectly accommodates the uses they intend for it.

Daniel Brinkman of Gewalt Hamilton Associates outlined the traffic plan for the Greek American School. He noted that Gewalt Hamilton also did the traffic plan for the future Jewish High School and that certain features adopted for the Jewish High School, such as extending the existing left turn lane on Lake Cook Road, will benefit this project as well. The proposed plan calls for one-way counterclockwise traffic flow, with students

exiting the school bus on the driver's side. There was discussion regarding traffic flow, with Trustee Wylie indicating he would prefer for this school to have the same clockwise flow as the Jewish High School.

The petitioner is seeking a parking variation. They are proposing 111 parking spaces for Phase I (82 are required), while 158 are planned for Phase II (362 are required). Mr. Ridolphi reported that the parking lot will be used for school functions only (not for worship services) and that they are in negotiations with the Jewish High School and the property owner to the west for reciprocal use of parking lots on those occasions that require additional parking.

Mr. Baker concluded by saying that the Socrates Greek-American School has no objection to a cell tower being installed on Village property to the east. He also noted that the proper name for the school will be The Hellenic American School of Chicagoland.

Trustee Rosenthal moved for acceptance of the Report and Recommendation of the Plan Commission, including the addendum presented to the Board today, and preparation of an ordinance. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (5)
NAYS: None (0)

Mr. Baker introduced the school's principal Stavroula Sellountos, who briefly addressed the Board.

REPORT AND RECOMMENDATION OF PLAN
COMMISSION RE APPROVAL OF THE 2005
ZONING MAP

Each year the Village is required to publish a new zoning map reflecting changes to the map which have occurred during the year. This year's map will reflect the following changes:

- 1) Takeda Property - The annexation of the 70.4 acre Takeda property and the zoning of the property to I-1 Office, Research and Restricted Industrial District.
- 2) Property north of Jewett Park - The rezoning of the following properties from R-4 Single and Two Family District to P-1 Public Lands District: 803, 819, 825, 845 and 853 Hazel Avenue and 953-955 and 969 Park Avenue.

By a vote of 4-0 the Plan Commission recommended approval of the changes.

Trustee Rosenthal moved for acceptance of the Plan Commission report and recommendation. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

CONSENT AGENDA

ORDINANCE O-05-07 GRANTING SIDE
YARD AND REAR YARD VARIATIONS FOR

An ordinance permitting a rear yard and a side yard variation for 1232 Elmwood. The variation

1232 ELMWOOD (DAVID EGBERS)

structure. Second Reading.

permits construction of an addition to attach the existing detached garage to the principal

ORDINANCE O-05-08 GRANTING REAR
VARIATION FOR 1115 HAMPTON COURT
(SCOTT AND HELENA WEISER)

rear yard to 35', which is 15' less than the zoning ordinance requires. Second Reading.

An ordinance permitting a rear yard variation for 1115 Hampton Court. The variation would permit construction of a one story den and a 3-car garage addition, which would reduce the

ORDINANCE AUTHORIZING AN AMENDED
SPECIAL USE, INCLUDING PARKING
MODIFICATIONS, TO ALLOW CERTAIN
RENOVATIONS TO DEERSPRING PARK IN
THE I-1 PUBLIC LANDS DISTRICT
(DEERFIELD PARK DISTRICT)

consent agenda and adoption of the ordinances. Trustee Wylie seconded the motion. The motion passed by the following vote:

An ordinance approving an amendment to a special use to permit renovations to Deerspring Park, including a parking modification for perpendicular parking spaces instead of angled spaces. First Reading.

Trustee Rosenthal moved for acceptance of the consent agenda and adoption of the ordinances. Trustee Wylie seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

OLD BUSINESS

ORDINANCE O-05-09 RE: TREE
PRESERVATION

amend the ordinance to state that, when a homeowner has paid the \$75 application fee to the Village to have a tree looked at by the forester, and that tree is approved for removal by the forester because it is dead, diseased, or is a nuisance tree that should be taken out, the application fee will be refunded to the applicant. The task force feels that this change addresses the primary concern expressed to them by residents. Trustee Benton seconded the motion. Mr. Coblenz clarified that this change amends Section 21.4-13C.

Trustee Seiden commented that tree preservation, not income, is the goal of this ordinance, and he would therefore like to

Mayor Harris opened the meeting for public comment, and for approximately half an hour, ten individuals addressed the board regarding the proposed ordinance. All were against it for such reasons as: it is too restrictive, it is a disincentive to plant trees, it takes away a property owner's rights, it excludes large property owners such as the park district and Briarwood Country Club, and it is just another form of tax.

After discussion, the motion to amend the ordinance as articulated by Trustee Seiden passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

Trustee Seiden moved for adoption of the ordinance. Trustee Wylie seconded the motion. The motion passed by the following vote:

AYES: Benton, Rosenthal, Seiden, Swanson, Wylie (5)
NAYS: Kayne (1)

NEW BUSINESS

AUTHORIZATION TO AWARD CONTRACT
FOR CONSTRUCTION OF THE DEERFIELD
ROAD WATER MAIN REPLACEMENT

A portion of the water main on Deerfield Road from Wilmot Road to the river, as well as water main on Wilmot Road from Deerfield Road to Montgomery, needs to be replaced. This area is within the limits of the Deerfield Road rehabilitation project. Mrs. Little feels that it would be in the best interest of the Village to have the work performed by Alliance Contractors, the general contractor for the roadway project. They would be responsible for the maintenance of traffic, the control of project scheduling, and coordination. Alliance proposes to use Campanella and Sons as subcontractor to perform the water main construction. The work will be done concurrently with the Deerfield Road Federal Aid Improvement. The Village requested a unit price quote from Alliance Contractors for the water main installation. Village staff and Civiltech reviewed the costs and found them to be fair and reasonable. Mrs. Little recommends waiving the competitive bidding process and awarding the contract for construction of the Deerfield Road water main to Alliance Contractors in an amount not to exceed \$623,432.60.

Trustee Wylie so moved. Trustee Rosenthal seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

AUTHORIZATION TO AWARD CONTRACT
FOR CONSTRUCTION ENGINEERING
SERVICES, DEERFIELD ROAD WATER
MAIN REPLACEMENT

Civiltech Engineering completed the design and permitting for the Deerfield Road water main work. Since they are already present on the project, there will be a savings in the hours devoted to the work. Some of the services they will provide include staking and layout, quality control, documentation, change orders, and pay requests. All material testing is included. Mrs. Little recommends that the contract for construction engineering services for the Deerfield Road water main replacement be awarded to Civiltech Engineering in an amount not to exceed \$19,266.

Trustee Kayne so moved. Trustee Rosenthal seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

AUTHORIZATION TO SUBMIT REQUISITION
TO PURCHASE SALT UNDER THE STATE OF
ILLINOIS JOINT PURCHASE CONTRACT

Mrs. Little is requesting authorization to purchase bulk rock salt for ice control under the State of Illinois Joint Purchase Contract. In order to participate in the program, the Village must submit a requisition to the State prior to April 30, 2005. The unit cost is unknown at this time. The unit cost for last year's salt was \$32/ton and \$100,000 was budgeted. This year's budget is \$130,000.

Trustee Benton made a motion to authorize the purchase of bulk rock salt under the State of Illinois Joint Purchase Contract in an amount not to exceed \$130,000. Trustee Kayne seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

AUTHORIZATION TO AWARD CONTRACT
TO PROVIDE GROUNDWATER SAMPLING
SERVICES FOR RESERVOIR 29A FOR
YEAR 2005

During construction of Flood Control Reservoir 29A at Lake Cook and Pflugsten, lead contaminated soil was deposited in a clay-lined trench on site in accordance with an IEPA approved closure plan. The Village is required to monitor ground water conditions at that site through five ground water monitoring wells. In 2004 the contract for this work was awarded to STS Consultants. STS has offered to extend their contract for an additional year in the amount of \$13,658. This cost is the same basic charge as last year (\$12,958) with an increase of \$700 to allow for the collection and transportation of purge water in drums. Mrs. Little recommends extension of the contract with STS Consultants in an amount not to exceed \$13,658.

After discussion, Trustee Rosenthal so moved. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

EXTENSION OF 2004 CONTRACT FOR
CONTRACTURAL LANDSCAPE MAINTENANCE
SERVICES AND STREETSCAPE URN
PLANTING

Moore Landscapes has satisfactorily completed two years of professional landscape maintenance services for the Village. During the first year (2003) the cost of the work was \$55,303. The next year the Village increased the scope of the work, and Moore offered to extend their contract for an additional three years for an annual amount not to exceed \$70,000. The Village authorized a one year extension, and work was satisfactorily completed. Mrs. Little now recommends authorizing another one year extension of Moore Landscape's contract for landscape maintenance services and streetscape urn planting for an amount not to exceed \$70,000, with the option to renew the extension for one more year at the same price.

Trustee Rosenthal so moved. Trustee Wylie seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

AUTHORIZATION TO AWARD NEWSLETTER
PRINTING SERVICES

Six proposals were received for printing, binding, and bulk mail sorting of the Village's bi-monthly newsletter. The low bidder was Pools Press at a cost of \$1,625 for an eight page issue and \$2,450 for a twelve page issue. Phil Kiraly, Assistant to the Village Manager, recommends entering into an agreement with Pools Press at a cost range not to exceed \$1,625 - \$2,450 depending on the number of pages in each newsletter.

Trustee Seiden so moved. Trustee Rosenthal seconded the motion. The motion passed by the following vote:

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)
NAYS: None (0)

DISCUSSION

ITEMS FROM THE VILLAGE MANAGER

Mr. Franz reported that:

- The Deerfield Road construction project from the viaduct to Castlewood will begin in early April. It has been determined that a detour will be necessary, making the road one way eastbound, with westbound traffic to be detoured through the viaduct to Chestnut, to Hazel, to Wilmot, then back to Deerfield Road. Letters will be sent out to those most affected by the detour, and the situation will be closely monitored.
- During upcoming work on the water main on Ambleside and Dimmeydale, there will be an opportunity for improvements to the sidewalks in that area. Mr. Franz requested that, prior to the next meeting, board members drive through the neighborhood and be prepared to direct staff on how to proceed with the project.
- A Committee of the Whole is scheduled to follow tonight's board meeting, followed by an Executive Session.

OTHER COMMENTS

- Trustee Wylie asked that ComEd be notified and asked to remove the piles of debris that they are leaving behind as they remove their old poles.
- Trustee Wylie asked that the party responsible for the construction area at Spruce and Deerfield be notified that a construction fence is required for their project.
- Trustee Kayne commented that during Deerfield Road construction, it would be beneficial for driveways to be marked for easier access by homeowners.

ADJOURNMENT

meeting at 9:35 p.m.

There being no further business to discuss, the board went into a Committee of the Whole

APPROVED:

Mayor

ATTEST:

Village Clerk