

June 19, 2006

The regular meeting of the board of trustees of the Village of Deerfield was called to order by Village Manager Bob Franz in the council chamber of the village hall on Monday, June 19, 2006 at 7:30 P.M. The Clerk called the roll and announced that the following were:

Present: Robert Benton
Michelle Feldman
Harriet Rosenthal
William Seiden
Barbara Struthers
Matthew Wylie

Absent: Steve Harris, Mayor

and that a quorum was present and in attendance. Also present was Village Attorney Peter Coblenz.

MAYOR PRO TEM

In the absence of Mayor Harris, Trustee Seiden nominated Trustee Rosenthal to serve as Mayor Pro

Tem. The motion passed unanimously.

PLEDGE OF ALLEGIANCE

Deerfield Sons of the American Legion Squadron 738 led those in attendance in reciting the Pledge

of Allegiance. Doug Haberkamp, Commander, noted that the group participated in retiring approximately 100 flags on Flag Day. He explained that the community-wide flag retirement ceremony was held at Jewett Park and about 200 people attended. Cm. Haberkamp recognized other members of the community who helped make the program successful.

APPROVAL OF MINUTES

Trustee Benton made a motion to approve the minutes of the June 5, 2006 board of trustees

and committee of the whole meetings. Trustee Wylie seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)

NAYS: None (0)

BILLS AND PAYROLL

Trustee Wylie made a motion to approve the Bills and Payroll dated June 19, 2006. Trustee Struthers

seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)

NAYS: None (0)

TREASURER'S REPORT

Bob Fialkowski presented highlights from the May Treasurer's Report, which represents the first month of fiscal year 2006/2007. He explained that the village is seeing a little down turn in revenues. Sales tax has been adjusted for the Walgreen's rebate. The May receipts (representing February sales) decreased from a year ago. Other revenues have seasonal slow periods. He noted building permits are strong.

PUBLIC COMMENT

Joan Reed, 1151 Gordon Terrace, reported that the Farmer's Market is underway. This year, there are new vendors, including a certified organic vendor and a resident selling Italian seasonings. The annual grill fest will be on August 24, 2006 and the second annual apple pie fest is September 9, 2006. Plaza Pleasures will feature Grammy award winner Joan Hammel on September 2nd. The Sons of the American Legion will have a table on July 15th seeking new members. Mrs. Reed noted that Trustee in the Town will be this Saturday and that Trustees Rosenthal and Struthers will attend.

Jeff Marks, Chairman of the Fine Arts Commission, spoke about the success of the Fine Arts Festival on June 3 and 4, 2006, which was a joint effort with the Park District, Village and D & W Events. He reported that they had a preview party at the train station, with more than 100 people in attendance. Ch. Marks reported that at their last meeting, they voted to recommend the village enter into another contract with D & W Events for next year's festival.

Ch. Marks noted that Mary Block, the artist for the centennial sculpture, expects to be ready to pour the concrete during the week of August 16th. He invited the board of trustees to attend a ceremony on August 19th. Ch. Marks reported that the Neil Weinfield sculpture was dedicated on June 10th at Deerspring Pool. Also, the Sara Lee sculptures have been restored at a substantially reduced price from what was originally expected, and the commission is pleased with the quality of the work. Ch. Marks thanked Jean Spagnoli and Phil Kiraly for their hard work.

REPORTS

REPORT AND RECOMMENDATION
OF BOARD OF ZONING APPEALS RE:
REQUEST FOR FRONT YARD
VARIATION FOR 205 LANDIS LANE

the required 35 foot front yard.

The Board of Zoning Appeals held a public hearing on May 16, 2006 to consider the request of Victor and Barbara Manny, 205 Landis Lane, for a variation to allow the construction of a one story screened porch that would encroach 4.25 feet into

Trustee Struthers commented that the situation is very unique and this should not set a precedent.

Trustee Wylie made a motion to accept the report and recommendation of the Board of Zoning Appeals and have the attorney prepare the ordinance. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)
NAYS: None (0)

REPORT AND RECOMMENDATION OF PLAN COMMISSION RE PROPOSED CHANGES TO THE ZONING ORDINANCE AS RECOMMENDED BY THE RESIDENTIAL REDEVELOPMENT REVIEW (TEAR DOWN) TASK FORCE REGARDING FAR CALCULATIONS, HEIGHT AND LOT WIDTH

The Plan Commission held a public hearing on May 25, 2006 to consider the recommendation of the Tear Down Task Force regarding proposed changes to the Zoning Ordinance regarding FAR calculations, height and lot width.

Trustee Benton made a motion to accept the report and recommendation of the Plan Commission and direct preparation of the ordinance. Trustee Wylie

seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)
NAYS: None (0)

REPORT AND RECOMMENDATION OF VILLAGE CENTER DEVELOPMENT COMMISSION RE: PARAMETERS FOR POSSIBLE REDEVELOPMENT OF THE FORMER BANK ONE/LINDEMANN PROPERTIES

Alan Garfield, Chairman of the VCDC, explained that the commission feels the site should be developed and should not remain an institutional use, as noted in the Comprehensive Plan. He explained that the commission examined the property carefully and came up with criteria (parameters) for development. The commission

believes the property is a financial burden on the village and is very unappealing in its current state. Ch. Garfield explained that they tried to involve the park district, Presbyterian Church and retail properties in the quadrant that use the property. They believe any development should be done with adjacent landowners in mind.

Larry Dondanville, 717 Westgate Road, explained that he was a member of the Northwest Quadrant Committee, which looked at the future development of the quadrant four years ago. He explained that they looked at the parking requirements and the possibility of double decking the parking. The committee's concern was that further development in the quadrant would compound the traffic problem. He explained that the committee's biggest concern was the safety of the 300 – 400 preschool children that come to the quadrant daily. Mr. Dondanville believes that existing retailers should be asked to participate in the parcel to ensure parking for their businesses in the future.

Trustee Seiden made a motion to accept the report and recommendation of the VCDC and send it to the Plan Commission for review and comment. Trustee Wylie seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)
NAYS: None (0)

CONSENT AGENDA

ORDINANCE O-06-26 APPROVING AN AMENDMENT TO A SIGN PLAN INCLUDING SIGN MODIFICATION FOR REC ROOM FURNITURE AND GAMES IN CADWELL'S CORNERS SHOPPING CENTER – 2R

An ordinance approving a sign on the south glass enclosure of the building, including a sign modification, for Rec Room Furniture & Games in Cadwell's Corners Shopping Center. Second Reading.

ORDINANCE AMENDING THE ZONING ORDINANCE TO AUTHORIZE PRIVATE PARTIES FOR CHARITIES AND NON-PROFIT ORGANIZATIONS AS A SPECIAL USE ACCESSORY TO RETAIL FURNITURE STORES OF AT LEAST 20,000 SQUARE FEET IN THE C-2 OUTLYING COMMERCIAL DISTRICT

An ordinance amending the zoning ordinance of the Village of Deerfield to authorize private parties for charities and non-profit organizations as a special use accessory to retail furniture stores of at least 20,000 square feet in the C-2 outlying commercial district. First Reading.

ORDINANCE APPROVING A SPECIAL USE TO ALLOW PRIVATE PARTIES FOR NON-PROFIT ORGANIZATIONS AT REC ROOM FURNITURE & GAMES IN CADWELL'S CORNERS SHOPPING CENTER – 1R

An ordinance approving a special use to allow private parties for non-profit organizations at Rec Room Furniture and Games in Cadwell's Corners Shopping Center. First Reading.

ORDINANCE APPROVING A SPECIAL USE TO ALLOW AN OUTDOOR SEATING AREA FOR CARSONS RIBS RESTAURANT AT 200 N. WAUKEGAN ROAD – 1R

An ordinance approving a special use to allow an outdoor seating area for Carson's Ribs Restaurant at 200 N. Waukegan Road. First Reading.

Trustee Benton made a motion for acceptance of the Consent Agenda and adoption of the ordinance.

Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)
NAYS: None (0)

Trustee Rosenthal noted that the board approved an ordinance for signage for Rec Room Furniture & Games even though they have not appeared before the Appearance Review Commission. She explained that they still have to appear before the ARC and, if the signage is not approved, the petitioner would have to come back to the board to appeal. She noted a permit would not be issued before ARC approval is attained.

OLD BUSINESS

There was no old business at the meeting.

NEW BUSINESS

ORDINANCE AMENDING SECTION 17-3 OF THE MUNICIPAL CODE OF THE VILLAGE OF DEERFIELD TO REGULATE OUTDOOR FIRE PITS AND FIREPLACES – 1R

Mr. Coblenz presented a draft ordinance regulating outdoor fire pits and fireplaces. He explained that he added fuel definitions as well as a list of exceptions for public purposes, such as firefighter training and ceremonial events, per direction from the June 5th Committee of the Whole meeting.

Trustee Benton noted that outdoor fireplaces or fire pits must be operated with adult supervision and that there must be a way to extinguish the fire readily at hand. Trustee Struthers added that they want to make sure the fire pit is out cold. She also believes the prohibition against operating fireplace/fire pit within 10 feet of the property line is too restrictive. She believes that 5 feet from the property line is sufficient. The trustees agree that a UL listed or nationally accepted standard container should be used.

Earl Stone, 531 Hermitage, believes 10 feet is not enough distance to prevent smoke from getting into other people's homes. He also does not know how the seasoned wood restriction would be enforced.

Margie Stone, 531 Hermitage, commented that fire pits lessen her ability to enjoy her property. She understands the board does not want to prohibit residents from enjoying their properties, but the smoke and odor remain in the air and get into other residents' homes through the air ducts. She hopes the trustees will reconsider the ordinance because Deerfield is too densely populated for fire pits.

The ordinance, as amended, will stand as a First Reading.

AUTHORIZATION TO AWARD A TECHNOLOGY CONSULTING CONTRACT TO NETWORK DATA SYSTEMS

Richard Kramer, Computer Systems Coordinator, explained that the village has become technologically standardized over the past four years, and that the village needs to invest in the technology to make things work more efficiently

and support the growing needs of the village.

Mr. Kramer reported that three bids were opened and publicly read. He believes the proposal from Network Data Systems is the most comprehensive bid. The lowest bidder omitted the water treatment facility and did not meet the basic requirements of the RFP.

Trustee Feldman asked for clarification on what the contract would provide to the village. Mr. Kramer explained that the system would meld the data system with the voice system. He explained that both systems will need to be supported. He noted that the proposal does not include hardware, just design, engineering and training.

Mr. Fialkowski explained that the phone system is 15 years old and cannot be upgraded. Instead of putting in a phone system and a data system, they propose building one backbone system that could handle all of the communication needs internally. In addition, all of the village facilities would be networked.

Trustee Wylie made a motion to award a technology consulting contract to Network Data Systems in an amount not to exceed \$86,500. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)

NAYS: None (0)

AUTHORIZATION TO AWARD
CONTRACT FOR RESIDENT ENGINE-
ERING SERVICES FOR 2006 STREET
REHABILITATION CONSTRUCTION

Two proposals were received and reviewed by staff for resident engineering services. Staff believes that URS Corporation's understanding of the project and familiarity with Deerfield best serve the village's needs.

Trustee Wylie made a motion to award the contract for resident engineering services for the 2006 street rehabilitation construction to URS Corporation in an amount not to exceed \$47,746.40. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)

NAYS: None (0)

AUTHORIZATION FOR ONE MONTH
EXTENSION TO EXISTING CROWN
CASTLE LEASE FOR THE CELL
TOWER SITE AT LAKE COOK ROAD
AND PFINGSTEN

Mr. Kiraly explained that the board authorized a recommendation from the Cable and Telecommunication Commission regarding the 25 year lease at Pfingsten and Lake Cook Roads. The village is still negotiating with Crown Castle but believes a resolution is near and that a lease can be

in place by July 30, 2006. They are asking for a one month extension to the current lease, so talks can continue.

Trustee Wylie made a motion to extend the existing Crown Castle lease for the cell tower site at Lake Cook Road and Pfingsten. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Rosenthal, Seiden, Struthers, Wylie (6)

NAYS: None (0)

DISCUSSION

COMMERCIAL TREES

Preservation Ordinance to commercial properties. Staff has concluded that it is covered under PUDs and no further changes are necessary.

Trustee Seiden explained that the Plan Commission suggested the Board look at applying the Tree

DRAINAGE BETWEEN HOMES

and existing houses as they relate to grading problems.

Trustee Seiden advised that staff will be reviewing issues relating to driveway elevations between new

BRIDGE SIGNAGE

restrictions at the Deerfield Road viaduct. She also requested looking into fines and if the village is recovering the cost of repairs.

Trustee Rosenthal requested that staff look into signage or other means to notify trucks of the height

COMMITTEE OF THE WHOLE

meeting in the conference room. It is open to the public.

Mr. Franz reported that a Committee of the Whole meeting is scheduled immediately following this

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:45 P.M.

APPROVED:

Mayor Pro Tem

ATTEST:

Village Clerk