

February 4, 2008

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Steve Harris in the Council Chambers of the Village Hall on Monday, February 4, 2008 at 7:30 p.m. The Clerk called the roll and announced that the following were:

Present: Steve Harris, Mayor
Robert Benton
Michelle Feldman
Thomas Jester
William Seiden

Absent: Harriet Rosenthal
Barbara Struthers

and that a quorum was present and in attendance. Also present were acting Village Attorney John Donahue and Kent Street, Village Manager.

PLEDGE OF ALLEGIANCE

Senior Patrol Leader Dominick Stockholm, along with the scouts from Boy Scout Troop 52, led those in attendance in reciting the Pledge of Allegiance. Mr. Stockholm mentioned that Troop 52, which is led by Scout Master Graham, recently participated in a Boy Scout version of The Amazing Race. Mayor Harris thanked the troop for posting colors and leading the Pledge.

MINUTES OF PREVIOUS MEETINGS

Trustee Benton made a motion to approve the minutes from the January 22, 2008 Board of Trustees meeting. Trustee Seiden seconded the motion. The motion passed unanimously.

BILLS AND PAYROLL

Trustee Feldman made a motion to approve the Bills and Payroll dated February 4, 2008. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)

NAYS: None (0)

PUBLIC COMMENT:

Oscar Adler, 59 Eastwood Drive, commended the Public Works Department for the tremendous job they have done with snow removal. Mr. Adler also reported that Adler's Alley will feature Village Manger Kent Street during the month of February. The program will be aired on Comcast Cable Channel 10 on Tuesdays at 8:00 p.m. and Channel 19 on Thursdays at 6:30 p.m.

Trustee Seiden commented that Mr. Adler's book, *Sell Yourself in Any Interview* will be available in May. Mr. Adler noted that it is the first book of this type written by someone with a sales and sales management background.

REPORTS

REPORT AND RECOMMENDATION OF PLAN COMMISSION RE: REQUEST FOR AN AMENDMENT TO A SPECIAL USE TO ALLOW THE CONSTRUCTION OF A PADDLE HUT FOR TENNAQUA CLUB, 1 TENNAQUA LANE The Plan Commission held a Public Hearing on January 10, 2008 to consider a request for an Amendment to a Special Use to permit the proposed paddle hut and other improvements including a sign variation to allow a second identification sign for the Tennaqua Club. The Plan Commission voted 6-0 in favor of the recommendation.

David Griffin, 830 Warwick Road, President of the Tennaqua Club, advised that the club is celebrating its 50th anniversary. He explained that the club started as a swim club with some tennis. They have added platform tennis, which is the fastest growing activity in the club, and they have 14 teams playing regularly. The previous 360 square foot hut was undersized and not up to the standards of the other North Shore clubs.

Trustee Benton made a motion to accept the Report and Recommendation of the Plan Commission for an Amendment to a Special Use to permit the proposed paddle hut and other improvements, including a sign variation to allow a second identification sign for the Tennaqua Club located at 1 Tennaqua Lane. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)
NAYS: None (0)

REPORT AND RECOMMENDATION OF PLAN COMMISSION RE: REQUEST FOR APPROVAL OF A SPECIAL USE FOR A RECREATION CENTER AT 491 LAKE COOK ROAD (FORMER MULTIPLEX SPACE) – DEERFIELD PARK DISTRICT The Plan Commission held a Public Hearing on January 10, 2008 to consider a request for Approval of a Special Use to permit the establishment of a Recreation Center at 491 Lake Cook Road. The Plan Commission voted 6-0 in favor of the Recommendation.

Linda Gryziecki, Director of Parks and Recreation for the Deerfield Park District, reviewed past considerations to attain indoor recreation program space. Although fortunate to use the school district facilities, they need to have use of a gym during daytime hours as well. The Park District's 2004 attitude and interest study showed there was interest in a gymnasium facility.

Ms. Gryziecki discussed the history of the former Multiplex site, stating that the Park District had been approached about the facility since it closed in 2005. She added that they hope to close on both sides of the property in March, followed by 8 – 10 months of construction. Ms. Gryziecki explained they would need to make the facility ADA compliant as well as fix water damage. They intend to begin utilizing the facility for programming as soon as possible.

Trustee Feldman asked if the Park District planned on re-opening a café in the space, as it might be a good place for high school aged residents.. Ms. Gryziecki explained that Love's Café was previously located on the second floor. As nothing has been tested since 2005, they are unsure of the equipment's condition. They do intend to operate a foodservice facility, however.

Trustee Feldman questioned whether there would be enough parking for the projected attendance. Ms. Gryziecki explained that staff would park on the east side and they would encourage patrons to enter the facility from the south.

Trustee Seiden questioned whether the facility would have fitness training equipment. Ms. Gryziecki responded that that would not be their main emphasis, but it would be done on a modified basis.

Trustee Benton made a motion to accept the Report and Recommendation of the Plan Commission for Approval of a Special Use to permit a Recreation Center at 491 Lake Cook Road. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)

NAYS: None (0)

REPORT AND RECOMMENDATION
OF PLAN COMMISSION RE: REQUEST
FOR APPROVAL OF AN AMENDMENT
TO A CLASS B SPECIAL USE FOR AN
EXPANSION OF TRAX TAVERN &
GRILL AND AN AMENDMENT TO A
COMMERCIAL PUD TO PERMIT
RENOVATIONS TO THE PARKING
LOT AND THE EXTERIOR OF THE
BUILDING AT 833 DEERFIELD ROAD
IN DEERFIELD SQUARE

The Plan Commission held a Public Hearing on January 10, 2008, which was continued to January 24, 2008 to consider the request for Approval of an Amendment to a Class B Special Use for Trax Tavern & Grill and an Amendment to a Commercial PUD to permit renovations to the parking lot and exterior of the building located at 833 Deerfield Road. The Plan Commission voted 5-0 in favor of the recommendation.

REPORT AND RECOMMENDATION
OF VILLAGE CENTER DEVELOPMENT
COMMISSION RE: REQUEST FOR
APPROVAL OF A SPECIAL USE FOR
AN EXPANSION OF TRAX
RESTAURANT IN BUILDING #7 IN
DEERFIELD SQUARE AT 833
DEERFIELD ROAD

The Village Center Development Commission held a Workshop Meeting on January 16, 2008 to consider the Request for Approval of a Special Use for an Expansion of Trax Restaurant in Building #7 in Deerfield Square at 833 Deerfield Road. The VCDC voted 7-0 in favor of the request and also recommended that one or more parking spaces be provided for carry-out parking.

Chris Siavelis from CRM Properties explained that they are seeking approval to allow expansion of Trax into space formerly occupied by Filippo's

Restaurant. Parking lot modifications would be made to require one-way traffic. Valet service is also being provided.

Trustee Benton questioned whether delivery trucks could make turns, given the valet parking area. Mr. Siavelis explained that delivery during lunch hours is strictly prohibited. The curb layout is not being reconfigured, so the turning radius would not be affected.

Trustee Feldman questioned the loss of parking spaces. Mr. Siavelis explained that there would be two fewer spaces, but reducing possible tenants from three to two would help, as will the one-way flow and the angle of the spaces.

Trustee Seiden questioned the parking situation. Neil Koenig from KLOA explained that the available parking in front of the restaurant does not meet code or the demands of the restaurant; however, the entire Deerfield Square parking area is available to restaurant patrons. He explained they performed studies to determine the availability of parking and found that during the lunch rush on Friday, there were 200 open spaces in the center, not including the underground parking. In the evening, when the offices closed, there was even more parking available. Trustee Seiden commented that patrons do not want to park far from their destination.

Trustee Seiden questioned how many spaces were used for storing snow throughout the lot. Mr. Siavelis noted that overall they have approximately 700 spaces throughout the parking lot. Trustee Seiden reported that 82 spaces were taken up by snow last March and questioned if anything can be done to reduce that number. Mr. Siavelis explained that they handle the snow the best they possibly can, and they do haul away snow from time to time.

Mayor Harris questioned whether the expansion would also include additional rooftop seating. Bob Reebock, Trax owner, explained that the rooftop seating would be expanded over the new Trax dining room area. Noting past concerns about the Village's smoking ordinance, Mayor Harris commented that the Trax expansion suggests that business is doing well.

Trustee Seiden made a motion to accept the Reports and Recommendations of the Plan Commission and Village Center Development Commission for the expansion of Trax Tavern and Grill as submitted, with the modification that the Village Attorney add a requirement that snow be removed from parking spaces within a reasonable time frame, and that the VCDC recommended short term spaces also be included. Trustee Feldman seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)

NAYS: None (0)

CONSENT AGENDA

ORDINANCE O-08-4 AMENDING AND REVISING THE ANNUAL BUDGET OF THE VILLAGE OF DEERFIELD FOR THE FISCAL YEAR BEGINNING MAY 1, 2007 AND ENDING APRIL 30, 2008 An Ordinance amending and revising the annual budget of the Village of Deerfield for the fiscal year beginning May 1, 2007 and ending April 30, 2008. Second Reading.

Trustee Benton made a motion to accept the Consent Agenda and adopt the Ordinance. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)
NAYS: None (0)

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-08-02 TRANSFERRING THE VILLAGE'S 2008 PRIVATE ACTIVITY BOND VALUE CAP TO THE VILLAGE OF BUFFALO GROVE FOR USE BY THE LAKE COUNTY PARTNERS FOR ECONOMIC DEVELOPMENT, INC. Mr. Street explained that the Village has received benefit for use of the excess bonding capacity in the past. A request was received this year from Lake County partners for capacity access, and staff is recommending approval. The authorization would be for the transfer to the Village's volume cap of \$1,674,440 for use by County Partners for eligible projects within Lake County.

Trustee Seiden made a motion to authorize the transfer of all of the Village's 2008 Private Activity Bond Value Cap to the Village of Buffalo Grove for use by the Lake County Partners for Economic Development, Inc. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)
NAYS: None (0)

RESOLUTION R-08-3 FOR 2008 MFT STREET REHABILITATION PROGRAM Mr. Street explained that the Resolution authorizes maintenance expenditures for the 2008 MFT Street Rehabilitation Program. This year staff is doing it earlier to pursue a more competitive bidding environment.

Trustee Feldman asked if the work includes sidewalk removal and replacement and questioned whether carriage walks would be replaced with 5' sidewalks. Assistant Village Engineer Jim Bernahl explained that he believes 5'

sidewalks would be placed on both sides of Kenton and Knollwood. Trustee Feldman questioned whether the residents would be informed. Mr. Bernahl explained that the existing carriage walks would need to be brought up to ADA standards if the street were completely removed. He noted that residents would be sent notification letters. If the roads are being rehabilitated instead of removed, the Village could put back what exists; however, if the roads are being removed, they need to be made ADA compliant.

Mayor Harris believes staff should make the projects more inviting and, if it is an ADA code requirement, that should be stated. Trustee Feldman believes that communication is very important and that it is imperative to talk about ADA compliance.

Trustee Jester was troubled that 5' sidewalks are seen as an imposition. He believes they are a great improvement and a positive thing. Trustee Feldman explained that residents view parkways as their property, and the Village needs to be sensitive to that in its communications.

Trustee Benton made a motion to accept the Resolution for the 2008 MFT Street Rehabilitation Program. Trustee Feldman seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)

NAYS: None (0)

**AUTHORIZATION FOR VILLAGE
MANAGER TO APPROVE
EMERGENCY EXPENDITURES UP TO
\$20,000 FOR ADDITIONAL
PURCHASES OF BULK ROCK SALT**

Mr. Street explained that due to the increasing difficulty in getting salt from their regular supplier, they are engaging private suppliers.

Trustee Seiden made a motion to authorize the Village Manager to approve emergency expenditures up to \$20,000 for additional purchases of bulk rock salt. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Feldman, Jester, Seiden (4)

NAYS: None (0)

DISCUSSION

SUPER TUESDAY

Trustee Benton commented that tomorrow is Super Tuesday and he would like the Board and Village residents to know that Trustee Michelle Feldman will be on the ballot as a candidate for the Lake County Board. He encouraged residents to come out and vote.

POLLING PLACE

Mr. Street reported that the Village Board Room will be a polling place for the election. Mr. Kiraly noted that precinct maps and polling place listings will be posted on the Village Website.

THANK YOU

Mr. Street extended a warm thank you to the Public Works staff for the terrific job they have done with snow removal recently.

CONDOLENCES

Mr. Street commented that long-time Village receptionist Carol Rogan passed away over the weekend. Services will be held on Friday and Saturday.

NEXT MEETING

In observance of President's Day, the next Board meeting will be held on Tuesday, February 19th.

ADJOURNMENT

There being no further business or discussion, the meeting was adjourned at 9:00 pm.

APPROVED:

Mayor

ATTEST:

Village Clerk