

AGENDA FOR THE BOARD OF TRUSTEES
Monday, April 5, 2021, 7:30 P.M.
Remote Meeting Via Zoom
Livestream available at Channel 10 and [Village website](#)

Call to Order
Roll Call
Pledge of Allegiance
Moment of Silence
Mayor’s Monarch Pledge
Minutes of Previous Meeting
Treasurer’s Report
Bills and Payroll
Public Comment

Please click the link below to join the webinar:
<https://deerfieldil.zoom.us/j/82037256934?pwd=WDJlYjN0Z25QcnZmMnBVM2FkYUw0vZz09> Passcode: K#i9wbvL
Or Telephone: +1 312 626 6799 or +1 301 715 8592
Webinar ID: 820 3725 6934 Passcode: 45205077

Village residents wishing to respectfully share thoughts about any matter concerning the Village may do so by submitting an email to publiccomment@deerfield.il.us prior to the meeting. Emails received will be read aloud during Public Comment. Any e-mails received during the meeting will be read during the second public comment before the end of the meeting. We ask that you keep your emailed response to under 200 words to allow time for others to be heard and for the Board to progress through the public meeting agenda. In addition, members of the public may provide oral comments by telephone or web-based video conference during all meetings of the Village Board during the time designated for public comment or during the consideration of items on the agenda provided that such comments do not exceed three minutes in duration. The Board typically does not immediately respond to public comments or engage in open dialogue, but we are of course actively listening to your comments.

At least one representative from the Village will be present at Village Hall and the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location. Pursuant to Restore Illinois Phase 4, the opportunity to view the virtual meeting at Village Hall is available on a “first come, first-served” basis due to limited capacity.

REPORTS

- 21-43 Consideration and Action on the Report and Recommendation of the Plan Commission on the Preliminary Plat of Subdivision for 755 Kipling Place
- 21-44 Consideration and Action on a Report and Recommendation of the Board of Zoning Appeals Concerning the Request for Relief from Article 12.03-C,3 of the Deerfield Zoning Ordinance for 1256 Rosewood Ave. to Permit the Construction of a Garden Shed 3.5 Feet from the West Street Side Property Line in Lieu of the Referenced Minimum 10 Feet
- 21-45 Consideration and Action on a Report and Recommendation of the Board of Zoning Appeals Concerning the Request of Fahd Amoco Inc., 1 Waukegan Rd, for Relief from Article 9.02-B,15,(2),(3)&(5) of the Deerfield Zoning Ordinance to Permit the Construction of a New Light Emitting Diode (LED) Ground Sign
- 21-46 Consideration and Action on a Report and Recommendation of the Board of Zoning Appeals Concerning the Request of 520 Brierhill LLC for Relief from Article 2.02-D,1 of the Deerfield Zoning Ordinance for the Property Located at 520 Brierhill Rd. to Permit the Construction of a New Home with a 106.38 Foot Front Yard Setback in Lieu of the 166 Foot Front Established Setback

CONSENT AGENDA

- 21-32-2 Ordinance Amending Sections 2-156 and 2-158 of the Municipal Code Regarding the Composition and Duties of the Community Relations Commission – 2R
- 21-39-1 Ordinance Annexing Certain Territory Contiguous to the City of Highland Park (O Ryders Lane) – 1R
- 21-49 Resolution Authorizing the Release of Minutes of Certain Closed Meetings of the Village Board

OLD BUSINESS

21-42-1 Resolution Granting a One Year Extension to a Development Schedule and Approving an Amendment to a Development Agreement for a Commercial Planned Development (10 S. 158 S. and 184 S. Waukegan Road – REVA Development)

NEW BUSINESS

21-47 Authorization to Award Contract for 2021 Street Rehabilitation Project

21-48 Authorization to Approve Biosolids Hauling Contract 2021-2023

Items for discussion by Mayor and Board of Trustees

Reports of the Village Manager

Public Comment

Adjournment

PROCLAMATION

WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies migrated to Mexico, but populations of this iconic species have declined by 90% in the last two decades; and

WHEREAS, cities, towns and counties have a critical role to play to help save the monarch butterfly; and

WHEREAS, the Village of Deerfield has taken the National Wildlife Federation's Mayors' Monarch Pledge to demonstrate the Village's commitment to creating a habitat and educating citizens about how they can make a difference at home; and

WHEREAS, every resident of Deerfield can make a difference for the monarch by planting native milkweed and nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, learn, play and worship; and

NOW, THEREFORE, BE IT RESOLVED, THAT I, HARRIET ROSENTHAL, Mayor of the Village of Deerfield, do hereby proclaim April 5, 2021, as: "**MAYORS' MONARCH PLEDGE DAY**" IN THE VILLAGE OF DEERFIELD and encourage residents and Village staff to take steps to increase the planting of milkweed and nectar plants to preserve and strengthen the monarch butterfly population.

PROCLAIMED this 5th day of April, 2021.

Harriet E. Rosenthal, Mayor

March 15, 2021

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order by Mayor Harriet Rosenthal remotely on March 15, 2021, at 7:30 p.m. The clerk called the roll and announced that the following were:

Present: Harriet Rosenthal, Mayor
Robert Benton
Tom Jester
Mary Oppenheim
William Seiden
Dan Shapiro
Barbara Struthers

and that a virtual quorum was present and in attendance. Also present via teleconference were Kent Street, Village Manager, at Village Hall and Andrew Fiske, Village Attorney.

PLEDGE OF ALLEGIANCE

Mr. Fiske led those in attendance in reciting the Pledge of Allegiance.

DOCUMENT APPROVAL

Trustee Oppenheim moved to accept the minutes from the March 1, 2021, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)
NAYS: None (0)

BILLS AND PAYROLL

Trustee Oppenheim moved to approve the Bills and Payroll dated March 15, 2021. Trustee Seiden seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)
NAYS: None (0)

PUBLIC COMMENT

Mayor Rosenthal explained the emails received before the meeting would be read during the first Public Comment. If any emails are received during the meeting, they would be read during the second Public Comment. If someone wants to make a comment via Zoom, they need to raise their hand on Zoom or press *9 by phone.

There were no in-person public comments on non-agenda items.

Mr. Street read an email received public comment prior to the meeting. Christopher Goodsnyder asked for an update on the feasibility of donating the old laptops used by Village staff. Mr. Street noted the laptops have not been decommissioned at this point. Once they are decommissioned, staff will work with the West Deerfield Township to see if they can be used.

Mayor Rosenthal noted this is one year since there was an in-person Board of Trustees meeting at Village Hall. The Village is fortunate to have a wonderful staff, who has put in a lot of work to make the Village run so smoothly. Mr. Street added the interaction with the Mayor and Trustees have been instrumental in running the Village.

REPORTS

REPORT OF STAFF RE: EXTENSION OF FINAL DEVELOPMENT PLAN FOR THE RESIDENCES OF DEERBROOK (GATEWAY FAIRVIEW LLC / REVA DEVELOPMENT – 10 S., 158 S., AND 184 S. WAUKEGAN ROAD)

Mr. Street reported the developers for the Residences of Deerbrook have requested a two-year extension of the final development plan.

Mayor Rosenthal suggested the petitioners asked for a one-year delay due to not knowing about what is going to happen with the economy. She is hesitant because two years is a very long time and suggested a one-year extension of the development. If a decision has not been made in that amount of time, the petitioners can come back and request an additional year extension.

Tait Pinnow, Director of Value Add & Development Alternatives with REEF Management LLC, stated they are asking for a two-year extension to get to a 2022 construction start before the extension would be up. They are requesting the extension because of how Covid-19 has impacted Deerbrook and the entire community. Deerbrook has lost key tenants and other tenants are struggling. They are seeing some tenants come back to the market slowly, which is positive. The rental market is weak, although they believe it will come back. They have also been hit on the cost side. The world has been turned upside down and construction costs have increased. They agree with comments that this is the right use and the right project and it will eventually be a great asset to the property and Village.

Matt Nix with Reva Development Partners thanked staff for their responsiveness and support of the project. It is a great plan and a great land use. They are just looking for more time to execute.

Trustee Jester observed that a year from now, there may be an Affordable Housing Ordinance, and the existing plan may not be in conformance. Mr. Street asked which regulations would prevail if the newly adopted affordable housing regulations are different than the development agreement. Trustee Shapiro would like the redevelopment agreement honored. He would also prefer to take it one year at a time. If the petitioners are making progress, he believes next March would be reasonable. Trustee Benton agrees. Trustee Oppenheim believes the development agreement was close to what is being discussed in the Affordable Housing Ordinance. She noted the Village has granting multiple exceptions in the past.

Mr. Fiske suggested making a motion to grant a one-year extension. The Ordinance should include the affordable housing responsibilities be continue as described. It would not tie in the yet-to-be determined Affordable Housing Ordinance.

Trustee Shapiro moved to approve a one-year extension with the ability of the developer to come back after one year if necessary and maintain the affordable housing regulations from the redevelopment agreement for one year. Trustee Oppenheim seconded the motion.

Mr. Street explained the Ordinance would be prepared with the affordable housing regulations that were negotiated for the year extension. If they change number of units, they would have to go back through process. The motion passed by the following vote:

AYES: Benton, Oppenheim, Seiden, Shapiro, Struthers (5)

NAYS: Jester

Mayor Rosenthal noted the petitioner can come back sooner than one year.

REPORT AND RECOMMENDATION
OF STAFF RE: ANNEXING CERTAIN
TERRITORY CONTIGUOUS TO THE
CITY OF HIGHLAND PARK (0 RYDERS
RYDERS LANE)

Assistant Village Manager Andrew Lichterman reported the Village received a letter from the homeowner at 755 Summit Drive, who purchased the property at 0 Ryders Lane, which is a 5-acre parcel south of his property in Highland Park. The property at 0 Ryders Lane is surrounded by the

Village of Deerfield to the north, south and west and the Chicago River to the east. The parcel is not connected to Highland Park. The owner, Adam Fleishman, was granted disconnection from the City of Highland Park on February 22, 2021, and is requesting annexation by the Village of Deerfield. Staff recommends the annexed property be brought in with R-1 Zoning.

Trustee Oppenheim asked about Mr. Fleishman's plans for the property. Mr. Fleishman explained his current plan is to clear the buckthorn from the property.

Trustee Shapiro moved to accept the report and recommendation of staff re: annexing certain territory contiguous to the City of Highland Park. Trustee Jester seconded the motion. The motion passed by the following vote:

AYES: Benton, Oppenheim, Seiden, Shapiro, Struthers (5)

NAYS: Jester

CONSENT AGENDA

ORDINANCE AMENDING SECTIONS
2-156 AND 2-158 OF THE MUNICIPAL
CODE REGARDING THE
COMPOSITION AND DUTIES OF THE
COMMUNITY RELATIONS

An Ordinance amending Sections 2-156 and 2-158 of the Municipal Code regarding the composition and duties of the Community Relations Commission. First Reading.

COMMISSION – 1R This will stand as a First Reading of the Ordinance.

OLD BUSINESS

ORDINANCE APPROVING AMENDMENTS TO A MIXED-USE UNIFIED DEVELOPMENT AND DEVELOPMENT PLANS, A SPECIAL USE FOR A DRIVE-THRU PHARMACY, AND EXCEPTIONS TO ZONING REGULATIONS AND SIGN CRITERIA AT 95 S. WAUKEGAN ROAD - CHICK-FIL-A, INC. AND WALGREENS – 2R

An Ordinance approving amendments to a mixed-use unified development and development plans, a Special Use for a drive-thru pharmacy and exceptions to Zoning Regulations and sign criteria for the property located at 95 South Waukegan Road. Second Reading.

Mayor Rosenthal noted there were some changes made to the monument sign. Rachel Miller with Alrig USA Developers stated they split the sign

panel evenly. Beau Wynn, Principal with Detroit Architectural Group, stated they reallocated the space so the Chick-Fil-A sign was 2'6" high and the three tenant signs were each 1'2" high. Mr. Street noted the proposed sign is in compliance with the Appearance Review Commission's recommendation.

Mayor Rosenthal wants to ensure once the use is brought forward and operating and the retail building is up and running, the developers would allow interior directional sign changes to be made if necessary. If the Board determined additional internal signage was needed, the Village would like to reserve right to make the necessary interior changes. Gabe Schuchman with Alrig USA Developers agreed, as they want the site to work well.

Trustee Seiden noted when the plan was originally approved, Trustees made it clear to the developer that some Trustees would not approve a second drive-thru. He is not in favor of a second drive-thru. Trustee Seiden thinks Walgreens has been a wonderful neighbor and wants them to be able to do what they want. Last Wednesday, he drove south on Waukegan Road. The car in front of him slammed on their breaks to stop. The issue was caused by a vehicle exiting the south entrance of Chick-Fil-A. Trustee Seiden realized how dangerous it is. He wants Walgreens to be in the center, but believes it should only be right in right out at the south entrance, or a traffic light would need to be installed as it is just too dangerous. Trustee Struthers believes it is a difficult parking lot to navigate already and there needs to be something to prevent accidents near the intersection. Trustee Struthers noted Lake Cook and Waukegan is the most accident-prone intersection in the village. Trustee Shapiro noted the Trustees told the developer not to bring a second drive-thru.

Mr. Street suggested making a motion to table this item so developer can address the Trustees' concerns. Mayor Rosenthal noted drive-thrus must be at a signalized intersection by Ordinance. Now, they brought a second drive-thru. She is concerned with traffic coming in and out, as well as interior traffic. There is a similar situation at Dunkin' Donuts where there is confusion and there have been a number of near misses.

Mr. Schuchman noted this has been the sixth meeting. The engineers and consultants have addressed traffic queuing and other concerns. Some opinions have not been shared with the petitioners. Walgreens is not a traditional drive-thru and is a very light user. Mr. Schuchman noted this is the last meeting and believes it is unfair to bring up new concerns at this time.

Trustee Jester noted there are three ways in and out of the quadrant; two are only right in and right out. The Trustees are only addressing the southernmost exit/entrance. At this juncture, a stop light will not happen. The entire concept of what they brought forward revolves around a drive-thru for Walgreens. Now, the Trustees are rejecting a second drive-thru. Trustee Jester does not believe this is a reasonable change at this point.

Trustee Oppenheim believes the Village has gotten this far without the objections being made. The Trustees discussed this and she is convinced by the engineer's studies and has not heard anything from police that there is an inordinate number of accidents. The Village made a number of requests about internal safety, and it needs to continue to be looked at. The Trustees are not being fair waiting to the eleventh hour. Trustee Oppenheim supports the project and does not believe the petitioners should bring additional information.

Trustee Struthers noted the traffic report was performed in November, during the Covid shut down. Traffic measured then was not as heavy as the traffic in a normal year. When the Trustees voted on Chick-Fil-A, they said they did not want another drive-thru.

Trustee Seiden noted it may be unfair to the petitioner, but this is why the Village has second readings of Ordinances. The Village does not vote on a first reading. Trustee Seiden is not opposed to Walgreens. Walgreens is a wonderful addition to the center. He would be in favor of a right in right out at the southernmost entrance.

Trustee Benton expressed concern in the beginning that if you allow right in right out only, traffic would have to go north then east and would block a bunch of people from going west. If there were an acceleration lane, there would have to be enough room for the vehicle to stop before entering traffic.

Trustee Shapiro suggested thinking strongly about tabling the discussion and seeing if there are some revisions that could be made to sway the Trustees.

Mr. Schuchman asked what has changed between November and now. Brian Jorbin from Chick-Fil-A, previously worked for Walgreens for 17 years. The volume would be much less than a regular Walgreens store, as it would be a 2500 square foot drive-thru. Chick-Fil-A wants to create a good experience for customers and are sensitive to a high-volume use. Trustee Struthers noted the site is difficult and likely to have congestion based on people going to Walgreens before or after Chick-Fil-A.

Trustee Oppenheim believes the site can handle the traffic. Trustee Benton noted the only way out of there is to go north or east. You cannot go south, as you would have to cut through 3 lanes of traffic to get to the southbound lane. The Chestnut light in Northbrook will hold up the traffic,

but people cannot get to the southbound lane. Trustee Struthers believes there is a potential for accidents caused by people making a left turn out of the center. Mr. Schuchman noted you would be voting against Walgreens. Trustee Seiden explained everything that is there is a destination. They are going to Walgreens or Chick-Fil-A. Having a right in right out would not stop people from going to Walgreens. It is the traffic at the location that bothers him

Trustee Shapiro moved to table further discussion to a future meeting determined by the petitioner. Trustee Benton seconded the motion. Mayor Rosenthal stated when Chick-Fil-A came in originally, she suggested limiting the hours for a left turn but Chick-Fil-A was not interested at that time. Mr. Street suggested having no left turn onto Waukegan Road during rush hour. Trustee Seiden does not believe there is any time of the day where traffic is good on Waukegan Road. Trustee Oppenheim hopes everyone will look at the information with an open mind as the information was professionally prepared. She would love to see the data. Trustee Seiden believes they only have anecdotal evidence. Mayor Rosenthal noted everyone needs to see more evidence so they are comfortable making a decision.

The motion to table passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR 75 S. AND 95 S. WAUKEGAN ROAD A Resolution approving a final plat of subdivision for 75 South Waukegan Road and 95 South Waukegan Road.

Trustee Oppenheim moved to table discussion to a future meeting determined by the petitioner. Trustee Shapiro seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

ORDINANCE O-21-11 AMENDING ARTICLE 4 OF CHAPTER 21 OF THE MUNICIPAL CODE RE. TREE PRESERVATION REGULATIONS AND AMENDING THE VILLAGE'S TREE PRESERVATION ADMINISTRATIVE MANUAL – 2R An Ordinance amending Article 4 of Chapter 21 of the Municipal Code regarding tree preservation regulations and amending the Village's tree preservation administrative manual. Second Reading.

Trustee Seiden moved to adopt the Ordinance amending Chapter 4 of Chapter 21 of the Municipal Code. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

NEW BUSINESS

AUTHORIZATION FOR PURCHASE OF DIGITAL IN-CAR CAMERA SYSTEM Deputy Chief Brian Budny noted the Department purchased its current in-car video system in 2013 from WatchGuard, the sole provider of the system. The Department is seeking approval to purchase nine new in-car video systems for a cost of \$68,370 from WatchGuard Video, of Allen, Texas. In addition, the Department is seeking authorization to use Havey Communications, of Lake Bluff, as the changeover technicians for two current vehicles not being replaced at a cost not to exceed \$1,100.

Trustee Jester moved to waive the competitive bidding process and approval of the purchase of nine new in-car video systems at a cost not to exceed \$68,370 and authorizing the removal and installation from two marked squad cars from Havey Communications at a cost not to exceed \$1100. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

ORDINANCE O-21-12 ADOPTING BY REFERENCE THE LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE Director of Public Works and Engineering Bob Phillips reported all communities in Lake and Cook counties are required to adopt by reference the revised Ordinance to maintain community certification status in the National Flood Insurance Program. The Village of Deerfield is currently a Class 6 community with respect to the NFIP and is designated a "Certified Community" by the Lake County Stormwater Management Commission.

Mr. Phillips noted the amendments address new regulations including updated storm water modeling, detention requirements, native planting requirements, earth stabilization for construction projects, water quality, and wetland determination, among others.

Trustee Shapiro asked if Bulletin 75 applies to lots less than one acre in size. Mr. Phillips stated the Watershed Development Ordinance applies to properties one acre in size or larger; however, the Village has their own Ordinances. Trustee Struthers asked if this would improve potential drainage issues. Mr. Phillips stated it is a new starting point for the Village. Mr. Street explained staff discussed the increasing rainfall. This requires more detention than the old requirement.

Trustee Oppenheim moved to waive the First Reading of the Ordinance and adopt, by reference, the Lake County Watershed Development Ordinance. Trustee Shapiro seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

AUTHORIZATION TO PURCHASE FIRE HYDRANTS FROM CORE AND MAIN Mr. Phillips reported the Village of Deerfield owns and maintains 1267 fire hydrants throughout the water distribution system. Public Works flushes each hydrant once a year to remove trapped debris and perform a physical inspection of hydrants to ensure they are working properly. In addition to the hydrant flushing operation, the water division contracts with industry experts to perform leak detection surveys throughout the Village to reduce water loss. At times, fire hydrants are found to be inoperable or to have leaks that cannot be repaired.

Staff requested price quotes from material suppliers in the Chicago area for the procurement of fire hydrants. The pricing received was from Mid-American Water, in the amount of \$3,639 each and from Core and Main in the amount of \$3,365 each, all pricing includes delivery cost. Core and Main has provided fire hydrants and other water system materials to the Village for many years, their customer service has been professional and courteous, and they have always provided material that meets our requirements. The Department has budgeted \$150,000 for water system material in the FY2021 budget.

Trustee Jester moved to waive the competitive bidding process and authorize the purchase of fire hydrants and associated supplies from Core and Main on an as-needed basis in an amount not to exceed \$50,000. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

CONSIDERATION OF THE EXTENSION OF MAYOR ROSENTHAL'S MARCH 16, 2020 DECLARATION OF EMERGENCY On March 16, 2020, Mayor Rosenthal issued a Declaration of Emergency for the Village of Deerfield related to the COVID-19 emergency. The Declaration and the Mayor's Supplementary Orders will expire at the end of the tonight's Board of Trustees meeting unless the Village Board extends the duration of the Declaration.

Mr. Fiske noted the emergency declaration is scheduled to expire at the adjournment of tonight's meeting. He recommends extending the declaration to the adjournment of the April 19, 2021 Board of Trustees meeting.

Trustee Benton moved to extend the Mayor's March 16, 2020, Declaration of Emergency until the end of the April 19, 2021, meeting of the Village Board. Trustee Struthers seconded the motion. The motion passed by the following vote:

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro Struthers (6)

NAYS: None (0)

DISCUSSION

PUBLIC COMMENTS

Mr. Street indicated there was no additional public comment received during the meeting.

ADJOURNMENT

There being no further business or discussion, Trustee Struthers moved to adjourn the meeting.

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

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers (6)

NAYS: None (0)

The meeting was adjourned at 9:00 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, April 5, 2021, at 7:30 p.m.

APPROVED:

Mayor

ATTEST:

Village Clerk

TREASURER'S REPORT
February 28, 2021

HIGHLIGHT REPORT
February 28, 2021

SALES TAX (non home-rule)*

| SALES MONTH | RECEIPT MONTH | 2019 ACTUAL | 2020 ACTUAL | 2021 ACTUAL | % CHANGE PRIOR YR. PERIOD | TOTAL 12 MONTHS RUNNING | % CHANGE ANNUAL TOTALS |
|-----------------|-----------------|------------------|------------------|----------------|---------------------------|-------------------------|------------------------|
| | | | | | | 3,163,817 | |
| October | January | 318,591 | 219,172 | 181,859 | -17.0% | 3,086,819 | -2.4% |
| November | February | 295,899 | 174,051 | 182,342 | 4.8% | 2,979,285 | -3.5% |
| December | March | 289,144 | 212,146 | | -26.6% | 2,863,602 | -3.9% |
| January | April | 261,254 | 153,720 | | -41.2% | 2,747,130 | -4.1% |
| February | May | 249,972 | 134,289 | | -46.3% | 2,559,164 | -6.8% |
| March | June | 263,864 | 147,392 | | -44.1% | 2,375,212 | -7.2% |
| April | July | 279,321 | 91,355 | | -67.3% | 2,230,363 | -6.1% |
| May | August | 309,926 | 125,974 | | -59.4% | 2,141,136 | -4.0% |
| June | September | 314,320 | 169,471 | | -46.1% | 2,011,369 | -6.1% |
| July | October | 308,632 | 219,203 | | -29.0% | 1,993,260 | -0.9% |
| August | November | 302,523 | 172,756 | | -42.9% | 1,955,745 | -1.9% |
| September | December | 191,638 | 173,529 | | -9.4% | 1,964,036 | 0.4% |
| TOTAL | | 3,385,084 | 1,993,058 | 364,201 | | | -46.4% |
| YTD Subtotal | | <u>614,490</u> | <u>393,223</u> | <u>364,201</u> | | | |

*net of Walgreen's rebate

MAJOR REVENUE SOURCES

| Revenue Items | February | Fiscal YTD | Projected YTD | Variance | FY Budget | Current FY Projection |
|----------------------|----------|------------|---------------|-----------|-----------|-----------------------|
| Sales Tax (non-HR) | 306,810 | 545,710 | 733,333 | (187,623) | 4,400,000 | 4,400,000 |
| Home Rule Sales Tax | 203,399 | 361,972 | 635,000 | (273,028) | 3,810,000 | 3,810,000 |
| Water Sales | 296,611 | 652,757 | 838,500 | (185,743) | 5,031,000 | 5,031,000 |
| Interest* | 11,400 | 19,920 | 68,333 | (48,413) | 410,000 | 410,000 |
| Sewer Use Charge | 184,144 | 400,584 | 495,792 | (95,208) | 2,974,750 | 2,974,750 |
| Hotel Tax | 23,359 | 47,475 | 250,000 | (202,525) | 1,500,000 | 1,500,000 |
| Electric Utility Tax | 0 | 41,418 | 191,667 | (150,249) | 1,150,000 | 1,150,000 |
| State Income Tax | 210,516 | 409,638 | 300,000 | 109,638 | 1,800,000 | 1,800,000 |
| Food & Beverage Tax | 40,154 | 82,010 | 82,500 | (490) | 495,000 | 495,000 |
| Building Permits | 42,406 | 95,696 | 154,167 | (58,471) | 925,000 | 925,000 |

*All budgeted funds (excluding police pension)

OPERATING FUNDS (GENERAL, WATER, SEWER, GARAGE) SUMMARY

| | | | | | | |
|--------------|-----------|-----------|-----------|-------------|------------|------------|
| Revenues | 1,602,717 | 3,276,077 | 4,433,470 | (1,157,393) | 32,111,871 | 32,111,871 |
| Expenditures | 1,726,747 | 3,340,923 | 5,169,222 | (1,828,299) | 35,316,893 | 35,316,893 |

REVENUES AND EXPENDITURES

Sales tax net of rebate increased from the same period of last year. The decrease from the same period of two years ago is due primarily to economic incentive activity, which is offset by decreased economic incentive payments, and reduced sales due to COVID. Hotel tax reflects payments from 5 of 6 Hotels whose occupancy continues to be negatively impacted by COVID. Several back payments will be received in March. Electric utility tax was received in March. State income tax will need to be monitored closely this year as the proposed State budget includes 10% reduction to LGDF. Notable expenditures in February include engineering and construction cost, snow & ice control and timing of payment for water purchases.

CASH AND INVESTMENTS

As of February 28, 2021, 100% of available cash was invested at an estimated average annualized interest rate of 0.19 compared to an average rate of .04% for the 90-day Treasury bill.

CASH POSITION ANALYSIS

February 28, 2021

TOTAL CASH AND INVESTMENTS

| | CURRENT MONTH | PRIOR MONTH | CHANGE | EXPLANATION |
|-----------------------------|----------------------|--------------------|------------------|-----------------------------------|
| OPERATING FUNDS | | | | |
| GENERAL | 21,897,995 | 22,168,935 | (270,940) | |
| WATER | 594,801 | 411,597 | 183,204 | Feb water purchases paid in March |
| SEWER | 800,402 | 797,778 | 2,624 | |
| REFUSE | 613,917 | 685,257 | (71,340) | |
| PARKING LOTS | 75,158 | 87,951 | (12,793) | |
| GARAGE | (84,596) | (80,999) | (3,597) | |
| VEH & EQUIP | 5,969,568 | 5,923,612 | 45,956 | |
| DEBT SERVICE | 301,604 | 286,324 | 15,280 | |
| TOTAL ALL OPERATING | <u>30,168,849</u> | <u>30,280,455</u> | <u>(111,606)</u> | |
| CAPITAL FUNDS | | | | |
| INFRASTRUCT REPLACE. | 4,896,167 | 4,925,177 | (29,010) | |
| MOTOR FUEL TAX | 884,884 | 830,481 | 54,403 | |
| TOTAL ALL CAPITAL | <u>5,781,051</u> | <u>5,755,658</u> | <u>25,393</u> | |
| TOTAL CAP. AND OPER. | <u>35,949,900</u> | <u>36,036,113</u> | <u>(86,213)</u> | |
| OTHER FUNDS | | | | |
| POLICE PENSION | 59,929,378 | 59,210,360 | 719,018 | Mkt val change |
| EAST SHORE RADIO | 201,636 | 201,927 | (291) | |
| CONSOLIDATED JETSB (911) | 2,835,909 | 2,754,584 | 81,325 | |
| 2011 B SINKING FUND * | 6,666,624 | 6,714,152 | (47,528) | |
| IMET LIQUIDATING TRUST | 304,218 | 304,218 | 0 | |

* Restricted for payment of 2011B bonds in 2028

Village of Deerfield
Expenditure Report - February 28, 2021 - 16.67% of Year

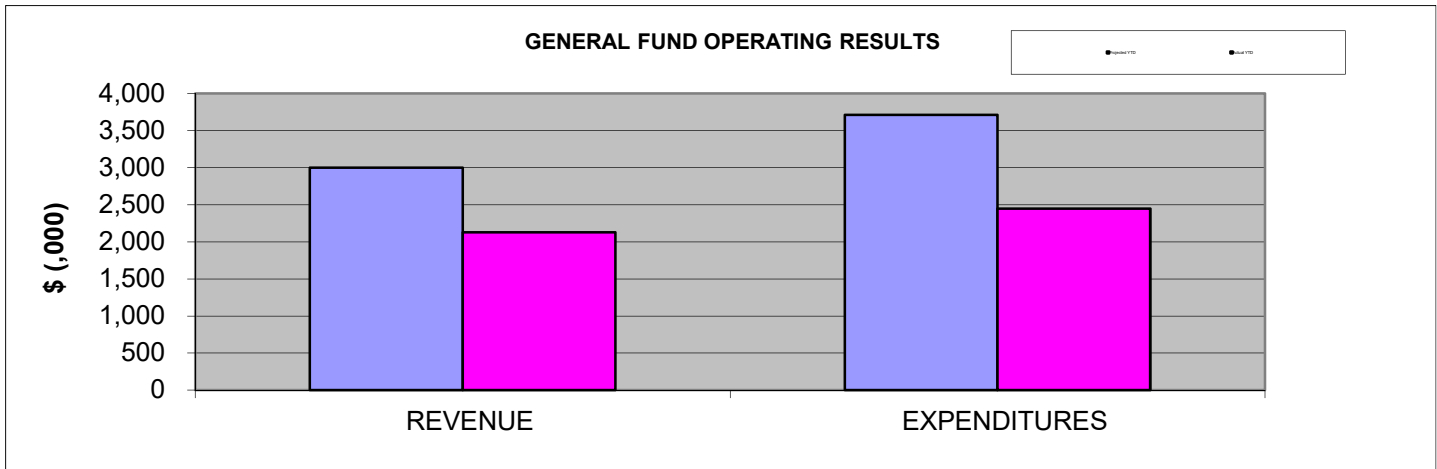
| FUND/DEPARTMENT (function) | February Expenditures | Projected Y-T-D | Actual Y-T-D | Variance | Budget 2021 | % of Budget | Prior Year % |
|-------------------------------|--------------------------|--------------------|-----------------|-----------|----------------|----------------|-----------------|
| 10 GENERAL FUND | | | | | | | |
| Finance | 88,753 | 754,838 | 170,975 | 583,863 | 6,013,694 | 2.8% | 2.8% |
| Administration | 134,133 | 379,007 | 271,836 | 107,171 | 2,274,042 | 12.0% | 14.2% |
| Comm. Development | 107,423 | 257,538 | 200,877 | 56,661 | 1,545,226 | 13.0% | 16.3% |
| Engineering | 60,788 | 193,393 | 101,272 | 92,121 | 1,160,358 | 8.7% | 14.3% |
| Street | 345,851 | 469,796 | 506,269 | (36,473) | 2,818,778 | 18.0% | 19.9% |
| Police | 600,360 | 1,656,436 | 1,196,332 | 460,104 | 11,038,613 | 10.8% | 14.0% |
| TOTAL GENERAL | 1,337,308 | 3,711,008 | 2,447,561 | 1,263,447 | 24,850,711 | 9.8% | 11.5% |
| 54 SEWER | | | | | | | |
| Administration | 34,452 | 107,304 | 57,509 | 49,795 | 2,360,720 | 2.4% | 2.7% |
| Cleaning & Maint. | 21,555 | 53,917 | 38,899 | 15,018 | 323,500 | 12.0% | 13.7% |
| Construction | 39,554 | 76,683 | 69,910 | 6,773 | 460,100 | 15.2% | 17.7% |
| Treatment Plant | 118,368 | 312,470 | 201,334 | 111,136 | 1,874,822 | 10.7% | 17.4% |
| TOTAL SEWER | 213,929 | 550,374 | 367,652 | 182,722 | 5,019,142 | 7.3% | 10.0% |
| 50 WATER | | | | | | | |
| Administration | 39,467 | 122,306 | 74,627 | 47,679 | 733,834 | 10.2% | 13.2% |
| Main & Hydrant Maint. | 54,693 | 120,458 | 88,502 | 31,956 | 722,750 | 12.2% | 14.9% |
| Distribution | 22,245 | 544,183 | 263,108 | 281,075 | 3,265,100 | 8.1% | 11.9% |
| Meter Maintenance | 11,948 | 46,443 | 23,095 | 23,348 | 278,656 | 8.3% | 9.4% |
| TOTAL WATER | 128,353 | 833,390 | 449,332 | 384,058 | 5,000,340 | 9.0% | 12.3% |
| 70 GARAGE | 47,157 | 74,450 | 76,378 | (1,928) | 446,700 | 17.1% | 18.6% |
| TOTAL PUBLIC WORKS | 735,290 | 1,928,010 | 1,399,631 | 528,379 | 13,284,960 | 10.5% | 13.3% |
| 58 REFUSE | 126,317 | 263,176 | 241,108 | 22,068 | 1,579,058 | 15.3% | 15.3% |
| 60 PARKING LOT (village) | 6,587 | 16,317 | 13,015 | 3,302 | 97,900 | 13.3% | 15.4% |
| 60 PARKING LOT (combined) | 6,483 | 20,367 | 12,912 | 7,455 | 122,200 | 10.6% | 13.1% |
| 22 INFRAS. REPLACE. | 388,249 | 469,667 | 388,249 | 81,418 | 2,818,000 | 13.8% | 0.2% |
| 14 MFT | 0 | 304,000 | 0 | 304,000 | 1,824,000 | 0.0% | 0.0% |
| 80 POLICE PENSION | 251,439 | 582,750 | 503,629 | 79,121 | 3,496,500 | 14.4% | 17.7% |
| 21 VEH/EQUIP REPLACE. | 0 | 258,511 | 0 | 258,511 | 1,551,065 | 0.0% | 4.5% |
| 35/36 DEBT SERVICE | 624 | 698 | 698 | 0 | 4,544,121 | 0.0% | 0.0% |

Village of Deerfield
Revenues vs Expenditures
February 28, 2021

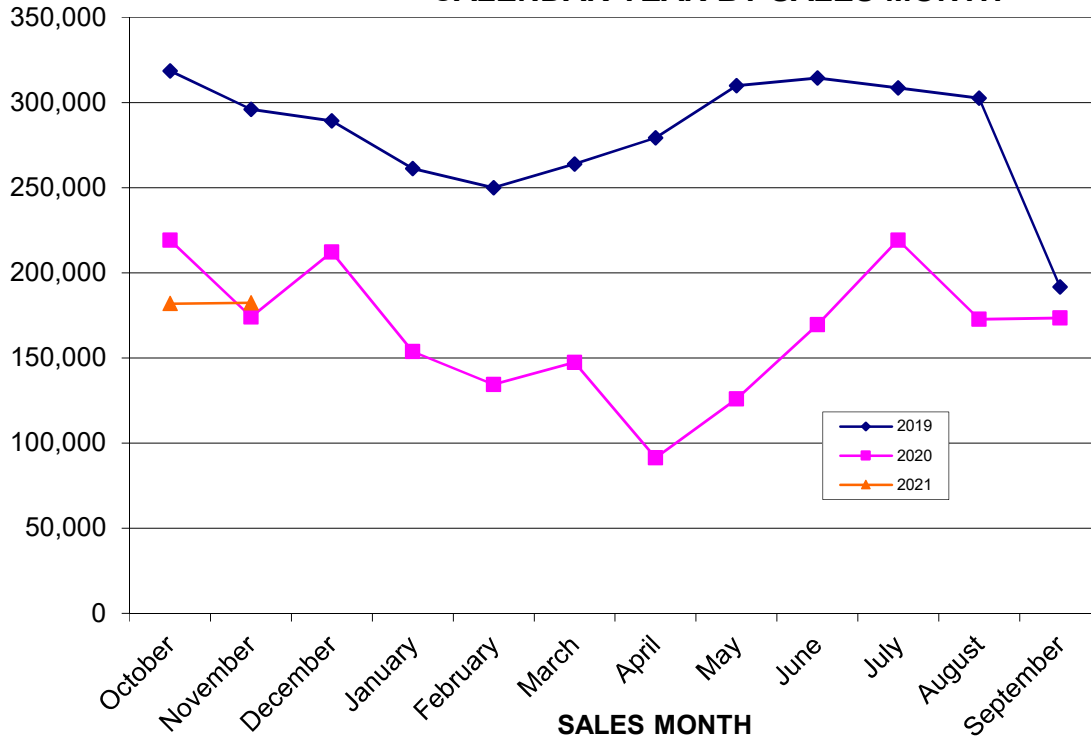
(Amounts x 1,000)

| FUND: | 2021 | | 2020 | |
|--------------------------|---------------|------------------|---------------|---------------|
| | ACTUAL | PROJECTED | ACTUAL | ACTUAL |
| | Month | Y-T-D | Y-T-D | Y-T-D |
| 10 GENERAL | | | | |
| Revenues: | | | | |
| Property Taxes | 14 | 54 | 54 | 31 |
| St Income Tax | 211 | 300 | 410 | 349 |
| Sales Tax (non HR) | 307 | 733 | 546 | 530 |
| Electricity Tax | 0 | 192 | 41 | 216 |
| Telecomm Tax | 90 | 242 | 193 | 230 |
| HR Sales Tax | 153 | 473 | 272 | 281 |
| Hotel Tax | 24 | 250 | 48 | 357 |
| Interest Earnings | 2 | 33 | 7 | 88 |
| Fees & Fines | 15 | 52 | 27 | 45 |
| Vehicle Licenses | 0 | 1 | 1 | 1 |
| Building Permits | 42 | 154 | 95 | 360 |
| Other Rev | 208 | 515 | 435 | 319 |
| REVENUE | 1,066 | 2,999 | 2,129 | 2,807 |
| EXPENDITURES | 1,337 | 3,711 | 2,448 | 2,936 |
| Contribution to | | | | |
| Fund Balance | (271) | (713) | (319) | |
| 54 SEWER | | | | |
| REVENUES | 190 | 505 | 413 | 402 |
| EXPENDITURES | 214 | 550 | 368 | 512 |
| Contribution to | | | | |
| Fund Balance | (24) | (45) | 45 | |
| 50 WATER | | | | |
| REVENUES | 303 | 862 | 665 | 604 |
| EXPENDITURES | 128 | 833 | 449 | 646 |
| Contribution to | | | | |
| Fund Balance | 175 | 29 | 216 | |
| 70 GARAGE | | | | |
| REVENUES | 44 | 68 | 70 | 76 |
| EXPENDITURES | 47 | 74 | 76 | 78 |
| Contribution to | | | | |
| Fund Balance | (3) | (7) | (6) | |
| 22 REPLACEMENT | | | | |
| (Infrastructure) | | | | |
| REVENUES | 98 | 303 | 195 | 334 |
| EXPENDITURES | 388 | 470 | 388 | 15 |
| Contribution to | | | | |
| Fund Balance | (290) | (168) | (193) | |
| 14 MFT | | | | |
| REVENUES | 54 | 105 | 117 | 142 |
| EXPENDITURES | 0 | 304 | 0 | 0 |
| Contribution to | | | | |
| Fund Balance | 54 | (199) | 117 | |
| 80 POLICE PENSION | | | | |
| REVENUES | 970 | 267 | 877 | (2,287) |
| EXPENDITURES | 251 | 583 | 504 | 583 |
| Contribution to | | | | |
| Fund Balance | 719 | (316) | 373 | |

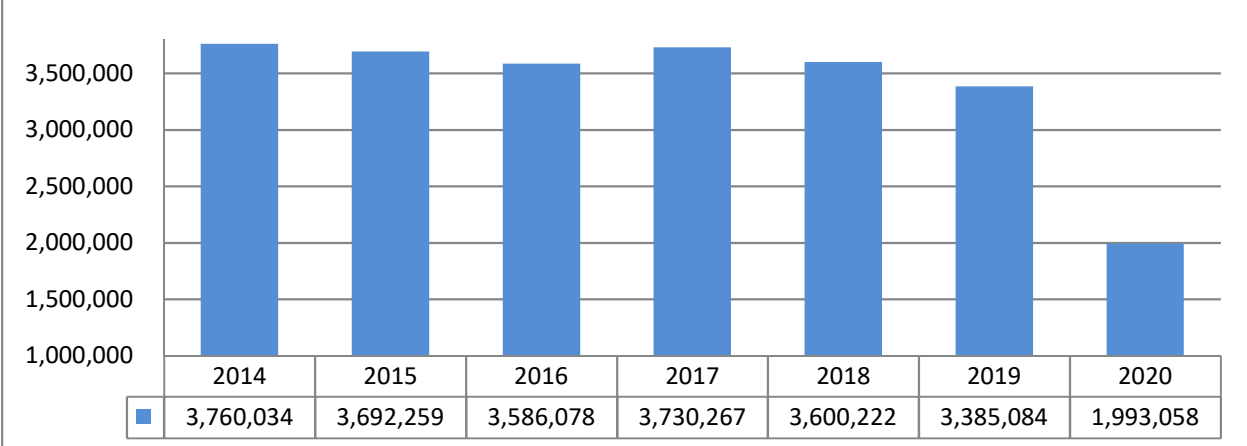
| FUND: | ACTUAL Month | 2021 PROJECTED Y-T-D | ACTUAL Y-T-D | 2020 ACTUAL Y-T-D |
|---------------------------------|-----------------|----------------------------|-----------------|-------------------------|
| 58 REFUSE | | | | |
| REVENUES | 46 | 95 | 96 | 102 |
| EXPENDITURES | 126 | 263 | 241 | 241 |
| Contribution to Fund Balance | (80) | (168) | (145) | |
| 35/36 DEBT SERVICE | | | | |
| REVENUES | (23) | 16 | 6 | 127 |
| EXPENDITURES | 1 | 1 | 1 | 1 |
| Contribution to Fund Balance | (24) | 15 | 5 | |
| 60 PARKING | | | | |
| REVENUES | 0 | 49 | 1 | 32 |
| EXPENDITURES | 13 | 37 | 26 | 42 |
| Contribution to Fund Balance | (13) | 12 | (25) | |
| 21 VEH/EQUIP REPLACE | | | | |
| REVENUES | 60 | 99 | 122 | 132 |
| EXPENDITURES | 0 | 259 | 0 | 48 |
| Contribution to Fund Balance | 60 | (160) | 122 | |



**SALES TAX RECEIPTS - REGULAR 1%
CALENDAR YEAR BY SALES MONTH**



**SALES TAX RECEIPTS - REGULAR 1%
CALENDAR YEAR RECEIPT MONTH**





VILLAGE OF DEERFIELD

BILLS & PAYROLL

FOR THE

Monday, April 5, 2021

VILLAGE BOARD MEETING

Invoices for Prelist 040521

| Vendor Name | Invoice Number | Description | Amount |
|-------------------------------------|-------------------|---|-------------|
| 1ST AYD CORPORATION | PSI434310 | GLOVES | \$132.37 |
| | Vendor Total: | | \$132.37 |
| 3M | 9410604228 | 3M SIGN SYSTEM ANNUAL MAINT: 2020 | \$2,875.00 |
| | 9410623985 | 3M SIGN SYSTEM ANNUAL MAINT: 2021 | \$2,962.00 |
| | Vendor Total: | | \$5,837.00 |
| ADVANCED TREECARE | 9049 | TREE AND STUMP REMOVAL | \$650.00 |
| | Vendor Total: | | \$650.00 |
| AEP ENERGY | 3013128904-030721 | A/C 3013128904 02/01/2021 TO 03/02/2021 | \$1,002.13 |
| | 3013128915-030721 | A/C 3013128915 01/25/2021 TO 02/23/2021 | \$119.85 |
| | Vendor Total: | | \$1,121.98 |
| AIR CON REFRIGERATION & HEATING INC | 6807-1 | HEATER EXCHANGER MAINTENANCE | \$9,165.00 |
| | Vendor Total: | | \$9,165.00 |
| ALL-TYPES ELEVATORS INC | 20083652 | ELEVATOR MAINTENANCE | \$160.00 |
| | Vendor Total: | | \$160.00 |
| ANDERSON LOCK | 7091376 | PW KEYCARD SYSTEM REPAIRS | \$194.00 |
| | 7091375 | WRF BLDG 10 KEYCARD SYSTEM REPAIRS | \$537.70 |
| | Vendor Total: | | \$731.70 |
| ARCHADECK OF CHICAGOLAND | 742985/62567 | 1062 CENTRAL / DEPOSIT REFUND | \$743.79 |
| | Vendor Total: | | \$743.79 |
| ASSOCIATED TECHNICAL SERVICES LTD | 33619 | LEAK LOCATION SERVICE | \$694.50 |
| | 33585 | LEAK LOCATION SERVICES | \$791.00 |
| | Vendor Total: | | \$1,485.50 |
| ATLAS BOBCAT INC | BP6012 | BOBCAT REPAIR | \$585.76 |
| | Q44952 | WRF SKID STEER LOADER REPLACEMENT | \$31,693.00 |
| | Vendor Total: | | \$32,278.76 |

| | | | |
|------------------------------|--------------|---|-------------|
| AUTOMATIC CONTROL SERVICES | 4842 | TRANSMITTER | \$1,720.00 |
| | | Vendor Total: | \$1,720.00 |
| AVALON PETROLEUM COMPANY | 561391 | FUEL | \$18,054.29 |
| | | Vendor Total: | \$18,054.29 |
| BADE PAPER PRODUCTS INC | 43188 | PAPER SUPPLIES | \$660.75 |
| | | Vendor Total: | \$660.75 |
| BADGER METER INC | 80069376 | CELL HEADS | \$32.93 |
| | | Vendor Total: | \$32.93 |
| BATTERIES PLUS LLC | P35888267 | BATTERIES | \$269.94 |
| | P37472335 | BATTERIES | \$215.60 |
| | P370077325 | BATTERY | \$36.95 |
| | | Vendor Total: | \$522.49 |
| BERLAND'S INC | 836399 | IMPACT SOCKET | \$11.99 |
| | | Vendor Total: | \$11.99 |
| BOVA, ENRICO & ERICA | 599920/57851 | 1356 SPRUCEWOOD / DEPOSIT REFUND | \$500.00 |
| | | Vendor Total: | \$500.00 |
| BRANDAO, LEO | 4713A | 1200 KENTON / ST REHAB REIMB | \$150.00 |
| | | Vendor Total: | \$150.00 |
| BREX SOLUTIONS INC | 021721 | TAXI SUBSIDY | \$845.00 |
| | | Vendor Total: | \$845.00 |
| BUILDING & FIRE CODE ACADEMY | 52530 | SEMINAR: HANSEN | \$195.00 |
| | | Vendor Total: | \$195.00 |
| BUSSCHER, DAN | 21688677 | CDL RENEWAL: BUSSCHER | \$61.35 |
| | | Vendor Total: | \$61.35 |
| CALL ONE | 382616 | MONTHLY HARDLINE TELECOM: 031521 - 041421 | \$399.08 |
| | | Vendor Total: | \$399.08 |
| CDW GOVERNMENT INC | 9332366 | MIMECAST EMAIL SECURITY GATEWAY SERVICE RENEWAL | \$7,700.00 |
| | | Vendor Total: | \$7,700.00 |
| CHICAGO TRIBUNE MEDIA GROUP | 6873665 | LEGAL NOTICE: PLAN COMM / 755 KIPLING | \$74.02 |
| | CTC33030804 | LEGAL NOTICES: BZA | \$274.37 |

| | | | | |
|---|-------------------|---|---------------|--------------|
| CHICAGO TRIBUNE MEDIA GROUP | | | Vendor Total: | \$348.39 |
| CHRISTOPHER B. BURKE ENGINEERING LTD | 164627 | STORM WATER MASTER PLAN: FEB 2021 | | \$35,061.50 |
| | 164628 | WOODVALE AVENUE PROJ: FEB 2021 | | \$382.00 |
| | | | Vendor Total: | \$35,443.50 |
| CITY OF HIGHLAND PARK | 020587-030121 | WATER PURCHASES: FEB 2021 | | \$65,106.16 |
| | 009530-030121 | WATER PURCHASES: FEB 2021 | | \$4,622.89 |
| | 009155-030121 | WATER PURCHASES: FEB 2021 | | \$167,829.09 |
| | | | Vendor Total: | \$237,558.14 |
| CLEAN ART WORKS | 2368 | GLASS CLEANING: VILLAGE BUILDINGS | | \$1,340.00 |
| | | | Vendor Total: | \$1,340.00 |
| COMCAST | 118356372 | PRI VOICE TRUNK SRVC: 030121 - 033121 | | \$772.60 |
| | | | Vendor Total: | \$772.60 |
| COMED | 1398050042-030321 | A/C 1398050042 01/25/2021 TO 02/23/2021 | | \$561.86 |
| | 1695047076-030521 | A/C 1695047076 02/02/2021 TO 03/02/2021 | | \$187.75 |
| | | | Vendor Total: | \$749.61 |
| CONSTELLATION NEWENERGY INC | 0195097137-022421 | A/C 0195097137 01/25/2021 TO 02/23/2021 | | \$2,825.92 |
| | 0411051084-022321 | A/C 0411051084 01/22/2021 TO 02/22/2021 | | \$1,212.85 |
| | 0465035072-022421 | A/C 0465035072 01/25/2021 TO 02/23/2021 | | \$680.00 |
| | 0606055010-022421 | A/C 0606055010 01/25/2021 TO 02/23/2021 | | \$2,039.33 |
| | 0822171022-022421 | A/C 0822171022 01/25/2021 TO 02/23/2021 | | \$1,686.18 |
| | 0927104050-022321 | A/C 0927104050 01/22/2021 TO 02/22/2021 | | \$1,607.54 |
| | 3547124017-022321 | A/C 3547124017 01/22/2021 TO 02/21/2021 | | \$17,515.95 |
| | | | Vendor Total: | \$27,567.77 |
| CONTINENTAL WEATHER SERVICE | 193647 | WEATHER FORECASTING: MARCH 2021 | | \$150.00 |
| | | | Vendor Total: | \$150.00 |
| CRAFTWOOD LUMBER CO | 283056 | MAIL BOX SUPPLIES | | \$79.47 |
| | 282947 | MAILBOX SUPPLIES | | \$135.00 |
| | 363483 | MAILBOX SUPPLIES | | \$676.43 |
| | 282838 | MAILBOX SUPPLIES | | \$69.22 |
| | 282842 | MAILBOX SUPPLIES | | \$419.85 |
| | 282770 | OPERATING SUPPLIES | | \$132.42 |

| | | | |
|------------------------------|-------------|------------------------------------|---------------|
| CRAFTWOOD LUMBER CO | 369269 | PLEXIGLASS REPAIR: TRAIN STATION | \$225.00 |
| | 282924 | SUPPLIES | \$42.98 |
| | 602625 | VH DOOR REPAIR | \$88.59 |
| | | | Vendor Total: |
| DATAPROSE LLC | DP2100748 | U/B STMTS & LATE NOTICES: FEB 2021 | \$1,692.35 |
| | | | Vendor Total: |
| DE VROEG, RICHARD | P0S4005B | REIMB: VFD SHIPPING | \$98.94 |
| | | | Vendor Total: |
| DEERFIELD SENIOR RESIDENCES | SR1010-01-1 | JUF UTILITIES CONSTRUCTION | \$15,105.00 |
| | | | Vendor Total: |
| DOUGLAS TRUCK PARTS | 77184 | STOCK PARTS | \$384.48 |
| | 77396 | STOCK PARTS | \$76.66 |
| | 77238 | STOCK PARTS | \$153.32 |
| | | | Vendor Total: |
| DULTMEIER SALES LLC | 3783872 | STOCK PARTS | \$105.56 |
| | 3783962 | STOCK PARTS | \$154.43 |
| | | | Vendor Total: |
| EJ EQUIPMENT INC | E01496 | SEWER TRUCK VAC | \$317,511.00 |
| | | | Vendor Total: |
| ELEVATOR INSPECTION SERVICES | 99241 | ELEVATOR INSPECTIONS | \$247.00 |
| | 98882 | ELEVATOR INSPECTIONS | \$266.00 |
| | | | Vendor Total: |
| ELLIOTT AUTO SUPPLY CO INC | 162-073279 | CREDIT MEMO | (\$72.00) |
| | 50-3283411 | PARTS: 309 | \$75.21 |
| | 50-3268130 | STOCK PARTS | \$206.88 |
| | 162-075576 | STOCK PARTS | \$195.49 |
| | 50-3278667 | STOCK PARTS | \$530.44 |
| | 162-075761 | STOCK PARTS | \$105.36 |
| | 162-076260 | STOCK PARTS | \$329.70 |
| | | Vendor Total: | \$1,371.08 |

| | | | |
|-----------------------------------|-------------|---|---------------------------|
| FAMILY SERVICE OF LAKE COUNTY | 03152021 | EAP: FEB 21 | \$750.00 |
| | | | Vendor Total: \$750.00 |
| FBI-LEEDA | 42384329-21 | MEMBERSHIP RENEWAL: KEANE | \$50.00 |
| | | | Vendor Total: \$50.00 |
| FLOLO CORPORATION | 100484 | MOTOR BLOWER REPAIR | \$1,984.86 |
| | 100483 | MOTOR BLOWER REPAIR | \$1,984.66 |
| | | | Vendor Total: \$3,969.52 |
| FRONTLINE PUBLIC SAFETY SOLUTIONS | FL65491 | SOFTWARE MAINTENANCE | \$1,000.00 |
| | | | Vendor Total: \$1,000.00 |
| GALLS LLC | 017859933 | APPAREL: BERNAS | \$52.26 |
| | 017847748 | APPAREL: BUDNY | \$167.45 |
| | 017860733 | APPAREL: CURREN | \$23.83 |
| | 017840136 | APPAREL: MALDONADO | \$84.99 |
| | 017864420 | APPAREL: MALDONADO | \$64.66 |
| | 017883088 | APPAREL: THOMAS | \$26.62 |
| | | | Vendor Total: \$419.81 |
| GASVODA & ASSOC INC | INV2100288 | SMALL PUMP #3 REPAIR: DEERFIELD ROAD | \$13,366.00 |
| | | | Vendor Total: \$13,366.00 |
| GEWALT-HAMILTON ASSOCIATES INC | 4382.090-3 | DEERFIELD DESIGN PROJ: FEB 2021 | \$3,585.50 |
| | 4382.085-14 | GREENWOOD AVE INFRASTRUCTURE PROJ: FEB 2021 | \$9,185.92 |
| | 5717.100-9 | NW QUADRANT REDEVELOPMENT PROJ: FEB 2021 | \$1,908.00 |
| | | | Vendor Total: \$14,679.42 |
| GHA TECHNOLOGIES INC | 101112563 | BATTERY BACKUP UNIT | \$310.00 |
| | | | Vendor Total: \$310.00 |
| GOVT FINANCE OFFICERS ASSN | 033021 | GFOA VIRTUAL CONFERENCE: BURK | \$420.00 |
| | | | Vendor Total: \$420.00 |
| GRACIE GLOBAL LLC | GG-08802 | TRAINING: HARDT | \$895.00 |
| | | | Vendor Total: \$895.00 |
| GRAINGER INC | 9833289730 | BATTERIES | \$175.50 |
| | 9819619660 | CORD CONNECTOR | \$18.88 |

| | | | |
|--------------------------------|---------------|---|------------|
| GRAINGER INC | 9819895724 | FAN REPLACEMENTS | \$277.91 |
| | 9820745264 | FUSES | \$602.34 |
| | Vendor Total: | | \$1,074.63 |
| GRAND PRIX CAR WASH | 022821 | SQUAD CAR WASHES: FEB 2021 | \$156.90 |
| | Vendor Total: | | \$156.90 |
| GRIPENTROG, DREW AND LYNNA | 675994/59985 | 1427 SOMERSET / DEPOSIT REFUND | \$3,000.00 |
| | Vendor Total: | | \$3,000.00 |
| GT MECHANICAL, INC. | 2100010745 | BUILDING MAINTENANCE: POLICE DEPT | \$1,315.00 |
| | Vendor Total: | | \$1,315.00 |
| GUCCIONE, JOHN | B1476062746 | REIMB: DOOR HANGERS | \$257.04 |
| | Vendor Total: | | \$257.04 |
| HARD ROCK CONCRETE CUTTERS INC | 186148 | CONCRETE/ASPHALT CUTTERS | \$1,100.00 |
| | Vendor Total: | | \$1,100.00 |
| HARRIS, MICHAEL & LORI | 738329/62446 | 1254 ARBOR VITAE / DEPOSIT REFUND | \$500.00 |
| | Vendor Total: | | \$500.00 |
| HAVEY COMMUNICATIONS, INC | 10824 | VEHICLE MAINTENANCE | \$125.00 |
| | Vendor Total: | | \$125.00 |
| HAYES, GREGORY & SHOSHANNA | 741724/62556 | 1114 HAMPTON / DEPOSIT REFUND | \$500.00 |
| | Vendor Total: | | \$500.00 |
| HEALY ASPHALT COMPANY, LLC | 26589 | UPM COLD MIX | \$1,539.60 |
| | 26555 | UPM COLD MIX | \$1,528.40 |
| | Vendor Total: | | \$3,068.00 |
| HERITAGE-CRYSTAL CLEAN INC | 16692671 | ANTIFREEZE DISPOSAL | \$110.00 |
| | Vendor Total: | | \$110.00 |
| HID GLOBAL CORPORATION | 13502001397 | CROSSMATCH MULTI-FACTOR AUTH SOFTWARE MAINT RENEW | \$6,372.75 |
| | Vendor Total: | | \$6,372.75 |
| HIGHLAND PARK FORD | 136836 | PARTS: CAR 2 | \$28.05 |
| | 136846 | PARTS: CAR 8 | \$216.70 |
| | Vendor Total: | | \$244.75 |
| HOME DEPOT CREDIT SERVICES | 7022803 | BUILDING SUPPLIES | \$251.02 |
| | 6063590 | BUILDING SUPPLIES | \$42.16 |

| | | | |
|---------------------------------|---------------|--|------------|
| HOME DEPOT CREDIT SERVICES | 6625953 | CLEANING SUPPLIES | \$45.89 |
| | 4063405 | GLOVES | \$46.88 |
| | 8021455 | OPERATING SUPPLIES | \$298.85 |
| | 1513462 | SUPPLIES | \$127.97 |
| | 1163422 | WASHING MACHINE: 1219 CARLISLE PL | \$738.85 |
| | 5073633 | WATER COOLER | \$82.96 |
| | 2072971 | WATER SUPPLIES | \$62.91 |
| | Vendor Total: | | |
| HR SIMPLIFIED INC | 69490 | COBRA NOTICE: FEB 2021 / MONTHLY MIN: MAR 2021 | \$100.00 |
| | Vendor Total: | | |
| IGFOA | 033021 | 2021 PENSION WEBINAR: BURK | \$100.00 |
| | Vendor Total: | | |
| ILLINOIS SECTION AWWA | 200061094 | TRAINING: HAMILTON & CALISTR | \$72.00 |
| | Vendor Total: | | |
| ILLINOIS STATE POLICE | 01621 | BACKGROUND CHECK FINGERPRINTING | \$28.25 |
| | Vendor Total: | | |
| IMPACT NETWORKING LLC | 2060301 | PLOTTER PAPER | \$109.99 |
| | Vendor Total: | | |
| INFRASTRUCTURE MNGMNT SRVCS LLC | 50179-6 | STREET CONDITION SURVEY | \$6,267.50 |
| | Vendor Total: | | |
| JAB TOOLS INC | 03082162526 | SHOP TOOLS | \$1,171.58 |
| | 03222162856 | SMALL TOOLS | \$553.51 |
| | Vendor Total: | | |
| JG UNIFORMS, INC | 82358 | APPAREL: BERNAS | \$60.25 |
| | 82297 | APPAREL: BERNAS | \$523.05 |
| | 82303 | APPAREL: FRY | \$25.00 |
| | 76918 | APPAREL: KOSCHNITZKY | \$44.25 |
| | 82302 | APPAREL: MAZARIEGOS | \$25.00 |
| | 82584 | APPAREL: SLIOZIS | \$131.00 |
| Vendor Total: | | | \$808.55 |

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|--|-------------------|---|--------------------------|
| KIESLER'S POLICE SUPPLY INC | IN160108 | AMMUNITION | \$298.81 |
| | | | Vendor Total: \$298.81 |
| KONICA MINOLTA BUSINESS SOLUTIONS | 271645581 | CD COPIER USE/MAINT: 010121 - 022821 | \$58.02 |
| | | | Vendor Total: \$58.02 |
| LAB DEVELOPMENT LLC | S1756631.001 | LED BULBS | \$1,156.00 |
| | S1756632.001 | LED LIGHT BULBS | \$770.00 |
| | | | Vendor Total: \$1,926.00 |
| LECHNER SERVICES | 2854550 | MATS: PW/ENG | \$87.61 |
| | 2882624 | MATS: PW/ENG | \$87.61 |
| | 2854551 | MATS: TRAIN STATION | \$113.78 |
| | 2882911 | MATS: TRAIN STATION | \$113.78 |
| | 2882913 | MATS: WRF | \$25.00 |
| | 2854552 | MATS: WRF | \$85.33 |
| | 2859384 | MATS: WRF CREDIT MEMO | (\$65.33) |
| | | Vendor Total: \$447.78 | |
| LICHTERMAN, ANDREW | 03122021 | APPLIANCE REPAIR SERVICE | \$60.00 |
| | 479510 | BPI LINER BAGS | \$2,871.00 |
| | BE0P3DEE3BF8 | REIMB: ICMA REGIONAL TRAINING | \$129.00 |
| | | | Vendor Total: \$3,060.00 |
| LIONHEART CRITICAL POWER SPECIALISTS INC | 28761 | GENERATOR MAINTENANCE | \$1,379.68 |
| | | | Vendor Total: \$1,379.68 |
| LJ KFP BLOCKER INC | G60115-001 | VALVE REPAIR KITS | \$1,806.66 |
| | | | Vendor Total: \$1,806.66 |
| LOKAJ, SUSAN | 748007/62609 | 1163 DARTMOUTH / DEPOSIT REFUND | \$500.00 |
| | | | Vendor Total: \$500.00 |
| LOVE REAL ESTATE SOLUTIONS | 750012/REFENGFEES | 1350 SOMERSET / REFUND DUPLICATE ENG FEES | \$6,425.00 |
| | | | Vendor Total: \$6,425.00 |
| LTS MANAGED TECHNICAL SERVICES | 679789/60341 | FIBER INSTALL IL-43 / DEPOSIT REFUND | \$2,500.00 |
| | 679790/60210 | FIBER INSTALL IL-43 / DEPOSIT REFUND | \$2,500.00 |
| | | | Vendor Total: \$5,000.00 |

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|--------------------------------|------------------------|---|----------------|
| MANHARD CONSULTING LTD | 59899 | JUF INSPECTIONS: THRU 02/26/2021 | \$700.00 |
| | 59942 | MS4 COMPLIANCE CONSULTING: THRU 02/26/2021 | \$350.00 |
| | 59900 | PLAN REVIEW & INSPECT ASSISTANCE: THRU 02/26/2021 | \$468.75 |
| | Vendor Total: | | \$1,518.75 |
| MARSH USA INC | 346976068943 | PUBLIC OFFICIAL BOND | \$100.00 |
| | 346975986963 | PUBLIC OFFICIAL BOND | \$100.00 |
| | Vendor Total: | | \$200.00 |
| MC SQUARED ENERGY SERVICES LLC | 0210000007-022421 | A/C 0210000007 01/22/2021 TO 02/22/2021 | \$42.74 |
| | 0213604007-022621 | A/C 0213604007 01/22/2021 TO 02/22/2021 | \$29.59 |
| | 0263148072-022621 | A/C 0263148072 01/22/2021 TO 02/22/2021 | \$2,235.73 |
| | 0297076067-022621 | A/C 0297076067 01/25/2021 TO 02/23/2021 | \$170.51 |
| | 0441157035-022421 | A/C 0441157035 01/22/2021 TO 02/22/2021 | \$53.50 |
| | 0507100076-022621 | A/C 0507100076 01/25/2021 TO 02/23/2021 | \$472.82 |
| | 0603118092-022621 | A/C 0603118092 01/25/2021 TO 02/23/2021 | \$41.80 |
| | 0744127017-022421 | A/C 0744127017 01/22/2021 TO 02/22/2021 | \$34.83 |
| | 1560275006-022621 | A/C 1560275006 01/25/2021 TO 02/23/2021 | \$150.49 |
| | 1875075014-022421 | A/C 1875075014 01/22/2021 TO 02/22/2021 | \$44.39 |
| | 2055118031-022421 | A/C 2055118031 01/22/2021 TO 02/22/2021 | \$59.58 |
| | 2763162001-022621 | A/C 2763162001 01/25/2021 TO 02/23/2021 | \$220.19 |
| | Vendor Total: | | \$3,556.17 |
| | MENONI & MOCOJNI, INC. | 1414643 | BULK ROCK SALT |
| 1416103 | | STONE | \$472.50 |
| Vendor Total: | | \$8,121.65 | |
| MIDWEST HOSE & FITTINGS INC | 208422 | PARTS: 803 | \$74.87 |
| | Vendor Total: | | \$74.87 |
| MOZOL CONSTRUCTION CORP | 638722/58639 | 1765 CENTRAL / DEPOSIT REFUND | \$3,940.00 |
| | Vendor Total: | | \$3,940.00 |
| NAPA AUTO PARTS - WHEELING | 594620 | BACKHOE BATTERIES | \$315.98 |
| | 593327 | CREDIT MEMO | (\$37.84) |
| | 594460 | STOCK PARTS | \$22.49 |
| | 593290 | STOCK PARTS | \$43.99 |

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|---------------------------------|----------------------|---|---------------|
| NAPA AUTO PARTS - WHEELING | 593892 | STOCK PARTS | \$35.94 |
| | 593256 | STOCK PARTS | \$37.84 |
| | 593171 | STOCK PARTS | \$84.37 |
| | | | Vendor Total: |
| NORTH CENTRAL LABORATORIES | 451371 | LAB SUPPLIES | \$588.58 |
| | | | Vendor Total: |
| NORTH SHORE GAS | 3500001963721-031121 | A/C 3 5000 0196 3721 02/11/2021 TO 03/10/2021 | \$3,011.65 |
| | 3500025944094-031121 | A/C 3 5000 2594 4094 02/11/2021 TO 03/10/2021 | \$231.43 |
| | 8500044844380-031121 | A/C 8 5000 4484 4380 02/11/2021 TO 03/10/2021 | \$34.98 |
| | | | Vendor Total: |
| NORTHWEST TRUCKS INC | X101026495-1 | STOCK PARTS | \$1,016.00 |
| | | | Vendor Total: |
| O'LEARY'S CONTRACTORS EQUIPMENT | 371680 | BOBCAT BUCKET | \$1,700.00 |
| | 369649 | BOBCAT RENTAL SERVICES | \$6,905.00 |
| | 369643 | BOBCAT RENTAL SERVICES | \$2,860.00 |
| | 364816 | BOBCAT RENTAL SERVICES | \$1,030.50 |
| | 366708 | BOBCAT RENTAL SERVICES | \$970.25 |
| | 367647 | BOBCAT TIRES | \$1,500.00 |
| | 367640 | BOBCAT TIRES | \$1,500.00 |
| | 365809 | SNOW PUSHER | \$1,000.00 |
| | 362041 | SUPPLIES | \$546.30 |
| | | Vendor Total: | \$18,012.05 |
| PARENT PETROLEUM | 1406161-1 | OIL 5W-30 | \$1,616.40 |
| | | | Vendor Total: |
| PIONEER PRESS | 167408078 | SUBSCRIPTION RENEWAL | \$81.50 |
| | | | Vendor Total: |
| POMP'S TIRE SERVICE INC | 290186383 | SQUAD TIRES | \$1,125.92 |
| | 290187398 | SQUAD TIRES | \$1,684.04 |
| | | | Vendor Total: |
| QUILL CORPORATION | 15378719 | OFFICE SUPPLIES | \$335.54 |
| | 15041686 | OFFICE SUPPLIES | \$72.65 |

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|---------------------------------------|---------------|--------------------------------------|------------|
| QUILL CORPORATION | 15182966 | OFFICE SUPPLIES | \$35.67 |
| | 15434930 | OFFICE SUPPLIES | \$28.99 |
| | 15056627 | OFFICE SUPPLIES | \$9.49 |
| | 15197928 | OFFICE SUPPLIES | \$14.99 |
| | Vendor Total: | | |
| R A ADAMS ENTERPRISES INC | S028711 | LEAF VAC PARTS | \$470.84 |
| | Vendor Total: | | |
| R.N.O.W. INC | 2021-59603 | PARTS: 702 | \$210.50 |
| | Vendor Total: | | |
| RAVINIA PLUMBING & HEATING CO INC | 641387 | PLUMBING MAINTENANCE | \$392.50 |
| | Vendor Total: | | |
| REVERE ELECTRIC SUPPLY | S4331318.001 | CONTROLLER KEYPAD | \$253.22 |
| | Vendor Total: | | |
| RONDOUT SERVICE CENTER LLC | 09924 | SAFETY LANE TESTS | \$212.00 |
| | Vendor Total: | | |
| RUSH TRUCK CENTERS OF ILLINOIS INC | 3021988209 | EGR COOLER: PUBLIC WORKS TRUCK 802 | \$6,488.53 |
| | Vendor Total: | | |
| RYGIEL, KATHARINA | 022321 | REIMB: NORTHBROOK SOCIAL WORKER GIFT | \$106.95 |
| | Vendor Total: | | |
| SAM'S CLUB DIRECT | 999999-2021 | MEMBERSHIP FEE - 2021 | \$100.00 |
| | 0831 | OPERATING SUPPLIES | \$319.42 |
| | Vendor Total: | | |
| SCHINDLER ELEVATOR CORP | 7100451404 | ELEVATOR MAINTENANCE | \$940.00 |
| | 8105590389 | QRTLY MAINT/VH ELEV/APR 21 - JUN 21 | \$1,179.15 |
| | Vendor Total: | | |
| SCORPIO EXCAVATING INC | 20210125 | SPOILS HAUL OUT | \$2,015.00 |
| | Vendor Total: | | |
| SE INC | 21-29533 | SNOW REMOVAL SERVICES: DOWNTOWN | \$800.00 |
| | 21-29290 | SNOW REMOVAL SERVICES: DOWNTOWN | \$3,720.00 |
| | 21-29249 | SNOW REMOVAL SERVICES: DOWNTOWN | \$1,100.00 |
| | 21-29532 | SNOW REMOVAL SERVICES: DOWNTOWN | \$835.00 |

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| SE INC | 21-29534 | SNOW REMOVAL SERVICES: DOWNTOWN | \$740.00 |
| | 21-29419 | SNOW REMOVAL SERVICES: TRAIN STATION | \$1,630.00 |
| | 21-29456 | SNOW REMOVAL SERVICES: TRAIN STATION | \$1,075.00 |
| | 21-29472 | SNOW REMOVAL SERVICES: TRAIN STATION | \$900.00 |
| Vendor Total: | | | \$10,800.00 |
| SEDGWICK CLAIMS MANAGEMENT SRVCS INC | 400000056168 | UNEMPLOYMENT INSURANCE: 04/04/2021 TO 07/08/2021 | \$125.00 |
| | Vendor Total: | | |
| SHAUGHNESSY, KEVIN | 030621 | PREEMPLOYMENT POLYGRAPHS | \$460.00 |
| | Vendor Total: | | |
| STRAND ASSOCIATES INC | 0169047 | CMOM PROGRAM DEVELOPMENT: FEB 2021 | \$5,407.49 |
| | 0169680 | EXCESS FLOW FACILITIES STUDY: 12/01/20 TO 02/28/21 | \$286.18 |
| | 0169588 | NPDES PHOSPHORUS COMPLIANCE REPORTS: FEB 2021 | \$4,283.25 |
| | Vendor Total: | | |
| TEKLAB INC | 255211 | LAB TESTING | \$400.50 |
| | 254989 | LAB TESTING | \$148.45 |
| | Vendor Total: | | |
| TERMINAL SUPPLY CO. | 22873-00 | SHOP SUPPLIES | \$78.49 |
| | Vendor Total: | | |
| THELEN MATERIALS LLC | 396834 | STONE/DIRT OUT | \$4,376.96 |
| | 396693 | STONE/DIRT OUT | \$3,914.69 |
| | Vendor Total: | | |
| THOMSON REUTERS - WEST | 843951606 | CLEAR PLUS: FEB 2021 | \$233.55 |
| | Vendor Total: | | |
| TRI-ELECTRONICS | 267578 | LEATHER RADIO CASE | \$49.00 |
| | Vendor Total: | | |
| TWENTY-NINE INC | 03292021 | REFUND: PERMIT VIOLATION | \$250.00 |
| | Vendor Total: | | |
| U.S. IDENTIFICATION MANUAL | 201522 | US ID MANUAL | \$82.50 |
| | Vendor Total: | | |
| U.S. WATERPROOFING & CONST CO | 738330/62212 | 1765 CENTRAL / DEPOSIT REFUND | \$500.00 |
| | Vendor Total: | | |

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| UNITED DISPATCH LLC | 67397 | TAXI PROGRAM: FEB 2021 | \$2,020.00 |
| | | | Vendor Total: \$2,020.00 |
| URBAN FOREST MANAGEMENT INC | 210203 | AD HOC TREE INSPECTIONS: FEB 2021 | \$255.00 |
| | 210204 | TREE INSPECTIONS: FEB 2021 | \$551.25 |
| | 210205 | TREE ORDINANCE REVIEW | \$170.00 |
| | | | Vendor Total: \$976.25 |
| US BANK | 6047050 | FISCAL AGENT FEE / GOB2012 / FEB 21 - JAN 22 | \$550.00 |
| | 6041361 | FISCAL AGENT FEE / GOB2017 / FEB 21 - JAN 22 | \$450.00 |
| | | | Vendor Total: \$1,000.00 |
| USBLUEBOOK | 511326 | COREPRO | \$165.10 |
| | | | Vendor Total: \$165.10 |
| VAN THORRE, DESIREE | 5781 | REIMB: TYLER CONNECT VIRTUAL CONFERENCE | \$595.00 |
| | | | Vendor Total: \$595.00 |
| VERIZON WIRELESS | 9873777708 | CELL SRVC / DATA DEVICES: 022121 - 032021 | \$1,082.91 |
| | 9875918101 | CELL SRVC / DATA DEVICES: 032121 - 042021 | \$1,082.87 |
| | 9875237532 | CELL SRVC / PW MSG BRD: 031121 - 041021 | \$20.04 |
| | 9875237531 | CELL SRVC / SCADA: 031121 - 041021 | \$522.28 |
| | 9873777707 | MONTHLY CELLULAR TELECOM: 022121 - 032021 | \$2,121.16 |
| | 9875918100 | MONTHLY CELLULAR TELECOM: 032121 - 042021 | \$2,117.37 |
| | | | Vendor Total: \$6,946.63 |
| WASTE MANAGEMENT | 7057838-2008-1 | REFUSE SERVICE: FEB 2021 | \$4,168.85 |
| | 7057847-2008-2 | REFUSE SERVICE: FEB 2021 | \$107,239.44 |
| | | | Vendor Total: \$111,408.29 |
| WATER PRODUCTS CO OF AURORA | 0300817 | MAIN BREAKS REPAIR SLEEVES | \$2,296.00 |
| | | | Vendor Total: \$2,296.00 |
| WEISS, MATT | INV74237406 | REIMB: ZOOM SUBSCRIPTION 031421 - 041321 | \$305.91 |
| | | | Vendor Total: \$305.91 |
| WESTERN FIRST AID & SAFETY | ORD1-003933 | FIRST AID SUPPLIES | \$214.34 |
| | | | Vendor Total: \$214.34 |

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|------------------------------|---------------|-------------------------------|-----------------------|
| WEX HEALTH INC | 0001303572-IN | FLEX BENEFITS ADMIN: FEB 2021 | \$222.30 |
| | | Vendor Total: | \$222.30 |
| WINTER EQUIPMENT COMPANY INC | IV47453 | PLOW BLADES | \$1,998.00 |
| | IV47469 | PLOW BLADES | \$1,980.00 |
| | | Vendor Total: | \$3,978.00 |
| ZIEGLER, MATTHEW | 200060719 | REIMB: WW EXAM PREP COURSE | \$80.00 |
| | | Vendor Total: | \$80.00 |
| Invoices Grand Total | | 040521 Invoices Total: | \$1,031,724.49 |

Pre-Paid Wire Transactions for Prelist 040521

| Vendor Name | Invoice Number | Description | Amount |
|--------------------------|---------------------|---|--------------|
| AUTHORIZE.NET | PSPRTAUTHNET/JAN21 | PASSPORT AUTHNET FEES: JAN 21 | \$8.85 |
| | Vendor Total: | | \$8.85 |
| DEERFIELD BANK & TRUST | MATRIX/JAN21 | MATRIX CC SERVICES: JAN 21 | \$10.00 |
| | NMI/JAN21/275996178 | NMI GATEWAY SERVICES & TRANSACTION FEES: JAN 21 | \$10.00 |
| | AMSOTCCC/JAN21 | AMS OTC CC FEES: JAN 21 | \$28.70 |
| | BAF1010JAN21 | BANK ANALYSIS FEE/1010/JAN 21 | \$319.68 |
| | AMSWEBCC/JAN21 | AMS WEB CC FEES: JAN 21 | \$2,295.86 |
| | Vendor Total: | | \$2,664.24 |
| DEERFIELD POLICE PENSION | POLPEN032621 | POLPEN CONTRIBS 03/26/21 PR | \$16,761.78 |
| | POLPEN031221 | POLPEN CONTRIBS 03/12/21 PR | \$17,783.89 |
| | Vendor Total: | | \$34,545.67 |
| FEDERAL TAXES | PR032621 | FICA/MC/FIT 03/26/21 PR | \$93,631.14 |
| | PR031221 | FICA/MC/FIT 03/12/21 PR | \$98,640.95 |
| | Vendor Total: | | \$192,272.09 |
| ICMA | ICMAROTH032621 | ICMA ROTH 03/26/21 PR | \$6,036.66 |
| | ICMAREG032621 | ICMA REG 03/26/21 PR | \$17,555.92 |
| | ICMA ROTH031221 | ICMA ROTH 03/12/2021 PR | \$6,201.66 |
| | ICMA REG031221 | ICMA REG 03/12/21 PR | \$17,730.68 |
| | Vendor Total: | | \$47,524.92 |
| ILLINOIS DEPT OF REVENUE | PR032621 | SIT 032621 PR | \$17,886.70 |
| | PR031221 | SIT 031221 PR | \$18,738.99 |
| | Vendor Total: | | \$36,625.69 |

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|-------------------------|---------------|---|---------------------|
| ILLINOIS NATIONAL BANK | BAF1190FEB21 | BANK ANALYSIS FEE/1190/FEB 21 | \$15.88 |
| | | Vendor Total: | \$15.88 |
| IMRF | IMRFJAN21 | IMRF: JAN 21 | \$129,664.94 |
| | | Vendor Total: | \$129,664.94 |
| IPBC | FEB21 | MEDICAL/DENTAL/VISION/LIFE INSURANCE: FEB 21 | \$346,906.07 |
| | | Vendor Total: | \$346,906.07 |
| NORTHBROOK BANK & TRUST | PSPRTCC/JAN21 | PASSPORT CC FEES: JAN 21 | \$113.62 |
| | | Vendor Total: | \$113.62 |
| US BANK | SNKTRSTJAN21 | TRUST FEES/SINK ACCT/JAN 21 | \$74.16 |
| | VILLTRSTJAN21 | TRUST FEES/VILL ACCT/JAN 21 | \$100.86 |
| | | Vendor Total: | \$175.02 |
| Wire Grand Total | | 040521 Pre-Paid Wire Transactions Total: | \$790,516.99 |

Payroll for Prelist 040521 (2021 - Period 3)

| Fund | Department | Type | Description | Amount |
|------|----------------------------|------|-----------------------------------|-------------|
| 10 | FINANCE DEPARTMENT | 5110 | REGULAR SALARIES | \$55,379.61 |
| | | | FINANCE DEPARTMENT Total: | \$55,379.61 |
| | ADMINISTRATION | 5110 | REGULAR SALARIES | \$66,489.50 |
| | | 5111 | PART TIME SALARIES | \$721.74 |
| | | | ADMINISTRATION Total: | \$67,211.24 |
| | COMMUNITY DEVELOPMENT | 5110 | REGULAR SALARIES | \$73,863.37 |
| | | 5111 | PART TIME SALARIES | \$180.25 |
| | | | COMMUNITY DEVELOPMENT Total: | \$74,043.62 |
| | STREET ADMINISTRATION | 5110 | REGULAR SALARIES | \$11,961.58 |
| | | | STREET ADMINISTRATION Total: | \$11,961.58 |
| | STREET SNOW & ICE REMOVAL | 5112 | OVERTIME SALARIES | \$1,937.39 |
| | | | STREET SNOW & ICE REMOVAL Total: | \$1,937.39 |
| | STREET TRAIN STATION MAINT | 5110 | REGULAR SALARIES | \$626.96 |
| | | | STREET TRAIN STATION MAINT Total: | \$626.96 |
| | STREET MAINTENANCE | 5110 | REGULAR SALARIES | \$40,790.44 |
| | | 5112 | OVERTIME SALARIES | \$4,489.34 |
| | | | STREET MAINTENANCE Total: | \$45,279.78 |
| | ENGINEERING DIVISION | 5110 | REGULAR SALARIES | \$27,620.51 |
| | | | ENGINEERING DIVISION Total: | \$27,620.51 |
| | POLICE DEPT ADMINISTRATION | 5110 | REGULAR SALARIES | \$53,505.36 |
| | | | POLICE DEPT ADMINISTRATION Total: | \$53,505.36 |
| | POLICE DEPT COMMUNICATIONS | 5110 | REGULAR SALARIES | \$58,037.23 |
| | | 5111 | PART TIME SALARIES | \$3,498.62 |

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|------|--------------------------------|--------------------------------|---------------------------------------|-----------------------------|----------------|-------------|
| 10 | POLICE DEPT COMMUNICATIONS | 5112 | OVERTIME SALARIES | \$738.23 | | |
| | | | POLICE DEPT COMMUNICATIONS Total: | \$62,274.08 | | |
| | POLICE DEPT INVESTIGATIONS | 5110 | REGULAR SALARIES | \$50,062.19 | | |
| | | 5112 | OVERTIME SALARIES | \$1,513.90 | | |
| | | | POLICE DEPT INVESTIGATIONS Total: | \$51,576.09 | | |
| | POLICE DEPT PATROL | 5110 | REGULAR SALARIES | \$276,512.92 | | |
| | | 5111 | PART TIME SALARIES | \$4,769.18 | | |
| | | 5112 | OVERTIME SALARIES | \$5,440.63 | | |
| | | | POLICE DEPT PATROL Total: | \$286,722.73 | | |
| | POLICE DEPT SPEC DETAIL | 5112 | OVERTIME SALARIES | \$500.00 | | |
| | | POLICE DEPT SPEC DETAIL Total: | \$500.00 | | | |
| | | | | Fund 10 Total: | \$738,638.95 | |
| 50 | WATER DEPARTMENT ADMINISTRATIO | 5110 | REGULAR SALARIES | \$17,956.06 | | |
| | | 5112 | OVERTIME SALARIES | \$1,279.53 | | |
| | | | WATER DEPARTMENT ADMINISTRATIO Total: | \$19,235.59 | | |
| | WATER DEPT DISTRIBUTION | 5110 | REGULAR SALARIES | \$7,210.76 | | |
| | | 5112 | OVERTIME SALARIES | \$2,267.07 | | |
| | | | WATER DEPT DISTRIBUTION Total: | \$9,477.83 | | |
| | WATER MAIN MAINTENANCE | 5110 | REGULAR SALARIES | \$19,353.01 | | |
| | | 5112 | OVERTIME SALARIES | \$2,949.98 | | |
| | | | WATER MAIN MAINTENANCE Total: | \$22,302.99 | | |
| | WATER METER MAINTENANCE | 5110 | REGULAR SALARIES | \$6,332.94 | | |
| | | 5112 | OVERTIME SALARIES | \$534.34 | | |
| | | | WATER METER MAINTENANCE Total: | \$6,867.28 | | |
| | | | | | Fund 50 Total: | \$57,883.69 |
| | 54 | SEWER ADMINISTRATION | 5110 | REGULAR SALARIES | \$11,561.39 | |
| | | | | SEWER ADMINISTRATION Total: | \$11,561.39 | |
| | | SEWER LINE CONSTRUCTION | 5110 | REGULAR SALARIES | \$22,092.34 | |
| 5112 | | | OVERTIME SALARIES | \$2,270.98 | | |
| | | | SEWER LINE CONSTRUCTION Total: | \$24,363.32 | | |

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|---------------------------|-------------------------------|--------------------------|---------------------------------|--------------------------------------|---------------------|------------|
| 54 | SEWER CLEANING | 5110 | REGULAR SALARIES | \$6,731.33 | | |
| | | 5112 | OVERTIME SALARIES | \$2,050.73 | | |
| | | | | SEWER CLEANING Total: | \$8,782.06 | |
| | WASTEWATER TREATMENT FACILITY | 5110 | REGULAR SALARIES | \$46,113.26 | | |
| | | 5112 | OVERTIME SALARIES | \$1,949.64 | | |
| | | | | WASTEWATER TREATMENT FACILITY Total: | \$48,062.90 | |
| | | | | Fund 54 Total: | \$92,769.67 | |
| 60 | COMM PARK COMBINED FUNDING | 5110 | REGULAR SALARIES | \$2,103.16 | | |
| | | | | COMM PARK COMBINED FUNDING Total: | \$2,103.16 | |
| | | COMM PARK VILLAGE OWNED | 5110 | REGULAR SALARIES | \$2,103.16 | |
| | | | COMM PARK VILLAGE OWNED Total: | \$2,103.16 | | |
| | | | | | Fund 60 Total: | \$4,206.32 |
| | 70 | GARAGE FUND EXPENDITURES | 5110 | REGULAR SALARIES | \$14,984.54 | |
| 5112 | | | OVERTIME SALARIES | \$986.93 | | |
| | | | GARAGE FUND EXPENDITURES Total: | \$15,971.47 | | |
| | | | | Fund 70 Total: | \$15,971.47 | |
| Salary Grand Total | | | | 2021 - Period 3 Salary Total: | \$909,470.10 | |

To the Finance Director:

The payment of the previously listed accounts has been approved by the Village of Deerfield Board of Trustees at their meeting held on Monday, April 5, 2021, and you are hereby authorized to pay them from the appropriate funds.

Treasurer of the Village of Deerfield

REQUEST FOR BOARD ACTION

21-43

Agenda Item: _____

Subject: Consideration and Action on the Report and Recommendation of the Plan Commission on the

Request for Approval for a Preliminary Plat of Resubdivision of the Property at

755 Kipling Place (755 Kipling LLC)

Approval for Recommendation

Action Requested: _____
Plan Commission

Originated By: _____
Mayor and Village Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

The petitioner is requesting approval for a preliminary plat of resubdivision of the property at 755 Kipling Place into two lots. The Plan Commission is recommending approval of the request.

Reports and Documents Attached:

- Recommendation
- Public Hearing Minutes 3/11/21
- Prefiling Conference Minutes 1/28/21
- Zoning Map
- Aerial Photos (2)
- Petitioner's Exhibits

Date Referred to Board: _____
April 5, 2021

Action Taken: _____

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Plan Commission

DATE: March 11, 2021

RE: Approval of a Preliminary Plat for the Resubdivision of the Property at 755 Kipling Place



We transmit for your consideration a recommendation adopted by the Plan Commission of the Village of Deerfield on the request of the petitioners for approval of a preliminary plat for the resubdivision of the property at 755 Kipling Place. The Plan Commission held a public hearing on March 11, 2021. At that public hearing, the petitioners presented testimony and documentary evidence in support of the request. A copy of the public hearing and workshop minutes are attached.

In support of its request, the Plan Commission makes the following findings of fact and conclusions:

FINDINGS OF FACT

Subject Property

The subject property is located at 755 Kipling Place. The property is zoned R-3 Single Family Residential District and is currently developed with one single family home. The subject property is 160 feet in width and 200 feet in depth and is approximately 32,000 square feet in area. The subject property is currently one buildable lot of record.

Surrounding Land Use and Zoning

The properties to the north, south and east are zoned R-3 Single Family Residential District and developed with single-family homes. The property to the west (across Kipling Place) is zoned P-1 Public Lands District and is the Kipling Elementary School property.

Proposed Plan

The petitioners are proposing to resubdivide the subject property from one (1) lot into two (2) buildable lots two fronting on Kipling Place. The existing home on the subject property will be torn down. A new house will be constructed on each new lot.

Zoning Conformance

Minimum Lot Area:

Required: 9,000 s.f.

Proposed: Lot 1 (north lot): 16,000 s.f.

Lot 2 (south lot): 16,000 s.f.

Minimum Lot Width:

Required: 75'

Proposed: Lot 1: 80' wide

Lot 2: 80' wide

Minimum Lot Depth:

Required: 110'

Proposed: Lot 1: 200' deep

Lot 2: 200' deep

Minimum Yards:

Front Yard:

Required: The R-3 District minimum front yard setback requirement is 25'. The Zoning Ordinance has a provision that if 40% or more of the houses on a block have front yards of greater depth than required for the zoning district in which they are located, new homes shall not be erected closer to the street than the average front yard established by the existing buildings. The minimum 25-foot front yard setback could be greater depending on the average front yard setback on the block. The developer will have to check with the Building Department for the front yard setback requirement prior to obtaining a building permit because if one of the new resubdivided lots has a greater setback than what is required, that will affect the setback of the home on the second lot in the resubdivision.

Proposed: Lot 1: As required with a new house is constructed on the lot.
Lot 2: As required with a new house is constructed on the lot.

Side Yards

Required: Not less than 8' on one side and a combined total of not less than 20' for both side yards.

Proposed: Lot 1: As required when a new house is constructed on the lot.
Lot 2: As required when a new house is constructed on the lot.

Rear Yard

Required: 25'

Proposed: Lot 1: As required when a new house is constructed on the lot.
Lot 2: As required when a new house is constructed on the lot.

Bulk Requirements

Required: 0.40 FAR (floor area ratio), 35% maximum lot coverage, side yard setback plane, and 35' maximum height.

Proposed: Lot 1: As required when a new house is constructed on the lot.
Lot 2: As required when a new house is constructed on the lot.

Sidewalks

The Subdivision Code requires sidewalks (in the public right-of-way) when a property is subdivided. A 3-foot wide sidewalk is currently provided in the right-of-way in front of the subject property. A 5-foot wide sidewalk is required by the Subdivision Code. The Village's Engineering Department is planning to rehabilitate Kipling Place in the next 1 to 3 years. They have indicated that the full scope of the project is not known yet, but they are in favor of the developer paying the Village for a new sidewalk in front of the 2 new lots rather than installing the sidewalk now. This way, the Village avoids the high probability that this new sidewalk is removed only a year or two after installation.

Staff has talked with Village Engineering and also Village legal counsel, and the Village's plan is hold the money for the installation of the sidewalk for a later time during the street rehabilitation project instead of installing the new 5-foot wide sidewalk when the subdivision is approved. This arrangement will be outlined in an agreement (in either the subdivision agreement which is prepared for all subdivisions, or in a separate agreement). This document will be prepared by the Village Attorney at the time of the final plat approval.

Stormwater Drainage and Utilities

The petitioners have submitted preliminary engineering plans showing how the proposed storm water generated by the new development will be handled. The petitioner's continue to work with the Village's Engineering Department on the storm water plans. There is a low spot in the back yard and the installation of storm sewer inlets should improve this issue. If the preliminary plat of subdivision is approved by the Village, the petitioner will be required to submit final development plans.

Tree Preservation

The Village's tree ordinance applies to residentially zoned properties. Trees over 8 inches in diameter measured at 4 ½ feet above the ground are considered to be protected trees. The petitioners would be required to replace (mitigate) the protected trees they remove. The amount of tree replacement is dependent

upon the species and condition of the trees to be removed as outlined in the tree manual. The petitioners will comply with the requirements of the Village's tree ordinance.

CONCLUSIONS

The Plan Commission finds the proposed resubdivision into 2 lots is appropriate. They find that the petitioner has adequately addressed the issue of storm water that will be generated by each new lot. All the requirements of the Zoning Ordinance and Subdivision Code will be met and no variations will be required for the proposed 2 lot resubdivision. The Plan Commission finds it is reasonable for the Village to hold funds for the public sidewalk in front of these two lots instead of the developer installing the sidewalk at this time because the sidewalk could be removed with future Village rehabilitation of Kipling Place. The petitioners will comply with the Village's tree ordinance and replace (mitigate) any trees in compliance with the Village's tree ordinance that need to be removed for the new homes. If the preliminary plat of resubdivision is approved, the petitioners will have to come back to the Plan Commission and the Board of Trustees for approval of the final plat of resubdivision.

RECOMMENDATION

Accordingly, it is the recommendation of the Plan Commission that the petitioner's request for approval of a preliminary plat to allow a resubdivision of the property at 755 Kipling Place into two (2) lots, be approved.

Ayes: Bromberg, Goldstone, Stolman, Berg (4)

Nays: None (0)

Respectfully submitted,
Larry Berg, Chairman
Deerfield Plan Commission

~~Public Comment on a Non-Agenda Item~~

~~Mr. Ryckaert reported that there were no emails received from the public on a non-agenda item. Mr. Nakahara reported that there was no one requesting public comment on Zoom. Mr. Lichtenman reported that there was no one present at Village Hall for public comment.~~

PUBLIC HEARING

1) Continued Public Hearing for a Resubdivision of the Property at 755 Kipling Place (This item was continued from February 25, 2021 Plan Commission meeting.)

Chairman Berg reported that this Public Hearing is continued from the February 25, 2021 Plan Commission meeting. Chairman Berg asked for proof of publication. Mr. Ryckaert reported that the legal notice was published in the Deerfield Review on February 4, 2021 and that proof of certified mailing was received at Village Hall, as well.

Commissioner Keefe recused himself for this agenda item.

Chairman Berg swore in all who plan to testify before the Commission. The petitioners included property developer Kenneth Andre, property owner John Klytta, and engineer Jason Doland.

Project Engineer Mr. Doland provided a brief overview, stating that they are requesting a two lot subdivision on the east side of Kipling Place. They wish to divide what is currently one residential lot down the middle to create two 80 foot wide lots. They wish to develop these two lots and improve the neighborhood by doing so. Mr. Doland reported that storm water drainage in the back north area of the current lot is a problem. They plan to improve this by collecting the water that is currently running off into neighboring parcels. The two new homes to be developed will have storm water management and detention that will connect to the Village's storm water sewer and benefit the new homes as well as the surrounding properties. He added that they will have direct access to the storm sewer system, the sanitary sewer system, and the water main for the two potential new residences. Mr. Andre added that there are no changes to the resubdivision presented at the Prefiling Conference meeting.

Chairman Berg asked the petitioners to address the conformance and if there is any special relief requested. Mr. Andre replied that the two new homes will be in full conformance and they are not seeking any relief.

Mr. Doland reported that since the Prefiling Conference they have engaged a tree expert to begin detailed documentation for tree mitigation. They have also had more interaction with the Village Engineer regarding their plans to collect low drainage as a part of this development.

Chairman Berg opened public comment on this matter.

Ryan Hooker of 425 Deerfield Road addressed the Commission on Zoom and stated that his property backs up to the northeast portion of the property to be subdivided. He commented that he is very appreciative that someone is doing something with this property and also that it has been noted that there are drainage issues impacting his property and other adjacent properties. He commented that the existing home on the lot has gone into disrepair and is becoming an eye sore. He appreciates that the petitioners are seeking to improve this. He stated that he wishes to voice concern about storm water drainage even though he is aware it plans to be addressed.

His concerns are whether through the grading of the property that the storm water issues and water draining onto his property will be able to be addressed. He questions if one catch basin or inlet is going to be enough to suffice and keep the drainage system up to par.

Commissioner Stolman asked the petitioners how many catch basins or inlets they plan to install and if this will suffice and correct the issue. Mr. Doland replied that there will be five storm sewer receptacles on the two new lots. There will be one at all four corners and one on the mid-line between the two new lots. These will provide for ample collection for the runoff and will suffice. This has also been reviewed by the Village Engineer.

Mr. Klytta stated that one important consideration when developing property is ensuring that surrounding properties are not affected adversely and in fact, they seek to enhance them. He commented that he wants the neighbors to know that if there are ever any questions or issues that he is available for them to contact. He plans for this project to leave a positive mark on the neighborhood and on the Village and as a result to be known in the Village as someone who did this responsibly and completely and in consideration of enhancing the community. Mr. Klytta concluded their presentation and thanked the Commission.

Chairman Berg stated that the Plan Commission has concluded public testimony and will deliberate their recommendation on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission. He stated that the Plan Commission is a recommending body, a written recommendation will be forwarded to the Village Board of Trustees who will take final action on this matter. The commissioners did not have any issues with the resubdivision and were in favor of the project.

Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve the request for a resubdivision of the property at 755 Kipling Place. The motion passed with the following vote.

Ayes: Bromberg, Goldstone, Stolman, Berg (4)

Nays: None (0)

Mr. Ryckaert reported that this matter will go before the Board of Trustees on April 5, 2021.

~~WORKSHOP MEETING~~

~~1) Continued Workshop Meeting to Discuss an Affordable Housing Inclusionary Zoning Ordinance~~

~~Commissioner Keefe returned to the meeting.~~

~~Mr. Lichterman reported that this discussion is continued from the February 11, 2021 Workshop Meeting. As a result of the last meeting, there are three key elements that staff wanted to bring back to the Commission and review potential ordinance language. The three items are: design standards; incentives; and excluded developments.~~

~~Mr. Lichterman reported that staff reviewed ordinances from neighboring communities and created language that they thought best captured the Plan Commission's intent based on the past three workshops on the topic of affordable housing and creating an inclusionary zoning~~

1) Prefiling Conference for a Resubdivision of the Property at 755 Kipling Place

Chairman Berg swore in all who plan to testify before the Commission on this agenda item.

The Petitioners for this matter included developers and property owners Kenneth Andre and John Klytta as well as Jason Doland of Doland Engineering.

Mr. Klytta stated that they are proposing a subdivision of the lot at 755 Kipling Place from one lot to two lots. Currently there is a single family home on the site. The current lot dimensions are 160 feet of frontage by 200 feet deep. They are proposing splitting it into two lots down the middle so that each lot would be 80 feet wide by 200 feet deep. They plan to build one new single family home on each lot. The new homes will be around 3,500 to 4,000 square feet.

Chairman Berg confirmed that the petitioners plan to remove and demolish the existing home on the site. Chairman Berg asked the petitioners to review the requirements they will be meeting and if any exceptions will be requested. Mr. Andre replied that there will be no exceptions requested and they will build in conformance with all R-3 Zoning requirements. They are not asking for any relief on setbacks or anything else.

Chairman Berg asked when they anticipate commencing the project if they gain approval. Mr. Andre replied that they are still in the design phase on the homes and they expect that once approval is received they will begin building the homes as soon as possible and hope to have them built and on the market by the start of 2022.

Commissioner Bromberg asked if they anticipate any pushback from the neighbors. Mr. Andre replied that he does not anticipate any pushback. He stated that the house is old and interesting architecturally. However, it is a disaster on the inside and is not fit for occupancy. He added that their plans are well within the parameters of the underlying zoning. Their desire is to build two fairly typical and reasonable homes that appeal to the mass market today and are in character with the neighborhood.

Mr. Ryckaert observed there is a low spot in the back yard and noticed there are storm water inlets in the back of the new lots. He suggested that the petitioners review the storm water plans as the project engineer is in attendance.

Mr. Doland stated that the topography on this site slopes down from south to north and there is a low spot at the north property line on the east third of the site. This spot is the biggest burden for storm water on the site. They plan to facilitate the new homes and leave the site in better condition for managing storm water than it is today. Mr. Doland stated that they will do this by adding several storm sewer inlets. On the south lot, they will intercept some of the storm water and add inlets to collect it in what is an impounded low area that will be connected into the Village storm sewer system which is large and adequate. This allows them to facilitate collection of storm water flow. This collection for storm water will be amply accommodating. Mr. Doland added that they have sanitary and water utilities close and the new homes can be served by all public utilities.

Commissioner Bromberg asked where the storm water currently flows. Mr. Doland replied that it runs south to north. The natural flow accepts water from the south and it runs over and enters the property to the north. The benefit of producing inlets there is to collect the water and prevent this. Commissioner Bromberg confirmed that this should make it better than it is today for this

site and the house to the north, as well. Mr. Doland stated that yes, the neighbor to the north will also gain the secondary benefit of collection of existing rainwater and additional storage in the pipes, as well.

Commissioner Schulman commented that he has heard that new construction homes' gutter downspouts cannot connect directly to underground sewers and asked why they would spew out on the ground instead. Mr. Doland replied that the specific gutter design for these homes will be part of the home design stage. He stated that the storm water collected in the storm sewer system will be by pipe or overland flow, which includes water coming from gutter downspouts. He added that if the gutters discharge on grade, the water will be directed by overland flow directly to the new catch basins or inlets for storm water. The grading will divert or direct the water to the inlets and not onto an adjoining lot. Mr. Andre confirmed that they cannot connect gutter downspouts to the underground storm sewers. Mr. Doland explained that instead of the water going from roof to downspout, to the storm sewer, it will add travel time by being filtered through the grass and then collected in the inlets and connected to the storm sewer. So it will take minutes instead of seconds for the storm water to reach the storm sewer and this is beneficial for the buffering of the system and slowing down how much storm water is collected at once. It will still be collected on site and stay on site; it will just have a longer travel time to reduce the burden on the storm sewer system.

Commissioner Stolman commented that the home on the site built in 1928 is beautiful from the outside and asked how it deteriorated to this level on the inside. Mr. Andre replied that he is not sure how it came to be in such a level of disrepair. It was a foreclosure sale and looked like it had been abandoned for quite some time. He stated that it is in extremely poor shape and not safe to inhabit. Mr. Klytta added that there was a breach in the roof and water had been pouring in and now there is a great deal of mold as a result. He stated that there is no saving the home as is despite its tremendous beauty and curb appeal on the exterior. He commented that the home was at one time elegant, luxurious living and they wish to put up two homes to mirror that. Commissioner Stolman asked if there are any historic preservation regulations that they need to abide by. Mr. Andre replied that there is no historic designation to the property and nothing that they need to abide by.

Mr. Nakahara reported that the tree survey came in today and asked Mr. Doland to briefly review the tree mitigation estimates. Mr. Doland replied they will remove what is necessary to accommodate the houses and grading. He estimated that there was around 200 caliper inches of trees to be removed to accommodate both homes although this is a forecast at this time and will be specified in the tree plans.

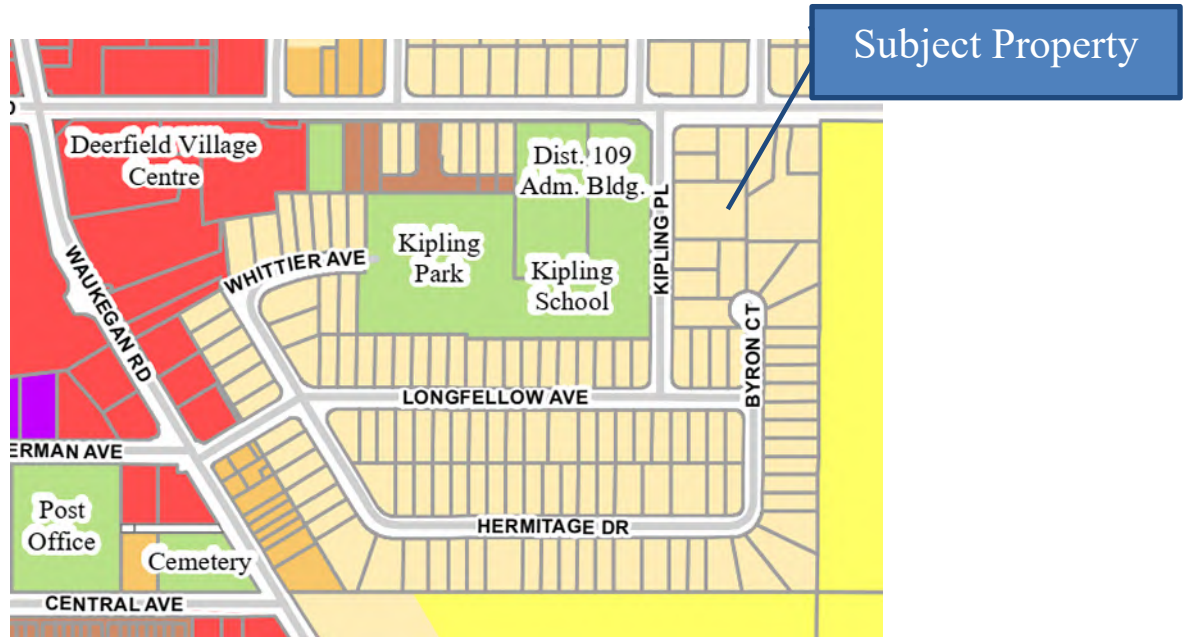
Mr. Nakahara reminded the petitioners that due to the age of the house; they will have to comply with any hazardous material waste removal requirements when they go to demolish the home.












Mr. Ryckaert reported that the Public Hearing on this matter will be February 25, 2021.

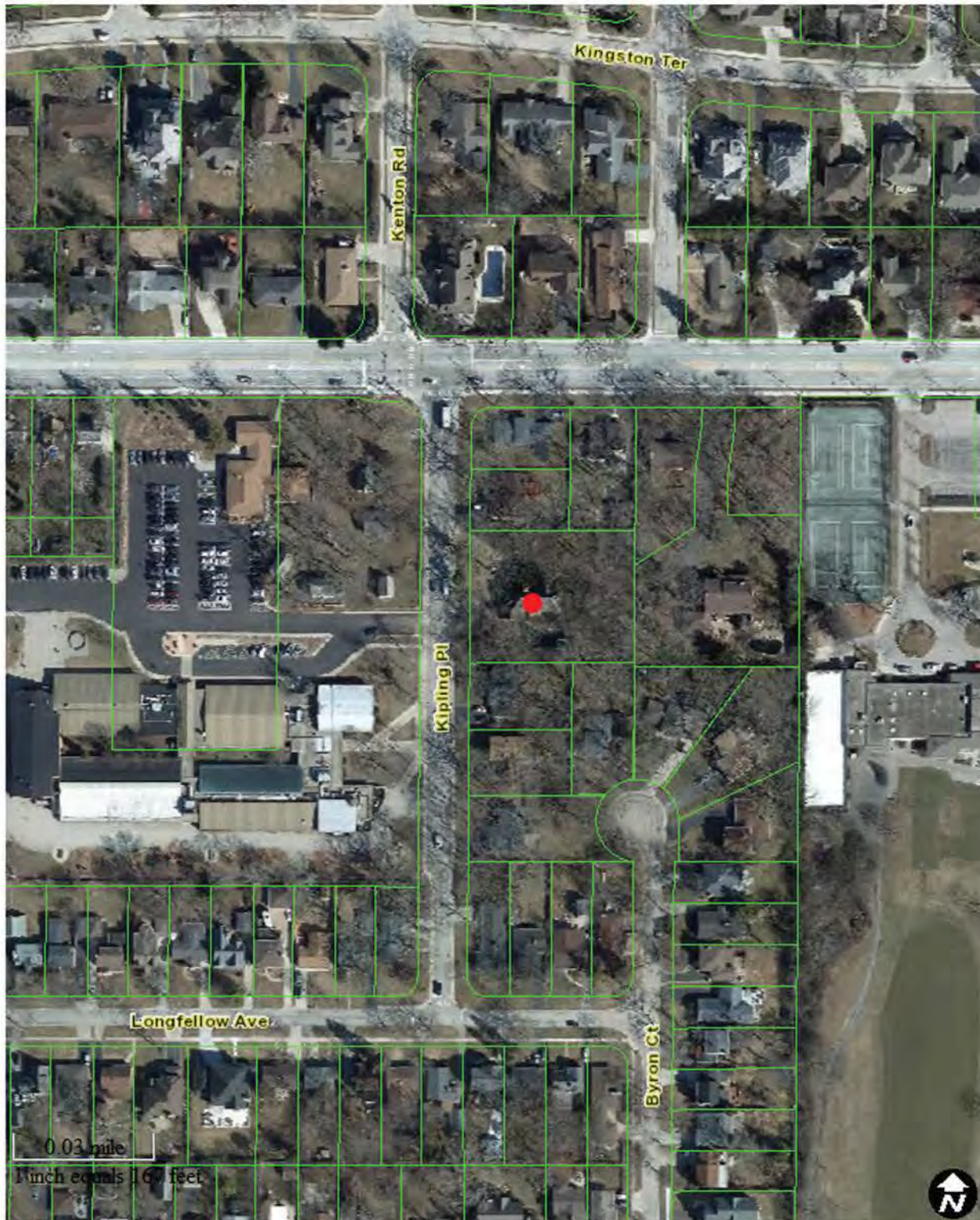
~~Document Approval~~

- ~~1. Report and Recommendation of the Plan Commission on the Request for a Finding of Substantial Conformance for a Final Development Plan for 833 Deerfield Road Apartment Development - Deerfield Square/Kirby Limited Partnership~~

Village of Deerfield 2021 Zoning Ordinance Map



| | | |
|---|------------|--|
|  | R-1 | SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES |
|  | R-2 | SINGLE FAMILY DISTRICT SAME AS R1 |
|  | R-3 | SINGLE FAMILY DISTRICT SAME AS R1 |
|  | R-4 | SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES |
|  | R-5 | GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES |
|  | C-1 | VILLAGE CENTER |
|  | C-2 | OUTLYING COMMERCIAL |
|  | C-3 | LIMITED COMMERCIAL OFFICE |
|  | I-1 | OFFICE, RESEARCH, RESTRICTED INDUSTRY |
|  | I-2 | LIMITED INDUSTRIAL |
|  | P-1 | PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES |



Map created on January 22, 2021.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

1/8/20

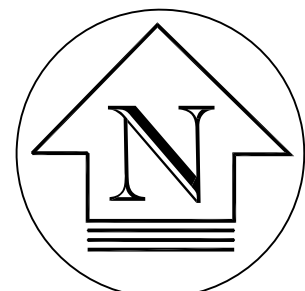
To: Jeff Ryckaert; Dan Nakahara

Fr: Ken Andre

Re: 755 Kipling Place Resubdivision

Gentlemen,

755 Kipling Place is a 32,000 square foot lot improved with a 2-story, brick single family home. The existing structure is in state of disrepair and will be demolished to make way for 2 single family homes. The lot lies within the R-3 Single Family District which requires a minimum lot area of 9,000 square feet. It is our intention to subdivide the existing lot to create 2 separate lots each 16,000 square feet measuring 80' wide by 200' feet deep. Each lot will be improved with a new single family residence containing approximately 3500 square feet above ground living space with an attached 3 car garage.



SEND TAX BILL TO :

755 KIPLING LLC.
11645 BIRCHWOOD,
DES PLAINES, IL. 60018

755 KIPLING ESTATES SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

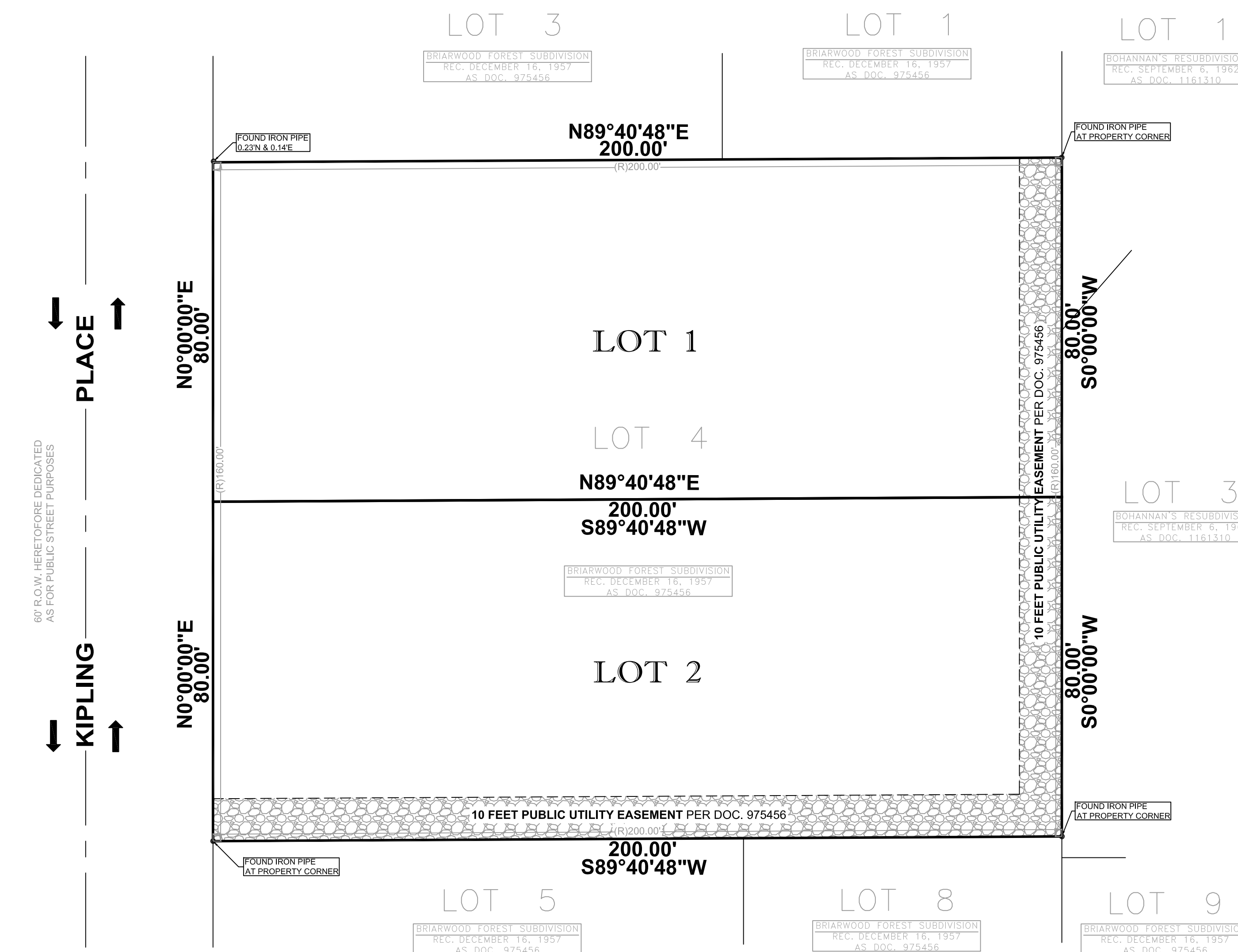
KNOWN AS: 755 KIPLING PLACE, DEERFIELD, ILLINOIS 60015

COOK COUNTY PERMANENT IDENTIFICATION NUMBER
16 - 33 - 103 - 007 - 0000

AREA TABLE

| |
|---|
| LOT 1 AREA = 16,000 SQ. FT. OR 0.367 ACRE MORE OR LESS |
| LOT 2 AREA = 16,000 SQ. FT. OR 0.367 ACRE MORE OR LESS |
| TOTAL SUBDIVISION AREA = 32,000 SQ. FT. OR 0.734 ACRES MORE OR LESS |

AFTER RECORDING MAIL TO:
THE VILLAGE OF DEERFIELD
850 WAUKEGAN ROAD
DEERFIELD, IL 60015



LEGEND

- 10 FEET PUBLIC UTILITY EASEMENT PER DOC. 975456
- PROPOSED LOT LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S
- (R) RECORD DATA

NOTE:
BEARING SYSTEM
BASIS OF BEARING SYSTEM IS ASSUMED

| | | | | | |
|--------------------------------|--|--|-----|-----------|------|
| PROJECT No.: 2020 - 28297-1 | PLAT PREPARED FOR: 755 KIPLING LLC. 11645 BIRCHWOOD, DES PLAINES, IL. 60018 | PLAT PREPARED BY: UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM | NO. | REVISIONS | DATE |
| ISSUE DATE: 12/10/2020 | | | 1 | | |
| SCALE: 1"=20' | | | 2 | | |
| SHEET NUMBER 1 OF 1 | | | 3 | | |
| | | | 4 | | |
| | | | 5 | | |
| | | | 6 | | |

OWNER'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

755 KIPLING LLC, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED IN THE MANNER HEREON DRAWN.

ADDITIONALLY, 755 KIPLING LLC, HEREBY CERTIFIES THAT THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: 109
HIGH SCHOOL DISTRICT: 113
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
TITLE: _____

ATTEST: _____
TITLE: _____

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT OWNER(S) OF THE TRACT OF LAND COMMONLY KNOWN AS THE 755 KIPLING ESTATES, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, _____, COLLECTOR FOR THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
VILLAGE COLLECTOR

MORTGAGE CERTIFICATE:

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ (DATE) IN _____ COUNTY IN THE STATE OF _____ AS DOCUMENT _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE
PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ (JOB TITLE) OF _____ (LENDING INSTITUTION NAME), AND _____ (LENDING INSTITUTION NAME), WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT AS SUCH _____ (JOB TITLE) AND _____ (JOB TITLE), RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED OF SAID _____ (LENDING INSTITUTION NAME), AS MORTGAGEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

BY: _____
NOTARY PUBLIC

DRAINAGE STATEMENT:

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
OWNER

BY: _____
OWNER

ADDRESS: 755 KIPLING PLACE, DEERFIELD, ILLINOIS 60015

BY: _____
ENGINEER

BOARD OF TRUSTEE'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS, AT A MEETING HELD THIS _____ DAY _____, A.D. 20____.

BY: _____
PRESIDENT OF THE BOARD OF TRUSTEES

ATTEST: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS, ON THIS _____ DAY _____, A.D. 20____.

BY: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF DEERFIELD, LAKE COUNTY, ILLINOIS, AT A MEETING HELD THIS _____ DAY _____, A.D. 20____.

BY: _____
CHAIRMAN OF THE PLAN COMMISSION

ATTEST: _____
SECRETARY

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 4 IN BRIARWOOD FOREST SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 16 IN OWNERS FIRST ADDITION TO DEERFIELD, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 16, 1957, AS DOCUMENT 975456, IN BOOK 1592 OF RECORDS, PAGE 229, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MARCH 7, 1958, AS DOCUMENT 963197, IN LAKE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS DESIGNATED AS UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE VILLAGE OF GLENVIEW, ILLINOIS, COMMUNITY NUMBER 170361, PANEL NUMBER 0287 K, MAP 17097C0287 K EFFECTIVE DATE SEPTEMBER 18, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLENVIEW, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND /OR CONCRETE MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF DECEMBER, 2020 AT RIVER FOREST, ILLINOIS.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



755 KIPLING ESTATES SUBDIVISION 2 LOT SUBDIVISION

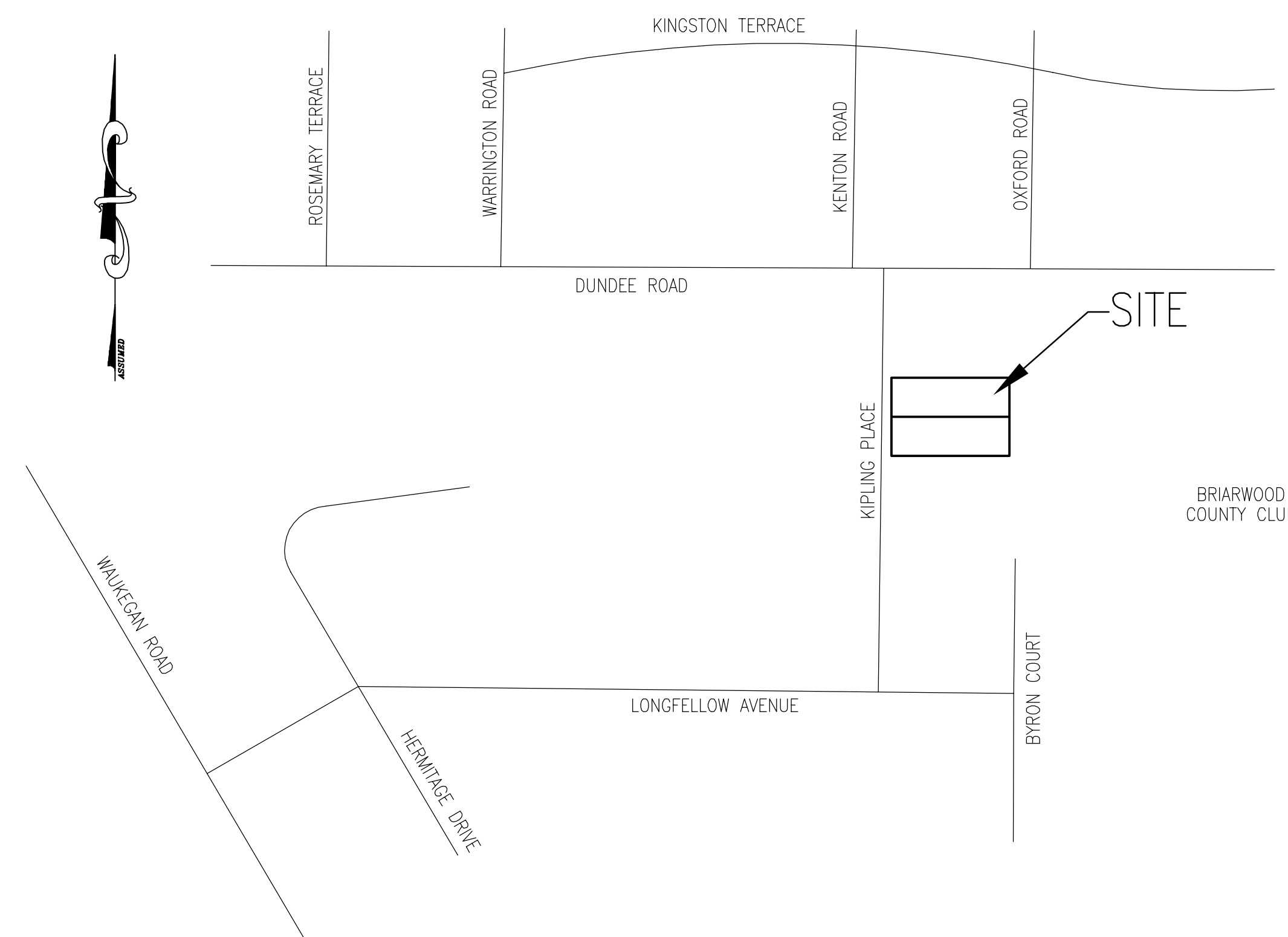
DEERFIELD, ILLINOIS

LEGEND

| | |
|-----------------|---------------------------|
| —<— | EXISTING SANITARY SEWER |
| ⊙ | EXISTING SANITARY MANHOLE |
| —w— | EXISTING WATER MAIN |
| ⊕ | EXISTING FIRE HYDRANT |
| —<<— | EXISTING STORM SEWER |
| □ | EXISTING CATCHBASIN |
| ⊙ | EXISTING STORM MANHOLE |
| - - - 657 - - - | EXISTING CONTOUR |
| ⊕ | EXISTING UTILITY POLE |
| — · — | EXISTING FENCE |
| • (100) | EXISTING TREE |

GENERAL NOTES

- 1.) THE VILLAGE OF DEERFIELD SHALL BE NOTIFIED IN WRITING AT LEAST (3) FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 2.) THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR EXISTING UTILITIES IN CONFORMANCE WITH THE AFFECTED UTILITY COMPANIES REQUIREMENTS AS MAY BE REQUIRED TO PERFORM THE WORK OF THIS CONTRACT.
- 3.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LINE AND GRADES SHOWN ON THE CONTRACT DRAWINGS, IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONTRACT DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE OWNER PRIOR TO PERFORMING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AS REQUIRED.
- 4.) ALL ELEVATIONS SHOWN ON THE CONTRACT DRAWINGS ARE U.S.G.S. DATUM UNLESS OTHERWISE SPECIFIED.
- 5.) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART HEREOF:
 - A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", AS PREPARED BY IDOT.
 - B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
 - C. VILLAGE OF DEERFIELD STANDARDS.
- 6.) THE CONTRACT DOCUMENTS ARE NOT INTENDED TO SHOW EVERY AND ALL DETAILS OF WORK TO BE PERFORMED OR EQUIPMENT TO BE SUPPLIED. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ILLUSTRATE THE CONCEPTUAL DESIGN AND LAYOUT. THE CONTRACTOR SHALL BE KNOWLEDGEABLE AND REGULARLY ENGAGED IN THE TYPE OF WORK DESCRIBED BY THESE CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR UNDERSTANDING THEIR INTENT. ANY WORK TO BE PERFORMED OR ITEM OF EQUIPMENT TO BE SUPPLIED WHICH IS NOT SPECIFICALLY CALLED FOR BY THESE CONTRACT DOCUMENTS BUT WHICH IS NECESSARY TO PROVIDE A COMPLETE AND SUCCESSFUL WORKING SYSTEM SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK AT NO ADDITIONAL COST TO THE OWNER.
- 8.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF/HERSELF OF ALL CONDITIONS, THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS THE TOTAL COST FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED DUE TO THE CONTRACTOR'S FAILURE TO UNDERSTAND THE SCOPE OF WORK.
- 9.) CERTAIN INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN OBTAINED FROM DRAWINGS OF RECORD. CONTRACTOR SHALL VERIFY SUCH INFORMATION PRIOR TO ACTUAL START OF WORK. WHERE DISCREPANCIES ARE DISCOVERED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. FAILURE BY THE CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES SHALL RESULT IN THE CONTRACTOR BEARING THE FULL BURDEN OF ALL RISKS/COSTS ATTRIBUTED TO THE DISCOVERED DISCREPANCY.
- 10.) SOIL EROSION PROTECTION SHALL BE IN ACCORDANCE WITH IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. ALL DISTURBED AREAS (NOT IMPERVIOUS IN NATURE) SHALL BE FINE GRADED, TOP SOIL RESTORED (MIN. 6 INCHES) AND SEED/MULCH APPLIED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- 11.) CONTRACTOR MUST PROTECT THE INTEGRITY OF THE EXISTING ROAD PAVEMENT ALONG ENTIRE ROUTE. ANY DAMAGE TO THE PAVEMENT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR IN KIND.
- 12.) CONTRACTOR SHALL BE RESPONSIBLE FOR VIDEO TAPING AND PROVIDING STILL PICTURES OF THE WORK AREA PRIOR TO BEGINNING ANY WORK, AND FURNISHING OWNER WITH SAME FOR DOCUMENTATION OF EXISTING CONDITIONS TO BE USED UPON THE COMPLETION OF THE PROJECT RESTORATION.



LOCATION MAP

INDEX OF SHEETS

| | |
|-----------|----------------------------|
| C1 | COVER SHEET |
| C2 | EXISTING CONDITIONS |
| C3 | UTILITY PLAN |
| C4 | GRADING PLAN |

J.U.L.I.E. INFORMATION

J.U.L.I.E. TELEPHONE No. : 811
(CALL 48 HOURS BEFORE YOU DIG. - EXCLUDING SAT., SUN. AND HOLIDAYS)
COUNTY : LAKE
CITY / TOWNSHIP : DEERFIELD / WEST DEERFIELD TWP.
SECTION : 33-T43N-R12E

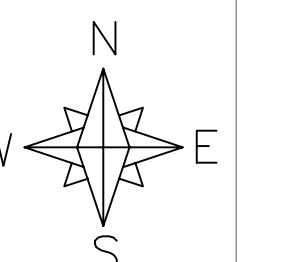
BENCHMARKS

| | |
|--------------------------|--|
| PROJECT BENCHMARK | |
| DESCRIPTION : | VILLAGE OF DEERFIELD BENCHMARK 2007-17 EAST SIDE KNOLLWOOD AT 909 KNOLLWOOD ROAD |
| ELEVATION : | 676.36 |
| ON-SITE BENCHMARK | |
| DESCRIPTION : | X IN SIDEWALK - SHOWN ON SHEET C2 |
| ELEVATION : | 688.49 |
| DESCRIPTION : | RIM OF SANITARY MANHOLE - SHOWN ON SHEET C2 |
| ELEVATION : | 687.70 |

REVISIONS
02/16/21
UPDATE TREE INVENTORY LIST

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 994-3427 -FAX

SITE IMPROVEMENT AT
755 KIPLING ESTATES SUBDIVISION
755 KIPLING PLACE
DEERFIELD, ILLINOIS



DATE: 12/24/20

SCALE: 1"=20'

FILE: 755-Kipling

COVER SHEET

C1

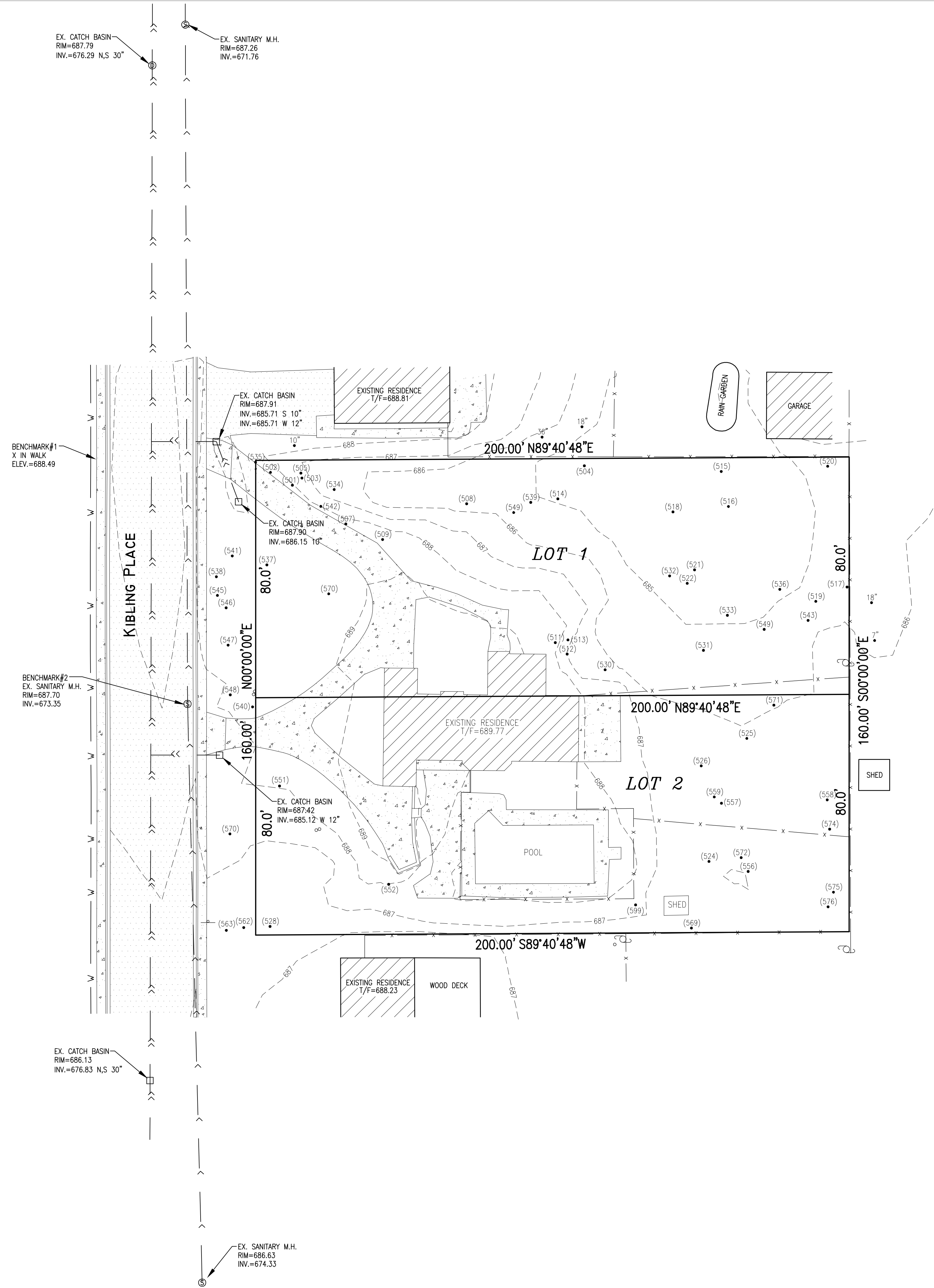
PRELIMINARY

LEGEND

- <—>— EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY MANHOLE
- W— EXISTING WATER MAIN
- ⊕ EXISTING FIRE HYDRANT
- <<— EXISTING STORM SEWER
- EXISTING CATCHBASIN
- ⊕ EXISTING STORM MANHOLE
- - - 657 - - - EXISTING CONTOUR
- ⊕ EXISTING UTILITY POLE
- x— EXISTING FENCE
- 20' EXISTING TREE

PROJECT BENCHMARK:
VILLAGE OF DEERFIELD BENCHMARK 2007-17:
EAST SIDE KNOLLWOOD
AT 909 KNOLLWOOD ROAD - ELEV.=676.36

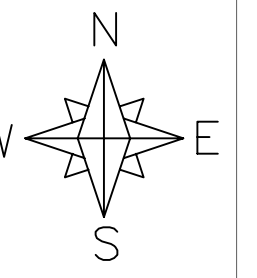
| Common Name | DBH | Form | Tree Number |
|--------------------|-----|-----------|-------------|
| American elm | 10 | Good | 509 |
| American elm | 6 | Good | 507 |
| Basswood | 15 | Fair | 542 |
| Green ash | 10 | Dead | 508 |
| Green ash | 8 | Dead | 534 |
| American elm | 10 | Good | 549 |
| American elm | 8 | Good | 539 |
| American elm | 6 | Good | 514 |
| Mulberry | 12 | Fair | 506 |
| Green ash | 8 | Dead | 508 |
| Green ash | 8 | Dead | 503 |
| Basswood | 8 | Fair | 505 |
| American elm | 10 | Fair | 502 |
| Siberian elm | 9 | Fair | 535 |
| White oak | 15 | Good | 504 |
| Bur oak | 25 | Good | 532 |
| American elm | 6 | Good | 522 |
| American elm | 16 | Good | 516 |
| Bur oak | 30 | Good | 520 |
| Bur oak | 30 | Good | 518 |
| Basswood | 6 | Fair | 515 |
| Bur oak | 28 | Good | 521 |
| Bur oak | 15 | Fair | 536 |
| Bur oak | 15 | Good | 533 |
| Basswood | 12 | Fair | 531 |
| White oak | 12 | Good | 544 |
| American elm | 10 | Good | 543 |
| American elm | 8 | Good | 519 |
| Bur oak | 30 | Good | 517 |
| Mulberry | 10 | Fair | 511 |
| American elm | 13 | Good | 513 |
| Northern red oak | 25 | Good | 530 |
| Bur oak | 33 | Good | 512 |
| Bur oak | 33 | Good | 510 |
| White oak | 29 | Good | 537 |
| Blue spruce | 10 | Good | 541 |
| Shagbark hickory | 8 | Good | 538 |
| Blue spruce | 10 | Good | 545 |
| Blue spruce | 10 | Good | 546 |
| Blue spruce | 10 | Good | 547 |
| Bur oak | 35 | Good | 540 |
| Blue spruce | 10 | Good | 548 |
| Bur oak | 26 | Excellent | 571 |
| American elm | 6 | Fair | 525 |
| Bur oak | 25 | Good | 526 |
| American elm | 15 | Good | 559 |
| Black walnut | 18 | Good | 574 |
| American elm | 6 | Good | 572 |
| Basswood | 15 | Good | 575 |
| Bur oak | 12 | Good | 557 |
| Northern hackberry | 20 | Good | 576 |
| Boxelder | 25 | Poor | 569 |
| Boxelder | 25 | Fair | 599 |
| Siberian elm | 6 | Fair | 556 |
| Bur oak | 35 | Excellent | 552 |
| Hawthorn | 10 | Poor | 528 |
| Shagbark hickory | 12 | Good | 551 |
| White oak | 8 | Good | 562 |
| White oak | 10 | Good | 570 |
| Green ash | 10 | Dead | 563 |



| REVISIONS | UPDATE | TREE INVENTORY LIST |
|-----------|--------|---------------------|
| 02/16/21 | | |

DOLAND ENGINEERING, LLC.
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427 -FAX

SITE IMPROVEMENT AT
755 KIPLING ESTATES SUBDIVISION
755 KIPLING PLACE
DEERFIELD, ILLINOIS



DATE: 12/24/20
SCALE: 1"=20'
FILE: 755-Kipling

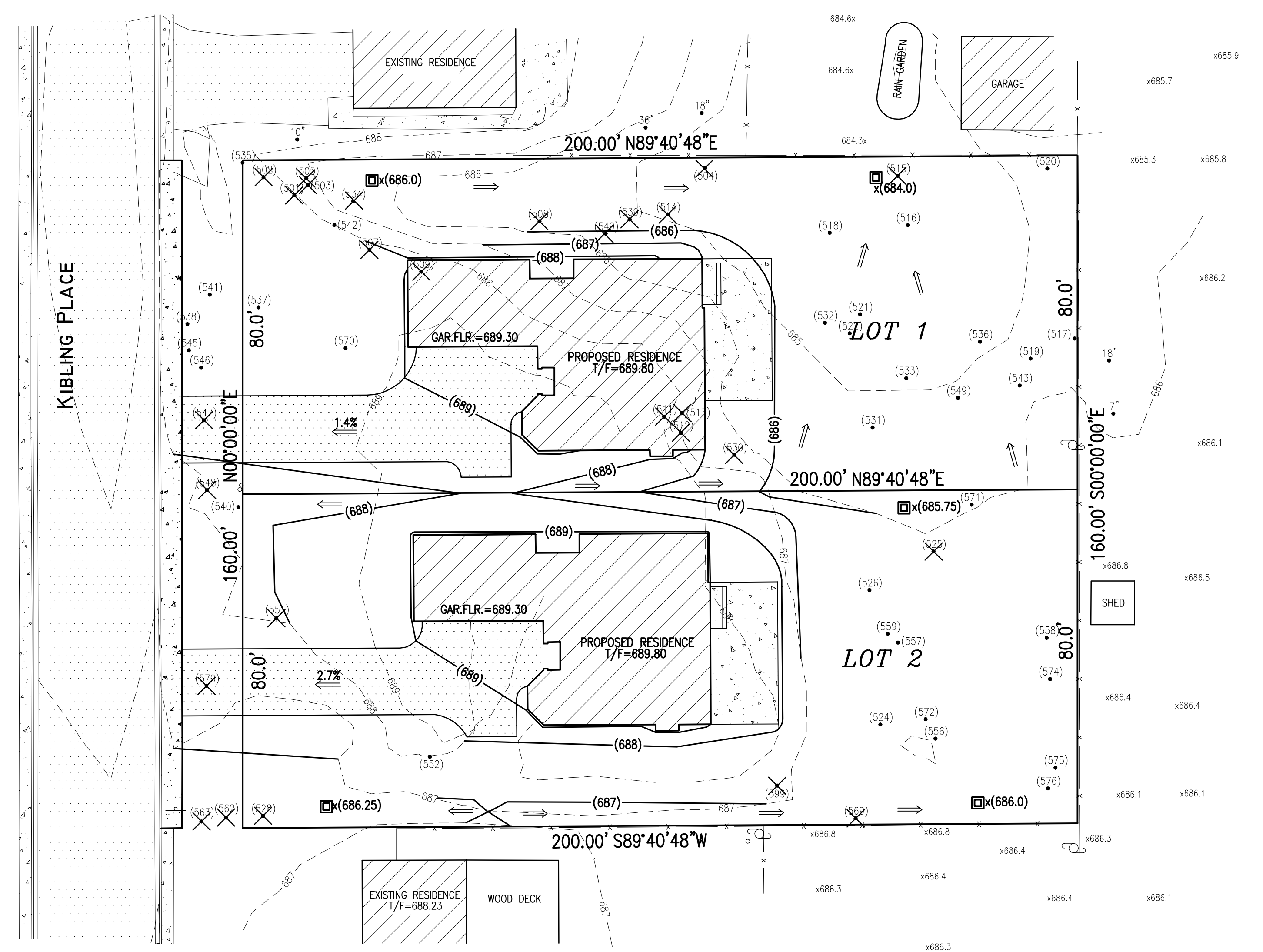
EXISTING CONDITIONS

C2

PRELIMINARY

| Common Name | DBH | Form | Tree Number | Remove | Caliper Inches Remove |
|--------------------|-----|-----------|-------------|--------|-----------------------|
| American elm | 10 | Good | 509 | X | 10 |
| American elm | 6 | Good | 507 | X | |
| Basswood | 15 | Fair | 542 | | |
| Green ash | 10 | Dead | 508 | X | 10 |
| Green ash | 8 | Dead | 534 | X | 8 |
| American elm | 10 | Good | 549 | X | 10 |
| American elm | 8 | Good | 539 | X | 8 |
| American elm | 6 | Good | 514 | X | |
| Mulberry | 12 | Fair | 506 | | |
| Green ash | 8 | Dead | 508 | X | 8 |
| Green ash | 8 | Dead | 503 | X | 8 |
| Basswood | 8 | Fair | 505 | X | 8 |
| American elm | 10 | Fair | 502 | X | 10 |
| Siberian elm | 9 | Fair | 535 | | |
| White oak | 15 | Good | 504 | X | 15 |
| Bur oak | 25 | Good | 532 | | |
| American elm | 6 | Good | 522 | | |
| American elm | 16 | Good | 516 | | |
| Bur oak | 30 | Good | 520 | | |
| Bur oak | 30 | Good | 518 | | |
| Basswood | 6 | | 515 | X | |
| Bur oak | 28 | Good | 521 | | |
| Bur oak | 15 | Fair | 536 | | |
| Bur oak | 15 | Good | 533 | | |
| Basswood | 12 | Fair | 531 | | |
| White oak | 12 | Good | 544 | | |
| American elm | 10 | Good | 543 | | |
| American elm | 8 | Good | 519 | | |
| Bur oak | 30 | Good | 517 | | |
| Mulberry | 10 | Fair | 511 | X | 10 |
| American elm | 13 | Good | 513 | X | 13 |
| Northern red oak | 25 | Good | 530 | X | 25 |
| Bur oak | 33 | Good | 512 | X | 33 |
| Bur oak | 33 | Good | 510 | | |
| White oak | 29 | Good | 537 | | |
| Blue spruce | 10 | Good | 541 | | |
| Shagbark hickory | 8 | Good | 538 | | |
| Blue spruce | 10 | Good | 545 | | |
| Blue spruce | 10 | Good | 546 | | |
| Blue spruce | 10 | Good | 547 | X | 10 |
| Bur oak | 35 | Good | 540 | | |
| Blue spruce | 10 | Good | 548 | X | 10 |
| Bur oak | 26 | Excellent | 571 | | |
| American elm | 6 | Fair | 525 | X | |
| Bur oak | 25 | Good | 526 | | |
| American elm | 15 | Good | 559 | | |
| Black walnut | 18 | Good | 574 | | |
| American elm | 6 | Good | 572 | | |
| Basswood | 15 | Good | 575 | | |
| Bur oak | 12 | Good | 557 | | |
| Northern hackberry | 20 | Good | 576 | | |
| Boxelder | 25 | Poor | 569 | X | 25 |
| Boxelder | 25 | Fair | 599 | | |
| Siberian elm | 6 | Fair | 556 | | |
| Bur oak | 35 | Excellent | 552 | | |
| Hawthorn | 10 | Poor | 528 | X | 10 |
| Shagbark hickory | 12 | Good | 551 | X | 12 |
| White oak | 8 | Good | 562 | X | 8 |
| White oak | 10 | Good | 570 | X | 10 |
| Green ash | 10 | Dead | 563 | X | 10 |

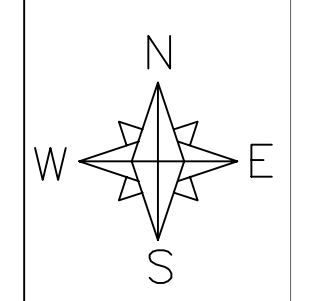
271 TOTAL CALIPER INCHES REMOVAL



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|----------------------------|
| 02/16/21 | | UPDATE TREE INVENTORY LIST |

DOLAND ENGINEERING, LLC.
 -CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
 334 EAST COLFAX STREET, SUITE C
 PALATINE, ILLINOIS 60067
 (847) 991-5088 (847) 934-3427 -FAX

SITE IMPROVEMENT AT
755 KIPLING ESTATES SUBDIVISION
 755 KIPLING PLACE
 DEERFIELD, ILLINOIS



DATE: 12/24/20
 SCALE: 1"=20'
 FILE: 755-Kipling

GRADING PLAN

C4

PRELIMINARY

755 KIPLING PL - TREE REMOVAL LIST

| | CommonName | DBH | Form | Tree # | Remove | Caliper Inches Remove |
|----|--------------------|------------|-------------|---------------|---------------|--------------------------------------|
| 1 | American Elm | 10 | Good | 509 | X | 10 |
| 2 | American Elm | 6 | Good | 507 | X | |
| 3 | Basswood | 15 | Fair | 542 | | |
| 4 | Green Ash | 10 | Dead | 508 | X | 10 |
| | Green Ash | 8 | Dead | 534 | X | 8 |
| 5 | American Elm | 10 | Good | 549 | X | 10 |
| 6 | American Elm | 8 | Good | 539 | X | 8 |
| 7 | American Elm | 6 | Good | 514 | X | |
| 8 | Mulberry | 12 | Fair | 506 | | |
| 9 | Green Ash | 8 | Dead | 508 | X | 8 |
| 10 | Green Ash | 8 | Dead | 503 | X | 8 |
| 11 | Basswood | 8 | Fair | 505 | X | 8 |
| 12 | American Elm | 10 | Fair | 502 | X | 10 |
| 13 | Siberian Elm | 9 | Fair | 535 | | |
| 14 | White Oak | 15 | Good | 504 | X | 15 |
| 15 | Bur Oak | 25 | Good | 532 | | |
| 16 | American Elm | 6 | Good | 522 | | |
| 17 | American Elm | 16 | Good | 516 | | |
| 18 | Bur Oak | 30 | Good | 520 | | |
| 19 | Bur Oak | 30 | Good | 518 | | |
| 20 | Basswood | 6 | | 515 | X | |
| 21 | Bur Oak | 28 | Good | 521 | | |
| 22 | Bur Oak | 15 | Fair | 536 | | |
| 23 | Bur Oak | 15 | Good | 533 | | |
| 24 | Basswood | 12 | Fair | 531 | | |
| 25 | White Oak | 12 | Good | 544 | | |
| 26 | American Elm | 10 | Good | 543 | | |
| 27 | American Elm | 8 | Good | 519 | | |
| 28 | Bur Oak | 30 | Good | 517 | | |
| 29 | Mulberry | 10 | Fair | 511 | X | 10 |
| 30 | American Elm | 13 | Good | 513 | X | 13 |
| 31 | Northern Red Oak | 25 | Good | 530 | X | 25 |
| 32 | Bur Oak | 33 | Good | 512 | X | 33 |
| 33 | Bur Oak | 33 | Good | 510 | | |
| 34 | White Oak | 29 | Good | 537 | | |
| 35 | Blue Spruce | 10 | Good | 541 | | |
| 36 | Shagbark Hickory | 8 | Good | 538 | | |
| 37 | Blue Spruce | 10 | Good | 545 | | |
| 38 | Blue Spruce | 10 | Good | 546 | | |
| 39 | Blue Spruce | 10 | Good | 547 | X | 10 |
| 40 | Bur Oak | 35 | Good | 540 | | |
| 41 | Blue Spruce | 10 | Good | 548 | X | 10 |
| 42 | Bur Oak | 26 | Good | 571 | | |
| 43 | American Elm | 6 | Good | 525 | X | |
| 44 | Bur Oak | 25 | Excellent | 526 | | |
| 45 | American Elm | 15 | Fair | 559 | | |
| 46 | Black Walnut | 18 | Good | 574 | | |
| 47 | American Elm | 6 | Good | 572 | | |
| 48 | Basswood | 15 | Good | 575 | | |
| 49 | Bur Oak | 12 | Good | 557 | | |
| 50 | Northern Hackberry | 20 | Good | 576 | | |
| 51 | Boxelder | 25 | Poor | 569 | X | 25 |
| 52 | Boxelder | 25 | Fair | 599 | | |
| 53 | Siberian Elm | 6 | Fair | 556 | | |
| 54 | Bur Oak | 35 | Excellent | 552 | | |
| 55 | Hawthorn | 10 | Poor | 528 | X | 10 |
| 56 | Shagbark Hickory | 12 | Good | 551 | X | 12 |
| 57 | White Oak | 8 | Good | 562 | X | 8 |
| 58 | White Oak | 10 | Good | 570 | X | 10 |
| 59 | Green Ash | 10 | Good | 563 | X | 10 |
| | | | | | | 271 |

REQUEST FOR BOARD ACTION

21- 44

Agenda Item: _____

Subject: Consideration and Action on a Report and Recommendation of the Board of Zoning Appeals Concerning the Request of Jonathan and Dani Strouse, 1256 Rosewood Ave, Deerfield, Illinois, for Relief from Article 12.03-C,3 of the Deerfield Zoning Ordinance for the Property Located at 1256 Rosewood Ave. to Permit the Construction of a Garden Shed 3.5 feet from the West Street Side Property line in Lieu of the Referenced minimum 10 Foot Specified in the Deerfield Zoning Ordinance.

Action Requested: Acceptance
Board of Zoning Appeals

Originated By: Village Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

A public hearing was held on March 2, 2021, via Zoom to consider the request of the petitioners, Johnathan and Dani Strouse, 1256 Rosewood Ave., Deerfield, Illinois, would like to replace a garden shed that because of age and condition was removed, but appears to have been originally established without a permit by a previous owner on a remaining concrete slab, 3.5 feet from a property line in lieu of the referenced 10 foot R-1 setback specified by reference in 12.03-C,1 of the Deerfield Zoning Ordinance.

The Board of Zoning Appeals concluded the requested variation was based on a previously established condition, which was a reasonable use of the land and satisfied the Standards for Variation specified in Chapter 13 of the Zoning Ordinance.

The Board of Zoning Appeals voted 6-0 in favor of recommending the granting of the variation.

Reports and Documents Attached:

- Recommendation
- Draft Minutes
- Exhibits, Legal Notice, Map

April 5, 2021

Date Referred to Board: _____

Action Taken: _____

RECOMMENDATION

TO: Mayor and Board of Trustees

FROM: Board of Zoning Appeals

DATE: March 2, 2021

SUBJECT: Variation, Street Side, Side Yard, 1256 Rosewood Avenue.

We transmit for your consideration a recommendation adopted by the Deerfield Board of Zoning Appeals on the petition of Jonathan and Dina Strouse, 1256 Rosewood Ave., Deerfield, Illinois. The petitioners are seeking relief from Article 12.03-C of the Deerfield Zoning Ordinance for the property at 1256 Rosewood Ave. The variation if granted would permit the construction of a detached accessory structure (shed) encroaching to within 3.5 feet of the side property line in lieu of the minimum 10 foot setback specified in referenced Article 4.01-F,3,f,(2) of the Deerfield Zoning Ordinance.

FINDINGS OF FACT

1. R-1 PRD Zoning District.
2. The property is a lot of record recorded June 14, 1974
3. The property is a corner lot.
4. The shed as proposed is located in an area which is least visible to the neighbors and allows a reasonable use of the land.

CONCLUSIONS

1. The petitioner addressed all of the standards for variation as stipulated in the Deerfield Zoning Ordinance.
2. The petitioner delivered proper notice to the surrounding property owners, no opposition was presented.
3. The shed is 7.5 foot to the ridge in height and is screened on the south and west sides by a 6 foot stockade fence and on the east side by Mr.Strouse's home.

MOTIONS AND VOTE

A motion was made to recommend approval of the requested variation as presented.

The vote was as follows:

AYES: (6) Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann

NAYS: (0)

Motion passed.

RECOMMENDATION

Accordingly, in the presence of 6 concurring votes it is the recommendation of the Board of Zoning Appeals that the requested variation be granted, to permit the construction of a detached accessory structure (shed) encroaching to within 3.5 feet of the west side property line in lieu of the minimum 10 foot setback specified in referenced Article 4.01-F,3,f,(2) of the Deerfield Zoning Ordinance.

Respectfully submitted,

Robert Speckmann, Chairman
Deerfield Board of Zoning Appeals

Board of Zoning Appeals

Minutes of Public Hearing

March 2, 2021

The Deerfield Board of Zoning Appeals held a Public Hearing on Tuesday, March 2, 2021 at 7:30 p.m. electronically over Zoom. Chairman Robert Speckmann called the meeting to order at 7:30 p.m.

Present were:

Chairman Bob Speckmann

Len Adams

Karen Bezman

Herb Kessel

Ted Kuczek

Matthew Kustusch

Absent was:

Karen Scott

Also present:

Clint Case, Building and Code Enforcement Supervisor

Andrew Lichterman, Assistant Village Manager (present at Village Hall)

Public Comment:

There was no Public Comment on non-agenda items. There were no emails submitted for Public Comment, no one on Zoom indicating they wish to speak at this time on a non-agenda item.

Business:

Public Hearing for 1256 Rosewood Avenue – Minimum Accessory Structure Property Line Setback

Ch. Speckmann confirmed the mailings were in order for the petition and the Public Hearing was properly advertised and listed. The petitioner, Jonathan Strouse was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 2.03-C of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 5 IN CHESTERFIELD'S LAUREL HILL UNIT 9 PHASE ONE. BEING A RESUBDIVISION OF LOT 5 [EXCEPT THE EAST 150 FEET AND EXCEPT THE NORTH 30 FEET THEREOF. LOT 6 [EXCEPT THE EAST 135 FEET AND EXCEPT THE SOUTH 40 FEET THEREOF]. LOT 36 [EXCEPT THE NORTH 30 FEET OF THE EAST 30 FEET THEREOF] AND ALL OF LOT 35 IN J.S.HOVELAND'S 1ST ADDITION TO DEERFIELD BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1924 AS DOCUMENT NUMBER 248380 IN BOOK 'N' OF PLATS PAGE 56, IN LAKE COUNTY ILLINOIS.

Said Property is Commonly Known as 1256 Rosewood Avenue, Deerfield, Illinois.

The variation, if granted, would permit the construction of a storage shed approximately 3.5 feet from the west side property line in lieu of the minimum 10 feet specified in the Deerfield Zoning Ordinance.

Mr. Strouse explained when the 10x12' storage shed on the side of their house, which has been there for decades, was deteriorating so they removed it. The 10x12' concrete slab remains in the same location. He would like to replace the shed with a new 8x11' shed with reinforced sides. Mr. Strouse spoke with Mr. Case, who indicated the shed has to be a minimum 10 feet from the house and 5 feet from the lot line. Mr. Strouse explained if he complied with the Ordinance, the shed would be only 5 feet wide because there is only 20 feet from the lot line to the house. He noted the request is for an 8-foot wide shed, which is smaller than the previous 10 foot wide shed.

Mr. Case explained they are asking for a shed that is 3.5 feet from the property line in lieu of 10 feet. Ch. Speckmann noted most of the Zoning Ordinance embraces a 5-foot clearance between the property line and an auxiliary structure. In the R1 PRD zone, it is supposed to be 10 feet; however, the Zoning Ordinance does not specifically address auxiliary structures in the R1 PRD District. Ch. Speckmann explained the petitioner is looking to push the shed back to where it would normally be in the other Zoning districts, except for a 2 foot variation.

Mr. Adams noted the submittal has information on fencing. Mr. Strouse explained the 6-foot high stockade fence that replaced a 6-foot high stockade fence is 2 years old. The fence hides the shed.

Mr. Case asked about the distance from the fence to the shed. Mr. Strouse explained the concrete pad is 10 feet wide. The shed can be moved anywhere within the 10 foot pad. Mr. Case explained the legal description was written as 3.5 feet. Mr. Kessel asked about the color of the shed. Mr. Strouse noted the shed will be hatbox brown with a delicate white trim. The roof will be shingled. Mr. Kessel asked about the height of the shed. Mr. Strouse believes the height will be 7.5 feet high. Mr. Kessel expressed concern as a portion of the shed will be visible from the street, over the fence. Mr. Strouse explained they have bushes and trees that will help obscure the shed.

Mr. Kustus noted sheds do not need to be placed on concrete slabs. It is convenient that you have an existing concrete slab. Mr. Strouse explained the shed has to be bolted down, but does not know whether it has to be placed on concrete.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Kessel moved to recommend the Board of Trustees approve a variation for relief from Article 2.03-C of the Deerfield Zoning Ordinance to allow the construction of a storage shed approximately 3.5 feet from the west property line in lieu of the minimum 10 feet specified in the

Deerfield Zoning Ordinance. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Ch. Speckmann reported this petition would be in front of the Mayor and Board of Trustees at their April 5, 2021 meeting.

Public Hearing for 1 Waukegan Road – Monument Sign Modification

Ch. Speckmann confirmed the mailings were in order for this petition and the Public Hearing was properly advertised and listed. The petitioner, Art Solis from North Shore Sign, representing Anil Amiani, President of Fahd Amoco, was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 9.02-b, 15, (2), (3) & (5) of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 1 IN JOHN A. MALLIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR WAUKEGAN ROAD PER DOCUMENT 1758241), IN LAKE COUNTY, ILLINOIS.

Said property is Commonly Known as 1 Waukegan Road, Deerfield, Illinois.

The modification, if granted, would permit the construction of a new light emitting diode (LED) ground sign with a single sign face area of 51.02 square feet in lieu of 32 square feet and an aggregate sign face area of 82.04 square feet in lieu of 64 square foot area specified in Article 9.02-b, 15, (2).

A ground sign height of 16 feet in lieu of 6 feet with a sign face separation of 13 inches in lieu of the 12 inches specified in Article 9.02-b, 15, (3) of the Deerfield Zoning Ordinance.

Two fuel price displays, one for unleaded and the second for diesel, in lieu of the one display limit specified in Article 9.02-b, 15, (5).

Mr. Solis explained the original sign on the corner was hit by a car, so there is a small aluminum sign that shows the fuel pricing. They are looking to install a new sign, similar to the other BP station in Deerfield. The only difference is the proposed sign would have the unleaded gas price as well as the diesel fuel price. Mr. Solis explained this is the only gas station in the Village that offers diesel fuel and the owner would like to ensure people are aware diesel fuel is available.

Mr. Case explained the petitioner is also seeking variations on the size of the face, the separation of the faces, the height of the sign and the additional price. He noted the BP station at 1460 Waukegan Road, visually, would be the same except for the additional price display.

Mr. Kessel asked about the location of the new sign. Mr. Solis explained the sign would be moved 5 – 8 feet south of the original location to keep it away from the traffic that turns within the driving area for the fuel pumps. They propose adding additional bollards to help protect the sign base. Mr. Kessel noted the sign would be very close to the intersection of Lake Cook and Waukegan Roads. Mr. Solis explained the site plan shows the sign is 27 feet away from the curb.

Ch. Speckmann confirmed the temporary sign was in the same location as the former sign. He indicated there are a number of distractions at that location, including power poles and the traffic control cabinet. Ch. Speckmann asked if the new sign would be high enough to miss what is currently there. Mr. Solis explained they determined the location so the main portion of the sign is above the traffic control cabinet. The traffic control cabinet is 6 feet high.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Kuczek noted the base of the sign is the same size as the top of the sign. Given the location on the corner, he finds the 3-foot-wide masonry sign base problematic. Mr. Solis noted the sign size is the same as the BP at 1460 Waukegan Road. Mr. Kuczek explained this is a corner, and vehicles making a right turn would have the sign as well as the electrical box and other things to potentially block the view. Ch. Speckmann does not believe the sign would be detrimental, but adding the sign to the power poles and traffic control cabinet could add to the challenge. Mr. Solis does not believe the proposed sign would be a hindrance; rather, it would be the existing three poles and electrical box. The proposed sign was moved so there would be clear visibility.

Mr. Kuczek moved to recommend the Board of Trustees approve the construction of a new LED ground sign for BP, including the sign size, separation, height, location and two fuel prices as presented. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Ch. Speckmann reported this petition would be in front of the Mayor and Board of Trustees at their April 5, 2021 meeting.

Public Hearing for 520 Brierhill Road – Minimum Established Front Yard Setback

Ch. Speckmann confirmed the mailings were in order for this petition and the Public Hearing was properly advertised and listed. The petitioners, Mike Hagenson, representing 520 Brierhill LLC, was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 2.02-D, 1 of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 12 IN BRIERHILL SUBDIVISION. A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ (EXCEPT THE NORTH 8.10 CHAINS THEREOF) AND THE

NORTH 594.60 FEET OF THE EAST 60 FEET OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ ALL IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1923 AS DOCUMENT 222755 IN BOOK “L” OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

Said property is Commonly Known as 520 Brierhill Road, Deerfield, Illinois.

The variation, if granted, would permit the razing of the existing residence currently located 144.38 feet from the front property line and reestablishment of a new home with a 106.38-foot front yard in lieu of the 166-foot setback established by averaging as specified by the Deerfield Zoning Ordinance.

Mr. Hagenson is seeking a variance to reduce the front yard setback from 166 feet to 106.38 feet in order to construct a new single-family home on the lot. He discussed pictures from his submittal that show the site conditions. The aerial photographs show a creek that runs through the west portion of the lot. The creek is at a relative low point in the local topography and serves as a drainage point for a significant portion of the Briarwood golf course. The lot experiences ponding during periods of heavy rain. Mr. Hagenson explained the creek cannot be relocated without causing potential water consequences to neighboring properties. He noted the 2500 square foot home’s existing front yard setback is legal non-conforming at 144.38 feet. During times of heavy rains, the creek has ponded enough to cause water to encroach up to the building line of the existing home.

The petitioner seeks a variance to move the home further east on the lot, away from the topographical high water mark which currently sits somewhere near the rear patio. Mr. Hagenson noted the site plan shows an overlay of the existing structure with the proposed new structure at the requested front yard setback. The site plan also shows the required front yard setback at 166 feet. Mr. Hagenson explained the Village has taken the position that any new home footprint cannot extend back (west) into the lot beyond where the current home’s rear building line sits. The required setback combined with the Village Engineer’s opinion would require the home to be no deeper than 27.5 feet, which would be unreasonable to construct. In addition, the rear building line would still be subject to the same water ponding issues that currently exist. The requested variance would allow the petitioners to build a reasonable home and move the rear building line in the front yard setback east beyond the high water line while maintaining the existing drainage patterns.

Mr. Hagenson showed an exhibit that shows the setbacks of the neighboring properties. The requested variance has precedents among the immediate neighbors as many of the properties have substantially reduced front yard setbacks that are substantially similar to the setbacks requested by the petitioner. The requested front yard setback is identical to the adjacent neighbor to the south at 510 Brierhill Road. Mr. Hagenson noted several other neighbors have front yard setbacks that are substantially less than the Ordinance required 166-foot setbacks.

Mr. Hagenson believes the petition meets the seven standards required under Article 13, Section 13.07-E of the Zoning Code. 1. The home with a reduced front yard setback is a permitted use in the R1 district. 2. The topographical and drainage features that burden the lot are unique to the property and deprive the site of its full beneficial use by causing water ponding to encroach on the building. 3. The creek drainage is detrimental on the lot and not self-imposed by the petitioner. He noted there may be some objections noting the water issues have occurred for decades, well before the petitioner purchased the property. 4. The strict application of the provisions in the Zoning Ordinance would deprive the petitioner of reasonable use of the land. Without the variation, the petitioner would be unable to construct a typical home with a typical rear yard, that is consistent with the area and not subject to the water issues caused by the creek. 5. The requested variation of a front yard setback of 106.38 feet is the minimum variation necessary to construct a reasonable and typical-sized home with a usable backyard without flooding and water issues. 6. The granting of the variation is not detrimental to the public welfare and is similar or identical to many other front yard setbacks including the adjacent house that is not affected by the water issues. 7. The proposed variation is not detrimental to the neighborhood and does not have a negative impact on traffic or pose a public safety concern. Mr. Hagenson noted the homes on the east side of the street have front yard setbacks substantially less than the requested 106.38-foot setback. Prior to purchasing the lot, the petitioners discussed the possibility of building a house on the property with the Village Engineer and a civil engineer. The parties consulted did not believe building a new home further east on the lot would have a negative impact on the flooding issues. The petitioner's civil engineer felt the new home would improve the current situation. Mr. Hagenson noted the Village is aware of the water ponding issues and concerns voiced by the neighbors.

Mr. Kessel asked how the 27.5-foot measurement for a home without the variance was determined. Mr. Hagenson explained with a front yard setback at 166-feet, the rear building line is the furthest west a new structure could extend. With the Ordinance setback at 166-feet and the building line at the existing structure location would allow a 27.5-foot-deep house. Ch. Speckmann noted a normal setback in the R1 District is 50 feet if there was not a unique situation of water in the backyard. If there was not a water challenge, there would be about 200 feet of possible building area with a front yard setback of 166-feet. The Village engineer's restrictions squeeze down the building pad of what would have been a normal opportunity to construct a house on the site.

Mr. Kustus asked about the anticipated total depth of the house if the variance were granted. Mr. Hagenson noted they are still in the planning stages, but anticipate the footprint of 4000 or 4200 feet with a normal-sized, usable backyard. The side yard setback requirements reduce the building envelope to 75-feet, so the house would be about 55-feet deep by 75-feet wide.

Mr. Lichterman noted the Village received several written comments prior to the meeting. The comments have been shared with the BZA members and the petitioner. The comments received prior to February 19, 2021 were posted online as part of the agenda. Comments received after February 19, 2021 will be read at this meeting.

Mr. Lichterman read a letter from Linda and Charles Dawe who live across the street and oppose the variation. Mr. and Mrs. Dawe built their home 20 years ago, consistent with the existing Zoning regulations. If a new structure is built 38 feet closer to the street, their enjoyment of air and light will be diminished, the sun will be obscured sooner in the west and much sooner if the two-story house is built where a distant one-story residence now exists. Mr. and Mrs. Dawe have worked hard to add plantings in the front yard and believe a new home looming over them will threaten their substantial investment in their property. The Dawes do not believe it is in anyone's best interest to have a temporary developer force the neighborhood to compress itself. They believe allowing the variations would establish a dangerous precedent that would lead to more water damage and have a negative effect on the neighbor's property values. Mr. and Mrs. Dawe asked the BZA to give careful thought to the property tax base represented by Brierhill Road Village economics as well as the aesthetics and healthy drainage. Mr. and Mrs. Dawe noted the petitioners made a deceptive statement in their February 8, 2021 registered letter in regard to the requested variations. They wrote that the 106-foot setback is "equivalent to the front yard setback of the property's immediate neighbor". That is a false equivalency as the neighbor's addition is less than 30-feet wide. The petitioner's plan is probably 3 times wider. Mr. and Mrs. Dawe believe the deception should disqualify the petition. They asked the BZA to recommend the Village Board reject the request for the sake of the Village's character, valuation and desirability.

Richard Sacks and Louise Todero, 510 Brierhill, are 22-year residents. He believes the petitioner's characterization of ponding is incorrect, as it is a flood that moved up to the property structure. The petitioner mixed the addresses to get front yard setbacks on both sides of the street, to make it appear more favorable for the petitioners. Mr. Sacks received a variance in 2004 for a garage extension that was parallel to an existing garage wall and is completely screened by a densely wooded area. He believes the idea of a new structure being moved within 160-feet of the block versus the variance he received is not comparable in any way, shape or form. Mr. Sacks noted the property was previously under contract, but the potential buyer backed out of the contract after having an engineering study completed. He is concerned that the existing structure has an underground basement that is less than 14-foot-wide. The structure would go from 2800 square feet to 4200 square feet with a regular, full-size basement causing an enormous amount of permeable soil to be displaced. Mr. Sacks provided photos that show a hard rain would cause runoffs to adjacent properties to the north and south. He expressed concern because the neighborhood does not know the proposed size or plans for the home and the displacement of the soil. Mr. Sacks has watched the flooding on the petitioner's property and thankfully it has stopped right at his property. He noted the builder acquired the property at a bargain price, knowing all of the inherent problems. Mr. Hagenson noted the characterization that he gave inaccurate addresses is not correct. The only odd address was a corner lot. Mr. Sacks noted the corner property also encountered drainage issues, but their drainage issues pale in comparison to the petitioner's property. There is a reason the petitioner's property sold for approximately \$200,000 below market value. Mr. Sack's asked how the neighbors will learn what steps are being taken to mediate or control the problem or confine it so the people who buy the newly-constructed house only have to live with water flooding their entire backyard.

Ch. Speckmann explained the BZA is considering the request for a front yard variation. If the true application of the Ordinance is placed on the property, there will not be any building pad left to construct the house.

Steven Schwartz lives at 532 Brierhill, immediately north of the subject property. He believes the petitioner's request is totally unreasonable in regards to the character of the neighborhood. It impairs and deprives his property of light and air. The existing property has a single-story home that is set back similar to his property. By moving the home up 60-feet would deprive his front yard of light and air, which is against the Ordinance and in contradiction of why he bought his home. Mr. Schwartz has a beautiful front yard. Allowing the petitioner to construct a structure more than one story would impair the light and negatively affect the value of his home. He noted the petitioner acquired the home with full knowledge of the Zoning restrictions and believes there are engineering solutions that can be implemented. Mr. Schwartz believes the petitioner needs to comply with the Ordinance and have 166-foot setbacks and a 50-foot backyard. If they want to construct a new home, it should be within the existing footprint. Mr. Schwartz noted the variations should be denied because they not only deprive himself, but also at least 20 additional neighbors who have objected to the granting of the variance. He noted the petitioner stated he is entitled to a normal backyard. The existing home may not have a normal backyard but has a front yard that is more gracious than most of the street. Mr. Schwartz questioned why the petitioner is entitled to more than anyone else on the street.

Susan Spinello, 511 Brierhill, noted the variance granted for 510 Brierhill was only for a garage. Comparing bringing an entire house forward with a property that only built a garage is not a fair comparison. Ms. Spinello does not believe the setbacks on the east side of the street are equal to those on the west side of the street. In addition, the petitioner is not taking into account the fact that the houses are 300 feet deep and his proposed property is 400 feet deep. Ms. Spinello explained she built her house in 2004 and complied with all of the rules and regulations that were in effect at that time. She believes bringing the petitioner's house forward would crowd the street and deprive the neighbors and those walking down the street of enjoyment. Ms. Spinello noted the property values of all of the homes will decrease. She noted the house at 95 Brierhill received a variance and everyone can see the house is too close to the street. She urged the BZA not to make the same mistake again.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Adams asked if Mr. Schwartz was planning on selling his home. Mr. Schwartz noted his home is currently for sale. Mr. Adams noted the dimensions of Mr. Schwartz' property is 150-feet by 400-feet. Mr. Schwartz explained he acquired the adjacent lot and subdivided it to give him additional space; but that is the size of his lot. Mr. Schwartz noted the footprint of his house is a little less than 4000 square feet.

Mr. Case asked if the members of the BZA were comfortable granting the petition considering the drainage issues. Ch. Speckmann is comfortable because the Village's engineering department would look at the petition carefully to ensure the properties to the north and south would not be adversely impacted by the drainage occurring from the property at the present time.

He noted the Village could recommend adding compensatory storage, digging a pond so the front yard setback remains at the Ordinance required 166-feet.

Mr. Adams noted the petitioner currently does not have a reasonable economic use of the property. The property is unique and he believes the level of water retention on the site is the highest in the neighborhood.

Ch. Speckmann noted this petition is similar to a previous petition. If the petitioner builds further to the west, there will be a need for compensatory storage and some restriction for release of water as it flows to the northeast.

Mr. Adams noted the BZA has received variation requests from three or four homeowners on the west side of Brierhill and does not remember turning any of them down. The difference may be that the flooding is more severe. He questioned why the neighbors did not object in the past. Mr. Adams believes there is a precedent to provide some relief to homeowners on the west side of Brierhill. Mr. Adams is not convinced the solution is allowing a 106-foot setback, but does not believe a 27-foot-wide house is realistic.

Ch. Speckmann noted if a variation is not granted, the petitioner could build a house that is 35-foot tall, 27-foot wide and 75-foot long. The neighbors would not be happy with that outcome. Mr. Adams suggested asking the parties to negotiate something in the middle. Ch. Speckmann noted the BZA has to rule on the petition as presented.

Mr. Kustus expressed concern that the details are not there. He thinks not understanding the three-dimensionality of the house is an issue. The neighbors have brought up the issues of blocking light, an overbearing front elevation and the proximity to the street, but we do not understand what the structure is really going to be. Mr. Kustus has had to deal with compensatory storage on client's properties and understands the economic impact. He asked if the Village Engineer has said the house could not be built beyond the western part of the existing house, even if an outside engineer designs a compensatory storage system. Mr. Case explained the Village Engineer is pretty firm that the house will not move any further west. Mr. Kustus noted that is a physical hardship and the lot is far more impacted by the Village Engineer than any of the neighbor's properties. Working within the boundaries, a 27-foot house may not seem feasible, but a 106-foot setback is equally unfeasible. From a legal standpoint, he believes there should be some adjustment, but without any details on what is being proposed, he has a difficult time granting the variation.

Mr. Case noted the Village Ordinance is clear about practical difficulties, hardships and reasonable use of the land. Mr. Kuczek noted his one-story house is 25-feet by 75-feet. It may not be conducive to the neighborhood, but people can live in a 27-foot-wide house.

Mr. Case noted one of the BZA's standards is that any consideration cannot be wrapped around a monetary base. Mr. Adams senses the BZA does not want to grant the entire petition. Ch. Speckmann asked if the BZA could make an approval contingent upon an actual design that would be more conducive to the neighborhood. Mr. Case explained the Village does not have an

architectural review board and consideration of the architectural design of the structure would not be a reason to make a decision.

Mr. Schwartz noted compensatory storage can be constructed in accordance with the Village Engineer. Mr. Case noted the BZA does not do engineering. Mr. Schwartz noted the height of the proposed house would certainly deprive his lawn from light. Mr. Case explained the height would be governed by the Zoning Ordinance and would not exceed 35-feet to the ridge. He noted the 166-feet is the average setback of all the houses on the west side of Brierhill Road. Mr. Schwartz noted a 27-foot by 75-foot, single story house could be built in the existing footprint. He does not believe a variance should be granted because the petitioner understood the restrictions and economics when he bought the property. Allowing any sort of variance opposes and impairs the value of his lot and the neighborhood.

Charles Dawe explained he and his wife wrote the letter that was read. He believes it is dangerous to accept the variance request without knowing what they want to do. He believes if the variance is granted, a mcmansion would be moved closer to the street and would compromise the property values of all the homes on the street which is contradictory to the well-being of the residents. If the BZA makes this street less desirable it may compromise the tax base of Deerfield.

Mr. Lichterman suggested if the BZA does not believe they have enough information, they could continue the Public Hearing.

Ch. Speckmann moved to accept the petitioner's request to reduce the required 166-foot setback to 106.38-feet and create a buildable footprint. Since the Village engineering department identified they would not allow the construction of anything past what is the west face of the existing residence. Mr. Kessel seconded the motion. The motion did not pass by the following vote:

AYES: Speckmann (1)

NAYS: Adams, Bezman, Kessel, Kuczek, Kustus (5)

Ch. Speckmann noted this would be passed on to the Mayor and Board of Trustees as a failure to recommend approval. Mr. Adams asked if the petitioner could reapply with a reduced footprint.

Ch. Speckmann explained the petitioner could also reapply with an actual design that identifies the configuration of the house rather than just a block where they would set up a facility. Mr. Kessel believes the petitioner should provide evidence of what a potential structure would look like. Ch. Speckmann noted the petition would go to the Mayor and Board of Trustees on April 5, 2021.

Public Comment:

There was no one present at Village Hall or on Zoom and no emails were received during the meeting for additional public comment.

Ch. Speckmann noted the BZA members are required to complete a Statement of Economic Interest. He suggested checking with the Village if it has not been received.

Ch. Speckmann asked what Oracle has built along the Spur. Mr. Case explained Oracle has a completely separate building with a construction site in the building for the demonstration of software, planning and designing sales.

Document Approval:

Mr. Kuczek moved to approve the minutes from the December 1, 2020 and January 6, 2021 BZA meetings. Mr. Kessel seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Adjournment:

There being no further business or discussion, Mr. Kessel moved to adjourn the meeting. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Jeri Cotton
Secretary

#62577



DEC 23 2020

BOARD OF ZONING APPEALS PETITION

This form must be completed and submitted with the appropriate fee to the Office of the Director of Community Development. Two sets of all required documents must also be submitted with this petition. A public hearing will not be scheduled on the petition until all required submissions are on file with the Director's office.

APPLICANT/PETITIONER:

Jonathan and Dina Strouse
 Name 847-444-8594
Home Phone #

1256 Rosewood Ave.
 Address 312-953-3560
Business Phone #

JStrouse@Harrisonheld.com
 E-Mail Address 312-953-3560
Cell Phone #

OWNER FOR THE PROPERTY FOR WHICH THE REQUEST IS MADE:

Same as above
 Name Same as above
Home Phone #

 Address _____
Business Phone #

 E-Mail Address _____
Cell Phone #

NOTE: If the owner of the property is not the applicant (petitioner) listed above, a letter from the owner must accompany this petition which authorizes the applicant (petitioner) to see the action being requested. If the "owner" of the property is a trust or a bank, a letter of direction from the trustee of the trust or the bank authorizing the petition must be attached.

NATURE OF REQUEST:

- Variation of Zoning Requirements
- Modification of Fencing Provisions
- Modification of Sign Provisions
- Modification of Screening Provisions

Appeal from an Order, Requirement, Decision, or Determination Made by the Director of Community Development or Other Authorized Official of the Village Having Jurisdiction Under the Zoning Ordinance

Extension of Temporary Occupancy Permit

Other Matter (Please Specify) _____

SET 17 CPT
 VILLAGE OF DEERFIELD 1CD
 PERMITS AND INSPECTIONS Page 1 of 17
 Date / Time : 12/23/20 08:30:30
 Payment : \$ 175.00
 Receipt # : 741921
 Check/Credit Card #: 8658
 Clerk : cdcash
 Paid By : STROUSE, JONATHAN E

BOARD OF ZONING APPEALS PETITION, PAGE 2

REQUIRED SUBMISSIONS FOR ALL PETITIONS:

- A letter which contains a short detailed description of the requested variation or modification, addressing each of the applicable standards listed on page 3.
- Legal Description of the subject property and spotted survey of the property. *ON Survey*
- An accurate site plan of the property drawn to scale showing lot and setback dimensions as found on the spotted survey and indicating the location and setback dimensions of the proposed structure(s).
- Proof of Ownership of the property. *From Lake County Website*
- If in a Land Trust, an affidavit stating the beneficial interest(s) in the Trust.
- Letters of Authorization/Direction if required as outlined above.
- Other documents and information as deemed necessary to render a recommendation.*
- Floor plan of the existing structure showing how it relates to the request, if applicable.
- Fee (\$175.00)

*In the case of a request for a yard variation to accommodate an addition, construction drawings showing floor plan relationship to existing structure

*In the case of a request for fence modification fully dimensioned drawings, including elevations.

*In the case of a request for sign modification fully dimensioned drawings showing colors, text, method of illumination, method of mounting, and elevations.

APPLICABLE STANDARDS FOR REQUESTED VARIATION OR MODIFICATION

VARIATION:

1. NOT A USE VARIATION

That the variation does not permit a use otherwise excluded from the particular district in which requested.

2. UNIQUE TO THE PROPERTY

That the special circumstances or conditions, such as exceptional narrowness, topography, or siting, apply to the land for which a variation is sought and that these conditions do not apply generally in the district.

3. NOT SELF-IMPOSED

That the special circumstances or conditions have not resulted from any act of the applicant subsequent to the adoption of the ordinance, whether or not in violation of the provisions thereof.

4. NOT EXCLUSIVELY MONETARY

That, for reasons fully set forth in the report of the Board of Zoning Appeals, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of a reasonable use of his land. Mere loss in value shall not justify a variation; there must be a deprivation of beneficial use of the land.

5. MINIMUM ADJUSTMENT NECESSARY

That the variation granted is the minimum adjustment necessary for a reasonable use of the land

6. NOT DETRIMENTAL TO THE PUBLIC WELFARE

That the granting of any variation is in harmony with the general purpose and intent of this Ordinance, and will not be detrimental to the public welfare or to other property or improvements in the neighborhood, and will not alter the essential character of the neighborhood.

7. NOT DETRIMENTAL TO THE NEIGHBORHOOD

That the proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the potential damage of fire or endanger the public safety.

MODIFICATION:

1. UNNECESSARY OR UNDESIRABLE

That the strict application of the requirements in the case of the subject property has been shown to be either unnecessary or undesirable.

2. NOT DETRIMENTAL TO THE NEIGHBORHOOD

That the modification will not produce adverse effects on the surrounding properties nor adversely affect the character of the neighborhood.

3. UNIQUE CHARACTER OF PROPERTY

That modification will be based on the unique character of the subject property.

4. NOT FOR LACK OF OPPOSITION

That modification shall not be granted merely because of the absence of objection from adjacent property owners.



Jonathan & Dina Strouse
1256 Rosewood Avenue
Deerfield, IL 60015
312-953-3560
jstrouse@harrisonheld.com

December 22, 2020

Office of the Director of Community Development
Village of Deerfield, Illinois
850 Waukegan Road
Deerfield, Illinois 60015

Attn: Clinton Case
ccase@deerfield.il.us

**Re: Petition to the Board of Zoning Appeals Relating to a
Variance for a Storage Shed**

Ladies and Gentlemen:

As part of my petition to the Board of Zoning Appeals (“Petition”), below is a discussion and analysis consistent with Section 13.07 and Section 13.07-E (Standards for Variation) of the zoning ordinance.

I. Background

I and my wife, Dina Strouse, have lived in Deerfield since 2003. We jointly own (in tenancy by the entirety) the home located at 1256 Rosewood Avenue, on the northeast corner of Rosewood and Fairview Avenues. We love the Village and our neighbors. The government here is fabulous, and the public services and other community events are also wonderful. Further, we believe that Districts 109 and 113 are great schools with the best teachers around. In short, we look forward to continuing to live in Deerfield with our two children, ages 14 and 16.

As our children get older, their belongings have become larger and more voluminous including, but not limited to, bicycles, scooters, and other large belongings. When we purchased the house in 2003, it had a wooden storage shed which existed on a 10’ x 12’ concrete slab. Through the years, the shed began to rot and, eventually, had to be razed several years ago. The concrete slab has remained intact.

In addition to our children's belongings, we also have many other items, such as outdoor patio furniture, wagons, rakes, shovels, brooms, soccer balls, tennis rackets, and other tangible personal property.

We currently store, except for outdoor patio furniture, many of these belongings in our limited basement and garage; however, a storage shed would allow us to have additional storage to alleviate the limited space in our basement and garage.

II. Standards for Variation

Pursuant to paragraph 13.07-E of the Zoning Ordinance (Administration and Enforcement), we will address and apply the facts to the seven-pronged test in such paragraph.

1. Not a Use Variation

- This storage shed will be used strictly as a storage unit for our personal belongings (*e.g.*, bicycles, outdoor furniture, rakes, shovels, and wagons). The storage shed will not be used for any business purpose or any other use excluded under the Village of Deerfield Zoning Ordinance.

2. Unique to the Property

- We have a corner lot, which is somewhat of a unique corner in the Laurel Hill subdivision. We have a 6 foot high stockade fence which circumscribes and hides the concrete slab and most of our side yards and backyard. However, we have a reasonably wide space to the west of the house (*i.e.* 20.25 feet; see attached survey), and we feel that such area would be perfect where the previous shed existed. Further, we cannot satisfy the ordinance restrictions of 5 feet from the west property line and 10 feet from the house (on the east), for a storage shed permit to have a width of 8 feet. The "narrowness" applies to this piece of land for which a variation is sought, and these conditions do not apply generally in the district.

3. Not Self-Imposed

- None of the special circumstances or conditions have resulted from any action or omission, by us, subsequent to the adoption of this ordinance. Thus, we purchased the house in 2003 with the dimensions as they existed when the house was built in the 1970s. Further, and as discussed above, the previous wooden storage shed of approximately 10' x 12' already existed when we purchased the home back in 2003 (with the 10' x 12' concrete slab).

4. Not Exclusively Monetary

- The reason or reasons for the construction of the storage shed have nothing to do with monetary value. On the contrary, this all has to do with a

deprivation of the beneficial use of our land. Specifically, we have lawn furniture and bicycles jammed into our basement and garage. My wife has a large SUV and it barely fits into the garage, and the opening of the driver's door regularly bangs into tangible personal property each time that she gets in and out of her SUV. Also, we are spending more time in our basement as a result of the pandemic; however, we would like more space in our basement instead of using part of the basement for storage.

- We do not even have a full basement, but rather, a small living area with a large crawl space and a mechanical room, all comprising the lower level; therefore, space is at a premium. Thus, there is, and has been, a deprivation of the beneficial use of our land.

5. **Minimum Adjustment Necessary**

- We have a back yard, which contains a dog run, patio, and a separate area for the dog and kids to play. It too is surrounded by a 6 foot high stockade fence. Therefore, placing the shed on the existing concrete slab (where the previous shed existed) would be the perfect solution. The side yard to the west of our house (where the concrete slab exists) is wider than the side yard on the east side of our house. Further, there is no neighbor or other resident on such west side (except Fairview Avenue), and there is a 6 foot stockade fence with trees and tall bushes, that would keep the proposed shed completely or partially hidden or obscured (except for a small part of its roof).
- We could legally, without a variation adjustment, build a shed that is 5 feet wide. However, that would only provide a shed that is approximately 50-55 square feet. We are looking for a variation of an additional three feet (18 inches on each side) to bring the total width of the shed to 8 feet, even though the concrete slab is 10 feet wide. Therefore, in order to have a realistic minimum use of 8 feet wide (as opposed to 5 feet wide or even 10 feet wide - the width of the previous shed and slab), we are seeking a storage shed that will be 8 feet wide.
- The previous shed was approximately 10 feet wide, prior to being razed. We are asking for a storage shed with a width of 2 feet less.

6. **Not Detrimental to the Public Welfare**

- Due to the placement of the storage shed in the west side yard on Fairview Avenue, and thanks to the 6 feet high stockade fence which exists, along with trees and tall bushes, the storage shed will be significantly or substantially obscured to all persons driving, walking, or biking down the street, and all neighbors who live on the street or across the street. Even if the storage shed was completely visible (which will not be the case), we do not believe that the shed would be detrimental to the public welfare and it would be in harmony with the purposes and intent of the zoning ordinance.

- Further, this will be a beautiful, brand new shed, being built by Tuff-Shed at Home Depot and will complement the entire area. It will have premium shingles, reinforced sides, painted, and should look beautiful. Therefore, even if the shed were substantially visible, it would not alter the essential character of the neighborhood and would not be detrimental to any neighbor's property or other improvements in the neighborhood. The previous shed was not detrimental to the public welfare and this one will not be either.

7. **Not detrimental to the Neighborhood**

- As reflected in No. 6 above, this storage shed would not be detrimental to the public welfare. Further, the proposed variation will not impair any adequate supply of light and air to adjacent property. Further, it will not substantially increase congestion in the streets, increase the potential risk for fire, or endanger the public safety. Specifically, we own a two-stage snow blower, which is stored on a regular and ongoing basis, all year around, in our garage. When the previous storage shed was in existence (prior to being razed), we kept our snowblower in the garage all year. We have no other gasoline-powered tools or equipment. We do not own a lawn mower. Thus, because the snowblower, bicycles, and other property occupy a tremendous amount of space in the garage and basement, this is one of the major reasons why we need the storage shed. Thus, there is no potential danger from fire or other threat of public safety because no gasoline-powered equipment or other fire hazard will exist in the storage shed.
- Lastly, because substantially all of the storage shed should be obscured as a result of trees, tall bushes, and the stockade fence, it will not impair any light or air and will not increase any congestion in the streets.

III. Conclusion

Based on the preceding discussion of the seven-factor test above, we believe that the standards for variation are clearly satisfied under the Village ordinance for a storage shed permit. Even though no one will be able to really see the shed, it will be a beautiful shed that will tremendously assist our family and will compliment our particular principal residence. This is not a flimsy little storage shed made of plastic, but rather, a beautiful wooden shed, costing between \$3,000-\$4,000, and will be professionally constructed by Tuff-Shed at Home Depot.

Thank you again for all of your assistance and being professional, diligent, dedicated, and a wonderful person to work with at the Village of Deerfield.

Sincerely,



Jonathan and Dina Strouse

LEGAL NOTICE

PLEASE TAKE NOTICE THAT A PUBLIC HEARING WILL BE HELD BY THE DEERFIELD BOARD OF ZONING APPEALS ON MARCH 2, 2021 AT 7:30 P.M. IN THE VILLAGE HALL BOARD ROOM, 850 WAUKEGAN ROAD DEERFIELD, ILLINOIS TO HEAR THE REQUEST OF JONATHAN AND DINA STROUSE, 1256 ROSEWOOD AVENUE, DEERFIELD, ILLINOIS. THE PETITIONER IS SEEKING RELIEF FROM ARTICLE 12.03-C OF THE DEERFIELD ZONING ORDINANCE FOR THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

LOT 5 IN CHESTERFIELD'S LAUREL HILL UNIT 9 PHASE ONE. BEING A RESUBDIVISION OF LOT 5 [EXCEPT THE EAST 150 FEET AND EXCEPT THE NORTH 30 FEET THEREOF. LOT 6 [EXCEPT THE EAST 135 FEET AND EXCEPT THE SOUTH 40 FEET THEREOF]. LOT 36 [EXCEPT THE NORTH 30 FEET OF THE EAST 30 FEET THEREOF] AND ALL OF LOT **35 IN J.S.HOVELAND'S 1ST ADDITION** TO DEERFIELD BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1924 **AS DOCUMANT NUMBER 248380 IN BOOK 'N' OF PLATS PAGE 56**, IN LAKE COUNTY ILLINOIS.

THE VARIATION IF GRANTED WOULD PERMIT THE CONSTRUCTION OF A STORAGE SHED APPROXIMATLEY 3.5 FEET FROM THE WEST SIDE PROPERTY LINE IN LIEU OF THE MINIMUM 10 FEET SPECIFIED IN THE DEERFIELD ZONING ORDINANCE.

AT SAID PUBLIC HEARING AND ANY ADJOURNMENT THEREOF, ALL PERSONS INTERESTED ARE INVITED TO BE PRESENT AND HEARD.

THE PUBLIC HEARING IS CURRENTLY SCHEDULED TO TAKE PLACE IN THE VILLAGE HALL BOARD ROOM, 850 WAUKEGAN ROAD, DEERFIELD, ILLINOIS. HOWEVER, DUE TO THE ONGOING COVID-19 EMERGENCY, AND THE POSSIBILITY THAT AN EXECUTIVE ORDER OF THE GOVERNOR, AN EMERGENCY ORDER OF THE VILLAGE PRESIDENT, OR OTHER GOVERNMENT ORDER OR LAW MAY PROHIBIT OR MAKE IT MORE DIFFICULT FOR THE PUBLIC HEARING TO BE HELD AT THE DEERFIELD VILLAGE HALL, THE DEERFIELD BOARD OF ZONING APPEALS MAY HOLD THE PUBLIC HEARING BY AUDIO OR VIDEO CONFERENCE. IF THE PUBLIC HEARING WILL BE HELD BY AUDIO OR VIDEO CONFERENCE, NOTICE AND INSTRUCTIONS FOR PARTICIPATING IN THE PUBLIC HEARING REMOTELY WILL BE POSTED ON THE VILLAGE'S WEBSITE – WWW.DEERFIELD.IL.US - BY FRIDAY, FEBRUARY 26, 2021, AND WILL BE INCLUDED ON THE AGENDA THAT WILL BE POSTED PRIOR TO THE MEETING

ROBERT SPECKMANN, CHAIRMAN
DEERFIELD BOARD OF ZONING APPEALS

FOR FURTHER INFORMATION, CONTACT CLINTON E. CASE. BUILDING AND CODE ENFORCEMENT SUPERVISOR AT 847-719-7472.

PUBLISH FEBRUARY 4, 2021









13620 ROCKLAND RD
LAKE BLUFF, IL 60044

www.starsfence.com



MAIN / SCHEDULING: (847) 362-4500
CELL: (847) 980-7247
FAX: (847) 362-4501
EMAIL: starsfence@aol.com

WE ACCEPT:
*VISA *MASTERCARD *DISCOVER

Jonathan & Dina Strouse
1256 Rosewood Ave.
Deerfield, IL 60015
Phone: (312) 953-3560
(847) 284-9609
Email: jstrouse@harrisonheld.com



FENCE REPLACEMENT: (~~\$6,160.00~~) (\$5,330.00)*

- Replace 63 ft. of 6 ft. high Milled (white cedar) Stockade Fence along west property line...\$1,660.00
- Replace 90 ft. of 6 ft. high Milled (white cedar) Stockade Fence along north (back) property line...\$2,155.00
- Replace 65 ft. of 6 ft. high Milled (white cedar) Stockade Fence along east property line...\$1,690.00
 - 1x3x6 pickets, 2x3x8 rails, round pencil top posts
- Take down and haul away 63 ft. of existing wood fencing along west side...\$190.00
- Take down and haul away 90 ft. of existing wood fencing along north side...\$270.00
- Take down and haul away 65 ft. of existing wood fencing along east side...\$195.00

* Highlighted Total Reflects Discount If Both Parts Done At Same Time



Page 1 of 2

If any construction permit that may be required, PURCHASER agrees to obtain at his cost. Stars Fence Inc. can only be responsible for the location of property line when supplied with a current and accurate plat of survey at the time this contract is executed. This Original Contract needed for any warranties and guarantees to be in effect, otherwise they will be null and void.

A charge of 25% of cash contract price will be made in case of cancellation of this order by property owner or agent of which he/she agrees to pay upon demand after refusing to allow the work to proceed as within agreed terms. Contract costs based on all fence work being done at the same time, additional costs of \$300.00-\$500.00 per trip charge if customer wants crew to finish on a different date.

I hereby accept the terms and conditions on both sides of this contract and I agree to pay The amount mentioned in said proposal. Payment will be made as outlined above. Customer agrees to pay collection costs and reasonable attorney fees plus 2% per mo. On past due balance.

PURCHASER'S SIGNATURE

DATE

SUBMITTED BY. DAVID R. ZAK

8/21/2018
DATE


Customer Information

JONATHAN STROUSE
 1256 ROSEWOOD AVE
 DEERFIELD, IL 60015
 jstrouse@harrisonheld.com

Shipping Information

JONATHAN STROUSE
 1256 ROSEWOOD AVE
 DEERFIELD, IL 60015

| Description | Qty | List Price | Discount | Ext Net Price |
|--|------------|------------|----------|----------------------|
| TR-700 8 x 11 | 1/Ea | \$2559.00 | \$200.00 | \$2359.00 |
| Upgrade - 3' x 6'2" Double Shed Door (6') | 1/Ea | \$355.00 | \$0.00 | \$355.00 |
| Credit for Removal of Default Door | 1/Ea | \$-200.00 | \$0.00 | \$-200.00 |
| Transom Window (16"x8") | 4/Ea | \$60.00 | \$0.00 | \$240.00 |
| Paint - Hat Box Brown | 265/Ea | \$0.00 | \$0.00 | \$0.00 |
| Paint - Delicate White | 1/Ea | \$0.00 | \$0.00 | \$0.00 |
| PAINT TR-700, TR-800 8' WIDE | 1/Ea | \$235.00 | \$0.00 | \$235.00 |
| Paint discount, customer to apply 2nd coat. Tuff Shed supplies paint, roller & brush | 1/Ea | \$-94.00 | \$0.00 | \$-94.00 |
| Charcoal Lifetime | 105/Sq Ft | \$0.00 | \$0.00 | \$0.00 |
| Lifetime Shingle Upgrade | 105/Sq Ft | \$1.00 | \$0.00 | \$105.00 |
| Ice and Water Shield | 105/Lin Ft | \$1.25 | \$0.00 | \$131.25 |
| Radiant Barrier Roof Decking | 105/Sq Ft | \$1.00 | \$0.00 | \$105.00 |
| 3/4" Treated Floor Decking Upgrade | 88/Sq Ft | \$1.00 | \$0.00 | \$88.00 |
| Shed Anchor to Concrete - A24 & Wegde Anchor | 4/Ea | \$25.00 | \$0.00 | \$100.00 |
| 16"x8" Wall Vent - White | 2/Ea | \$21.00 | \$0.00 | \$42.00 |
| Leveling 0"-4" | 1/Ea | \$0.00 | \$0.00 | \$0.00 |
| Delivery Fee | 1/Ea | \$0.00 | \$0.00 | \$0.00 |
| List Price | | | | \$3666.25 USD |

| Description | Qty | List Price | Discount | Ext Net Price |
|-------------|-----|------------|----------|---------------|
| Discount | | | | \$200.00 USD |
| Subtotal | | | | \$3466.25 USD |

Pricing for this quote is based on the delivery zip: 60015

Prices shown in the online Design and Price process are subject to change without notice, do not reflect custom quote selections or any local taxes, and will be verified at time of order. Online customers selecting the Buy Now option will have appropriate local taxes added to their order. In the case of a pricing discrepancy, the market-specific prices shown in the Home Depot point-of-sale system take precedent. While Tuff Shed makes every effort to ensure correct information is included in the online Design and Price process, Tuff Shed is not responsible for technical malfunction of any telephone network, telephone or data lines, computer online systems, servers, internet providers, computer equipment, or software that may result in a pricing error or other discrepancy with the online Design and Price process.

Delivery of Tuff Shed buildings purchased at The Home Depot is free within 30 miles of A) the Home Depot store where product is purchased or B the nearest Home Depot store that offers Tuff Shed buildings in the case of an online purchase. For installation sites beyond the 30 mile radius a delivery charge of \$2 per mile for any one - way miles will apply. Additional delivery charges and / or sales taxes may apply for out of state customers.

Building price is based on level lot and does not include any engineering fees or building permits unless otherwise indicated on order. Customer is responsible for site preparation. Engineered plans may be required for permit application, and are not included in above prices. Engineering charges are relative to style and size of building. Cancelled orders are subject to a restocking fee.

This saved quote includes any applicable promotional discounts, which have limitations and expiration dates.

The price quoted is valid through the expiration date of the promotion. Once an order has been placed, pricing is guaranteed for up to 12 months. If the installation is not completed within 12 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



Lake County, Illinois

Property Tax Assessment Information by PIN

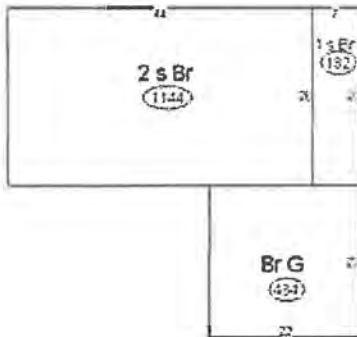
| Property Address | |
|------------------|-------------------|
| Pin: | 16-32-305-025 |
| Street Address: | 1256 ROSEWOOD AVE |
| City: | DEERFIELD |
| Zip Code: | 60015 |
| Land Amount: | \$61,409 |
| Building Amount: | \$122,493 |
| Total Amount: | \$183,902 |
| Township: | West Deerfield |
| Assessment Date: | 2018 |



| Property Characteristics | |
|--|----------------------|
| Neighborhood Number: | 1732250 |
| Neighborhood Name: | LAUREL HILL SOUTH-1 |
| Property Class: | 104 |
| Class Description: | Residential Improved |
| Total Land Square Footage: | 0 |
| House Type Code: | 62 |
| Structure Type / Stories: | 2.0 |
| Exterior Cover: | Brick |
| Multiple Buildings (Y/N): | N |
| Year Built / Effective Age: | 1975 / 1975 |
| Condition: | Average |
| Quality Grade: | Good |
| Above Ground Living Area (Square Feet): | 2470 |
| Lower Level Area (Square Feet): | |
| Finished Lower Level (Square Feet): | |
| Basement Area (Square Feet): | 949 |
| Finished Basement Area (Square Feet): | 0 |
| Number of Full Bathrooms: | 2 |
| Number of Half Bathrooms: | 1 |
| Fireplaces: | 1 |
| Garage Attached / Detached / Carport: | 1 / 0 / 0 |
| Garage Attached / Detached / Carport Area: | 484 / 0 / 0 |
| Deck / Patios: | 0 / 0 |
| Deck / Patios Area: | 0 / 0 |
| Porches Open / Enclosed: | 0 / 0 |
| Porches Open / Enclosed Area: | 0 / 0 |
| Pool: | 0 |

[Click here for a Glossary of these terms.](#)

Click on the image or sketch to the left to view and print them at full size. The sketch will have a legend.



Property Sales History

[Sale valuation definitions](#)

| Date of Sale | Sale Amount | Sales Validation | Compulsory Sale |
|--------------|-------------|------------------|-----------------|
| 11/3/2003 | \$582,500 | Qualified | |

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.

<https://apps03.lakecountyil.gov/comparables/PTAIPIN.aspx>

Searched for:

Parcel ID 1632305025

Owner STROUSE

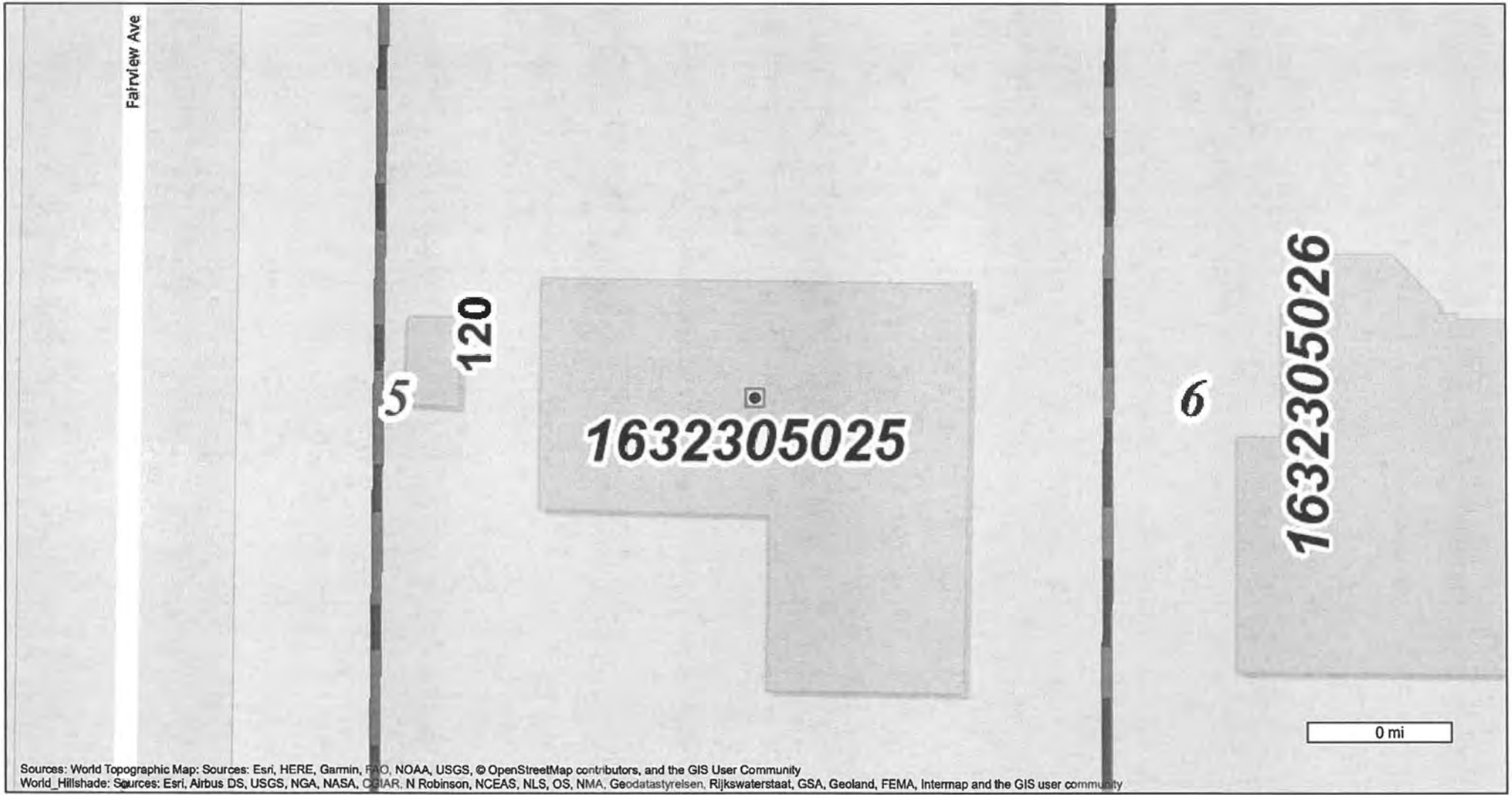
Asmt Year 2002-2021

Include inactive accounts No


Results 1 - 2 of 2

| Parcel ID | Owner | Address |
|------------|---------------------|-------------------|
| 1632305025 | STROUSE, DINA S | 1256 ROSEWOOD AVE |
| 1632305025 | STROUSE, JONATHAN E | 1256 ROSEWOOD AVE |


Lake County, Illinois



Sources: World Topographic Map: Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
 World_Hillshade: Sources: Esri, Airbus DS, USGS, NGA, NASA, CIAAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community




Lake County, Illinois



LakeCounty

Map Printed on 12/21/2020



N

☐ Tax Parcels

|| Lots

Dimensioning

⋯ Dimension Arc Left

⤴ Dimension Arc Left

⋯ Dimension Arc Right

⤴ Dimension Arrow

⋯ Dimension Arc Right

⤴ Dimension Arrow

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

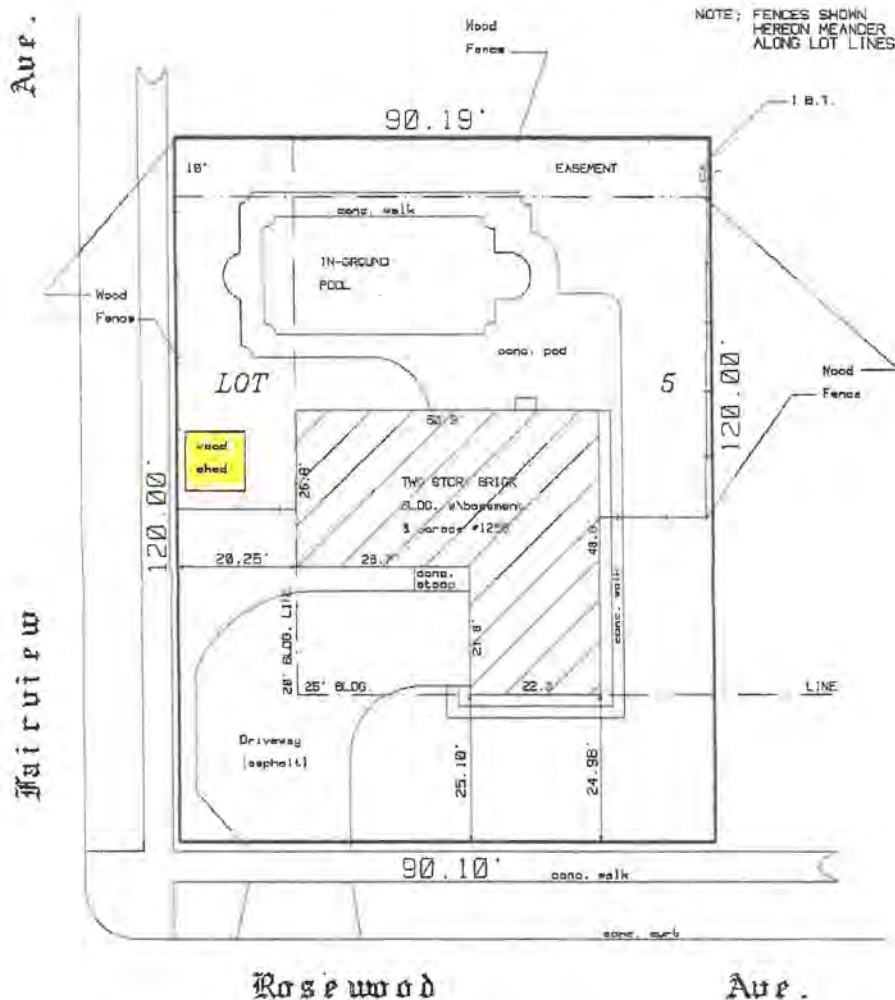


Plat of Survey

CDK & PRIMARY SURVEY LTD.

4313 N. NEW ENGLAND HARWOOD HTS. ILLINOIS. 60706
Land Surveying (708) 867-1770

LOT 5 IN CHESTERFIELD'S LAUREL HILL UNIT 9 PHASE ONE, BEING A RESUBDIVISION OF LOT 5 [EXCEPT THE EAST 150 FEET AND EXCEPT THE NORTH 30 FEET THEREOF], LOT 6 [EXCEPT THE EAST 135 FEET AND EXCEPT THE SOUTH 40 FEET THEREOF], LOT 36 [EXCEPT THE NORTH 30 FEET OF THE EAST 30 FEET THEREOF] AND ALL OF LOT 35 IN J. S. HOVELAN 1ST ADDITION TO DEERFIELD TO DEERFIELD, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 SECTION 32, TOWNSHIP 43 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



Scaling From Reproduction not recommended
Distances are marked in Feet and decimal parts thereof

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

Order No. 991-5342

Ordered by: Ltd

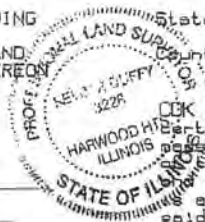
Surveyed by: Kevin P. Duffu

IL. P.L.S. #3228
EXPIRES 11/30/04

CHICAGO October 29, A.D. 2003

ORIGINAL SURVEY WITH RAISED SEAL AND RED COLOUR SEAL ONLY

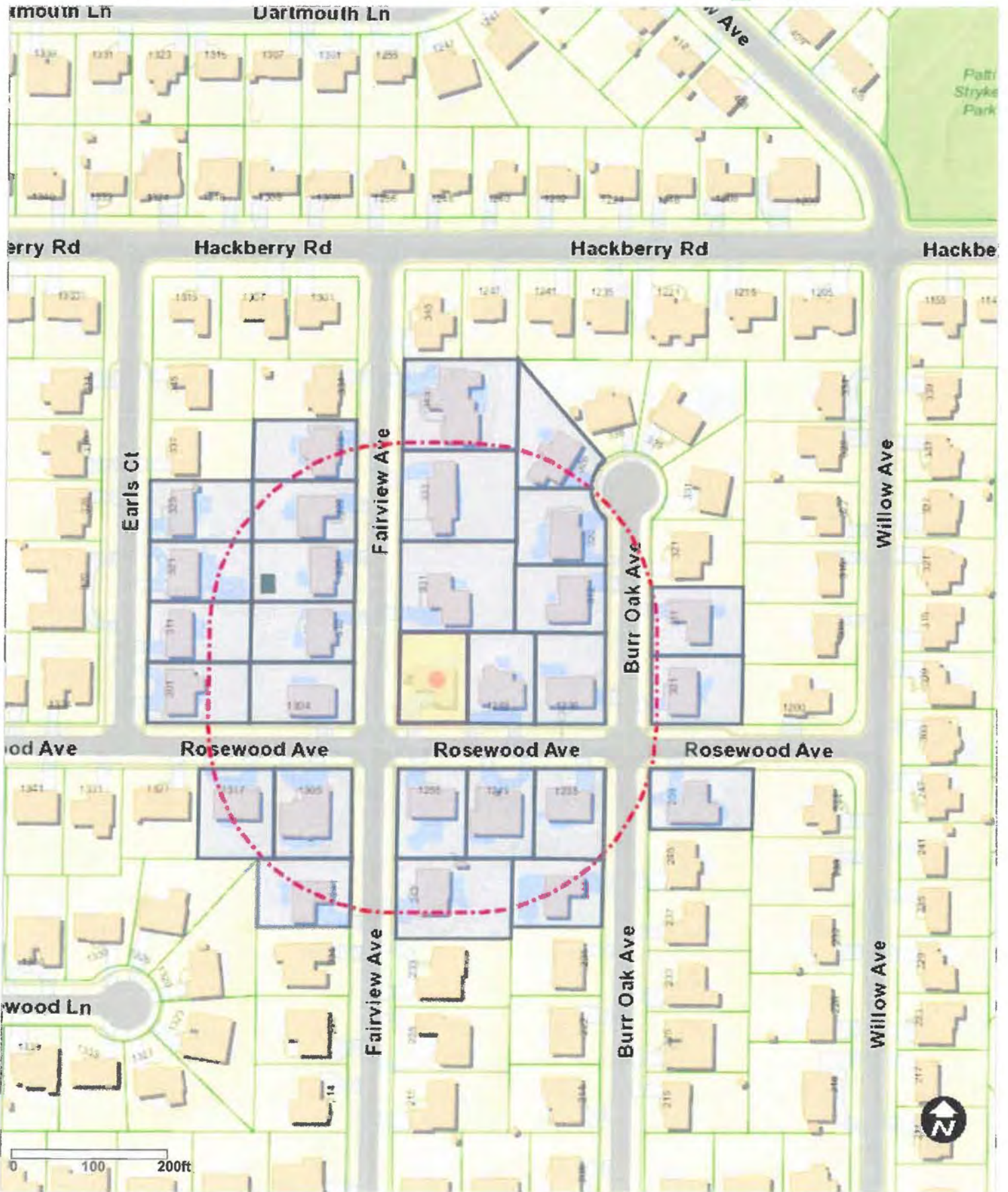
by: Kevin P. Duffu
IL. PROFESSIONAL LAND SURVEYOR #3228



State of Illinois) ss
County of Cook)
CDK & PRIMARY SURVEY LTD, hereby certifies that a survey has been made at and under our direction of the property described above that the plot hereon drawn is a correct representation of said survey. L.P.D.F. #2812



MapOffice™ 250' Notification 1256 Rosewood Ave



Map created on December 23, 2020.

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| Address number | Street name | Unit | City | State | ZIP code | PIN | Property owner | Mailing address |
|----------------|--------------|------|-----------|-------|----------|--------------------|---|--------------------------------------|
| 325 | Earls Ct | | Deerfield | IL | 60015 | 16-32-304-006-0000 | Bruce & Jennifer Goldstone | 325 Earls Ct Deerfield IL 60015 |
| 1248 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-305-026-0000 | Northshore Living Llc Series Ii | 1248 Rosewood Ave Deerfield IL 60015 |
| 1304 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-304-015-0000 | Gary & Barbara Deutsch | 1304 Rosewood Ave Deerfield IL 60015 |
| 259 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-311-001-0000 | Mark & Amy Friedman | 259 Burr Oak Ave Deerfield IL 60015 |
| 333 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-305-009-0000 | Harold D & Holly B Israel | 333 Fairview Ave Deerfield IL 60015 |
| 326 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-305-012-0000 | 1st National Bank Of Niles | 326 Burr Oak Ave Deerfield IL 60015 |
| 311 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-305-018-0000 | Roy L & Janet H Lipner | 311 Burr Oak Ave Deerfield IL 60015 |
| 321 | Earls Ct | | Deerfield | IL | 60015 | 16-32-304-007-0000 | Daniel P Ciral | 321 Earls Ct Deerfield IL 60015 |
| 1255 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-310-001-0000 | Michael Caron | 1255 Rosewood Ave Deerfield IL 60015 |
| 320 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-304-013-0000 | Steven & Amy Goldsmith | 320 Fairview Ave Deerfield IL 60015 |
| 244 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-310-007-0000 | Martin & Eva Friedman | 244 Burr Oak Ave Deerfield IL 60015 |
| 1317 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-309-006-0000 | Ronald Schreiber Trustee | 1317 Rosewood Ave Deerfield IL 60015 |
| 1236 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-305-027-0000 | Jeffrey Goodman & Jennifer Polacheck Tr | 1236 Rosewood Ave Deerfield IL 60015 |
| 244 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-309-015-0000 | Milton Treshansky | 244 Fairview Ave Deerfield IL 60015 |
| 331 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-305-010-0000 | Richard R & Suzanne Danstrom | 331 Fairview Ave Deerfield IL 60015 |
| 301 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-305-028-0000 | Barbara Naiman Trustee | 301 Burr Oak Ave Deerfield IL 60015 |
| 328 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-304-011-0000 | Herbert J & Barbara C Linn | 328 Fairview Ave Deerfield IL 60015 |
| 320 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-305-013-0000 | Ronald S Rooth Trustee | 320 Burr Oak Ave Deerfield IL 60015 |
| 310 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-304-014-0000 | James & Doreen Lauderback | 310 Fairview Ave Deerfield IL 60015 |
| 1256 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-305-025-0000 | Jonathan E Strouse | 1256 Rosewood Ave Deerfield IL 60015 |
| 1245 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-310-002-0000 | Arthur & Maryann Seymour | 1245 Rosewood Ave Deerfield IL 60015 |
| 343 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-305-008-0000 | Nancy Kolinsky | 343 Fairview Ave Deerfield IL 60015 |
| 311 | Earls Ct | | Deerfield | IL | 60015 | 16-32-304-008-0000 | Mark & Cynthia B Aronson | 311 Earls Ct Deerfield IL 60015 |
| 301 | Earls Ct | | Deerfield | IL | 60015 | 16-32-304-009-0000 | Yale M & Lauren A Gordon | 301 Earls Ct Deerfield IL 60015 |
| 1305 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-309-007-0000 | Ryan & Allison Engel | 1305 Rosewood Ave Deerfield IL 60015 |
| 1235 | Rosewood Ave | | Deerfield | IL | 60015 | 16-32-310-003-0000 | Xiaohu Xia & Zhiling Zhang | 1235 Rosewood Ave Deerfield IL 60015 |
| 243 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-310-017-0000 | Kenneth R & Pamela A Andre | 243 Fairview Ave Deerfield IL 60015 |
| 322 | Fairview Ave | | Deerfield | IL | 60015 | 16-32-304-012-0000 | Bradley & Melissa Zabel | 322 Fairview Ave Deerfield IL 60015 |
| 312 | Burr Oak Ave | | Deerfield | IL | 60015 | 16-32-305-014-0000 | Linda B & Richard B Weil Co-trustees | 312 Burr Oak Ave Deerfield IL 60015 |

REQUEST FOR BOARD ACTION

21- 45

Agenda Item: _____

Subject: Consideration and Action on a Report and Recommendation of the Board of Zoning Appeals Concerning the Request of Fahd Amoco Inc., 1 Waukegan Rd, Deerfield, Illinois. For Relief from Article 9.02-B,15,(2),(3)&(5) of the Deerfield Zoning Ordinance For the Property Located at 1 Waukegan Rd.. To Permit the Construction of a New Light Emitting Diode (LED) Ground Sign.

Action Requested: Acceptance
Board of Zoning Appeals

Originated By: Village Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

On March 2, 2021, a petition referred to the Board of Zoning Appeals (BZA) by the Appearance Review Commission (ARC) was presented by the petitioner, requesting an Automobile Service Station LED Ground Sign that required four modifications outside the purview of the ARC. Discussion was had addressing possible view obstructions and it was found that the petition met the findings of fact specified by the applicable standards as listed in Sec 13.08-D of the Deerfield Zoning Ordinance.

On a motion to recommend granting the modifications as requested, the vote was:
Ayes: 6
Nays: 0
Motion Passed.

In the presence of 6 positive concurring votes The Deerfield Board of Zoning Appeals recommends the requested sign be permitted.

Reports and Documents Attached:

- Recommendation
- Draft Minutes
- Exhibits, Legal Notice, Map

Date Referred to Board: April 5, 2021 _____

Action Taken: _____

RECOMMENDATION

TO: Mayor and Board of Trustees
FROM: Board of Zoning Appeals
DATE: March 2, 2021
SUBJECT: Sign Modification – 1 Waukegan Rd.

We transmit for your consideration a report adopted by the Deerfield Board of Zoning Appeals on the petition of Fahd Amoco Inc., 1 Waukegan Rd., Deerfield, Illinois. The petitioner is seeking relief from Article 9.02-B, 15, (2), (3) and (5) of the Deerfield Zoning Ordinance for the property at 1 Waukegan Rd. The modification if granted would permit the establishment of an Automobile Service Station LED Ground Sign (Ord. O-14-34) with.

1. A single sign face area of 41.02 sq. ft. in lieu of 32 sq. ft. and an aggregate sign face area of 82.04 sq. ft. in lieu of 64 sq. ft. area as specified in article 9.02-B, 15, (2)
2. A sign height of 16 feet in lieu of 6 feet and a back to back sign face separation of 13 inches in lieu of the maximum 12 inches all specified in article 9.02-B, 15, (3) of the Deerfield Zoning Ordinance.
3. Two fuel price displays, one for unleaded and the second for diesel in lieu of the one price display limit specified in article 9.02-B, 15, (5)

FINDINGS OF FACT

1. The LED sign, if granted as proposed would be located in the same location as the recently destroyed ground sign.
2. The proposed franchise provided sign's physical dimensions and configuration are a franchise standard issue.
3. The requested sixteen foot sign will be located so as to not create a view obstruction at the intersection.

CONCLUSIONS

1. The petitioner met the findings of fact specified by the applicable standards as listed in Sec 13.08-D of the Deerfield Zoning Ordinance.
2. The petitioner delivered proper notice to the surrounding property owners, no opposition was presented.
3. The height modification, if granted is required primarily upon the sign's LED source of illumination.

MOTIONS AND VOTE

A motion was made to recommend approval of the requested modification.
The vote was as follows:

AYES: (6) Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann
NAYS: (0)

Motion passed

RECOMMENDATION

Accordingly, in the presence of 6 positive concurring votes The Deerfield Board of Zoning Appeals recommends the petition be granted to allow the establishment of an Automobile Service Station LED Ground Sign (Ord. O-14-34) with a

1. single sign face area of 41.02 sq. ft. in lieu of 32 sq. ft. and an aggregate sign face area of 82.04 sq. ft. in lieu of 64 sq. ft. area as specified in article 9.02-B, 15, (2)
2. A sign height of 16 feet in lieu of 6 feet and a back to back sign face separation of 13 inches in lieu of the maximum 12 inches all specified in article 9.02-B, 15, (3) of the Deerfield Zoning Ordinance.
3. Two fuel price displays, one for unleaded and the second for diesel in lieu of the one price display limit specified in article 9.02-B, 15, (5)

Respectfully submitted,

Robert Speckmann, Chairman
Deerfield Board of Zoning Appeals

Board of Zoning Appeals

Minutes of Public Hearing

March 2, 2021

The Deerfield Board of Zoning Appeals held a Public Hearing on Tuesday, March 2, 2021 at 7:30 p.m. electronically over Zoom. Chairman Robert Speckmann called the meeting to order at 7:30 p.m.

Present were:

Chairman Bob Speckmann

Len Adams

Karen Bezman

Herb Kessel

Ted Kuczek

Matthew Kustusch

Absent was:

Karen Scott

Also present:

Clint Case, Building and Code Enforcement Supervisor

Andrew Lichterman, Assistant Village Manager (present at Village Hall)

Public Comment:

There was no Public Comment on non-agenda items. There were no emails submitted for Public Comment, no one on Zoom indicating they wish to speak at this time on a non-agenda item.

Business:

Public Hearing for 1256 Rosewood Avenue – Minimum Accessory Structure Property Line Setback

Ch. Speckmann confirmed the mailings were in order for the petition and the Public Hearing was properly advertised and listed. The petitioner, Jonathan Strouse was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 2.03-C of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 5 IN CHESTERFIELD'S LAUREL HILL UNIT 9 PHASE ONE. BEING A RESUBDIVISION OF LOT 5 [EXCEPT THE EAST 150 FEET AND EXCEPT THE NORTH 30 FEET THEREOF. LOT 6 [EXCEPT THE EAST 135 FEET AND EXCEPT THE SOUTH 40 FEET THEREOF]. LOT 36 [EXCEPT THE NORTH 30 FEET OF THE EAST 30 FEET THEREOF] AND ALL OF LOT 35 IN J.S.HOVELAND'S 1ST ADDITION TO DEERFIELD BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1924 AS DOCUMENT NUMBER 248380 IN BOOK 'N' OF PLATS PAGE 56, IN LAKE COUNTY ILLINOIS.

Said Property is Commonly Known as 1256 Rosewood Avenue, Deerfield, Illinois.

The variation, if granted, would permit the construction of a storage shed approximately 3.5 feet from the west side property line in lieu of the minimum 10 feet specified in the Deerfield Zoning Ordinance.

Mr. Strouse explained when the 10x12' storage shed on the side of their house, which has been there for decades, was deteriorating so they removed it. The 10x12' concrete slab remains in the same location. He would like to replace the shed with a new 8x11' shed with reinforced sides. Mr. Strouse spoke with Mr. Case, who indicated the shed has to be a minimum 10 feet from the house and 5 feet from the lot line. Mr. Strouse explained if he complied with the Ordinance, the shed would be only 5 feet wide because there is only 20 feet from the lot line to the house. He noted the request is for an 8-foot wide shed, which is smaller than the previous 10 foot wide shed.

Mr. Case explained they are asking for a shed that is 3.5 feet from the property line in lieu of 10 feet. Ch. Speckmann noted most of the Zoning Ordinance embraces a 5-foot clearance between the property line and an auxiliary structure. In the R1 PRD zone, it is supposed to be 10 feet; however, the Zoning Ordinance does not specifically address auxiliary structures in the R1 PRD District. Ch. Speckmann explained the petitioner is looking to push the shed back to where it would normally be in the other Zoning districts, except for a 2 foot variation.

Mr. Adams noted the submittal has information on fencing. Mr. Strouse explained the 6-foot high stockade fence that replaced a 6-foot high stockade fence is 2 years old. The fence hides the shed.

Mr. Case asked about the distance from the fence to the shed. Mr. Strouse explained the concrete pad is 10 feet wide. The shed can be moved anywhere within the 10 foot pad. Mr. Case explained the legal description was written as 3.5 feet. Mr. Kessel asked about the color of the shed. Mr. Strouse noted the shed will be hatbox brown with a delicate white trim. The roof will be shingled. Mr. Kessel asked about the height of the shed. Mr. Strouse believes the height will be 7.5 feet high. Mr. Kessel expressed concern as a portion of the shed will be visible from the street, over the fence. Mr. Strouse explained they have bushes and trees that will help obscure the shed.

Mr. Kustus noted sheds do not need to be placed on concrete slabs. It is convenient that you have an existing concrete slab. Mr. Strouse explained the shed has to be bolted down, but does not know whether it has to be placed on concrete.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Kessel moved to recommend the Board of Trustees approve a variation for relief from Article 2.03-C of the Deerfield Zoning Ordinance to allow the construction of a storage shed approximately 3.5 feet from the west property line in lieu of the minimum 10 feet specified in the

Deerfield Zoning Ordinance. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Ch. Speckmann reported this petition would be in front of the Mayor and Board of Trustees at their April 5, 2021 meeting.

Public Hearing for 1 Waukegan Road – Monument Sign Modification

Ch. Speckmann confirmed the mailings were in order for this petition and the Public Hearing was properly advertised and listed. The petitioner, Art Solis from North Shore Sign, representing Anil Amiani, President of Fahd Amoco, was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 9.02-b, 15, (2), (3) & (5) of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 1 IN JOHN A. MALLIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR WAUKEGAN ROAD PER DOCUMENT 1758241), IN LAKE COUNTY, ILLINOIS.

Said property is Commonly Known as 1 Waukegan Road, Deerfield, Illinois.

The modification, if granted, would permit the construction of a new light emitting diode (LED) ground sign with a single sign face area of 51.02 square feet in lieu of 32 square feet and an aggregate sign face area of 82.04 square feet in lieu of 64 square foot area specified in Article 9.02-b, 15, (2).

A ground sign height of 16 feet in lieu of 6 feet with a sign face separation of 13 inches in lieu of the 12 inches specified in Article 9.02-b, 15, (3) of the Deerfield Zoning Ordinance.

Two fuel price displays, one for unleaded and the second for diesel, in lieu of the one display limit specified in Article 9.02-b, 15, (5).

Mr. Solis explained the original sign on the corner was hit by a car, so there is a small aluminum sign that shows the fuel pricing. They are looking to install a new sign, similar to the other BP station in Deerfield. The only difference is the proposed sign would have the unleaded gas price as well as the diesel fuel price. Mr. Solis explained this is the only gas station in the Village that offers diesel fuel and the owner would like to ensure people are aware diesel fuel is available.

Mr. Case explained the petitioner is also seeking variations on the size of the face, the separation of the faces, the height of the sign and the additional price. He noted the BP station at 1460 Waukegan Road, visually, would be the same except for the additional price display.

Mr. Kessel asked about the location of the new sign. Mr. Solis explained the sign would be moved 5 – 8 feet south of the original location to keep it away from the traffic that turns within the driving area for the fuel pumps. They propose adding additional bollards to help protect the sign base. Mr. Kessel noted the sign would be very close to the intersection of Lake Cook and Waukegan Roads. Mr. Solis explained the site plan shows the sign is 27 feet away from the curb.

Ch. Speckmann confirmed the temporary sign was in the same location as the former sign. He indicated there are a number of distractions at that location, including power poles and the traffic control cabinet. Ch. Speckmann asked if the new sign would be high enough to miss what is currently there. Mr. Solis explained they determined the location so the main portion of the sign is above the traffic control cabinet. The traffic control cabinet is 6 feet high.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Kuczek noted the base of the sign is the same size as the top of the sign. Given the location on the corner, he finds the 3-foot-wide masonry sign base problematic. Mr. Solis noted the sign size is the same as the BP at 1460 Waukegan Road. Mr. Kuczek explained this is a corner, and vehicles making a right turn would have the sign as well as the electrical box and other things to potentially block the view. Ch. Speckmann does not believe the sign would be detrimental, but adding the sign to the power poles and traffic control cabinet could add to the challenge. Mr. Solis does not believe the proposed sign would be a hindrance; rather, it would be the existing three poles and electrical box. The proposed sign was moved so there would be clear visibility.

Mr. Kuczek moved to recommend the Board of Trustees approve the construction of a new LED ground sign for BP, including the sign size, separation, height, location and two fuel prices as presented. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Ch. Speckmann reported this petition would be in front of the Mayor and Board of Trustees at their April 5, 2021 meeting.

Public Hearing for 520 Brierhill Road – Minimum Established Front Yard Setback

Ch. Speckmann confirmed the mailings were in order for this petition and the Public Hearing was properly advertised and listed. The petitioners, Mike Hagenson, representing 520 Brierhill LLC, was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 2.02-D, 1 of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 12 IN BRIERHILL SUBDIVISION. A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ (EXCEPT THE NORTH 8.10 CHAINS THEREOF) AND THE

NORTH 594.60 FEET OF THE EAST 60 FEET OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ ALL IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1923 AS DOCUMENT 222755 IN BOOK “L” OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

Said property is Commonly Known as 520 Brierhill Road, Deerfield, Illinois.

The variation, if granted, would permit the razing of the existing residence currently located 144.38 feet from the front property line and reestablishment of a new home with a 106.38-foot front yard in lieu of the 166-foot setback established by averaging as specified by the Deerfield Zoning Ordinance.

Mr. Hagenson is seeking a variance to reduce the front yard setback from 166 feet to 106.38 feet in order to construct a new single-family home on the lot. He discussed pictures from his submittal that show the site conditions. The aerial photographs show a creek that runs through the west portion of the lot. The creek is at a relative low point in the local topography and serves as a drainage point for a significant portion of the Briarwood golf course. The lot experiences ponding during periods of heavy rain. Mr. Hagenson explained the creek cannot be relocated without causing potential water consequences to neighboring properties. He noted the 2500 square foot home’s existing front yard setback is legal non-conforming at 144.38 feet. During times of heavy rains, the creek has ponded enough to cause water to encroach up to the building line of the existing home.

The petitioner seeks a variance to move the home further east on the lot, away from the topographical high water mark which currently sits somewhere near the rear patio. Mr. Hagenson noted the site plan shows an overlay of the existing structure with the proposed new structure at the requested front yard setback. The site plan also shows the required front yard setback at 166 feet. Mr. Hagenson explained the Village has taken the position that any new home footprint cannot extend back (west) into the lot beyond where the current home’s rear building line sits. The required setback combined with the Village Engineer’s opinion would require the home to be no deeper than 27.5 feet, which would be unreasonable to construct. In addition, the rear building line would still be subject to the same water ponding issues that currently exist. The requested variance would allow the petitioners to build a reasonable home and move the rear building line in the front yard setback east beyond the high water line while maintaining the existing drainage patterns.

Mr. Hagenson showed an exhibit that shows the setbacks of the neighboring properties. The requested variance has precedents among the immediate neighbors as many of the properties have substantially reduced front yard setbacks that are substantially similar to the setbacks requested by the petitioner. The requested front yard setback is identical to the adjacent neighbor to the south at 510 Brierhill Road. Mr. Hagenson noted several other neighbors have front yard setbacks that are substantially less than the Ordinance required 166-foot setbacks.

Mr. Hagenson believes the petition meets the seven standards required under Article 13, Section 13.07-E of the Zoning Code. 1. The home with a reduced front yard setback is a permitted use in the R1 district. 2. The topographical and drainage features that burden the lot are unique to the property and deprive the site of its full beneficial use by causing water ponding to encroach on the building. 3. The creek drainage is detrimental on the lot and not self-imposed by the petitioner. He noted there may be some objections noting the water issues have occurred for decades, well before the petitioner purchased the property. 4. The strict application of the provisions in the Zoning Ordinance would deprive the petitioner of reasonable use of the land. Without the variation, the petitioner would be unable to construct a typical home with a typical rear yard, that is consistent with the area and not subject to the water issues caused by the creek. 5. The requested variation of a front yard setback of 106.38 feet is the minimum variation necessary to construct a reasonable and typical-sized home with a usable backyard without flooding and water issues. 6. The granting of the variation is not detrimental to the public welfare and is similar or identical to many other front yard setbacks including the adjacent house that is not affected by the water issues. 7. The proposed variation is not detrimental to the neighborhood and does not have a negative impact on traffic or pose a public safety concern. Mr. Hagenson noted the homes on the east side of the street have front yard setbacks substantially less than the requested 106.38-foot setback. Prior to purchasing the lot, the petitioners discussed the possibility of building a house on the property with the Village Engineer and a civil engineer. The parties consulted did not believe building a new home further east on the lot would have a negative impact on the flooding issues. The petitioner's civil engineer felt the new home would improve the current situation. Mr. Hagenson noted the Village is aware of the water ponding issues and concerns voiced by the neighbors.

Mr. Kessel asked how the 27.5-foot measurement for a home without the variance was determined. Mr. Hagenson explained with a front yard setback at 166-feet, the rear building line is the furthest west a new structure could extend. With the Ordinance setback at 166-feet and the building line at the existing structure location would allow a 27.5-foot-deep house. Ch. Speckmann noted a normal setback in the R1 District is 50 feet if there was not a unique situation of water in the backyard. If there was not a water challenge, there would be about 200 feet of possible building area with a front yard setback of 166-feet. The Village engineer's restrictions squeeze down the building pad of what would have been a normal opportunity to construct a house on the site.

Mr. Kustus asked about the anticipated total depth of the house if the variance were granted. Mr. Hagenson noted they are still in the planning stages, but anticipate the footprint of 4000 or 4200 feet with a normal-sized, usable backyard. The side yard setback requirements reduce the building envelope to 75-feet, so the house would be about 55-feet deep by 75-feet wide.

Mr. Lichterman noted the Village received several written comments prior to the meeting. The comments have been shared with the BZA members and the petitioner. The comments received prior to February 19, 2021 were posted online as part of the agenda. Comments received after February 19, 2021 will be read at this meeting.

Mr. Lichterman read a letter from Linda and Charles Dawe who live across the street and oppose the variation. Mr. and Mrs. Dawe built their home 20 years ago, consistent with the existing Zoning regulations. If a new structure is built 38 feet closer to the street, their enjoyment of air and light will be diminished, the sun will be obscured sooner in the west and much sooner if the two-story house is built where a distant one-story residence now exists. Mr. and Mrs. Dawe have worked hard to add plantings in the front yard and believe a new home looming over them will threaten their substantial investment in their property. The Dawes do not believe it is in anyone's best interest to have a temporary developer force the neighborhood to compress itself. They believe allowing the variations would establish a dangerous precedent that would lead to more water damage and have a negative effect on the neighbor's property values. Mr. and Mrs. Dawe asked the BZA to give careful thought to the property tax base represented by Brierhill Road Village economics as well as the aesthetics and healthy drainage. Mr. and Mrs. Dawe noted the petitioners made a deceptive statement in their February 8, 2021 registered letter in regard to the requested variations. They wrote that the 106-foot setback is "equivalent to the front yard setback of the property's immediate neighbor". That is a false equivalency as the neighbor's addition is less than 30-feet wide. The petitioner's plan is probably 3 times wider. Mr. and Mrs. Dawe believe the deception should disqualify the petition. They asked the BZA to recommend the Village Board reject the request for the sake of the Village's character, valuation and desirability.

Richard Sacks and Louise Todero, 510 Brierhill, are 22-year residents. He believes the petitioner's characterization of ponding is incorrect, as it is a flood that moved up to the property structure. The petitioner mixed the addresses to get front yard setbacks on both sides of the street, to make it appear more favorable for the petitioners. Mr. Sacks received a variance in 2004 for a garage extension that was parallel to an existing garage wall and is completely screened by a densely wooded area. He believes the idea of a new structure being moved within 160-feet of the block versus the variance he received is not comparable in any way, shape or form. Mr. Sacks noted the property was previously under contract, but the potential buyer backed out of the contract after having an engineering study completed. He is concerned that the existing structure has an underground basement that is less than 14-foot-wide. The structure would go from 2800 square feet to 4200 square feet with a regular, full-size basement causing an enormous amount of permeable soil to be displaced. Mr. Sacks provided photos that show a hard rain would cause runoffs to adjacent properties to the north and south. He expressed concern because the neighborhood does not know the proposed size or plans for the home and the displacement of the soil. Mr. Sacks has watched the flooding on the petitioner's property and thankfully it has stopped right at his property. He noted the builder acquired the property at a bargain price, knowing all of the inherent problems. Mr. Hagenson noted the characterization that he gave inaccurate addresses is not correct. The only odd address was a corner lot. Mr. Sacks noted the corner property also encountered drainage issues, but their drainage issues pale in comparison to the petitioner's property. There is a reason the petitioner's property sold for approximately \$200,000 below market value. Mr. Sack's asked how the neighbors will learn what steps are being taken to mediate or control the problem or confine it so the people who buy the newly-constructed house only have to live with water flooding their entire backyard.

Ch. Speckmann explained the BZA is considering the request for a front yard variation. If the true application of the Ordinance is placed on the property, there will not be any building pad left to construct the house.

Steven Schwartz lives at 532 Brierhill, immediately north of the subject property. He believes the petitioner's request is totally unreasonable in regards to the character of the neighborhood. It impairs and deprives his property of light and air. The existing property has a single-story home that is set back similar to his property. By moving the home up 60-feet would deprive his front yard of light and air, which is against the Ordinance and in contradiction of why he bought his home. Mr. Schwartz has a beautiful front yard. Allowing the petitioner to construct a structure more than one story would impair the light and negatively affect the value of his home. He noted the petitioner acquired the home with full knowledge of the Zoning restrictions and believes there are engineering solutions that can be implemented. Mr. Schwartz believes the petitioner needs to comply with the Ordinance and have 166-foot setbacks and a 50-foot backyard. If they want to construct a new home, it should be within the existing footprint. Mr. Schwartz noted the variations should be denied because they not only deprive himself, but also at least 20 additional neighbors who have objected to the granting of the variance. He noted the petitioner stated he is entitled to a normal backyard. The existing home may not have a normal backyard but has a front yard that is more gracious than most of the street. Mr. Schwartz questioned why the petitioner is entitled to more than anyone else on the street.

Susan Spinello, 511 Brierhill, noted the variance granted for 510 Brierhill was only for a garage. Comparing bringing an entire house forward with a property that only built a garage is not a fair comparison. Ms. Spinello does not believe the setbacks on the east side of the street are equal to those on the west side of the street. In addition, the petitioner is not taking into account the fact that the houses are 300 feet deep and his proposed property is 400 feet deep. Ms. Spinello explained she built her house in 2004 and complied with all of the rules and regulations that were in effect at that time. She believes bringing the petitioner's house forward would crowd the street and deprive the neighbors and those walking down the street of enjoyment. Ms. Spinello noted the property values of all of the homes will decrease. She noted the house at 95 Brierhill received a variance and everyone can see the house is too close to the street. She urged the BZA not to make the same mistake again.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Adams asked if Mr. Schwartz was planning on selling his home. Mr. Schwartz noted his home is currently for sale. Mr. Adams noted the dimensions of Mr. Schwartz' property is 150-feet by 400-feet. Mr. Schwartz explained he acquired the adjacent lot and subdivided it to give him additional space; but that is the size of his lot. Mr. Schwartz noted the footprint of his house is a little less than 4000 square feet.

Mr. Case asked if the members of the BZA were comfortable granting the petition considering the drainage issues. Ch. Speckmann is comfortable because the Village's engineering department would look at the petition carefully to ensure the properties to the north and south would not be adversely impacted by the drainage occurring from the property at the present time.

He noted the Village could recommend adding compensatory storage, digging a pond so the front yard setback remains at the Ordinance required 166-feet.

Mr. Adams noted the petitioner currently does not have a reasonable economic use of the property. The property is unique and he believes the level of water retention on the site is the highest in the neighborhood.

Ch. Speckmann noted this petition is similar to a previous petition. If the petitioner builds further to the west, there will be a need for compensatory storage and some restriction for release of water as it flows to the northeast.

Mr. Adams noted the BZA has received variation requests from three or four homeowners on the west side of Brierhill and does not remember turning any of them down. The difference may be that the flooding is more severe. He questioned why the neighbors did not object in the past. Mr. Adams believes there is a precedent to provide some relief to homeowners on the west side of Brierhill. Mr. Adams is not convinced the solution is allowing a 106-foot setback, but does not believe a 27-foot-wide house is realistic.

Ch. Speckmann noted if a variation is not granted, the petitioner could build a house that is 35-foot tall, 27-foot wide and 75-foot long. The neighbors would not be happy with that outcome. Mr. Adams suggested asking the parties to negotiate something in the middle. Ch. Speckmann noted the BZA has to rule on the petition as presented.

Mr. Kustus expressed concern that the details are not there. He thinks not understanding the three-dimensionality of the house is an issue. The neighbors have brought up the issues of blocking light, an overbearing front elevation and the proximity to the street, but we do not understand what the structure is really going to be. Mr. Kustus has had to deal with compensatory storage on client's properties and understands the economic impact. He asked if the Village Engineer has said the house could not be built beyond the western part of the existing house, even if an outside engineer designs a compensatory storage system. Mr. Case explained the Village Engineer is pretty firm that the house will not move any further west. Mr. Kustus noted that is a physical hardship and the lot is far more impacted by the Village Engineer than any of the neighbor's properties. Working within the boundaries, a 27-foot house may not seem feasible, but a 106-foot setback is equally unfeasible. From a legal standpoint, he believes there should be some adjustment, but without any details on what is being proposed, he has a difficult time granting the variation.

Mr. Case noted the Village Ordinance is clear about practical difficulties, hardships and reasonable use of the land. Mr. Kuczek noted his one-story house is 25-feet by 75-feet. It may not be conducive to the neighborhood, but people can live in a 27-foot-wide house.

Mr. Case noted one of the BZA's standards is that any consideration cannot be wrapped around a monetary base. Mr. Adams senses the BZA does not want to grant the entire petition. Ch. Speckmann asked if the BZA could make an approval contingent upon an actual design that would be more conducive to the neighborhood. Mr. Case explained the Village does not have an

architectural review board and consideration of the architectural design of the structure would not be a reason to make a decision.

Mr. Schwartz noted compensatory storage can be constructed in accordance with the Village Engineer. Mr. Case noted the BZA does not do engineering. Mr. Schwartz noted the height of the proposed house would certainly deprive his lawn from light. Mr. Case explained the height would be governed by the Zoning Ordinance and would not exceed 35-feet to the ridge. He noted the 166-feet is the average setback of all the houses on the west side of Brierhill Road. Mr. Schwartz noted a 27-foot by 75-foot, single story house could be built in the existing footprint. He does not believe a variance should be granted because the petitioner understood the restrictions and economics when he bought the property. Allowing any sort of variance opposes and impairs the value of his lot and the neighborhood.

Charles Dawe explained he and his wife wrote the letter that was read. He believes it is dangerous to accept the variance request without knowing what they want to do. He believes if the variance is granted, a mc mansion would be moved closer to the street and would compromise the property values of all the homes on the street which is contradictory to the well-being of the residents. If the BZA makes this street less desirable it may compromise the tax base of Deerfield.

Mr. Lichterman suggested if the BZA does not believe they have enough information, they could continue the Public Hearing.

Ch. Speckmann moved to accept the petitioner's request to reduce the required 166-foot setback to 106.38-feet and create a buildable footprint. Since the Village engineering department identified they would not allow the construction of anything past what is the west face of the existing residence. Mr. Kessel seconded the motion. The motion did not pass by the following vote:

AYES: Speckmann (1)

NAYS: Adams, Bezman, Kessel, Kuczek, Kustus (5)

Ch. Speckmann noted this would be passed on to the Mayor and Board of Trustees as a failure to recommend approval. Mr. Adams asked if the petitioner could reapply with a reduced footprint.

Ch. Speckmann explained the petitioner could also reapply with an actual design that identifies the configuration of the house rather than just a block where they would set up a facility. Mr. Kessel believes the petitioner should provide evidence of what a potential structure would look like. Ch. Speckmann noted the petition would go to the Mayor and Board of Trustees on April 5, 2021.

Public Comment:

There was no one present at Village Hall or on Zoom and no emails were received during the meeting for additional public comment.

Ch. Speckmann noted the BZA members are required to complete a Statement of Economic Interest. He suggested checking with the Village if it has not been received.

Ch. Speckmann asked what Oracle has built along the Spur. Mr. Case explained Oracle has a completely separate building with a construction site in the building for the demonstration of software, planning and designing sales.

Document Approval:

Mr. Kuczek moved to approve the minutes from the December 1, 2020 and January 6, 2021 BZA meetings. Mr. Kessel seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Adjournment:

There being no further business or discussion, Mr. Kessel moved to adjourn the meeting. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Jeri Cotton
Secretary



BOARD OF ZONING APPEALS PETITION

This form must be completed and submitted with the appropriate fee to the Office of the Director of Community Development. Two sets of all required documents must also be submitted with this petition. A public hearing will not be scheduled on the petition until all required submissions are on file with the Director's office.

APPLICANT/PETITIONER:

Art Solis / North Shore Sign

262-620-8620

Name

Home Phone #

1925 Industrial Dr.

847-816-7020

Address

Business Phone #

arts@northshoresigns.com

262-620-8620

E-Mail Address

Cell Phone #

OWNER FOR THE PROPERTY FOR WHICH THE REQUEST IS MADE:

Anil Amiani

224-522-5834

Name

Home Phone #

1 Waukegan Rd.

224-522-5834

Address

Business Phone #

azsamaco@gmail.com

224-522-5834

E-Mail Address

Cell Phone #

NOTE: If the owner of the property is not the applicant (petitioner) listed above, a letter from the owner must accompany this petition which authorizes the applicant (petitioner) to see the action being requested. If the "owner" of the property is a trust or a bank, a letter of direction from the trustee of the trust or the bank authorizing the petition must be attached.

NATURE OF REQUEST:

- Variation of Zoning Requirements
- Modification of Fencing Provisions
- Modification of Sign Provisions
- Modification of Screening Provisions

Appeal from an Order, Requirement, Decision, or Determination Made by the Director of Community Development or Other Authorized Official of the Village Having Jurisdiction Under the Zoning Ordinance

Extension of Temporary Occupancy Permit

Other Matter (Please Specify) _____

SET_17_CPI
 VILLAGE OF DEERFIELD 1CD
 PERMITS AND INSPECTIONS
 Date / Time : 01/15/21 09:29:37
 Payment : \$ 175.00
 Receipt # : 744384
 Check/Credit Card #: 5331
 Clerk : cdcash
 Paid By : NORTH SHORE SIGN

1/11/21

BP

1Waukegan Rd.
Deerfield

Board of Zoning Appeals Variations Request

After the Appearance Review Commission meeting on December 22nd 2020, at which time we submitted our project request for a New Double Faced Gas price display to replace the existing display that was destroyed by an automotive accident.

Our request (4) issues that we are requesting a variation on:

- 1) Sign Height - Ordinance allows for 6 feet, our request is for 16 feet. Our request is based on several issues, the sign is located on the Southeast corner of Waukegan Rd. & Lake Cook Rd. where cars are stopped at which if the sign would have to conform to the ordinance it would not be seen. Also at that corner is a 6 foot high switching control box from IDOT which blocks any view of the display.
- 2) Sign Depth our request is for 13" deep, verses 12" deep which the Ordinance states. Our request is based on the manufacture cabinet specifications for the main identification logo, which is embossed.
- 3) Face Area – zoning allows for 32 square feet (64 total) and our request is for 41.02 sq. ft. again this is based on the sign identification & LED fuel prices.
- 4) 2nd Fuel Pricer – zoning only allows (1) fuel pricer, we are requesting (2) fuel pricers, (1) being Unleaded price and 2nd price for Diesel fuel. Reason for this request is based on this station is the only one in the village that sells Diesel Fuel.

In conclusion our request is base on the need to be seen by the public due to the viewing obstacles and the need to display available fuel products.

The village has a second BP location at 1460 Waukegan Rd. which is identical in size and style as to the one we are requesting with the acceptance of the second fuel price.



PHOTO OF OLD EXITING SIGN
BP 1 WAUKEGAN RD. DEERFIELD, IL.



Lake County

Notice of Findings by the Lake County Board of Review

FAHD AMCKO INC
1 WAUKEGAN RD
DEERFIELD IL 60015

TOWNSHIP OF WEST DEERFIELD
PIN: 16-33-404-004

Appeal No: 20029280

TAXPAYER: FAHD AMCKO INC
SITUS ADDRESS: 1 WAUKEGAN RD DEERFIELD, IL 60015

This notice is to inform you that the Lake County Board of Review has made a final decision regarding the assessed value of this property for Tax Year 2020 as requested by the Township Assessor. The Board of Review has determined the following:

Board of Review findings: REDUCED

Basis: CORRECTED PROPERTY DESCRIPTION

Assessed values before and after final Board of Review action

| | Assessed value BEFORE Board of Review Action | Final assessed value AFTER Board of Review action |
|----------------|---|--|
| Land | \$ 112,140 | \$ 102,997 |
| Building | \$ 49,060 | \$ 49,060 |
| Total Assessed | \$ 161,200 | \$ 152,057 |
| Total Market | \$ 483,649 | \$ 456,217 |

The above figures are subject to equalization by the State of Illinois Department of Revenue.

This is a final decision of the Board of Review. You may appeal this decision to the State of Illinois Property Tax Appeal Board by filing a petition for review with the Property Tax Appeal Board within 30 days after this notice is mailed to you or your attorney. Forms for appeal are available at www.ptab.illinois.gov or from the Board of Review office at (847) 377-2100.

This decision was mailed on 12/29/2020
PTAB Filing Deadline: 1/28/2021

Robert S. Glueckert
Chief Clerk, Board of Review

January 12, 2021

To whom it may concern:

I, Mohammad Amin Amlani, president of Fahd Amoco located at 1 Waukegan Road, Deerfield, IL, 60015 would like to authorize Art Solis from North Shore Sign to file a petition at the board of zoning appeal with Village of Deerfield. He will be responsible for designing and installing the new price sign on the property.

Please feel to contact me with any questions or concerns.

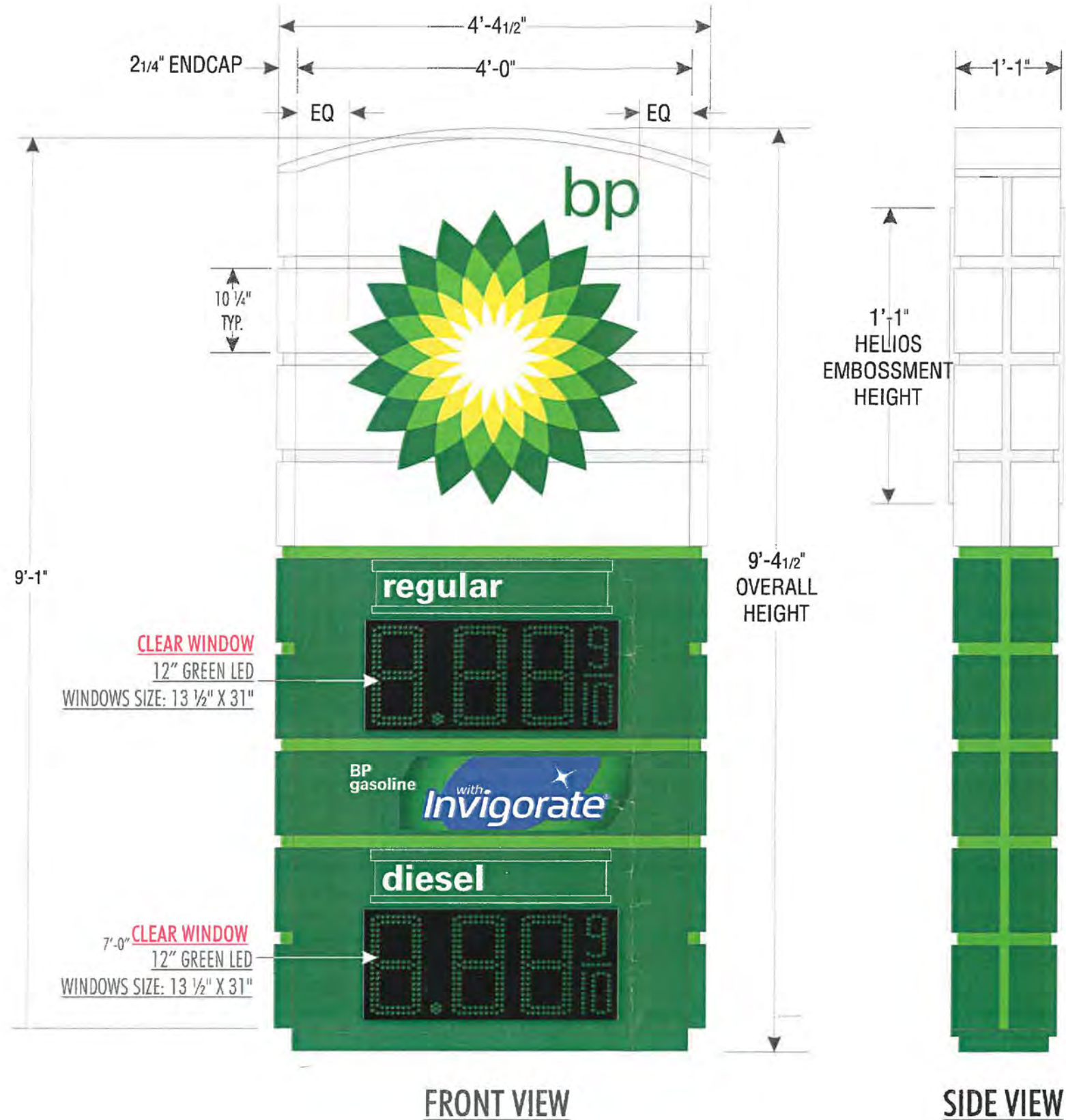
Sincerely,

Mohammad Amlani

Mohammad Amin Amlani

azsamoco@gmail.com

847-409-0948



DOUBLE FACE ILLUMINATED DISPLAY
3/4" = 1'-0"

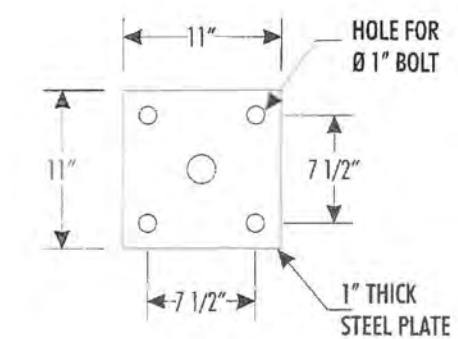
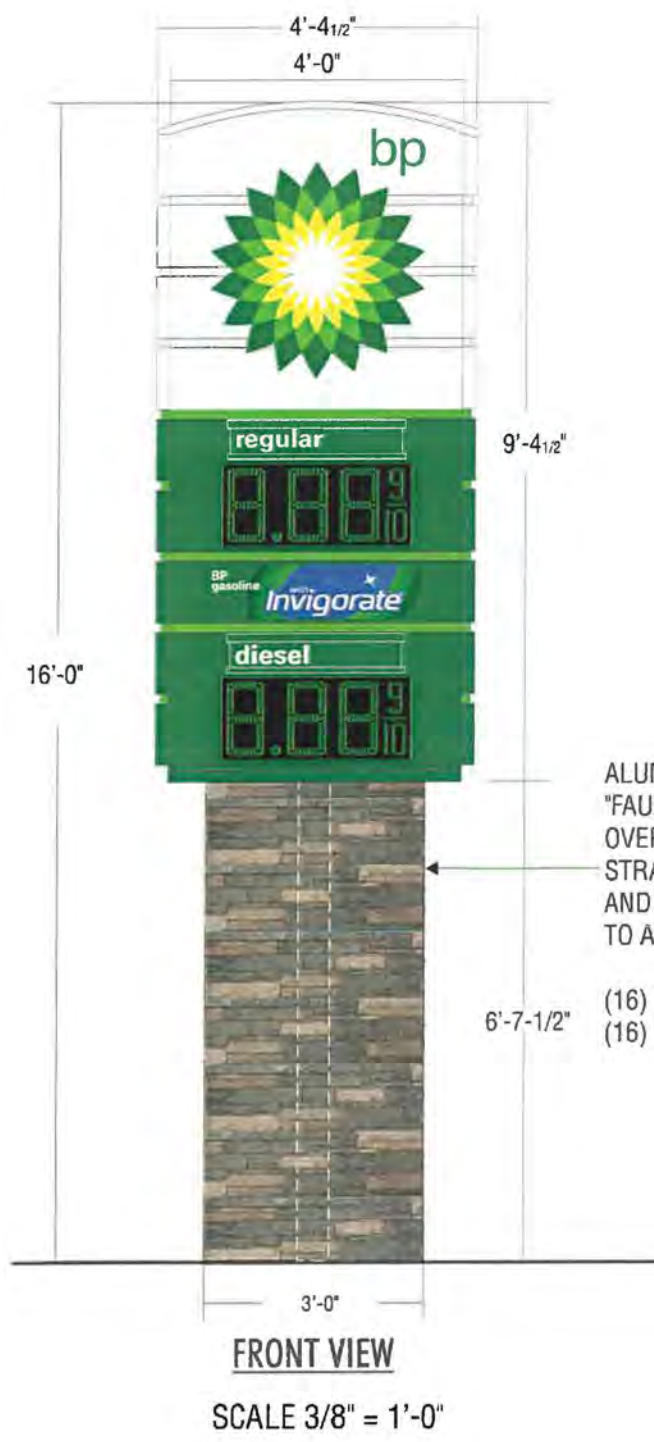
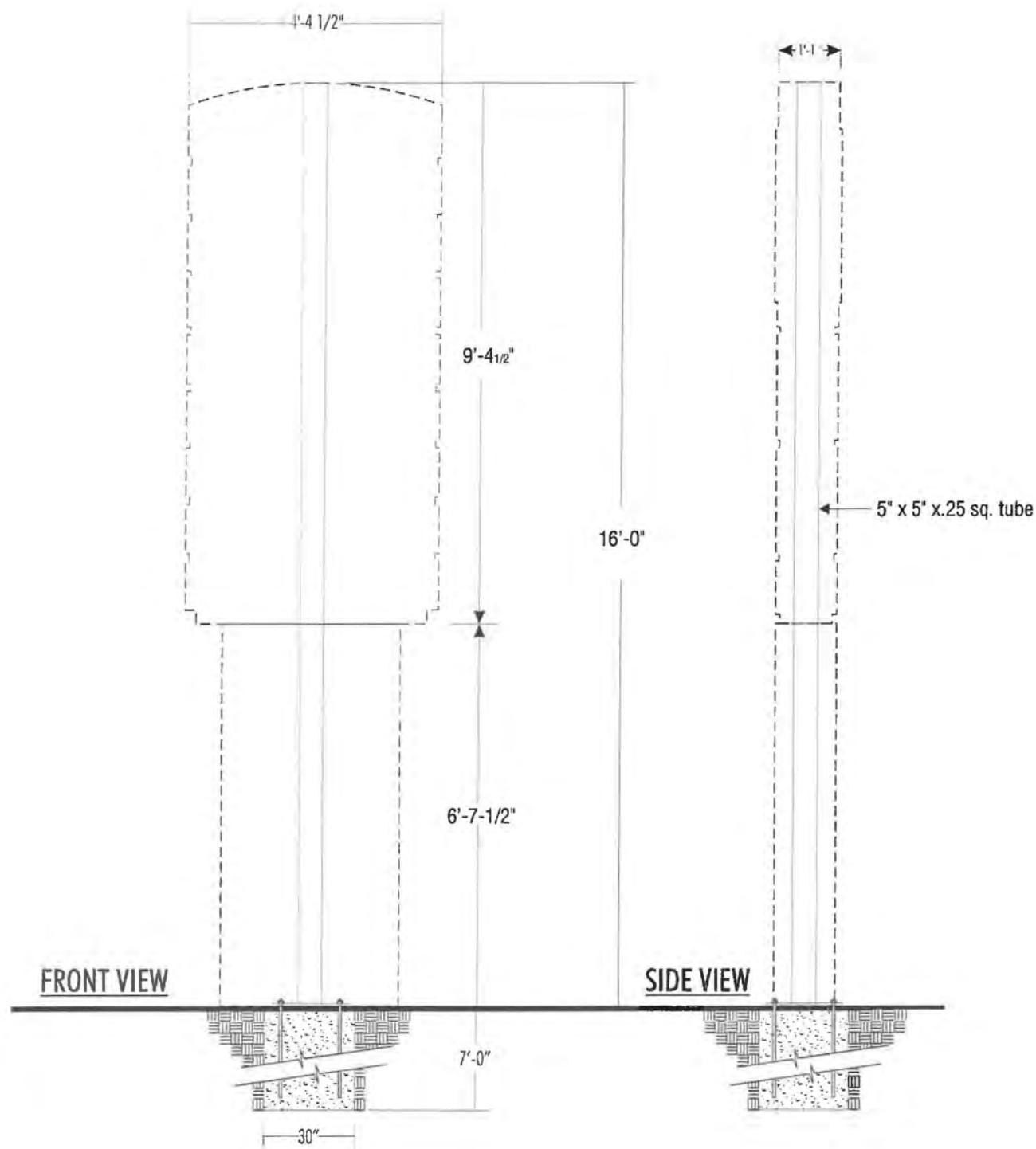
PRODUCT WORD PLATES
PART # CBPV2252 (REFERENCE ONLY)
CBPV2252_REG
CLEAR COPY ON BP RETAIL GREEN OPAQUE



NORTH SHORE SIGN
1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights. Copyright 2010 North Shore Sign Company Inc.

| REVISED | | COMMENTS |
|--|----------|-----------------|
| A | 10/28/20 | NEW LAYOUT |
| BP 1 S. WAUKEGAN RD. DEERFIELD, IL. | | |
| SCALE | NOTED | DRAW BY: AS |
| DATE | 2/24/20 | |
| SALESPERSON | ART | REVISOR |
| | | DRAWING # 12202 |
| | | PG. 1 |



BASE PLATE DETAIL

ALUMINUM PYLON COVER
 "FAUX" STONE PANEL
 OVERLAY / "GENSTONE"
 STRATFORD PANELS
 AND CORNERS FASTENS
 TO ALUMINUM BKG.

(16) PANELS
 (16) CORNERS

NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
 "Quality Signage Since 1930"

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| REVISED | COMMENTS |
|--------------|------------|
| A 10/28/20 | NEW LAYOUT |

| | | |
|--|--|-----------------|
| BP 1 S. WAUKEGAN RD. DEERFIELD, IL. | | DRAW BY: AS |
| SCALE NOTED | | REVISED |
| DATE 2/24/20 | | DRAWING # 12202 |
| SALESPERSON ART | | PG. 2 |

WAUKEGAN ROAD



LAKE COOK

50' R.O.W.



NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
 "Quality Signage Since 1930"



| | | |
|--|------------------|--------------------------|
| BP 1 S. WAUKEGAN RD. DEERFIELD, IL. | | DRAW BY: AS |
| SCALE 1/16" = 1'-0" | revised 10-29-20 | REVISED |
| DATE 10/19/20 | | DRAWING # 12202 PG. 2 |
| SALESPERSON ART | | |



Clear Sight Triangle Overlay

PLAT OF SURVEY

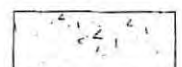













LOT 1, IN JOHN A. MALLIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANG 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR WAUKEGAN ROAD PER DOCUMENT 1758241), IN LAKE COUNTY, ILLINOIS

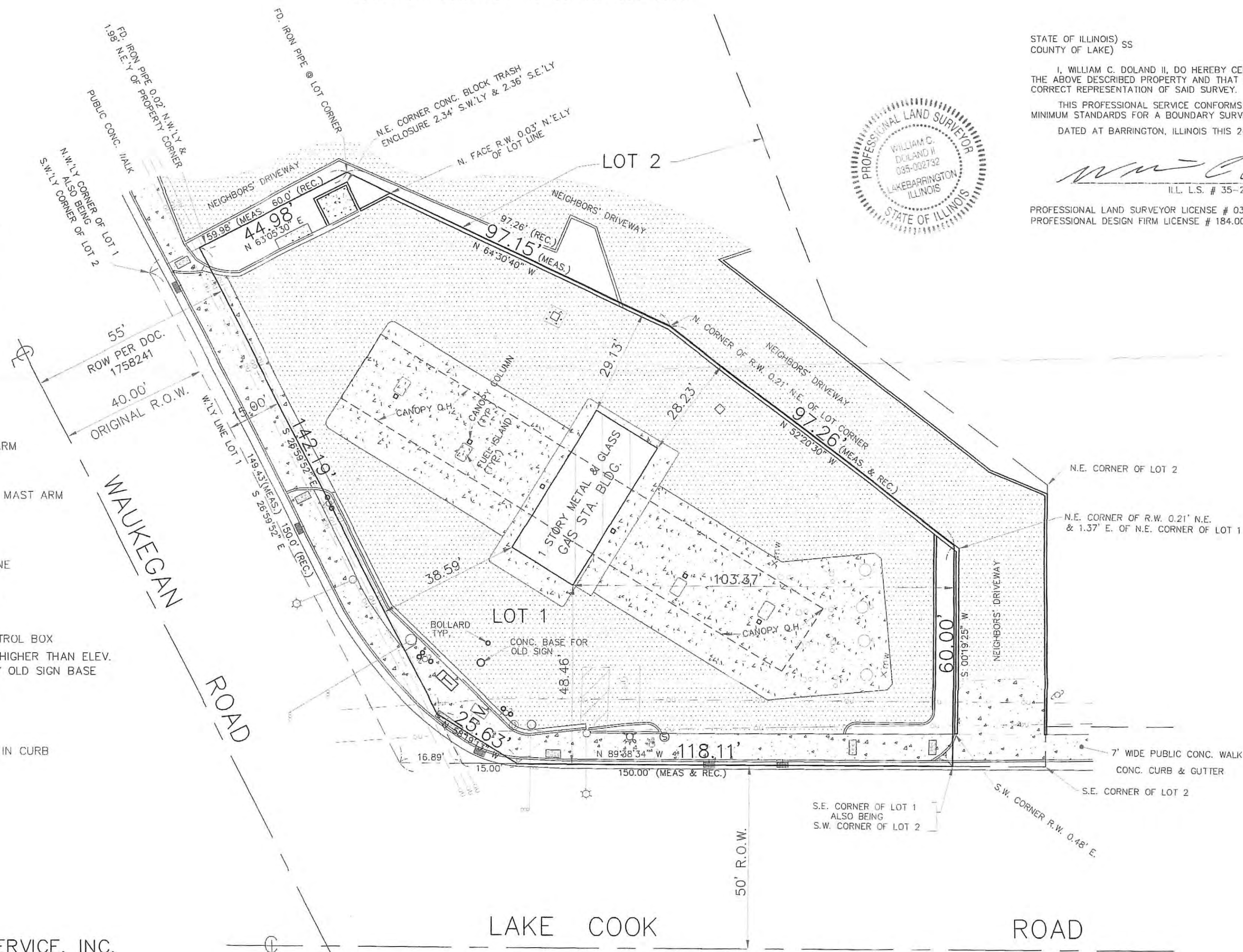
COMMONLY KNOWN AS: 1 WAUKEGAN RD., DEERFIELD, IL
 PERMANENT INDEX NO.: 16-33-404-004-0000



SCALE: 1" = 20'

LEGEND

-  = CONCRETE PAVEMENT
-  = BITUMINOUS PAV'T.
-  = SANITARY MANHOLE
-  = FIRE HYDRANT
-  = BUFFALO BOX
-  = BOLLARD
-  = ST. LIGHT POLE W/ARM
-  = TRAFFIC LIGHT WITH MAST ARM
-  = UTILITY POLE
-  = OVERHEAD UTILITY LINE
-  = STREET LIGHT VAULT
-  = TRAFFIC SIGNAL CONTROL BOX
TOP OF BOX IS 7.0' HIGHER THAN ELEV. OF TOP OF PAV'T BY OLD SIGN BASE
-  = STORM SEWER INLET
-  = STORM SEWER INLET IN CURB



STATE OF ILLINOIS) SS
 COUNTY OF LAKE)

I, WILLIAM C. DOLAND II, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT BARRINGTON, ILLINOIS THIS 24th DAY OF SEPTEMBER 2020.

William C. Doland II
 ILL. L.S. # 35-2732

PROFESSIONAL LAND SURVEYOR LICENSE # 035.002732 EXPIRES 11/30/2020
 PROFESSIONAL DESIGN FIRM LICENSE # 184.007987-0008 EXPIRES 04/30/2021

PROJECT NO.: 20-205

ACCURATE SURVEY SERVICE, INC.
 22159 N. PEPPER, SUITE 15
 LAKE BARRINGTON, IL 60010
 PHONE: (847) 381-8735

LEGAL NOTICE

PLEASE TAKE NOTICE THAT A PUBLIC HEARING WILL BE HELD BY THE DEERFIELD BOARD OF ZONING APPEALS ON MARCH 2, 2021, AT 7:30 P.M. IN THE ROBERT FRANZ COUNCIL CHAMBERS, 850 WAUKEGAN ROAD DEERFIELD, ILLINOIS TO HEAR THE REQUEST OF ANIL AMIANI, 1 WAUKEGAN RD., DEERFIELD, IL. THE PETITIONER IS SEEKING RELIEF FROM ARTICLE 9.02-B, 15, (2), (3) & (5) OF THE DEERFIELD ZONING ORDINANCE FOR THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

LOT 1 IN JOHN A. MALLIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR WAUKEGAN ROAD PER DOCUMENT 1758241), IN LAKE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1 WAUKEGAN RD., DEERFIELD, IL
PERMANENT INDEX NO. 16-33-404-004-0000

THE MODIFICATION IF GRANTED WOULD PERMIT THE CONSTRUCTION OF A NEW LIGHT EMITTING DIODE (LED) GROUND SIGN, WITH A SINGLE SIGN FACE AREA OF 41.02 SQ FT IN LIEU OF 32 SQ FT AND AN AGGREGATE SIGN FACE AREA OF 82.04 SQ FT IN LIEU OF 64 SQ FT AREA SPECIFIED IN ARTICLE 9.02-B, 15,(2).

A GROUND SIGN HEIGHT OF 16 FEET IN LIEU OF 6 FEET WITH A SIGN FACE SEPARATION OF 13 INCHES IN LIEU OF THE 12 INCHES SPECIFIED IN ARTICLE 9.02-b,15,(3) OF THE DEERFIELD ZONING ORDINANCE.

TWO FUEL PRICE DISPLAYS, ONE FOR UNLEADED AND THE SECOND FOR DIESEL IN LIEU OF THE ONE DISPLAY LIMIT SPECIFIED IN ARTICLE 9.02-b,15,(5)

AT SAID PUBLIC HEARING AND ANY ADJOURNMENT THEREOF, ALL PERSONS INTERESTED ARE INVITED TO BE PRESENT AND HEARD.

THE PUBLIC HEARING IS CURRENTLY SCHEDULED TO TAKE PLACE IN THE VILLAGE HALL BOARD ROOM, 850 WAUKEGAN ROAD, DEERFIELD, ILLINOIS. HOWEVER, DUE TO THE ONGOING COVID-19 EMERGENCY, AND THE POSSIBILITY THAT AN EXECUTIVE ORDER OF THE GOVERNOR, AN EMERGENCY ORDER OF THE VILLAGE PRESIDENT, OR OTHER GOVERNMENT ORDER OR LAW MAY PROHIBIT OR MAKE IT MORE DIFFICULT FOR THE PUBLIC HEARING TO BE HELD AT THE DEERFIELD VILLAGE HALL, THE DEERFIELD BOARD OF ZONING APPEALS MAY HOLD THE PUBLIC HEARING BY AUDIO OR VIDEO CONFERENCE. IF THE PUBLIC HEARING WILL BE HELD BY AUDIO OR VIDEO CONFERENCE, NOTICE AND INSTRUCTIONS FOR PARTICIPATING IN THE PUBLIC HEARING REMOTELY WILL BE POSTED ON THE VILLAGE'S WEBSITE – WWW.DEERFIELD.IL.US - BY FRIDAY, FEBRUARY 26, 2021 AND WILL BE INCLUDED ON THE AGENDA THAT WILL BE POSTED PRIOR TO THE MEETING.

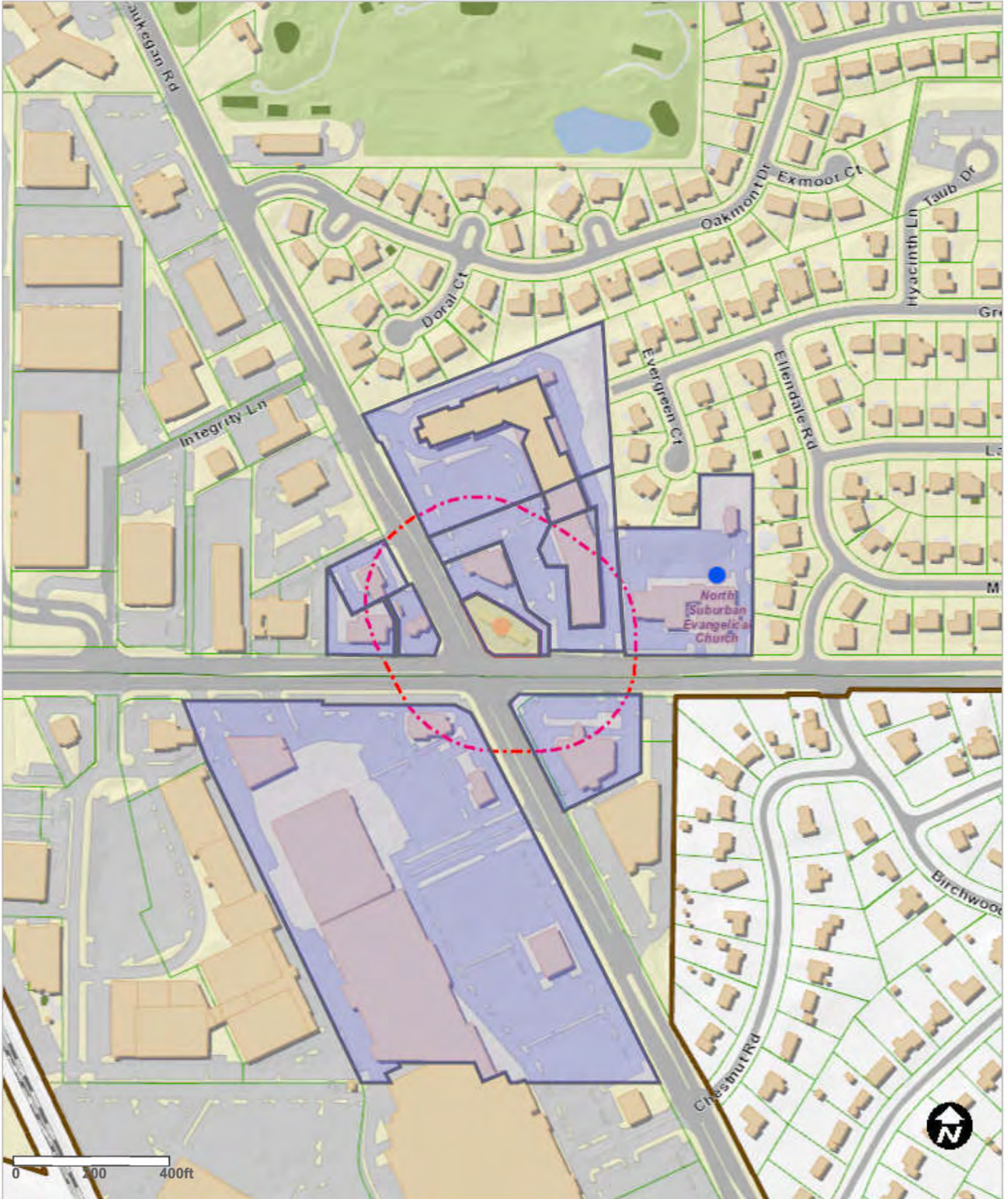
ROBERT SPECKMANN, CHAIRMAN
DEERFIELD BOARD OF ZONING APPEALS

FOR FURTHER INFORMATION, CONTACT CLINTON E. CASE, BUILDING AND CODE ENFORCEMENT SUPERVISOR AT 847-719-7472.

PUBLISH: FEBRUARY 4, 2021



MapOffice™ 250' Notification -1 Waukegan Rd



Map created on January 15, 2021.
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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

| Address number | Street name | Unit | City | State | ZIP code | PIN | Property owner | Mailing address |
|----------------|---------------|------|-----------|-------|----------|--------------------|--|--|
| 11 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-404-038-0000 | Norcor Cadwell Associates | 11 Waukegan Rd Deerfield IL 60015 |
| 200 | Lake Cook Rd | | Deerfield | IL | 60015 | 16-33-404-022-0000 | North Suburban Evangelical Free Church | 200 Lake Cook Rd Deerfield IL 60015 |
| 96 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 96 S Waukegan Rd Deerfield IL 60015 |
| 60 | S Waukegan Rd | B | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 60 S Waukegan Rd B Deerfield IL 60015 |
| 60 | S Waukegan Rd | A | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 60 S Waukegan Rd A Deerfield IL 60015 |
| 60 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 60 S Waukegan Rd Deerfield IL 60015 |
| 110 | S Waukegan Rd | A | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 110 S Waukegan Rd A Deerfield IL 60015 |
| 16 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 16 S Waukegan Rd Deerfield IL 60015 |
| 70 | S Waukegan Rd | A | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 70 S Waukegan Rd A Deerfield IL 60015 |
| 350 | Lake Cook Rd | | Deerfield | IL | 60015 | 16-33-400-015-0000 | Wheeling Store Llc | 350 Lake Cook Rd Deerfield IL 60015 |
| 110 | S Waukegan Rd | B | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 110 S Waukegan Rd B Deerfield IL 60015 |
| 25 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-404-003-0000 | Deerfield Jt Associates Llc | 25 Waukegan Rd Deerfield IL 60015 |
| 114 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 114 S Waukegan Rd Deerfield IL 60015 |
| 13 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-404-038-0000 | Norcor Cadwell Associates | 13 Waukegan Rd Deerfield IL 60015 |
| 2 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-400-035-0000 | True North Energy Llc | 2 Waukegan Rd Deerfield IL 60015 |
| 7 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-404-039-0000 | Norcor Cadwell Associates | 7 Waukegan Rd Deerfield IL 60015 |
| 365 | Lake Cook Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 365 Lake Cook Rd Deerfield IL 60015 |
| 94 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 94 S Waukegan Rd Deerfield IL 60015 |
| 164 | Lake Cook Rd | | Deerfield | IL | 60015 | 16-33-404-022-0000 | North Suburban Evangelical Free Church | 164 Lake Cook Rd Deerfield IL 60015 |
| 70 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 70 S Waukegan Rd Deerfield IL 60015 |
| 118 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 118 S Waukegan Rd Deerfield IL 60015 |
| 70 | S Waukegan Rd | B | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 70 S Waukegan Rd B Deerfield IL 60015 |
| 49 | S Waukegan Rd | | Deerfield | IL | 60015 | 04-04-201-018-0000 | Northshore University | 49 S Waukegan Rd Deerfield IL 60015 |
| 110 | S Waukegan Rd | C | Deerfield | IL | 60015 | 04-04-202-026-0000 | Gateway Fairview Inc | 110 S Waukegan Rd C Deerfield IL 60015 |
| 40 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-400-018-0000 | Parkway Bank & Trust Company | 40 Waukegan Rd Deerfield IL 60015 |
| 1 | Waukegan Rd | | Deerfield | IL | 60015 | 16-33-404-004-0000 | Fahd Amoco Inc | 1 Waukegan Rd Deerfield IL 60015 |

REQUEST FOR BOARD ACTION

21- 46

Agenda Item: _____

Subject: Consideration and Action on a Report and Recommendation of the Board of Zoning Appeals Concerning the Request of 520 Brierhill LLC, 2858 W. Diversey Ave., #2, Chicago, Illinois, for Relief from Article 2.02-D,1 of the Deerfield Zoning Ordinance for the Property Located at 520 Brierhill Rd. to Permit the Construction of a New Home with A 106.38 Foot Front Yard Setback in Lieu of the 166 Foot Front Established Setback Specified in the Deerfield Zoning Ordinance.

Continuance

Action Requested: _____
Board of Zoning Appeals

Originated By: _____
Village Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

The petitioner has advised that the property is currently under contract and the real estate transaction is scheduled to close in late April. Staff recommends continuing this matter to the May 3, 2021, Board meeting. Continuing this matter would allow the petitioner to close on the sale of the property at which time he would withdraw the petition for relief.

A public hearing was held on March 2, 2021, via Zoom to consider the request of the petitioner, Mike Hagenson of 520 Brierhill LLC. Mr. Hagenson requested a front yard setback of 106.38 feet in lieu of the 166 foot Established Front Setback specified by the Zoning Ordinance. The petitioner is seeking to move the proposed building pad easterly, away from the area prone to flooding, to a front yard setback equal to home to the south.

The motion to recommend granting the variation as presented by the petitioner failed by the followed vote:

Ayes - 1

Nays - 5

In the absence of four (4) concurring votes the Board of Zoning Appeals failed to recommend the variation be granted.

Reports and Documents Attached:

- Letter from Petitioner re: Sale of Property
- Recommendation
- Draft Minutes
- Public Comments
- Exhibits, Legal Notice, Map

April 5, 2021

Date Referred to Board: _____

Action Taken: _____

Andrew Lichterman

Subject: FW: 520 Brierhill LLC

From: Mike Hagenson <mikehagenson@gmail.com>
Sent: Thursday, March 25, 2021 4:19 PM
To: Andrew Lichterman <alichterman@deerfield.il.us>
Subject: Re: 520 Brierhill LLC

To the Village Board of Deerfield,

Petitioner 520 Brierhill LLC filed a petition for a variance to move the front yard setback of 520 Brierhill Road to 106.38 feet. Petitioner plans on selling the home within the next 45 days. If the closing does not occur, Petitioner may revisit its petition, but for now, plans to pursue the sale of the property, in which case it plans to withdraw its petition permanently.

Please feel free to contact me with any questions.

Thanks --

Mike Hagenson, on behalf of 520 Brierhill LLC

RECOMMENDATION

TO: Mayor and Board of Trustees
FROM: Board of Zoning Appeals
DATE: March 2, 2021
SUBJECT: Established Front Yard Setback Variation

We transmit for your consideration a recommendation adopted by the Deerfield Board of Zoning Appeals on the petition of 520 Brierhill LLC, 2858 W. Diversey Ave, #2, Chicago, Illinois. The petitioner is seeking relief from Article 2.02-D, 1 of the Deerfield Zoning Ordinance for the property at 520 Brierhill Road, Deerfield, Illinois. The variation if granted would permit the redevelopment of the above mentioned property with a front yard setback of 106.38 feet in lieu of the established front yard setback of 166 feet.

FINDINGS OF FACT

1. The subject lot of record is located in an R-1 Zoning District.
2. The subject property consists of lot 12, in the Brierhill Subdivision, recorded April 16, 1923.
3. Lot 12, has drainage issues and rear yard flooding.
4. New construction on this property must comply with all applicable codes and restrictions.
5. The proposed front setback of a new residence will not be less than the front yard setback of the existing home to the south.
6. The requested proposed front setback of 106.38 and potential applied engineering of the new construction would appear to lessen the drainage issues and the associated risks.
7. The existing structure's front yard setback is 144.38 feet and is not encroaching into the minimum 100 foot front setback covenant established in the original 1923 Brierhill Subdivision.

CONCLUSIONS

1. The requested variation is to accommodate a new single family residence.
2. The variation, if granted would permit the owners to construct a new home and address on site drainage and grading issues.
3. The requested variation is the minimum adjustment necessary to allow reasonable use of the land without effecting existing drainage and grading issues west of the existing structure.
4. There are numerous objections to the 520 Brierhill LLC petition, based on flooding and character of the neighborhood issues from the surrounding property owners.

MOTIONS AND VOTE

A motion was made to recommend approval of the requested variation

The vote was as follows:

AYES: (1) Speckmann

NAYS: (5) Adams, Bezman, Kessel, Kuczek, Kustus

Motion Failed

RECOMMENDATION

Accordingly, in the absence of four concurring votes the Board of Zoning Appeals fails to recommend the requested variation be granted to permit the construction of a new single family residence with a minimum 106.38 foot front yard setback in lieu of the Ordinance specified 166 foot established front yard setback.

Respectfully submitted,

Robert Speckmann, Chairman
Deerfield Board of Zoning Appeals

Board of Zoning Appeals

Minutes of Public Hearing

March 2, 2021

The Deerfield Board of Zoning Appeals held a Public Hearing on Tuesday, March 2, 2021 at 7:30 p.m. electronically over Zoom. Chairman Robert Speckmann called the meeting to order at 7:30 p.m.

Present were:

Chairman Bob Speckmann

Len Adams

Karen Bezman

Herb Kessel

Ted Kuczek

Matthew Kustus

Absent was:

Karen Scott

Also present:

Clint Case, Building and Code Enforcement Supervisor

Andrew Lichterman, Assistant Village Manager (present at Village Hall)

Public Comment:

There was no Public Comment on non-agenda items. There were no emails submitted for Public Comment, no one on Zoom indicating they wish to speak at this time on a non-agenda item.

Business:

Public Hearing for 1256 Rosewood Avenue – Minimum Accessory Structure Property Line Setback

Ch. Speckmann confirmed the mailings were in order for the petition and the Public Hearing was properly advertised and listed. The petitioner, Jonathan Strouse was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 2.03-C of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 5 IN CHESTERFIELD'S LAUREL HILL UNIT 9 PHASE ONE. BEING A RESUBDIVISION OF LOT 5 [EXCEPT THE EAST 150 FEET AND EXCEPT THE NORTH 30 FEET THEREOF. LOT 6 [EXCEPT THE EAST 135 FEET AND EXCEPT THE SOUTH 40 FEET THEREOF]. LOT 36 [EXCEPT THE NORTH 30 FEET OF THE EAST 30 FEET THEREOF] AND ALL OF LOT 35 IN J.S.HOVELAND'S 1ST ADDITION TO DEERFIELD BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1924 AS DOCUMENT NUMBER 248380 IN BOOK 'N' OF PLATS PAGE 56, IN LAKE COUNTY ILLINOIS.

Said Property is Commonly Known as 1256 Rosewood Avenue, Deerfield, Illinois.

The variation, if granted, would permit the construction of a storage shed approximately 3.5 feet from the west side property line in lieu of the minimum 10 feet specified in the Deerfield Zoning Ordinance.

Mr. Strouse explained when the 10x12' storage shed on the side of their house, which has been there for decades, was deteriorating so they removed it. The 10x12' concrete slab remains in the same location. He would like to replace the shed with a new 8x11' shed with reinforced sides. Mr. Strouse spoke with Mr. Case, who indicated the shed has to be a minimum 10 feet from the house and 5 feet from the lot line. Mr. Strouse explained if he complied with the Ordinance, the shed would be only 5 feet wide because there is only 20 feet from the lot line to the house. He noted the request is for an 8-foot wide shed, which is smaller than the previous 10 foot wide shed.

Mr. Case explained they are asking for a shed that is 3.5 feet from the property line in lieu of 10 feet. Ch. Speckmann noted most of the Zoning Ordinance embraces a 5-foot clearance between the property line and an auxiliary structure. In the R1 PRD zone, it is supposed to be 10 feet; however, the Zoning Ordinance does not specifically address auxiliary structures in the R1 PRD District. Ch. Speckmann explained the petitioner is looking to push the shed back to where it would normally be in the other Zoning districts, except for a 2 foot variation.

Mr. Adams noted the submittal has information on fencing. Mr. Strouse explained the 6-foot high stockade fence that replaced a 6-foot high stockade fence is 2 years old. The fence hides the shed.

Mr. Case asked about the distance from the fence to the shed. Mr. Strouse explained the concrete pad is 10 feet wide. The shed can be moved anywhere within the 10 foot pad. Mr. Case explained the legal description was written as 3.5 feet. Mr. Kessel asked about the color of the shed. Mr. Strouse noted the shed will be hatbox brown with a delicate white trim. The roof will be shingled. Mr. Kessel asked about the height of the shed. Mr. Strouse believes the height will be 7.5 feet high. Mr. Kessel expressed concern as a portion of the shed will be visible from the street, over the fence. Mr. Strouse explained they have bushes and trees that will help obscure the shed.

Mr. Kustus noted sheds do not need to be placed on concrete slabs. It is convenient that you have an existing concrete slab. Mr. Strouse explained the shed has to be bolted down, but does not know whether it has to be placed on concrete.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Kessel moved to recommend the Board of Trustees approve a variation for relief from Article 2.03-C of the Deerfield Zoning Ordinance to allow the construction of a storage shed approximately 3.5 feet from the west property line in lieu of the minimum 10 feet specified in the

Deerfield Zoning Ordinance. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Ch. Speckmann reported this petition would be in front of the Mayor and Board of Trustees at their April 5, 2021 meeting.

Public Hearing for 1 Waukegan Road – Monument Sign Modification

Ch. Speckmann confirmed the mailings were in order for this petition and the Public Hearing was properly advertised and listed. The petitioner, Art Solis from North Shore Sign, representing Anil Amiani, President of Fahd Amoco, was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 9.02-b, 15, (2), (3) & (5) of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 1 IN JOHN A. MALLIN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART TAKEN FOR WAUKEGAN ROAD PER DOCUMENT 1758241), IN LAKE COUNTY, ILLINOIS.

Said property is Commonly Known as 1 Waukegan Road, Deerfield, Illinois.

The modification, if granted, would permit the construction of a new light emitting diode (LED) ground sign with a single sign face area of 51.02 square feet in lieu of 32 square feet and an aggregate sign face area of 82.04 square feet in lieu of 64 square foot area specified in Article 9.02-b, 15, (2).

A ground sign height of 16 feet in lieu of 6 feet with a sign face separation of 13 inches in lieu of the 12 inches specified in Article 9.02-b, 15, (3) of the Deerfield Zoning Ordinance.

Two fuel price displays, one for unleaded and the second for diesel, in lieu of the one display limit specified in Article 9.02-b, 15, (5).

Mr. Solis explained the original sign on the corner was hit by a car, so there is a small aluminum sign that shows the fuel pricing. They are looking to install a new sign, similar to the other BP station in Deerfield. The only difference is the proposed sign would have the unleaded gas price as well as the diesel fuel price. Mr. Solis explained this is the only gas station in the Village that offers diesel fuel and the owner would like to ensure people are aware diesel fuel is available.

Mr. Case explained the petitioner is also seeking variations on the size of the face, the separation of the faces, the height of the sign and the additional price. He noted the BP station at 1460 Waukegan Road, visually, would be the same except for the additional price display.

Mr. Kessel asked about the location of the new sign. Mr. Solis explained the sign would be moved 5 – 8 feet south of the original location to keep it away from the traffic that turns within the driving area for the fuel pumps. They propose adding additional bollards to help protect the sign base. Mr. Kessel noted the sign would be very close to the intersection of Lake Cook and Waukegan Roads. Mr. Solis explained the site plan shows the sign is 27 feet away from the curb.

Ch. Speckmann confirmed the temporary sign was in the same location as the former sign. He indicated there are a number of distractions at that location, including power poles and the traffic control cabinet. Ch. Speckmann asked if the new sign would be high enough to miss what is currently there. Mr. Solis explained they determined the location so the main portion of the sign is above the traffic control cabinet. The traffic control cabinet is 6 feet high.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Kuczek noted the base of the sign is the same size as the top of the sign. Given the location on the corner, he finds the 3-foot-wide masonry sign base problematic. Mr. Solis noted the sign size is the same as the BP at 1460 Waukegan Road. Mr. Kuczek explained this is a corner, and vehicles making a right turn would have the sign as well as the electrical box and other things to potentially block the view. Ch. Speckmann does not believe the sign would be detrimental, but adding the sign to the power poles and traffic control cabinet could add to the challenge. Mr. Solis does not believe the proposed sign would be a hindrance; rather, it would be the existing three poles and electrical box. The proposed sign was moved so there would be clear visibility.

Mr. Kuczek moved to recommend the Board of Trustees approve the construction of a new LED ground sign for BP, including the sign size, separation, height, location and two fuel prices as presented. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Ch. Speckmann reported this petition would be in front of the Mayor and Board of Trustees at their April 5, 2021 meeting.

Public Hearing for 520 Brierhill Road – Minimum Established Front Yard Setback

Ch. Speckmann confirmed the mailings were in order for this petition and the Public Hearing was properly advertised and listed. The petitioners, Mike Hagenson, representing 520 Brierhill LLC, was sworn in. Ch. Speckmann opened the Public Hearing to consider the request for relief from Article 2.02-D, 1 of the Deerfield Zoning Ordinance for the property legally described as follows:

LOT 12 IN BRIERHILL SUBDIVISION. A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ (EXCEPT THE NORTH 8.10 CHAINS THEREOF) AND THE

NORTH 594.60 FEET OF THE EAST 60 FEET OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ ALL IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1923 AS DOCUMENT 222755 IN BOOK “L” OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

Said property is Commonly Known as 520 Brierhill Road, Deerfield, Illinois.

The variation, if granted, would permit the razing of the existing residence currently located 144.38 feet from the front property line and reestablishment of a new home with a 106.38-foot front yard in lieu of the 166-foot setback established by averaging as specified by the Deerfield Zoning Ordinance.

Mr. Hagenson is seeking a variance to reduce the front yard setback from 166 feet to 106.38 feet in order to construct a new single-family home on the lot. He discussed pictures from his submittal that show the site conditions. The aerial photographs show a creek that runs through the west portion of the lot. The creek is at a relative low point in the local topography and serves as a drainage point for a significant portion of the Briarwood golf course. The lot experiences ponding during periods of heavy rain. Mr. Hagenson explained the creek cannot be relocated without causing potential water consequences to neighboring properties. He noted the 2500 square foot home’s existing front yard setback is legal non-conforming at 144.38 feet. During times of heavy rains, the creek has ponded enough to cause water to encroach up to the building line of the existing home.

The petitioner seeks a variance to move the home further east on the lot, away from the topographical high water mark which currently sits somewhere near the rear patio. Mr. Hagenson noted the site plan shows an overlay of the existing structure with the proposed new structure at the requested front yard setback. The site plan also shows the required front yard setback at 166 feet. Mr. Hagenson explained the Village has taken the position that any new home footprint cannot extend back (west) into the lot beyond where the current home’s rear building line sits. The required setback combined with the Village Engineer’s opinion would require the home to be no deeper than 27.5 feet, which would be unreasonable to construct. In addition, the rear building line would still be subject to the same water ponding issues that currently exist. The requested variance would allow the petitioners to build a reasonable home and move the rear building line in the front yard setback east beyond the high water line while maintaining the existing drainage patterns.

Mr. Hagenson showed an exhibit that shows the setbacks of the neighboring properties. The requested variance has precedents among the immediate neighbors as many of the properties have substantially reduced front yard setbacks that are substantially similar to the setbacks requested by the petitioner. The requested front yard setback is identical to the adjacent neighbor to the south at 510 Brierhill Road. Mr. Hagenson noted several other neighbors have front yard setbacks that are substantially less than the Ordinance required 166-foot setbacks.

Mr. Hagenson believes the petition meets the seven standards required under Article 13, Section 13.07-E of the Zoning Code. 1. The home with a reduced front yard setback is a permitted use in the R1 district. 2. The topographical and drainage features that burden the lot are unique to the property and deprive the site of its full beneficial use by causing water ponding to encroach on the building. 3. The creek drainage is detrimental on the lot and not self-imposed by the petitioner. He noted there may be some objections noting the water issues have occurred for decades, well before the petitioner purchased the property. 4. The strict application of the provisions in the Zoning Ordinance would deprive the petitioner of reasonable use of the land. Without the variation, the petitioner would be unable to construct a typical home with a typical rear yard, that is consistent with the area and not subject to the water issues caused by the creek. 5. The requested variation of a front yard setback of 106.38 feet is the minimum variation necessary to construct a reasonable and typical-sized home with a usable backyard without flooding and water issues. 6. The granting of the variation is not detrimental to the public welfare and is similar or identical to many other front yard setbacks including the adjacent house that is not affected by the water issues. 7. The proposed variation is not detrimental to the neighborhood and does not have a negative impact on traffic or pose a public safety concern. Mr. Hagenson noted the homes on the east side of the street have front yard setbacks substantially less than the requested 106.38-foot setback. Prior to purchasing the lot, the petitioners discussed the possibility of building a house on the property with the Village Engineer and a civil engineer. The parties consulted did not believe building a new home further east on the lot would have a negative impact on the flooding issues. The petitioner's civil engineer felt the new home would improve the current situation. Mr. Hagenson noted the Village is aware of the water ponding issues and concerns voiced by the neighbors.

Mr. Kessel asked how the 27.5-foot measurement for a home without the variance was determined. Mr. Hagenson explained with a front yard setback at 166-feet, the rear building line is the furthest west a new structure could extend. With the Ordinance setback at 166-feet and the building line at the existing structure location would allow a 27.5-foot-deep house. Ch. Speckmann noted a normal setback in the R1 District is 50 feet if there was not a unique situation of water in the backyard. If there was not a water challenge, there would be about 200 feet of possible building area with a front yard setback of 166-feet. The Village engineer's restrictions squeeze down the building pad of what would have been a normal opportunity to construct a house on the site.

Mr. Kustus asked about the anticipated total depth of the house if the variance were granted. Mr. Hagenson noted they are still in the planning stages, but anticipate the footprint of 4000 or 4200 feet with a normal-sized, usable backyard. The side yard setback requirements reduce the building envelope to 75-feet, so the house would be about 55-feet deep by 75-feet wide.

Mr. Lichterman noted the Village received several written comments prior to the meeting. The comments have been shared with the BZA members and the petitioner. The comments received prior to February 19, 2021 were posted online as part of the agenda. Comments received after February 19, 2021 will be read at this meeting.

Mr. Lichterman read a letter from Linda and Charles Dawe who live across the street and oppose the variation. Mr. and Mrs. Dawe built their home 20 years ago, consistent with the existing Zoning regulations. If a new structure is built 38 feet closer to the street, their enjoyment of air and light will be diminished, the sun will be obscured sooner in the west and much sooner if the two-story house is built where a distant one-story residence now exists. Mr. and Mrs. Dawe have worked hard to add plantings in the front yard and believe a new home looming over them will threaten their substantial investment in their property. The Dawes do not believe it is in anyone's best interest to have a temporary developer force the neighborhood to compress itself. They believe allowing the variations would establish a dangerous precedent that would lead to more water damage and have a negative effect on the neighbor's property values. Mr. and Mrs. Dawe asked the BZA to give careful thought to the property tax base represented by Brierhill Road Village economics as well as the aesthetics and healthy drainage. Mr. and Mrs. Dawe noted the petitioners made a deceptive statement in their February 8, 2021 registered letter in regard to the requested variations. They wrote that the 106-foot setback is "equivalent to the front yard setback of the property's immediate neighbor". That is a false equivalency as the neighbor's addition is less than 30-feet wide. The petitioner's plan is probably 3 times wider. Mr. and Mrs. Dawe believe the deception should disqualify the petition. They asked the BZA to recommend the Village Board reject the request for the sake of the Village's character, valuation and desirability.

Richard Sacks and Louise Todero, 510 Brierhill, are 22-year residents. He believes the petitioner's characterization of ponding is incorrect, as it is a flood that moved up to the property structure. The petitioner mixed the addresses to get front yard setbacks on both sides of the street, to make it appear more favorable for the petitioners. Mr. Sacks received a variance in 2004 for a garage extension that was parallel to an existing garage wall and is completely screened by a densely wooded area. He believes the idea of a new structure being moved within 160-feet of the block versus the variance he received is not comparable in any way, shape or form. Mr. Sacks noted the property was previously under contract, but the potential buyer backed out of the contract after having an engineering study completed. He is concerned that the existing structure has an underground basement that is less than 14-foot-wide. The structure would go from 2800 square feet to 4200 square feet with a regular, full-size basement causing an enormous amount of permeable soil to be displaced. Mr. Sacks provided photos that show a hard rain would cause runoffs to adjacent properties to the north and south. He expressed concern because the neighborhood does not know the proposed size or plans for the home and the displacement of the soil. Mr. Sacks has watched the flooding on the petitioner's property and thankfully it has stopped right at his property. He noted the builder acquired the property at a bargain price, knowing all of the inherent problems. Mr. Hagenson noted the characterization that he gave inaccurate addresses is not correct. The only odd address was a corner lot. Mr. Sacks noted the corner property also encountered drainage issues, but their drainage issues pale in comparison to the petitioner's property. There is a reason the petitioner's property sold for approximately \$200,000 below market value. Mr. Sack's asked how the neighbors will learn what steps are being taken to mediate or control the problem or confine it so the people who buy the newly-constructed house only have to live with water flooding their entire backyard.

Ch. Speckmann explained the BZA is considering the request for a front yard variation. If the true application of the Ordinance is placed on the property, there will not be any building pad left to construct the house.

Steven Schwartz lives at 532 Brierhill, immediately north of the subject property. He believes the petitioner's request is totally unreasonable in regards to the character of the neighborhood. It impairs and deprives his property of light and air. The existing property has a single-story home that is set back similar to his property. By moving the home up 60-feet would deprive his front yard of light and air, which is against the Ordinance and in contradiction of why he bought his home. Mr. Schwartz has a beautiful front yard. Allowing the petitioner to construct a structure more than one story would impair the light and negatively affect the value of his home. He noted the petitioner acquired the home with full knowledge of the Zoning restrictions and believes there are engineering solutions that can be implemented. Mr. Schwartz believes the petitioner needs to comply with the Ordinance and have 166-foot setbacks and a 50-foot backyard. If they want to construct a new home, it should be within the existing footprint. Mr. Schwartz noted the variations should be denied because they not only deprive himself, but also at least 20 additional neighbors who have objected to the granting of the variance. He noted the petitioner stated he is entitled to a normal backyard. The existing home may not have a normal backyard but has a front yard that is more gracious than most of the street. Mr. Schwartz questioned why the petitioner is entitled to more than anyone else on the street.

Susan Spinello, 511 Brierhill, noted the variance granted for 510 Brierhill was only for a garage. Comparing bringing an entire house forward with a property that only built a garage is not a fair comparison. Ms. Spinello does not believe the setbacks on the east side of the street are equal to those on the west side of the street. In addition, the petitioner is not taking into account the fact that the houses are 300 feet deep and his proposed property is 400 feet deep. Ms. Spinello explained she built her house in 2004 and complied with all of the rules and regulations that were in effect at that time. She believes bringing the petitioner's house forward would crowd the street and deprive the neighbors and those walking down the street of enjoyment. Ms. Spinello noted the property values of all of the homes will decrease. She noted the house at 95 Brierhill received a variance and everyone can see the house is too close to the street. She urged the BZA not to make the same mistake again.

Ch. Speckmann closed the informational gathering portion of the meeting.

Mr. Adams asked if Mr. Schwartz was planning on selling his home. Mr. Schwartz noted his home is currently for sale. Mr. Adams noted the dimensions of Mr. Schwartz' property is 150-feet by 400-feet. Mr. Schwartz explained he acquired the adjacent lot and subdivided it to give him additional space; but that is the size of his lot. Mr. Schwartz noted the footprint of his house is a little less than 4000 square feet.

Mr. Case asked if the members of the BZA were comfortable granting the petition considering the drainage issues. Ch. Speckmann is comfortable because the Village's engineering department would look at the petition carefully to ensure the properties to the north and south would not be adversely impacted by the drainage occurring from the property at the present time.

He noted the Village could recommend adding compensatory storage, digging a pond so the front yard setback remains at the Ordinance required 166-feet.

Mr. Adams noted the petitioner currently does not have a reasonable economic use of the property. The property is unique and he believes the level of water retention on the site is the highest in the neighborhood.

Ch. Speckmann noted this petition is similar to a previous petition. If the petitioner builds further to the west, there will be a need for compensatory storage and some restriction for release of water as it flows to the northeast.

Mr. Adams noted the BZA has received variation requests from three or four homeowners on the west side of Brierhill and does not remember turning any of them down. The difference may be that the flooding is more severe. He questioned why the neighbors did not object in the past. Mr. Adams believes there is a precedent to provide some relief to homeowners on the west side of Brierhill. Mr. Adams is not convinced the solution is allowing a 106-foot setback, but does not believe a 27-foot-wide house is realistic.

Ch. Speckmann noted if a variation is not granted, the petitioner could build a house that is 35-foot tall, 27-foot wide and 75-foot long. The neighbors would not be happy with that outcome. Mr. Adams suggested asking the parties to negotiate something in the middle. Ch. Speckmann noted the BZA has to rule on the petition as presented.

Mr. Kustus expressed concern that the details are not there. He thinks not understanding the three-dimensionality of the house is an issue. The neighbors have brought up the issues of blocking light, an overbearing front elevation and the proximity to the street, but we do not understand what the structure is really going to be. Mr. Kustus has had to deal with compensatory storage on client's properties and understands the economic impact. He asked if the Village Engineer has said the house could not be built beyond the western part of the existing house, even if an outside engineer designs a compensatory storage system. Mr. Case explained the Village Engineer is pretty firm that the house will not move any further west. Mr. Kustus noted that is a physical hardship and the lot is far more impacted by the Village Engineer than any of the neighbor's properties. Working within the boundaries, a 27-foot house may not seem feasible, but a 106-foot setback is equally unfeasible. From a legal standpoint, he believes there should be some adjustment, but without any details on what is being proposed, he has a difficult time granting the variation.

Mr. Case noted the Village Ordinance is clear about practical difficulties, hardships and reasonable use of the land. Mr. Kuczek noted his one-story house is 25-feet by 75-feet. It may not be conducive to the neighborhood, but people can live in a 27-foot-wide house.

Mr. Case noted one of the BZA's standards is that any consideration cannot be wrapped around a monetary base. Mr. Adams senses the BZA does not want to grant the entire petition. Ch. Speckmann asked if the BZA could make an approval contingent upon an actual design that would be more conducive to the neighborhood. Mr. Case explained the Village does not have an

architectural review board and consideration of the architectural design of the structure would not be a reason to make a decision.

Mr. Schwartz noted compensatory storage can be constructed in accordance with the Village Engineer. Mr. Case noted the BZA does not do engineering. Mr. Schwartz noted the height of the proposed house would certainly deprive his lawn from light. Mr. Case explained the height would be governed by the Zoning Ordinance and would not exceed 35-feet to the ridge. He noted the 166-feet is the average setback of all the houses on the west side of Brierhill Road. Mr. Schwartz noted a 27-foot by 75-foot, single story house could be built in the existing footprint. He does not believe a variance should be granted because the petitioner understood the restrictions and economics when he bought the property. Allowing any sort of variance opposes and impairs the value of his lot and the neighborhood.

Charles Dawe explained he and his wife wrote the letter that was read. He believes it is dangerous to accept the variance request without knowing what they want to do. He believes if the variance is granted, a mcmansion would be moved closer to the street and would compromise the property values of all the homes on the street which is contradictory to the well-being of the residents. If the BZA makes this street less desirable it may compromise the tax base of Deerfield.

Mr. Lichterman suggested if the BZA does not believe they have enough information, they could continue the Public Hearing.

Ch. Speckmann moved to accept the petitioner's request to reduce the required 166-foot setback to 106.38-feet and create a buildable footprint. Since the Village engineering department identified they would not allow the construction of anything past what is the west face of the existing residence. Mr. Kessel seconded the motion. The motion did not pass by the following vote:

AYES: Speckmann (1)

NAYS: Adams, Bezman, Kessel, Kuczek, Kustus (5)

Ch. Speckmann noted this would be passed on to the Mayor and Board of Trustees as a failure to recommend approval. Mr. Adams asked if the petitioner could reapply with a reduced footprint.

Ch. Speckmann explained the petitioner could also reapply with an actual design that identifies the configuration of the house rather than just a block where they would set up a facility. Mr. Kessel believes the petitioner should provide evidence of what a potential structure would look like. Ch. Speckmann noted the petition would go to the Mayor and Board of Trustees on April 5, 2021.

Public Comment:

There was no one present at Village Hall or on Zoom and no emails were received during the meeting for additional public comment.

Ch. Speckmann noted the BZA members are required to complete a Statement of Economic Interest. He suggested checking with the Village if it has not been received.

Ch. Speckmann asked what Oracle has built along the Spur. Mr. Case explained Oracle has a completely separate building with a construction site in the building for the demonstration of software, planning and designing sales.

Document Approval:

Mr. Kuczek moved to approve the minutes from the December 1, 2020 and January 6, 2021 BZA meetings. Mr. Kessel seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

Adjournment:

There being no further business or discussion, Mr. Kessel moved to adjourn the meeting. Mr. Adams seconded the motion. The motion passed by the following vote:

AYES: Adams, Bezman, Kessel, Kuczek, Kustus, Speckmann (6)

NAYS: None (0)

The meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Jeri Cotton
Secretary



BOARD OF ZONING APPEALS PETITION

This form must be completed and submitted with the appropriate fee to the Office of the Director of Community Development. Two sets of all required documents must also be submitted with this petition. A public hearing will not be scheduled on the petition until all required submissions are on file with the Director's office.

APPLICANT/PETITIONER:

| | |
|--|---------------------------------------|
| <u>520 Brierhill LLC</u> Name | <u>773.772.9800</u> Home Phone # |
| <u>2858 W. Diversey Ave #2, Chicago</u> Address | <u>773.772.9800</u> Business Phone |
| <u>mikehagenson@gmail.com</u> E-Mail Address | <u>646.263.9441</u> Cell Phone # |

OWNER FOR THE PROPERTY FOR WHICH THE REQUEST IS MADE:

| | |
|--|---|
| <u>520 Brierhill LLC</u> Name | <u>773.772.9800</u> Home Phone # |
| <u>2858 W. Diversey Ave #2, Chicago</u> Address | <u>773.772.9800</u> Business Phone # |
| <u>mikehagenson@gmail.com</u> E-Mail Address | <u>646.263.9441</u> Cell Phone # |

NOTE: If the owner of the property is not the applicant (petitioner) listed above, a letter from the owner must accompany this petition which authorizes the applicant (petitioner) to see the action being requested. If the "owner" of the property is a trust or a bank, a letter of direction from the trustee of the trust or the bank authorizing the petition must be attached.

NATURE OF REQUEST:

- Variation of Zoning Requirements
- Modification of Fencing Provisions
- Modification of Sign Provisions
- Modification of Screening Provisions

Appeal from an Order, Requirement, Decision, or Determination Made by the Director of Community Development or Other Authorized Official of the Village Having Jurisdiction Under the Zoning Ordinance

Extension of Temporary Occupancy Permit

Other Matter (Please Specify) _____

BOARD OF ZONING APPEALS PETITION, PAGE 2

REQUIRED SUBMISSIONS FOR ALL PETITIONS:

- A letter which contains a short detailed description of the requested variation or modification, addressing each of the applicable standards listed on page 3.
- Legal Description of the subject property and spotted survey of the property.
- An accurate site plan of the property drawn to scale showing lot and setback dimensions as found on the spotted survey and indicating the location and setback dimensions of the proposed structure(s).
- Proof of Ownership of the property.
- If in a Land Trust, an affidavit stating the beneficial interest(s) in the Trust.
- Letters of Authorization/ Direction if required as outlined above.
- Other documents and information as deemed necessary to render a recommendation.*
- Floor plan of the existing structure showing how it relates to the request, if applicable.
- Fee (\$175.00)

*In the case of a request for a yard variation to accommodate an addition, construction drawings showing floor plan relationship to existing structure

*In the case of a request for fence modification fully dimensioned drawings, including elevations.

*In the case of a request for sign modification fully dimensioned drawings showing colors, text, method of illumination, method of mounting, and elevations.

ZONING CODE: ARTICLE 13 ADMINISTRATION AND ENFORCEMENT

2. Filing (Ord. 0-81-70)

Applications shall be filed in writing with the Director of Building and Zoning and shall be accompanied by such documents and information as the Board of Zoning Appeals may by rule require in order to render a recommendation. The materials required for filing may include, but are not limited to, a legal description of the subject property, ownership or proprietary interest, and if a land trust is involved, disclosure of all beneficial interests.

3. Fee

Each application for variation shall be accompanied by a filing fee as set forth in Article 13.14.

13.07-D Public Hearing

1. Timing

The Board of Zoning Appeals shall, within sixty (60) days of receiving a complete application for variation, hold a public hearing.

2. Public Notice (Ord. 0-86-22)

a. By Applicant

The applicant shall give written notice by personal service or certified or registered mail, return receipt requested, not less than 15 days nor more than 30 days prior to such meeting or hearing date to all persons who are either (i) owners of record as of not more than 10 days prior to the date of service and as shown on the records kept by the County Recorder of Deeds, or (ii) persons listed on the most recently published tax rolls of the Township or County Assessor who paid the general real estate taxes for the last preceding year, on parcels of real estate being within 250 feet of the boundaries of the property for which rezoning is requested, except in those instances where the applicant seeks a variation from height restrictions, in which case notice shall be given to each owner of property within five hundred (500) feet of the subject property.

b. By the Board of Zoning Appeals

The Board of Zoning Appeals shall publish notice of the hearing at least once, not more than thirty (30) days nor less than fifteen (15) days before the hearing, in a newspaper of general circulation in the Village.

c. Content of Notice

The public notice provided by the applicant and published by the Board of Zoning Appeals shall contain, at a minimum, the following:

- (1) Date of hearing.
- (2) Place of hearing.
- (3) Time of hearing.
- (4) Purpose of hearing.
- (5) Legal description of subject property.
- (6) Common description of subject property.

January 6, 2021

To the Board of Zoning Appeals:

Petitioner 520 Brierhill LLC seeks a variation to reduce the applicable front yard setback from approximately 166 feet to 106.38 feet in order to construct a new single family home at 520 Brierhill Road (the "Lot") in Deerfield, Illinois 60015. As shown in Pictures 1-2 in the attached Exhibit 1, a substantial portion of the west one-half of the .92 acre Lot is burdened by an ephemeral creek that cannot be relocated in a reasonable manner without causing potential water intrusion consequences to neighboring homes and the immediately adjacent Briarwood golf course. Indeed, a large portion of the topographical area surrounding the Lot, including the golf course and neighboring homes on Brierhill Road, uses the rear portion of the Lot for storm water drainage.

At present, there is a small, single story 2,559 square foot frame construction single family residence with a partial shallow basement on the Lot that was built in 1941 (80 years old), that has an existing (legal non-conforming) front yard setback of 144.38 feet (see existing survey of the Lot contained in Exhibit 2 hereto) and is in disrepair. Without the variance requested by Petitioner, a new home on the Lot would be subject to a front yard setback of approximately 166 feet. Moreover, in order to maintain existing drainage patterns that flow to the ephemeral creek in the rear yard of the Lot, the Village of Deerfield has taken the position that any new home footprint cannot extend into the rear yard of the Lot any further back than the home that currently sits on the lot. When combined, these front and rear yard limitations mean that any new home footprint would be limited to an extremely shallow depth of approximately 27.5 feet, and would therefore be unreasonable to construct. (See Exhibit 3 for a representation of the currently allowable new home footprint, as well as a possible footprint for a new home if Petitioner's variance is granted and the front yard setback is reduced to 106.38 feet).

The requested variance would allow Petitioner to construct a reasonable home that fits into the character of the neighborhood with a typically-sized and usable rear yard on the Lot, while maintaining the existing drainage patterns affecting the Lot. The variance has precedence among the immediate neighbors to the Lot - indeed, several neighboring lots on Brierhill Road have reduced front yard setbacks identical or substantially similar to the setback requested herein by Petitioner. Most relevant, the front yard setback requested by Petitioner is purposely identical to the existing front yard setback of the Lot's immediate neighbor to the south (510 Brierhill), which as shown on Exhibit 4 hereto, is setback at 106.38 feet. In addition, homes at 610 Brierhill (107.30 feet), 406 Brierhill (garage at 117.07 feet), and 695 Brierhill (76.94 feet) all have front yard setbacks substantially reduced and similar to Petitioner's proposed setback. (See Exhibit 4).

As set forth below, the circumstances that exist on the Lot clearly meet the seven standards required under Article 13, Section 13.07-E of the Zoning Code.

The seven criteria for granting a variation are clearly established:

(1) In seeking to build a single family home on an R-1 lot with a reduced front yard setback, the proposed variation does not seek a use that is otherwise excluded from the R-1 district.

(2) The topographical and drainage features that burden the Lot are entirely unique to the property, and in fact deprive the site of its full beneficial use.

(3) The creek and substantial drainage detriments on the Lot are not self-imposed by the Petitioner, but rather are long-standing drainage issues affecting the site.

(4) The unique conditions on the Lot and a strict application of the provisions of the zoning ordinance would deprive the Petitioner of a reasonable use of the land. Without the variation, Petitioner would be unable to construct a typical home with a typical rear yard that is reasonable and consistent with the area and which is not subject to water ponding issues caused by the immovable creek. Indeed, the Village's opinion that the rear building line must be maintained, when combined with the existing front yard setback requirement of approximately 166 feet, would only allow Petitioner to construct an unreasonably shallow structure with a depth of approximately 27.5 feet. (See Exhibit 3). Moreover, any such structure would be jeopardized by water ponding in the resulting shallow rear yard. As such, the existing conditions and a strict application of the zoning ordinance would deprive Petitioner of a reasonable use of the Lot.

(5) The requested variation of a front yard setback of 106.38 feet is the minimum variation necessary to construct a reasonable and typically-sized home with a useable backyard that is not subject to flooding and/or water retention issues, which are required to be maintained in their current topography.

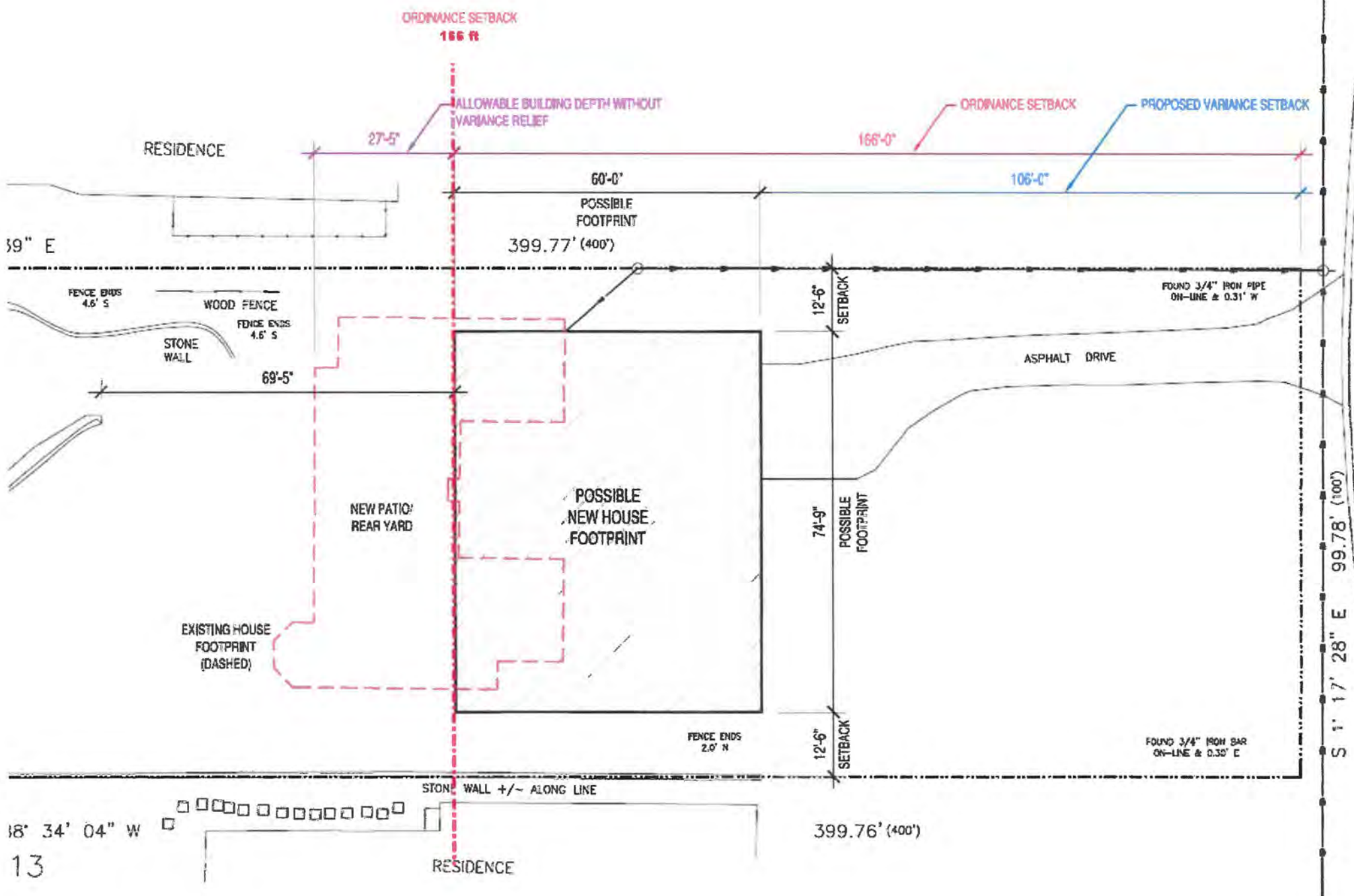
(6) The granting of this variation is not detrimental to the public welfare. Indeed, the immediately adjacent house at 510 Brierhill has a reduced front yard setback of approximately 106.38 feet (the same as is requested herein by Petitioner) and is not similarly burdened by the same water intrusion issues in its rear yard. Several other homes on the block have substantially reduced front yard setbacks as well (610 Brierhill (107.30 feet), 406 Brierhill (garage at 117.07 feet), and 695 Brierhill (76.94 feet)). The Petitioner's proposed front yard setback will simply allow Petitioner to construct a home that is consistent with the character of the surrounding homes on Brierhill Road. Moreover, the existing subdivision restrictions permit homes with setbacks of 100 feet, demonstrating that the proposed variation conforms to the original intent of the subdivision.

(7) The proposed variation is not detrimental to the neighborhood, will not impair neighboring properties' light or air flow, have any impact on traffic, or pose a public safety concern. Indeed, by maintaining the existing creek and topographical drainage patterns that currently burden the Lot, the proposed variation preserves a benefit to the surrounding neighbors to the detriment only of the Lot.

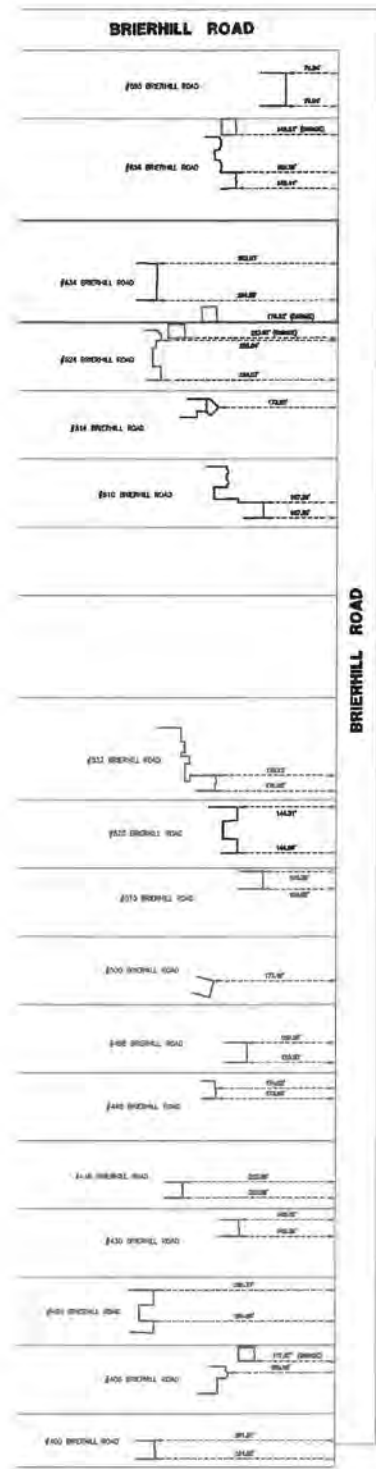
For the reasons demonstrated above, Petitioner respectfully requests that its application for a variance reducing the front yard setback on the Lot to 106.38 feet.

Respectfully submitted,

520 Brierhill LLC



SETBACK EXHIBIT



BRIERHILL ROAD

GENERAL NOTES:
 1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF.
 2. NO DIMENSION SHALL BE HELD BY SCALE MEASUREMENT HEREON.

| | |
|-------------|------|
| DESIGNED BY | DATE |
| DRAWN BY | DATE |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

GREENGARD, INC.
 Engineers • Surveyors • Planners
 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-2615
 PHONE: 630-451-8833 FAX: 630-451-8833
 E-MAIL: info@greengard.com

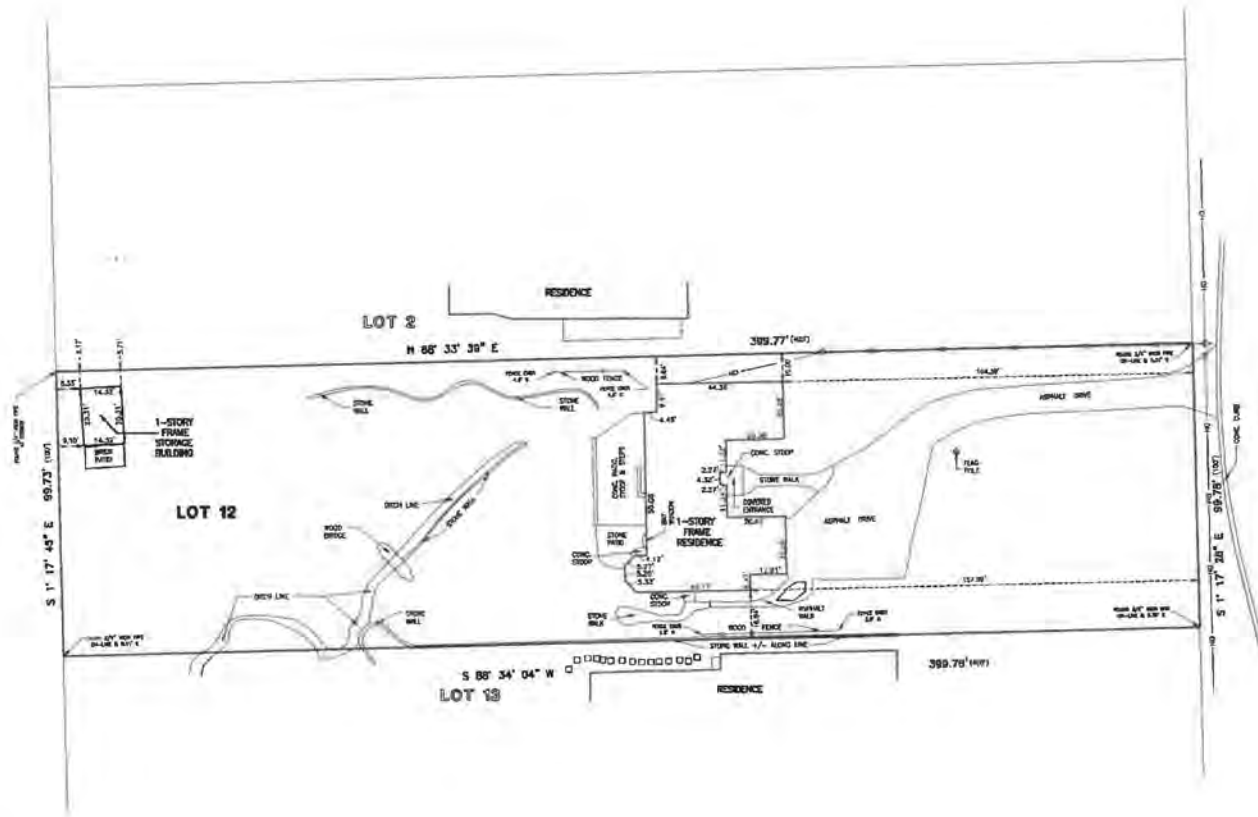
| | |
|-------------------------------------|--------|
| SCALE | 1"=60' |
| PROJECT NO. | 83201 |
| SHEET | 1 OF 1 |
| 636 BRIERHILL ROAD - DEERFIELD, IL. | |
| SETBACK EXHIBIT | |

PLAT OF SURVEY

LOT 12 IN BRIERHILL SUBDIVISION, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 8.10 CHAINS THEREOF), AND THE NORTH 294.50 FEET OF THE EAST 80 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 ALL IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 15, 1923 AS DOCUMENT 277708 IN BOOK "L" OF PLATS, PAGE 63, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



BRIERHILL ROAD
APPROXIMATE

LEGEND

- POWER POLE
- OH — OVERHEAD LINES

SURVEYOR'S NOTES:

1. THIS SURVEY IS SUBJECT TO THE RIGHTS OF ANY STATE OR FEDERAL HIGHWAY RIGHT-OF-WAY.
 2. () DENOTES EXISTING UTILITIES.
 3. EXISTING FENCES, WALLS AND OR OTHER BOUNDARIES.
 4. EXISTING SURVEY-RELATED LANDSCAPE.
 5. EXISTING FIELD NOTES SHOWN ARE 14-25.
- GENERAL NOTES:**
1. SURVEYOR HAS REVIEWED ALL RECORDS AND FOUND THEM TO BE CORRECT AND COMPLETE.
 2. ALL DISTANCES GIVEN ARE UNLESS OTHERWISE NOTED.
 3. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR A BOUNDARY SURVEY.
 4. THE SURVEYOR HAS REVIEWED ALL RECORDS AND FOUND THEM TO BE CORRECT AND COMPLETE.
 5. THE SURVEYOR HAS REVIEWED ALL RECORDS AND FOUND THEM TO BE CORRECT AND COMPLETE.

AREA
38,878 SQ. FT. OR 0.89 ACRES (MORE OR LESS)

STATE OF ILLINOIS } 53
COUNTY OF LAKE }

WE, GREENGARD, INC., DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 1ST DAY OF SEPTEMBER, A.D. 2020

Joseph R. Sadowski
JOSEPH R. SADOWSKI

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLN, ILLINOIS 60069
PROFESSIONAL LAND SURVEYOR NO. 3318
MY RENEWABLE LICENSE EXPIRES 11-30-20



GREENGARD, INC.
Engineers & Surveyors & Planners
111 Barclay Blvd., Suite 310, Lincoln, Illinois 60069-3610
PHONE 617-624-2861
FAX 617-624-2862

SCALE 1"=20'
DRAWING NO. 56026
SHEET 1 OF 1

520 BRIERHILL ROAD - DEERFIELD, ILLINOIS
PLAT OF SURVEY

| REVISION | DATE | BY | DESCRIPTION |
|----------|------|----|-------------|
| | | | |
| | | | |
| | | | |























LEGAL NOTICE

PLEASE TAKE NOTICE THAT A PUBLIC HEARING WILL BE HELD BY THE DEERFIELD BOARD OF ZONING APPEALS ON MARCH 02, 2021 AT 7:30 P.M. IN THE VILLAGE HALL BOARD ROOM, 850 WAUKEGAN ROAD DEERFIELD, ILLINOIS TO HEAR THE REQUEST OF 520 BRIERHILL LLC, 2858 W. DIVERSEY AVE., CHICAGO, ILLINOIS. THE PETITIONER IS SEEKING RELIEF FROM ARTICLE 2.02-D, 1, OF THE DEERFIELD ZONING ORDINANCE FOR THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

LOT 12 IN BRIERHILL SUBDIVISION. A SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ (EXCEPT THE NORTH 8.10 CHAINS THEREOF) AND THE NORTH 594.60 FEET OF THE EAST 60 FEET OF THE EAST ½ OF THE WEST ½ OF THE NORTHEAST ¼ ALL IN SECTION 33, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 1923 AS DOCUMENT 222755 IN BOOK "L" OF PLATS, PAGE 65, IN LAKE COUNTY, ILLINOIS.

520 BRIERHILL ROAD, DEERFIELD, ILLINOIS; PIN: 16-33-201-045

THE VARIATION IF GRANTED WOULD PERMIT THE RAZING OF THE EXISTING RESIDENCE CURRENTLY LOCATED.144.38' FROM THE FRONT PROPERTY LINE AND REESTABLISHMENT OF A NEW HOME WITH A 106.38' FRONT YARD IN LIEU OF THE 166 FOOT SETBACK ESTABLISHED BY AVERAGING AS SPECIFIED BY THE DEERFIELD ZONING ORDINANCE.

AT SAID PUBLIC HEARING AND ANY ADJOURNMENT THEREOF, ALL PERSONS INTERESTED ARE INVITED TO BE PRESENT AND HEARD.

THE PUBLIC HEARING IS CURRENTLY SCHEDULED TO TAKE PLACE IN THE VILLAGE HALL BOARD ROOM, 850 WAUKEGAN ROAD, DEERFIELD, ILLINOIS. HOWEVER, DUE TO THE ONGOING COVID-19 EMERGENCY, AND THE POSSIBILITY THAT AN EXECUTIVE ORDER OF THE GOVERNOR, AN EMERGENCY ORDER OF THE VILLAGE PRESIDENT, OR OTHER GOVERNMENT ORDER OR LAW MAY PROHIBIT OR MAKE IT MORE DIFFICULT FOR THE PUBLIC HEARING TO BE HELD AT THE DEERFIELD VILLAGE HALL, THE DEERFIELD BOARD OF ZONING APPEALS MAY HOLD THE PUBLIC HEARING BY AUDIO OR VIDEO CONFERENCE. IF THE PUBLIC HEARING WILL BE HELD BY AUDIO OR VIDEO CONFERENCE, NOTICE AND INSTRUCTIONS FOR PARTICIPATING IN THE PUBLIC HEARING REMOTELY WILL BE POSTED ON THE VILLAGE'S WEBSITE – WWW.DEERFIELD.IL.US - BY FRIDAY, FEBRUARY 26, 2021 AND WILL BE INCLUDED ON THE AGENDA THAT WILL BE POSTED PRIOR TO THE MEETING.

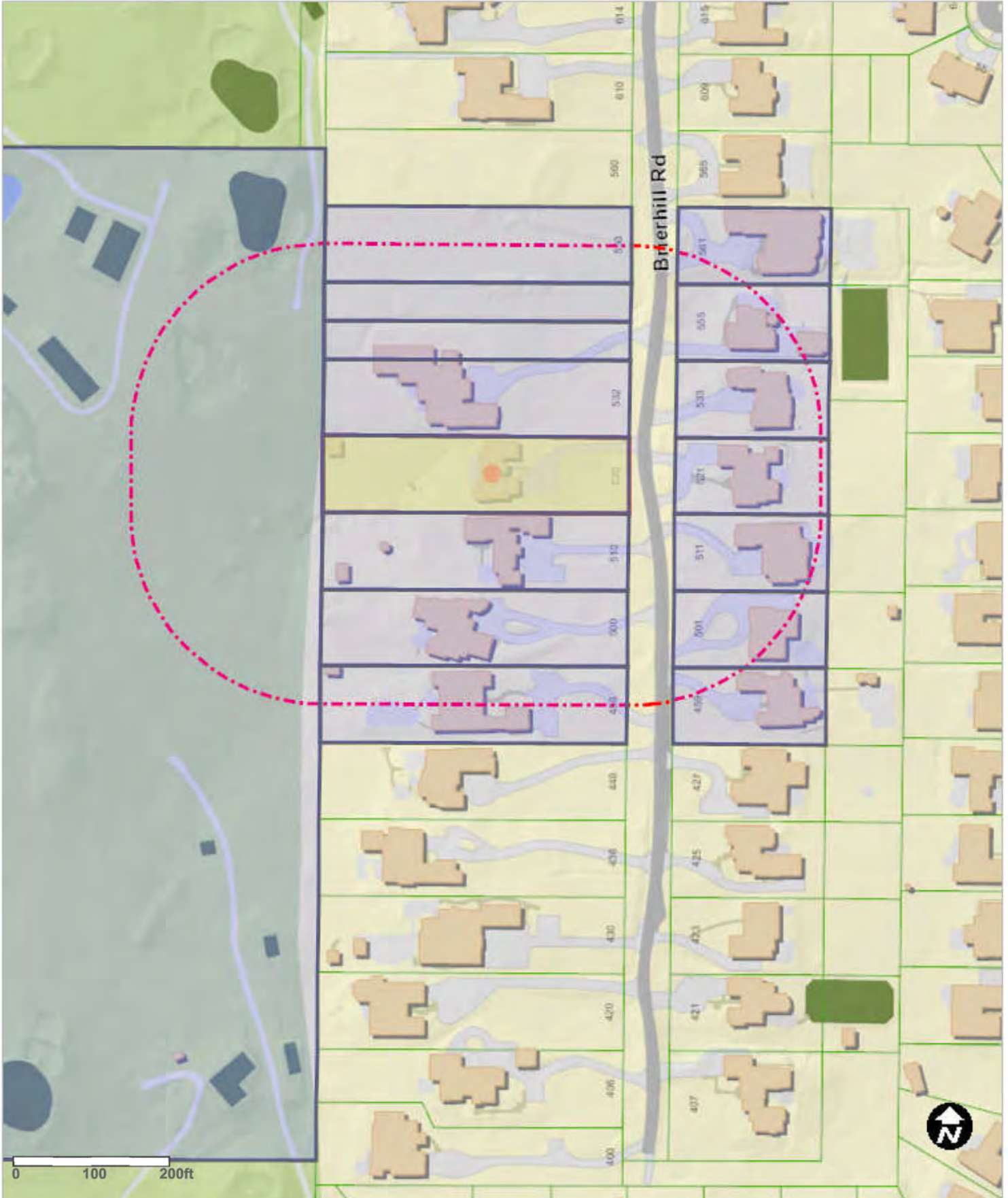
ROBERT SPECKMANN, CHAIRMAN
DEERFIELD BOARD OF ZONING APPEALS

FOR FURTHER INFORMATION, CONTACT CLINTON E. CASE. BUILDING AND CODE ENFORCEMENT SUPERVISOR AT 847-719-7472.

PUBLISH FEBRUARY 4, 2021



MapOffice™ 520 Brierhill Rd- 250' Notification



Map created on January 12, 2021.
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

| Address number | Street name | Unit | City | State | ZIP code | PIN | Property owner | Mailing address |
|----------------|--------------|------|-----------|-------|----------|--------------------|-----------------------------------|-------------------------------------|
| 459 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-068-0000 | Alexander & Yael Winkler | 459 Brierhill Rd Deerfield IL 60015 |
| 510 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-046-0000 | Louise E Todaro | 510 Brierhill Rd Deerfield IL 60015 |
| 521 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-065-0000 | Charles R & Linda W Dawe | 521 Brierhill Rd Deerfield IL 60015 |
| 561 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-062-0000 | Simon Berger | 561 Brierhill Rd Deerfield IL 60015 |
| 511 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-066-0000 | Susan R Spinello Trustee | 511 Brierhill Rd Deerfield IL 60015 |
| 555 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-063-0000 | Slobodan V & Georgette A Mitrovic | 555 Brierhill Rd Deerfield IL 60015 |
| 532 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-114-0000 | Stephen & Terry Schwartz | 532 Brierhill Rd Deerfield IL 60015 |
| 520 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-045-0000 | Ruby Bender | 520 Brierhill Rd Deerfield IL 60015 |
| 500 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-047-0000 | Dennis & Sherri Dorman | 500 Brierhill Rd Deerfield IL 60015 |
| 533 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-064-0000 | Benjamin L & Amy R Fisher | 533 Brierhill Rd Deerfield IL 60015 |
| 458 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-048-0000 | Mark S Robbins | 458 Brierhill Rd Deerfield IL 60015 |
| 501 | Brierhill Rd | | Deerfield | IL | 60015 | 16-33-201-067-0000 | Karen E Frey Trustee | 501 Brierhill Rd Deerfield IL 60015 |

Jim and Sue Spinello
511 Brierhill Road
Deerfield, IL 60015

February 17, 2021

Robert Speckmann
Chairman
Deerfield Board of Zoning Appeals

RE: 520 Brierhill Road, Deerfield, IL 60015

Dear Chairman Speckmann:

Thank you for your notice dated February 4, 2021 regarding the request for a variance at the subject property by 520 Brierhill LLC. Please note that we are opposed to the granting of this variance.

Zoning is enacted to preserve the property rights of all adjoining owners and maintain the aesthetics and value of the neighborhood. The new owners, 520 Brierhill LLC, bought this lot with the clear knowledge and understanding of the existing zoning and current impairments to the value of the lot. Such was reflected in the purchase price paid at closing.

We object to any action that violates or modifies existing zoning as such will impair the light, air and enjoyment of our home. We have been Deerfield residents for almost 30 years, moving to Brierhill Road 15 years ago because of its generous lot sizes and spacious feel due to the established setbacks and side yards. This is codified in the existing zoning. When building our home, we were required to adhere to all zoning rules and regulations, including setback. If the proposed exception is allowed, you will decrease the value of our home. One of the properties inherent in the value of our home is the deep setbacks on this street, which allows for beautiful landscaping and houses that don't crowd the street.

The Board of Zoning Appeals has the obligation and responsibility to uphold and enforce current zoning which requires the minimum setbacks established; any other action is unacceptable and an abdication of its responsibility to the community and a violation of our very basic property rights.

Very truly yours,

Jim and Susan Spinello

cc: Mayor Harriet Rosenthal
Clint Case

Andrew Lichterman

From: Yael Nathan-Winkler <winkler0325@comcast.net>
Sent: Tuesday, February 16, 2021 2:11 PM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] Zoning hearing for 520 Brierhill rd, Deerfield.

To whom it may concern.

My name is Yael Nathan Winkler.

I reside at 459 Brierhill Rd,

I just wanted to reiterate what the Schwartzs have put before you, in a letter.

Let's not allow the changes for the Zoning request.

It will change the whole "vibe" of our street .

Sincerely,

Mr.&Mrs.Winkler.

Sent from my iPhone

Andrew Lichterman

From: Ilya Stolyar <ilya@icc-usa.com>
Sent: Tuesday, February 16, 2021 2:20 PM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] FW: Pending Zoning Variance for Brierhill Road
Attachments: Letter to Dfd BZA.docx

Hi.
Fully agreed with that.

Stolyar family 565 Brierhill rd.

-- Ilya Stolyar
International Computer Concepts, Inc
300 Wainwright Drv.
Northbrook, IL 60062
Dir. 847-847-3929
Off. 847-808-7789 ext. 104
www.icc-usa.com

Andrew Lichterman

From: Steve Plonsker <plonsker@solterallc.com>
Sent: Tuesday, February 16, 2021 7:29 PM
To: BZA Comment
Cc: Mayor Harriet Rosenthal; Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] Opposition to Zoning Variance - 520 Brierhill Road

VIA EMAIL

Juliet and Steve Plonsker
423 Brierhill Road
Deerfield, IL 60015

February 16, 2021

Robert Speckmann, Chairman, Deerfield Board of Zoning Appeals

Dear Chairman Speckmann,

Thank you for your notice dated February 4, 2021 regarding the request for variance by 520 Brierhill, LLC. Please note that we are opposed to the granting of this variance for the reasons given below.

Zoning is enacted to preserve the property rights of all adjoining owners and maintain the aesthetics and value of the neighborhood. The new owners, 520 Brierhill, LLC bought this lot with the clear knowledge and understanding of the existing zoning and current impairments to the value of the lot. Such was reflected in the purchase price paid at closing.

We object to the proposed variance to the existing zoning requirements as such will serve to impair the openness and other characteristics of the street. We have been Deerfield residents for 29 years moving to Brierhill Road 25 years ago because of its generous lot sizes and spacious feel due to the established setbacks and side yards. This is codified in the existing zoning. By allowing the proposed exception, the BZA would be damaging the feel of the street and taking value from each of the existing owners to benefit one newcomer to the street.

Why have any zoning at all if the BZA is going to grant exceptions which impair the value of adjoining and neighborhood homes? The new owner is building from scratch and has the requirement to adhere to all front, rear and side yard setbacks in effect. The BZA has the obligation and responsibility to uphold and enforce current zoning which requires the minimum setbacks established—any other action is unacceptable and an abdication of your responsibility to the community and a violation of our very basic property rights.

Very truly yours,
Juliet and Steve Plonsker

cc: Mayor Harriet Rosenthal

Steve Plonsker

Phone: 312-628-0186

Fax: 312-368-4397

plonsker@solterallc.com

Andrew Lichterman

From: Nancy Fertig <nkfertig@gmail.com>
Sent: Tuesday, February 16, 2021 8:59 PM
To: BZA Comment; Clinton Case
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] 520 Brierhill Road

Dear Mr. Speckman and Mr. Case,

I am writing to express my strong objection to granting a variance regarding setbacks on the property at 520 Brierhill Road. I have lived on the street for over 27 years and prize it's beauty and special feel which sets it apart from a typical suburban street. The main thing that contributes to that special atmosphere are the required setbacks.

The purchaser of the property was well aware of the zoning requirements when they purchased the property. What is the point of having zoning laws if you are going to grant variances whenever anyone asks for them?

Please don't destroy the atmosphere of Brierhill Road, and please don't diminish the property values of the neighbors on the street who have adhered to the zoning requirements.

Sincerely,

Nancy Fertig
421 Brierhill Road

Andrew Lichterman

From: Mandel, Rick <RMandel@mandelmetals.com>
Sent: Wednesday, February 17, 2021 10:49 AM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] Zoning variance

To members of the Deerfield Board of Zoning Appeals.

We want to go on record that we are not in favor of allowing the zoning variance that has been requested for the property at 520 Brierhill Rd.

My wife and I have been residents at 635 Brierhill Rd since 1972.

We do not see any reason that a variance is necessary.

The current set backs give the street a special appeal for its residents, and allowing changes as requested is setting a bad precedent.

Very truly,
Rick and Susie Mandel
635 Brierhill Rd
Deerfield, Illinois 60015

Jim and Sue Spinello
511 Brierhill Road
Deerfield, IL 60015

February 17, 2021

Robert Speckmann
Chairman
Deerfield Board of Zoning Appeals

RE: 520 Brierhill Road, Deerfield, IL 60015

Dear Chairman Speckmann:

Thank you for your notice dated February 4, 2021 regarding the request for a variance at the subject property by 520 Brierhill LLC. Please note that we are opposed to the granting of this variance.

Zoning is enacted to preserve the property rights of all adjoining owners and maintain the aesthetics and value of the neighborhood. The new owners, 520 Brierhill LLC, bought this lot with the clear knowledge and understanding of the existing zoning and current impairments to the value of the lot. Such was reflected in the purchase price paid at closing.

We object to any action that violates or modifies existing zoning as such will impair the light, air and enjoyment of our home. We have been Deerfield residents for almost 30 years, moving to Brierhill Road 15 years ago because of its generous lot sizes and spacious feel due to the established setbacks and side yards. This is codified in the existing zoning. When building our home, we were required to adhere to all zoning rules and regulations, including setback. If the proposed exception is allowed, you will decrease the value of our home. One of the properties inherent in the value of our home is the deep setbacks on this street, which allows for beautiful landscaping and houses that don't crowd the street.

The Board of Zoning Appeals has the obligation and responsibility to uphold and enforce current zoning which requires the minimum setbacks established; any other action is unacceptable and an abdication of its responsibility to the community and a violation of our very basic property rights.

Very truly yours,

Jim and Susan Spinello

cc: Mayor Harriet Rosenthal
Clint Case

**TO : Dan Nakahara
City of Deerfield**

**FROM : Richard Sacks
510 Brierhill Road
Deerfield, IL 60015
(847) 274-0292**

**RE : BZA Meeting
March 2, 2021**

**MATTER: 520 Brierhill LLC
Front Yard Setback Variance**

TO : Mr. Robert Speckmann & Fellow BZA Members

**FROM : Richard Sacks
510 Brierhill Road**

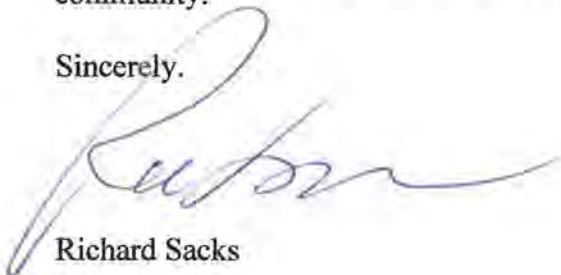
My name is Richard Sacks and my wife and I, Louise Sacks, reside at 510 Brierhill Road, Deerfield. We moved into our house on April 1, 1998, so we have lived in town just short of 23 years. Our property is contiguous to the "520 Brierhill Road" property and borders it along the common 100 foot southern boundary. I am in opposition to the front yard variance request being sought by the Petitioner, "520 Brierhill Road LLC", because of the very serious concerns I have about the historic chronic flooding that has plagued the 520 Brierhill Road property for as long as I have lived next door. In particular my concerns revolve around how a larger structure with a "full-sized" basement will exacerbate an already tenuous situation by reducing the permeable soil surface.

In the individual loose leaf folders provided for each BZA member as well as one for the Petitioner, Clint Case and Dan Nakahara you will find the following materials:

- 1) "Registered Return Receipt – Certified Mail" letter to Iris Garmisa (the listing realtor for "520") sent on February 28, 2020;
- 2) Realtor website posting of the sales price of 520 Brierhill Road; \$ 370,000;
- 3) 1st floor plan and basement floor plan of the existing 520 Brierhill structure;
- 4) Photo's #1 - #8 depicting the severity of the flooding when these flooding instances occur. They occur between spring and fall of each year. These flooding instances occur at least a couple of times each year.

I dropped off the above referenced 9 loose leaf binders to the City of Deerfield Town Hall on Wednesday February 17, 2021 to the ATTENTION: Mr. Clint Case. I would respectfully ask that each BZA member to pick his/her individually labelled binder up at City Hall prior to the March 2nd, 2021 meeting. I plan to elaborate on these materials at that BZA meeting. I look forward to addressing the BZA and presenting all of this supporting documentation for no doubt will be your thoughtful consideration. In closing thank you for the service you provide to our community.

Sincerely,



Richard Sacks

RS
1

BLANK PAGE

Ms. Iris Garmisa
COLDWELL BANKER
640 Vernon Ave,
Glencoe, IL 60022-1697

Re; BENDER PROPERTY – 520 Brierhill Road, Deerfield, IL

REGISTERED RETURN RECEIPT – CERTIFIED MAIL

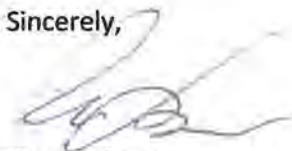
Dear Irma;

Thank you for allowing me to speak to you on Friday afternoon February 28th, 2020 about the severe flooding that occurs on the Bender property several times each year. As I explained, I reside at 510 Brierhill; the adjoining property immediately south of the Bender property. I have resided there since April 1st, 1998 – just short of 22 years. Immediately after our telephone conversation I forwarded you several emails with at least two dozen photo's that illustrate the severity of the flooding when these instances occur. (PLEASE SEE ATTACHED COPY OF E-MAIL SENT TO YOU on 2/28/2020 @ 3:16 PM ; I CAN PRODUCE PRINTED COPIES OF THE ACTUAL PHOTO'S ATTACHED TO THIS E-MAIL IF YOU SO DESIRE).

As stated, I think the likelihood is that the sale of this property will be to a party intending to tear down the existing structure and construct a new home. I reached out to you for three reasons; 1) The party that purchases this property should be made aware of the flooding issue, 2) Any broker involved in the sale of this property does not want to be embroiled in any "blow back" that might occur if the purchaser believes this issue was concealed, and 3) it is fairly clear to me that if a new property was constructed on the Bender property the structure would be far larger than the existing footprint further reducing the permeability of the soil and hence exacerbating the flooding when it occurs; thereby posing a flooding threat to my residence. Moreover because of the way the water is routed off the golf course through the rear northwest quadrant of my backyard then traversing at a 45 degree angle in a northeasterly direction across the Bender rear yard a newly constructed larger structure would have to extend further east (closer to Brierhill Road) and require a "Front Yard Setback Variance". I am letting you know now that I would oppose that variance before the Deerfield Planning/Zoning Commission for the reasons stated above and would bring all my "dated" photographic documentation to substantiate my concerns.

I am happy to discuss this with you further if you wish, and thank you for your time.

Sincerely,



Richard Sacks
510 Brierhill Road
(847) 274-0292

PRS
3

Richard Sacks

From: Richard Sacks
Sent: Friday, February 28, 2020 3:16 PM
To: iris.garmisa@cbexchange.com
Subject: Re; Bender Flooding
Attachments: IMG00080-20100513-0704.jpg; IMG00081-20100513-0704.jpg;
IMG00082-20100513-0704.jpg; IMG00080-20100513-0704.jpg;
IMG00081-20100513-0704.jpg; IMG00082-20100513-0704.jpg;
IMG00083-20100513-0704.jpg; IMG00083-20100513-0704.jpg;
IMG00078-20100513-0652.jpg

Iris;

I have a library of these photo's from over the years. As I said this occurs between 3-6 times each year.

Nice talking to you –

Richard Sacks
510 Brierhill Road
(847) 274-0292

From: Richard Sacks
Sent: Friday, February 28, 2020 11:47 AM
To: Richard Sacks
Subject: Re; Bender Flooding

PC
A

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature
 X *Gas Garmisa* Agent Address

B. Received by (Printed Name) *KIRIS GARMISA* C. Date of Delivery *2-2-20*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

1. Article Addressed to:
*MS. IRMA GARMISA
 COLWELL BANKER
 640 VERNON AVE
 GLENCOE, IL
 60022-1697*



9590 9402 5724 9346 0930 24

2. Article Number (Transfer from service label)
7019 2970 0001 8904 1925

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Rec

DEERFIELD
 707 OSTERMAN AVE
 DEERFIELD, IL 60015-4421
 162016-0015
 (800)275-8777
 02/28/2020 05:00 PM

| Product | Qty | Unit Price | Price |
|--|-----|------------|----------------|
| First-Class Mail® Letter (Domestic) (GLENCOE, IL 60022) (Weight: 0 Lb 0.50 Oz) (Estimated Delivery Date) (Monday 03/02/2020) | 1 | \$0.55 | \$0.55 |
| Certified (USPS Certified Mail #) (70192970000189041925) | | | \$3.55 |
| Return Receipt (USPS Return Receipt #) (9590940257249346093024) | | | \$2.85 |
| US Flag Bklt/20 | 1 | \$11.00 | \$11.00 |
| Total: | | | \$17.95 |

Cash \$20.00
 Change (\$2.05)

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GLENCOE, IL 60022

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|--|---------------|
| Certified Mail Fee | \$3.55 |
| Extra Services & Fees (check box, add fee as appropriate) | \$7.85 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |
| Postage | \$0.55 |
| Total Postage and Fees | \$6.95 |

Sent To: *IRMA GARMISA / BANKER*
 Street and Apt. No., or PO Box No.: *640 VERNON AVE*
 City, State, ZIP+4®: *GLENCOE, IL 60022-1697*

Postmark: FEB 28 2020
 DEERFIELD, IL 60015
 02/28/2020

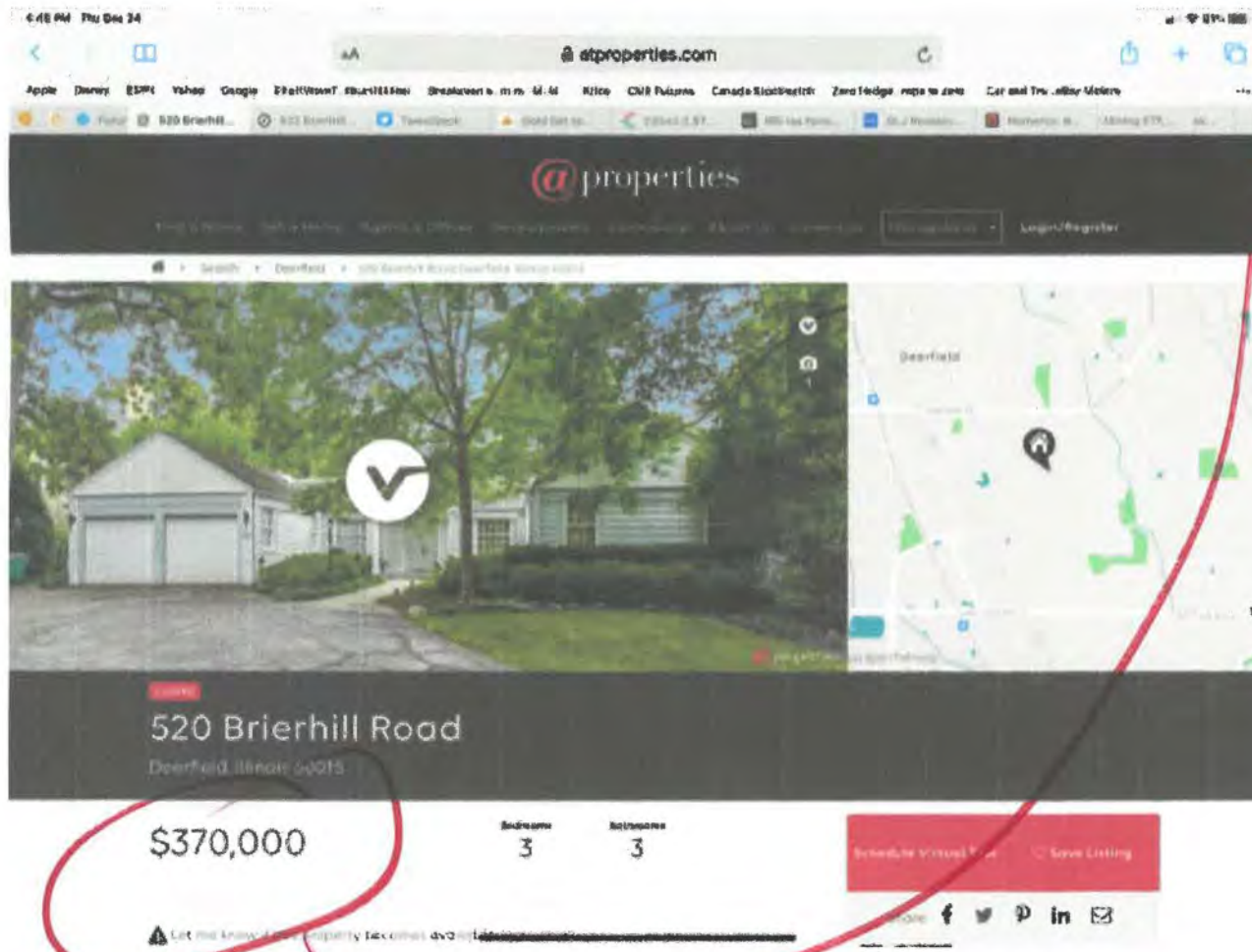
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0001 8904 1925

Shaw 5

Richard Sacks

From: Richard Sacks
Sent: Thursday, December 24, 2020 4:46 PM
To: Richard Sacks
Subject: BENDER HOUSE : 520 Brierhill Road Deerfield, IL 60015 (Sold \$370K)



"520"
PROPERTY
TRANSACTIONS
#7
MORE THAN
\$200,000
BELOW
MARKET VALUE

DRG
le

60 listings

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2 BED 2 BATH ~1644 + 75 SF



3 BED 3 BATH ~2651 + 824 SF

FLOOR PLAN |



EXISTING
BASEMENT







23



24





Andrew Lichterman

From: VCW <lionel681@yahoo.com>
Sent: Thursday, February 18, 2021 5:28 PM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] Proposed 520 Brierhill Road variance

Barbara & Victor Weisskopf 624 Brierhill Road Deerfield, IL 60015 February 18, 2021

Deerfield Board of Zoning Appeals
Attn: Mr. Robert Speckmann, Chairman
850 Waukegan Road
Deerfield, IL 60015

Via E-mail: BZAcomment@deerfield.il.us

Dear Chairman Speckmann and Board Members,

Barbara and I are 50 year residents of Deerfield, 30 of those on Brierhill Road. Our 20 year neighbor at 614 Brierhill, Marilyn Lustbader, wishes to be included in our position statement also.

Brierhill Road has always had the reputation of being one of the prettiest streets in town, in large part due to the "country lane" feeling of the street.

The current required setbacks for the homes on the west side of the street, with large, deeply wooded front yards and beautifully landscaped vistas, create the charm and uniqueness of the street.

We strongly object to the proposed change of zoning at 520 Brierhill Road, where a developer has purchased the property to erect a new home. Due to known hydrologic problems, the developer wants to move the front of the proposed home 60 feet forward of the average setbacks on our (west) side of the street. To do so would set a bad, irreversible precedent and destroy the ambiance that Brierhill Road's homeowners enjoy - as well as the walkers who frequent our street.

If this very intrusive variance passes, it will be an unwelcome, unnecessary change to one of Deerfield's very desirable neighborhoods. While we do not wish the new property owner ill, but their development should follow the specifications, setbacks, and rules observed successfully since the early 1900s.

Thank you for your consideration. Barbara and Victor Weisskopf

Andrew Lichterman

From: Deb Kepler <debkepler@gmail.com>
Sent: Friday, February 19, 2021 7:07 PM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] 520 Brierhill Road Zoning Variance

Robert,

We believe Deerfield should stand by the 166' setback variance that has been previously set by the village. Why should a builder or new homeowner be allowed to deviate from this existing zoning rule as a "one off" situation?

We are not in favor and most importantly completely object for this only sets a precedent moving forward for other potential builders / developers.

We vow to keep Brierhill a special and unique road of our community and hope the village will back us moving forward.

Deb & Dan Kepler
717 Brierhill Rd, Deerfield, IL 60015

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(847) 471.6909 | **mobile**
(847) 589-9198 | **efax**
Debkepler@gmail.com

Andrew Lichterman

From: Ben Fisher <benfisher13@gmail.com>
Sent: Friday, February 19, 2021 8:20 PM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] Opposition to Variance on Brierhill

To Whom It May Concern:

As a resident on Brierhill Road, 533 specifically, I write in opposition to the proposed variance at 520 Brierhill Road. I fear this creates a dangerous precedent for the street and further is not consistent with the overall feel and charm the street currently has. This variance also, in my judgement, can potentially damage property values for my neighbors and I.

I understand these are complicated issues and will of course support the village in whichever decision it deems fair and appropriate. But note this letter as my opposition to the proposal.

Sincerely,
Benjamin Fisher
533 Brierhill

Ben Fisher
513.635.2249

Andrew Lichterman

From: Karen Frey <karen@bigfrey.com>
Sent: Friday, February 19, 2021 8:21 PM
To: BZA Comment
Cc: Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] 520 Brierhill Road

Dear Chairman Speckman,

We are writing in support of the letters written by Steve and Terry Schwartz (below), Louise and Rick Saks and all of our Brierhill Road neighbors, to the Deerfield Board of Zoning Appeals. We too object to the granting of the variance to 520 Brierhill, LLC. We have a quiet street that has been disrupted for the past several years from all of the building of new homes. We are so pleased with all our new neighbors and know they followed the zoning regulations when building to maintain the aesthetics and value of our neighborhood. We expect the board of zoning appeals to act responsibly and continue to adhere to the current zoning regulations.

Regards,

Karen and Seth Frey

Stephen & Terry Schwartz 532 Brierhill Road Deerfield, Illinois 60015

February 15, 2021

Robert Speckmann
Chairman
Deerfield Board of Zoning Appeals

Dear Chairman Speckmann:

Thank you for your notice dated February 4, 2021 regarding the request for variance by 520 Brierhill, LLC. Please note that we are opposed to the granting of this variance for the reasons given below.

Zoning is enacted to preserve the property rights of all adjoining owners and maintain the aesthetics and value of the neighborhood. The new owners, 520 Brierhill, LLC bought this lot with the clear knowledge and understanding of the existing zoning and current impairments to the value of the lot. Such was reflected in the purchase price paid at closing.

We object to any action that violates or modifies existing zoning as such will serve to impair the light, air and enjoyment of our home. We have been Deerfield residents for over 30 years moving to Brierhill Road 22 years ago because of its generous lot sizes and spacious feel due to the established setbacks and side yards. This is codified in the existing zoning. When building our home, we were required to adhere to the zoning setback which establishes green and well landscaped front yards. By allowing the proposed exception, not only are you compromising the landscaping that we have installed over the years but establishing a precedent that destroys the very reason that all of our neighbors have moved onto this street.

Why have any zoning at all if the BZA is going to grant exceptions which impair the value of adjoining and neighborhood homes? The new owner is building from scratch and has the requirement to adhere to all front, rear and side yard setbacks in effect. The BZA has the obligation and responsibility to uphold and enforce current zoning which requires the minimum setbacks established—any other action is unacceptable and an abdication of your responsibility to the community and a violation of our very basic property rights.

Very truly yours,

Stephen & Terry Schwartz

cc: Mayor Harriet Rosenthal

Andrew Lichterman

From: CHARLES DAWE <crdawe@comcast.net>
Sent: Sunday, February 28, 2021 10:53 PM
To: BZA Comment
Cc: Mayor Harriet Rosenthal; Clinton Case; Andrew Lichterman
Subject: [BZA PUBLIC COMMENT] Objection to 520 Brierhill LLC request for variance

**LINDA and CHARLES DAWE 521 BRIERHILL ROAD DEERFIELD,
IL. 60015**

February 28, 2021

Mr. Robert Speckmann
Chairman
Deerfield Board of Zoning Appeals

Re. Petition for Variance filed by 520 Brierhill LLC

Dear Chairman Speckmann,

We oppose the petition for variance filed by 520 Brierhill LLC.

We live directly across the street from 520 Brierhill Road. We built our home 20 years ago consistent with all existing zoning regulations.

If a new structure is built 38 feet closer to the street, our enjoyment of air and light will be diminished. The sun will be obscured sooner in the west (*much* sooner if a close-by two-story house is built where a distant one-story residence now exists). We have worked hard to nourish the plantings in our front yard, and a new home looming over us will threaten that substantial investment and the pleasure of our neighbors as they walk by. It is in no one's interest, except that of a temporary developer, to force the neighborhood to compress itself.

To permit this variance would establish a dangerous precedent that would lead to more water damage, to a decline in the street's ambience and to a diminution of many neighbors' property values. Please give careful thought to the property tax base represented by Brierhill Road. Village economics, as well as aesthetics and healthy drainage, is a vital consideration.

In their February 8 registered letter, the petitioners made a deceptive statement: With regard to their requested variance, they wrote that a 106' setback "is equivalent to the front yard setback of the Property's immediate neighbor." That is a false equivalence. The neighbor's addition is less than 30' wide. No doubt the structure the petitioners plan will be far broader, perhaps *three times wider*. That deception should itself disqualify their petition.

Please reject their request for the sake of our Village's character, valuations, and desirability.

Yours truly,

Linda and Charles Dawe

Cc. Harriet Rosenthal
Clint Case

REQUEST FOR BOARD ACTION

21-32-2

Agenda Item: _____

Subject: Ordinance Amending Sections 2-156 and 2-158 of the Municipal Code Regarding the Composition and Duties of the Community Relations Commission

Second Reading

Action Requested:

Community Relations Commission

Originated By:

Mayor and Board of Trustees

Referred To:

Summary of Background and Reason for Request

The newly reconstituted Community Relations Commission approved updates to their Overview, and Functions & Duties. The main change is removal of mentions of specific groups, senior citizens and youth, to focus more broadly on all residents and population groups. A report and recommendation was accepted at the March 1 Board meeting, and a first reading was held March 15.

Reports and Documents Attached:

Ordinance

April 5, 2021

Date Referred to Board: _____

Action Taken: _____

VILLAGE OF DEERFIELD

ORDINANCE NO. 2021-_____

AN ORDINANCE AMENDING SECTIONS 2-156 AND 2-158 OF "THE MUNICIPAL CODE OF THE VILLAGE OF DEERFIELD, ILLINOIS, 1975," AS AMENDED, REGARDING THE COMPOSITION AND DUTIES OF THE COMMUNITY RELATIONS COMMISSION

WHEREAS, the Village of Deerfield is a home rule unit of local government pursuant to the provisions of Article VII, Section 6 of the Illinois Constitution; and

WHEREAS, the Village has a Community Relations Commission ("**CRC**"), which is charged with, among other things, fostering and promoting understanding, mutual respect, cooperation, and positive relations within the Village; and

WHEREAS, the composition and duties of the CRC are set forth in Article 12 of Chapter 2 of "The Municipal Code of the Village of Deerfield, Illinois, 1975," as amended ("**Village Code**"); and

WHEREAS, the Village Board desires to amend Article 12 of Chapter 2 of the Village Code to include revisions to the descriptions of CRC's purpose and duties, as recommended by the CRC, and to clarify the number of members that serve on the CRC; and

WHEREAS, the Village Board has determined that it will serve and be in the best interests of the Village and its residents to amend the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: NUMBER OF MEMBERS. Pursuant to the Village's home rule authority, Section 2-156, titled "Establishment; Number of Members," of Article 12, titled "Special Purpose Boards and Commissions," of Chapter 2, titled "Administration," of the Village Code is hereby amended as follows:

"Sec. 2-156. Establishment; Number Of Members:

There are hereby established the following special purpose boards and commissions within the Village:

Community Relations Commission – 79 members

* * *

{00119427.1}

Additions are bold and double-underlined; deletions are struck through.

SECTION THREE: DUTIES AND FUNCTIONS. Pursuant to the Village’s home rule authority, Section 2-158, titled “Duties and Functions,” of Article 12, titled “Special Purpose Boards and Commissions,” of Chapter 2, titled “Administration,” of the Village Code is hereby amended as follows:

“Sec. 2-158. Duties And Functions:

- (a) The special purpose boards and commissions shall have the duties and functions set forth below:

* * *

(2) Community Relations Commission:

- (A) Establishment And Purpose: A Community Relations Commission is established to foster and promote understanding, **engagement**, mutual respect, cooperation, and positive **interactions for all individuals in the Village.** ~~relations in a diverse, inclusive community.~~

~~The Community Relations Commission is also to promote increased participation in all aspects of community life and a sense of shared community among all residents.~~

(B) Membership And Terms Of Appointment:

1. The Community Relations Commission shall consist of members broadly representative from the community at large. The Community Relations Commission shall consist of nine (9) voting members appointed pursuant to section 2-157 of this article and additional ex officio members as the commission deems necessary.
2. Government service interns appointed pursuant to the Deerfield Government Service Internship Program shall also serve as ex officio members of the commission during the second year of their internship service commencing in June following completion of their sophomore year (or later) of high school, or the equivalent. Government service interns shall be residents of the Village, must be in good academic standing at all times during their internship, and are expected to serve a two (2) year internship during their sophomore and junior years.

(C) Functions And Duties: The Community Relations

{00119427.1}

Additions are bold and double-underlined; ~~deletions are struck through.~~

Commission shall act in an advisory capacity to the President and Board of Trustees. The Community Relations Commission shall have the following functions and duties:

1. Study and recommend means of developing better relationships among all residents in a diverse and inclusive community of Deerfield.
2. Encourage residents to be "service oriented" in the opportunities to assist one another in the community and the neighborhood.
3. Promote and support initiatives with Federal, State and local governmental agencies, commissions, businesses, schools, civic and religious organizations, neighborhood and community events aimed at increasing goodwill and civil engagement among the residents and the global community at large.
4. Recognize and approve honors or awards for persons, firms, or entities that serve or advance understanding, mutual respect, cooperation and positive relations between and among residents of Deerfield.

(D) Meetings: The commission may meet as necessary, but shall meet at least once during each fiscal year.

(E) Staff Liaison: The Village Manager shall designate a staff member who shall attend commission meetings and hearings, prepare minutes thereof, and assist the commission in the performance of its functions and duties.

* * *

SECTION FOUR: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FIVE: EFFECTIVE DATE. This Ordinance will be in full force and effect after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

{00119427.1}

Additions are bold and double-underlined; deletions are struck through.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

ORDINANCE NO.

Harriet Rosenthal, Mayor

ATTEST:

Kent S. Street, Village Clerk

{00119427.1}

Additions are bold and double-underlined; ~~deletions are struck through.~~

REQUEST FOR BOARD ACTION

21-39-1

Agenda Item: _____

Subject: Ordinance Annexing Certain Territory Contiguous to the City of Highland Park

(0 Ryders Lane)

Action Requested: First Reading

Community Development

Originated By: _____
Mayor and Village Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

The property commonly known as 0 Ryders Lane lies along the boundary line between the Village of Deerfield and the City of Highland Park.

The homeowner at 755 Summit Drive, Adam Fleishman, purchased 0 Ryders Lane, which is a 5-acre parcel south of his property legally located in the City of Highland Park. 0 Ryders Lane is surrounded by the Village of Deerfield to north, south and west and borders the Chicago River to the east. At no point is the parcel directly connected to the City of Highland Park.

Mr. Fleishman has requested a formal Petition of Annexation/Disconnection from the Village of Deerfield and City of Highland Park, respectively. On February 22, 2021, the Highland Park City Council voted to approve Ordinance No. O21-2021 disconnecting 0 Ryders Lane from the City.

On March 15, 2021 the Village Board accepted the staff report and recommendation to annex the parcel.

Reports and Documents Attached:

- Ordinance
- Petition for Annexation/Disconnection

Date Referred to Board: April 5, 2021

Action Taken: _____

VILLAGE OF DEERFIELD

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
CONTIGUOUS TO THE CITY OF HIGHLAND PARK**

WHEREAS, the Village of Deerfield is an Illinois home rule municipal corporation;
and

WHEREAS, the real property located at the address commonly known as 0 Ryders Lane and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**") lies along the boundary line between the Village and the City of Highland Park ("**Highland Park**"); and

WHEREAS, at least one-half of the electors and one-half of the owners of the Property have petitioned that the Property be disconnected from Highland Park and annexed to the Village, which petition is attached to and, by this reference, made a part of this Ordinance as **Exhibit B** ("**Petition for Disconnection**"); and

WHEREAS, pursuant to Section 7-1-24 of the Illinois Municipal Code, 65 ILCS 5/7-1-24, Highland Park is authorized to disconnect the Property pursuant to the Petition for Disconnection; and

WHEREAS, on February 22, 2021, the City Council of Highland Park adopted Ordinance No.O21-2021, disconnecting the Property from Highland Park ("**HP Disconnection Ordinance**"); and

WHEREAS, subject to the terms set forth in this Ordinance, the Village desires to annex the Property, pursuant to the Petition for Disconnection and Illinois law, including, without limitation, Section 7-1-24 of the Illinois Municipal Code; and

WHEREAS, the Village President and Board of Trustees have determined that annexation of the Property is in the best interests of the Village and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the City Council.

SECTION TWO: ANNEXATION OF THE PROPERTY. In accordance with and pursuant to Section 7-1-24 of the Illinois Municipal Code, the Property is hereby annexed to the Village of Deerfield.

SECTION THREE: RECORDING, FILING, AND REPORTING. The Village Clerk is hereby directed to:

A. In cooperation with the Highland Park City Clerk, cause a certified copy of this Ordinance, together with an accurate map of the annexed territory, to be recorded with the Recorder of Deeds of Lake County, Illinois, immediately following the recording of the HP Disconnection Ordinance; and

B. Within 30 days after the effective date of this Ordinance, notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, and the United States Post Office branches serving the Property, of the annexation of the Property by the Village, by registered or certified mail.

SECTION FOUR: ZONING. In accordance with Section 3.02-F of "The Deerfield Zoning Ordinance 1978," as amended, upon its annexation, the Property will be located within the R-1 Single-Family Residence District of the Village.

SECTION FIVE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION SIX: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

PUBLISHED IN PAMPHLET FORM:

ORDINANCE NO.

Harriet Rosenthal, Mayor

ATTEST:

Kent S. Street, Village Clerk

EXHIBIT A

Legal Description of the Property

Commonly known as: 0 Ryders Lane, Highland Park, Illinois
Permanent Index Number: 16-21-303-012

Legal Description

THAT PART OF LOT 1 IN DAVIDSON SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MAY 12, 1958 AS DOCUMENT #989543 IN BOOK 1619 OF RECORDS, PAGE 592, WHICH LIES WEST OF THE CENTERLINE OF THE WEST SKOKIE DRAINAGE DITCH AS SHOWN ON THE PLAT OF SAID SUBDIVISION, IN LAKE COUNTY, ILLINOIS AND CONSISTING OF 5.17 ACRES ADJOINING THE NORTH BOUNDARY OF THE TRINITY CHURCH.

EXHIBIT B

Petition for Disconnection

WHEREFORE, Petitioner(s) respectfully request: (a) the corporate authorities of Highland Park to disconnect the Property; and (b) the corporate authorities of Deerfield to annex the Property, all in accordance with the provisions of this Petition and with applicable law.

The undersigned, being duly sworn on oath, states that the statements set forth in this Petition are true and correct.

Dated this 22nd day of January, 2021.

[PETITIONER(S)]

By: 

Print: Adam Fleishman _____

Address: 775 Summit Dr _____

Deerfield, IL 60015



Subscribed and sworn to before me this

22nd day of January, 2021.

Notary Public



EXHIBIT 1

Legal Description of the Parcel

[INSERT]

Permanent Index Numbers:

16-21-303-012

Legal Description

THAT PART OF LOT 1 IN DAVIDSON'S SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MAY 12, 1958 AS DOCUMENT #989543 IN BOOK 1619 OF RECORDS, PAGE 592, WHICH LIES WEST OF THE CENTER LINE OF THE WEST SKOKIE DRAINAGE DITCH AS SHOWN ON THE PLAT OF SAID SUBDIVISION, IN LAKE COUNTY, ILLINOIS, AND CONSISTING OF 5.17 ACRES ADJOINING THE NORTH BOUNDARY OF THE TRINITY CHURCH.

REQUEST FOR BOARD ACTION

Agenda Item: 21-49

Subject: Resolution Authorizing the Release of Minutes of Certain Closed Meetings of the
Village Board

Approval

Action Requested: _____
Administration

Originated By: _____
Mayor and Board of Trustees

Referred To: _____

Summary of Background and Reason for Request

This resolution will release certain closed session meeting minutes identified in Section 2 of the resolution. The Board reviewed the minutes in a closed session meeting that was held on December 21, 2020. Staff and the Village Attorney recommend releasing the minutes as they have been determined to no longer require confidential treatment.

Reports and Documents Attached:

Resolution

Date Referred to Board: April 5, 2021

Action Taken: _____

VILLAGE OF DEERFIELD

RESOLUTION NO.

**A RESOLUTION AUTHORIZING THE RELEASE OF MINUTES OF CERTAIN
CLOSED MEETINGS OF THE VILLAGE BOARD**

WHEREAS, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* ("**Act**") the Village Board has, from time to time, conducted meetings that that were closed to the public pursuant to the Act (collectively, the "**Closed Meetings**"); and

WHEREAS, pursuant to the Act, the Village Board must keep and approve written minutes of all Closed meeting; and

WHEREAS, pursuant to Section 2.06(d) of the Act, the Village Board has conducted its twice-annual review of all written minutes of the Closed Meetings of the Village Board; and

WHEREAS, the Village Board has determined that some of the written minutes of Closed Meetings can be released at this time, while the need for confidentiality remains for others;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution of the findings of the Village Board.

SECTION 2: RELEASE OF CLOSED SESSION MEETING MINUTES. The Village Clerk is hereby authorized and directed to make available for public inspection the Closed Meeting minutes from the Village Board meetings held on the following dates:

| |
|------------------|
| August 3, 2020 |
| October 13, 2020 |

SECTION 3: DETERMINATION OF CONFIDENTIALITY. The Village Board has determined that a need for confidentiality still exists with respect to the minutes of all Closed Meetings that are not identified in Section 2 of this Resolution, and for which the Village Board has not previously authorized public inspection.

SECTION 4: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the Village Board.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO:

Harriet Rosenthal, Mayor

ATTEST:

Kent S. Street, Village Clerk

REQUEST FOR BOARD ACTION

21-42-1

Agenda Item: _____

Subject: Resolution Granting a One Year Extension to a Development Schedule and Approving an

Amendment to a Development Agreement for a Commercial Planned Development

(10 S. 158 S. and 184 S. Waukegan Road – REVA Development)

Action Requested: Acceptance

Community Development
Originated By: _____
Mayor and Village Board of Trustees
Referred To: _____

Summary of Background and Reason for Request

This Resolution authorizes a one-year extension for development of the property at the petitioner’s request.

Reports and Documents Attached:

Resolution
First Amendment to Development Agreement

Date Referred to Board: April 5, 2021

Action Taken: _____

VILLAGE OF DEERFIELD

RESOLUTION NO. _____

A RESOLUTION GRANTING A ONE YEAR EXTENSION TO A DEVELOPMENT SCHEDULE AND APPROVING AN AMENDMENT TO A DEVELOPMENT AGREEMENT FOR A COMMERCIAL PLANNED DEVELOPMENT

(10 S, 158 S, and 184 S Waukegan Road – REVA Development)

WHEREAS, Gateway Fairview, Inc., a Delaware corporation ("**Owner**"), is the record owner of that certain parcel of real property commonly known as 10 S, 158 S, and 184 S Waukegan Road, Deerfield, Cook County, Illinois ("**Property**"); and

WHEREAS, the Property is located entirely within the 47.45-acre Deerbrook Shopping Center Commercial Planned Unit Development ("**Deerbrook PUD**"); and

WHEREAS, on June 18, 2019, the Village Board adopted Ordinance No. 0-19-17, granting for the Property: (i) approval of an amendment to the Deerbrook PUD; (ii) an amendment to the Final Development Plan for the Property; (iii) a zoning exception from 5.02-F-5 of the Zoning Ordinance; (iv) a zoning exception from Appendix 1 of the Zoning Ordinance; and (v) a special use permit ("**Special Use**") for a multi-family rental apartment community (collectively, the "**Final Approvals**"); and

WHEREAS, the Final Approvals allowed the Owner to demolish the improvements on the Property ("**Demolition**") and construct on the Property: (i) one residential apartment building consisting of five stories and 186 rental units with an attached four-story parking garage; (ii) 60 rental townhome units in nine buildings of four to 10 units; (iii) a surface off-street parking lot; and (iv) two acres of greenspace, including a dog park, pool with sun deck, and multiple courtyards and garden spaces and related improvements (collectively, the "**Proposed Development**"); and

WHEREAS, as a condition of the Final Approvals, the Village and Owner entered into that certain Development Agreement dated June 19, 2019 ("**Development Agreement**"); and

WHEREAS, pursuant to the Final Approvals, the Village approved a development schedule for the development of the Property ("**Development Schedule**"); and

WHEREAS, the Owner completed the Demolition, but due to the COVID-19 pandemic and other various challenges, the Owner has not yet begun the construction of the Proposed Development; and

WHEREAS, Section 5.B of the Development Agreement requires the Owner to engage in the Demolition and construction of the Proposed Development in one continuous phase; and

WHEREAS, Section 12.09-H of "The Deerfield Zoning Ordinance 1978," as amended ("**Zoning Ordinance**") provides that if no substantial construction has begun or no use has been established in a planned unit development within the time stated in the Development

Schedule, the Special Use for the planned unit development shall become null and void unless the Village Board extends the time period for beginning construction; and

WHEREAS, the Owner has requested that the Village Board (i) extend the Development Schedule and (ii) approve an amendment to the Development Agreement ("***Development Agreement Amendment***") to permit the Proposed Development to be constructed in a two-phase development; and

WHEREAS, the Village Board has determined that extending the Development Schedule and approving the Development Agreement Amendment will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the Village Board.

SECTION TWO: APPROVAL OF EXTENSION TO DEVELOPMENT SCHEDULE. Pursuant to Section 12.09-H of the Zoning Ordinance, the Village Board hereby extends the deadline to begin construction of the Proposed Development to April 5, 2022 ("***Deadline***"). If construction of the Proposed Development does not commence by the Deadline, the Special Use for the Proposed Development shall become null and void.

SECTION THREE: APPROVAL OF DEVELOPMENT AGREEMENT AMENDMENT. The Development Agreement Amendment by and between the Village and Owner is hereby approved in substantially the form attached to this Resolution as **Exhibit A**, and in a final form to be approved by the Village Manager and the Village Attorney.

SECTION FOUR: EXECUTION OF DEVELOPMENT AGREEMENT AMENDMENT. The Village Mayor and the Village Clerk are hereby authorized and directed to execute and attest, on behalf of the Village, the Development Agreement Amendment upon receipt by the Village Clerk of at least one original copy of the Development Agreement Amendment executed by Owner; provided, however, that if the executed copy of the Development Agreement Amendment is not received by the Village Clerk within 30 days after the effective date of this Resolution, then this authority to execute and attest will, at the option of the Village Board, be null and void.

SECTION FIVE: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the Village Board.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

ABSTAIN:

ABSENT:

PASSED:

APPROVED:

RESOLUTION NO.

Harriet Rosenthal, Village Mayor

ATTEST:

Kent S. Street, Village Clerk

EXHIBIT A

DEVELOPMENT AGREEMENT AMENDMENT

**THIS DOCUMENT
PREPARED BY AND AFTER
RECORDING RETURN TO:**

Steven M. Elrod
Elrod Friedman LLP
325 N. LaSalle St., Suite 450
Chicago, IL 60654

Above Space For Recorder's Use Only

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE VILLAGE OF DEERFIELD,

AND

GATEWAY FAIRVIEW, INC.

(10 S, 158 S, AND 184 S WAUKEGAN ROAD)

DATED AS OF _____, 2021

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE VILLAGE OF DEERFIELD AND GATEWAY FAIRVIEW, INC.
(10 S, 158 S, AND 184 S WAUKEGAN ROAD)**

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“*First Amendment*”) is made as of the ____ day of _____, 2021, by and between the **VILLAGE OF DEERFIELD**, an Illinois home rule municipal corporation (“*Village*”), and **GATEWAY FAIRVIEW, INC.**, a Delaware corporation (“*Owner*”).

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Agreement, and pursuant to the Village’s home rule powers, the parties hereto agree as follows:

SECTION 1. RECITALS.

A. As of the Effective Date of this First Amendment, the Owner is the record title owner of a parcel of real estate consisting of approximately 10.79-acres, commonly known as 10 S, 158 S, and 184 S Waukegan Road, Deerfield, Cook County, Illinois (“*Property*”).

B. The Property is located entirely within the 47.45-acre Deerbrook Shopping Center Commercial Planned Unit Development (“*Deerbrook PUD*”). The Deerbrook PUD is located within the C-2 Outlying Commercial District of the Village (“*C-2 District*”).

C. On June 18, 2019, the Village Board adopted Ordinance No. 0-19-17, granting for the Property: (i) approval of an amendment to the Deerbrook PUD; (ii) an amendment to the Final Development Plan for the Property; (iii) a zoning exception from 5.02-F-5 of the Zoning Ordinance; (iv) a zoning exception from Appendix 1 of the Zoning Ordinance; and (v) a special use permit for a multi-family rental apartment community (collectively, the “*Final Approvals*”).

D. The Final Approvals allowed the Owner to demolish the improvements on the Property (“*Demolition*”) and construct on the Property: (i) one residential apartment building consisting of five stories and 186 rental units with an attached four-story parking garage; (ii) 60 rental townhome units in nine buildings of four to 10 units; (iii) a surface off-street parking lot; and (iv) two acres of greenspace, including a dog park, pool with sun deck, and multiple courtyards and garden spaces and related improvements (collectively, the “*Proposed Development*”).

E. As a condition of the Final Approvals, the Village and Owner entered into that certain Development Agreement dated June 19, 2019 (“*Development Agreement*”).

F. The Owner completed the Demolition, but due to the COVID-19 pandemic and other various challenges, the Owner has not yet begun the construction of the Proposed Development.

G. Section 5.B of the Development Agreement requires the Owner to engage in the Demolition and construction of the Proposed Development in one continuous phase.

H. The Village and Owner now desire to amend the Development Agreement pursuant to this First Amendment to allow the Proposed Development to proceed in two phases.

SECTION 2. DEFINITIONS; RULES OF CONSTRUCTION.

A. Definitions. All capitalized words and phrases used throughout this First Amendment have the meanings set forth in the various provisions of this First Amendment. If a word or phrase is not specifically defined in this First Amendment, it has the same meaning as in the Development Agreement.

B. Rules of Construction. Except as specifically provided in this First Amendment, all terms, provisions and requirements contained in the Development Agreement remain unchanged and in full force and effect. In the event of a conflict between the text of the Development Agreement and the text of this First Amendment, the text of this First Amendment controls.

SECTION 3. AMENDMENT.

Section 5 of the Development Agreement is hereby amended and shall read as follows:

SECTION 5. DEMOLITION AND CONSTRUCTION.

* * *

B. Single Phases of Development. The Demolition of the Current Improvements, construction of the Improvements, and development of the Property ~~must~~ may take place in ~~two~~ one ~~continuous~~ phases; **provided, however, that the construction of the Proposed Development of the Property must take place in one continuous phase.**

* * *"

SECTION 4. RECORDING; BINDING EFFECT.

A copy of this First Amendment will be recorded in the Cook County Clerk's Recordings Division against the Property at the Owner's sole cost. This First Amendment and the privileges, obligations, and provisions contained in this First Amendment run with the Property and inure to the benefit of, and are and will be binding upon, the owner and its personal representatives, successors, and assigns.

SECTION 5. REPRESENTATIONS.

A. By the Village. The Village hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so by the Village Board; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the Village enforceable in accordance with its terms.

B. By the Owner. The Owner hereby represents and warrants that: (1) the persons executing this First Amendment on its behalf have been properly authorized to do so; (2) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to this First Amendment; and (3) this First Amendment constitutes a legal, valid and binding obligation of the Owner enforceable in accordance with its terms.

SECTION 6. COUNTERPARTS.

This First Amendment may be executed in counterparts, each of which constitutes an original document and together will constitute the same instrument.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

ATTEST:

VILLAGE OF DEERFIELD,
an Illinois home rule municipal corporation

Kent S. Street, Village Clerk

By: _____
Harriet Rosenthal
Its: Village Mayor

GATEWAY FAIRVIEW, INC.
a Delaware corporation

By: _____
Its: _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

This instrument was acknowledged before me on _____, 2021, by Harriet Rosenthal, the Village Mayor of the **VILLAGE OF DEERFIELD**, an Illinois municipal corporation, and by Kent S. Street, the Village Clerk of said municipal corporation.

Given under my hand and official seal this ____ day of _____, 2021.

Notary Public

My Commission expires:_____

SEAL

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2021, by _____, the _____ of **GATEWAY FAIRVIEW, INC.**, a Delaware corporation.

Given under my hand and official seal this ____ day of _____, 2021.

Notary Public

My Commission expires: _____

SEAL

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[INSERT LEGAL DESCRIPTION]

PINS: **[INSERT PINS]**

REQUEST FOR BOARD ACTION

Agenda Item: 21-47

Subject: Authorization to Award the Construction Contract for 2021 Street Rehabilitation Project

Action Requested: Authorization to Award Contract to A-Lamp Concrete Contractors (NTE \$2,017,000)

Originated By: Public Works and Engineering

Referred To: Mayor and Board of Trustees

Summary of Background and Reason for Request

On March 29, 2021, five sealed bids for the 2021 Street Rehabilitation Project were publicly opened and read aloud. The results of the bid opening are as follows:

| Firm Name | Address | Bid Amount |
|--|-----------------------|--------------------|
| Engineer's Estimate | NA | \$2,231,454 |
| A Lamp Concrete Contractors, Inc. | Schaumburg, IL | \$1,958,824 |
| Schroeder Asphalt | | \$2,350,697 |
| Builders Asphalt | | \$2,412,392 |
| Berger Excavation | Wauconda, IL | \$2,783,325 |
| Capitol Cement | | \$2,849,871 |

The Engineering Department has prepared all specifications and contract documents and will be overseeing construction. The scope of work includes pavement removal and replacement, curb and gutter replacement, sidewalk replacement, utility repairs, adjustment of structures, and parkway restoration. Locations where work is planned to be performed this year are:

| Location | Starting | Ending |
|------------------|-----------------|------------------|
| Ambleside Drive | Wincanton Drive | Dimmeydale Drive |
| Dimmeydale Drive | Wincanton Drive | Ambleside Drive |
| Elder Lane | Waukegan Road | East Limits |
| Greenwood Avenue | Waukegan Road | East Limits |
| Windcrest Drive | Ambleside Drive | Dimmeydale Drive |

The 2021 Street Rehabilitation Project will be funded through a combination of Motor Fuel Tax (MFT) funds, \$1,000,000, Rebuild Illinois Grant (RBI) funds, \$824,000, and Infrastructure Replacement Funds, \$193,000. The total budgeted amount is \$2,017,000 for FY 2021. Although the low bid amount is roughly \$58k less than the budgeted amount of \$2.017M, the Engineering Department proposes to award the full budgeted amount with the additional funds to be used to offset any potential unforeseen costs or to be used for additional work as needed throughout the year.

A-Lamp Concrete Contractors is pre-qualified by the Illinois Department of Transportation to perform highway construction work. In 2016 A-Lamp Concrete Contractors successfully completed the Deerfield Road Reconstruction Project as well as numerous other recent projects in the Village of Deerfield, including the recent Woodvale Avenue Project. Staff recommends that the contract for the 2021 Street Rehabilitation Project be awarded to A-Lamp Concrete Contractors (low bidder) for the full budgeted amount of \$2,017,000.

Reports and Documents Attached

None

Date Referred to Board: April 5, 2020

Action Taken _____

REQUEST FOR BOARD ACTION

Agenda Item: 21-48

Subject: Authorization to Approve Bio-Solids Removal Contract 2021-2023

Action Requested: Authorize \$50,500 for the Bio-Solids Removal Contract, Services Provided by Dahm Enterprises, Inc.

Originated By: Public Works and Engineering

Referred To: Mayor and Village Board of Trustees

Summary of Background and Reason for Request

The Water Reclamation Facility (WRF) accumulates approximately 2,000 cubic yard of bio-solids each year that must be disposed of in accordance with Illinois Environmental Protection Agency requirements. The bio-solids are accumulated in the storage building as part of normal operations. The storage building is emptied out two times per year, in the spring and fall. In March of 2021, the WRF Superintendent solicited proposals from three contractors that are known to provide these services in the north-eastern region of the state. The contractors provided proposals as follows:

| <u>Proposal</u> | <u>Unit Price</u> |
|----------------------------|-------------------|
| 1. Dahm Enterprises, Inc. | \$25.25/cu.yd. |
| 2. Stewart Spreading, Inc. | \$32.95/cu.yd. |
| 3. Synagro Central, LLC. | \$27.25/cu.yd. |

Dahm Enterprises, Inc. provided the lowest price proposal for labor and equipment necessary for the loading, transportation and land application of the material. The contract includes calendar year 2021 through calendar year 2023. The contract allows for two optional one year extensions. The WRF utilized the services of Dahm Enterprises on previous bio-solids hauling contracts and looks forward to working with them again.

Staff recommends that the Board of Trustees waive the competitive bidding process and accept the proposal from Dahm Enterprises, Inc. Staff further requests that the Village Board authorize up to \$50,500 for the 2021 calendar year hauling of biosolids by Dahm Enterprises, Inc.

Reports and Documents Attached:

None

Date Referred to Board: 4.5.21

Action Taken: _____