



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, March 23, 2015

Present:

Mayor Blomberg	Trustee Brandt
Trustee Feldman	Trustee Grujanac
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Chief of Police Kinsey	Finance Director Peterson
Public Works Director Woodbury	Community & Economic Development Director McNellis
Village Planner Robles	Operations Superintendent Pippen
Economic Development Coordinator Zozulya	

ROLL CALL

Mayor Blomberg called the meeting to order at 7:26 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the March 9, 2015 Committee of the Whole Meeting Minutes.

The minutes of the March 9, 2015 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of a Special Use Permit to establish and operate a drinking establishment with live entertainment at 275 Parkway Drive, within the CityPark retail center (Emporium Lake County)

Economic Development Coordinator Zozulya provided a brief summary of the proposed Special Use Permit to establish and operate a drinking establishment with live entertainment in the former Chammps restaurant within the CityPark development along with a proposed new liquor license class.

Mr. Doug Marks introduced himself and his brother Danny Marks who currently own two Emporium bars located in the city. Mr.

Doug Marks provided background related to their existing Emporium bars and provided a presentation regarding their proposal for the new Emporium Lake County. Mr. Marks noted their concept is to offer quality craft beers and provide entertainment via vintage arcade and video games at their establishments. Mr. Marks noted they also offer live entertainment at their two existing locations in Chicago.

Trustee Feldman asked if the proposed Emporium Lake County would serve food. Mr. Doug Marks stated they were still trying to work out if they would serve food. Mr. Doug Marks noted some of the possibilities Emporium owners are contemplating include serving food in the bar, possibly leasing out the kitchen space currently available where they are proposing to locate, or working with local restaurants to have food delivered in the bar.

Trustee Brandt asked if there is enough room in the space to bring a food truck into the space as is the case in one of the other Emporium bars. Mr. Danny Marks stated having a food truck in the space was a possibility. A brief conversation regarding different possibilities to serve food at the proposed Emporium followed.

Trustee Brandt asked if the owners felt a 2:00 a.m. closing time during the weekdays would be needed. Mr. Doug Marks stated when asked for suggested hours, they used the current hours for their bars downtown. Mr. Doug Marks noted the hours they settle on for their Lincolnshire site will be a work in process since they do not know what will work until they open. Trustee Brandt asked who they were anticipating would be the targeted customers. Mr. Danny Marks stated the target customers are a wide range: from groups; to corporate parties; young adults; and everyone in between. Mr. Danny Marks noted the minimum age would be 21 and over to enter the bar.

Trustee Feldman asked about the liquor license needed. Chief of Police Kinsey stated there is no liquor license class that would fit the proposed business model at this time, so a new class would need to be created. Village Attorney Simon asked if the proposed Emporium would qualify as a restaurant and then the liquor license could be classified as a restaurant. Village Manager Burke noted if food was brought in, this would not qualify as a restaurant as liquor license provisions in the Village Code require food to be prepared on site.

Trustee Feldman asked if the games were free. Mr. Doug Marks noted tokens would be used for the games, which run .25 per token.

Mayor Blomberg asked what time frame they expected for opening. Mr. Doug Marks stated their goal would be to open this summer.

Trustee Servi asked if the owners would be on the premises a majority of the time. Mr. Doug Marks stated they would have trusted staff on the premises to manage the facility. Police Chief Kinsey stated the manager of the proposed Lincolnshire site would have to be a resident of Lake County to meet requirements of the Village's liquor licensing provisions.

Trustee Brandt mentioned the Village summer events and noted the Emporium may want to consider participation in events planned for this coming summer to get word out about this new business.

There was the consensus of the Board to refer this to the Zoning Board for consideration.

3.12 Public Hearing: Major Amendment to Special Use Ordinance No. 05-1954-18 granting Planned Unit Development for the Lincolnshire Commons development to permit the replacement of the Barnes & Noble designated retail use with a Physician's office use (NorthShore University Health System/CFNX Linshire, LLC)

Mayor Blomberg closed the Committee of the Whole meeting and opened a Public Hearing for a Major Amendment to Special Use Ordinance No. 05-1954-18 granting Planned Unit Development for the Lincolnshire Commons development to permit the replacement of the Barnes & Noble designated retail use with a Physician's Office use, NorthShore University Health Care Systems.

Community & Economic Development Director McNellis provided a summary of the proposed request for the space to change from a retail use to a non-retail use. Community & Economic Development Director McNellis noted the petitioner has withdrawn their request to sub-divide the development. Parking complies with Code and a parking study has been provided.

Mayor Blomberg swore in Mr. Steve Bauer, attorney representing NorthShore University Health Systems/CFNX Linshire, LLC and Luay Aboona, traffic consultant with KLOA.

Mr. Bauer, attorney with Melter Purtill & Stelle, representing CFNX Linshire, LLC. introduced the team working on the proposed project and provided a presentation regarding the proposed request for NorthShore University Health Care Systems.

Trustee Feldman asked if there are any concerns regarding medical waste. Mr. Bauer stated the waste would be handled in the secure way currently handled at NorthShore University Health Care Systems other existing medical facilities.

Mr. Luay Aboona, Principle with KLOA provided a presentation related to the parking study his firm prepared and provided for the site.

Mayor Blomberg noted the Code states two parking spaces for each exam room and wanted to know how this came to be. Community & Economic Development Director McNellis stated it was his understanding the Code was written this way with the thought that if a room was occupied and the next person arrived for a subsequent appointment who would be using the same room, the parking requirements would provide spaces to accommodate both patients.

Mayor Blomberg closed the Public hearing and re-opened the Committee of the Whole meeting at 8:02 p.m.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.13 Consideration and Discussion of Zoning Board recommendation regarding a Special Use to permit an Assembly Use for religious uses within Regal Lincolnshire Stadium 21 and IMAX Cinema Complex (Willow Creek Community Church)

Village Planner Robles noted this is a temporary Special Use and provided a brief summary of the Use and request.

Mr. Larry Friedman, representing Willow Creek Church provided information regarding the time line and request for the Special Use.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.14 Public Hearing: Amendment to Ordinance No. 00-1696-04 establishing a Special Use Permit for the operation of a religious institution in the R1 Single-Family Residence District, to revise the approved site development plans for proposed building expansion and site improvements and extend the Special Use Permit to include adjacent 1.92 acre property commonly addressed as 24325 Riverwoods Road upon annexation into the Village of Lincolnshire (Ascension of Our Lord Greek Orthodox Church)

Mayor Blomberg closed the Committee of the Whole meeting and opened a Public Hearing for an Amendment to Ordinance No. 00-1696-04 establishing a Special Use Permit for the operation of a religious institution in the R1 Single-Family Residence District, to revise the approved site development plans for proposed building expansion and site improvements and extend the Special Use Permit to include the adjacent 1.92 acre property commonly addressed as 24325 Riverwoods Road upon annexation into the Village of Lincolnshire.

Village Planner Robles provided background regarding Ascension of Our Lord Greek Orthodox Church and a summary of the proposed request Amendment establishing a Special Use Permit and extending the Special Use Permit upon annexation. Village Planner Robles noted this proposal was presented to the Architectural Review Board (ARB) and was approved with three conditions. Village Planner Robles noted the ARB asked the church to look at reducing the size of the turn-around area without compromising the emergency access and once this was looked at it was decided this could not be reduced.

Mayor Blomberg swore in Mr. Michael Firsel, attorney for Ascension of Our Lord Greek Orthodox Church, Mr. David Kuhlman with JNKA Architects, and Mr. Kevin Manning with JNKA Architects.

Mr. Firsel provided a presentation regarding the proposed Amendment to the existing Special Use Permit and extending the Special Use Permit upon annexation for Ascension of Our Lord Greek Orthodox Church. Mr. Firsel provided a background related to the past requests and stated this is an entirely different

plan than what was presented previously. Mr. Firsel continued with the presentation addressing highlights and differences from past submittals.

Trustee Feldman asked how much the building covers compared to the lot. Mr. Firsel noted the current total coverage of impervious surface is 83,000 S.F. out of 278,000 S.F., which is 30% and the maximum amount allowed in an R1 District.

A brief conversation regarding the landscaping and berm along Riverwoods Road followed. Mr. Firsel noted the recommendation made by staff and the ARB for the berms is what the Church now plans to build.

Trustee Feldman asked if the water flow concerns had been addressed. Mr. Firsel noted the amount of flow into the existing detention area is adequate and the Church will comply with all the requirements of Lake County Storm Water Management.

Trustee Brandt asked if the overall response from the project meeting conducted with the surrounding neighbors was productive. Mr. Firsel stated his belief from coming out of the meeting, is the Church has done as much as they can to satisfy the surrounding neighbors requests and requirements.

Trustee Servi asked if the parking request is what the Church feels they need and asked if it could be reduced. Mr. Firsel noted the request is what the Church believes is needed. A brief conversation regarding parking related to special events and holidays taking place at the church followed.

Mr. David Kuhlman provided a presentation related to the architecture, materials and elevations of the proposed church.

Mr. Firsel requested the Findings of Fact be entered into the record. A Special Use Findings of Fact was submitted and Affidavit of notice was submitted to the property owners and electors within 250' of the property.

Trustee Feldman noted the current building proposal has been scaled down significantly from the original and asked if the current building was sufficient for growth. Mr. Firsel noted the demographics have changed since 2008, other churches have been built, and they have excluded the parish activity center which was on a prior plan; so the church feels confident there is room for growth.

Village Attorney Simon noted there appears to be an extra curb cut to Riverwoods Road located south of the Church entrance. Mr. Firsel said this curb cut serves an existing access easement for the Banner Day Camp that cannot be eliminated.

Mayor Blomberg closed the Public hearing and re-opened the Committee of the Whole meeting at 8:39 p.m.

3.15 Public Hearing: Amendment to Ordinance No. 00-1694-02 authorizing an Annexation Agreement, to revise said agreement regarding future development of the subject property to reflect the proposed site development plans and consideration and discussion of annexation of a 1.92 acre property located at 24325 Riverwoods Road (Ascension of Our Lord Greek Orthodox Church).

Mayor Blomberg closed the Committee of the Whole meeting and opened a Public Hearing for discussion of an Amendment to Ordinance No. 00-1694-02 authorizing an Annexation Agreement, to revise said agreement regarding future development of the subject property to reflect the proposed site development plans and consideration and discussion of annexation of a 1.92 acre property located at 24325 Riverwoods Road, Ascension of Our Lord Greek Orthodox Church.

Village Planner Robles provided background and a brief summary of the request for an amendment authorizing an Annexation Agreement to revise said agreement to reflect the proposed site development plans of the 1.92 acre property for Ascension of Our Lord Greek Orthodox Church.

Mayor Blomberg swore in Mr. Michael Firsel, attorney for Ascension of Our Lord Greek Orthodox Church.

Mr. Firsel summarized changes and requests regarding the proposed Annexation Agreement which includes the request to waive a portion of Village permit fees.

Village Attorney Simon noted typically with a Special Use, the majority of construction is to be completed within three years and the Church is requesting to extend this time frame to five years. Mr. Firsel noted the reason for the extension is so the Church can raise funds. Mayor Blomberg asked if this was the stipulation in the first Annexation Agreement. Village Attorney Simon confirmed

this was a similar stipulation in the original Annexation Agreement.

Trustee Brandt asked if waiving permit fees was typical. Village Attorney Simon confirmed waiving a portion of the permit fees for a non-profit is typical and in accordance with Village Code provisions.

Ms. Jill Raizin, resident of 17 Farrington Circle was sworn in. Ms. Raizin asked what property the Annexation covered. Mr. Firsel noted the property lines of what was currently in the Village and highlighted the 1.92 parcel purchased by the Church in the last 10 years which is the request to be annexed. The additional lot was the sight of a residential structure which had been demolished in the last year.

Mayor Blomberg closed the Public hearing and re-opened the Committee of the Whole meeting at 8:57 p.m.

Trustee Brandt asked that items 3.14 and 3.15 be put under items of general business on the Regular Village Board Agenda and not the consent agenda at the next meeting due to the absence of three Trustees from tonight's meeting.

There was a consensus of the Board to place items 3.14 and 3.15 under Items of General Business for approval at the next Regular Village Board Meeting.

3.2 Finance and Administration

3.21 Consideration and Discussion of an Ordinance Authorizing the Sale and Disposal of Surplus Property (Village of Lincolnshire)

Village Manger Burke provided a summary of an Ordinance authorizing the sale and disposal of surplus property which is brought before the Board approximately twice a year. A list of property has been provided.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.3 Public Works

3.31 Consideration and Discussion of the Purchase of a Freightliner Single Axle 5-Ton Truck from Trans Chicago Truck Group, Elmhurst, IL, in an Amount not to exceed

\$148,471.00 (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of the request for the purchase of a Freightliner single axle 5-ton truck with two add alternate options from Trans Chicago Truck Group. The truck is to be used primarily for snow removal and infrastructure repairs.

Mayor Blomberg asked if this is the first purchase of a 5-ton truck. Public Works Director Woodbury noted the Village owns one other 5-ton truck.

Village Attorney Simon asked for clarification regarding the price and trade-in amounts noting the bottom line appeared conflicting. Public Works Director Woodbury clarified the add-ons need to be included to get to the not to exceed amount of \$148,471 recommended by staff.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.32 Consideration and Discussion of a Contract for the 2015 Sanitary and Storm Sewer Lining Project with Hoerr Construction, Peoria, IL in an Amount not to Exceed \$75,362.00 (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of a contract for the 2015 sanitary and storm sewer line project with Hoerr Construction which was part of a joint bid opportunity with the Village of Arlington Heights. Public Works Director Woodbury provided information regarding areas in the Village the project would cover, as well as information related to the contractor and how dollars are reflected in the budget.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.33 Consideration and Discussion of a Three (3) Year Contract (1 Year with 2 Annual Renewal Options) for the 2015 Closed Circuit Televising Project with American Underground, Glenview, IL in an Amount not to Exceed \$51,316.70 (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of the

proposed three year contract with two annual renewal options for the 2015 closed televising project with American Underground which is part of a joint bid opportunity with the Village of Glenview.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.34 Consideration and Discussion of Rejection of Bid from L. Marshall Roofing Company, Glenview, IL, for Village Hall and Utility Building Roof Replacements (Village of Lincolnshire)

Operations Superintendent Phippen provided a summary of the request for rejection of the lowest bid for the Village Hall and Utility Building roof replacement from L. Marshall Roofing Company. The project was originally bid last fall and staff only received one bid which was approximately three times the amount budgeted. At that time, staff requested to reject the bid and re-bid in the current year with the hope of obtaining better pricing. For the current bid process, eight contractors attended the mandatory pre-bid meeting, but only two bids were received. Operations Superintendent Phippen stated staff followed up with the contractors who attended the pre-bid meeting, and the concern is joining of the Village Hall cedar shake roof with the flat roofs into a single contract. Operations Superintendent Phippen noted it appears contractors who work on cedar shake roofs typically are not equipped to repair or replace flat roofs. Staff contacted the roof consultants that originally provided budget numbers in order for them to take a second look. Feedback received is that the Village Hall roof is steep and more difficult and labor intensive than originally expected when preparing initial cost estimates. The roofing consultant recommends the flat roof portion of the bid be rejected and the Village accepts the Village Hall roof portion of the bid but in accepting this portion of the roof it would put the Village over budget for current year by \$120,000. Staff feels separating the roof into two bids would be beneficial for pricing and recommends rebidding both roof projects separately.

Trustee Brandt asked what material is being bid. Operations Superintendent Phippen stated the materials being bid are cedar shake, as well as an alternate for a cedar shake-like composite shingle similar to the material used on the Spring Lake Park pavilion and recent McDonald's restaurant renovation.

Village Attorney Simon asked if all the bids would need to be rejected. Operations Superintendent Phippen confirmed staff is

requesting all bids be rejected.

There was a consensus of the Board to place this item and to include rejection of all bids on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.4 Public Safety

3.5 Parks and Recreation

3.51 Consideration and Discussion of Changes to the Tennis Court Rules in Village Parks (Village of Lincolnshire)

Operations Superintendent Phippen provided a summary of the changes to the Tennis Court Rules. A resident came before the Park Board with the concern individuals are providing lessons for profit on Village tennis courts and is concerned the Village is not enforcing the Code. Operations Superintendent Phippen noted Police have had issues in response to enforcing the current rules. Staff worked with the Park Board to consider possible changes to the existing rules and the recommendation was to eliminate the rule regarding lessons being given by a Lincolnshire resident to family members since this is hard for the Police to enforce.

Trustee Brandt asked how much it would cost to get new signs. Operations Superintendent Phippen noted the current signs would be sent out and revised. Trustee Brandt noted concern for changing the rules due to one complaint. Operation Superintendent Phippen noted his opinion is the Police will benefit from changing the rules.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.6 Judiciary and Personnel

4.0 **UNFINISHED BUSINESS**

Community & Economic Development McNellis provided an update for CDW noting representatives from Trammel Crow came before the Board in a past meeting to present the Parking Deck plan and a rendering for a 3 story glass connector for CDW. The 3 story glass connector went to the Architectural Review Board and the connector received approval.

6.0 **NEW BUSINESS**

Village Manager Burke stated an e-mail went out with regard to the Taste of Lincolnshire event asking for feedback for a potential name change for this

event. A brief discussion of possible event names followed. Village Manager Burke noted the new tenant for the Flatlander's location might not be able to participate this year but would be able to make a bigger presence next year. Staff plans to send out the top responses to the Board for feedback. A brief discussion followed regarding the name change. Trustee Brandt noted her opinion was to have the food trucks again to start the event.

7.0 **EXECUTIVE SESSION**

8.0 **ADJOURNMENT**

Trustee Feldman moved and Trustee Servi seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 9:17 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk