

These minutes were corrected by the Board of Trustees at its Committee of the Whole Meeting of February 27th as follows: Page 5, Item 3.16, second paragraph, fourth line from the top should read “replacement of the cedar shake shingle roof with a **faux** slate...”. Page 5, Item 3.16, second paragraph, second line from the bottom should read “**faux** slate roof be a midnight grey color as depicted on the sample board at the site.” Page 5, Item 3.16, fifth paragraph, fourth line from the top should read “Trustee Feldman thought the **faux** slate roof would be approximately half the cost of cedar...”. Page 5, Item 3.16, fifth paragraph, second line from the bottom should read “Trustee Saltiel said he thought the **faux** slate roof was acceptable for...”. Page 5, Item 3.16, sixth paragraph, second line from the top should read “said the **faux** slate roof will last forever and will...”.**2.1**

**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, February 13, 2012**

Present:

Trustee Brandt	Trustee Feldman
Trustee Grujanac	Trustee McDonough
Trustee Saltiel	Trustee Servi
Mayor Blomberg	Village Clerk Mastandrea
Village Manager Irvin	Director of Community Development McNellis
Director of Financial Systems Roelker	Director of Public Works Hughes
Police Chief Kinsey	Village Attorney Simon
Village Treasurer Curtis	

Location: Village Hall, Public Meeting Room, One Olde Half Day Road, Lincolnshire, Illinois 60069

ROLL CALL

Mayor Blomberg called the meeting to order at 7:10 p.m. and Village Manager Irvin called the Roll.

APPROVAL OF MINUTES

2.1 Acceptance of the minutes of the January 23, 2012 Committee of the Whole Meeting

2.11 The minutes of the January 23, 2012 Committee of the Whole Meeting were accepted as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 PUBLIC HEARING regarding a request for an amendment to Ordinance No. 95-1401-31, which established a Special Use for a Planned Unit Development for the Lincolnshire Retail Center/Village Green of

Lincolnshire in the R5 Mixed Use General Residence Zoning District, to permit medical clinics on the first floor of the 300 Village Green building, within the Lincolnshire Retail Center/Village Green, located at the northeast corner of Milwaukee Avenue and Olde Half Day Road (Baceline Investments, LLC)

Mayor Blomberg closed the Committee of the Whole Meeting and opened up Public Hearing 3.11 at 7:11 p.m.

Director of Community Development McNellis said medical clinics are currently permitted on the second floor of all buildings in the Village Green as well as the first floor of 100 Village Green. This request is to permit a limited expansion of this permissibility to allow medical clinics on the first floor of 300 Village Green. This is in conjunction with a request for a chiropractic clinic that would like to go in the 300 Village Green Building. Director of Community Development McNellis said given the nature of their business, the chiropractor believes it is important to have his clinic on the first floor, since they have many patients with accessibility issues. Staff does not think this will have a negative impact. In addition, staff and Village Green owners agree that the 300 Village Green building has been difficult to lease due to visibility issues.

Luke Sementa representing Baseline Investments was sworn in.

Mayor Blomberg closed the Public Hearing portion of the meeting and opened up the Committee of the Whole Meeting.

3.12 Consideration and discussion of a request for an amendment to Ordinance No. 95-1401-31, which established a Special Use for a Planned Unit Development for the Lincolnshire Retail Center/Village Green of Lincolnshire in the R5 Mixed Use General Residence Zoning District, to permit medical clinics on the first floor of the 300 Village Green building, within the Lincolnshire Retail Center/Village Green, located at the northeast corner of Milwaukee Avenue and Olde Half Day Road (Baceline Investments, LLC)

Trustee Saltiel asked what the plans were for additional parking. Mr. Sementa said parking is an ongoing process with the Architects in regards to design and layouts. The owners have language in their leases that can alter the parking so it will not negatively affect any of the tenants in the center and can address needs as they come along. Trustee Saltiel asked if the proposed chiropractic clinic was requesting a certain amount of parking spaces in front of the clinic. Mr. Sementa said the clinic did not ask for specific parking spaces. Trustee Saltiel asked what the average patient time was spent at the chiropractors. Mr. Sementa said patient time would be approximately a half an hour per patient.

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 PUBLIC HEARING regarding a request for an amendment to Ordinance No. 95-1401-31, which amended a Special Use for a Planned Unit Development for the Lincolnshire Retail Center/Village Green of Lincolnshire, in the R5 Mixed Use General Residence Zoning District, to permit the installation of one single-tenant ground monument sign, along Milwaukee Avenue, within the Lincolnshire Retail Center/Village Green, located at the northeast corner of Milwaukee Avenue and Olde Half Day Road (Design Collaborative, Inc./Platinum Restaurants)

Mayor Blomberg closed the Committee of the Whole Meeting and opened up Public Hearing 3.13 at 7:17 p.m.

Director of Community Development McNellis said Eddie Merlot's is the proposed tenant at the South end of 185 Milwaukee Ave. and is requesting to put up a separate ground sign from the multi-tenant ground sign currently on Milwaukee Avenue. At the referral, the Board requested there be alternate options provided to the ARB and alternates were provided. The sign is proposed to be located at the midpoint of the parking field, in front of 185 Milwaukee Ave. The two options provided to the ARB include a lower monument sign and a taller blade sign attached to a tall brick column. The ARB unanimously recommended approval of the monument sign, since it was in keeping with the design and character of not only the building in the center but also the existing signage in the center. Director of Community Development McNellis said staff was in agreement with the ARB recommendation. The caveats to the ARB recommendation are the final site of the sign is subject to utilities in that area, the sign should be externally illuminated and any change to structure or overall signs in the future would need to come back to the Board for a PUD amendment.

One additional caveat staff wanted direction from the Board on is any sign face change in the future. Staff thought if a new tenant came and occupied the entire space, then this occupant would be permitted to change the sign face with staff review and approval. If Eddie Merlot's wanted a sign face change, they could do so with staff review and approval. However, if the space was split up, then sign face changes would come back for PUD amendment.

Richard Busfield, Architect for Eddie Merlot's, was sworn in and submitted material as public information.

Mayor Blomberg closed the Public Hearing portion of the meeting and opened up the Committee of the Whole Meeting.

3.14 Consideration and discussion of a request for an amendment to Ordinance No. 95-1401-31, which amended a Special Use for a Planned Unit Development for the Lincolnshire Retail Center/Village Green of

Lincolnshire, in the R5 Mixed Use General Residence Zoning District, to permit the installation of one single-tenant ground monument sign, along Milwaukee Avenue, within the Lincolnshire Retail Center/Village Green, located at the northeast corner of Milwaukee Avenue and Olde Half Day Road (Design Collaborative, Inc./Platinum Restaurants).

Trustee Brandt said she supports ARB and Staffs' recommendation. Trustees Saltiel and Grujanac both support the external illumination of the sign. Village Attorney Simon wanted clarification regarding the sign face changes and asked if staff was recommending the single tenant monument sign in question, be a privilege of only this space at 185 Milwaukee Ave. and not of any anchor tenant and if so, was the Board in agreement with the new sign only being attached to this space. Director of Community Development McNellis said the recommendation from staff was, in fact, to have this sign associated with this space. The Board said they are in agreement of the sign and how it is currently configured with only this space.

Mayor Blomberg asked about comments from IDOT. Director of Community Development McNellis said IDOT gets a notice as part of the Public Hearing and noted that a small part of the sign would be in the IDOT right-of-way for future road construction of Route 45. Route 45 construction plans are not finalized and the sign will be in before plans are final; due to this, IDOT would need to reimburse Eddie Merlot's if the sign needed to be moved in the future. Staff does not think this will be an issue.

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

- 3.15 Consideration and discussion of an Architectural Review Board recommendation regarding the proposed building facade modifications, for the proposed Eddie Merlot's Restaurant at 185 Milwaukee Avenue, within the Lincolnshire Retail Center/Village Green, located at the northeast corner of Milwaukee Avenue and Olde Half Day Road (Design Collaborative, Inc./Platinum Restaurants)**
- 3.16 Consideration and discussion of an Architectural Review Board recommendation regarding the proposed wall sign design and variations, for the proposed Eddie Merlot's Restaurant at 185 Milwaukee Avenue, within the Lincolnshire Retail Center/Village Green, located at the northeast corner of Milwaukee Avenue and Olde Half Day Road (Design Collaborative, Inc./Platinum Restaurants)**

Mayor Blomberg opened both 3.15 and 3.16 agenda items at the request of Director of Community Development McNellis.

Director of Community Development McNellis said at the January 16, 2012 and February 7, 2012 meetings, the ARB unanimously recommended approval of the

following building elevation changes to the Eddie Merlot's tenant space at 185 Milwaukee Ave: The addition of a low stone wall enclosure to separate patio dining from the sidewalk, replacing the horizontal stone lintel arches with curved limestone arches, replacement of the cedar shake shingle roof with a **faux pho**-slate roof, removal of two dormer windows, the addition of new wall sconce lights and a new canopy above the front door. The ARB recommendation was made subject to the in-fill brick around the new arches match the existing brick, all exterior hardware and trim are of the same design quality as the original hardware and **faux pho**-slate roof be a midnight grey color as depicted on the sample board at the site.

Director of Community Development McNellis said that in regards to the wall signage, there were four signs reviewed by the ARB at the January 16, 2012 meeting. These variations affect three signs on the west elevation and one sign on the south elevation and ARB unanimously recommended approval of all variations associated with these signs.

Rich Busfield, Architect for Eddie Merlot's, came before the Board to highlight a few of the changes they did as a result of the ARB meeting. The lettering of the signage is now white and a gate was added which will match the existing gate with the circle design.

Trustee Saltiel asked if the roof had to be replaced at this time. Mr. Busfield said the roof did not need to be replaced right away. Trustee Saltiel asked about comparative costs in regards to the **faux pho**-slate roof versus cedar shakes. Trustee Feldman thought the pho-slate roof would be approximately half the cost of cedar shake and Director of Community Development McNellis agreed with Trustee Feldman. Trustee Saltiel said he thought the **faux pho**-slate roof was acceptable for this space, but didn't think it should be used for the remaining portion of the building.

Richard Cieslinski, representative for Eddie Merlot's, came before the Board and said the **faux pho**-slate roof will last forever and will "pop" or accentuate the building. Baseline Investments is in favor of the proposed roof material. Mayor Blomberg said he was in favor of all the changes and likes the project.

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

3.2 Finance and Administration

3.21 Consideration and discussion of an amendment to the fiscal year 2011 operating budget and capital improvement program (Village of Lincolnshire)

Director of Financial Systems Roelker said the Village has a budget policy which states that any expenditures exceeding the budget by 10% and \$5,000 would need an amendment to be done. There are a number of accounts meeting these criteria

for 2011. Individual department heads have included memos explaining the overages on the budget.

Trustee McDonough asked if this was necessary, since the year is over. Director of Financial Systems Roelker said this is a technicality and the auditors will request it be done. Trustee McDonough asked if the accounts had already been paid. Village Manager Irvin said the accounts have been paid, but this will still need to be done for auditing and to follow the budget amendment procedures.

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 a Professional Services Contract with Christopher B. Burke Engineering, Ltd., for the Design of Infrastructure Improvements in the Lincolnshire Downtown in an Amount Not to Exceed \$178,850 (Village of Lincolnshire)

Director of Public Works Hughes said this project is to complete all of the infrastructure necessary for the development of the triangle. The primary goal of this would be to construct the main infrastructure which will be constructed no matter what is developed including the spine road, water main, sanitary sewer, storm work and the connection into the traffic signal. Staff has proposed to do the mass grading, tree removals and work necessary to insure Phase II, which would be the development of parking lots and building pads be completed. Should the development not proceed in a timely fashion, Phase II would be deleted for a deduct of approximately \$27,200. Staff is seeking approval to move forward with the project with an estimated completion date of October 1, 2012.

Trustee Saltiel asked if there was any part of Phase I that would need to be moved, relocated or not be usable by any other tenant should the deal fall through. Director of Public Works Hughes said the spine road is locked in place based on the detention basin and entrance points. Staff is planning to do the main sanitary trunk line on the edge of the development and same as the watermain for as not to be impacted by any future development. Trustee Saltiel asked if there were any safety issues if this is not approved. Director of Public Works Hughes said Staff would make the site safe and at minimum, there would be a connection to get across to the library. Village Manager Irvin provided a memo in regards to the financing and said there is enough money budgeted to do everything without the two bridges. Director of Public Works Hughes recommended including the bridges in the initial design as alternates to try and get a good price. Village Manager Irvin said that even if it is slightly more to include the bridges, it might be beneficial to get them in this year.

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

5.0 **NEW BUSINESS**

Trustee Brandt said she received an e-mail from a resident complaining about ComEd and tree trimming. Village Manager Irvin said there was a compliment as well. Village Arborist, Chris Fisher responded to the e-mail complaint.

Village Manager Hughes said that prior to the tree trimming project, ComEd went to each property owner and received a sign-off from the owner of the property they would be working on. The sign off stated what tree would be removed or trimmed and what ComEd would be doing with the brush. If ComEd did not receive a signature from the property owner, they did not do any work. The complaint that arose involved work that was done on an adjacent property. ComEd is currently complete with the project, informed the Village of the work and this information was included in the Manager's Notes. Director of Public Works Hughes said there was a notice posted on the Website and Mr. Fisher trailed ComEd when the work was taking place.

7.0 **ADJOURNMENT**

Trustee Servi moved and Trustee Brandt seconded the motion to adjourn. The voice vote was unanimous and the Mayor declared the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Barbara Mastandrea
Village Clerk