

**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, March 12, 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	Planner, Stephen Robles

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

ROLL CALL

Mayor Blomberg called the meeting to order at 8:30 p.m. and Village Manager Irvin called the Roll.

APPROVAL OF MINUTES

2.1 Acceptance of the minutes of the February 27, 2012 Committee of the Whole Meeting

2.11 The minutes of the February 27, 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 Consideration and Discussion of a Zoning Board recommendation regarding the Lincolnshire Comprehensive Plan, Update 2012 (Village of Lincolnshire)

Planner Robles updated the Board in regards to the proposed 2012 Comprehensive Plan. Planner Robles said the revised plan is necessary due to the amount of development that has occurred since the current 2000 Comprehensive Plan. The Zoning Board held a Public Hearing on January 10, 2012 and unanimously recommended approval of the draft update. Planner Robles said substantial revisions have occurred throughout the document and highlighted some of the larger changes. Within sectors of the Village, there are a variety of critical areas and based on the importance of these sector, staff has provided updates.

The east sector which was formally referred to as the northeast sector encompasses the area east of the DesPlaines River. One of the big changes in this area is that staff has included the Aon/Hewitt Half Day Campus. Aon/Hewitt is currently an active center and there are no indications that this will change but it is an aging facility, developed under previous Corporate Office design standards. If this site is vacated in the future, staff questions the reuse of this site in its current form and additional services such as hotels, restaurants and other conveniences to support this Corporate Office may be appropriate. For this example, staff has recommended the Professional Land Use Office designation be applied, however, in the narrative of this critical area, staff has gone on further to say that there may be some consideration to allow for support type uses.

Trustee Saltiel asked how many buildings Aon/Hewitt currently has. Planner Robles said there are three building along with some additional utility buildings that are not occupied. Trustee Saltiel asked if this site could be converted to office for more than just a single user and Planner Robles agreed that this could be an option for the site. Planner Robles said staff feels that currently it could be challenging to convince a corporation to come in at its current state and occupy the whole site. Trustee Saltiel said the concern is when the Comprehensive Plan is changed to a more aggressive retail or commercial use. Planner Robles said staff did not go to the extreme with the land use recommendation, but changed this site to be Professional Office. Trustee Saltiel said he had no problem saying the site does not have to be a Single Office Campus and it could be classified as a Multi-Office Building with separate owners, but when restaurants are injected in a campus setting, it changes the whole nature of the development. Trustee Saltiel said this site is a heavily wooded campus and when you start adding some of the density with the parking requirements that may be needed for a restaurant, some of the trees will need to be taken down. Village Attorney Simon suggested changing the wording in the document. Mayor Blomberg agreed with Trustee Saltiel and did not want to include restaurants in the Comprehensive Plan for this site. Director of Community Development McNellis asked about the option of hotels. Trustee Saltiel said most hotels have a restaurant, but if the restaurant was within the hotel it might be a consideration.

Planner Robles said another critical change area is number five. Keeping the Environmentally Sensitive Large-Lot Residential classification is questionable and Traditional Lot Residential may be more appropriate. This area is bounded to the north; southeast and west by attached or cluster residential developments. The recommendation would continue this pattern and allow for a buffer for the existing single family homes that are a little further away from the Tri-State Plaza. The typical practice that is used in planning is to use the cluster-type development as a buffer from one land use to another as a transition.

Planner Robles said what was previously known as the southern sector is now being referred to as the south sector. While the majority of this area has remained unchanged, two small lots have been acquired for the Lincolnshire Office Center development, which will necessitate their removal.

Planner Robles said critical area number 3 is also a new area to this south sector. This area contains the southern portion of the Quill office industrial property. Due to the reduced occupancy at Quill, staff identified that the existing warehouse facility presents a difficult scenario for use by a new single tenant. In the event Quill decides to vacate the center, the probability of the Village being able to locate another corporation just like Quill to fill their spot would be unique and limited. Therefore, while the office building portions can be re-purposed as office, the warehouse building of substantial size requires a specific user that may not exist. Staff has presented this as there may need to be unique considerations as to how to re-purpose this building.

The Village core sector was previously identified as being the downtown sector. The most notable inclusion to this sector is the vacant twenty acres on the southwest corner of Milwaukee Avenue and Route 22. Planner Robles said staff has determined that Planned Commercial Development would be appropriate for this area by fostering additional tax revenue uses and compliment the commercial uses that are recommended for the other three corners in this key intersection. Trustee Saltiel asked if anyone ran this change by Van Vlissigen. Director of Community McNellis said Van Vlissigen is part of the Task Force, is aware of this change and has not expressed concern. Planner Robles said staff has made a primary and secondary recommendation in a few areas and included this area to provide more flexibility. Trustee Saltiel said his concern was if someone wanted to put up a strip center and suggested staff make this more restrictive to Office. Planner Robles said staff can look at how the Planned Commercial Development is worded and add text to be more specific to what is envisioned there. Director of Community Development McNellis confirmed that staff would tighten up the language.

Planner Robles introduced new updates to the 2012 Comprehensive Plan which are the Community Facilities, Housing Plan, Economic Development, and Critical/Sensitive Areas.

Planner Robles presented the Transportation Map, Cellular Facilities Map, Land Use Map and Critical and Sensitive Areas Map.

Trustee McDonough said a topic for discussion is the need for cellular coverage in the town but showing locations on a map might stir things up. Planner Robles said staff hears from both sides of this in regards to residents wanting more Cell Towers, and complaints about the locations. Staff needs direction from the Board on what the priority would be. Trustee McDonough said while there is a need for the Cell Towers he does not think the locations need to be presented in a document or map. Trustee Brandt and Mayor Blomberg agreed with Trustee McDonough and said the way to handle the Cell Towers would be on a case by case basis.

Mayor Blomberg asked if the Border Agreement with Buffalo Grove was in the 2012 Comprehensive Plan. Planner Robles said staff has removed parcels that have been allocated to Buffalo Grove which match the boundary agreement.

Trustee Saltiel asked about Sedgebrook and wanted to know what this was currently zoned in the proposed Comprehensive Plan. Planner Robles said it is listed as Attached Residential. Trustee Saltiel wanted to know if this stated for retirement only because he did not want to see this parcel ending up as apartment complexes. Planner Robles said the language does not refer to specific housing but the land use has not changed. Village Manager Irvin suggested changing the language to state "CCRC" or Continuing Care Retirement Community. Director of Community Development McNellis said staff would work to revise the language.

The consensus of the Board was to have staff revise the language of the proposed 2012 Comprehensive Plan.

3.12 Referral of a request regarding revisions to Chapter 13, Non-Conforming Structures and Uses, of Title 6, Zoning, of the Lincolnshire Village Code (Village of Lincolnshire)

Village Attorney Simon provided a matrix showing rules for non-conforming structures. Based on the last discussion, it was noted that the Board would like to see single family residences and assembly type uses be replaced if they are destroyed. Village Attorney Simon said for the majority of uses, if they are non-conforming, would be permitted to be repaired and maintain but not replaced.

Trustee Saltiel asked Village Attorney Simon to be more specific with regard to residential. Village Attorney Simon said if there is a residential use in a commercial district, the Village would not seek to eliminate the structure, but this could be up for discussion and the wording could be revised.

The Consensus of the Board was for Village Attorney Simon to revise the language and bring the revisions back to the Board for review.

3.13 Consideration and Discussion of an Ordinance prohibiting the use of groundwater as a potable water supply, in the Downtown Redevelopment Project Area (Village of Lincolnshire)

Director of Community Development McNellis said this is the next step in closing out the file for Environmental Remediation associated with the Marathon Gas Station site. IEPA requires municipalities to pass a ground water restriction ordinance. Director of Community Development McNellis said all remediation with this site has been completed with IEPA approval. This ordinance would strictly prohibit ground water wells as a potable water supply.

Mayor Blomberg asked if the gas station along Indian Creek was completed. Director of Community Development McNellis said the Indian Creek gas station is not complete but is in the final stages and should be complete around April of 2013.

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

3.2 Finance and Administration

3.21 Discussion of Electricity Aggregation Referendum

Village Manager Irvin said the Village has entered into an Intergovernmental Agreement with six other communities. The referendum comes up in the next election, and allows residents and small commercial business to purchase electric power directly from suppliers through an aggregate bidding process coordinated by the Village. Village Manager Irvin said staff was informed that only 6% – 8% of residents and small commercial businesses have contracted individually to purchase electric power, so the aggregation would benefit most businesses and residents.

Trustee Servi asked if an individual could opt-out after the first year and how often an individual could opt-out.

It was the consensus of the Board to have Village Manager Irvin find out the frequency of opting-out.

Public Works

3.31 Consideration and Discussion of a Resolution Appointing Trustee Tom McDonough as Director and Director of Public Works Jennifer Hughes as Alternate Director to the Solid Waste Agency of Lake County (Village of Lincolnshire)

Director of Public Works Hughes said at the last meeting Trustee McDonough volunteered to be the Village SWALCO representative. This is a resolution to grant authority to Trustee McDonough. Director of Public Works Hughes would serve as the backup in case Trustee McDonough could not make the meeting and the appointment will be in effect until April 30, 2013

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

3.32 Consideration and Discussion of the Purchase of Public Works Truck from Currie Motors Fleet of Frankfort, Illinois, in an Amount Not to Exceed \$82,750.00 (Village of Lincolnshire)

Director of Public Works Hughes said this is a joint purchasing contract through the Northwest Municipal Conference to replace the dump truck.

Trustee McDonough asked if the Village normally purchased extended warranties for the trucks. Director of Public Works Hughes said a warranty is purchased for the wear and tear on the motor.

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

3.33 Consideration and Discussion of Installation of Radio Antennas at Water Facilities Throughout the Village (Village of Lincolnshire)

Director of Public Works Hughes said as part of the SCADA project, staff is evaluating an alternative communication measure which could potentially reduce the annual maintenance cost and improve reliability. This will involve installing a radio system with a new antenna at each station. The new system antennas would need to be installed with a maximum height of 20' and would require an annual FCC license. The cost for this will be approximately \$9,000 and would be included in the SCADA contract.

Trustee McDonough asked if there was 3 antennae or if this would be a monopole. Director of Public Works Hughes said it is a monopole with three elements or flags. Trustee Brandt said it should be known to the residents in the area that the Board is considering this.

Trustee Saltiel asked if there was a way to camouflage the pole. Director of Public Works Hughes said she would look into options for the pole.

There was a consensus of the Board to have staff notify the residents in the area and look into options for the pole.

3.34 Consideration and Discussion of Option to Purchase Bulk Road Salt for the Winter Season of 2012-2013 (Village of Lincolnshire)

Director of Public Works Hughes said this is for the 2013 purchase of salt and allows staff to get bids for next year's contract.

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

4.0 UNFINISHED BUSINESS

Trustee Brandt said she is concerned with the fencing along Route 22. There have been several panels that have come down and appear to be a danger. Director of Community Development McNellis said letters were sent out to residents asking them to remove the panels that are down and gave them a time frame to do so.

Trustee Brandt asked about the next spring clean up for Riverwoods Road and Half Day Road and suggested contacting the Boy Scouts for help with this. Director of Public Works Hughes said the Boy Scouts are routinely doing work with the Village on these types of project.

5.0 NEW BUSINESS

Trustee Saltiel asked if the Village had any open seats on committees. Mayor Blomberg said he was aware of some open seats. Trustee Saltiel asked to have information put out in regards to filling the open seats. Mayor Blomberg directed staff to put out information in the next Newsletter, on the Website and on local channel 10.

6.0 **EXECUTIVE SESSION**

Trustee Grujanac moved and Trustee McDonough seconded the motion to go into Executive Session for the purpose of personnel issues. The roll call vote was as follows: AYES: Trustees Brandt, Servi, McDonough, Saltiel and Grujanac. NAYS: None. ABSENT: Trustee Feldman. ABSTAIN: None. The Mayor declared the motion carried and the Board went into Executive Session at 9:45 p.m. and came out of Executive Session at 10:25 p.m.

7.0 **ADJOURNMENT**

Trustee Saltiel moved and Trustee Grujanac seconded the motion to adjourn. The voice vote was unanimous and the Mayor declared the meeting adjourned at 10:25 p.m.

Respectfully submitted,

Barbara Mastandrea
Village Clerk