



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, June 24, 2013**

Present:

Trustee Brandt	Trustee Feldman
Trustee Grujanac	Trustee McDonough
Trustee McAllister	Trustee Servi
Mayor Blomberg	Village Clerk Mastandrea
Village Manager Burke	Police Chief Kinsey
Director of Public Works Hughes	Village Treasurer Curtis
Director of Community Development McNellis	Village Attorney Simon
Finance Director Peterson	

ROLL CALL

Mayor Blomberg called the meeting to order at 7:06 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of June 10, 2013 Committee of the Whole Meeting Minutes

The minutes of the June 10, 2013 Committee of the Whole Meeting were approved with the following changes: Item 3.11, paragraph three, first line should read "**Glenn and Linda Spungen...**" and Item 3.11, paragraph seven, first line should read "**Trustee Feldman indicated due to her real estate work in this neighborhood she should recuse herself from any formal decision making regarding this petition**".

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Presentation of Downtown Concept Plan Submitted in Response to Request for Proposal for Possible Sale and Redevelopment of Village-Owned Property at the Northeast Corner of Route 22 and Milwaukee Avenue by DK Mallon (Village of Lincolnshire)

Mike Mallon, Managing Director of DK Mallon introduced the DK Mallon development team, provided a presentation showcasing DK Mallon's previous developments including the Village Green and The Fresh Market, and outlined their downtown concept plan in response to the Request for Proposal. DK Mallon proposes new construction that includes four buildings totaling approximately 21,000 – 21,500 square feet with uses to include a family restaurant, specialty retailers to cater to the market demands in the area and a bank with a drive-thru.

Mr. Andrew Koglin, Architect with OKW Architects, working with DK Mallon on this project reviewed the various design concepts for the redevelopment of the two parcels for the Village Board.

Mr. Mallon provided information on the proposed schedule for spring 2014 construction and October occupancy, development costs of \$5.5 million dollars, building costs and investment return of 11% to 15%. Mr. Mallon noted he expects the proposed bank would be treated as a separate development site and be handled via a ground lease.

Trustee Grujanac expressed concern about the backs of the building and the drive-thru aisle facing Milwaukee Avenue/Rte. 21 and how such a site plan would not invite people into the site. Mr. Mallon expressed his appreciation for the input and noted the work done to date is the first step. Mr. Mallon explained the team would spend time to figure out what will work best for everyone with the goal of arriving at a site and building plan the Board can support. Trustee Grujanac asked if the orientation could be changed. Mr. Koglin said the RFP indicated a desire to orient parking so it does not face the street and expressed his opinion with the current design the building would be dominant on Milwaukee Ave. in terms of visibility and signage.

Trustee Grujanac asked if the market could bear another bank. Mr. Mallon responded he felt a bank was appropriate for the current market and a key component to making the project work. Trustee Brandt noted her preference would be a community bank. Mr. Mallon said they would work toward getting the uses Lincolnshire would like to see on the site. Trustee Brandt suggested refining the plan and coming up with options for the Village Board to consider. Trustee McAllister suggested some alternate site plans may be appropriate to allow the Board to consider options to improve the building and parking layout for the site.

Trustee Servi asked if the exit for the proposed drive-thru, serving the bank was on the north side toward the access road. Trustee Servi expressed his opinion, this configuration seemed like a blind access to the spine road and indicated a concern for safety with this design. Mr. Mallon said the proposed plan is a concept plan and they will work to provide some options and take into consideration comments from the Board.

A conversation regarding site landscaping and the potential for reducing visibility to the anticipated commercial uses on the site followed. Village Attorney Simon informed the DK Mallon team of the Village Board's recent approval to permit tree removal at the Village Green to improve visibility to stores and signage at this location.

Mayor Blomberg said the Board would provide feedback to staff for DK Mallon. Once received, the development team could work with staff to develop options for future Village Board consideration.

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration and Discussion of an ORDINANCE Adopting the Prevailing Wage to be Paid to Laborers, Mechanics and Other Workers Performing Construction of Public Works for the Village of Lincolnshire (Village of Lincolnshire)

Director of Public Works Hughes noted State law requires the Village to go through this process every year to adopt the prevailing wage rates.

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 Professional Services Agreement with Christopher B. Burke Engineering, Ltd., for Phase 2 – Final Engineering and Phase 3 – Construction Observation for the North Branch of the Chicago River Storm Sewer and Erosion Mitigation Project in an Amount not to Exceed \$29,100 (Village of Lincolnshire)

Director of Public Works Hughes said before the Board is a Professional Services Agreement for final engineering and construction site monitoring for planned erosion control work on the North Branch of the Chicago River storm sewer. Director of Public Works Hughes noted staff has applied for and is currently waiting to hear about possible grant funding to offset costs for this work.

Trustee McDonough asked how staff would proceed if Grants are not awarded. Director of Public Works Hughes responded funds for the full project are included in the 2013 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 the Purchase of a Replacement 14-Yard Self Contained Trailer Mounted Leaf Machine with Wireless Remote Controller from Old Dominion Brush Company , Inc. of Richmond, VA, in an Amount not to Exceed \$57,256.48 (Village of Lincolnshire)

Director of Public Works Hughes said the current machinery is used extensively for brief periods of time during the leaf season. However, the current unit has reached the end of its useful life and has reached a time when it should be replaced. The machine is being purchased through a joint purchasing consortium and is within 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.

- 3.34 Consideration and Discussion of an ORDINANCE Amending Title 5, Chapter 7, Section 6 of the Lincolnshire Village Code Pertaining to Building Regulations - Flood Damage Prevention (Village of Lincolnshire)**
- 3.35 Consideration and Discussion of an ORDINANCE Amending Title 7, Chapter 6, Section 1-A-5 Subdivision and Land Development – Required Improvements and Amending Title 5, Chapter 8, Section 1 – Building Regulations–Site Grading, Drainage and Erosion Control of the Lincolnshire Village Code Adopting by Reference the Lake County Watershed Development Ordinance (Village of Lincolnshire)**

At the request from Director of Public Works Hughes, Mayor Blomberg opened up Items 3.34 and 3.35 together.

Director of Public Works Hughes noted the two items are related. FEMA has adopted revised flood plain maps for this area. These maps are going from paper to digital and the Ordinances reference the paper maps. The proposed ordinances adopt, by reference the new flood plain maps as well as the Lake County Watershed Development Ordinance.

There was a consensus of the Board to place items 3.34 and 3.35 on the Consent Agenda for approval at the next Regular Village Board Meeting.

- 3.36 Consideration and Discussion of Awarding a Contract for Storm Sewer System Improvements on Cumberland Drive and Stafford Square to Campanella and Sons in an Amount not to Exceed \$66,330.50 (Village of Lincolnshire)**

Director of Public Works Hughes said staff has identified areas for needed storm sewer work. The proposed contract is for the replacement of storm sewer pipe and patching of the road in various locations throughout the Village.

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

- 3.37 Consideration and Discussion of Rejection of Bid from Sewer Equipment of America, Dixon, Illinois for the Purchase of a Trailer Mounted High Pressure Sewer Cleaner with Television Inspection System**

Director of Public Works Hughes noted this was the second time bids were opened for the purchase of this equipment. Again, the Village received a response from only one bidder. Staff is proposing to reject the bid, re-group, consider the various options and come back with recommendations for the next budget season.

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

3.4 Public Safety

3.41 Consideration and Discussion of a Resolution Authorizing an Intergovernmental Agreement Between the Village of Vernon Hills, the Countryside Fire Protection District and the Village of Lincolnshire for the Purpose of Providing Emergency Dispatch Services

Police Chief Kinsey noted the agreement is modeled after what is currently in place between the Village of Libertyville and the Village of Vernon Hills for the provision of dispatch services. 911 calls for fire service in Lincolnshire will still be dispatched to Red Center since the Fire District has not elected to dispatch services through Vernon Hills.

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

3.5 Parks and Recreation

3.51 Consideration and Discussion of Park Board Recommendation Naming the Path Along Riverwoods Road

Director of Public Works Hughes noted she met with the Village of Riverwoods as well as the Lake County Department of Transportation to discuss updating the County's path maps. Lake County has asked both Villages if they had an interest in naming the path along Riverwoods Road. In discussions, it was determined the "Riverwoods Trail" would be an appropriate name. The Park Board approved the recommendation and there will be further discussions regarding the name of the path located on Half Day Road at a future date.

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

4.0 **UNFINISHED BUSINESS**

Village Manager Burke reported on the status of Temporary Occupancy items for The Fresh Market. Village Manager Burke noted the discussions regarding payment of the Village and Lake County connection fees, brought up in previous meetings is still ongoing. The ongoing discussion regarding who is responsible for payment of the fees should not affect The Fresh Market's ability to obtain a final Certificate of Occupancy for their store.

Village Manager Burke requested to move the August 12, 2013 Village Board Meeting to August 5, 2013 and will follow up with an e-mail to check availability.

5.0 **NEW BUSINESS**

Trustee Brandt requested the Ordinance pertaining to liquor sales on Sunday be

changed to allow sales at the opening of business. The Ordinance currently states liquor will not be sold before 12:00 p.m. on Sunday and Trustee Brand noted she felt this limitation on the hours of sales places Lincolnshire businesses at a competitive disadvantage to other stores with retail liquor sales in the area. Village Manager Burke provided a list of other local liquor Ordinances and the hours restricting retail sales of package liquor. It was the general consensus the Village, the Liquor Sales Ordinance should be amended and staff was asked to prepare an Ordinance for Board consideration at the next Village Board meeting.

Trustee Brandt noted she had recently received concerns from two residents regarding the need for a pedestrian crosswalk and signal on Olde Half Day Road across Milwaukee Ave. Trustee Brandt is requesting the Board look into this again. Village Manager Burke noted Village staff had requested Vernon Hills consider including funds to share the cross for these signal improvements in their recently approved budget and will follow up to see about the status. Trustee Brandt asked if The Fresh Market was going to install a bike rack, and Director of Community Development McNellis confirmed he has been working with representatives from The Fresh Market on installing a bike rack as soon as possible.

Trustee McDonough said there was an expectation the Lincolnshire Hotels would be promoted, with the assistance of Visit Lake County, for the BMW Championship but noticed the Village is not on the list that was recently distributed electronically to potential volunteers for the tournament. Village Manager Burke noted staff has contacted Visit Lake County on this oversight and has since learned many Lincolnshire hotels did not want to commit to a price for the communication that was sent to tournament volunteers. Many hotels indicated a preference to be able to retain control over setting pricing for their rooms depending upon demand as the tournament approaches. Director of Community Development McNellis explained that according to the Executive Director of Visit Lake County none of the Lincolnshire hotels chose to participate in the listing of hotels for the volunteers. Director of Community Development McNellis further explained that four out of the six Lincolnshire hotels are booked for the week of the event, and the other two are listed on the BMW Championship website. Trustee McDonough suggested they keep this in mind for the next budget process when Visit Lake County makes their annual request for funding from the Village.

Director of Community Development McNellis noted the U.S. Department of Energy has provided some stimulus money, rebates and incentives to homes to make them more energy efficient. There is a brochure at the Village Hall and information has been posted on the website if anyone is interested. Interested parties need to apply for the incentives by August.

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Brandt seconded the motion to adjourn. The voice vote was unanimous and the Mayor declared the meeting adjourned at 8:23 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk

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