



AGENDA
COMMITTEE OF THE WHOLE MEETING
Village Hall – Community Room
Monday, June 23, 2014
Immediately following Regular Village Board Meeting

Reasonable accommodations / auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings of the Board. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need special accommodations to attend.

The Committee of the Whole will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Trustees to do so. Citizens wishing to address the Board on agenda items may speak when the agenda item is open, prior to Board discussion.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Acceptance of June 9, 2014 Committee of the Whole Meeting Minutes.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Status update on Lincolnshire Downtown Project (DK Mallon)

3.12 Discussion regarding Current and Long-Term Commercial Challenges and Opportunities (Village of Lincolnshire)

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration and Discussion of a Construction Contract with Front Range Environmental for Construction Services for the Lincolnshire Creek Erosion Mitigation Project in an Amount not to Exceed \$217,759 (Village of Lincolnshire)

3.32 Consideration and Discussion of a Construction Services Contract with Chicagoland Paving, Lake Zurich, IL for the Londonderry Lane Reconstruction Project in an Amount not to Exceed \$169,900 (Village of Lincolnshire)

3.4 Public Safety

3.41 Consideration and Discussion of Park Board Recommendation Regarding Request to Use North Park for National Night Out – August 5, 2014 (Village of Lincolnshire)

3.5 Parks and Recreation

3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, June 9, 2014

Present:

Mayor Blomberg	Trustee Brandt
Trustee Feldman	Trustee Grujanac
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
Village Treasurer Curtis	Village Attorney Simon
Village Manager Burke	Chief of Police Kinsey
Finance Director Peterson	Director of Public Works Woodbury
Community & Economic Development	Engineering Supervisor Horne
Director McNellis	Management Analyst Shoukry

ROLL CALL

Mayor Blomberg called the meeting to order at 7:05 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of May 27, 2014 Committee of the Whole Meeting Minutes.

The minutes of the May 27, 2014 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration and Discussion of a Request to Extend a Previously Approved Special Use Permit (Ordinance #11-3210-32) to Install Additional Tenant Panels on Existing Monument Signs – Village Green Center at Milwaukee Avenue and Olde Half Day Road (Baceline Investments LLC)

Community & Economic Development Director McNellis provided a summary of the request noting Special Uses have a three year time-frame after which they expire. Baceline Investments had previously obtained a Special Use Permit in August 2011 related

to tenant panels on their existing monument sign. However, Baceline has not yet installed the additional sign panels permitted via the approved Special Use Permit and Baceline is requesting a two year extension to their original request to install additional tenant panels.

Mr. Dave LaCavalier representing Baceline Investments provided a brief summary outlining the request for the extension request.

Trustee McDonough asked what the expectation was for completion of the installation of the new panels. Mr. LaCavalier stated Baceline is optimistic for rentals in the shopping center but could not provide a definite date.

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

3.2 Finance and Administration

3.21 Consideration and Discussion of Report Regarding Electronic Board Packet Protocol (Village of Lincolnshire)

Management Analyst Shoukry summarized the proposed procedure for Electronic Board Packet protocol. Staff requests feedback from the Board regarding the protocol with a proposed transition date of August 1, 2014.

Village Manager Burke stated staff is looking for feedback from the Board regarding if members of the Board currently own devices which would allow them to access the electronic board packet or if the Village will need to explore the purchase of such devices.

Trustee Brandt recommended devices provided be available in the meeting room for other Boards to utilize but not be issued to Village Board members to take home. Village Manager Burke noted all other Boards have committed to using their own devices for electronic meeting packets at this time.

Village Attorney Simon asked about the option for note taking and how the information would be available once the meeting adjourned. A discussion regarding PDF copies of the Board packets and software applications for notating electronic copies followed.

Trustee Brandt expressed concern with the steps involved in requiring Board members to download the information to a personal device from a PDF which takes up memory and recommended having the information and incorporated as part of an email message instead of requiring it be downloaded. Trustee Brandt also noted certain PDF and/or annotating software would be needed and would like to know how this would be addressed.

Management Analyst Shoukry noted the reason staff recommended PDF was due to the ability for note taking which is also why the iPad was the recommended device. Village Manager Burke stated one option staff has looked at is Drop Box or shared file environment which would replace the need to send the file as an attachment in an email and replace some of the steps in downloading.

Trustee McAllister asked about the time frame for use of the devices. Management Analyst Shoukry noted he expected the devices to be good for use for Village Board members for approximately 4-years.

A discussion regarding the potential to have the tablet or laptop device simply available at each Village Board seat in the Board Room for Trustee use at each meeting followed. Trustee Brandt expressed her opinion; she was not in favor of issuing devices to the Village Board rather than have the devices available for use on meeting nights. It was the consensus of the Board to pursue an approach that would involve the purchase of electronic devices for use at Village Board meetings and provide Trustees the ability to access their electronic packets from these devices at each meeting.

Trustee Brandt suggested each Trustee have a designated e-mail address for the Village. Village Manager Burke noted a separate login through the Village e-mail is the direction staff would like to go forward, and this change is expected with some of the information technology upgrades planned to take place this summer.

It was the consensus of the Board for Staff to move forward with electronic packets protocol based upon the feedback provided and report back to the Board prior to the August 1 date.

3.3 Public Works

3.31 Consideration and Discussion of an Ordinance Adopting the Prevailing Wage Rates to be paid to Laborers, Mechanics and

Other Workers Performing Construction of Public Works for the Village of Lincolnshire (Village of Lincolnshire)

Engineering Supervisor Horne provided a summary of the Ordinance and noted this is approved annually.

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 Village of Lincolnshire Membership in the Des Plaines River Watershed Workgroup (Village of Lincolnshire)

Engineering Supervisor Horne provided a summary of the membership which is a workgroup formed by several communities within the Des Plaines River Watershed.

Trustee McDonough noted he was in favor of cleaning up the waterways but has concerns with the Village's ability to address pollution that may come from sources outside of the community.

Engineering Supervisor Horne stated the goal of the work group is to monitor the existing conditions in the watershed of the Des Plaines River to make a determination where the efforts should be focused. The use of the funds will be for the monitoring of this activity, to create a watershed plan and to pay for an individual to apply for grants for communities having projects within the watershed.

A brief discussion followed regarding the proposed workgroup and its creation being an unfunded mandate by state regulating agencies. The Board also discussed the Village's responsibility to participate in the workgroup to help mitigate potential increases in sewer service charges imposed related to sewer treatment plant improvements required by the Illinois Environmental Protection Agency (IEPA) if watershed communities do not begin partnering to monitor the watershed and develop plans to address areas of need.

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 Request for Water Agreement and Annexation Agreement for the Property

Known as 23260 Hotz Road (Mr. Yefsky)

Engineering Supervisor Horne provided a brief summary of the request.

There was a brief discussion about neighboring properties.

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 a Contract for the Pedestrian Signal Project at Route 45 and Route 21 and Olde Half Day Road to Alliance Contractors Inc. in an Amount not to Exceed \$68,953.12 (Village of Lincolnshire)

Engineering Supervisor Horne provided a brief summary of the request. The bids received were much higher than the Engineering Estimate. Staff has provided the Board with two options for consideration. If the Board decides to move forward with the project, Staff will prepare the appropriate contract with Alliance Contractors not to exceed \$68,953.12. If the Board decides to reject the bids, Staff will account for this project in the 2015 Capital Fund budget and re-bid the project in January in hope of achieving better pricing on the project.

Trustee McAllister asked why the bid came in higher than expected. Engineering Supervisor Horne noted it was uncertain why the bid price came in high; however, the timing of the bid letting may have been a factor. Bidding out the project in the winter months may generate better pricing for the Village.

A discussion followed regarding permitting, the location of the improvements and parties responsible to share in the cost of the improvements. Staff noted the Illinois Department of Transportation (IDOT) recently sent notice of a planned resurfacing project on Milwaukee Avenue from Route 60 to Lake Cook Road. Engineering Supervisor Horne noted staff is working with IDOT to determine the scope of this planned work and if the pedestrian signal improvements could be incorporated into that project.

A discussion regarding the need to reach out to the Village of Vernon Hills and state representatives to seek participation in covering the cost of this project followed.

The Board's consensus was for staff to reach out to Vernon Hills, state representatives and work with IDOT on possible funding options and report findings back to the Board prior to this item being placed on a Regular Village Board meeting agenda for approval.

3.35 Consideration and Discussion of a Building/Site Work Permit Fee Waiver Per Section 5-3-2(a) of the Lincolnshire Village Code (Community Christian Church)

Engineering Supervisor Horne provided a brief summary of the request for a fee waiver from the Community Christian Church for the resurfacing of their parking lot.

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 the Issuance of a Class "B" Liquor License for Red Robin International, Inc. D.B.A. Red Robin Gourmet Burgers (Village of Lincolnshire)

Chief of Police Kinsey provided a summary of the request from Red Robin for the issuance of a Class "B" liquor license due to the corporation purchasing the franchise.

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

3.42 Consideration and Discussion of an Amendment to Section 3-3-2-6 of Title 3-3 (Liquor Control) of the Lincolnshire Village Code for the Creation and Issuance of a Class "B" Liquor License for Chipotle Mexican Grill, Inc. D.B.A. Chipotle Mexican Grill (Village of Lincolnshire)

Chief of Police Kinsey provided a summary of the request to create a Class "B" liquor license for Chipotle Mexican Grill.

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

3.43 Consideration and Discussion of a Deputy Chief of Police Employment Agreement (Village of Lincolnshire)

Village Manager Burke provided a summary of an employment agreement for Deputy Chief of Police, William Price with a proposed start date with the Village on June 23, 2014.

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

3.44 Consideration and Discussion of Report from Police Chief Regarding Lincolnshire Police Department Organization Structure

Chief of Police Kinsey provided a summary of a proposed Police Department organization structure. Chief of Police Kinsey noted sworn personnel have remained the same in the past three years which is reduced since the downturn of the economy. Chief Kinsey reported he believes the Department is in need for additional command staff which would include an additional Sergeant. Chief of Police Kinsey noted there is no current supervision for the investigation/youth and records divisions. Staff recommends approval of a fifth Sergeant Position to work regular Village business hours. The creation of a fifth Sergeant position will likely result in the promotion of an existing Police Officer into the Sergeant rank. This will create a vacant Police Officer position.

Chief of Police Kinsey noted it is his recommendation to implement the change in structure effective after Labor Day. The impact on the proposed budget will be minimal as the department has been down a Police Officer position and Community Service Officer for much of the fiscal year. With the hiring of an officer to fill the vacant Police Officer position, the impact on future budgets is expected to be between \$80,000 and \$100,000.

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

3.6 Judiciary and Personnel

5.0 **UNFINISHED BUSINESS**

Trustee Brandt noted the last 4th of July meeting will be taking place on Tuesday, June 24, 2014 at 7:00 p.m. in the Community Room at the Village

Hall for anyone interested in attending. Trustee Brandt provided a brief description of events. Management Analyst Shoukry provided information regarding the Cardboard Boat Regatta Event.

Engineering Supervisor Horne updated the Board regarding the east/west Bike Path from Pembroke Drive to approximately 16 Half Day Road, noting the binder is complete and surface should be complete within the next day or two.

Trustee McDonough asked for an update regarding the lane closures on Route 22. Engineering Supervisor Horne noted he was uncertain but would provide an update once available.

6.0 NEW BUSINESS

Trustee Brandt stated a new group called Stand Strong has been meeting, which is a community group comprised of community members and a number of public entities from many communities. The group is for awareness prevention; to stand strong against drugs and alcohol. Trustee Grujanac noted anyone can join the group.

7.0 EXECUTIVE SESSION

8.0 ADJOURNMENT

Trustee Grujanac moved and Trustee McDonough seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 8:26 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk

**REQUEST FOR BOARD ACTION
Committee of the Whole
June 23, 2014**

Subject:	Status Update on Lincolnshire Downtown Project at the Northeast Corner of Rt. 22 and Milwaukee Avenue (DK Mallon)
Action Requested:	None – Informational Only
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Architectural Review Board

Mike Mallon, Senior Vice President with DK Mallon, will be attending Monday night's meeting to address the Village Board regarding the status of their tenant recruitment efforts along with an update on the progress of the site design plans.

Meeting History	
RFP Concept Plan Presentation (COW)	June 24, 2013
Revised Concept Plan Presentation (COW)	December 9, 2013
Referral Request (COW)	January 13, 2014
Architectural Review Board Workshop	March 18, 2014
Current Status Update (COW)	June 23, 2014

REQUEST FOR BOARD ACTION
Committee of the Whole
June 23, 2014

Subject:	Commercial Development Challenges & Opportunities
Action Requested:	Discussion of Commercial Development Challenges & Opportunities
Originated By/Contact:	Community & Economic Development Staff
Referred To:	None

Staff continues to meet and open lines of communication with developers, prospective tenants, commercial brokers and shopping center owners/managers. During these meetings, it has become clear Lincolnshire's commercial sector faces many challenges in maintaining and growing a commercial tenant mix throughout the Village. This applies not only to our three main existing commercial centers, but also impacts five key development sites having the potential to play a significant part in determining the future direction of the Village's commercial sector. The direction and tone our Codes and Comprehensive Plan dictate can be viewed to be at odds with the message found in our Economic Development Strategic Plan. Without clarity in our vision and direction, the marketplace will not respond to the Village's economic development efforts to both revitalize our existing Centers and facilitate development of remaining land.

The purpose of Monday night's discussion is to begin to develop a vision and determine where action could be taken to revise Village Policies and/or Codes to support that vision.

Background:

Lincolnshire, similar to all communities with a commercial sector, was highly impacted by the 2008 Recession. However, Staff believes other economic factors were at play, even before the recession began, including:

- Changing demographics and the commercial landscape in surrounding communities
- Limitations of current Village regulations
- Defined vision articulated in the Comprehensive Plan
- Perception of Lincolnshire's unwillingness to work with the business community

These factors all had an impact on the existing condition and will impact the commercial sector in the future. In addition, decisions made by current and past management/ownership of our three main existing shopping centers has led to vacancies, parking challenges, business identification constraints, amongst other issues. All of these issues are hampering Lincolnshire's ability to bounce back from the economic downturn.

Focus Areas:

There are nine focus areas in the Village which will define our commercial base into the future. Four of those areas are developed and represent the core of our existing commercial base. The existing commercial centers are currently under redevelopment and/or tenant occupancy pressure, and include the following:

- 1) Village Green Retail Center
- 2) Downtown (Milwaukee Avenue frontage)
- 3) Lincolnshire Commons
- 4) City Park

The remaining five focus areas are essentially vacant land with a variety of development concept opportunities, and include the following:

- 1) Aon/Hewitt Tollway Campus Site
- 2) Downtown (DK Mallon Project)
- 3) Southwest Corner of Rt. 22/Milwaukee Avenue
- 4) Southeast Corner of Rt. 22/Milwaukee Avenue
- 5) Newly-platted Parcel at North End of Sedgebrook

These five “vacant” sites represent over 85% of the Village’s currently available commercial property. The nine focus areas in total represent almost 50% of all commercially-zoned property in the Village (% is actually closer to 70% when Marriott’s large acreage is excluded). Clearly, a long-term vision for development and redevelopment of these sites is necessary. This vision should take into account uses to be considered, but also code amendments and policy decisions to support the vision.

Staff prepared the following information based on statistical analysis, discussions with industry professionals, research of industry publications and first-hand experience in the field. Our statistical analysis compares Lincolnshire to the four comparable communities the Village competes with for commercial development (Vernon Hills, Deerfield, Buffalo Grove and Northbrook). The summary has been divided into three categories: A) Historical Conditions, B) Current Conditions, and C) Future Vision & Recommendations.

Historical Conditions (2000 – 2010):

Employment Growth:

In the early 2000’s, Lincolnshire corporate office and business centers were growing. Tower Parkway Hewitt Core campus and Kubota Engine America had just been built/occupied, and all three Overlook Point buildings were almost fully-occupied. At this same time, Quill was near its employment high-point and Hewitt’s Bond Street facility was under construction. Staff estimates new construction at that time added over 1,000 jobs and new customers for Village restaurants and businesses. This growth spurt was followed by the new Klein Tools headquarters and the addition of XL Screw in the mid-2000’s.

With the 2008 Recession and subsequent corporate relocation decisions, Lincolnshire experienced a decline in daytime employee population. Quill downsized their operations and Hewitt drastically reduced their Tollway campus population, and their presence on Overlook Point. Office users in multi-tenant buildings also relocated or downsized at this time, including the loss of large employer Acco Brands on Tower Parkway.

As a result of downsizing and relocations, Lincolnshire’s daytime population declined from well over 25,000 to close to 20,000. Unfortunately, this reduction followed the entry of many restaurants and retailers to the market in the late 90’s and early 2000’s, when City Park, Lincolnshire Commons and Village Green built-out. As a result, much of the daytime population and anticipated continued growth these businesses relied upon for customers, was not at the levels initially expected.

Business Recruitment:

During the early 2000’s, Lincolnshire was in an enviable position of having a large number of retailers, restaurateurs and other businesses approaching the Village seeking sites. At this time, the Village had little need to engage in economic development, as it occurred spontaneously.

The indoor mall concept was losing favor and Hawthorn Square and Northbrook Court began to lose existing and potential tenants to “lifestyle centers”, including the new Deer Park Town Center, Lincolnshire Commons and City Park Centers. Businesses that traditionally clustered in and around indoor malls, such as Cheesecake Factory, Red Robin, White House Black Market, Cosi, Champps, Lenscrafters, and Barnes & Noble instead chose to locate in Lincolnshire outdoor centers. General Growth Properties was able to entice national tenants to populate Lincolnshire Commons on the strength of Lincolnshire’s growing (day and nighttime) population, and their strong position in the market as a national mall developer.

However, as 2010 approached, the retail landscape was changing. Hawthorn began to reinvent itself, and continues to do so with a major recent addition to the mall. Northbrook Court undertook major renovations; including the addition of restaurants and an improved theater experience. Deer Park continued to grow as a major regional retail attraction. In addition, Deerfield constructed a downtown much like a “lifestyle” shopping center and Vernon Hills Town Center was constructed and able to capture many new exciting restaurant options. Some retailers also slowed their expansion with the rise of internet sales (though many trade publications dispute the effect of internet sales on bricks & mortar stores, stating they are not seeing a large impact on stores other than electronics and department stores).

Current Conditions:

Demographics:

The demographics of the Village have changed significantly since the 2000 Census (below and attached):

	Population		Median Age*		% Population 65+	
	2000	2010	2000	2010	2000	2010
Lincolnshire	6,108	7,275	44	54	16%	33%
Vernon Hills	20,120	25,113	34	39	6%	9%
Buffalo Grove	42,909	41,496	37	42	9%	12%
Deerfield	18,420	18,225	40	43	13%	14%
Northbrook	33,435	33,170	44	48	19%	22%
Lake County	644,356	703,462	34	37	9%	10%

* Median Age: Half the people are younger than this age and half are older.

While Lincolnshire continues to have the smallest population of the comparison communities, the Village is still growing, unlike some of the others. The Village’s population increased almost 20% from 2000 to 2010. Much of the growth was in the older demographic (which is now 11.5% of our total residential population). Sedgebrook, Wealshire and (to a lesser degree) the new Downtown condominiums contributed significantly to the impact on the age demographic of Lincolnshire’s population:

- Median age increased by almost 25% from 2000 to 2010
- Median Age in Lincolnshire (54) is six-years older than the next nearest community (Northbrook at 48).
- Lincolnshire has the highest Median Age of the comparison communities.

- Lincolnshire's population 65+ (33%) more than doubled from 2000 to 2010
- Percent of Lincolnshire population over 65 (33%) is 50% greater than the next nearest community (Northbrook at 22%).

As Sedgebrook continues to complete its build out, the Village's median age will likely continue to increase, unless there are housing options that attract equal numbers of younger people to the community. A residential population with a median age higher than the surrounding region, and continuing to rise, creates a challenge in attracting retailers seeking younger demographics.

Challenges in Existing Major Shopping Centers:

Staff recently undertook a comprehensive analysis of the three key existing shopping centers in the Village (Village Green, Lincolnshire Commons, City Park), to determine challenges each center has in maintaining existing tenant mix and leasing vacant space. Staff looked at opportunities to assist these centers and eliminate vacant space. Staff also requested center Owners/Managers provide a summary of their challenges and any assistance required to overcome those hurdles. Baceline (Village Green) and Foresite Realty (Court-appointed Receiver of City Park main commercial building) provided the attached correspondence.

From an ownership/management point-of-view, the main challenges voiced in the attached letters include:

- Village Ordinances and permitting process seen as a barrier to business assistance
- High cost of maintaining required landscaping
- Lack of overall Village marketing
- Lack of financial incentives
- Use restrictions associated with PUD's.

Staff also received feedback from local brokers, and developers and potential tenants at the ICSC ReCon show in Las Vegas this spring. In general, their concerns focused on:

- Need for residential density (especially near commercial)
- Lack of building/signage visibility
- Access from and orientation to major arterials
- Lack of parking visibility
- Availability of potential Economic Incentive Programs

Potential tenants and local Brokers have noted on several occasions Lincolnshire is a "tweener" site, nestled in-between local/regional shopping areas in Northbrook, Deerfield and Vernon Hills. It is an area which does not easily attract most national non-restaurant tenants unless a large-scale shopping center owner (ie. General Growth Properties) has clout to bring those tenants in as part of a national strategy of store locations.

Connectivity:

To make retail centers most successful, it is important to provide as many means of access as possible. Vehicular access is perhaps most important in the suburbs, as public transit options are limited. However, developers and retailers are recognizing connectivity also applies to pedestrians and cyclists.

The Village grew a pedestrian/bike path system over the years, focusing primarily on bringing residents to the Village Green/Downtown area. However, interconnectivity between commercial

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uses and offices and hotels along Milwaukee Avenue and Rt. 22 is equally important. In fact, commercial connectivity is more important to the developers and retailers, as a larger part of their customer base is in the office/hotel areas. However, that path network has not yet been developed.

Strengths Vs. Weaknesses:

From a commercial standpoint, Lincolnshire obviously desires to offer every possible amenity. However, it is clear our size and area limit some options. So, it is important to determine Lincolnshire's strengths and weaknesses, and while weaknesses may never become strengths, the Village should definitely play to its strengths. A major strength proven over and over is restaurants of all types (fast-casual, upscale sit-down restaurants, chain restaurants, etc.). Lincolnshire has been able to attract restaurants with minimal effort, partially due to the critical mass created by the existing restaurant mix and a desire for restaurants to compete with like restaurants. However, much of this draw has historically come from the Village's large daytime population.

In discussions with Brokers and representatives from major national retailers, Staff has been informed time and again the population numbers in Lincolnshire do not support a preponderance of major national retailers, especially with nearby larger communities with equal or greater traffic counts and existing large commercial draws. However, there does appear to be room for small local commercial and services (hair, nails, dry cleaning, insurance offices, medical offices/therapy, specialty stores, etc.). Given our population number and aging demographics, many new up and coming "unique" and special commercial uses (computer-related uses, teen clothing, etc.) will currently not give Lincolnshire a second look as a potential site. Demographics need to change to entice greater numbers of national and unique retailers.

Business "Unfriendliness" Perception:

Despite strides over the past 3-4 years in business friendliness, Staff finds a continued perception from developers and commercial brokers the Village remains unfriendly to business. Completing necessary changes to remove hurdles to business is a work in progress. Although work undertaken to reach out to the business community, listen to their concerns, and respond where appropriate (including a major rewrite of the Sign Code) has improved the climate of the Village's relationship with the business community, this more business friendly stance has not yet translated globally, especially to the greater development community.

Staff has heard from two of our three major shopping centers, who continue to see the Village as an impediment and list as their concerns:

- Abbreviated list of uses permitted by right
- Perception of slow/lengthy Zoning review process
- Frustration over barriers to improved center visibility (ie. reworking landscaping to remove trees that block visibility, increasing signage size and scope, requesting additional temporary signage allocations, etc.)

Staff notes the Administration & Enforcement section of our Zoning Code, referred by the Village Board at the end of last year, will return to the Board very soon after several months of workshops and a Public Hearing with the Zoning Board. The intent of Code revisions is to clarify and better define the approval process to provide more certainty to applicants, and help the process move at a reasonable rate without getting bogged down early in the review. This will provide a more open and welcoming environment to developers and tenants, as well as convey a sense of predictability to the development community.

Surrounding Communities Experiences:

Staff contacted Deerfield, Vernon Hills, Northbrook (did not respond to Staff inquiries) and Buffalo Grove to find out their experience with retailers and whether or not those communities were making Code changes to assist business. In addition, Staff asked how they looked at housing density; if they were open to more dense housing such as apartments, and if they were promoting it in certain locations to strategically support their local businesses.

Deerfield did not specifically note any code changes they made, but did note the Village is very open and receptive to multiple-family dwellings. Their Comprehensive Plan encourages a variety of housing stock in suitable locations. Last year they approved two new apartment developments; AMLI on Lake Cook Road with 240 rental units and another known as Woodview on the south side of Deerfield Road just west of I-94 Tollway, with 248 rental units. Both are under construction now and expect to be finished by next summer.

Buffalo Grove stated they are about to approve several changes to their Codes addressing review process to “make it more efficient and business friendly”, by shortening the process and eliminating Village Board referrals in many cases. As to housing density, they are in the process of reviewing a mixed-use project for their Downtown that includes new apartments. There are several newer apartment complexes in Buffalo Grove including the new luxury Riverwalk Place northeast of Lake-Cook Road and Milwaukee Avenue.

Vernon Hills has not made any recent code changes to entice business. However, they have entered into a Sales Tax Sharing agreement with Hawthorn Mall to spur the reinvestment which is currently on-going. As for higher density housing, the AMLI project north of the Mall on Milwaukee Avenue, apartments in the Town Center at Rt. 45 and Milwaukee Avenue and the new 300+ unit luxury apartment complex further northwest on Rt. 45 are the most recent developments.

Future Vision – Recommendations:**PUD & Code Changes:**

Staff’s review of the Village’s three key commercial centers produced the attached field analysis, detailing challenges and opportunities. Consistent challenges included: impaired visibility of businesses and their identification signage (whether by Center design, landscaping or sign size), inability to advertise special sales or events on short notice, limited lighting levels at night, visible property maintenance issues, perceived lack of activity (including blank or covered windows), parking problems, lack of vibrancy (in material colors, lighting and site furniture), and minimal outdoor activity (need more outdoor seating areas with amenities). Many of these challenges are in the purview of the Center’s themselves, who so far (whether due to funding abilities or by design) have not expended the funds necessary to address these matters.

Staff plans to prepare a comprehensive list of recommended changes to be considered to each PUD and/or the Village Code, including:

- Permitted permanent and temporary signage (ie. Permit strategic size increases, allow greater sign content, allow a-framed temporary signs, etc.)
- Permitted uses (ie. Allow certain Special Uses to become permitted uses)
- Required Landscape plan (ie. Permit reduction in landscape island trees)
- Lighting plans (Allow enhanced signage lighting and building accents).

Affecting Demographics:

Two key demographics important in determining whether or not businesses locate in a community are: population (nighttime and daytime) and age. Household Income, number of families, etc. are demographics also considered; however, if the first two demographics are not in their target range, businesses will not look any further.

Lincolnshire's nighttime or "permanent" population has limited growth potential in the future, given the few areas left to develop. However, adding greater density in those areas closest to commercial areas, where buffered from single-family residential areas, may provide the Village the greatest opportunity to provide additional density to support commercial areas.

Staff has heard developers of mixed-use projects both locally and in other communities note large professional offices today are seeking higher density residential in close proximity, to allow their employees to reside nearby. Professional apartments have been requested by offices in our Corporate Center to attract young professionals who may otherwise seek job opportunities in Downtown Chicago. The addition of professional level apartments, with a significant percentage of those apartments being studios or one bedrooms, may provide the type of housing most singles and couples desire, as opposed to two or three bedroom arrangements desired by families. Apartments also allow larger companies who bring employees in from out-of-town for longer-term stays to rent blocks of furnished apartments for their employees. In fact, Staff recently learned apartments in Glenview at the northwest corner of Willow Road and the Tollway have 50 units dedicated to Astellas Pharmaceuticals and 30 units dedicated to Allstate.

Affecting Median Age in the Village can also be accomplished through higher density residential that targets younger professionals. Higher density of younger singles and couples will counteract the "age profile" impact of older residents in higher-density subdivisions. Research has shown key demographic age groups for most retail and restaurant tenants are 18-34 and 25-44. While not a determining factor in and of itself, it can heavily influence siting decisions for companies. Lincolnshire's Median Age is trending away from that age group. NPD Group, a top marketing research companies, recently stated "Millennials will overtake Baby Boomers as the most sought-after target for restaurateurs in the coming years. This is the time to reach them to build their loyalty. It's important to understand that Millennials are not a one-size-fits-all generation and their needs and wants are varied." Despite office migration Downtown, many corporate offices today remain in the suburbs for different reasons. However those that do remain in the suburbs often seek to be near amenities, especially for their younger work force. If communities fail to provide the right environment for those amenities to survive, then offices will have reason to leave the area. To foster growth of those environments, the Village must look at population density and age diversity.

Connectivity:

As Milwaukee Avenue has become a more robust commercial corridor, the reasons for pedestrian connectivity grow stronger. Connecting the Corporate Center to Lincolnshire Commons, Downtown and the Fresh Market are requests/suggestions Staff has heard on countless Business Site Visits, as well as from commercial brokers in the area.

The opportunity for hotel guests, here on business and without a vehicle, to venture to restaurants and entertainment options, is untapped since paths do not exist. There is an opportunity for future customers of Noah's Meeting/Banquet space to stay at many local hotels or meet for dinner elsewhere if connectivity along Milwaukee Avenue and Rt. 22 corridors (west of Rt.22) is provided.

If the Village promoted higher density housing, geared toward younger singles, it is also important to expand the pedestrian path network, as Millennials have the lowest car ownership of all demographic age groups and increasingly seek opportunities to commute and run errands by walking or by bike.

Conclusions:

A vision for the future of proposed and existing commercial properties is imperative to determining how they develop and redevelop. It also provides clarity to staff and prospective developers and tenants regarding Village intentions for each property. This will ultimately save time and effort for these prospective businesses and bring more concrete proposals to the Village Board for consideration.

The following questions are offered for the Board's consideration:

Would the Village Board consider

- 1) Relaxing/changing Village Codes regarding temporary signage?
- 2) Relaxing/changing landscaping standards to permit greater visibility of commercial centers from arterial roadways?
- 3) Removing certain uses from the Special use category and designating them "Permitted Uses"?
- 4) Allowing Staff greater authority to approve PUD changes, under specific conditions, without need for a lengthy review process?
- 5) Permitting a shorter review process for Village Board approval?
- 6) Permitting higher density housing, such as professional-level apartments, in targeted areas as a supporting use in a mixed-use project?
- 7) An Economic Incentive Policy or Program detailing the list of available opportunities?
- 8) Researching the pros and cons of a Special Service Area/Business Improvement District in our commercial areas to help fund improvements and market that area?
- 9) Amending the Comprehensive Plan to be more inclusive and directive in the types of uses permitted on the five vacant focus areas listed on page 2 of the Staff memo?
Would you consider mixed-use developments on those sites?
- 10) Developing a plan to expand pedestrian/bicycle paths on Milwaukee Avenue and into the Corporate/Business Centers?

Next Steps:

Staff seeks to have a discussion with the Village Board regarding a vision for the future of Lincolnshire's commercial areas. Monday's discussion is the first step in beginning to build this vision. At Monday's meeting, we are seeking the Board's comments and "Big-Picture" ideas for the Village's commercial future.

At subsequent discussions we plan to discuss:

- Specific recommendations for Code changes
- Revisions to the three main shopping center PUD's
- An economic incentives policy for tenants/developers
- (First) annual review of the Economic Development Strategic Plan
- Review of the Comprehensive Plan (as it relates to the key remaining undeveloped parcels).

The Board is in a great position to determine the future growth of the Village as staff is starting to see sparks of interest from the development community. There are opportunities for Lincolnshire, and decisions made today will have a lasting impact well into the future. How Lincolnshire looks 20 years from now will be impacted by the conversations today and the direction provided by the Board regarding development opportunities in Lincolnshire. Staff believes the timing is critical now to begin to set a course that will position Lincolnshire well into the future.

Reports and Documents Attached:

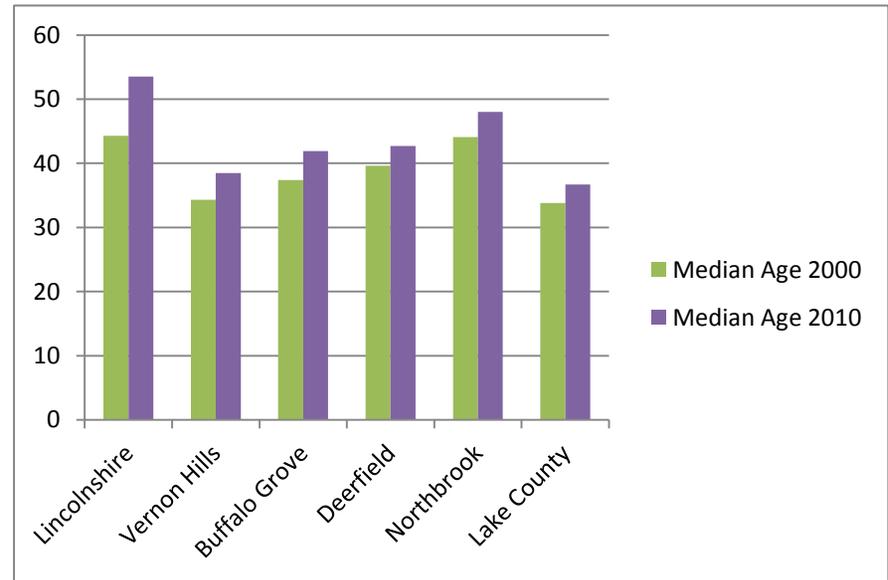
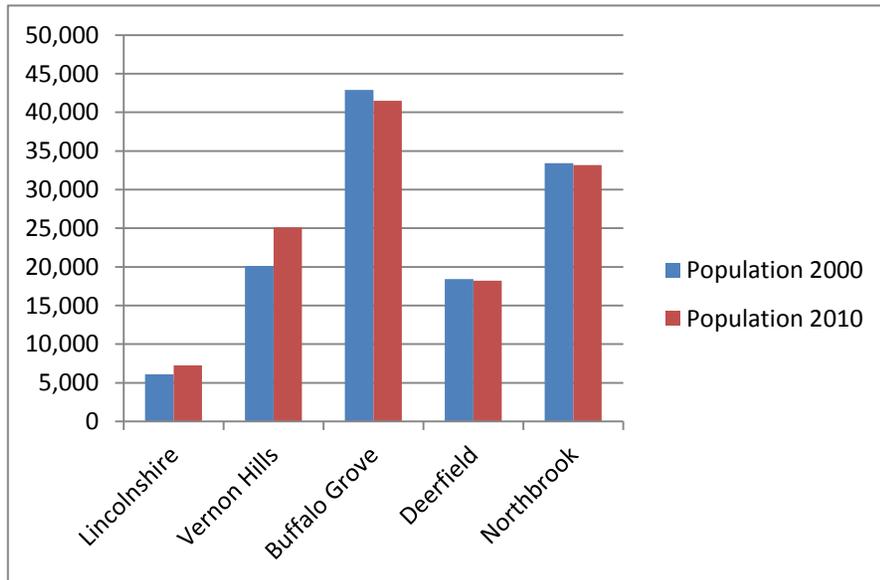
- Demographic Statistics, prepared by Staff.
- Site Analysis of existing key Commercial Centers, prepared by Staff, Spring 2014.
- Correspondence from Mike Lotte of Baceline Investments, dated June 17, 2014.
- Correspondence from Donald Shapiro of Foresite Realty Management, dated June 16, 2014
- Hiking, Biking & Recreational Path System map, prepared by Staff, 2011.
- "Show me the Rooftops: Housing and Economic Development with a Redevelopment Perspective", article from Western City magazine, May, 2008.
- "Viewpoint: Mixed-Use Developments Important Piece of Future Puzzle", article from American City & County, March, 2013.
- "Mixed-Use Developments bring the City to the Suburbs", article from Commercial Investment Real Estate Magazine, August, 2005.
- Electronic Presentation to prospects at ICSC ReCon, prepared by Staff, May, 2014.

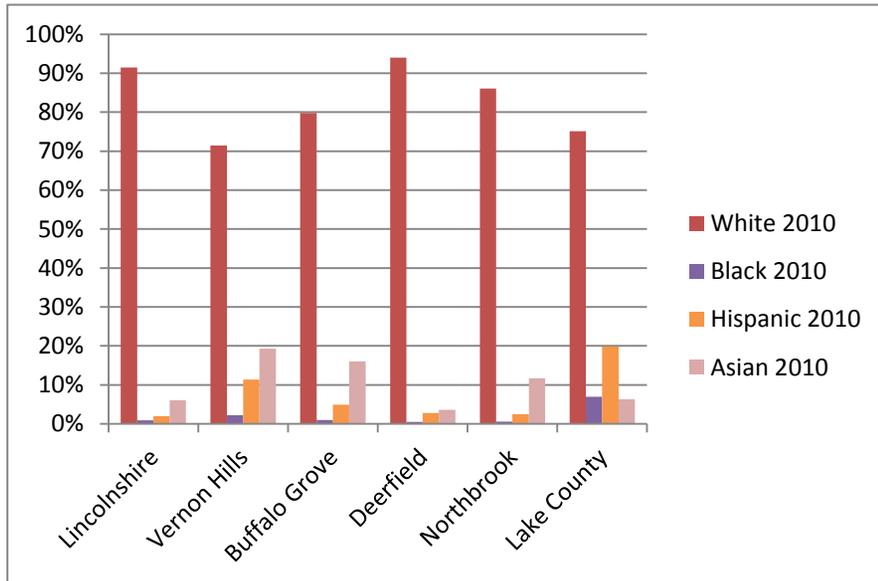
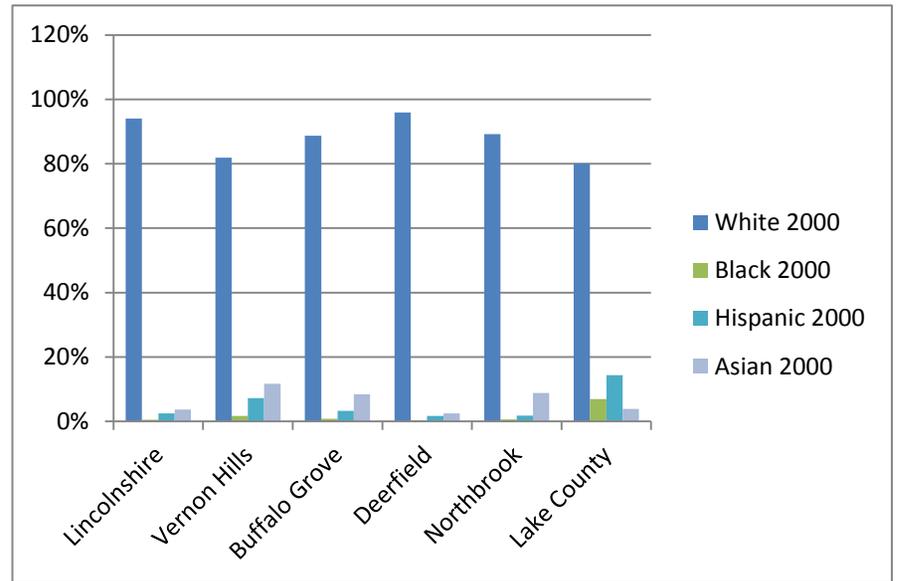
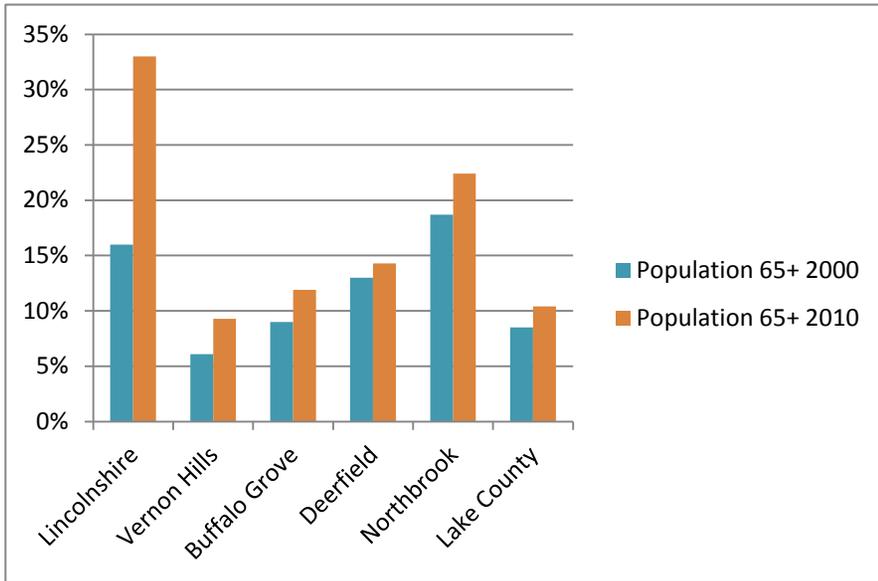
Meeting History	
Initial Workshop at Village Board (COW):	June 23, 2014

Demographic Profile - Census 2000 & 2010

	Population		Median Age		Population 65+		White		Black		Hispanic		Asian	
	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010	2000	2010
Lincolnshire	6,108	7,275	44	54	16%	33%	94%	92%	1%	1%	3%	2%	4%	6%
Vernon Hills	20,120	25,113	34	39	6%	9%	82%	71%	2%	2%	7%	11%	12%	19%
Buffalo Grove	42,909	41,496	37	42	9%	12%	89%	80%	1%	1%	3%	5%	8%	16%
Deerfield	18,420	18,225	40	43	13%	14%	96%	94%	0%	1%	2%	3%	3%	4%
Northbrook	33,435	33,170	44	48	19%	22%	89%	86%	1%	1%	2%	3%	9%	12%
Lake County	644,356	703,462	34	37	9%	10%	80%	75%	7%	7%	14%	20%	4%	6%

* Median Age: Half the people are younger than this age and half are older.





Directional Signs

Existing directional signs along Parkway Drive have been removed.

1. Directional signs approved with Viper Alley (2011) were installed, and have been removed.

Consider re-installing approved directional signs (see attachment for approved directional signage).

Approval Required: Sign Permit for installation of signs and new sign copy (15 business days).



Awnings

Current blue awning has been in place from beginning and gives appearance of medical uses to the casual observer.

1. The existing blue awning color has been in use since start of retail building.

Consider a change in awning color(s) for each building "block".

Approval Required: Review and approval by Architectural Review Board and Village Board (2-3 months).



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Parking

Customer parking spaces occupied by employees.

1. During site visit at 10 AM, high number of parked cars in “prime” spaces observed. Employee of office building observed parking in retail lot and walking to office building.

Consider review of parking management plan with tenants to discourage employee parking in prime retail spaces. Employee parking can locate at cinema parking lot.

Approval Required: None.

Amenities

Current site amenities out-dated/not promoted to consumers.

1. Existing character figures faded and dated.
Consider refreshing/updating figures to bring “new” element to center.

Approval Required: Staff review of replacement in same location (5-10 business days).

2. Children’s play area is a nice amenity, but hidden from parking lot.

Consider increased promotion of play area.

Approval Required: None

Red Robin Restaurant

1. Restaurant identification non-existent from main retail parking field.

Consider adding signage to east façade and close trash enclosure gates.

Approval Required: Sign Control Code permits wall signs for each building wall that faces a parking lot. Sign Permit for the installation of new wall sign (15 business days).



Blade Signs

High-visible blade signs occupied by second story, destination-type tenants.

1. Current blade signs located on second-story are highly-visible but display destination tenants (dentist, skin care).

Consider allocating blade signs to ground floor impulse-type tenants and relocate second-story identification signage to sign band/blank wall near entry.

Approval Required:

Review and approval by Architectural Review Board as required by Retail Signage Criteria (0-1 month).

Sign permit for sign face change to blade signs (15 business days).



Directory Signs

1. Internal directory signs not well located and obscured by parked cars in lot.

Consider relocating to improve location and visibility.

Approval Required:

If located on the retail walkway, Sign Permit for new locations (15 business days).

If not located on retail walkway or change in approved design, amendment to Area of Special Sign Control approved by Village Board (2-3 months).

Rotunda

Rotunda can be used to bring activity to center.

1. Is lighting in rotunda active at night?

Consider seasonal events in central rotunda.

Approval Required:

Temporary seasonal events may require Temporary Use Permit (15 business days).



Miscellaneous

1. Current CityPark logo/copy is difficult to read on monument (pylon) signs.

Consider changing logo to improve legibility.

2. Power wash sign bands of removed wall signs to remove dirt and reduce visible signs of removed signage.

3. Cross promotion program with Regal Cinema to promote CityPark retailers on movie screens before movie previews.

Consider adding back banners on parking lot light poles.

Approval Required: Sign Permit for change out of CityPark logo on pylon signs (15 business days).



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False Store Fronts

Plan “false” store front windows give the impression of empty tenant spaces.

1. The blank window coverings give appearance of closed/empty tenant spaces from street.
Consider adding window graphics to false windows.

Approval Required: Staff review of window graphics—overlay not to include signage, products, or services (5-10 business days).



Color Scheme

The current color scheme has remained unchanged and could use an refresh to draw attention.

1. Existing green parapet and beige sign band unchanged since construction.
Consider a color change of the parapet wall and sign bands facing streets.

Approval Required: Review and approval by Architectural Review Board and Village Board (2-3 months).



Accent Lighting

Building illumination at night is poor, dark spots at key viewing angles from intersection.

1. Are existing “popcorn” lights on roof tops illuminated at night?
Consider using accent lighting at night.
2. The accent light poles are pointed down at ground.
Consider redirecting light fixtures to building.

Approval Required: None.



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CITYPARK PLANNING COMMENTS

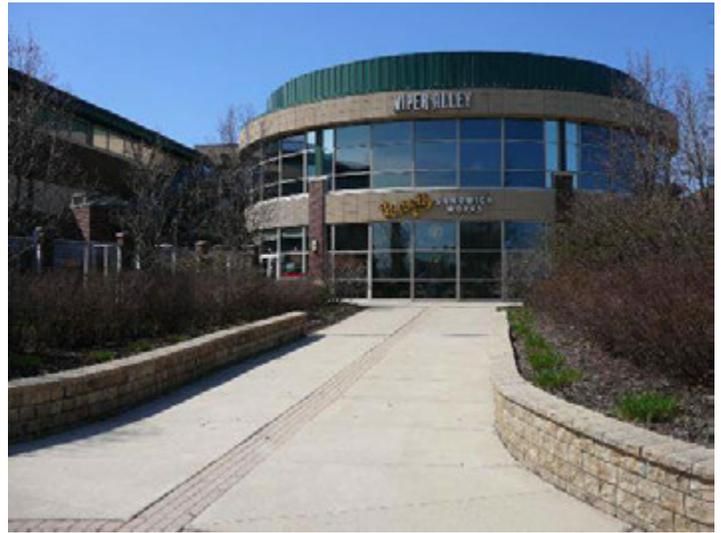
May 2014 | Page 4

Corner Entry

Corner entry is nice but under utilized.

1. The lack of function/attention to landscape area/corner area creates dead space.
Consider installing flags along pathway.
2. Outdoor seating area for Potbelly and Liquid Fusion should be expanded around to front corner.
Locate trash cans, outdoor dining furniture and umbrellas at front to be visible from street corner.
3. Central planter bed should include kinetic wind sculpture or similar to attract attention.

Approval Required: Staff review of flags and window graphics/overlay not to include signage, products, or services (5-10 business days).



LED Monument Sign

The main monument/pylon sign tenant panels should be evaluated based on main/key tenants in center.

1. Existing Regal Cinema sign panel dated.
Consider new replacement panel.
2. Existing FedEx sign panel taking space from "main/major" tenant.

Approval Required: Sign permit for panel changes (15 business days).



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CITYPARK PLANNING COMMENTS

May 2014 | Page 5

900 & 910 Milwaukee Parking

Designated parking spaces for restaurant carry-out unnecessarily reduce available parking.

1. Cusi designated customer parking signs for phone-in orders consume essential parking spaces during peak demand—2 total (authorization not obtained from Village).

Consider altering function of designated parking spaces to “pick-up and/or customer” parking to maximize use (see Noodles & Co. signs).

Approval Required:

Staff review of revised signage, no permit will be required (5 business days).

2. During site visit at 10 AM, number of parked cars in “prime” spaces observed. Review of parking management plan with tenants to discourage employee parking in prime retail spaces.

Approval Required: None.

Awning Signs

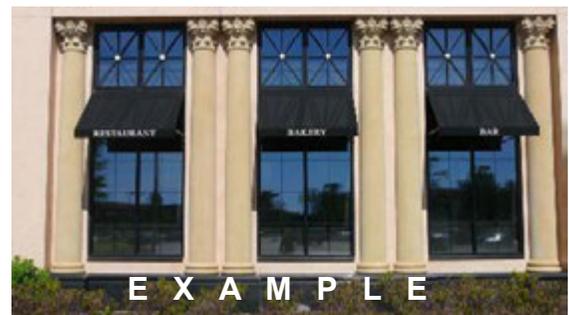
Store fronts on Milwaukee Avenue lacking in elements to enhance overall appearance and function

1. To enhance the street appeal of the retail out-lot, consider permitting awning signs. Signage on awnings should be limited to services.

Approval Required:

Review and approval of amendment to Tenant Sign Criteria by Architectural Review Board and Village Board (2-3 months).

Sign permit for awning signs (15 business days).



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LINCOLNSHIRE COMMONS SITE ANALYSIS

May 2014 | Page 1

900 & 910 Milwaukee Breezeway

Lack of functional use of breezeway, which creates “dead space”.

1. Consider additional outdoor dining tables for Cosi and Go Roma restaurants in breezeway.

Approval Required: Staff review of expanded outdoor dining area (15 business days).

2. Consider creating/adding a focal point at terminus of breezeway, such as a small fountain or sculpture.

Approval Required:

Depending on focal point feature, review and approval by Architectural Review Board and Village Board (2-3 months).

Building permit for installation (15 business days).

3. Pond shoreline at end of breezeway in need of landscape maintenance, significant weed growth.

Approval Required: None.

4. Pedestrian gates should be installed at both entrance to service walkways at end of breezeway and install landscape screening next to each gate to screen views to the service area.

Approval Required: Building permit for gate installation (15 business days).

5. Restaurant grease stains on walkway should be cleaned up at pedestrian area.

Approval Required: None.



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LINCOLNSHIRE COMMONS SITE ANALYSIS

May 2014 | Page 2

Cheesecake Factory

Improve presence of restaurant within center.

1. Wood benches peeling, repaint and/or consider replacing with weather-resistant benches

Approval Required: None.

2. Add focal point/feature in front entry circular planter bed, which could be visible from Milwaukee Avenue.

Approval Required:

Review and approval by Architectural Review Board and Village Board (2-3 months).

Building permit for installation (15 business days).

3. Consider increasing east wall sign to appropriate scale with the façade and to increase visibility from Milwaukee Avenue.

Approval Required:

Review and approval by Architectural Review Board and Village Board (2-3 months).

Sign Permit for new sign installation (15 business days).

4. Consider installing a wooden arbor/trellis shade structure along pedestrian walkway between Cheesecake Factory and 900 Building to establish a physical “connection” between buildings and encourage use of pedestrian path between uses. Accent lighting, benches and landscape would enhance “experience”.

Approval Required:

Review and approval by Architectural Review Board and Village Board (2-3 months).

Building permit for installation (15 business days).



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Kona Grill & “Lot C” Building

Lack of functional use of breezeway, which creates “dead space”.

1. Encourage outdoor waiting/dining area for Kona Grill within landscaped area, adjacent to building.

Approval Required:

Review and approval of expansion area by Architectural Review Board and Village Board (2-3 months).

Building permit for sitting area (15 business days).

2. Move cigarette bin from middle of pedestrian walkway to less obtrusive location.

Approval Required: None.

Signage

Shopping center and anchor tenant identification is minimal.

1. Consider replacement of existing development signage to include multi-tenant sign identification.

Approval Required:

Review and approval of amendment to Tenant Sign Criteria by Architectural Review Board and Village Board (2-3 months).

Sign permit for new signs (15 business days).



2. Consider the permissibility of rear wall signage for tenants of in-line retail building (970 Milwaukee Ave.) for increased identification from Aptakisic Road.

Approval Required:

Review and approval of amendment to Tenant Sign Criteria by Architectural Review Board and Village Board (2-3 months).

Sign permit for new wall signs (15 business days).



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Landscaping

Missing and dead landscaping gives impression of a lack of attention.

1. Replace missing landscaping within planting bed along Milwaukee Avenue (in front of 900 & 910 building).

Approval Required: None.

2. Replace row of dead trees in landscape islands within large parking field.

Approval Required: None.

3. Green wall screens (Cheesecake Factory) contain dying plant material and should be replaced.

Approval Required: None.



4. Empty planter beds within sidewalk along in-line retail building (970 Milwaukee Ave.) should be replanted and maintained. Consider changing plantings on a seasonal basis.

Approval Required: None.

5. Consider “thinning” out of vegetation along the southern end of the pond to open views of the center from Aptakistic Road.

Approval Required: Requires coordination and authorization from Van Vlissingen and Co., owners of the property around the pond. The Village Staff will be willing to assist in setting up discussion with both parties.



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Trash Enclosure Doors

Consistently open doors/gates to public view does not create a welcoming environment.

1. Trash enclosure doors/gates throughout the center are routinely observed as open and should be kept closed.

Approval Required: None.



Entry Gateways

1. Currently do not serve any real benefit and create site obstructions.

Consider removing from the center to open visibility. Alternately, consider possibility of relocating further back from street or elsewhere in the development.

Approval Required: Review and approval by the Architectural Review Board and Village Board for modification to approved plan.

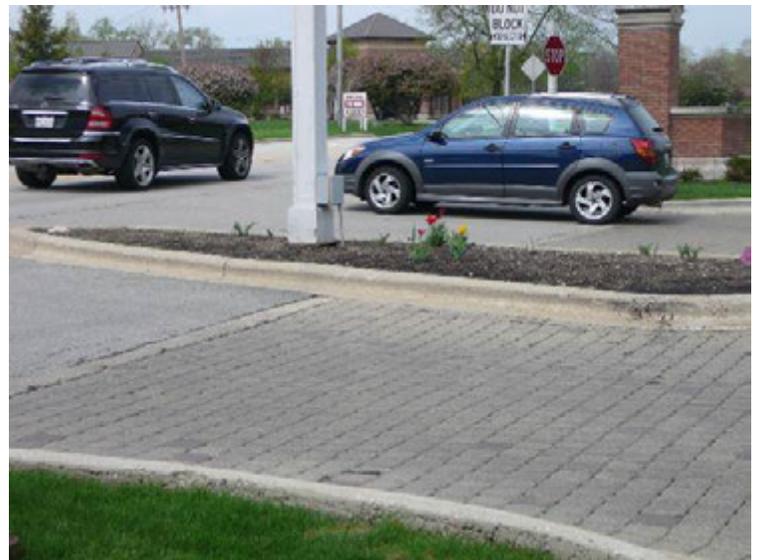


Improve Landscaping Along Green

Missing and dead landscaping gives impression of a failing center and lack of attention.

1. Seasonal landscaping missing at entry island and along center green.
2. Dead shrubs in need of replacement.
3. Rose shrubs within Green not pedestrian/child friendly and should be replaced with more pedestrian friendly shrubbery.

Approval Required: None.



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VILLAGE GREEN SITE ANALYSIS

May 2014 | Page 1

Entry Post Sign

Replacing should be priority to limit presence of broken sign and appearance center is closed.

1. Post sign at Olde Half Day Road entrance is missing due to damage.

Approval Required: None.



Pylon Sign Tenant Panels

1. Existing white-only copy for tenant panels on pylon sign limits recognition of tenants. 2011 Approval of additional tenant panels not implemented.

Consider color sign copy in keeping with tenant logos (green sign faces to remain).

Consider implementing additional tenant sign panels on pylon signs, per approval.

Approval Required:

Review and approval by Architectural Review Board and Village Board for change to Sign Control (2-3 months).

Sign permit for additional panels (15 business days).

2. One sign panel currently displays one tenant no longer in operation at site.



Awning Color

1. Black awnings blend into background and disappear.

Consider changing awning color for different building “zones” to attract from street.

Approval Required:

Review and approval by Architectural Review Board and Village Board (2-3 months).



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Awning Signs @ Green

1. To simulate urban street atmosphere within the Green, consider permitting awning signs. Signage should be limited to services.

Approval Required:

Review and approval by Architectural Review Board and Village Board (2-3 months).

Sign permit for awning sign (15 business days).



Seasonal Events on Green

1. Consider reintroducing seasonal events held on the Green.

Approval Required: Temporary seasonal events may require Temporary Use Permit (15 business days).

Sandwich Board Signs

1. Consider permitting sandwich board signs along pedestrian walkways, in front of businesses.

Approval Required: If requested, Village will undertake a code review process to amend Sign Control, review and approval of Architectural Review Board and Village Board (2-3 months).



Light Pole Banners

1. Consider adding a seasonal banner program for the light poles for a vibrant appearance.

Approval Required: Amendment to Area of Special Sign Control approved by Village Board (2-3 months).



Central Fountain

Main focal point of center no longer serving as amenity.

1. Existing fountain declines each year, a long-term plan for the continued use should be established.

If fountain is to remain, maintenance must occur. Both parties should discuss responsibilities as soon as possible.

Given continual maintenance problems with fountain, consider reducing extent of fountain by converting the top ring (or possibly the whole fountain) to a gazebo.

Consider adding café tables and umbrellas to serve as a plaza.

Approval Required:

If Village to force maintenance, agreement of terms for Village Board approval (2-3 months).

If fountain to convert to gazebo, review and approval of Architectural Review Board and Village Board (4-6 months).



Kinetic Sculptures

1. Add kinetic/wind sculptures in raised planter at end of Green to intersect movement and activity to area.

Approval Required: Review and approval by Village Board (1 month).



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Maintenance

1. Deteriorating concrete curbing in central green and at crosswalks.

Consider replacing concrete curbs that define the crosswalks with brick pavers.

Approval Required: Site Work Permit (15 business days).

2. Water fountain paint peeling and not functioning. Painted benches peeling, consider replacing with weather-resistant benches.

Approval Required: None.



Window Coverings

1. Window coverings of Bright Stars and Complete Orthopaedic give appearance of closed/vacant businesses.

The opacity of windows coverings should be limited and not completely solid. Occupancy/activity should be visible within tenant space.

Approval Required: None.



100 Village Green Visibility

1. "Village Green of Lincolnshire" chiseled lettering not visible from Olde Half Day entrance.

Consider painting chiseled lettering to increase visibility from entrance.

Approval Required: Staff review of paint color (5 business days).

2. Building façade not well illuminated at night, which decreases visibility from road.

Consider adding accent/thematic building lighting to increase visibility and vibrancy at night.

Approval Required: Staff review of lighting to determine acceptable levels and color (5 business days).

3. Black awnings blend into background and disappear.

Consider changing awning color for the building to attract from street.

Approval Required:

Awning replacement review and approval by Architectural Review Board and Village Board (2-3 months).



300 Village Green Visibility

1. Confirm if building tower feature is illuminated at night.

If not, consider adding accent tower lighting to increase visibility at night.

Approval Required:

Staff review to ensure lighting is at acceptable levels for adjacent residential condominiums (5 business days).



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Egg Harbor

1. Existing outdoor dining area very confined.

Consider expanding outdoor dining area towards the parking lot (requires relocation of bike racks and landscaping).

Approval Required: Building permit for expansion of outdoor seating area, including review of umbrella color scheme (15 business days).

2. Single color of outdoor umbrellas is very monotonous appearance.

Consider alternating outdoor umbrella colors using a compatible color pallet.

Approval Required: None.

3. Electrical room door color draws attention.

Consider changing the door color to match similar utility doors to blend into background.

Approval Required: None.



300 Village Green Maintenance

1. Landscape missing at key pedestrian entrances. Replace landscaping to improve pedestrian entrances to building.

2. Fascia trim missing/in disrepair. Replace and/or repaint damaged fascia board.

Approval Required: None.



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VILLAGE GREEN SITE ANALYSIS

May 2014 | Page 7

185 Milwaukee

1. Consider adding seasonal banners on the light poles for a vibrant appearance.

Approval Required: Parking light pole banners require amendment to Area of Special Sign Control approved by Village Board (2-3 months).

2. Building façade not well illuminated at night, decreasing visibility of the site.

Consider adding accent/thematic building lighting to increase visibility at night.

Consider adding interactive light (or other) display in planters along storefronts (see example photo).

Approval Required: Review and approval by Architectural Review Board and Village Board for amendment to development plans (2-3 months).



Eddie Merlot's Tower

1. Building tower illuminated should be enhanced to increase visibility and vibrancy at night.
2. Window (top-right) in tower missing grid.

Approval Required: Staff review to ensure lighting is at acceptable levels (5 business days).



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Einstein Bagels

1. Outdoor dining tables do not have umbrellas, which results in a lack of visibility from Milwaukee Ave.

Consider adding umbrellas to outdoor dining tables to highlight outdoor seating area.

Approval Required: None, provided umbrellas are an acceptable color and do not contain any products and/or services.

Miscellaneous

1. Remove signs of empty tenants (Flatlanders, Robert Vance, etc.) from multi-tenant signs, per Village Sign Control requirement.
2. Consider trimming trees around Milwaukee Avenue Pylon sign to enhance visibility of tenant panels.

Approval Required: None.

3. Owner should consider offering incentives to change-out existing tenant wall signs (all white) to newly approved color wall signage.

Approval Required: Sign Permit required for replacement tenant wall signage (15 business days).

4. Confirm all existing building and parking lot illumination is in working order.
5. Consider replacement of the existing cedar roofing shingle, in favor of more durable, weather resistant material (Eddie Merlot's roof, as an example).

Approval Required: Building Permit required for roof replacement, if same material (15 business days). If new, synthetic material, review and approval by the Architectural Review Board and Village Board (2-3 months).



6. The interior hallways should be viewed as “public spaces” and the opportunity to display other Village Green tenant’s products/services or for community art projects.

Approval Required: None.



June 17th, 2014



Mayor Blomberg and Board of Trustees
Village of Lincolnshire
Lincolnshire, IL

RE: Village Green Leasing Struggles
Dear Mayor and Board of Trustees:

On behalf of Baceline Investments we would like to reach out to outline a few of our realized struggles from a leasing standpoint since taking ownership of the Village Green Shopping Center in 2010. We have greatly appreciated the transparent and effective relationship thus far with the Village of Lincolnshire, and would welcome any assistance or ideas going forward in our efforts to overcome these struggles and generate leasing momentum.

- We have struggled to gain traction with successful local operators that are willing to forfeit visibility to operate in an attractive, well-maintained center. We strive to find creative and unique ways to seek out operators across similar Chicago sub-markets with the hope of enticing them to either relocate or open another location at Village Green by offering a generous move-in package and hands-on landlord support.
- Required landscaping, though adds value and aesthetics to the property, has caused our CAM charges to breach market standard rates, which ultimately makes our offering less competitive versus our competing shopping centers.
- Use restrictions and PUD process has limited us to a smaller pool of possible operators for our key vacancies. While we have gotten various deals close to completion, we believe the adoption of additional approved uses such as fitness, dance and wine/liquor establishments, especially for Flatlander's, would allow for additional traction in our leasing efforts. Lease-up of the remaining vacancies will be undoubtedly become more lucrative once we land a vibrant, traffic-driving tenant in Flatlander's.
- We have exhausted multiple avenues in our marketing efforts including direct mailers to over 5,000 members of the surrounding community, e-mail blasts to an extensive network of broker as well as regional and national retailers, and advertising in the Lincolnshire Community Guide with little success. While we have in-house support with the coordination of our promotional events, any ideas and/or financial assistance in the execution of events such as a summer concert series or 'movie-night' at the property would be greatly appreciated. Also is there an opportunity to partner with the Chamber of Commerce in seeking out new businesses to target for an attractive move-in package for 300-building retail space or office space?
- Our brokers plan to have a booth at both the Taste of Lincolnshire and the Lincolnshire Art Fair, we hope to construct a large attractive site plan cut-out as well as offer contests and additional information about Village Green to attract attendees. Any ideas or support in these efforts during our annual events would help spread awareness to possible business owners and even executive-suite prospects.

Sincerely,

Mike Lotte, Director of Leasing
Baceline Investments, LLC

A handwritten signature in black ink, appearing to read "Mike Lotte", written in a cursive style.



June 16, 2014

Via E-mail

Donald Shapiro
(847)939-6020
dshapiro@foresiterealty.com

Stephen McNellis
Community & Economic Development Director
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069
(847) 913-2312
smcnel@village.lincolnshire.il.us

RE: June 23, 2014 staff and Lincolnshire Village Board (“Village”) meeting regarding shopping center issues

Dear Mr. McNellis:

Thank you for the continued communication and meetings with me, as Court Appointed Receiver, and my team at Foresite Realty during the last year. In response to your request, we offer our views and equally important those of our tenants, brokers, vendors and the sub-market prospects regarding material challenges facing CityPark, located at 255,275, 295 Parkway Drive, Lincolnshire, IL 60069 in Lake County (the “Property”).

Quite simply, the Property has been the recipient of the perfect storm of formidable obstacles, which include but are not limited to: the continued hangover effects of the pervious recession, an owner likely facing a near term foreclosure, tenants who have gone bankrupt and others whose sales have eroded so much, they are barely hanging on-yet ready to close. While my initial role was to preserve and maintain the Property, it’s become incumbently apparent that significant triage is immediately needed to mitigate the challenges, so that we can once again try to maximize the value of the Property to all interested parties including the Village.

While competition is a challenge faced by all properties regardless of economic cycle, the tenants at CityPark have been abused and they feel abandoned by the Village. I had occasion to get together with almost all of them this past spring and their concerns include but are not limited to:

- Village ordnances that put up barriers to getting help, such as signage requirements/approval process, landscaping approvals/replacements and overburdening for permitting that could be relaxed in order to give them an opportunity to better compete on an expedited basis.
- While the Property Center was built backwards by today’s standards, it should not limit the tremendous opportunity to use Milwaukee Ave and Aptakisic Rd. as marketing/signage tools with the volume of traffic that passes by on a daily basis or heads to the theater. A few unique signs and access to the Vehicle traffic could make some feel like there is support from the current elected administration.

- Recently, a new tenant was put through a significant delay in securing building and signage permits. We are not asking for no oversight, but the rules need to be relaxed in order to support businesses that create jobs, sales tax revenue and allow residents to make a living and re-spend those dollars in the community.
- The traditional retail center has changed and with historical retailers needing far less space due to the explosion of the internet shopping, as have the demand generators and their prospect for creating a fun shopping experience with tenants that complement one another on one level, while others include going the route of discount vs. altogether changes in focus/use of the Property, where services (like medical uses) vs. traditional retailers are more readily accepted and permitted, despite some Village ordinances that may not be able to be met and should be temporarily deferred.
- A TIF program for the Property that allows re-investment in the Property to attract and new and exciting retailers and jobs of all kinds.
- A more active Village in promoting events, subsidizing temporary uses on weekends, evenings and through special promotions.
- A subsidized marketing fund by the Village that sells the entire community and brings in new users of products and services from outside the trade area.
- Relaxed Parking and vehicle licensing requirements
- Community events being schedule at properties that are in need of traffic and activity
- Waiving permit fees
- Tax rebates for creating jobs

CityPark was one of the first of its kind in this area, but fundamental changes have taken place in the market, which have created new unforeseen challenges. If the Village were to personally reach out to each tenant so they did not feel deserted and a confidential forum to express their direct thoughts, this would be another example of improved interaction.

We applaud the Village in its attempts to operate a commercial broker caravan, it's unfortunate that the only brokerage firm to have signed up to participate is Foresite Realty, however, more community reach out should be undertaken.

Together, we can re-create value, but for right now, we need the Village to provide that additional layer of support and incentive in this time of need. We thank you for your time and look forward to further discussions with Village staff.

Sincerely,



Donald Shapiro
Court Appointed Receiver

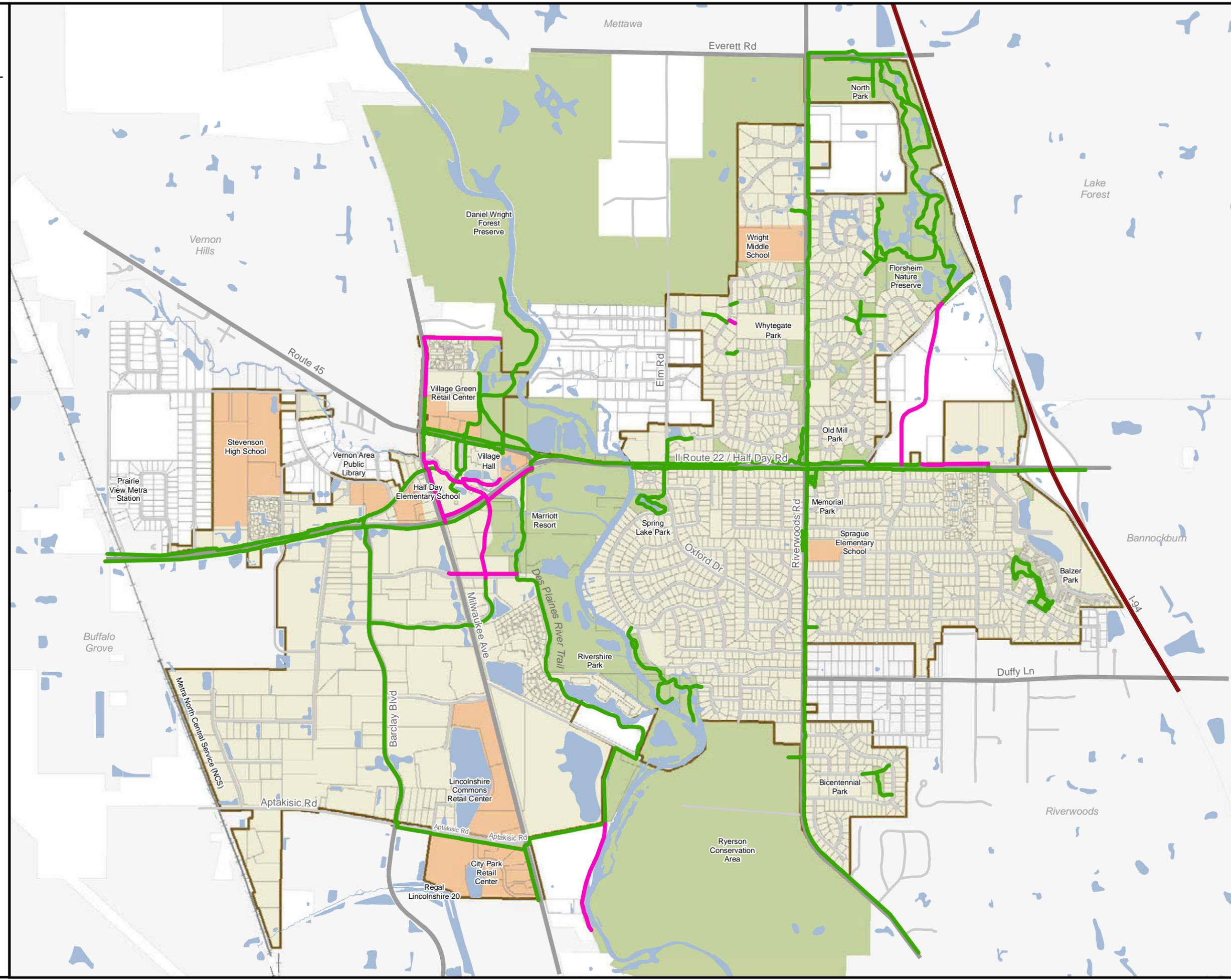
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Village of Lincolnshire

Hiking, Biking, and Recreational Path System

-  Multi-Use Path
-  Proposed
-  Local road
-  Major street
-  Interstate highway



Show Me the Rooftops: Housing and Economic Development With a Redevelopment Perspective

by John F. Shirey

Housing and economic development are inextricably connected. Housing brings construction-related jobs and economic activity, attracts and retains permanent jobs, and draws retail and entertainment opportunities. Housing may not be the only factor in economic development, but it has a powerful influence.

According to Bruce Kern, executive director of the East Bay Business Alliance, “The availability of housing is essential to California’s ability to retain and attract business and jobs. Housing is consistently among the top factors cited when industry is considering a new location.”

“A Retail Strategy Is a Housing Strategy”

Housing increases the demand for retail and other services. Kelly Kline, downtown manager for the San Jose Redevelopment Agency, believes that, “A retail strategy is primarily a housing strategy. Retailers tell the city, ‘Show me the rooftops.’ Retail development needs residential development to draw [from].”

Kern points out that “It’s time to increase redevelopment’s usefulness as a tool and resource, not decrease it. Redevelopment is instrumental in dealing with infill. It levels the playing field [for disadvantaged neighborhoods].”

Redevelopment agencies harness tax increments and use them to leverage private and other public investments in community infrastructure such as housing and streets. They use their housing set-aside funds to make affordable housing available to those who need it. A redevelopment agency’s holistic approach — whether it’s tackling street improvements, re-energizing commercial zones or convening public meetings — enables a community to utilize redevelopment tools and resources to tackle the challenges of revitalization and to build a better community.

The cities of Anaheim, Brea, Long Beach, Pinole and San Jose share how they used redevelopment to integrate housing and retail, improve access to affordable housing and revitalize their communities.

Jobs and Housing

Anaheim recognized that the need for workforce housing is a serious threat to its ability to attract and retain desirable companies. Gary Augusta, director of the Orange County Technology Action Network, a privately supported resource for information technology and medical device innovators, commented, “Innovative companies have to look at the cost of living — especially housing in Orange County. We’re starting to see some signs that manufacturing and commodity-type technology businesses have left the area.”

To ease the area’s shortage of affordable workforce housing, the city’s leaders adopted an affordable housing strategic plan as well as updated its general plan and zoning code.

Anaheim’s economic development programs consistently include neighborhood improvements. Streetscape improvements, expanded parks, public safety facilities and traffic enhancements have all been made possible because of increased property values, including tax increment, sales tax and municipal utilities. In the Canyon Industrial Area alone, the agency has invested more than \$100 million in infrastructure to support 2,645 contiguous acres of industrial land and 2,600 businesses.

San Jose’s past land use policy reflected an outdated approach to workplace environments, limiting most workplaces to no more than four floors and curtailing support services and housing. To retain and expand its job

base, the city updated its policies to align with workers' needs. That meant transforming North San Jose from a traditional industrial park to a district with opportunities for new jobs and more homes near those jobs. The city's Department of Planning, Building and Code Enforcement, the Office of Economic Development and the redevelopment agency facilitated and supported a general plan amendment in North San Jose to allow rezoning that added space for research and development offices, housing and retail.

The city council also approved an update to the North San Jose Area Development Policy that allows for increased densities of industrial, residential and retail space within the Rincon de los Esteros Redevelopment Project Area.

"Strategic land use planning is essential to our economic development strategy and enables us to meet our goals to sustain economic prosperity and provide a higher quality of life for our community," comments Ru Weerakoon, San Jose's director of industrial development. She adds that these changes can happen now that manufacturing is not occurring at the same level as it was. However, she noted that extreme care must be taken when permitting industrial and residential uses in close proximity to each other to avoid any potential problems. "Parks and other features may also be used to buffer the industrial redevelopment project areas from residential neighborhoods."

Retailers Follow the Housing

San Jose's efforts to revitalize its downtown with retail development were inconsistent until the city built high density housing along with it. Since 1990, San Jose has added 9,904 residential units.

Each residential project has had a nearly immediate impact on the nearby resident-serving retail. "Downtown's grocery store, Zanotto's, reports it realizes an immediate increase in sales every time a new housing project opens and tenants move in," says the redevelopment agency's Kline. Retail leasing activity has been spurred by housing growth, with 280,000 square feet of new stores and restaurants opening in the last two years in the downtown redevelopment area.

In the 1980s, the City of Long Beach built Long Beach Plaza, an inwardly focused mall and parking complex with no interface with the surrounding area. By the 1990s, the structure was out-of-date and losing stores.

The city decided to take a new approach with CityPlace, Long Beach's award-winning mixed-use development. The public streets that were eliminated when the mall was built were reintroduced, a mix of residential and retail buildings constructed, and pedestrian and public transit use facilitated.

"Retailers want to locate downtown because there are people living there," says Barbara Kaiser, redevelopment manager for the Long Beach Redevelopment Agency. CityPlace consists of 475,000 square feet of retail, 347 residential units, a live theater and the first full-service grocery store built downtown in nearly 50 years.

The City of Pinole sees residential development as a critical piece of its Old Town redevelopment effort. The recently completed Fernandez Corner is a multi-story building with 24 apartments above 7,360 square feet of ground floor retail. More than half of the apartments are for low- and moderate-income households. In spring 2006, at least three new mixed-use projects will break ground in Old Town, two with apartments over retail and one with office space over retail.

In the City of Brea, Economic Development Manager Scott Riordan says, "Housing increases the demand for retail and other services and even for offices for those who like to walk to work. It's also important to have a mix of each — loft apartments as well as cottage style homes for all income levels — and a pedestrian-friendly environment conducive to walking." Riordan reported that their downtown has attracted the expected young singles and empty nesters, but they have also found young families moving in or staying when they start having children.

Redevelopment Tools and Resources

John Weis, deputy director of the San Jose Redevelopment Agency, comments that redevelopment is an effective tool for producing infill development with jobs, homes and shopping. It encourages cities and private investors to develop where they wouldn't otherwise.

“After the easy sites are taken, cities can use their tools to encourage developers to tackle the more difficult sites, thus ensuring a better quality of life by co-locating housing and jobs,” he explains. One such tool is land assemblage, a process used by agencies to finance and coordinate the acquisition of contiguous parcels in areas that private investors find risky, and prepare them for development (including relocating tenants), thus clearing the way for revitalizing a neighborhood. This is an especially powerful tool in Silicon Valley where assembling land is a difficult and expensive proposition.

In Pinole’s case, the redevelopment agency systematically went about revitalizing Old Town, starting with street and other infra-structure improvements, then moving to commercial and residential rehabilitation. Numerous ongoing cultural and recreational events were initiated, such as movies and music in the park. The gaps in land use were filled with mixed-use development projects.

In addition to putting together the financing package and the development team, the redevelopment agency completed site improvements, including new pedestrian walkways, lighting, landscaping and renovation of the adjacent creek trail. During Pinole’s revitalization of Old Town, the agency constructed 182 new or rehabilitated residential units, 65 percent of which are for low- and moderate-income families. The agency’s Commercial Rehabilitation Program has provided zero- and low-interest loans for facade and other improvements to 44 commercial and retail businesses in the past 10 years.

The Brea Redevelopment Agency invested more than \$50 million in downtown projects; the private sector invested more than \$80 million. The agency purchased 165 parcels downtown and funded parking structures and parking lots — the infrastructure necessary for redevelopment to occur. They also invested in affordable housing for low- and moderate-income families.

Anaheim’s redevelopment agency uses its housing set-aside funds to support the production of housing that meets the diverse needs of its residents and employers. Among its successes: The rehabilitation of Hermosa Village provides homes for 497 low-income families and includes a community center and playground.

In addition, the redevelopment agency has been the driving force behind the revitalization of the city’s downtown. Twelve new multi-story, mixed-use buildings are currently under construction, including 465 new residential units and 55,000 square feet of prime retail space. The agency provided the land and covered the costs of a public parking structure. The developer’s investment is approximately \$100 million. “This is the cornerstone of [our] downtown redevelopment,” says Elisa Stipkovich, executive director of Anaheim’s Redevelopment Agency.

Redevelopment Agencies Bring Everyone to the Table

“Redevelopment is in a position to bring everyone to the table. The redevelopment agency leads in convening the team — council, mayor, department heads, developers and other stakeholders,” says San Jose’s Weerakoon.

Long Beach’s Kaiser advises, “A city has to take leadership. [Redevelopment is] a holistic approach involving everybody.” This leadership involves a strategic planning process that includes an extensive long-term outreach effort engaging all relevant sectors, including local government, business, industry, schools, homeowner groups, churches and other segments of the community.

“We find that the plans, which come out of this process, are something that the investors and developers can take to their bankers and investors, and can count on,” Kaiser continues. “With this confidence and redevelopment’s groundwork, the private sector has made a large investment — \$1 billion — in Long Beach.”

Brea also engaged the public in the visioning and development of downtown. City officials encouraged community involvement including a community charrette that resulted in the “Brea Downtown Vision Document,” and throughout the development process, newsletters were mailed to every address in the city. Brea has achieved its goal of revitalizing downtown. *Sunset magazine’s* February 2006 issue featured Brea as one of the best places to live in the West. Riordan says, “We certainly agree with their assessment!”

Building Better Communities

In order to restore their community's economic well-being and improve the quality of life for all citizens, these five cities used the tools and resources of redevelopment. In doing so, they addressed their housing shortage, particularly the need for affordable housing. They recognized that residents draw retail, entertainment and other commercial enterprises because they need these amenities, which in turn enhance the quality of life for all. Changed economic circumstances and workforce needs require cities to modify their plans and codes to accommodate these changes more productively. By engaging their stakeholders and citizens, these cities were better able to plan and move forward. They each used redevelopment to facilitate economic development and achieve the city's goal: to build a better community.

Flexibility Is Key to Good Redevelopment

Communicating with the community paves the way for success. Successful projects were products of open and thorough communication and dialogue with the citizenry that went beyond what the law requires. Both Brea and Long Beach attribute a good deal of their success to the amount of communication they had with their communities.

The communities participated fully in the process and continue to do so. Brea's agency kept residents up-to-date and involved with periodic newsletters mailed to every address in the city. They looked for stories from other communities that had done similar projects, especially if it seemed unorthodox for a median-sized suburban community; it was important to let their citizens know that it could be done. This level of communication helped build community for the new downtown residents as well as for the entire Brea area.

Long Beach Redevelopment Agency Manager Barbara Kaiser adds, "To help stay the course, reminding the players of the plan and vision becomes an integral, ongoing responsibility."

Choosing the right developer is important. Successful efforts occur when the developer not only appreciates a community's uniqueness but is also creative. Brea's Economic Development Manager Scott Riordan describes the ways in which their developer pushed city officials to look at their downtown differently: "Our developer taught us not to be afraid of density, to find creative parking solutions and anticipate trends. We still built the multi-screen theater but we added features and flexibility so that we could adapt to changes that may occur in the entertainment industry."

Jim Schutz, Pinole's assistant city manager, cautions that developers and architects sometimes forget that the physical design of the retail space is critical to a mixed-use project's success. A good developer understands that housing and retail needs are different.

Schutz points out, "You have to consider ceiling heights, bay depths, how the exterior design stands out from the housing, utilities, servicing, trash collection, and even venting and grease trap locations if a food use is planned." Pinole is building such principles into its new projects so it can attract the kind of quality retailers that residents desire.

Being open and flexible are invaluable attributes. The City of Brea was ready to go in one direction with its downtown redevelopment when a stagnant economy slowed everything down. Brea's Riordan explains, "We were set to follow the downtown pedestrian mall and giant movie theater path when the 1990s real estate downturn hit and our plans came to a halt. When we picked it back up, we had a new developer and a new plan that has worked for us."

He concludes, "If we had built five years earlier, downtown would look a good deal differently. And I don't think we'd be as happy with the results."

Changes in the economy, industry and housing forced San Jose to rethink and modify its ideas about the future. According to San Jose's Ru Weerakoon, "The challenges we faced included convincing ourselves to go a new way. The learning curves have been steep. But good analysis and thought, as well as openness, have been rewarded."

The Need for Affordable Housing In California

- The California Association of Realtors' November 2005 report shows that only 14 percent of Californians can afford to purchase a median-priced home, down from 19 percent a year earlier.
- *A Growing Divide: The State of Working California 2005*, a recent report from the California Budget Project, states that "five of 10 occupations with the greatest projected job growth in the next five years pay a median hourly wage of less than \$10." Furthermore, the industries that are expanding pay less than those that are declining. Of the 10 expanding industries, only two pay an average salary greater than \$45,000 a year.
- According to Housing California's newsletter, *126**, in 2004 a family needed an annual income of \$102,550 to purchase a median-priced home at that time "with a 30-year, fixed-rate ... mortgage and a 20 percent down payment."



What's Viewpoints?

It features the Editor's Viewpoints and contributed commentaries. Contribute?

Contributors

Bill Wolpin



Bill Wolpin is the Associate Publisher and Editorial Director of American City & County, Government Product News and Government Procurement magazines. Bill has judged several national magazine...

Erin Greer



While most journalism graduates would jump at a chance to chase down the latest story, Erin Greer ran, screaming, from the opportunity. A long-time performer and PR professional, Erin was used to...

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Viewpoint: Mixed-use developments important piece of future puzzle

by American City & County Contributor in Viewpoints

Mar 21, 2013 RSS

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By Mike C. Gray and Andrew K. Ryan



The United States is going through a dramatic demographic change that offers challenges and opportunities for land use and urban planning models.

For decades, the traditional model that city and county officials planned focused on a central business district with residential and retail centers radiating out from the urban core. A generational shift is changing that model.

The 2010 Census highlighted that Boomers and Generation Y/Millennials are fueling an urban renewal by living, working, and playing in the same general location. In other words, they are choosing to live in mixed-use developments where they have access to everything they need in one location. City and county officials must plan for this in order to stay competitive.

For the past 40 years, Boomers have been the dominant force for transportation and land use policy. However, as they begin to age, transportation by car is becoming less attractive, according to a study by AARP. On the opposite spectrum, gas prices continue to linger above \$3 a gallon, which has driven a large percentage of Generation Y to choose alternative forms of transportation. As these represent two of the largest population generations, this shift poses a complicated challenge for local officials. Both generations want to continue to work and recreate but neither want to be forced to travel far in a car. That is why mixed-use developments are such an attractive option.

Another challenge is that these generations are not only looking for ease of access within their immediate region but also throughout their state, country, and world. It will be essential for officials to arrange regional transportation authorities that can support the growth of mixed-use development while partnering with their respective state to create expanded transportation options.

Employment also continues to be a driving force for both generations. Young professionals are looking for opportunities to advance in a global economy. Boomers are not stopping either. Yet again, this is where mixed-use developments play an increasingly important role. No longer can officials expect young people to buy homes in the suburbs or retirees to move to retirement communities; they must support these individuals with

new sets of expectations. That means creating new zoning infrastructure that allows office and residential to be adjacent to one another or as part of a master planned destination. It also means putting the infrastructure, such as [waste water](#) and electricity, in place that allows for this type of development. Increase in active employment will be beneficial for municipalities in the long run as they will collect additional tax revenues, but they have to ensure that the foundation is in place or they will lose out to other locations.

Boomers and Generation Y both spend a significant percentage of income on leisure and recreational activities. To successfully lure investment and new citizens, municipalities might have to rethink the location of their entertainment districts. For many places, this will not be a problem. Cities like Philadelphia have consolidated many sports and entertainment venues in a central location that has easy access by multi-modal transportation options. Leisure and recreational activities as part of a mixed-use project have proven very successful.

Mixed-use development is the response to generational shifts and will be a mainstay for decades. Although there will always be demand for suburban living, municipal officials must understand that there are significant sociological trends that are driving citizens to move in this new direction (there are even many popular mixed-use developments in suburban settings). Localities should be proactive by encouraging mixed-use developments and marketing potential development and redevelopment sites. Ignoring the mixed-use phenomenon will be detrimental for years to come.

What do you think? Tell us in the [comment box](#) below.

Mike C. Gray and Andrew K. Ryan are partners with Commonwealth Partnerships Group, a strategic marketing, communications, and competitive intelligence firm that specializes in the real estate industry.

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Development

Mixed-use Developments Bring the City to the Suburbs

by Stephanie Bell

Suburban mixed-use projects are on the rise across the United States. "Every suburban city now wants pedestrian-friendly, transit-oriented, vertically integrated mixed-use projects," says John Breitingger, CCIM, vice president and general manager of real estate investments with United Properties in Minneapolis. He currently is developing a mixed-use project in Wayzata, Minn.

Many suburban towns are recognizing the benefits of mixed-use projects. Developments with office components add new jobs and increase the customer base for local shops and services. Multifamily brings new residents to suburban towns, creating a demand for restaurants, movies theaters, grocery stores, and other entertainment venues. The retail component adds to the town's tax base and the parking helps control traffic and keep the pedestrian friendly format.

While not without challenges, suburban mixed use developments open commercial real estate professionals' opportunities in a number of new markets.

Location, Location, Location

Finding the right site for a suburban mixed-use project is important in today's changing real estate market. Some projects are met with opposition from residents who want to keep the town's population density low and retain local character. However, developers and commercial real estate professionals look for areas where the benefits outweigh the drawbacks.

"Mixed-use projects are particularly appealing when located in infill areas where there are barriers to entry and a highly-educated and affluent population," says Steve Willimason, CCIM, senior vice president and director of retail services for Transwestern Commercial Services in Reno, Nev. To combat opposition, make sure that the size and range of the project fit the town's population and density, he says.

Judy Hatfield, CCIM, president of Equity Realty in Norman, Okla., says residents as well as the city officials are excited about Norman's first mixed-use project, which she has been involved in since selling the property to country singer Toby Keith. About 17 miles from Okalahoma City and about a half-mile from the University of Oklahoma this location will draw people in from both those areas. The housing component of the project will also help to draw people in. This development will have town homes, apartments, and two-story lofts, which will be affordably priced to attract students and their parents. The Bates Mill office complex (pictured below) in Lewiston, Maine, is a half hour north of Portland, says Kevin D. Fletcher, CCIM, a broker with Coldwell Banker Millet Realty in Auburn, Maine. The city's location on the Androskoggin River and population spillover from Portland draw a lot of visitors to the downtown area, says Fletcher.



Blending both the old and the new, the mill dates back to 1852 and offers Class A space that is suitable for office, retail, and light manufacturing. Located in the prime location of the twin cities, Lewiston and Auburn form a business and cultural center that has good schools and colleges, high-quality professional and public services, and a wide range of recreational and cultural opportunities, making the mill a strong location for a mixed-use redevelopment.

Tenant Mix

The right tenant mix in suburban mixed-use is challenging. The Lewiston, Maine, project's anchor tenant is TD BankNorth, Fletcher says. The project also includes future plans for housing, a museum, a food court, and day-care and fitness facilities, he adds.

Breitingger's tenanting strategy includes driving retail traffic by offering necessary goods and services, such as an upscale grocer, intermixed with specialty stores and restaurants to keep people in the area longer.



Jul.Aug.05

Stephanie Bell is publishing coordinator of Commercial Investment Real Estate.

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Along the same lines, Williamson finds that retail is the biggest draw in mixed-use developments. A successful retail mix includes bookstores, fast-casual dining, bakeries, coffee shops, and boutiques, he says. "Many of these uses have a certain entertainment component, which is beneficial to the overall feel of the project," he adds.

Financing Considerations

Financing mixed-use projects often can be difficult, Williamson says. If the project's mixed-use components include retail, office, and/or multifamily, lenders may be comfortable with one property type but not the others. "Managing office space is very different than managing a multifamily project, and of course, retail management has its own nuances," Williamson says. Finding a good sponsor, developer, and operator is extremely important. A seasoned team with multiple skills is key to attracting the best equity and debt sources, he says.

Breitinger agrees that obtaining financing is a challenge. In some cases, "The only way to make projects economically viable is to dramatically increase their density by adding a mix of uses and integrating them vertically," he says. Building parking structures with entrances through small surface lots is another way to gain support.

Fletcher used strong business relationships to secure funding. Financially stable private developers he previously worked with were interested in the redevelopment mixed-use project. While the financing is not 100 percent secure, he estimates the project's total cost will be between \$50 and \$60 million.

Secrets to Success

Tenant mix and location are key factors in the success of mixed-use projects. However, before reaping the benefits of the developments, real estate pros must overcome many challenges. Breitinger's main challenge was the site's poor configuration. Because it is triangular, the current buildings in the location are enclosed and inwardly focused. To make the project work, he had to completely reconfigure the city's road network, he says.

Breitinger explains that design is critical as well. People want to live and shop somewhere that is eye-catching and attracts more visitors and new residents to the town. "From a design perspective, there is a lot of tension between what people crave and how they really live," he says.

In the end, mixed-use developments' main benefits seems to be based on the fact that people, according to Fletcher, can come to work, drop their kids off at day care, get coffee, and work out, adding that the objective is to create a multiuse complex consisting of a compatible mix of retail, office, and cultural uses all in one space.



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Village of Lincolnshire, IL



Existing restaurants in Lincolnshire:

Fleming's, Wildfire, Eddie Merlot's, Sullivan's, Cheesecake Factory, Kona Grill, Big Bowl, Red Robin, Simon Lin's, Potbelly, Naf Naf Grill, Noodles & Company, Chipotle, Go Roma, Cosi, Egg Harbor Cafe, Einstein's, Bontá, Swirl Cup & Liquid Fusion.

Existing retailers in Lincolnshire:

The Fresh Market, Walgreens, Barnes & Noble, Walter E. Smithe, Toms-Price, Penny Mustard Furniture, Roosters, Relax The Back, DSW, Talbots, White House/Black Market, Joseph A. Bank, Chico's, Sapphire Sky, LensCrafter's Optique, Spex & Skinfo.

DEMOGRAPHICS:

- Residential Population: 7,275
- Daytime Population: 25,000
- Households: 2,939
- Median Household Income: \$116,107
- Bachelor's Degree or Higher: 66%
- Owner-Occupied Housing Units: 86%

TAPESTRY SEGMENTS:

Top two segments-

- Top Rung
- Connoisseurs

TOP EMPLOYERS:

- Aon Hewitt 4,203
- School District 225 1,034
- HydraForce 940
- Walgreens 660
- W.W. Grainger 600
- Quill 520
- Marriott Resort 415

TRAFFIC COUNTS (Average Daily):

- Interstate Tollway 94 -148,200 vehicles
- Rte 22 (east of Rte 21) - 37,000 vehicles
- Rte 21 (south of Rte 22) - 34,000 vehicles

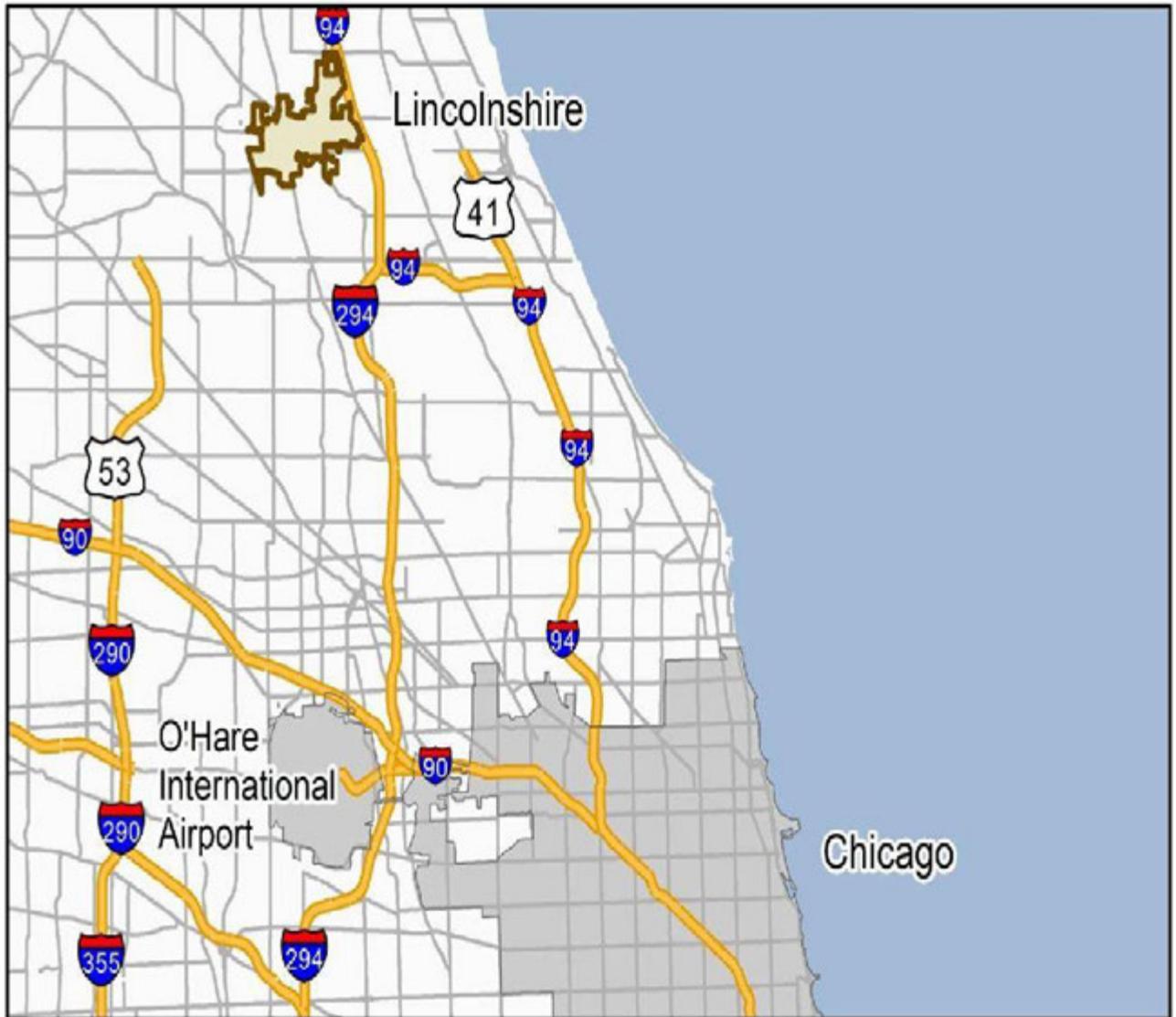
For further information, please contact:

Tonya Zozulya, Economic Development Coordinator

847.913.2313 tzozul@village.lincolnshire.il.us

www.village.lincolnshire.il.us

Village of Lincolnshire, IL



- Northern suburb of Chicago
- 30 miles from the Chicago Loop
- 20 miles from O'Hare International Airport
- 65 miles to Milwaukee
- Interchange access to I-94 (Tollway)
- Along the Rte 22 & Rte 21 major arterials

EXISTING LINCOLNSHIRE RESTAURANTS



EXISTING LINCOLNSHIRE RETAILERS



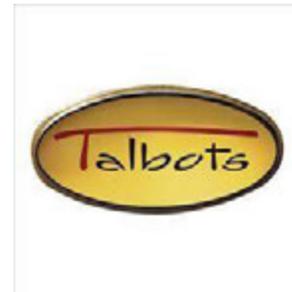
TOMS-PRICE
HOME FURNISHINGS

WHITE
HOUSE

BLACK
MARKET

BARNES & NOBLE
BOOKSELLERS

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PENNY MUSTARD
FURNISHINGS

LENSCRAFTERS



DESIRED RESTAURANT & RETAIL USES FOR LINCOLNSHIRE

Restaurants:

- Asian
- Breweries
- Delicatessen
- Family-friendly
- Mexican
- Organic/health
- Pizza
- Seafood
- Tea/Coffee stores
- Wine stores



Retail Uses:

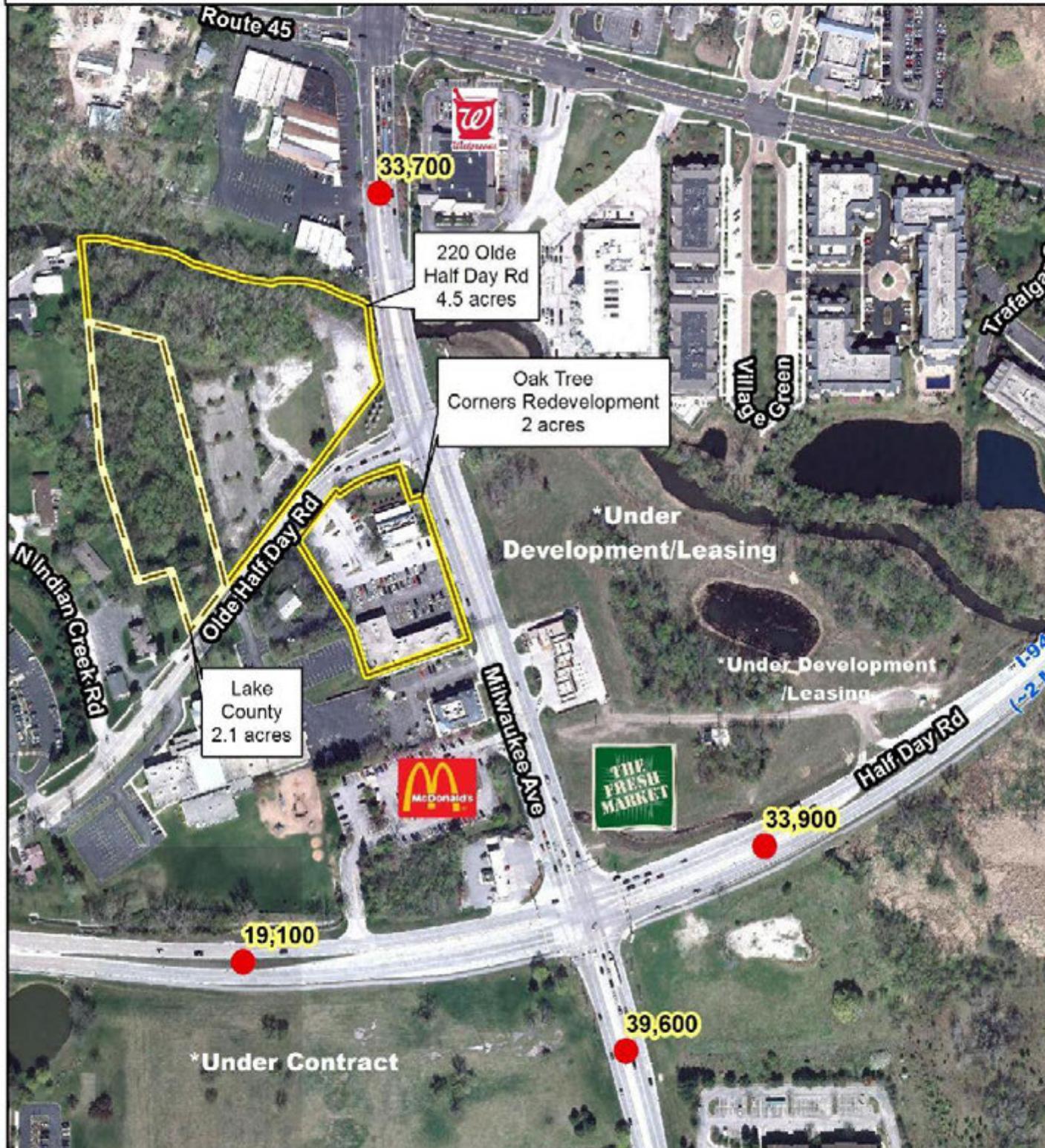
- Beauty (e.g., Sephora, L'Occitane)
- Children's (e.g., Gymboree)
- Entertainment
- Grocery stores (niche/full-line)
- Home (e.g., Crate & Barrel, Williams-Sonoma)
- Home improvement stores (small neighborhood scale)



Lincolnshire Commercial / Retail Development Opportunities

- Traffic count (cars per day)
- Developable / redevelopable Lincolnshire
- Developable / redevelopable Lake County

Data sources: Development sites and acreage from the Lincolnshire Community Development and GIS departments; traffic counts from Esri Business Analyst reports; 2012 imagery from Lake County GIS. 5/12/2014 - MLH



Address	Status	Zoning	Size	Trackage	Owner	CONTACT	Phone #
220 Olde Half Day Rd*	Vacant Land	Commercial	4.5 ac	960' (Olde Half Day) 110' (Milwaukee)	Biggesten Bank	Forest Properties, Dave LaCoudre	817-272-1000
405-435 Milwaukee Ave	Existing shopping center, restaurant	Commercial	2 ac	380' (Milwaukee) 281' (Milwaukee)	Peak Properties (shopping center) at 430 Milwaukee Ave; Joe Dreibl (restaurant) at 405-435 Milwaukee Ave	Jeff DeCook, Peak Joe Dreibl, restaurant	773-657-5264 (Peak) 847-478-8383 (Joe Dreibl)



LINCOLNSHIRE DEVELOPMENT OPPORTUNITIES

Site Information

220 Olde Half Day Road

- Vacant land
- Zoned Commercial
- 4.5 acres in size
- 600' frontage (Olde Half Day Rd)
- 150' frontage (Milwaukee Ave)
- Privately owned
- Available for sale or lease
- Contact Dave LeCavalier of ForeFront Properties: 847.272.4030
- Potential uses: mixed-use; office; commercial
- Adjacent property to the west is privately owned
- Potential uses: mixed-use; office; commercial
- Previously approved for a bank, commercial & office (approvals expired)



LINCOLNSHIRE DEVELOPMENT OPPORTUNITIES

Site Information

400-430 Milwaukee Avenue

- Existing Oak Tree Corners shopping center with an Italian bakery/wine shop & several service uses; Simon Lin's Asian restaurant & an adjacent Village-owned vacant lot
- Zoned Commercial
- 2 acres in size combined
- 380' frontage (Milwaukee Ave)
- 268' frontage (Olde Half Day Rd)
- Contact Jeff DeCook, Peak Properties (Oak Tree Corners Shopping Ctr) at 773.697.5260
- Contact Joe Drelich, Owner of Simon Lin's Restaurant at 847.478.8883
- Potential uses: mixed-use; office & commercial
- Building requires exterior & interior improvements
- Possible redevelopment opportunity





Lincolnshire Commercial / Retail Development Opportunities

-  Traffic count (cars per day)
-  Developable / redevelopable Lincolnshire

Data sources: Development sites and acreage from the Lincolnshire Community Development and GIS departments; traffic counts from Esri Business Analyst reports, 2012 imagery from Lake County GIS, 5/12/2014 - MLK



LINCOLNSHIRE DEVELOPMENT OPPORTUNITIES

Site Information

90-100 Half Day Road Campus

- Existing 3-building office campus, most recently occupied by Aon Hewitt. Currently obsolete and vacant.
- High-profile, community “gateway” site
- 38 acres in size
- Listed by CBRE
- Zoned “Planned Development”
- 1,200’ frontage (Interstate Tollway)
- 1,400’ frontage (Rte 22)
- Potential uses: unified commercial mixed-use development
- Existing office & office/warehouse on remaining legs of the Tollway interchange



TENANT SPACE OPPORTUNITIES

Village Green Center

Available commercial space at **185 Milwaukee Ave:**

- Suite 150 – 4,815 sq ft
- Suite 110 – 1,500 sq ft

Available commercial space at **200 Village Green:**

- 14,529 sq ft (former Flatlander's Restaurant & Brewery)

Available commercial space at **300 Village Green:**

- Suite 112-114 – 2,252 sq ft
- Suite 110-125 – 2,150
- Suite 108 – 279 sq ft
- Suite 130 – 2,026 sq ft
- Suite 135 – 1,350 sq ft



Contact:

Mike Streit, ARCORE, mstreit@arcoregrp.com, 630.908.5702

April Smith, ARCORE, asmith@arcoregrp.com, 630.908.5703

TENANT SPACE OPPORTUNITIES

CityPark of Lincolnshire

Available retail spaces at **275 Parkway Drive**:

- Suite 311 – 9,800 sq ft (former Champps Restaurant)
- Suite 511 – 8,890 sq ft (former Bin 36/Great Lakes Restaurant)

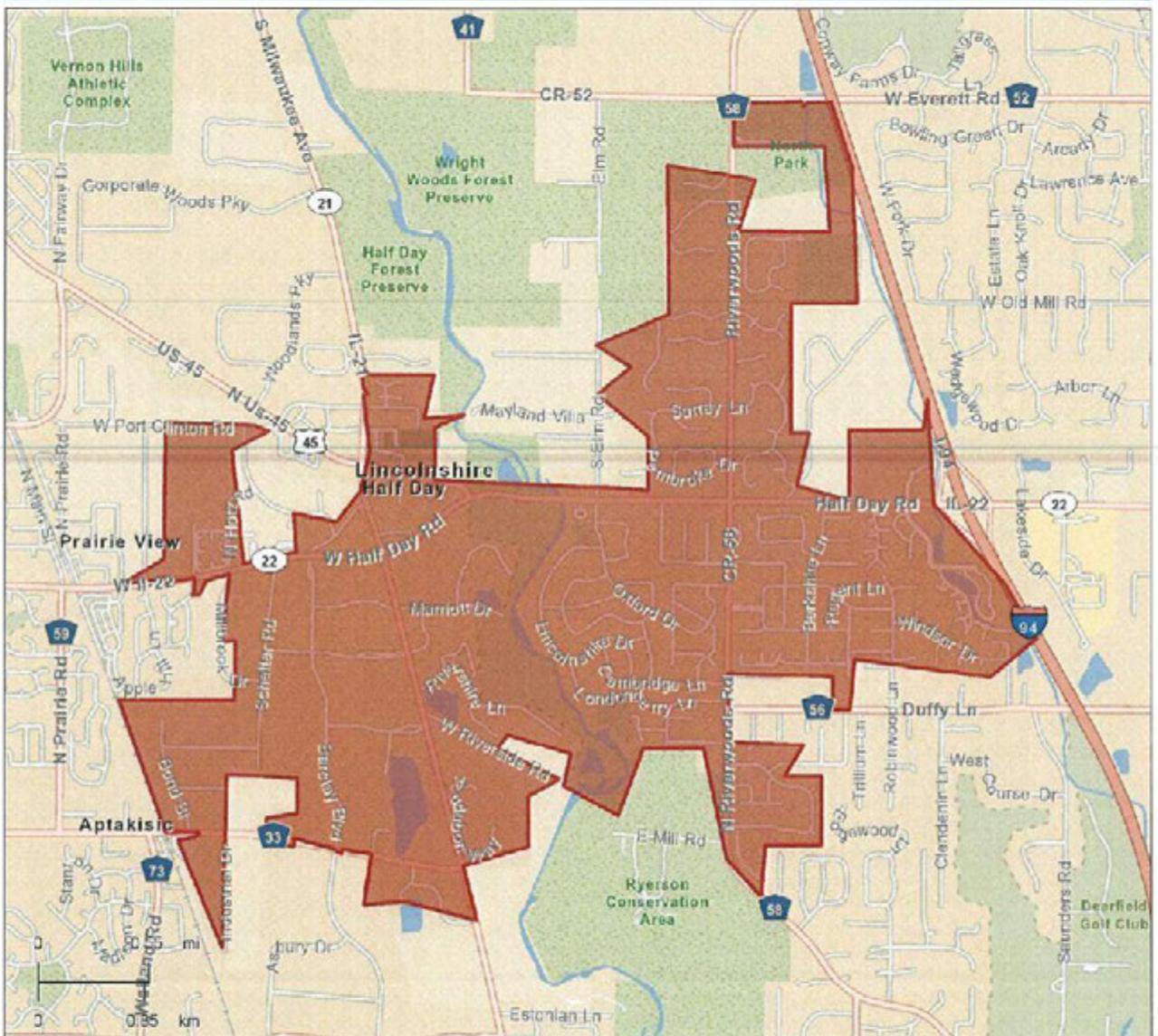


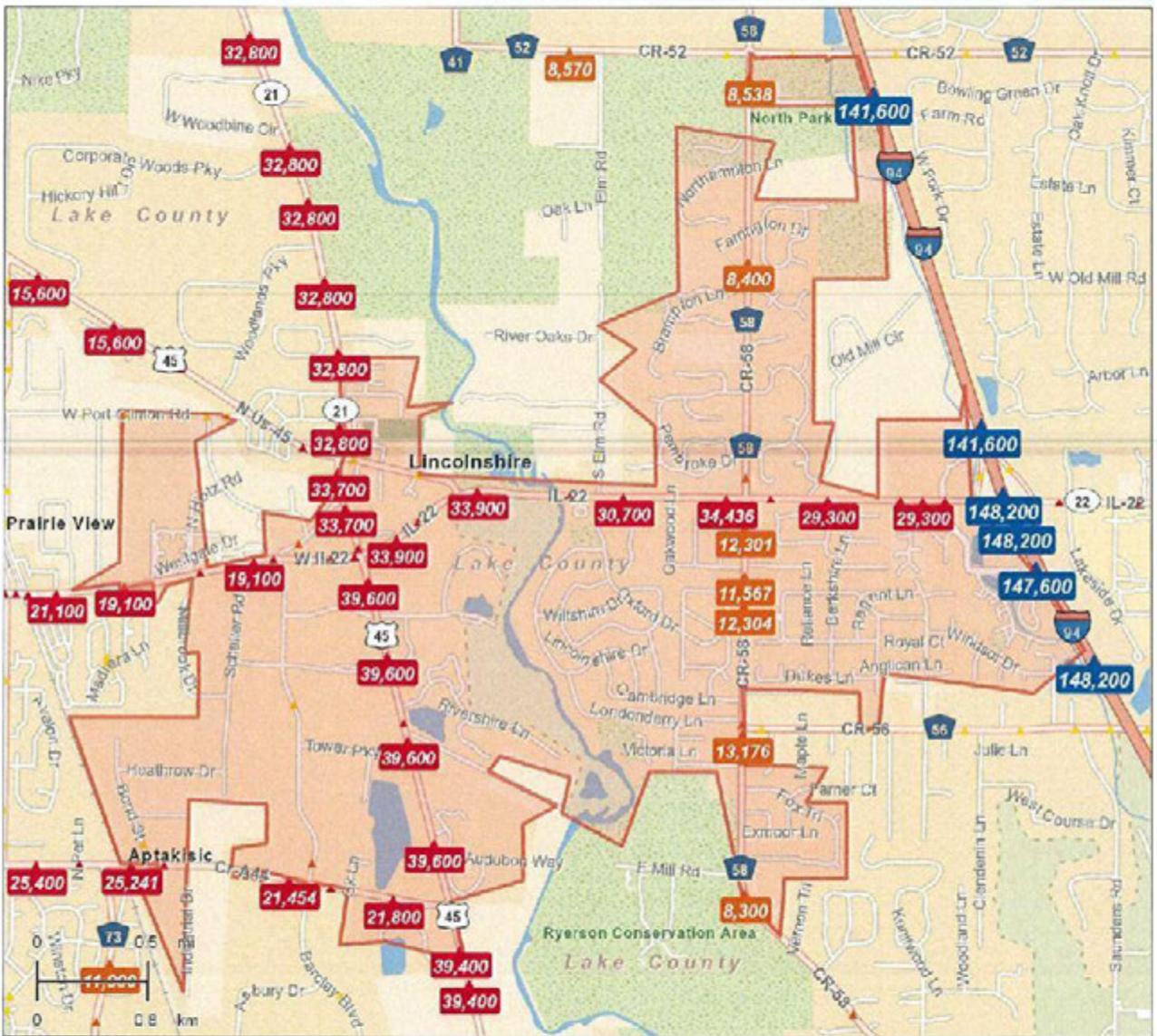
Contact:

Edward Dushman, Foresite Realty

edushman@foresiterealty.com

847.939.6021



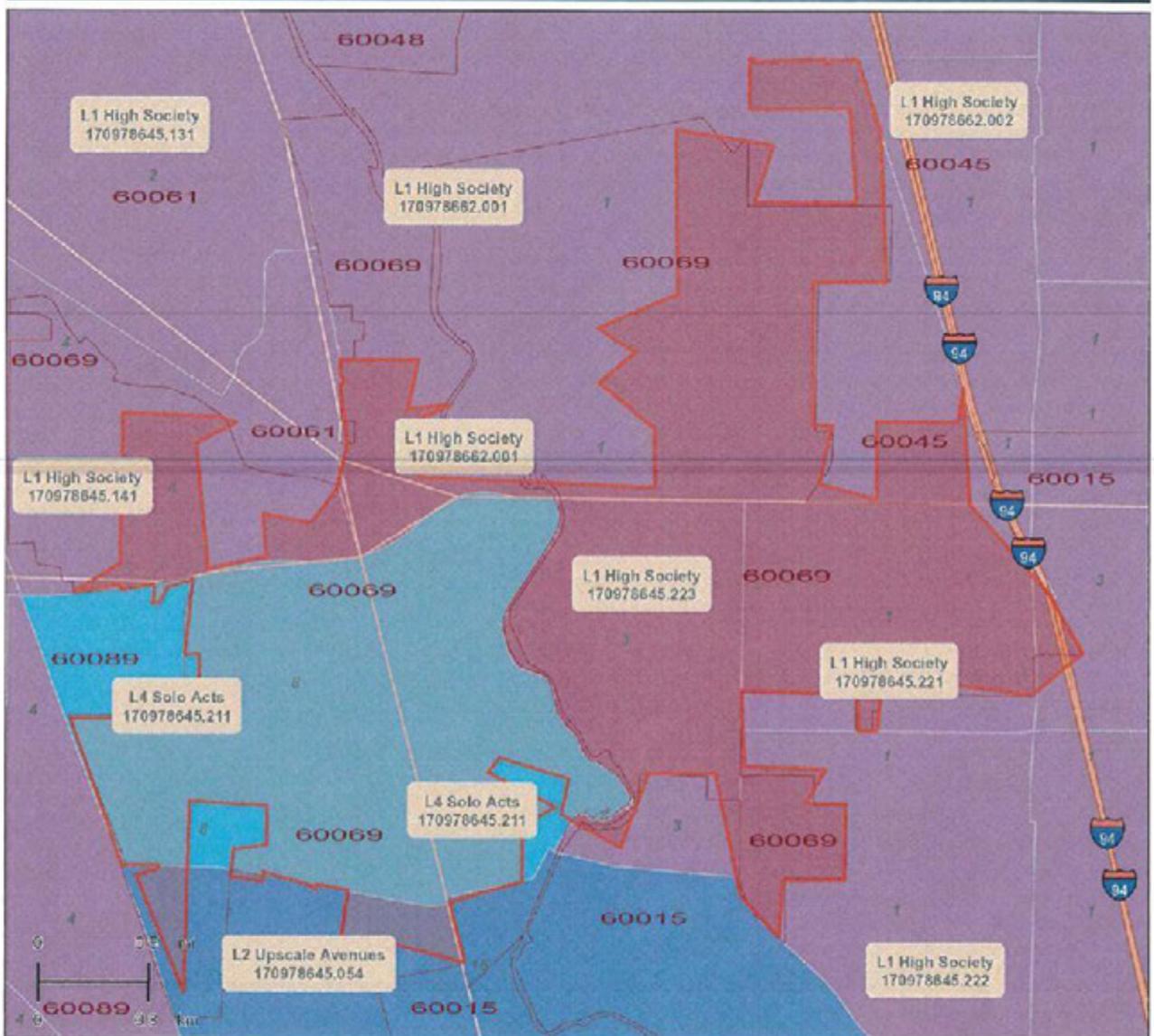


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

January 17, 2013



Tapestry LifeMode

- L1 High Society: Affluent, well-educated, married couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metro-polis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portals: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
- L12 American Quilt: Households in small towns and rural areas



Source: Esri

January 17, 2013

Tapestry™ Segmentation

Esri's **Tapestry™ Segmentation** system divides U.S. residential areas into 65 distinctive segments based on socioeconomic and demographic characteristics to provide an accurate, detailed description of U.S. neighborhoods. **Tapestry Segmentation** can help you to identify your best markets, find the most profitable consumer types, tailor marketing messages to fit your audience, and define product and service preferences. Here's a brief description of a Tapestry segment.

01—Top Rung

Segment Code—01
Segment Name—Top Rung

LifeMode Summary Group—L1 High Society
Urbanization Summary Group—U3 Metro Cities I



Demographic

Residents of *Top Rung* neighborhoods are mature, married, highly educated, and wealthy. The median age is 44.2 years; one-third of the residents are in their peak earning years of 45–64. More than 77 percent of these households are composed of married couples; half of them have children. Except for the presence of children, this is a low-diversity, monochromatic market.

Socioeconomic

Top Rung, the wealthiest consumer market, represents less than 1 percent of all US households. The median household income of \$182,041 is more than three-and-one-half times that of the US median; the median net worth of \$1,120,886 is approximately ten times higher than the national level. Their wealth comes from investments; income from interest, dividends, and rental properties; and remuneration from positions in management, professions, and sales, particularly in the finance, education, legal, and health care industry sectors. The proportion of households receiving self-employment income is twice that of the national level. The population is highly educated: more than 70 percent of residents aged 25 years and older hold a bachelor's or graduate degree.

Residential

The enclaves of the wealthy are dotted throughout major US cities, with higher concentrations located on the east and west coasts. *Top Rung* residents own at least one single-family home with a median home value approaching \$864,923, the highest, by far, of all the Tapestry Segmentation markets. Travel is part of their lives including the highest rate of interstate commuting.

Preferences

Top Rung residents can afford to indulge any choice. Residents carry life insurance policies valued at more than \$500,000. Residents hire professional cleaning and lawn services to maintain their homes and property and contract for home improvement and remodeling projects. This is the top market for owning or leasing a luxury car. Residents favor new imported vehicles, especially convertibles. A vehicle navigation system is a key feature.

Top Rung residents are shoppers. They buy the "best of the best" at high-end department stores, in warehouse/club stores, and from catalogs. They also shop online for books and concert and sports event tickets. They own three or more cell phones and generally have two phone lines in their homes.

Top Rung residents are avid readers of newspapers (usually two or more daily), magazines (especially airline, epicurean, business, finance, and fashion), and books (particularly history and biographies). They listen to classical music, jazz, all-news, public, sports, all-talk, and news/talk radio. They watch news shows on CNBC, CNN, and MSNBC and subscribe to HBO or Showtime.

Active in their communities, they join charitable organizations and environmental groups, work for political parties or candidates, write to elected officials, and contribute to PBS. They practice yoga, do aerobics, play golf and tennis, ski, ice skate, take vitamins, and buy low-fat food.

For more information about Tapestry
call Esri at
1-800-447-9778

Send e-mail inquiries to
info@esri.com

Visit
esri.com/tapestry



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Tapestry™ Segmentation

Esri's **Tapestry™ Segmentation** system divides U.S. residential areas into 65 distinctive segments based on socioeconomic and demographic characteristics to provide an accurate, detailed description of U.S. neighborhoods. **Tapestry Segmentation** can help you to identify your best markets, find the most profitable consumer types, tailor marketing messages to fit your audience, and define product and service preferences. Here's a brief description of a Tapestry segment.

03—Connoisseurs



Segment Code—03

Segment Name—Connoisseurs

LifeMode Summary Group—L1 High Society

Urbanization Summary Group—U3 Metro Cities I

Demographic

Residents of *Connoisseurs* neighborhoods are somewhat older, with a median age of 47 years. Approximately 70 percent of the population is married. Although residents appear closer to retirement than child-rearing age, 30 percent of the households are married couples with children living at home. Ethnic diversity is negligible.

Socioeconomic

With a median net worth of \$708,781, *Connoisseurs* are second in affluence only to the *Top Rung* segment. This market is well educated; 64 percent of the population aged 25 years and older hold a bachelor's or graduate degree. Employed residents earn wages from high-paying management, professional, and sales jobs. Many are self-employed; the rate is twice that of the national average. They have a median household income of \$121,368 and supplement their salaries with income from interest, dividends, and rental properties.

Residential

Connoisseurs neighborhoods are usually slow-growing, established, affluent areas in densely populated city centers where the median home value is \$601,492. Most of their homes are single-family structures built before 1970; 87 percent own their homes. Commuting is a way of life; compared to the US average, more *Connoisseurs* residents live in a different state from where they work.

Preferences

Connoisseurs residents may be second to *Top Rung* in wealth, but they are tops for conspicuous consumption. Residents hire contractors for home improvement and remodeling projects, lawn care, landscaping services for property upkeep, and professional housecleaning services. This is one of the top markets to own or lease a luxury car or convertible equipped with a navigational system.

Exercise is a priority: they work out weekly at a club or other facility, ski, play golf and tennis, practice yoga, and jog. They travel abroad and in the United States, visit museums, and attend theater and dance performances. They go online to make travel plans, track and trade their investments, and shop. They order from high-end catalogs and shop in person at service-oriented department stores.

They read history books; mysteries; biographies; two or more daily newspapers; and epicurean, travel, finance, and business magazines. Residents listen to classical music as well as public, all-news, news/talk, and all-talk radio. They work for political candidates or parties, write or visit elected officials, and participate in local civic issues. *Connoisseurs* eat out several times a week, but, for fun, will cook at home occasionally.

For more information about Tapestry

call Esri at

1-800-447-9778

Send e-mail inquiries to

info@esri.com

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Retail MarketPlace Profile

Village of Lincolnshire
Lincolnshire village, IL (1743666)
Geography: Place

Provided by the GIS Consortium

Summary Demographics

2010 Population	7,491
2010 Households	2,603
2010 Median Disposable Income	\$110,170
2010 Per Capita Income	\$68,302

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$171,588,930	\$365,767,736	-\$194,178,806	-36.1	76
Total Retail Trade	44-45	\$147,334,860	\$328,991,321	-\$181,656,461	-38.1	47
Total Food & Drink	722	\$24,254,070	\$36,776,415	-\$12,522,345	-20.5	29

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$33,793,334	\$68,714,194	-\$34,920,860	-34.1	2
Automobile Dealers	4411	\$29,200,551	\$35,621,386	-\$6,420,835	-9.9	1
Other Motor Vehicle Dealers	4412	\$3,153,943	\$33,092,808	-\$29,938,865	-82.6	1
Auto Parts, Accessories & Tire Stores	4413	\$1,438,840	\$0	\$1,438,840	100.0	0
Furniture & Home Furnishings Stores	442	\$4,796,121	\$19,723,758	-\$14,927,637	-60.9	3
Furniture Stores	4421	\$3,222,107	\$18,955,365	-\$15,733,258	-70.9	2
Home Furnishings Stores	4422	\$1,574,014	\$768,393	\$805,621	34.4	1
Electronics & Appliance Stores	4431	\$4,171,838	\$139,861,777	-\$135,689,939	-94.2	6
Bldg Materials, Garden Equip. & Supply Stores	444	\$7,785,088	\$3,831,491	\$3,953,597	34.0	1
Bldg Material & Supplies Dealers	4441	\$6,854,921	\$3,831,491	\$3,023,430	28.3	1
Lawn & Garden Equip & Supply Stores	4442	\$930,167	\$0	\$930,167	100.0	0
Food & Beverage Stores	445	\$26,497,372	\$2,268,626	\$24,228,746	84.2	2
Grocery Stores	4451	\$24,225,115	\$2,268,626	\$21,956,489	82.9	2
Specialty Food Stores	4452	\$949,679	\$0	\$949,679	100.0	0
Beer, Wine & Liquor Stores	4453	\$1,322,578	\$0	\$1,322,578	100.0	0
Health & Personal Care Stores	446,4461	\$5,305,927	\$5,626,283	-\$320,356	-2.9	5
Gasoline Stations	447,4471	\$22,157,117	\$36,827,958	-\$14,670,841	-24.9	3
Clothing & Clothing Accessories Stores	448	\$7,454,900	\$22,136,825	-\$14,681,925	-49.6	10
Clothing Stores	4481	\$5,901,705	\$20,851,452	-\$14,949,747	-55.9	9
Shoe Stores	4482	\$726,542	\$1,285,373	-\$558,831	-27.8	1
Jewelry, Luggage & Leather Goods Stores	4483	\$826,653	\$0	\$826,653	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,634,159	\$3,925,100	-\$2,290,941	-41.2	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,193,619	\$0	\$1,193,619	100.0	0
Book, Periodical & Music Stores	4512	\$440,540	\$3,925,100	-\$3,484,560	-79.8	3
General Merchandise Stores	452	\$19,614,244	\$8,091,609	\$11,522,635	41.6	2
Department Stores Excluding Leased Depts.	4521	\$7,550,924	\$0	\$7,550,924	100.0	0
Other General Merchandise Stores	4529	\$12,063,320	\$8,091,609	\$3,971,711	19.7	2
Miscellaneous Store Retailers	453	\$1,862,050	\$8,253,141	-\$6,391,091	-63.2	7
Florists	4531	\$142,516	\$0	\$142,516	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$413,600	\$933,689	-\$519,889	-38.6	4
Used Merchandise Stores	4533	\$132,100	\$0	\$132,100	100.0	0
Other Miscellaneous Store Retailers	4539	\$1,173,634	\$7,319,452	-\$6,145,818	-72.4	3
Nonstore Retailers	454	\$12,202,710	\$9,730,559	\$2,532,151	11.5	3
Electronic Shopping & Mail-Order Houses	4541	\$10,393,118	\$4,340,146	\$6,052,972	41.1	1
Vending Machine Operators	4542	\$387,461	\$5,390,413	-\$5,002,952	-86.6	2
Direct Selling Establishments	4543	\$1,482,131	\$0	\$1,482,131	100.0	0
Food Services & Drinking Places	722	\$24,254,070	\$36,776,415	-\$12,522,345	-20.5	29
Full-Service Restaurants	7221	\$10,937,555	\$18,249,446	-\$7,311,891	-25.1	16
Limited-Service Eating Places	7222	\$11,245,653	\$18,526,969	-\$7,281,316	-24.5	13
Special Food Services	7223	\$1,204,302	\$0	\$1,204,302	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$866,560	\$0	\$866,560	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Infogroup

January 17, 2013

Made with Esri Business Analyst



Retail MarketPlace Profile

100 Village Grn, Lincolnshire, Illinois, 60069
 Drive Time: 10 minutes

Provided by the GIS Consorti
 Latitude: 42.203
 Longitude: -87.932

Summary Demographics

2012 Population	85,121
2012 Households	31,981
2012 Median Disposable Income	\$72,451
2012 Per Capita Income	\$46,461

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,540,196,942	\$3,724,323,102	-\$2,184,126,160	-41.5	84
Total Retail Trade	44-45	\$1,382,949,815	\$3,540,931,024	-\$2,157,981,210	-43.8	68
Total Food & Drink	722	\$157,247,127	\$183,392,078	-\$26,144,951	-7.7	16

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$260,086,847	\$134,711,372	\$125,375,475	31.8	2
Automobile Dealers	4411	\$222,170,212	\$118,717,536	\$103,452,676	30.3	
Other Motor Vehicle Dealers	4412	\$17,054,602	\$9,673,414	\$7,381,188	27.6	
Auto Parts, Accessories & Tire Stores	4413	\$20,862,033	\$6,320,423	\$14,541,610	53.5	
Furniture & Home Furnishings Stores	442	\$31,123,604	\$72,791,399	-\$41,667,795	-40.1	4
Furniture Stores	4421	\$18,077,242	\$55,415,097	-\$37,337,855	-50.8	2
Home Furnishings Stores	4422	\$13,046,362	\$17,376,302	-\$4,329,940	-14.2	1
Electronics & Appliance Stores	4431	\$37,744,796	\$164,388,268	-\$126,643,473	-62.7	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$53,574,911	\$36,424,899	\$17,150,013	19.1	3
Bldg Material & Supplies Dealers	4441	\$45,777,174	\$31,486,248	\$14,290,926	18.5	3
Lawn & Garden Equip & Supply Stores	4442	\$7,797,737	\$4,938,651	\$2,859,087	22.4	
Food & Beverage Stores	445	\$219,584,564	\$227,971,244	-\$8,386,680	-1.9	6
Grocery Stores	4451	\$194,805,262	\$211,169,117	-\$16,363,855	-4.0	3
Specialty Food Stores	4452	\$6,533,472	\$5,416,885	\$1,116,587	9.3	2
Beer, Wine & Liquor Stores	4453	\$18,245,829	\$11,385,242	\$6,860,588	23.2	
Health & Personal Care Stores	446,4461	\$116,254,224	\$310,177,757	-\$193,923,533	-45.5	5
Gasoline Stations	447,4471	\$136,803,885	\$147,495,727	-\$10,691,841	-3.8	1
Clothing & Clothing Accessories Stores	448	\$90,236,204	\$143,878,902	-\$53,642,699	-22.9	12
Clothing Stores	4481	\$64,630,931	\$81,248,002	-\$16,617,071	-11.4	7
Shoe Stores	4482	\$13,155,058	\$35,372,917	-\$22,217,860	-65.8	2
Jewelry, Luggage & Leather Goods Stores	4483	\$12,450,216	\$27,257,984	-\$14,807,768	-37.3	3
Sporting Goods, Hobby, Book & Music Stores	451	\$36,474,077	\$62,198,870	-\$25,724,793	-26.1	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$28,293,826	\$36,713,145	-\$8,419,319	-13.0	4
Book, Periodical & Music Stores	4512	\$8,180,251	\$25,485,725	-\$17,305,474	-51.4	1
General Merchandise Stores	452	\$244,538,454	\$610,137,436	-\$365,598,982	-42.8	1
Department Stores Excluding Leased Depts.	4521	\$95,248,545	\$267,320,989	-\$172,072,444	-47.5	
Other General Merchandise Stores	4529	\$149,289,909	\$342,816,446	-\$193,526,538	-39.3	1
Miscellaneous Store Retailers	453	\$29,459,072	\$65,954,993	-\$36,495,921	-38.3	15
Florists	4531	\$1,792,947	\$5,995,682	-\$4,202,735	-54.0	
Office Supplies, Stationery & Gift Stores	4532	\$5,044,832	\$33,140,969	-\$28,096,137	-73.6	5
Used Merchandise Stores	4533	\$2,898,048	\$3,520,975	-\$622,927	-9.7	1
Other Miscellaneous Store Retailers	4539	\$19,723,245	\$23,297,366	-\$3,574,121	-8.3	8
Nonstore Retailers	454	\$127,069,176	\$1,564,800,157	-\$1,437,730,980	-85.0	3
Electronic Shopping & Mail-Order Houses	4541	\$110,497,143	\$1,551,828,108	-\$1,441,330,965	-86.7	1
Vending Machine Operators	4542	\$3,787,493	\$8,004,106	-\$4,216,613	-35.8	
Direct Selling Establishments	4543	\$12,784,540	\$4,967,942	\$7,816,598	44.0	1
Food Services & Drinking Places	722	\$157,247,127	\$183,392,078	-\$26,144,951	-7.7	16
Full-Service Restaurants	7221	\$69,883,298	\$97,182,279	-\$27,298,981	-16.3	7
Limited-Service Eating Places	7222	\$71,446,773	\$63,580,663	\$7,866,109	5.8	5
Special Food Services	7223	\$7,378,919	\$8,483,571	-\$1,104,652	-7.0	1
Drinking Places - Alcoholic Beverages	7224	\$8,538,138	\$14,145,565	-\$5,607,427	-24.7	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

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April 23, 2014

Made with Esri Business Analyst



Market Profile

100 Village Grn, Lincolnshire, Illinois, 60069
 Drive Time: 15 minutes

Provided by the GIS Consortium
 Latitude: 42.20311
 Longitude: -87.93206

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2012 Households by Income			
Household Income Base	2,432	31,985	102,100
<\$15,000	2.3%	4.2%	4.3%
\$15,000 - \$24,999	1.9%	4.1%	5.1%
\$25,000 - \$34,999	5.8%	5.4%	5.9%
\$35,000 - \$49,999	5.4%	9.0%	9.1%
\$50,000 - \$74,999	8.6%	14.1%	15.1%
\$75,000 - \$99,999	11.6%	13.9%	13.8%
\$100,000 - \$149,999	22.9%	20.7%	20.2%
\$150,000 - \$199,999	19.1%	12.9%	11.3%
\$200,000+	22.5%	15.7%	15.4%
Average Household Income	\$149,151	\$122,068	\$118,635
2017 Households by Income			
Household Income Base	2,549	32,819	104,364
<\$15,000	1.8%	3.8%	3.8%
\$15,000 - \$24,999	1.2%	2.8%	3.5%
\$25,000 - \$34,999	3.6%	3.7%	4.1%
\$35,000 - \$49,999	3.9%	7.1%	7.2%
\$50,000 - \$74,999	6.9%	12.0%	13.0%
\$75,000 - \$99,999	13.9%	17.1%	17.2%
\$100,000 - \$149,999	23.5%	21.8%	21.6%
\$150,000 - \$199,999	22.2%	15.2%	13.6%
\$200,000+	23.1%	16.5%	16.1%
Average Household Income	\$171,870	\$141,397	\$137,918
2012 Owner Occupied Housing Units by Value			
Total	1,950	24,253	80,400
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.4%	1.3%	1.6%
\$100,000 - \$149,999	1.1%	6.5%	5.9%
\$150,000 - \$199,999	1.8%	10.2%	11.1%
\$200,000 - \$249,999	3.7%	10.9%	11.7%
\$250,000 - \$299,999	7.3%	11.0%	10.8%
\$300,000 - \$399,999	22.9%	20.5%	19.7%
\$400,000 - \$499,999	20.4%	12.8%	12.6%
\$500,000 - \$749,999	31.9%	17.7%	17.3%
\$750,000 - \$999,999	5.4%	4.8%	5.3%
\$1,000,000 +	4.9%	4.3%	4.0%
Average Home Value	\$513,831	\$417,379	\$413,709
2017 Owner Occupied Housing Units by Value			
Total	2,064	25,089	82,809
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.1%	0.8%	1.0%
\$100,000 - \$149,999	0.5%	4.7%	4.2%
\$150,000 - \$199,999	1.1%	8.7%	9.2%
\$200,000 - \$249,999	2.9%	10.0%	11.0%
\$250,000 - \$299,999	6.5%	11.3%	11.1%
\$300,000 - \$399,999	20.3%	20.2%	19.5%
\$400,000 - \$499,999	22.3%	14.9%	14.5%
\$500,000 - \$749,999	34.6%	19.2%	19.0%
\$750,000 - \$999,999	5.9%	5.2%	5.8%
\$1,000,000 +	5.8%	5.0%	4.6%
Average Home Value	\$537,664	\$440,309	\$438,446

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, 529 and 529a payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.

April 23, 2014

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Retail MarketPlace Profile

100 Village Grn, Lincolnshire, Illinois, 60069
 Drive Time: 10 minutes

Provided by the GIS Consorti
 Latitude: 42.203
 Longitude: -87.932

Summary Demographics

2012 Population	85,121
2012 Households	31,981
2012 Median Disposable Income	\$72,451
2012 Per Capita Income	\$46,461

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,540,196,942	\$3,724,323,102	-\$2,184,126,160	-41.5	84
Total Retail Trade	44-45	\$1,382,949,815	\$3,540,931,024	-\$2,157,981,210	-43.8	68
Total Food & Drink	722	\$157,247,127	\$183,392,078	-\$26,144,951	-7.7	16

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$260,086,847	\$134,711,372	\$125,375,475	31.8	2
Automobile Dealers	4411	\$222,170,212	\$118,717,536	\$103,452,676	30.3	
Other Motor Vehicle Dealers	4412	\$17,054,602	\$9,673,414	\$7,381,188	27.6	
Auto Parts, Accessories & Tire Stores	4413	\$20,862,033	\$6,320,423	\$14,541,610	53.5	
Furniture & Home Furnishings Stores	442	\$31,123,604	\$72,791,399	-\$41,667,795	-40.1	4
Furniture Stores	4421	\$18,077,242	\$55,415,097	-\$37,337,855	-50.8	2
Home Furnishings Stores	4422	\$13,046,362	\$17,376,302	-\$4,329,940	-14.2	1
Electronics & Appliance Stores	4431	\$37,744,796	\$164,388,268	-\$126,643,473	-62.7	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$53,574,911	\$36,424,899	\$17,150,013	19.1	3
Bldg Material & Supplies Dealers	4441	\$45,777,174	\$31,486,248	\$14,290,926	18.5	3
Lawn & Garden Equip & Supply Stores	4442	\$7,797,737	\$4,938,651	\$2,859,087	22.4	
Food & Beverage Stores	445	\$219,584,564	\$227,971,244	-\$8,386,680	-1.9	6
Grocery Stores	4451	\$194,805,262	\$211,169,117	-\$16,363,855	-4.0	3
Specialty Food Stores	4452	\$6,533,472	\$5,416,885	\$1,116,587	9.3	2
Beer, Wine & Liquor Stores	4453	\$18,245,829	\$11,385,242	\$6,860,588	23.2	
Health & Personal Care Stores	446,4461	\$116,254,224	\$310,177,757	-\$193,923,533	-45.5	5
Gasoline Stations	447,4471	\$136,803,885	\$147,495,727	-\$10,691,841	-3.8	1
Clothing & Clothing Accessories Stores	448	\$90,236,204	\$143,878,902	-\$53,642,699	-22.9	12
Clothing Stores	4481	\$64,630,931	\$81,248,002	-\$16,617,071	-11.4	7
Shoe Stores	4482	\$13,155,058	\$35,372,917	-\$22,217,860	-65.8	2
Jewelry, Luggage & Leather Goods Stores	4483	\$12,450,216	\$27,257,984	-\$14,807,768	-37.3	3
Sporting Goods, Hobby, Book & Music Stores	451	\$36,474,077	\$62,198,870	-\$25,724,793	-26.1	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$28,293,826	\$36,713,145	-\$8,419,319	-13.0	4
Book, Periodical & Music Stores	4512	\$8,180,251	\$25,485,725	-\$17,305,474	-51.4	1
General Merchandise Stores	452	\$244,538,454	\$610,137,436	-\$365,598,982	-42.8	1
Department Stores Excluding Leased Depts.	4521	\$95,248,545	\$267,320,989	-\$172,072,444	-47.5	
Other General Merchandise Stores	4529	\$149,289,909	\$342,816,446	-\$193,526,538	-39.3	1
Miscellaneous Store Retailers	453	\$29,459,072	\$65,954,993	-\$36,495,921	-38.3	15
Florists	4531	\$1,792,947	\$5,995,682	-\$4,202,735	-54.0	
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Drinking Places - Alcoholic Beverages	7224	\$8,538,138	\$14,145,565	-\$5,607,427	-24.7	1

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April 23, 2014

Made with Esri Business Analyst



220 Olde Half Day Road

PRIME SITE ON MILWAUKEE AVE. IN LINCOLNSHIRE, IL

- NW Corner of Milwaukee Avenue and Old Half Day Road, Lincolnshire, IL
- 1 – 5 Acres Available for Land Lease or For Sale
- Low Lake County Taxes (Vernon Township)
- Signalized Intersection with 33,900 traffic count on Milwaukee Ave.
- Zoned B-1 (Tremendous demographics and opportunity)
- For Additional Information: **Dave LeCavalier, CCIM 847.272.4030 (X11)**

“Positioning properties at the ForeFront of the marketplace”



Village Green of Lincolnshire

NEC Milwaukee & Olde Half Day Rd

Lincolnshire, IL



VILLAGE GREEN *of Lincolnshire*



Building 185		
Suite 150	Available	4,815 SF
Suite 140	Dentist	
Suite 135	SPEX	
Suite 130	Einstein Bros Bagels	
Suite 120	ZaZa Salon	
Suite 110	Available	1,500 SF
Suite 100	Eddie Merlots	
Building 100		
Suite 105	Subway	
Suite 100-110	Bright Stars Daycare	
Suite 120	Complete Orthopedic Care	
Building 200		
Suite 299	Available	14,529 SF
Building 300		
Suite 116	Sapphire Sky	
Suite 114-112	Available	2,252 SF
Suite 110-125	Available	2,150 SF
Suite 108	Available	279 SF
Suite 130	Available	2,025 SF
Suite 105	Fresh Green Light	898 SF
Suite 135	Available	1,350 SF
Suite 140	Cleaners	
Suite 145	Sally's Nail Spa	
Suite 150	Dentist	
Suite 100	Egg Harbor	

Site Plan

The Village Green of Lincolnshire is a high-end shopping center located at the NEC of Milwaukee Ave and Olde Half Day Road. It is accessible from the interchange at Interstate 94 and Half Day Road. This center is well positioned within the Lincolnshire trade area and is in close proximity to many restaurants and entertainment users. Area retailers include Regal Cinema's, The Fresh Market, Cheesecake Factory, Kona Grill, Flemings and Sullivans.

Space Available:

1,350 - 14,529 SF Former Flatlanders Restaurant Available

Strong Traffic Counts:

Incredible traffic with 31,500 ADT on Milwaukee Ave and 16,500 ADT on Old Half Day Road.

Affluent Population Base:

\$169,523 Avg HHI (3 Mile Radius)
\$140,759 Avg HHI (5 Mile Radius)

Heavy Employee Concentration:

48,876 Square Feet of Office Space on site
57,648 Employees (3 Mile Radius)
154,720 Employees (5 Mile Radius)

Contact

Mike Streit

e: mstreit@arccoregrp.com | p: (630) 908-6702

April Smith

e: asmith@arccoregrp.com | p: (630) 908-6703



FOR LEASE

CITYPARK LINCOLNSHIRE

255 - 275 Parkway Drive
Lincolnshire, Illinois 60069

18,690 Square Feet Retail Space Available



HIGHLIGHTS:

- Join Lincolnshire's exciting mixed-use community center
- Ideal for high-end retailers, women & men's fashion, children's fashion, shoes, accessories, med-spa and Speciality shops
- Beautifully designed center with an 18-screen Regal Theater and IMAX, office building and hotel all incorporated into this high-end retail center.
- Join a strong co-tenant line up with national retailers, excellent restaurants, entertainment and specialty tenants.

CO-TENANTS:

Viper Alley	Illusions by Jill
Regal Theater / IMAX	Skinfo
Wildfire	Foster Bank
Hampton INN	Big Bowl
FedEx Office	T-Mobile
Red Robin	Swirl Cup
Potbelly	

AVAILABLE:

- Suite 311 - 9,800 Square Feet
- Suite 511 - 8,890 Square Feet



9525 West Bryn Mawr Avenue
Suite 925
Rosemont, Illinois 60018
847.939.6010

EDWARD DUSHMAN
847-939-6021
edushman@foresiterealty.com

DOUG TARR
847-939-6025
dtarr@foresiterealty.com

NICK CARMEN
847-939-6031
ncarmen@foresiterealty.com

REQUEST FOR BOARD ACTION
COMMITTEE OF THE WHOLE
June 23, 2014

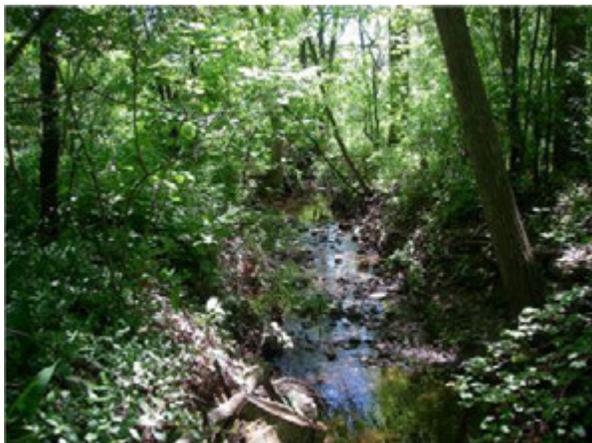
Subject:	Construction Services for the Lincolnshire Creek Erosion Mitigation Project
Action Requested:	Consideration and Discussion of a Construction Contract with Front Range Environmental for Construction Services for the Lincolnshire Creek Erosion Mitigation Project in an Amount Not to Exceed \$217,759 (Village of Lincolnshire)
Originated By/Contact:	Robert Horne, Asst. Director of Public Works/Engineering Supervisor
Referred To:	Village Board

Summary / Background:

The Village opened four bids for this project on June 17, 2014. Staff recommends approval of a contract with lowest responsible bidder Front Range Environmental in the amount of \$217,759, to perform construction required for the erosion mitigation project within the Lincolnshire Creek.

The scope of work includes excavation; grading of eroded banks; installation of stone filled gabion baskets, tree removal, utility relocations, removing invasive species in the area and enhancing with trees, shrubs; seed and plantings necessary to repair the erosion problem. The contractor will also be installing structural geogrid lifts to soften the tops of the gabion baskets. The geogrids will be filled, seeded and have plant plugs installed to provide a more natural and aesthetic appearance.

The Village Board has previously awarded Phase 1, 2, and 3 engineering contracts, which include construction observation and engineering support required for this project.



This project requires approval from 2 separate agencies; Lake County Storm Water Management Commission (SMC) and the Army Corps of Engineers (ACOE). The Village has received the required authorizations from both Agencies to perform the work.

Budget Impact:

The Village Board included \$196,500 for Phase engineering and construction for this project in the 2014 Capital Budget, \$21,500 of which has been allocated to Phase III engineering services. Therefore, the funds allocated for the construction portion of this project is \$175,000. This reflects a line item shortage of \$42,759. Although the line item will be exceeded by this amount, it should not result in the General Capital Fund exceeding its total budget. The difference between the budgeted and bid amounts can be attributed to the time of year this project was let, and project challenges that were identified by the contractor's during the final design process and pre-bid meeting. Design issues required a crushed stone

fill layer be installed behind the gabion baskets to address the clay soil conditions encountered during the geotechnical evaluations. In addition, the permit agencies are requiring a strict adherence to maintaining the existing stream cross section (the limits of the existing creek). This stipulation requires the design layout to be very detailed, which then requires the construction effort to be more precise. Lastly, in an effort to avoid tree loss/impacts the number of geogrid lifts was increased in some areas during final design.

Service Delivery Impact:

This project mitigates known slope failures along Lincolnshire Creek. It protects electric and communication lines which are threatened by further erosion. It also stabilizes the banks of the creek adjacent to two residential structures.

Recommendation:

Staff requests that the Mayor and Board of Trustees place this item on the July 14, 2014, Consent Agenda for approval, to enable the construction can be completed in 2014.

Reports and Documents Attached:

- Consulting Engineer Recommendation
- Bid Tab
- Project Location Map

Meeting History	
Initial Referral to Village Board (COW):	June 23, 2014
Regular Village Board Meeting:	July 14, 2014



AECOM
303 East Wacker Drive Suite 1400
Chicago, IL 60601
www.aecom.com

312.373.7700 tel
312.373.6800 fax

June 19, 2014

Mr. Robert Home, Engineering Supervisor
Nicole Koleno, Project Manager
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: Lincolnshire Creek Restoration Project – Engineers Recommendation

Dear Rob and Nicole:

Construction bids for the Lincolnshire Creek Restoration project were opened on Tuesday June 17th at 10:00 AM. Front Range Environmental was the lowest bidder of four bids received. AECOM has performed an evaluation of this firm's qualifications by contacting references submitted by this Contractor for similar prior completed projects.

We were able to make contact with two of the four references provided by the Contractor. Following is a summary of this investigation:

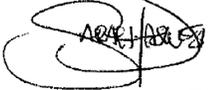
- Colony Lakes Shoreline – Owner: Schaumburg Park District: The Park District indicates that Front Range performed reasonably well with their work on this project. They would consider using this firm again. They were behind schedule; however, this only affected the seeding which had to be completed the following spring. The Contractor asked for several change orders; however, the Park District approved only one of these requests. The Contractor was willing to complete the work without the other change orders being approved. They damaged one tree but replaced the tree. The replacement tree has not done well and this issue is currently under discussion.
- Little Pine Creek Stream Stabilization – Engineer: Hey and Associates: They would consider this firm again in a bid situation. If they didn't have to bid the project, they might prefer a better qualified firm. However, Front Range did provide a significantly lower bid. They performed ok with schedule. The low price showed in the Contractors decision making. This caused the need for additional oversight of their work. They need to be reminded about required submittal requirements. Project manager communications to their field staff regarding plan intent was lacking. This requires diligent oversight on the part of the Owners team. The field staff was praised as being very responsive and understanding of the plan once described by the engineer.

Front Range Environmental appears to be capable of stream restoration projects; however, the low bid price in this case is likely to require rigorous field oversight to make sure tasks are completed according to the plans and specifications. References described the field staff as very capable and competent and easy to talk with. A detailed pre-construction meeting should be held with the project manager and all field staff as well as regular field visits to the project site.

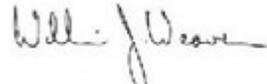
This recommendation is based on conversations with two of the four references provided by Front Range Environmental. We will forward any new information when we hear from the last two references.

If you have any questions regarding Front Range Environmental or the proposed Lincolnshire Creek Restoration project, please contact Sarah Pasquesi at (312) 373-6578.

Respectfully,



Sarah Pasquesi, EIT
Project Engineer



William J. Weaver, P.E., D.WRE
Senior Principle Engineer – Vice President

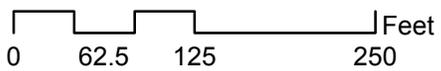
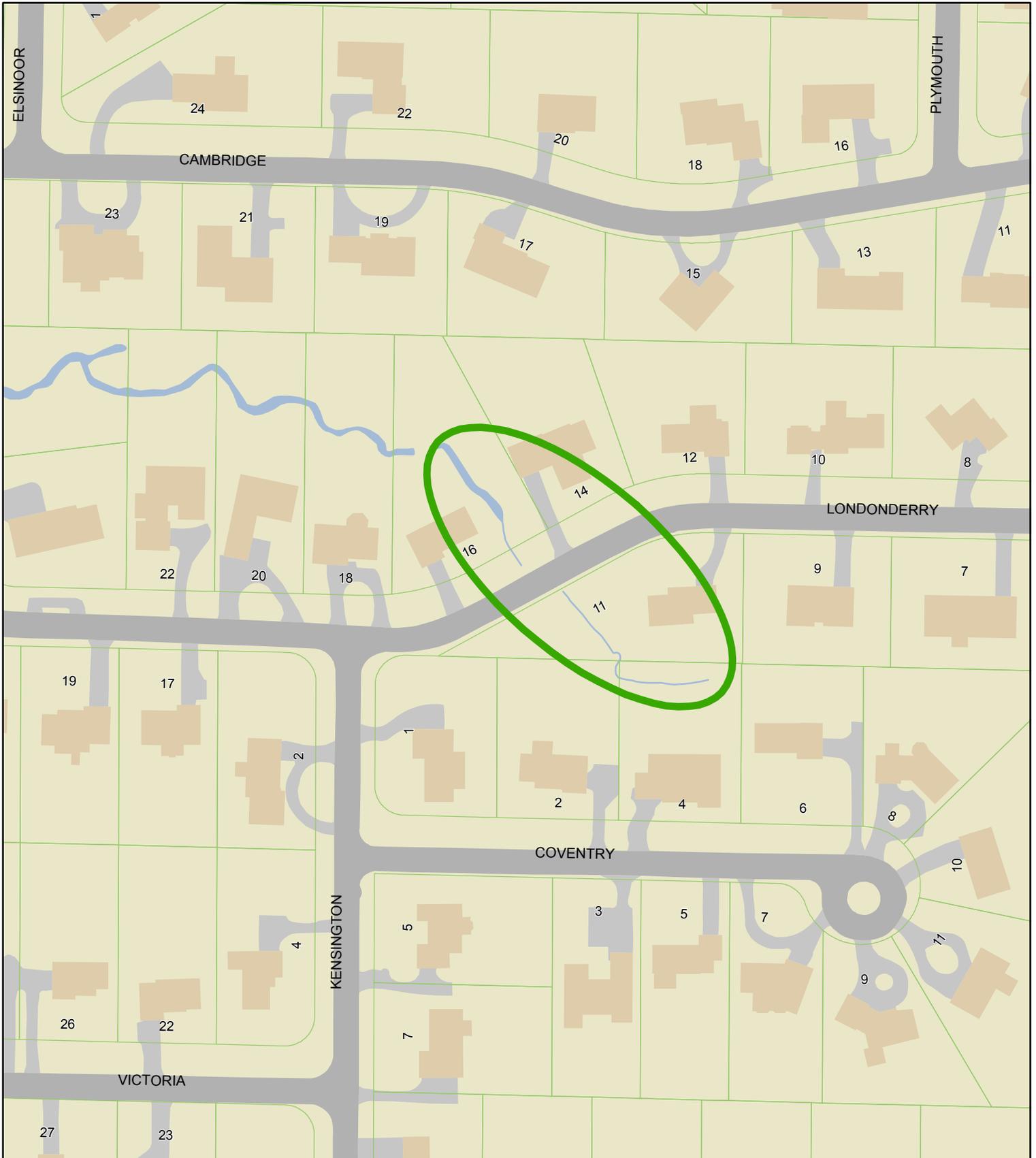
A. BASE BID ITEMS -- Work from Station nos. 0+00 to 3+89

Bid Item No.	Item Description	Unit	Quantity	Conservation Land Stewardship		Frontrange Environmental		Kovilic		V3 Companies	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1	General Conditions/Mobilization/ Demobilization	Lump Sum	1	\$12,930.88	\$12,930.88	\$4,000.00	\$4,000.00	\$20,000.00	\$20,000.00	\$26,800.00	\$26,800.00
2	Site Preparation and Demolition	Lump Sum	1	\$38,151.76	\$38,151.76	\$8,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$17,700.00	\$17,700.00
3	Earthwork	Lump Sum	1	\$37,458.82	\$37,458.82	\$56,000.00	\$56,000.00	\$43,250.00	\$43,250.00	\$79,500.00	\$79,500.00
4	Topsoil (Rooting Media) Installation	Lump Sum	1	\$6,417.35	\$6,417.35	\$7,000.00	\$7,000.00	\$6,700.00	\$6,700.00	\$9,400.00	\$9,400.00
5	Geotextile Fabric	Lump Sum	1	\$2,721.18	\$2,721.18	\$4,100.00	\$4,100.00	\$7,500.00	\$7,500.00	\$340.00	\$340.00
6	Stone Riprap Erosion Protection	Lump Sum	1	\$39,509.04	\$39,509.04	\$40,000.00	\$40,000.00	\$35,000.00	\$35,000.00	\$32,800.00	\$32,800.00
7	Stone Filled Gabion Baskets	Lump Sum	1	\$60,184.96	\$60,184.96	\$62,000.00	\$62,000.00	\$150,000.00	\$150,000.00	\$110,570.00	\$110,570.00
	Stream Restoration Planting and Seeding:										
8.1	Upland Native Seeding	Lump Sum	1	\$328.82	\$328.82	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$2,200.00	\$2,200.00
8.2	Vegetated Geogrid Lift Seeding	Lump Sum	1	\$408.82	\$408.82	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$1,900.00	\$1,900.00
8.3	Vegetated Geogrid Lift Plug Plantings	Lump Sum	1	\$3,692.47	\$3,692.47	\$4,800.00	\$4,800.00	\$15,000.00	\$15,000.00	\$6,900.00	\$6,900.00
8.4	Live Shrub Cuttings between Stone Filled Gabion Baskets	Lump Sum	1	\$2,345.88	\$2,345.88	\$2,400.00	\$2,400.00	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00
9	Erosion Control Fabric	Lump Sum	1	\$1,628.09	\$1,628.09	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00	\$3,400.00	\$3,400.00
10	Ground Stabilization with Geosynthetics – Geogrid Lifts	Lump Sum	1	\$26,787.79	\$26,787.79	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00	\$14,800.00	\$14,800.00
11	Miscellaneous Bushes	Each	30	\$84.85	\$2,545.59	\$35.00	\$1,050.00	\$250.00	\$7,500.00	\$83.00	\$2,490.00
12	Performance Bond	Lump Sum	1	\$3,999.55	\$3,999.55	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00	\$3,700.00	\$3,700.00
TOTAL OF ALL EXTENDED PRICES					\$239,111.00		\$214,350.00		\$340,450.00		\$316,000.00

A. ALTERNATE (ADD) BID ITEMS -- Work from Station nos. 3+89 to 4+00

Bid Item No.	Item Description	Unit	Quantity	Conservation Land Stewardship		Frontrange Environmental		Kovilic		V3 Companies	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
2.A	Site Preparation and Demolition	Lump Sum	1	\$1,421.18	\$1,421.18	\$1.00	\$1.00	\$1,500.00	\$1,500.00	\$180.00	\$180.00
3.A	Earthwork	Lump Sum	1	\$2,391.76	\$2,391.76	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$800.00	\$800.00
4.A	Topsoil (Rooting Media) Installation	Lump Sum	1	\$232.65	\$232.65	\$1.00	\$1.00	\$300.00	\$300.00	\$95.00	\$95.00
5.A	Geotextile Fabric	Lump Sum	1	\$372.79	\$372.79	\$1.00	\$1.00	\$220.00	\$220.00	\$50.00	\$50.00
6.A	Stone Riprap Erosion Protection	Lump Sum	1	\$504.00	\$504.00	\$1.00	\$1.00	\$500.00	\$500.00	\$300.00	\$300.00
7.A	Stone Filled Gabion Baskets	Lump Sum	1	\$918.75	\$918.75	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$1,100.00	\$1,100.00
	Stream Restoration Planting and Seeding:										
8.A1	Upland Native Seeding	Lump Sum	1	\$2,044.41	\$2,044.41	\$400.00	\$400.00	\$200.00	\$200.00	\$25.00	\$25.00
8.A2	Vegetated Geogrid Lift Seeding	Lump Sum	1	\$2,044.41	\$2,044.41	\$1.00	\$1.00	\$200.00	\$200.00	\$25.00	\$25.00
8.A3	Vegetated Geogrid Lift Plug Plantings	Lump Sum	1	\$193.71	\$193.71	\$1.00	\$1.00	\$300.00	\$300.00	\$75.00	\$75.00
8.A4	Live Shrub Cuttings between Stone Filled Gabion Baskets	Lump Sum	1	\$32.82	\$32.82	\$1.00	\$1.00	\$300.00	\$300.00	\$50.00	\$50.00
9.A	Erosion Control Fabric	Lump Sum	1	\$26.53	\$26.53	\$1.00	\$1.00	\$200.00	\$200.00	\$50.00	\$50.00
10.A	Ground Stabilization with Geosynthetics – Geogrid Lifts	Lump Sum	1	\$214.50	\$214.50	\$1.00	\$1.00	\$500.00	\$500.00	\$200.00	\$200.00
TOTAL OF ALL EXTENDED PRICES					\$10,397.51		\$3,409.00		\$7,720.00		\$2,950.00
TOTAL OF BASE BID PLUS ALTERNATE BID					\$249,508.51		\$217,759.00		\$348,170.00		\$318,950.00

Lincolnshire Creek Erosion Project Location Map



**REQUEST FOR BOARD ACTION
COMMITTEE OF THE WHOLE
June 23, 2014**

Subject:	Construction Services for the Londonderry Lane Reconstruction Project, from Lincolnshire Drive to 36 Londonderry Lane
Action Requested:	Consideration and Discussion of a Construction Services Contract with Chicagoland Paving, Lake Zurich, IL for the Londonderry Lane Reconstruction Project in an Amount not to Exceed \$169,900 (Village of Lincolnshire)
Originated By/Contact:	Robert Horne, Asst. Director of Public Works/Engineering Supervisor
Referred To:	Committee of the Whole

Summary / Background:

The Village opened bids for the Londonderry Lane reconstruction project on June 17, 2014. Unfortunately, only one bid was received and opened. The project was advertised in the Lincolnshire Review, as well as Dodge Report (Bulletin) for contractors. The consulting engineer also reached out to known area contractors to inform them of the project. The consulting engineer indicates only two bid packets were picked up by prospective bidders. Discussions with area contractors indicate many are full with other projects for 2014, so much so that some contractors indicated they are not even picking up bid packets at this time.

The Village Board included \$150,000 for this project in the 2014 Capital Budget, \$29,500 of which has been allocated for Phase 1, 2, and select Phase 3 engineering services. Therefore, the funds allocated for the construction portion of this project are \$120,500. This reflects a line item shortage of \$49,400. However, Staff and the consulting engineer agreed to bid out the project to include a concrete ribbon along both sides of the roadway with the understanding if the prices did not allow for their construction, we could eliminate that line item from the project. The Consulting Engineer has confirmed with the contractor elimination of this component would not impact the other bid items. Therefore, the reconstruction project's anticipated actual cost will be \$124,705

Based on the pricing received, Staff still recommends approval of a contract with lowest responsible bidder Chicagoland Paving in the amount of \$169,900, to perform construction required for the Londonderry Lane Reconstruction Project.

The scope of work includes pavement removal; grading and re-establishing linear ditch lines; culvert replacement; storm sewer improvements; pavement installation; and final restoration.



This project requires approval from Lake County Storm Water Management Commission (SMC) and the Army Corps of Engineers (ACOE). The Village is in the process of acquiring authorizations from both Agencies to perform the work. These approvals are being monitored closely by the consulting engineer and Staff, as they could impact the construction schedule, due to wetlands adjacent to the site.

Budget Impact:

The Village Board included \$150,000 for this project in the 2014 General Capital Budget. \$29,500 was dedicated previously to engineering services. Therefore, the remaining funds available for the construction portion of this project are \$120,500. Following the elimination of the barrier curb line item, the contract cost will be approximately \$5,000, over the budgeted amount.

Service Delivery Impact:

Staff has notified School District #103 about this project and expects its completion prior to classes being held at the Rivershire Nature Center. There is an expectation that in an effort to complete this project quickly, the roadway will only be accessible to Village Staff for a period of time during construction. The project completion date is September 1, 2014, but should only take the contractor approximately two (2) weeks to substantially complete.

Recommendation:

Staff requests the Mayor and Board of Trustees direct placement of this item on the July 14, 2014, Consent Agenda for approval, to ensure the construction can be completed in 2014.

Reports and Documents Attached:

- Consulting Engineer Recommendation
- Bid Tab
- Schedule of Prices, with amended quantities and costs
- Project Location Map

Meeting History	
Initial Referral to Village Board (COW):	June 23, 2014
Regular Village Board Meeting:	July 14, 2014



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

June 18, 2014

Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, Illinois 60069

Attention: Rob Horne – Assistant Director of Public Works

Subject: Village of Lincolnshire Londonderry Lane Resurfacing
Bid Results / Recommendation of Award
(CBBEL Project No. 140196)

Dear Mr. Horne:

On Tuesday, June 18, 2014 at 10:00 a.m. bids were received at the Village of Lincolnshire Village Hall and opened for the Londonderry Lane Resurfacing project. One (1) bid was received for this project. The bid has been reviewed and tabulated and is as follows.

#	COMPANY NAME	BID
-	ENGINEER'S ESTIMATE	\$ 139,862.00
1	Chicagoland Paving	\$ 169,900.00

As you can see, Chicagoland Paving was the low bidder. Both the Village and CBBEL have worked with Chicagoland Paving in the past and have had very positive results. We feel that Chicagoland Paving is well qualified to complete this particular project.

Enclosed for your review is the bid tabulation. If you have any further questions, please do not hesitate to contact me.

Sincerely,

James Amelio, PE
Project Manager

cc: File

Londonderry Resurfacing

Village of Lincolnshire

Bid Tabulation

6/17/2014

ITEM NO.	DESCRIPTION	UNIT	QTY	ENGINEER'S ESTIMATE		CHICAGOLAND PAVING	
				UNIT PRICE	COST	UNIT PRICE	COST
20200100	EARTH EXCAVATION	CU YD	10	\$ 35.00	\$ 350.00	\$ 50.00	\$ 500.00
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	80	\$ 35.00	\$ 2,800.00	\$ 29.00	\$ 2,320.00
20700220	POROUS GRANULAR EMBANKMENT	CU YD	80	\$ 35.00	\$ 2,800.00	\$ 30.00	\$ 2,400.00
20800150	TRENCH BACKFILL	CU YD	15	\$ 35.00	\$ 525.00	\$ 45.00	\$ 675.00
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	240	\$ 3.00	\$ 720.00	\$ 1.50	\$ 360.00
21400100	GRADING AND SHAPING DITCHES	FOOT	450	\$ 12.50	\$ 5,625.00	\$ 10.00	\$ 4,500.00
25000210	SEEDING, CLASS 2A	ACRE	0.1	\$ 2,000.00	\$ 200.00	\$ 15,000.00	\$ 1,500.00
25100630	EROSION CONTROL BLANKET	SQ YD	400	\$ 4.00	\$ 1,600.00	\$ 8.75	\$ 3,500.00
28000400	PERIMETER EROSION BARRIER	FOOT	500	\$ 5.00	\$ 2,500.00	\$ 3.00	\$ 1,500.00
31101810	SUBBASE GRANULAR MATERIAL, TYPE B 12"	SQ YD	20	\$ 12.00	\$ 240.00	\$ 35.00	\$ 700.00
35800100	PREPARATION OF BASE	SQ YD	1620	\$ 2.00	\$ 3,240.00	\$ 2.25	\$ 3,645.00
40300100	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	162	\$ 1.00	\$ 162.00	\$ 5.00	\$ 810.00
40600300	AGGREGATE (PRIME COAT)	TON	5	\$ 40.00	\$ 200.00	\$ 0.01	\$ 0.05
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	280	\$ 80.00	\$ 22,400.00	\$ 85.00	\$ 23,800.00
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	140	\$ 80.00	\$ 11,200.00	\$ 100.00	\$ 14,000.00
44000167	HOT-MIX ASPHALT SURFACE REMOVAL, 4 1/2"	SQ YD	2200	\$ 5.00	\$ 11,000.00	\$ 5.50	\$ 12,100.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	90	\$ 5.00	\$ 450.00	\$ 8.00	\$ 720.00
NA	ALUMINUM END SECTIONS 6"	EACH	2	\$ 450.00	\$ 900.00	\$ 225.00	\$ 450.00
54214073	ALUMINUM END SECTIONS 8"	EACH	2	\$ 450.00	\$ 900.00	\$ 245.00	\$ 490.00
55100200	STORM SEWER REMOVAL 6"	FOOT	40	\$ 10.00	\$ 400.00	\$ 11.00	\$ 440.00
55100400	STORM SEWER REMOVAL 10"	FOOT	35	\$ 10.00	\$ 350.00	\$ 11.00	\$ 385.00
NA	MANHOLES, TYPE A, 4'-DIAMETER, FRAME AND GRATE, R-1713-B	EACH	1	\$ 4,000.00	\$ 4,000.00	\$ 6,675.00	\$ 6,675.00
NA	INLETS, TYPE A, FRAME AND GRATE, R-3502-B	EACH	1	\$ 1,250.00	\$ 1,250.00	\$ 2,000.00	\$ 2,000.00
60609200	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6.12	FOOT	90	\$ 25.00	\$ 2,250.00	\$ 25.00	\$ 2,250.00
* X7010216	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L SUM	1	\$ 1,500.00	\$ 1,500.00	\$ 6,289.95	\$ 6,289.95
* X0326862	STRUCTURES TO BE ADJUSTED	EACH	2	\$ 300.00	\$ 600.00	\$ 555.00	\$ 1,110.00
* Z0013798	CONSTRUCTION LAYOUT	L SUM	1	\$ 1,500.00	\$ 1,500.00	\$ 1,900.00	\$ 1,900.00
* Z0018700	DRAINAGE STRUCTURE TO BE REMOVED	EACH	1	\$ 300.00	\$ 300.00	\$ 280.00	\$ 280.00
* NA	CONCRETE RIBBON, SPECIAL	LF	2400	\$ 22.00	\$ 52,800.00	\$ 25.00	\$ 60,000.00
* NA	STORM SEWER, DUCTILE IRON PIPE, 6"	FOOT	80	\$ 45.00	\$ 3,600.00	\$ 95.00	\$ 7,600.00
* NA	STORM SEWER, DUCTILE IRON PIPE, 8"	FOOT	70	\$ 50.00	\$ 3,500.00	\$ 100.00	\$ 7,000.00
Estimated Construction Cost					\$ 139,862.00		\$ 169,900.00

Londonderry Resurfacing

Village of Lincolnshire

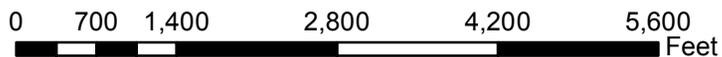
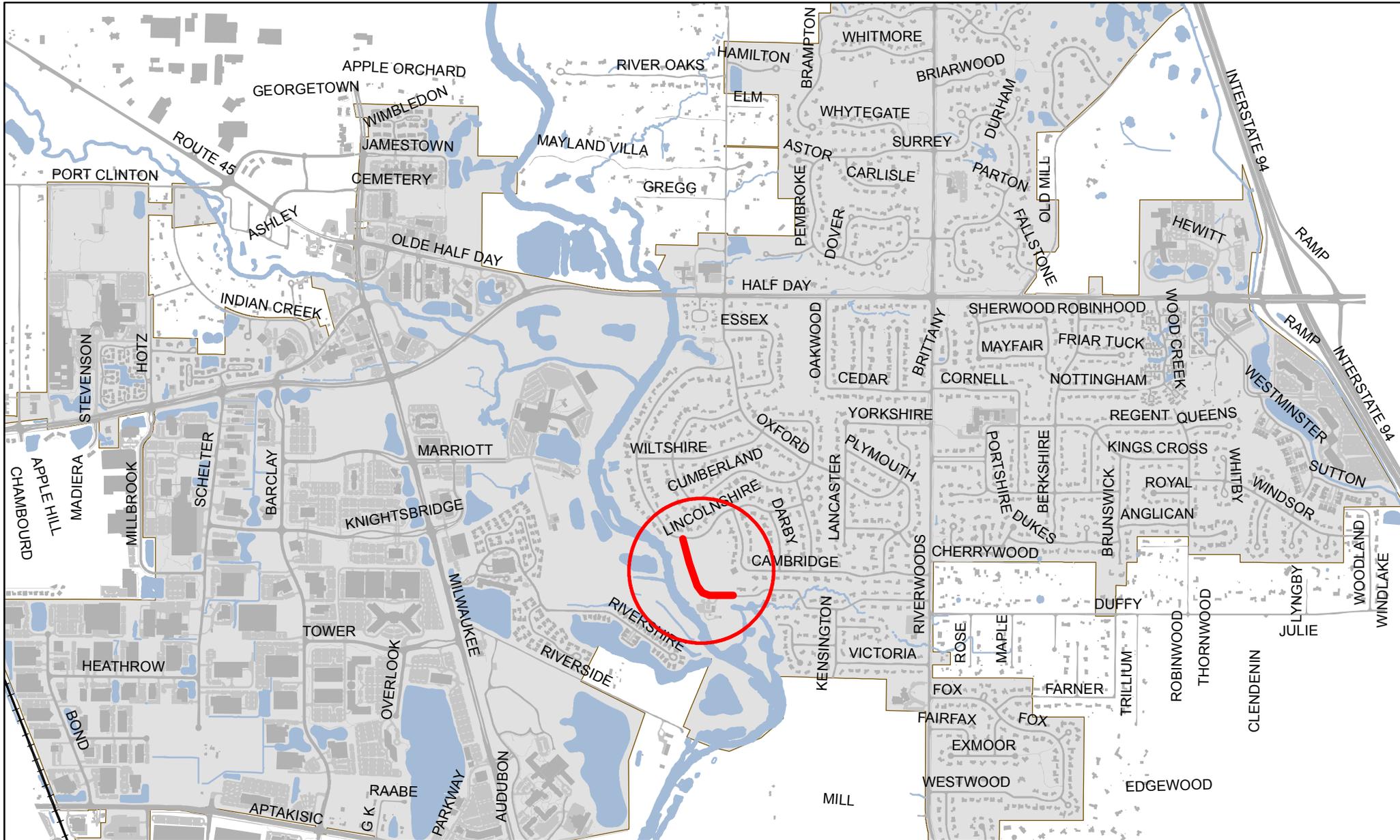
Revised Scope of Work - Eliminate concrete ribbon and additional asphalt

6/17/2014

CHICAGOLAND PAVING

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	COST
20200100	EARTH EXCAVATION	CU YD	10	\$ 50.00	\$ 500.00
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	80	\$ 29.00	\$ 2,320.00
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28000400	PERIMETER EROSION BARRIER	FOOT	500	\$ 3.00	\$ 1,500.00
31101810	SUBBASE GRANULAR MATERIAL, TYPE B 12"	SQ YD	20	\$ 35.00	\$ 700.00
35800100	PREPARATION OF BASE	SQ YD	2200	\$ 2.25	\$ 4,950.00
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40600300	AGGREGATE (PRIME COAT)	TON	5	\$ 0.01	\$ 0.05
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40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	190	\$ 100.00	\$ 19,000.00
44000167	HOT-MIX ASPHALT SURFACE REMOVAL, 4 1/2"	SQ YD	2200	\$ 5.50	\$ 12,100.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	90	\$ 8.00	\$ 720.00
NA	ALUMINUM END SECTIONS 6"	EACH	2	\$ 225.00	\$ 450.00
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NA	MANHOLES, TYPE A, 4'-DIAMETER, FRAME AND GRATE, R-1713-B	EACH	1	\$ 6,675.00	\$ 6,675.00
NA	INLETS, TYPE A, FRAME AND GRATE, R-3502-B	EACH	1	\$ 2,000.00	\$ 2,000.00
60609200	COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6.12	FOOT	90	\$ 25.00	\$ 2,250.00
* X7010216	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L SUM	1	\$ 6,289.95	\$ 6,289.95
* X0326862	STRUCTURES TO BE ADJUSTED	EACH	2	\$ 555.00	\$ 1,110.00
* Z0013798	CONSTRUCTION LAYOUT	L SUM	1	\$ 1,900.00	\$ 1,900.00
* Z0018700	DRAINAGE STRUCTURE TO BE REMOVED	EACH	1	\$ 280.00	\$ 280.00
* NA	CONCRETE RIBBON, SPECIAL	LF	0	\$ 25.00	\$ -
* NA	STORM SEWER, DUCTILE IRON PIPE, 6"	FOOT	80	\$ 95.00	\$ 7,600.00
* NA	STORM SEWER, DUCTILE IRON PIPE, 8"	FOOT	70	\$ 100.00	\$ 7,000.00
Estimated Construction Cost					\$ 124,705.00

2014 LONDONDONDERRY LANE RECONSTRUCTION PROJECT PROJECT LOCATION MAP



**REQUEST FOR BOARD ACTION
JUNE 23, 2014 COMMITTEE-OF-THE-WHOLE MEETING**

Subject: Consideration and Discussion of Park Board Recommendation
Regarding Request to Use North Park for National Night Out - August
5, 2014 (Village of Lincolnshire)

Action Requested: Referral to Regular Village Board Meeting July 14, 2014 for approval.

**Originated
By/Contact:** Peter D. Kinsey, Chief of Police

Referred To: Village Board

Summary / Background:

The Police Department requests the use of North Park on Tuesday, August 5, 2014 to conduct its third annual National Night Out. Last year's event built on the success of the inaugural year, with more than 350 residents, family, and friends attending. The event will again be conducted from 5:00 p.m. to 8:00 p.m., but set-up will commence much earlier in the day, and clean-up will take an hour or two after the event. Officer Brian Balinski, who coordinated the event the past two years, will also be coordinating this year's event.

This year the Police Department is also sponsoring a "Cruisin' With Cops" classic car cruise night on Friday, August 1, 2014 as a lead-in to National Night Out. This event will be held in The Fresh Market parking lot from 6:00 p.m. to 10:00 p.m. and will feature an enjoyable night of music, food, and car viewing.

Budget Impact:

All costs incurred by the Police Department (i.e., supplies and overtime) to sponsor this event are included in the Police Department's annual operating budget. The Public Works Department also has considerable staff time involved in this event for site preparation, set-up, and clean-up. These costs have also been incorporated into the Public Works budget.

Service Delivery Impact:

This event will not have any adverse impact on the delivery of police services. The purpose of this event is to enhance police-community relations.

Recommendation:

At its June 16, 2014 meeting, the Park Board voted unanimously to recommend the Village Board approve use of North Park for National Night Out on August 5, 2014. Staff requests this item be placed on the July 14, 2014 consent agenda.

Reports and Documents Attached:

- National Night Out 2014 Flyer
- Cruisin' With Cops Flyer

Meeting History	
Initial Referral to Park Board:	June 16, 2014
Initial Referral to Village Board (COW):	June 23, 2014

NATIONAL NIGHT OUT 2014



Since 1984, National Night Out (NNO) has promoted neighborhood crime prevention activities and police-community partnerships. Celebrate the 31st annual NNO event with the Lincolnshire Police Department and many other exhibitors from the area. Some of this year's activities include:

- Scavenger hunt for kids
- LRFD hose demonstration
- Bounce house for kids
- Music by DJ Ben
- Army dog tags
- 1/2 price barbecue from R.U.B
- Face painting
- Interactive D.U.I course
- Touch-a-Truck

.....and so much more!!

AUGUST 5TH
NORTH PARK
5 P.M. TO 8 P.M.



"Give Neighborhoods Crime and Drugs a Goin' Away Party"

For more information about NNO, please contact
Officer Brian Balinski at 847-883-9900

North Park
1025 Riverwoods Road
Lincolnshire, Illinois

Cruisin' With Cops

Are you a classic car owner or maybe an owner of a unique looking car you'd like to show off? If yes, we'd love to have you bring your car to our first cruise night to commence this year's National Night Out! All vehicle makes and models are free to show. Whether you show a car or just want to spectate, come out and enjoy a night of music, food, and car viewing!

Lincolnshire's The Fresh Market parking lot

(located at the corner of Route 21 and Route 22 in Lincolnshire)

Friday, August 1, 2014 from 6:00pm to 10:00pm



*Please RSVP your vehicle by July 25th to
Sergeant Kimberly Covelli at 847-913-2345 or
kcovel@village.lincolnshire.il.us*

