



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, April 24, 2017**

Present:

Mayor Brandt	Trustee Feldman
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Finance Director/Treasurer Peterson	Public Works Director Woodbury
Chief of Police Leonas	Assistant Village Manager/Community & Economic Development Director Letendre

ROLL CALL

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

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the April 12, 2017 Committee of the Whole Meeting Minutes

The minutes of the April 12, 2017 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 of an Ordinance Approving the Annexation of 16139 W. Port Clinton Road (Sou-Jen Chang and Adlai E. Stevenson High School District 125)

3.12 Consideration of Zoning Board and Architectural Review Board Recommendation Regarding Major Amendments to a Special Use Permit Allowing Construction of a Proposed 56,800 Square Foot Building Addition and Related Design Plans, with Zoning Variances for Adlai E. Stevenson High School, 1 Stevenson Drive (Adlai E. Stevenson High School District 125)

Mayor Brandt opened items 3.11 & 3.12 together.

Assistant Village Manager(AVM)/Community & Economic Development (CED) Director Letendre provided an update and summary of the Ordinance approving the Annexation of 16139 W. Port Clinton Road, the Zoning Board & Architectural Review Board (ARB) recommendation regarding the proposed Major Amendments to a Special Use Permit allowing construction of a proposed 56,800 square foot building addition

and related design plans with zoning variance for Adlai E. Stevenson High School (Stevenson High School). AVM/CED Director Letendre noted Stevenson High School has addressed every comment that came up through the preliminary public hearing, as well as comments from the Zoning Board and ARB.

Mr. Sean Carney, Assistant Superintendent of Business for Stevenson High School thanked the Mayor and Trustees for allowing the presentation and staff for their efforts and help through the Zoning and ARB process.

Mr. Carney provided a presentation regarding the proposed Stevenson High School building addition. Mr. Carney highlighted the primary goals of the addition is to accommodate rising student enrollment, develop next generation learning spaces, green roof with greenhouse teaching spaces, net zero energy performance and to address traffic and parking concerns. Mr. Carney stated the addition is already budgeted so there will be no referendums required to fund the project.

Mr. Steve Corcoran, Director of Traffic Engineering at Eriksson Engineering Associates, representing Stevenson High School, provided a presentation regarding site circulations, traffic, and parking analysis relative to the proposed addition. Two major roadway recommendations were made; Hotz Road boundary improvements and Port Clinton Road improvements. Mr. Corcoran provided drawings relative to the recommended road improvements.

Mayor Brandt asked if there was an increase in accidents in the parking lots since the school revised the sports center with the narrower spaces. Mr. Carney stated he did not track this data. Mayor Brandt stated she would not recommend putting in tighter spaces if they were not going to increase the amount of spaces. Mr. Corcoran noted the existing spaces at the campus do not meet Village Code in terms of the size, and this is the reason for the variance request. The new parking lot proposed for the tennis court site will be built to code in terms of space dimensions.

Mr. Kevin Havens, Design Director with Wight and Company, representing Stevenson High School provided a presentation highlighting site plan, landscape plan, floor plans, interior perspectives, and green roof plan for the proposed addition.

Mr. David Powel with Wight and Company provided a presentation highlighting the aerial site plan and site data chart as it relates to floor area ratio and impervious surface. Mr. Powel noted compliance with building height and setbacks. Mr. Powel provided parking stall sizes. Mr. Powel provided detail regarding the analysis of the shade impact study noting the proposed addition is not impacting adjacent property and provided data regarding the glass reflection study. Mr. Powel presented information regarding exterior materials which was discussed and approved at the ARB.

Mr. Carney noted the school has been working with Westgate Subdivision to address student issues and littering issues around Hotz Road of which the school was not aware.

Mr. Carney stated the school decided to hold off on putting a sidewalk on the exterior of the addition, noting school staff would prefer the students walk the interior of the building.

Trustee McDonough asked for clarification regarding a portion of the drive off of Port Clinton on the traffic study that sticks out. Mr. Corcoran noted there currently are three lanes and as the lane continues south, it narrows down to one lane in each direction and the portion in question is a strip of parking. Mr. Carney noted some consideration has been discussed regarding taking this parking strip out. Mayor Brandt recommended putting in a sidewalk if this parking is being considered to be removed.

A conversation regarding parking, possibly adding landscaping and the fencing at Westgate followed. Mr. Carney stated additional landscaping is being added. Mayor Brandt noted some exceptions have been done for higher fences adjacent to highways and other uses and suggested having a higher fence considered for a subdivision by the school. Village Manager Burke stated he thought the higher fences are permitted for residential uses adjacent to a special use which staff will check and report back. AVM/CED Director Letendre noted discussions with Westgate have been productive regarding the property line.

Trustee McDonough asked if there will be any additional parking on 16139 W. Port Clinton Road. Mr. Carney stated no additional parking will be added to this property. Mr. Carney stated the existing house with the parking will remain. Mayor Brandt stated she has received a request for a community garden at the Port Clinton property. Mr. Carney stated they have discussed a community garden with Westgate involving the roof top garden and horticulture club. Mr. Carney stated the school is always open to working with the community and these ideas.

Village Attorney Simon confirmed the fence at Westgate could go up to 8' and would need to be solid fencing.

Village Manager Burke asked for clarification regarding the rooftop solar panels since they are not depicted on the drawings and asked if they would project higher than the roofline. Mr. Havens noted they would be placed at angles between 10 – 15 degrees, and the parapet levels on the new roof are sufficient to disguise any application.

Trustee McDonough asked if there was a Consultant or Engineer for life safety issues relative to the roof improvements. Village Attorney Simon stated the roof will be used for educational curriculum and is governed by the code that is administered by the Regional Superintendent of

Schools and the State School Board. Trustee McDonough asked if this code requires a height on the walls of the roof. Mr. Havens stated there are barrier rails that go around the perimeter of the roof the students will occupy which complies with code.

Mayor Brandt asked if the proposed addition is approved on the May 8th Consent Agenda, when would construction begin. Mr. Carney stated the hope is to do the construction in two series of construction bids; one starting June/July and the other in September/October. First would be the foundational work starting shortly after Labor Day. Mr. Carney stated construction would go through the summer of 2019. A conversation regarding the timetable of the Port Clinton improvements followed.

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

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration of Professional Service Contract with Christopher B. Burke Ltd. for 2018 Water Main Replacement and Roadway Rehabilitation Design, Permits, and Bidding Services (Westminster Way and Sutton Court) at a Cost not to Exceed \$57,802.00 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of the proposed professional service contract with Christopher B. Burke Ltd. for 2018 water main replacement and roadway rehabilitation design, permits and bidding services.

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

3.32 Consideration of a Contract for the 2017 Sanitary and Storm Sewer Lining Project with Hoerr Construction of Peoria, IL in an Amount not to Exceed \$118,006.00 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of the proposed contract for the 2017 sanitary and storm sewer lining project with Hoerr Construction. This was bid out through the Municipal Partnering Initiative Consortium. Typically the low bidder is the same for all municipalities, but Lincolnshire is a small portion of the contract, and Hoerr was not the low bidder for Lincolnshire. Staff is still recommending the contract with Hoerr based on the unit prices received.

Trustee McDonough asked why the Village would not go with the lowest bidder. Assistant Public Works Director/Village Engineer Dittrich stated the way these are bid out is Lincolnshire takes advantage of the

economies of scale. The bidders are bidding on five communities with the understanding all five are in this together. The overall bid tab, Hoerr is the low bidder but when you break out all the specifics, Hoerr is not the low bidder for Lincolnshire. Assistant Public Works Director/Village Engineer Dittrich added if Lincolnshire bid the project out separately, Lincolnshire would not see these unit prices and an individual contract would likely be at a higher cost. Village Manager Burke noted what Lincolnshire achieves in an economy of scale includes savings of staff time in preparing the bid documents as well.

Trustee Servi asked if staff is familiar with Hoerr. Assistant Public Works Director/Village Engineer Dittrich stated they have been the contractor for the last two years for this project.

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

3.33 Consideration of a Contract for the 2017 Sanitary Sewer Point Repair Project with Archon Construction of Addison, IL in an Amount not to Exceed \$135,000 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a proposed contract for the 2017 sanitary sewer point repair project with Archon Construction.

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
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

4.1 CMAP Example

Trustee McDonough asked if an example of the study CMAP has been obtained as a follow up to the April 12, 2017 Committee of the Whole meeting discussion regarding the proposed Milwaukee Avenue Corridor Plan.

AVM/CED Director Letendre stated CMAP has provided a link to their website highlighting all their projects. Staff is combing through the projects on the site to see what examples will be appropriate to show the Board relative to the proposed Milwaukee Avenue Corridor Plan.

Trustee McDonough asked for confirmation that this is not a study for the widening of Milwaukee Ave. AVM/CED Director Letendre confirmed this is not a study for the widening of Milwaukee Ave. Mayor Brandt noted the misconception was an error by a news reporter.

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee McDonough moved and Trustee Servi seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 8:10 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk