

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
NOVEMBER 6, 2018**

Call to Order

President Bass called the regular meeting of the Lincolnwood Board of Trustees to order at 7:41 PM Tuesday, November 6, 2018, in the Council Chambers of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Pledge to the Flag

The Corporate Authorities and all persons in attendance recited the Pledge of Allegiance.

Roll Call

On roll call by Deputy Village Clerk Charles Meyer the following were:

PRESENT: President Bass, Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino.

ABSENT: Trustee Sugarman

A quorum was present.

Also present: Interim Village Manager, Robert Merkel, Acting Assistant Village Manager, Charles Meyer; Management Analyst, Heather McFarland; Development Manager, Doug Hammel; Public Works Director, Andrew Letson; Police Chief, Jay Parrott; Accountant, Ben Harris; Assistant to the Public Works Director, Nadim Badran; and Village Attorney Steven Elrod.

Approval of Minutes

The minutes from the October 16, 2018 Village Board meeting was presented to the Village Board. Trustee Ikezoe-Halevi made a motion to approve, seconded by Trustee Spino.

The minutes were approved by a voice vote.

Warrant Approval

President Bass presented the warrants for approval in the amount of \$1,173,751.10. Motion to approve the warrants made by Trustee Hlepas Nickell, seconded by Trustee Patel.

Upon roll call the results were:

AYES: Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino

NAYS: None The motion passed.

Village President's Report

1. Proclamation Regarding Charles Greenstein

President Bass read the proclamation honoring former Village Treasurer, Charles Greenstein and presented his wife, Lenore Greenstein and their daughter, Vicki Estrada, with a framed copy of the proclamation and a bouquet of flowers for all of Mr. Greenstein's years of service to the Village.

Mrs. Greenstein thanked everyone and said that her husband had always been proud of his service to the community.

2. Appointment of Sheryl Rae Ghezzi to the Human Relations Commission

President Bass recommended the appointment of Ms. Ghezzi to the Human Relations Commission.

Trustee Patel moved to approve the appointment, seconded by Trustee Spino.

Upon roll call the results were:

AYES: Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino

NAYS: None

The motion passed.

3. Investing in Illinois Program

President Bass reported that as part of its Investing in Illinois program, Nicor will be replacing an outdated gas main on Keating Avenue between Pratt and Devon Avenues. Nicor's contractor, NPL, has informed the Village that work is expected to begin in the next couple of weeks and will be wrapped up by the end of the year with the exception of some restoration work which will be finalized in the spring. More information about the project, including a notification letter that was mailed to the affected properties, is available on the Village's website.

4. 42nd Annual Turkey Trot Registration and Volunteers

President Bass reported that there is still time to register for the 42nd annual Lincolnwood Turkey Trot Sunday, November 18th in Proesel Park. This 5K and 10K race takes you through scenic Lincolnwood featuring a flat, fast course perfect for novice as well as experienced runners. A 5K Fitness Walk and Drumstick Dash (for children 6 years of age and younger) round out this historic event.

The 5K and 10K races kick off at 8:45am, followed by the fitness walk at 9am and the Drumstick Dash at 10:20am.

All pre-registered runners and walkers will receive a long-sleeve running shirt and finisher medal when the finish line is crossed.

So stop by the Parks and Recreation office in Village Hall, Monday-Friday between 9am-5pm to register or register online on active.com. But don't wait, because we are only 12 days away from this fun and memorable event.

Also it's not too late to volunteer for the Turkey Trot! Please stop by the Parks and Recreation office or contact Olivia Antosz at oantosz@lwd.org prior to November 16 to learn more about race day volunteer opportunities.

Consent Agenda

1. Approval of a Resolution Establishing the Village Board and Committee of the Whole Meeting Dates for Calendar Year 2019

2. **Approval of an Ordinance Amending Chapter 10 of the Village Code of Lincolnwood Creating an Off-Premise Liquor License and a Resolution Amending the Annual Fee Resolution Regarding Class B-1 Liquor Licenses**
3. **Approval of a Resolution Determining Amounts of Money to be Raised Through Ad Valorem Property Taxes**
4. **Approval of a Recommendation by the Traffic Commission to Adopt an Ordinance Amending Section 7-2-6 of the Village Code Pertaining to Schedule of Yield Streets**
5. **Approval of a Recommendation by the Traffic Commission to Adopt an Ordinance Amending Sections 7-2-12 and 7-2-14 of the Village Code Regarding Parking Restrictions**
6. **Approval of a Recommendation by the Economic Development Commission to Adopt a Resolution Supporting and Consenting to Approval of a Class 7C Property Tax Abatement Incentive with AJZ-Lincolnwood LLC (Zeigler Auto Group) for the Proposed Zeigler Cadillac Dealership at 7373 North Cicero Avenue**
7. **Approval of a Resolution Authorizing the Purchase of Rock Salt for Roadway Snow and Ice Removal through the State of Illinois Joint Purchasing Program in an Amount Not-to-Exceed \$59,788.80**

Trustee Cope requested removal to Regular Business for discussion

8. **Approval of a Resolution Authorizing the Execution of a Consultant Services Agreement with Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for Phase II Engineering Services Related to the Street Storage – Stage II Project in the Amount of \$289,522**

Trustee Hlepas Nickell moved to approve the Consent Agenda as amended. The motion was seconded by Trustee Ikezoe-Halevi.

Upon Roll Call the results were:

AYES: Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino

NAYS: None

The motion passed.

Regular Business

9. **Consideration of a Staff Recommendation to Approve the Selection of SAFEbuilt Illinois, LLC, to Provide Building Inspection and Plan Review Services to the Community Development Department, to Approve the General Terms Related to Those Services, and to Authorize the Village Attorney to Draft a Contract Related to Those Terms**

This item was presented by Mr. Hammel using PowerPoint.

Background

- Pre-2009: Village employed building professionals for plan review and inspections
- 2009: Village contracted with TPI for such services
 - Contract has been active for nine years
 - Community Development has implemented new permitting systems

- Staff seeks to ensure the Village is receiving high level of service
- Spring/Summer 2018: Village participated in a multi-municipal RFP process

RFP Process

- Goals:
 - Ensure the Village is receiving a high level of services
 - Seek opportunities for stable or reduced costs
 - Remain competitive with surrounding communities in terms of the performance of building services
- Process Timeline:
 - January/February 2018: Lincolnwood is invited by the Village of Glenview/confirms interest in participating in multi-municipal RFP process
 - May/June 2018: Village staff receives draft RFP, attends coordination meeting in Glenview, and provides supplemental information
 - July 20: RFP issued by the Village of Glenview on behalf of 13 communities
 - August 31: RFP submittal deadline
- Vendor Evaluation:
 - Six proposals were submitted
 - Staff evaluated the proposals and identified three shortlist vendors
 - SAFEbuilt
 - HR Green
 - Globetrotter
 - September 2018: Staff participated in interviews with shortlist vendors
 - October 2018: Staff notified the Village of Glenview that SAFEbuilt has been selected as the preferred vendor for Lincolnwood

Anticipated Benefits of SAFEbuilt

- Reduced costs of between \$20,000 and \$40,000 annually
- Reduced plan review turnaround time
- Potential for greater flexibility for inspection days
- Higher level of responsiveness for emergencies or special meetings
- Greater potential to implement electronic plan review

Summary of General Terms

- Services to include plan review (in-house and remote) and building inspections
- Two-year initial contract term beginning January 1, 2019, with option for three one-year extensions
- Hourly rates from \$62.50-\$74.00 (\$80 for emergencies/holidays)
- No increase in rates for length of contract up to five years
- Plan reviews completed in five business days (re-reviews in three business days)
- Potential to contract for additional services on a not-to-exceed basis as needed

Proposed Cost of Services

- SAFEbuilt Cost Proposal: Approximately \$130,000 annually based on anticipated workflow
- Actual costs will vary depending on permit volume and the nature of reviews, inspections and special meetings
- Costs are generally offset by Building Permit Fees
- Staff will monitor costs and anticipates assessing the viability of revised fees after one year

Requested Action

- Approval of:
 - Staff’s recommendation of SAFEbuilt as the preferred vendor for the provision of Plan Review and Building Inspection Services
 - The general terms included in staff’s report
- Direct the Village Attorney to draft a contract for the services to be provided by SAFEbuilt, and an Ordinance authorizing execution of that contract

Trustee Patel stated that over the years it appears that the standards that were originally set out when outsourcing this service have relaxed. He stated that he is pleased to see the level of service improving, specifically the number of days that inspections are offered. He asked whether someone from SAFEbuilt would have a staff member on site.

Mr. Hammel introduced Reese Menard, a representative of SAFEbuilt, stated that someone would be on site.

Trustee Patel asked if the same inspectors and reviewers would be used on projects. Mr. Menard stated that consistency of inspectors is a priority for SAFEbuilt. Additionally, he stated that the company has ten plan reviewers in Illinois who will work on reviews for Lincolnwood. Trustee Patel inquired if a lack of consistency is identified as a concern if a specific individual could be assigned to plan reviews in Lincolnwood. Mr. Menard stated that if this was identified as an issue, SAFEbuilt would identify a solution.

President Bass stated that the selection of SAFEbuilt is the result of a long process to identify a new building services consultant.

Trustee Hlepas Nickell asked how the transition between firms would be handled. Mr. Menard stated that SAFEbuilt will first review local amendments to the codes. Mr. Hammel stated that staff has already identified several technical code issues to bring to the attention of SAFEbuilt so that they understand our local processes. This will result in a number of meetings to ensure the firm has a strong understanding of the Village’s expectation.

Motion to move to approve and to direct the Village Attorney to draft a contract was made by Trustee Patel, seconded by Trustee Hlepas Nickell.

Upon Roll Call the results were:

AYES: Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino

NAYS: None

The motion passed

10. Consideration of a Recommendation of the Traffic Commission to Approve a Resolution Pledging \$11,000 in Local Funds for a \$124,000 Grant through the Safe Routes to School Program for Pedestrian Improvements on Pratt and Crawford Avenues

This item was presented by Mr. Letson using PowerPoint.

IDOT – Safe Routes to School

- Federal-Aid Program administered through state DOTs
 - To provide a safe walking and bicycling route to school
 - To encourage a healthy and active lifestyle from an early age

- To facilitate activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of primary and middle schools
- Funding
 - Reimbursable grant program – Lincolnwood to supply upfront cost
 - Construction and Construction Engineering (Design excluded)
 - 100% funded with no local match required
 - \$200,000 funding limit
- Eligible Projects
 - Sidewalk improvements, traffic calming/speed reduction, traffic control devices, pedestrian and bicycle improvements, on-street bicycle facilities, off-street bicycle facilities, and secure bicycle parking facilities

Proposed Project

- Rapid Rectangular Flashing Beacons – Pratt/East Prairie, Crawford/Farwell, Crawford/Lunt
- Speed Displays – Pratt near East Prairie (east/west traffic)
- Speed Table – west leg of Pratt/East Prairie
- Flashing Stop Signs – Pratt/East Prairie (north/south traffic)

Estimated Project Costs

- Rapid Rectangular Flashing Beacons - \$60,000
- Speed Displays - \$17,400
- Speed Table - \$22,000
- Flashing Stop Signs - \$6,600
- Construction Engineering - \$11,000
- Total - \$117,000
- Design Engineering - \$11,000 (local cost)

Trustee Patel inquired whether the rapid rectangular flashing beacons could be programmed to run continuously. Mr. Letson stated that they could; however, the purpose of the devices is to alert motorists when a pedestrian is at the crosswalk.

Motion to move to approve the Resolution was made by Trustee Hlepas Nickell, seconded by Trustee Spino.

Upon Roll Call the results were:

AYES: Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino

NAYS: None

The motion passed

11. Consideration of a Recommendation by the Plan Commission in Case #PC-10-18 for Preliminary Approval of a Special Use for a Planned Unit Development, with Zoning Modifications and Approval of a Preliminary Plat of Subdivision to Permit a Mixed-use Development at 4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue

This item was presented by Mr. McNellis using PowerPoint.

Background

- Located in a TIF District established in 2011
- Former Purple Hotel demolished in 2013

- 8.47 acre subject property is smaller than previous proposal in 2014, which included two office buildings north along Lincoln Avenue (10.71 acres)
- B3 Village Center PD Zoning District is intended *“to create a mixed use commercial and pedestrian environment”*
- 2016 Comprehensive Plan Update designates the future land use for this property as Regional Commercial, which would consist of large shopping areas, hotels, etc.
- The proposed land uses and site design are consistent with the intent of the B3 District and the Comprehensive Plan

Mr. McNellis invited Mr. Rich Tucker of Tucker Development to present the proposed plan. Mr. Tucker reviewed the plan including the location and types of proposed uses, traffic circulation, parking, and open space.

Trustee Hlepas Nickell asked how much green space is included in the plan. The applicant stated that there is about 10,000 square feet of green space in the center of the property.

Trustee Cope asked if a swimming pool is included. Mr. Tucker stated that the amenity area in the center of the residential property is approximately one acre in size and includes a pool and stated that it is on the third floor.

Trustee Cope inquired about security for the residents of the apartments. Mr. Tucker stated that the property will be managed with onsite staff and may include someone located at a reception desk.

Trustee Cope stated that one of the zoning relief requests is to reduce the size of the residential units. Mr. Tucker stated that they believe they are designing it to the appropriate size based on the market.

Trustee Cope asked what type of finishes will be included in the residential units. Mr. Tucker stated that the exact specifications are not yet finalized, but he anticipates high quality finishes.

Trustee Cope asked if there has been any progress on the retail component. Mr. Tucker stated that they have made progress, but do not yet have signed letters of intent.

President Bass asked Mr. Tucker to expand on the anticipated users of the residential units, specifically as to the demographics and whether it is anticipated there will be school aged children. Mr. Tucker stated that across the nation the trend tends to be these sorts of projects do not typically see school aged children, but rather younger and older families. It is anticipated that there will about 20 school aged children.

Trustee Cope stated that previous conversations have included public transportation between the development and nearby public transit. Mr. Tucker stated that they have been looking into a variety of transportation options including unique opportunities with ride share companies.

Trustee Patel inquired about the anticipated retail mix. Mr. Tucker stated that they have identified a number of users including retail, service, and restaurants. He said that they believe they have sized the retail space at 80,000 square feet properly and a restaurant will certainly be included with the hotel. Trustee Patel stated that concerns have consistently been raised with parking if several restaurants are included in the development. Mr. Tucker stated that parking is a consideration when identifying tenants.

Trustee Hlepas Nickell asked for an update on the discussions with the Illinois Department of Transportation. Mr. Tucker stated that the development team and Village staff recently met with IDOT to get feedback on the project and it is anticipated that comments will be received later this month.

Trustee Hlepas Nickell asked about the progress with ComEd discussions regarding the amenity space on the ComEd property. Mr. Tucker stated that ComEd's main concern is the property is actively used for staging of ComEd projects. Trustee Hlepas Nickell asked what could be done to compel ComEd. Attorney Elrod stated that a discussion could occur with ComEd; however, ComEd has typically not been willing to allow other uses other than passive uses. Trustee Hlepas Nickell inquired whether the previously proposed development had any right to the property for parking. Attorney Elrod said it did not. Trustee Hlepas Nickell inquired whether the Village Board could take any formal action. Attorney Elrod stated that there may be, but it should be considered separately from the development to allow this process to move forward.

Mr. McNellis continued the presentation using PowerPoint.

Zoning Relief

Zoning Relief Requested:

1. Special Use for Preliminary Approval of a Planned Unit Development in the B3 Zoning District (Village Code Chapter 15, Section 8.03(2))

Zoning Modifications Requested:

2. Modification to the maximum permitted building height to permit the mixed-use building (98' and seven stories), and the hotel (80' and seven stories) to be taller than the maximum permitted height of 65, or five stories (Village Code Chapter 15, Sections 4.13 & 8.11)
3. Modification to the minimum "build-to-line" to permit a setback of 10'-2" for the mixed-use building on Touhy Avenue, rather than the required minimum setback of 15' (Village Code Chapter 15, Sections 4.13 & 8.11)
4. Modification to the minimum "build-to-line" to permit a setback of 4'-10" for the mixed-use building and hotel on Lincoln Avenue, rather than the required setback of 5' (Village Code Chapter 15, Sections 4.13 & 8.11)
5. Modification to the required upper-story (above the third floor) building setback of 10' from the "build-to-line" to waive this requirement for the mixed-use building and hotel (Village Code Chapter 15, Section 8.11)
6. Modification to reduce the minimum floor area per dwelling unit, for the proposed apartments, for one- two- and three-bedroom units (Village Code Chapter 15, Section 4.13)
7. Modification to reduce the required number of off-street parking spaces for anticipated uses in the development to 705 spaces from required 951 (Village Code Chapter 15, Section 7.10(Table 7.10.01))
8. Modification to reduce the required dimensions of a loading space for the hotel, from 10' x 55' to 17' x 17' (Village Code Chapter 15, Section 7.08(2))

Trustee Cope inquired what could be done if the parking projections do not turn out to be correct and more parking is indeed required. Mr. Tucker stated that the analysis that has been done does not include the benefit of programs such as ride sharing and the project works well. Additionally, he stated that if necessary, opportunities could be tapped into for valet parking.

President Bass stated that this project has been thoroughly vetted by the Plan Commission.

Mr. McNellis continued the presentation using PowerPoint.

Zoning Relief

9. Modification to reduce the required parking lot aisle width for 90-degree parking spaces to 22.62', rather than the required 24' width, for the 6-space drive aisle adjacent to the loading dock at the one-story retail/commercial building (Village Code Chapter 15, Section 7.06(6)(a))
10. Modification to reduce the requirement that a minimum of 75 percent of each exterior building elevation incorporate high quality materials, for all four elevations of the one-story retail/commercial building (Village Code Chapter 15, Section 6.04(3)(b))

Trustee Hlepas Nickell asked if there is any green roof included in the project. Mr. Tucker stated that green roofs are not included. Trustee Hlepas Nickell inquired what type of roof material would be used. Mr. Tucker stated that the material has not yet been identified. Trustee Hlepas Nickell expressed concern of the view from taller buildings.

Mr. McNellis continued the presentation using PowerPoint.

Zoning Relief

11. Modification to waive the requirement that a roof on a commercial structure incorporate at least one of the code-required architectural treatments, for the one-story retail/ commercial building (Village Code Chapter 15, Section 6.04(11))
12. Modification to reduce the width of the required perimeter screening area for an off-street parking lot, along the west and north property lines from 8' to 5' (Village Code Chapter 15, Section 6.14(1))
13. Modification to waive the foundation planting requirement for various buildings and elevations throughout the development, to permit paving material in a pedestrian environment, adjacent to public-facing building fronts (Village Code Chapter 15, Section 6.15)
14. Modification to permit Lot 2 of the Lincoln-Touhy Second Addition Subdivision to be 1.23 acres in size and Lot 4 to be .79 acres in size, rather than the required two-acre minimum lot size (Village Code Chapter 15, Section 4.13)
15. Modification to waive the requirement for a Unified Center Sign Plan at Preliminary PUD approval (Village Code Chapter 15, Section 11.07(8)(i))

Public Parks, Ways and Properties Relief:

16. Variation to permit impervious materials in the Lincoln and Touhy Avenue parkways to allow for decorative paving in the area between the street and adjacent buildings (Village Code Chapter 6, Section 6-5-13)

Subdivision Relief:

17. Variation to permit Lots 1, 3 and 4 to have greater than the required four sides (Village Code Chapter 16, Section 16-5-2(B))

Total Relief Required: One Special Use, Fourteen Modifications, One Variation from Chapter 6 of the Village Code, and One Subdivision Code Variation

Trustee Cope inquired as to the purpose of dividing the property into four parcels. Mr. McNellis stated that the parking is on a separate lot from the three buildings and they would each have their own lot. Mr. Tucker further clarified the purpose of the separate lots.

Mr. McNellis continued the presentation using PowerPoint.

Plan Commission Deliberations

- Public Hearing held on September 5, 2018 and continued to October 4, 2018

- Consideration of Zoning Relief, Modifications and a Preliminary Plat of Subdivision:
 - Petitioner noted the mixed-use development will provide uses that the Village can use, such as restaurants, commercial services, a hotel and a community use in the form of a Village Green
 - Public Hearing speakers discussed concerns about increased traffic and a reduction in code-required parking numbers, the impact of apartments, as well as a desire to get the development built
 - PC had minor concerns only

Recommended Conditions

1. Unique or “special” landscape plantings to be provided on either side of the Village Green entry from Lincoln Avenue
2. Provide bollards for the protection of guests in the Village Green itself, as well as collapsible bollards in the roadway at appropriate locations along the north and south ends of the Village Green
3. Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway and site access improvements
4. Waive the requirement that Covenants be submitted for preliminary approval, and permit them to be submitted at a later date
5. Review and approval of the submitted Fiscal Impact Studies and Property Covenants shall be at the time of Final PUD approval
6. Signs shown in the preliminary plans are approved in concept, with specific sign sizes and locations to be determined as part of a Unified Business center Sign plan, to be approved at a later date

Plan Commission Recommendation

- By a Unanimous 6-0 Vote, Plan Commission Recommends Approval of:
 1. Special Use for Preliminary Approval of a Planned Unit Development
 2. Fourteen Modifications to the Planned Unit Development
 3. Variation from Chapter 6 of the Village Code to allow for Impervious Surfaces in the Parkway
 4. Variation from the Subdivision Code to permit lots with greater than four sides

Update on Related Actions

North Lincoln TIF – Joint Review Board Meeting:

- Held on October 31, 2018 (continued from October 10, 2018)
- Held to consider replacing the existing Lincoln-Touhy TIF with a new North Lincoln TIF, with different boundaries, removing all property south of Touhy Avenue
- The proposed District 1860 development remains in the proposed new TIF District
- Joint Review Board, by a vote of 4-2, with one abstention, approved a Resolution recommending approval of the North Lincoln TIF to the Village Board
- Next Step – A Public Hearing will be held at the November 20th Village Board meeting to consider Approval of the North Lincoln TIF

Economic Development Commission (EDC) Meeting:

- Held on November 1, 2018, to consider an economic incentive request from Tucker Development Group for District 1860
- EDC heard a presentation by Tucker Development Group and an analysis of the request by the Village’s financial incentives consultant, Kane McKenna & Associates

- EDC, by a unanimous 7-0 vote, recommended approval of a framework which includes a total of \$31 Million in financing through TIF Bonds and two Developer's Subordinate Notes (all payable through TIF Increment, with no financial backing or risk to the Village), and sharing of the hotel tax with the hotel developer, in a "method and amount to be determined by the Village-appointed Negotiating Team"
- Next Step – Negotiating Team will now commence negotiations with Tucker Development Group, with the goal of a draft Redevelopment Agreement for Village Board consideration

Requested Action

- Concurrence with the Recommendation of the Plan Commission for a Special Use granting Preliminary Approval of a Planned Unit Development with Zoning Modifications, Approval of a Variation to allow for impervious surface in the parkway, and Approval of a Preliminary Plat of Subdivision with a Variation for lot sides, and direction to the Village Attorney to prepare a Resolution for adoption at the November 20th Village Board Meeting

Motion to move to direct the Village Attorney to prepare a Resolution granting preliminary approval of a Planned Unit Development with zoning modifications, approval of a variation to allow for impervious surface in the parkway, and approval of a preliminary plat of subdivision with a variation for lot sides was made by Trustee Patel, seconded by Trustee Spino.

Trustee Hlepas Nickell stated that on this day in 1860, President Lincoln was elected.

Upon Roll Call the results were:

AYES: Trustees Cope, Ikezoe-Halevi, Patel, Hlepas Nickell, and Spino

NAYS: None

The motion passed

Attorney Elrod stated that the Village's negotiating team will now work with the petitioner to negotiate an incentive agreement. He stated that it would be the Village's preference that all of the final approvals be considered together in a single redevelopment agreement. In order to do this, the developer will need to get the final plan approved.

Mr. Tucker stated that there are significant plans that need to be completed prior to the final Planned Unit Development can be approved. He asked if the approval of the other actions could occur prior to the approval of the final Planned Unit Development. Attorney Elrod stated that doing so would be unusual as the TIF would be established prior to approval of the final plan.

Trustee Cope stated that he would be comfortable allowing the TIF and a redevelopment agreement to be approved prior to approval of the final PUD plan.

Trustee Patel inquired whether there would be any legal risk in straying from the normal course of action. Attorney Elrod said that there would not.

President Bass thanked Tucker Development and Mr. McNellis for their work getting to this point and that he looks forward to continuing to move forward.

12. Consideration of a Resolution Authorizing the Execution of a Consultant Services Agreement with Christopher B. Burke Engineering, Ltd. of Rosemont, Illinois for Phase II Engineering Services Related to the Street Storage – Stage II Project in the Amount of \$289,522

Trustee Cope expressed concern with approving an engineering services agreement without a funding source for construction of the project being approved. Trustee Patel stated that funds have been included in the current budget to complete design of this project.

Trustee Hlepas Nickell moved to table the item to the November 20, 2018 Village Board meeting to allow staff to return with more information, seconded by Trustee Cope.

The motion passed by Voice Vote.

Manager's Report

None

Board and Commissions Report

None

Village Clerk's Report

None

Trustees Reports

Trustee Hlepas Nickell requested that the following items be referred to the Committee on Rules, Ordinances, and Buildings: setback line on properties as it relates to excavation and qualification for contractor licenses. The Village Board provided unanimous concurrence.

Trustee Ikezoe-Halevi stated that the Trunk-or-Treat event was a great success and thanked everyone involved.

Public Forum

None

Adjournment

At 9:27 PM Trustee Patel moved to adjourn the Regular Meeting, seconded by Trustee Cope.

The motion was approved by a voice vote.

Respectfully Submitted,


Charles Meyer
Deputy Village Clerk