

**VILLAGE OF BANNOCKBURN
BOARD OF TRUSTEES
MARCH 10, 2014
MEETING MINUTES**

1. **Call to Order.** President Barkemeyer called the meeting to order at 7:05 PM.

President: James Barkemeyer

Trustees Present: James Boyle, David Korner, Daniel Orth III, Frank Rothing

Trustees Absent: David Ansani, Timothy Fisher

Also Present: Village Clerk Estelle Raimondi, Village Manager Maria Lasday, Finance Director Linda McCulloch, Police Chief Ron Price, Village Engineer David Gewalt, Village Counsel Vic Filippini, Assistant to Village Manager Ryan Mentkowski

Visitors: Jody Figura (Bannockburn School), Vicki Street (DBR Chamber), Jeffrey Napolski (Deerfield Park District), Linda Anderson (Deerfield Park District), Chris Derrick (506 S. Gables Blvd. Wheaton), Larry Crone (Capital Custom Homes, Inc.), Ryan Finnely (TIU), David Hoag (TIU), Ellie Sylvan (Lungevity).

2. 01-03/10: **Pledge of Allegiance.** President Barkemeyer led everyone in reciting the Pledge of Allegiance.

3. **Visitors' Business.**

- **Award of Accreditation – Presentation By Steve Casstevens, Police Chief of Buffalo Grove on behalf of the Illinois Law Enforcement Accreditation Program.** Village Police Chief Ron Price introduced Steve Casstevens, a Vice President of the Illinois Association of Chiefs of Police. Steve Casstevens recognized Village Police Chief Ron Price and the Bannockburn Police Department for their achievement of Tier 1 Accreditation. He stated that accreditation acknowledges the highest standards of quality and service delivery for a police department. The police department is evaluated by peers for compliance to the standards for accreditation, and the process takes time and determination to complete. Bannockburn Police Department is one of only 16 police departments in Illinois to achieve Tier 1 accreditation. Village Police Chief Ron Price accepted on behalf of the Bannockburn Police Department.

4. 02-03/10: **Consider Acceptance and Approval of a Proposal from HBK for the Calibration of Commercial Water Meters.** Village Manager Lasday advised that there are 17 commercial water meters that are being calibrated. Village Engineer Gewalt stated that they would be calibrated no longer than every 5 years. These meters will be easy to calibrate, and so he advised he would like to have that done as quickly as possible so that

the water bills are more accurate. Included are three of the largest water meters at Trinity. Some of the meters may need to be changed out because they are unable to be calibrated. Village Engineer Gewalt advised that HBK charges on a per-meter basis, and it is possible that more meters may be able to be calibrated for the requested amount. Trustee Orth asked if this was in response to the unaccounted for water usage, and Village Engineer Gewalt confirmed that this would help with that issue.

Trustee Rothing moved, seconded by Trustee Orth, to accept and approve the proposal from HBK to recalibrate the water meters. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

5. **03-03/10: Consider Approval of a Deer Dash Request by the Deerfield Park District.** Chief Price advised he did not think this request would cause a problem. Trustee Orth moved, seconded by Trustee Rothing, to approve the Deer Dash Request by the Deerfield Park District. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).
6. **04-03/10: Consider Approval of a Waiver to the Village Board Appeal Process Regarding the Following Architectural Review Commission Application:**
 - **Consider Approval of (1) a New 7,619.70 Sq. Ft. Home, (2) Garage, (3) Two Patios (4) Exterior Lighting, (5) Landscaping, (6) Driveway, and (7) Pillars at 21 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.** Village Manager Lasday noted that this was subject to review by the Village Forester, Village Engineer, and ARC. She stated that the plan review had not been completed because she was still gathering information and waiting for final sign offs. She advised there had been several issues that had been worked out, and she anticipated that it would be zoning compliant by the time the ARC receives it for review and that the Village Forester will have signed off on it. Trustee Orth moved, seconded by Trustee Boyle, to approve the waiver to the Village Appeal Process. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).
7. **05-03/10: Consider Approval of a Resolution Approving the 2014 Bannockburn Green Retail Center Seasonal Plan for Outdoor Seating and Table Arrangements and Outdoor Uses.** Request tabled at this time.
8. **06-03/10: Consider Approval of a Request by the Bannockburn School Parent Organization for Use of the Village's Shelter and Open Space and a Waiver of Rental Fees for a Bannockburn School Picnic on May 29, 2014.** The Bannockburn School Parent Organization requested use of the Shelter and Open Space, and a waiver of rental fees to hold a "Mad Science" event. Trustee Rothing confirmed with the representatives that the organization would make sure that the space was cleaned up after the event. Trustee Orth moved, seconded by Trustee Rothing, to approve the request for use of the Village's Shelter and Open Space and a waiver of rental fees. On a roll call

vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

9. **07-03/10: Discuss an Ordinance Instituting a Tax on the Privilege of Using Rental Storage Units.** Trustee Rothing asked if they still wanted to pay a fee rather than having a recurring tax to deal with each month. Village Attorney Filippini stated that a letter had been sent by Metro setting forth a one-time fee as a preferred option. He advised that if the Village wanted to accept that it certainly could, and it would be viewed as a voluntary contribution in lieu of a tax being levied for a period of time. He advised that Metro should be approached again to confirm that they still wish to pursue that option, and that the Board would need to determine how long they would agree to not impose a tax in exchange for a donation. Trustee Korner advised that the Village needed to approach Metro with a proposal of both a donation amount and a time period. Trustee Rothing stated that he felt that a limit needed to be placed on how long a tax would not be imposed. Village Manager Lasday will contact Metro to discuss options.

10. **08-03/10: Consider Approval of a Funding Request from the DBR Chamber of Commerce.** Executive Director Vicki Street thanked the Board for considering a proposal for funding again. She noted that the Chamber had again assembled a Trinity Student Resource Kit and gave out 400 bags to college students and their parents with information about local businesses. The dining guide will include Bannockburn restaurants this year and that will come out at the end of May. Village Manager Lasday noted that the Executive Director comes to all of the Bannockburn events and goes out of her way to support the businesses in the community and also goes to all of the EDC meetings.

Trustee Rothing moved, seconded by Trustee Orth, to approve the funding request from the DBR Chamber of Commerce. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

11. **09-03/10: Consider a Proclamation Recognizing Arbor Day in the Village of Bannockburn (April 25, 2014).** Clerk Raimondi read the Arbor Day Proclamation. Village President Barkemeyer so proclaimed Arbor Day April 25, 2014.

12. **10-03/10: Consider Approval of a Donation to the Deerfield Family Days to Sponsor the Shannon Rovers at the July 4, 2014 Parade.** Finance Director McCulloch noted that the requested donation amount last year was \$1600 because that was their cost. She stated that the Village is the only sponsor for the band.

Trustee Boyle moved, seconded by Trustee Rothing, to approve donation to the Deerfield Family Days to sponsor the Shannon Rovers. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

13. 11-03/10: **Consider Approval of a Resolution Approving a Proposal from Blackbaud to Upgrade the Village's Financial Software.** Finance Director McCulloch stated that the financial software was purchased in 2000, with some upgrades and expansions since that time. It runs on Windows XP, which will no longer be supported by Microsoft in April. There is an option to upgrade the software and move it to Windows 7, which will be supported until 2020. She stated that this will give us an opportunity to look at long term options for the Village. Funding prices are the transition costs for technical support, and a new license.

Trustee Boyle moved, seconded by Trustee Orth, to approve Resolution 2014-R-07 approving a proposal from Blackbaud to upgrade the Village's Financial Software. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

14. 12-03/10: **Consider Approval of a Resolution Approving the First Amendment to the Assistant to Village Manager Employment Agreement.** Trustee Orth moved, seconded by Trustee Boyle, to approve Resolution 2014-R-08 approving the first amendment to the Assistant to the Village Manager Employment Agreement. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

15. 13-03/10: **Consider Approval of a Resolution Approving the Fourth Amendment to the Police Chief Employment Agreement.** Trustee Orth moved, seconded by Trustee Korner, to approve Resolution 2014-R-09 approving the fourth amendment to the Police Chief Employment Agreement. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

16. 14-03/10: **Consider Approval of a Resolution Approving a First Amendment to the Repealed and Replaced Employment Agreement for the Position of Finance Director/Assistant Manager.** Trustee Orth moved, seconded by Trustee Rothing, to approve Resolution 2014-R-10 approving the first amendment to the Repealed and Replaced Employment Agreement for the Position of Finance Director/Assistant Manager. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

17. 15-03/10: **Consider Approval of a Resolution Approving the Sixth Amendment to the Village Manager Employment Agreement.** Village President Barkemeyer recognized Village Manager Lasday's accreditation as a Certified Manager by ICMA. He noted there are only 98 accredited Managers in the state of Illinois. The ICMA pin was presented to Village Manager Lasday by her husband Alan Lasday.

Trustee Boyle moved, seconded by Trustee Orth, to approve Resolution 2014-R-11 approving the first amendment to the Assistant to the Village Manager Employment Agreement. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

18. 16-03/10: **Consider Approval of a Resolution Authorizing a Proposal from Swanson Water Treatment, Inc. to Provide Water Operator Services.** Trustee Rothing moved, seconded by Trustee Boyle, to approve Resolution 2014-R-12 authorizing a Proposal from Swanson Water Treatment, Inc. to provide Water Operator Services. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).
19. 17-03/10: **Consider Approval of a Waiver of Competitive Bids and an Agreement between Vito Di Pinto Landscape and the Village of Bannockburn for Landscape Maintenance Services (Rain Garden Maintenance with Plant Material Vendor to be Determined and Garden Club's Scope of Services) for Spring, Summer, Fall and Winter 2014) in the Amount of \$50,000.00.** Village Manager Lasday noted that the contract includes not only the rain gardens but also the new plantings at Telegraph and Half Day Road and also Lakewood and Half Day Road.

Trustee Orth asked who had oversight over the contractor, and Village Manager Lasday advised that Village Engineer Gewalt was in contact with the landscaping company and the Garden Club would be working with them to maintain Garden Club plantings. Village Engineer Gewalt advised that he works closely with the contractor and that if there was a complaint he would discuss it with the contractor. Village Engineer Gewalt further explained that he both checks the quality of the completed work and also monitors the bills from the contractor to ensure the bills accurately reflect what was done. The contractor maintains all of the rain gardens throughout the Village, and there may be several new projects this year. The contractor will eventually maintain Stirling Circle. Village Engineer Gewalt noted that the landscaping company has always done a good job and the Garden Club finds him easy to work with.

Trustee Boyle moved, seconded by Trustee Rothing, to approve a waiver of competitive bids and an Agreement between Vito Di Pinto Landscape and the Village of Bannockburn for landscape maintenance services. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

20. 18-03/10: **Consider Approval of a Waiver of Competitive Bids and an Agreement between Guy Scopelliti Landscape and the Village of Bannockburn for Landscape Maintenance Services for Landscaping Services in Spring, Summer and Fall 2014 in the Amount of \$ \$69,088.00.** Village Manager Lasday worked with Village Engineer Gewalt to review the scope of work. It includes all the general landscaping, grass areas, etc. The maintenance for the landscape median has been added. Trustee Rothing asked if it included the roadway along Telegraph Road. Village Engineer Gewalt advised that it goes on either side of the pathway and along the ditches and the swales throughout the entire Village. They also weed the beds on Half Day and Waukegan. There is also a provision for watering on Half Day Road and Lakewood of new plants and also the medians.

Trustee Orth moved, seconded by Trustee Boyle, to approve a waiver of competitive bids and an Agreement between Guy Scopelliti Landscape and the Village of Bannockburn for landscape maintenance services. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

21. **19-03/10: Consider Approval of a Waiver of Competitive Bids for Public Works' Maintenance and Repair Projects in the Village's Public Areas and Facilities and Approval of a Resolution Authorizing a Contract between the Village of Bannockburn and Bannockburn Public Works, Inc. for Public Works Maintenance and Repair Projects in the Village's Public Areas and Facilities.** Village Manager Lasday noted the hourly rate for the contractor was the same as last year. It encompasses Village Hall and Shelter maintenance and repairs, in addition to pathway maintenance and road and shoulder maintenance. Maintenance work is also done on storm drains and street signs among other duties. Trustee Orth noted a correction that needs to be made to the dates to update them to 2014.

Trustee Orth moved, seconded by Trustee Boyle, to approve as amended a waiver of competitive bids and for Public Works maintenance and Repair Projects in the Village's public areas and facilities and approval of Resolution 2014-R-14, a Resolution authorizing a contract between the an Agreement between the Village of Bannockburn and Bannockburn Public Works, Inc. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

22. **20-03/10: Breathe Deep North Shore Joint Proclamation by the Village President.** Clerk Raimondi read the Breathe Deep North Shore Joint Proclamation. Village President Barkemeyer so proclaimed. Ellie Sylvan of Lungevity shared with the Village Board information about research on lung cancer.

23. **21-03/10: Consider Approval of a Resolution Authorizing an Agreement and a Letter of Commitment between the Lake County Municipal League and the Village of Bannockburn and an Agreement with Behm Pavement Maintenance and the Village of Bannockburn for the Village of Bannockburn to Participate in a Purchasing Cooperative for \$15,000.00 of Pavement Crack Sealing Work on the Village of Bannockburn's Roadways.** Village Engineer Gewalt advised there had been a discussion at a previous Board meeting about sealing all of the cracks in the road. The Lake County Municipal League has been organizing joint bidding for maintenance activities, include crack sealing. The lowest bidder was Behm, and they have done crack sealing in the Village before. The Municipal League said that since we were a small community they would allow us to participate even though it was past the commitment date. Village Engineer Gewalt noted this was an opportunity to get a very good price with a trusted contractor, and involved very little work for the Village.

Trustee Rothing moved, seconded by Trustee Boyle, to approve Resolution 2014-R-13 authorizing an Agreement and a Letter of Commitment between the Lake County

Municipal League and the Village of Bannockburn and an Agreement with Behm Pavement Maintenance and the Village of Bannockburn for the Village of Bannockburn to participate in a purchasing cooperative. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

24. 22-03/10: **Consider Approval of a Transferee Assumption Agreement between the Village of Bannockburn, Sears, Roebuck & Co. and Metro Storage LLC. for the property commonly known as 1951-2001 Waukegan Road.** Village Manager Lasday noted this was required by Ordinance. This is a requirement for closing. Trustee Orth moved, seconded by Trustee Boyle, to approve a Transferee Assumption Agreement between the Village of Bannockburn, Sears, Roebuck & Co. and Metro Storage LLC. for the property commonly known as 1951-2001 Waukegan Road. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

25. 23-03/10: **Consider Approval of Change Order #3 Revised & Final Dated March 5, 2014 for Public Water Supply Project #L174693 - Waukegan Road, Half Day Road, and Cedarcrest Lane Water Main Replacement Project (Replacing Change Orders #3 and #4 Dated October 9, 2013) of the R. A. Mancini Inc.'s Contract for a Net Contract Reduction of \$233,370.95 to be Submitted to the Illinois Environmental Protection Agency.** Village Engineer Gewalt advised this was before the Board because the IEPA reviewed the loan documents and they wanted the change order formatted in a different way. This had been previously approved, but without the language needed by the State.

Trustee Orth moved, seconded by Trustee Korner, to approve Change Order #3 Revised & Final Dated March 5, 2014 for Public Water Supply Project #L174693 - Waukegan Road, Half Day Road, and Cedarcrest Lane Water Main Replacement Project (Replacing Change Orders #3 and #4 Dated October 9, 2013) of the R. A. Mancini Inc.'s Contract for a Net Contract Reduction of \$233,370.95 to be Submitted to the Illinois Environmental Protection Agency. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

26. 24-03/10: **Village Engineer Report.** Village Engineer Gewalt reported that several items from his report had already been covered in the meeting. However he did want to discuss with the Board that IDOT District One landscape engineers had contacted him and wanted to know if the Village wanted to participate again in obtaining the plant materials for the rain gardens, as was done last year. Last year the Village received 3,000 potted and plugs for the rain gardens, and we don't need that many this year. Some plantings will need to be supplemented with additional plants so approximately 1,000 should be adequate. He advised they could only be used on IDOT right of ways. However we could move some of the plants that are more mature to move over to Duffy to fill in sparse areas. Even though the plants can only be used on IDOT right of ways, there is no cost to the Village, we just have to have them planted. We can have our

contractor plant them and it would be very cost effective. The Board agreed with Village Engineer Gewalt's recommendation.

Trustee Rothing asked about the status of the path extension from Tarns of the Moor to the Porges property on Dunsinane. Village Engineer Gewalt advised that we need to ask the property owner for the easement. Village Manager Lasday stated that she would discuss it with him in the near future. Finance Director McCulloch noted that it was not included in the budget.

27. 25-03/10: **Village Police Chief.**

- Village Police Chief Price noted that snow clearance operations through both of the contractors has been exemplary. He noted that the Police Department only had 2 crash reports in the month of February even though one of the snowiest winters on record. He stated that both contractors have been responsive to Village needs. They are currently working to keep storm drains clear and that is working well.
- A grant was received from IPRF to purchase some portable radios for the officers. Last year the grant was approximately \$500.00, this year it is \$1,286.00. It is reflective of the safety record and that the Police Department is part of IPRF.
- DARE contributions in memory of Jeremy Harris total \$4,575.00. This money will go towards helping students become aware of the dangers of drug use.

28. 26-03/10: **Village Counsel.** No report.

29. 27-03/10: **Village Manager Report.**

Village Manager Lasday stated that we are over budget with snow plowing by about \$25,000. She then noted that Trinity was very appreciative of the way the Police Department had handled the recent death of a student. She noted the Village had an inspection with the insurance company and the agent advised that anyone who does any driving for the Village, whether in Village cars or their own personal vehicles, needs to have a copy of their driver's license and insurance on file. Police Chief Price is maintaining the information in a private file. She noted that she attended the annual meeting with Lake Forest regarding building services including plan reviews. Previously the plan reviews had been done by a consultant, but it is working well now that it has been switched over to Lake Forest reviewing them with assistance from Assistant to the Village Manager Mentkowski. There have not been any compliance issues, and she credits that to the work being done on the plan reviews to make sure they are handled correctly. Lake Forest will be reducing their fees as they do not need as much time as originally projected. She lastly noted she has heard from numerous people regarding the Bannockburn BBQ Challenge, and advised that the judges are in place. The neighboring cities are also eager to participate again.

30. 28-03/10: **Village Clerk Report.** No report.

31. 29-03/10: **Village Commissioner Reports.**

Roads/Right of Ways. Trustee Korner stated there was a second meeting for Stirling Circle. Several residents from the Stirling Circle area attended, in addition to Sue Nelson from Meadow Lane who was assisting Don Wroblewski in determining appropriate plantings. It ended on a positive note, with the majority of the residents in favor of the plan. At the end of the meeting there was another iteration of what the plan is going to look like, and Trustee Korner noted at the meeting that either plans needed to be finalized and there needed to be consensus or the project needed to be cancelled for fiscal year 2014. The Village would not be coming up with more plans. There is one more meeting in April prior to the Board meeting, and he is hopeful that there will be firm plans to bring to the Board after that meeting. He encouraged the impacted residents to focus on the plan as a whole without getting mired in the details, and overall there was consensus. Trustee Orth noted that the landscape designer took suggestions and attempted to immediately incorporate it into the plans. He was very responsive to the residents.

Economic Development. Trustee Rothing noted there are a number of events that will be happening this year, including a new Tennis event. This was well attended when it was held 10 or 15 years ago, so this will be brought back this year. Tennis will be in the morning and a picnic will follow in the afternoon in the Open Space. There had been conversation about getting a Beatles tribute band for the picnic, and he was able to secure them for the event with the assistance of consultant Jeremy Greenberg. He had met with consultant Jeremy Greenberg regarding the Bannockburn BBQ Challenge, which is scheduled for August 9th. Village Police Chief Price is working on staging and other details. Consultant Greenberg helped to secure a band for this event, and will be working on publicity and graphics for the event.

Trustee Rothing noted in September the 700th Anniversary of the Battle of Bannockburn will be held September 7th, and Trustee Rothing received confirmation that there is a reenactment group that is willing to put on a tournament that day, dressed in medieval attire. The event will be a celebration of the victory at the Battle of Bannockburn. Trustee Rothing stated that he talked to the school superintendent, and they will be having Dr. Fredricks from Trinity come to the school in a full knight costume. They will be having a student assembly to educate the students about medieval times.

Trustee Rothing discussed the arrival of Heinen's to Bannockburn Green Retail Center. He noted that Village Manager Lasday has already discussed zoning, signage, and other pertinent issues with them in an effort to get the store open as quickly as possible. Village Manager Lasday noted that their requests so far have been very reasonable. They will not be having a bank in the facility, but they will be having a coffee area. Trustee Rothing noted that they are interested in being involved in the community.

Trustee Rothing noted Bannockburn Green Retail Center also wants to have a "Super Car Saturday" on June 7th and August 2nd. They will also planning a sidewalk sale and Bannockburn Safety Day, in addition to the Heinen's Grand Opening. He noted that outdoor seating at Bannockburn Green had been on the agenda earlier. President Barkemeyer stated that there might be an expanded interest in outdoor seating for both Heinen's and also restaurants. Trustee Rothing recommended that the issue be tabled so

that the manager of Bannockburn Green can attend the meeting to discuss long term needs.

Trustee Rothing noted there was also a meeting with Trinity regarding waste hauling with Lake Shore Waste Hauling regarding implementation of the commercial waste hauling agreement. There should be savings for them if they choose to end their existing contract. Lake Shore has an emphasis on recycling, and that should help the students recycle. A brochure is being developed with Consultant Greenberg that educates about commercial waste hauling. Village Manager Lasday disclosed that consultant Jeremy Greenberg is her son.

Building. No report.

Police. No report.

Finance. Finance Director McCulloch noted that expenditures for salt and plowing were more than budgeted due to the snow and cold temperatures. She stated that with the general fund advancing money to the water fund for the early bond redemption there was a short time where the Village did not maintain its reserve policy but that inconsistency has been resolved. The Village is still waiting for the IEPA loan payments. Donations have been received in memory of both Jeremy Harris and Dex. Capital expenditures are nearly done for the year. The Village still has 25 to 30 tons of salt in reserve.

Finance Director McCulloch noted that unusual expenditures include snow plowing and also the first bill for the Duffy repaving that was finished last summer has just now been received. There will be more bills for this project in the future, and this will be paid with motor fuel tax funds. The Village received approval from the State for that expenditure. The financial software update has been purchased, and the codification is proceeding. Two months of legal bills are included in the bill submit list. The health insurance premium reflects the new rate. With the flexible spending plan, we pre-funded and we will be drawing from that balance through the year.

Trustee Orth moved, seconded by Trustee Boyle, to approve the Bill Submit List. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

Finance Director McCulloch stated that the next Board meeting is April 16, and that is more than 5 weeks between authorizations. Some bills will need to be funded within that time. Previously the Finance Commissioner has approved them in these circumstances. Approximately one-third to one-half of the bills will need to be paid before the next meeting. She stated that she is only expecting routine bills, except that there may be a workers compensation audit adjustment that may need to be paid and also possibly snow plowing.

Trustee Orth moved, seconded by Trustee Boyle, to pre-approve payments to be made by the Finance Director and Finance Commissioner, with ratification at the next Board

meeting. On a roll call vote, the motion was unanimously approved. Ayes: Four (Boyle, Koror, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

32. 30-03/10: **Village President Report.** Village President Barkemeyer stated Lobby Day is upcoming and he and Village Manager Lasday will be traveling to Springfield.
33. 31-03/10: **Discuss a Possible Development Concept for 2000 Half Day Road.** Guido Neri, with Neri Architects introduced himself, Ben and Anthony Peccararo from BP Homes, and Kevin Lewis from IG Consulting, the civil engineer for the project.

Mr. Neri explained that the proposed development is at 2000 Half Day Road and is a 6.1 acre site. The site is between the Beeson property and the Unitarian Church, and is also known as the “Mary Black” property. They have an executed purchase agreement for the property subject to municipal approval. They would like to build a townhome development consisting of 28 units. They have discussed with Village Manager Lasday the potential for developing the site and some issues that might arise from developing the property. They have brought in a civil engineer to consult on the project, and also a wetlands consultant to navigate the wetland issues associated with the site. He explained that they are before the Board to get their input on the proposed development. He stated that the 28 units surround the wetlands area, providing a nice, natural landscape for the site. They are proposing 28 units, of approximately 2600 feet. While they are planning for empty-nesters, that is not the only market they are targeting for the development and they do not anticipate the development would be age restricted as they would be looking for anyone looking to downsize. The proposed finishes would be of brick, stone, and siding. He distributed conceptual plans to the Board. He stated that they are currently proposing a 1st floor master bedroom, but that may need to be modified depending on the wetlands and other issues. They do not have their landscaping plans drafted at this time.

President Barkemeyer stated that there is a need for empty-nester housing, but that he has concerns about the proximity of the units to the road and the ability to do adequate landscaping within that restricted area. If it is not landscaped appropriately, he anticipates concern from area residents. He suggested that if some of the units were turned so that screening can be incorporated, it would be more palatable. Mr. Neri asked if the area on the northwest area could be used for landscaping, since there is no room on the northeast side. Village Attorney Filippini stated that the entry road is owned by the Association. The rest of it, including the roadways, are part of lots. When the Village annexed this property, it was part of county zoning and as part of that PUD it was agreed to have zoning comparable to what was in the county. There were 4 acre lots and the roads were incorporated into the lots.

Village President Barkemeyer asked if the developers could get easements from the property owners for landscaping, and Village Attorney Filippini affirmed that was a possible solution. Trustee Orth asked if that would satisfy opacity requirements for the parcel. Village Attorney Filippini stated that it might be more appropriate to move the properties back and have open space areas, although this option might be impacted by the wetlands. There may be some things that can be done from a site development

perspective that will maintain some consistency with the patterns the Village has had in the past. He did not anticipate the property to the west would be an issue because of the institutional use on that site.

Village Attorney Filippini did note there is a need to consider how a multi-family development will impact the 4 acre lots adjoining the proposed development. He noted that it is important to be mindful of our development patterns as this will be replicated, at least in request, in the future. That may impact the lot (unit) yield. But it is a way to create the natural buffers that have always been there and a way to accommodate the traditional density pattern elsewhere in the Village. Village Attorney Filippini suggested that the developers talk to the plantation owners, as doing something with both properties makes sense and will preserve buffers along the private roads.

Trustee Orth asked if cars would be able to turn east from the proposed development, and the developers noted that it would have to be right turn in and out. Mr. Neri stated they would prefer to have the access on Lakewood as it would provide them full access onto Half Day Road. Village Attorney Filippini commented that would be an issue as there are conservation easements in that area.

Mr. Neri stated that they have talked to the Army Corps of Engineers and Lake County and it appears the wetlands are under the jurisdiction of the Lake County as they are isolated wetlands. The draft plans show the wetlands as shown on the Lake County maps. The pond on the draft plans already exists. Trustee Rothing asked about the water and sewer lines, and Mr. Neri answered they would be relocated, but that the neighbors would have uninterrupted water and sewer service. Trustee Rothing stated this sort of development is a need in the Village, but opacity requirements and concerns of the neighbors will be an issue. He noted it is a good use of that particular property because of its placement.

Trustee Orth asked if they had previous experience in building townhomes, and they said they did and there have been no issues with the multi-family dwellings. There was discussion of how many units would be best per building, and possibly removing buildings to make space for landscaping for opacity, as screening will be a concern for the residents.

Mr. Neri stated that he knew that current Village zoning did not accommodate a development like this. He asked how zoning for the project would be created, and how they could come back to the Village with a proposal reflective of the zoning changes that would be enacted. Village Attorney Filippini stated that the best approach is to have it as a planned development, and possibly as a different district. That gives the Village flexibility in evaluating proposals. He recommended that the developers return with plans that are reflective of the concerns expressed by the Board, and that the zoning process can proceed from there if there is overall Board support for the plan. He noted that the Board seems to see that the use is viable for the site, but there needs to be review of the buffering for the neighbors and evaluation of the plantation site. The houses to the east have significant setback.

Village Attorney Filippini recalled a previous proposal that did incorporate screening for a similar type of development and that was not accepted by the Village. He stated that it is a different time and this type of development may be more appropriate now, but that the concerns of screening and appearance of the project are just as viable now and must be addressed. Trustee Orth recommended that the developers look at the Comprehensive Plan and use that information to make modifications to the plan. The Board also recommended that the developers look at the landscaping of Wood Creek Court for an idea of the screening that might be appropriate.

Mr. Neri asked if they should attempt to speak to the neighboring property owners and if there was a homeowners association for that area.

The Board recommended that they not reach out until they revised the plan, but that discussing expectations for the property and access with the neighboring property owners would be advised. Buffering is seen as a major impediment for the development as proposed.

34. **32-03/10: Report of the Plan Commission / Zoning Board of Appeals Meeting on March 4, 2014:**

- **Continued Public Hearing for the Consideration of a Proposed Update and Amendments to the Comprehensive Plan for the Village of Bannockburn.** Village Manager Lasday stated the Plan Commission recommended for adoption the Comprehensive Plan with just a few very minor modifications, including changing one date, a picture, and removing one paragraph.

Village Attorney Filippini advised that the Board has a 90 day period to act on this and they do not have to have any further hearings on it. He noted there has been discussions among the Board which are not reflective of the Plan Commission recommendation, so he advised there may be some value in having a working group of the Board to work with staff, specifically on some modifications to two sites. He stated that the Plan Commission did a very thorough job with the Comprehensive Plan, but ultimately the Board has the option of making final adjustments to have the perspective of the Board reflected in the document, and they may want to include some recommendation for alternatives in the document. He advised Village President Barkemeyer could ask a couple of Board members to be on a working group with staff to modify the document as indicated. Trustee Rothing will be part of that working group.

35. **33-03/10: Consideration of Approval of the February 24, 2014 Board Meeting Minutes.** Trustee Orth moved, seconded by Trustee Korner, to approve the February 24, 2014 Board Meeting Minutes. On a voice vote the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

36. **34-03/10 Consider Approval of the February 24, 2014 Executive Session Meeting Minutes.** Trustee Orth moved, seconded by Trustee Boyle, to approve the February 24, 2014 Executive Session Meeting Minutes. On a voice vote the motion was unanimously

approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).

37. **Adjournment.** Trustee Orth moved, seconded by Trustee Korner, to adjourn the meeting at 9:44 PM. On a voice vote the motion was unanimously approved. Ayes: Four (Boyle, Korner, Orth, Rothing); Nays: None; Absent: (Ansani, Fisher).