



**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
Monday, July 13, 2015**

Present:

Mayor Brandt	<del>Trustee Feldman</del>
<del>Trustee Grujanac</del>	Trustee Hancock
Trustee McDonough	<del>Trustee Servi</del>
Trustee McAllister-	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
<del>Chief of Police Kinsey</del>	Treasurer/Finance Director Peterson
Public Works Director Woodbury	Community & Economic Development
Village Planner Robles	Director McNellis

**ROLL CALL**

Mayor Brandt called the meeting to order at 7:46 p.m. and Village Clerk Mastandrea called the Roll.

**2.0 APPROVAL OF MINUTES**

**2.1 Acceptance of the June 22, 2015 Committee of the Whole Minutes**

The minutes of the June 22, 2015 Committee of the Whole Meeting were approved as submitted.

**3.0 ITEMS OF GENERAL BUSINESS**

**3.1 Planning, Zoning and Land Use**

**3.11 Continued discussion of a Preliminary Development Plan related to a Planned Unit Development (PUD) for a proposed townhome community (Pulte Homes)**

Village Planner Robles summarized the request by Pulte Homes for a Preliminary Development Plan related to a Planned Unit Development for a proposed townhome community.

Mr. Mark Mastrorocco, representing Pulte Homes provided a summary of the revisions addressing density and school impacts based on Village Board comments at the May 26, 2015 and the June 22, 2015 Committee of the Whole meetings.

Mr. Chuck Hanlon with WBK Associates, Land Planner for the proposed project provided a presentation detailing further changes made to the proposed plan based on Board comments. The changes made relate to reducing density, strategy to address the school district boundary lines, curvilinear design and further "loosening" up the plan.

Mayor Brandt asked if Pulte had a breakdown of higher priced units' verses lower priced units now that the density has been decreased to 88 units. Mr. Mastrorocco noted there are now 44 Villas or higher priced units and 40 less expensive townhomes. Mayor Brandt asked about the unit type per school district based on the new unit breakdown of 88 units. Mr. Mastrorocco provided information on the distribution of each type of proposed townhome unit to be constructed within each district's boundary and price points of the units. Trustee Hancock asked if Pulte increased the price of the units since the density went down. Mr. Hanlon stated the price point did increase due to the density change and increased number of premium units due to more open space. Trustee Hancock asked how Pulte made this a viable plan with the density change. Mr. Mastrorocco noted Pulte had to renegotiate their land purchase offer with Senior Care in order to address all the Board's concerns to come up with a viable plan that would still work while keeping a good product. Mr. Mastrorocco noted this would be the least dense project in the Village of Lincolnshire.

Mr. Greg Sagen, Landscape Architect for the proposed project provided a presentation related to the landscape plan, parks and open space.

Mr. Mastrorocco provided information relative to school impact, tax revenue for the schools, student projections, and projected consumers. Mr. Mastrorocco presented school district breakdown comparisons from other developments in the Village.

Trustee McDonough asked if there were any discussions when meeting with Districts 102 & 103 for one of the districts to take over the entire subdivision. Mr. Mastrorocco noted during discussions with the school districts, neither district indicated any interest in adjusting the school district boundary line. Trustee McDonough asked if the Conway Farms lawsuits were brought up in discussions. Mr. Mastrorocco stated the situation of the lawsuit never came up during discussions with the school districts, and he was unaware of the lawsuits referenced.

Trustee Hancock asked how Pulte would plan to market the school districts since their target market was empty nesters. Mr. Mastrorocco suggested going on the Pulte website to view their marketing strategies for empty nesters and in this case Pulte would simply list the school districts. Trustee Hancock asked if Pulte ever entered into a contract where impact fees were paid based on the actual number of students given his concern of higher student population than Pulte's forecast. Pulte has never had a situation like this and will be paying impact fees for every unit regardless if there are students or not.

Trustee McDonough asked if Pulte had information related to the bus issue brought up at the previous meetings. Mr. Mastrorocco noted he met with the various school district transportation directors. Mr. Hanlon provided a plan with proposed bus stops which is a result of the

meetings with the school district transportation directors. Mr. Mastrorocco provided additional information regarding the proposed bus stops and number of buses based on the estimated amount of children for the proposed subdivision.

Trustees McDonough and McAllister stated their appreciation for Pulte taking time and addressing all their concerns.

Trustee Hancock noted the proposed subdivision would benefit the commercial industry in the Village, but if the estimated number of children was incorrect this could be a negative impact on the schools.

A discussion regarding next steps for the proposed development followed. Mr. Mastrorocco noted since some of the Trustees were absent from the Committee of the Whole meeting, Pulte would like their feedback prior to being placed on the Regular Village Board agenda. Mayor Brandt noted the absent Trustees did receive the information and suggested Pulte meet with these Trustees.

Mayor Brandt stated she was at the 10<sup>th</sup> Anniversary of Sedgebrook where a large number of the residents requested pedestrian connections to other areas of the Village and asked if Pulte would be willing to extend the path along Milwaukee Ave. Mr. Mastrorocco noted it is already part of the plan to connect to Sedgebrook.

It was the consensus of the Board for Pulte to meet with the absent Trustees individually or two Trustees at a time prior to the August 10, 2015 Regular Village Board meeting to get feedback regarding the proposed project changes presented.

### **3.12 Consideration and discussion of the Southern Sector of the Annexation Feasibility Study (Village of Lincolnshire)**

Village Planner Robles provided a presentation regarding the southern sector of the Annexation Feasibility Study. Six focus areas were originally identified as possible areas to annex. Area six was discussed at length since KZF Stack, LLC is requesting annexation for construction of a townhome development on this property at this time. Planner Robles provided information on the benefits to annex area six at this time, and noted the only one disadvantage resulting from annexation would be the Village taking on maintenance of the entire length of Riverside Road.

Mayor Brandt asked what the estimated annual cost would be to maintain Riverside Road. Village Planner Robles stated the estimated annual cost to maintain Riverside Road would not result in an increased budget impact and such expenses would be incorporated into the existing streets maintenance budget.

Trustee McDonough noted he did not support staffs recommendation regarding annexing sector three of area six. Trustee McDonough suggested having a meeting with the land owners of sector three prior to making a decision.

A brief discussion followed regarding the absent Trustees being able to review the proposal prior to deciding whether or not to take action on annexations.

A discussion regarding the process for annexation followed.

It was the consensus of the Board to meet with the land owners of sector three, area six within the next two weeks and put this item on the Regular Village Board for further discussion at the July 27, 2015 Village Board Meeting.

**3.13 Continued Preliminary Evaluation of proposed annexation of 19.71 acres, Rezoning from the R1 to R4 Single-Family Residential District, and Special Use for a Planned Unit Development (PUD) for a proposed 46-unit townhome development at 14600 Riverside Road (KZF Stack, LLC)**

Village Planner Robles provided a summary of the continued preliminary evaluation of proposed annexation of 19.71 acres, rezoning and special use for a planned unit development for a proposed 46-unit townhome development by KZF Stack, LLC. Village Planner Robles noted at the May 26, 2015 Committee of the Whole meeting the Board requested various items be addressed.

Mr. Jeff Rothbart, representing KZF Stack, LLC highlighted changes to the proposed townhome development to address the Boards concerns from the May 26, 2015 Committee of the Whole meeting.

Mayor Brandt updated Trustee Hancock on information from previous meetings KZF Stack, LLC presented and requested staff provide previous information related to this proposed project to Trustee Hancock for his reference. Mr. Steven Friedman and Mr. Daniel Zivin, representing KZF Stack, LLC provided information regarding the types of townhomes, site plan, and price range of the proposed project.

Mr. Rothbart provided information regarding the expected student count based on other KZF Stack, LLC. projects relative to the proposed product type.

Trustee McDonough noted areas where he thought density could be further addressed and suggested possibly removing additional units. Mr. Friedman noted KZF Stack, LLC will look into the density further. Trustee McAllister noted his agreement with Trustee McDonough regarding density.

It was the consensus of the Board for KZF Stack, LLC to further address density and present the proposed project to the Board at the Committee of the Whole on July 27, 2015.

3.2 Finance and Administration

**3.21 Consideration and Discussion of a Letter of Support Regarding Illinois Route 53/120 Project**

Mayor Brandt noted Aaron Lawler, Lake County Board President contacted her regarding a request for letter of support for Route 53 expansion. Mayor Brandt stated she did not feel it was her decision alone to support or not support Route 53 and wanted to bring this before the Board for discussion.

Trustee McDonough noted his opinion was this project is in need of funds to proceed any further and letters of support from local municipalities will have little effect until the funding for the project is secured. Trustee McDonough was not in favor of sending a letter of support at this time.

Mayor Brandt stated it was her opinion the support should come from Villages and residents that would be most directly affected by Route 53.

Trustee Hancock noted he was not familiar enough with what residents and businesses desired to support a letter at this time.

It was the consensus of the Board not to send a letter at this time for support of Route 53.

**3.22 Consideration and Discussion of Approval of Certain Closed Session Minutes and Authorizing the Village Clerk to Make Certain Meeting Minutes Available for Public Inspection Second Review 2015 and Authorizing the Destruction of Certain Audio Recordings of Closed Session Minutes (Village of Lincolnshire)**

Village Manager Burke noted in accordance with the Open Meetings Act, staff presents executive session minutes to the Board twice a year for review and approval.

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

3.3 Public Works

**3.31 Approval of Membership in the HGAC Buy Joint Purchasing Co-op (Village of Lincolnshire)**

Public Works Director Woodbury provided a summary of the request for Membership in the HGAC Buy Joint Purchasing Co-op. Participating in the membership would allow the Village to reduce the cost of purchasing equipment and there is no cost to participate.

Trustee McAllister asked if this was a non-profit group and how does HGAC benefit. Public Works Director Woodbury stated the costs are passed on to the contractors providing the products.

Trustee Hancock asked if there was any downside to joining. Public Works Director Woodbury noted he did not know of any downside adding the Village's purchases through the co-op would be limited. Public Works Director Woodbury stated the Village can enter into the membership and not purchase anything; there is no obligation.

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 Lincolnshire 10-Year Capital Plan and 5-Year Financial Forecast (Village of Lincolnshire)**

Public Works Director Woodbury provided a brief presentation related to the annual updates to the Lincolnshire 10-year Capital Plan.

Village Manager Burke provided additional information regarding the 10-year Capital Plan and 5-Year Financial Forecast noting this is a plan document and all information will be presented in the budget process including more detail on the actual capital projects proposed for Fiscal Year 2016.

Trustee Hancock asked how much of the forecast is based on commercial and residential development. Village Manager Burke stated a percentage assumption is put into the plan, but the plan does not include forecasts for projects currently in the planning process and not yet approved.

A brief conversation regarding forecasting for water & sewer operating revenues and expenditures followed.

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

## **4.0 UNFINISHED BUSINESS**

### **4.11 ~~Analysis of Residential Lighting Ordinances~~**

Mayor Brandt pulled this item from the agenda due to the late time and it will be placed for discussion on the July 27, 2015 Committee of the Whole meeting.

Trustee Hancock asked if the Village has a securities attorney review the SSA bonds discussed in the Regular Village Board Meeting. Village Attorney Simon noted all the documents say the only thing the Village can be compelled to do is

to tax the Special Service Area; it does not say anything about the Village being compelled to raise taxes to pay the bonds. The Village is required to update the market regarding the development of the site.

**5.0 NEW BUSINESS**

**6.0 EXECUTIVE SESSION**

**7.0 ADJOURNMENT**

Trustee McDonough moved and Trustee McAllister seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 10:20 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk