



One Olde Half Day Road
Lincolnshire, IL 60069
www.lincolnshireil.gov



2.1

MINUTES
REGULAR VILLAGE BOARD MEETING
Monday, April 4, 2016

Present:

Mayor Brandt	Trustee Feldman
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Christensen	Village Manager Burke
Chief of Police Kinsey	Public Works Director Woodbury
Village Treasurer/Finance Director Peterson	Economic Development Coordinator Zozulya

ROLL CALL

Mayor Brandt called the meeting to order at 7:00 p.m., and Village Clerk Mastandrea called the Roll.

2.1 Approval of the March 14, 2016 Regular Village Board Meeting Minutes

Trustee McDonough moved and Trustee Feldman seconded the motion to approve the minutes of the Regular Village Board Meeting of March 14, 2016 as presented. The roll call vote was as follows: AYES: Trustees McDonough, Leider, Feldman, and Mayor Brandt. NAYS: None. ABSENT: Trustees Grujanac and Servi. ABSTAIN: Trustee Hancock. Mayor Brandt declared the motion carried.

3.0 REPORTS OF OFFICERS

- 3.1 Mayor's Report - None
- 3.2 Village Clerk's Report - None
- 3.3 Village Treasurer's Report - None
- 3.4 Village Manager's Report

3.41 Employee Recognition

Village Manager Burke noted on March 18, 2016 the annual Employee Recognition lunch was held to honor service anniversaries and the 2015 Employee of the Year. Village Manager Burke stated employees submit nominations for Employee of the Year, and then Department Managers meet to discuss nominations and decide on the winner based on the nominees' contributions throughout the year. Officer Tom Branick was awarded 2015 Employee of the Year. Officer Branick was the Stevenson High School liaison for the majority of 2015 and is currently working as an Investigator with the

Police Department. Officer Branick was recognized for his role in the gun incident at Stevenson High School and various other achievements at the High School.

4.0 PAYMENT OF BILLS

4.1 Bills Presented for Payment on April 4, 2016 in the amount of \$211,476.12

Village Manager Burke provided a summary of the April 4, 2016 bills prelist presented for payment with the total being \$211,476.12. The total amount is based on \$98,570.96 for General Fund, \$25,306.33 for Water & Sewer Fund, \$45,392.99 for Retirement Fund; \$812 for Water & Sewer Improvement Fund; \$9,460 for Vehicle Maintenance, \$24,075 for E911 Fund; \$67.50 for Sedgebrook SSA; and \$7,790 for the General Capital Fund.

Trustee McDonough moved and Trustee Hancock seconded the motion to approve the bills prelist as presented. The roll call vote was as follows: AYES: Trustees Feldman, McDonough, Hancock, and Leider. NAYS: None. ABSENT: Trustees Grujanac and Servi. ABSTAIN: None. Mayor Brandt declared the motion carried.

5.0 CITIZENS WISHING TO ADDRESS THE BOARD (on agenda items only)

6.0 PETITIONS AND COMMUNICATIONS

7.0 CONSENT AGENDA

- 7.1 Approval of an Ordinance Amending Special Use for a Planned Unit Development (Lincolnshire Commons) (Ordinance #05-1954-18) for Revisions to an Existing Area of Special Sign Control to Permit New Multi-Tenant Ground Signs (900-970 Milwaukee Avenue and 225 Aptakisic Road - CFNX Linshire, LLC)**
- 7.2 Approval of an Ordinance Authorizing the Disposal of Surplus Property (Village of Lincolnshire)**
- 7.3 Approval of Professional Services Agreement with GovHR USA for Recruitment Services (Village of Lincolnshire)**
- 7.4 Approval of Purchase of a Trailer Mounted Sewer Flusher with Camera System, (Unit #502) Under the National Joint Powers Alliance Contract, from Sewer Company of America, Dixon, Illinois in an Amount not to Exceed \$144,796.23 (Village of Lincolnshire)**
- 7.5 Approval of Issuance of Class “E”, “B”, “C” “H” (2), “I” (2), and “J” Liquor Licenses to RFMBG Lincolnshire, LLC, D.B.A. Marriott Lincolnshire Resort (Village of Lincolnshire)**

Trustee McDonough moved and Trustee Leider seconded the motion to approve the Consent Agenda. The roll call vote was as follows: AYES: Trustees McDonough, Feldman, Leider, and Hancock. NAYS: None. ABSENT: Trustees Grujanac and Servi. ABSTAIN: None. The Mayor declared the motion carried.

8.0 ITEMS OF GENERAL BUSINESS

8.1 Planning, Zoning & Land Use

8.11 Consideration of Approval of an Ordinance Rezoning Property Commonly Known as 1700 Riverwoods Road (Manors of Whytegate - Arthur J. Greene Construction Company)

Economic Development Coordinator Zozulya provided a summary and background of the proposed Ordinance rezoning property commonly known as 1700 Riverwoods Road. Economic Development Coordinator Zozulya noted the Board requested the petitioner incorporate the requirement into the Architectural Covenants for the wood shake roofing materials; explore the feasibility of altering the bike path location; and confirm the final plat of subdivision provides for a 10' bike path along Riverwoods Road. Economic Development Coordinator Zozulya provided information related to next steps of the project if approved.

Public Works Director Woodbury provided a brief presentation related to the feasibility of relocating the bike path. Public Works Director Woodbury noted the location requested by the Mayor and Board presented multiple challenges; the desired area is very low with known storm water detention. If the Board would like to proceed with the suggested changes, fill would need to be brought in for the low area, the Lake County Stormwater Management Commission would then need to approve this, and several trees would need to be removed.

Mayor Brandt stated she did not want the project to incur additional costs due to the possible relocations of the bike path. Mayor Brandt asked if the Board thought it was necessary to have an additional connection in the proposed location and suggested possibly focusing on having a connection on Riverwoods Road. Public Works Director Woodbury noted if the connection is determined to be on Riverwoods the pass would likely need to cross areas of detention and stated Lake County would need to be involved in permitting. A brief conversation regarding bike bath connections and the adjacent neighborhood's concerns regarding the proposed bike path followed. Trustees Leider, Feldman and Hancock stated their opinion was an additional bike path connection was not needed given the proximity of connections in adjacent neighborhoods.

Mayor Brandt noted at the request of the Board, Arthur J. Greene provided three sample architectural drawings. Trustee Hancock noted concern regarding some of the architectural elements proposed in the Architectural Covenants. Mr. Greene noted the proposed covenants include a wide variety of options, which would be presented as options to the future homeowner. Mr. Greene noted Arthur J. Greene Construction would be happy to meet with the Trustees during the technical stages of construction to go over the architectural elements and come up with covenants everyone would be able to support.

Trustee McDonough asked how much square footage is being taken up by outlots A & B. Mr. Glenn Christensen, Land Planner with Manhard Consulting, representing Arthur J. Greene Construction, noted 20% of the site takes up the outlots/open space. Trustee McDonough asked if the 20% includes the retention ponds along the east of the property or just outlots A & B. Mr. Christensen noted the 20% includes the retention ponds.

Mayor Brandt asked Mr. Greene to show the residents in attendance what has changed on the plan since the meeting they attended last May. Mr. Greene provided information related to the proposed plan from last May. The landscaping and drainage behind lots 7 & 8 was highlighted for the residents in attendance.

Trustee Hancock asked what is required landscaping for each lot. Economic Development Coordinator Zozulya stated when each lot comes in for permitting, staff will review each permit for code required landscaping. A brief conversation regarding lot landscape code requirements specific to the proposed development followed. Mr. Greene agreed to provide additional landscaping per lot for the project.

Trustee Feldman and Mayor Brandt suggested the Village may want to ensure homeowners in the surrounding neighborhoods are aware of the Village's tree adoption program if they would like additional screening/vegetation.

Trustee Hancock asked if the Architectural Design Covenants are attached to the existing approval. Mr. Greene noted the Architectural Design Covenants were presented which could be finalized through the technical phase. Mr. Greene stated they wanted to submit the Architectural Design Covenants to give the Board an idea and express that Arthur J. Greene would work with the Village to create a variety of architectural elements and noted they would be open to adjusting these covenants as directed by the Village Board. Trustee Hancock noted concern under the following items in the proposed Architectural Design Covenants:

- 1- "No more than one home of the same elevation shall be built within the Manors of Whytegate". Mr. Greene stated they would not repeat any elevation.
- 2- "No home shall be built around Whytegate which is the same or similar design as another home already built or approved unless two of these following features are different". Trustee Hancock asked what the difference was between design and elevation. Mr. Greene noted design fits within an elevation; trying to change enough elements to give a house a totally different character. Mr. Greene provided examples.
- 3- "The following features must be different from previous homes - changing the color of the home, changing the orientation of left to right, and changing the roof materials" Trustee Hancock suggested eliminating these minimal exceptions. Mr. Greene agreed to take these requirements out of the Architectural Design Covenants.

Trustee Leider noted concern regarding density. Mayor Brandt stated she received an email from Trustee Grujanac stating her preference for the property would be for it to remain a park or open space but if this was not an option she noted concerns regarding density. Mr. Greene stated when revising the development to address density the proposed project was compared to Briarwood, Meadows of Birch Lake and surrounding homes. Mr. Greene stated if there are bigger lots in the proposed subdivision, the homes will get bigger. Trustee Leider noted his opinion has not changed and feels less density is appropriate in this location.

Trustee Feldman asked if any of the houses would be ranch style. Mr. Greene noted currently there are no ranch style footprints. Trustee Feldman suggested the Village may want to consider changing FAR requirements in order to address density issues.

Trustee Hancock suggested a possible combination of the site be considered where the Village could buy some of the land for parks and have fewer lots to address density. Mayor Brandt noted a park already exists in the area and this might not make sense financially for the Village. A conversation related to average and proposed density, lot sizes, and house sizes followed. Mr. Greene noted if the density changes it promotes bigger lots and marketing becomes an issue. Mayor Brandt asked if the lot sizes on Preston Court were provided for comparison. Economic Development Coordinator Zozulya stated the sizes on Preston Court were not provided but staff would research this and provide the sizes to the Board.

Mayor Brandt noted two Trustees were not in attendance and asked if the Board would like Arthur J. Greene to address some of the Architectural concerns prior to the meeting on April 11th and possibly bring the proposal back for a vote when the other Trustees are present.

Trustee Hancock noted continued concern regarding the project not fitting in with the neighborhood. Trustee Hancock noted concern about architectural elements, landscaping, density, but did not want to create huge homes on larger lots. Mr. Greene noted if density changes, house size increases.

A resident noted concern regarding density and the proposed project not fitting in with the surrounding neighborhoods.

Trustee Hancock asked Mr. Greene what it would take to make it a less dense but marketable project. Mr. Greene noted his opinion, the project is the appropriate size, and if the number of lots goes down anymore, the project will not work for Arthur J. Green Construction. Trustee Leider stated return on investment is not a concern of the Village.

Mr. Christensen stated they have done a lot of work to get the project down in density. Mr. Christensen noted they looked at land use, the comprehensive plan compared to other surrounding neighborhoods; they met with staff and went before the zoning board prior to coming before the Village Board.

Mayor Brandt asked what action the Board would like to take tonight.

Trustee Feldman noted she is in favor of decreasing density but agreed with Mr. Greene, the project would not be marketable if density was decreased and home sizes increased further. A conversation regarding surrounding market prices followed.

Trustee McDonough asked how many Trustees would need to approve this in order to move forward. Village Attorney Christensen noted a simple majority of the members present.

Trustee McDonough noted if density changes slightly, he did not think the look would change that much. Trustee McDonough noted the density changed met his concerns regarding the rezoning request for an environmentally sensitive development, and he would be willing to vote in favor of the project.

Trustee Hancock noted he would like to have the petitioner address some of the items of concern prior to a vote.

Mr. Greene provided additional information regarding how density was adjusted to satisfy the Board and still keep it a feasible development. Mr. Greene requested this item be considered at a future meeting date.

Mayor Brandt suggested providing information relative to Preston Court as an example for comparison at the April 11, 2016 meeting.

Trustee Leider suggested Arthur J. Greene Construction show the house sizes with and without garages when bringing this back.

Village Manager Burke asked for direction on what the Board would like staff to work on with Arthur J. Greene Construction prior to bringing this back for consideration. Trustee Leider noted providing accurate numbers related to square footage and setbacks. Trustee Leider requested hard copies be provided for viewing. Mayor Brandt recommended providing house values in the surrounding areas.

Trustee Hancock suggested having a conversation with the owners of the land to see if there is an alternative combined plan as a possible option; having a donation of park/open space in order to reduce the cost of the builder and reduce density. A conversation regarding subsequent applications for rezoning after a negative vote is received followed. Village Manager Burke noted he would need to look into the Code and provide this at the next meeting. Mayor Brandt noted Arthur J. Greene came in requesting R2A Zoning which could be a benefit, and if it is decided to go with a different zoning, some of the benefits of R2A would be lost.

Mayor Brandt suggested the Board email staff if they have additional information they would like provided when this matter comes back to the Village Board for consideration.

A resident asked if there is anything in the current zoning regulations that would prevent an extremely large house like the one being built on Hamilton Court. Trustee Hancock noted staff has been asked to come back to the Board with additional zoning requirements to prevent such issues. The resident recommended putting restraints on the structures prior to approving the projects. Trustee Feldman noted if FAR requirements change, this could possibly control some of these issues. A brief conversation regarding zoning requirements followed.

Village Manager Burke noted when zoning requirements change, the zoning code in place at the time the application is made, is the code that governs. Mayor Brandt stated suggestions can be made by the Board and agreed to by the petitioner.

It was the consensus of the Board is to place this under Items of General Business on the April 11, 2016 Regular Village Board meeting for discussion and approval.

- 8.2 Finance and Administration
- 8.3 Public Works
- 8.4 Police
- 8.5 Parks and Recreation
- 8.6 Judiciary and Personnel

9.0 REPORTS OF SPECIAL COMMITTEES

10.0 UNFINISHED BUSINESS

11.0 NEW BUSINESS

12.0 EXECUTIVE SESSION

13.0 ADJOURNMENT

Trustee McDonough moved and Trustee Leider seconded the motion to adjourn. The voice vote was unanimous and Mayor Brandt declared the meeting adjourned at 8:34 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk