



The minutes were corrected by the Board of Trustees at its Committee of the Whole meeting of May 13, 2013 as follows: Item 3.13, paragraph six, first line should read "Ms. **Jeanne Top...**" and Item 3.13, paragraph nine, third line should read "on the lots, **a Tree Survey** and the storm water management situation..." and will include various letters and e-mails from concerned residents.

**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, April 22, 2013**

Present:

Trustee Brandt	Trustee Feldman
Trustee Grujanac	Trustee McDonough
Trustee Saltiel	Trustee Servi-
Mayor Blomberg	Village Clerk Mastandrea
Village Manager Burke	Police Chief Kinsey
Director of Public Works Hughes	Village Treasurer Curtis
Director of Community Development McNellis	Village Attorney Simon
Finance Director Peterson	

ROLL CALL

Deputy Village Clerk Burke called the meeting to order at 7:45 p.m.

CALL TO ORDER

In Mayor Blomberg's absence, Deputy Village Clerk Burke called for the appointment of a Temporary Chair. Trustee Grujanac moved and Trustee Brandt seconded the motion to appoint Trustee Saltiel as Temporary Chair. All were in favor. Temporary Chair Saltiel declared the motion carried.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of April 8, 2013 Committee of the Whole Meeting Minutes

The minutes of the April 8, 2013 Committee of the Whole Meeting were accepted as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration and Discussion of Zoning Board and Architectural Review Board Recommendations regarding a proposed amendment to an existing Special Use, and associated Sign Variations and Site/Building Development Plans, to permit a Dunkin' Donuts restaurant, with drive-thru, as an Accessory Use at the Marathon Gas Station at 435 Milwaukee Avenue (GTM/North Shore Management, dba Dunkin' Donuts)

Director of Community Development McNellis summarized the Architectural Review Board and Zoning Board recommendations regarding the subject request.

Mr. Steven Kolber with Kolbrook Design, representing Dunkin' Donuts, provided an overview of the proposed site plan and changes to the gas station building. Landscaping, color, and signs were commented on and discussed. Mr. Kolber explained minor changes had been made at the suggestion of the Architectural Review Board.

Several Board members commented on the desire to see a pedestrian connection between The Fresh Market site and the east property line of the Dunkin' Donuts/gas station site. Director of Community Development McNellis said staff would look into planning for the future pedestrian connection and explained The Fresh Market has been consistent in their opposition to a vehicular connection between the two sites.

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

3.12 Consideration and Discussion of a request for a Village newsletter insert promoting the 2013 Lincolnshire Art Festival (Amdur Productions)

Director of Community Development McNellis summarized the request and noted the Art Show is similar to other community events held throughout the summer.

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

3.13 Consideration and Discussion of a Referral to the Zoning Board of a proposed Resubdivision of two 2+ acre lots on Hamilton Court to four 1-acre lots for the Manors of Brampton Woods – Unit II Subdivision (Arthur J. Greene Construction)

Director of Community Development McNellis summarized the request from Arthur J. Greene Construction. The request is to refer the Plat of Subdivision to the Zoning Board for their review.

Jeffrey Greene, President of Arthur J. Greene Construction and Tim Gollata, Vice President of Arthur J. Greene provided a brief presentation of their proposal to subdivide two existing two-acre lots on Hamilton Court to four one-acre parcels.

Trustee Brandt noted some of the residents on Brampton Lane sent letters stating their concerns regarding the odd shaped lots not being consistent with the rest of the subdivision and raising questions regarding tree removal. Mr. Greene said the proposed lots are in a cul-de-sac and

the back yards face the Forest Preserve. Mr. Greene noted the unique shape is a result of the location of the proposed parcels along the cul-de-sac. Several Trustees expressed concern regarding density and the proposal to create a total of four lots where there are currently two. Trustee Saltiel asked Director of Community Development McNellis if any other lot in the Village has a 55' frontage. Director of Community Development McNellis said 55' is the minimum front yard allowed per Code requirement.

Mr. Greene asked if the Board would like to see a proposed building footprint depicted on the proposed lots, to see an approximation of how they would look in relation to other parcels in the subdivision. Trustee McDonough was in favor of showing building footprints on the lots and asked if three lots would be an option. Mr. Greene said three lots would not be an option for them.

Mr. David Thoensen, resident at 12 Brunswick and Director of Tamarack Day Camp, approached the Board and said Mr. Greene and Mr. Gollata have conducted themselves extremely well in putting in the subdivision to date. Mr. Thoensen said his concern is the accumulated water on his land and the impact the additional lots in question may have on storm water draining. Mr. Thoensen suggested a water study be completed before a decision is made to split the lots. Trustee McDonough asked if Lake County Storm Water Management Commission would be involved. Director of Public Works Hughes informed the Board all subdivisions need to be reviewed by SMC prior to them going to the Zoning Board.

Ms. ~~Genie Topp~~ **Jeanne Top**, resident at 14532 W. River Oaks Drive said she also has concerns with water issues draining on her property from the property in question. Trustee Saltiel asked Director of Public Works Hughes if there was anything the Village could do regarding the water issue. Director of Public Works Hughes provided a brief explanation on how drainage occurs throughout the subdivision and noted Staff can look at what it would take to help improve the situation.

Mr. Mike Tarkenton, resident at 14558 W. River Oaks Drive voiced his concern with the water situation getting worse by adding additional lots and increased impervious surface to the subdivision.

Mr. Gollata said when the detention on the subdivision was originally figured it was figured for the impervious surface at 30% on 1-acre lots and 30% on 2-acre lots, so the impervious surface has already been taken into consideration. Trustee Saltiel said the desire from the Board is to address the water issue before referring this to the Zoning Board. Village Attorney Simon explained the Board is suggesting Arthur J. Greene evaluate different solutions to resolve the water issue.

There was a consensus of the Board for Arthur J. Greene to provide the Village Board with additional information regarding placement of a house

on the lots, a **Tree Survey** and the storm water management situation before considering a referral to the Zoning Board.

3.14 Consideration and Discussion of a Resolution approving the 2013 Official Zoning Map (Village of Lincolnshire)

Director of Community Development McNellis provided a review of the request and noted changes to the Zoning Map are mostly clean up items such as adding street names, corrections and formatting issues.

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

3.2 Finance and Administration

3.21 Consideration and Discussion of a Resolution approving certain Closed Session Meeting Minutes and authorizing the Village Clerk to make certain Closed Session Meeting Minutes available for public inspection first review – 2013 and authorizing the destruction of certain audio recordings of Closed Session Minutes.

There was a brief discussion on Executive Session Minutes. Trustee Saltiel expressed concern regarding release of some of the minutes.

There was a consensus of the Board to discuss specific minutes and releasability in Executive Session.

3.3 Public Works

3.31 Consideration and Discussion of a Contract for the construction of the Village's 2013 Street Resurfacing Project to Peter Baker and Sons Contractors in an amount not to exceed \$378,687.46 (Village of Lincolnshire)

Director of Public Works Hughes provided a summary of the Street Resurfacing Project to take place this coming construction season and the result of the recent bid process.

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

3.4 Public Safety

3.41 Consideration and Discussion of an Amendment to Title 3-3, Liquor Control, for the creation and issuance of a Class "B" Liquor License for Bonta, Inc., Italian Market, Deli and Bake Shop (Village of Lincolnshire)

Chief of Police Kinsey provided an overview of the Liquor License request made by Bonta Italian Market, Deli and Bake Shop.

There was a consensus of the Board to place this item on the Consent

Agenda for approval at the next Regular Village Board Meeting.

3.5 Parks and Recreation

3.51 Consideration of Park Board Recommendation regarding Lincolnshire Sports Associations (LSA) request to utilize North Park for 10th Anniversary Celebration of North Park on Sunday, June 9, 2013 (Lincolnshire Sports Association).

Director of Public Works Hughes provided a report on the Park Board's consideration of the 10th Anniversary Celebration of North Park.

All Trustees present supported the event and inquired if there was a way the Village could help with the event. Board members suggested working with Lincolnshire Sports Association to brand the event in a manner that would include the Lincolnshire "L" graphic. Trustees Brandt, Grujanac and Saltiel expressed their opinion the Village could provide some limited financial support for the event if the need existed.

Director of Public Works Hughes was directed to have staff reach out to LSA on what else would be needed for the event to be a success.

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

4.0 UNFINISHED BUSINESS

4.1 Update on Downtown Park Design

Director of Community Development McNellis provided a review of the Architectural Review Board and Park Board joint consideration of the Downtown Park concepts and reviewed the current iteration.

Trustee Grujanac asked for clarification regarding seating. Director of Community Development McNellis noted there is seating proposed throughout the park and indicated more details would be forwarded to the Village Board at a future meeting.

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

Trustee McDonough moved and Trustee Brandt seconded the motion to go into Executive Session for the purpose of discussing Executive Session Minutes. The roll call vote was as follows: AYES: Trustees Grujanac, Saltiel, Brandt and McDonough. NAYS: None. ABSENT: Trustees Feldman and Servi. ABSTAIN: None. Temporary Chair Saltiel declared the motion carried and the Board went into Executive Session at 9:20 p.m. and came out of Executive Session at 9:30 p.m.

7.0 ADJOURNMENT

Trustee McDonough moved and Trustee Grujanac seconded the motion to adjourn. The voice vote was unanimous and Temporary Chair Saltiel declared the meeting adjourned at 9:32 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk

lu

April 23, 2013

Village of Lincolnshire
One Olde Half Day Rd.
Lincolnshire, IL 60069

Attn: Steve McNellis

RE: Re-subdivision of Lots 14 and 15, Manors of Brampton Woods Unit II, Lincolnshire, IL

Dear Steve,

I live at 221 Brampton Lane and I am writing to let you know that my wife Debbie and I are opposed to the re-subdivision proposal from Arthur Greene Construction.

There will be greater density, fewer trees and property values will be negatively impacted. The original plans for this area called for 9 homes and the proposal increases that to 11 by putting four homes on sites that were planned for two. This proposal very simply comes down to squeezing more profit from an investment, that has had its challenges, at the expense of the people that invested their own hard earned money – the residents and citizens of the Village.

The reasons the Arthur Greene provides, "more in conformance with the Comprehensive Plan of the Village of Lincolnshire, and in harmony with the surrounding neighborhood" are, frankly, very self serving, and should not be given any weight. We all very clearly know what this is about.

Sincerely,

Chris Kiah

Go Green ! Read it from the Screen. Print emails only when necessary>>> Susie Banas

[REDACTED] 4/21/2013 6:00 PM >>>

Dear Steve,

Thank you for this very important information as it directly impacts our neighborhood. I am curious that you wrote -you sent the email pursuant to a request from Trustee Brandt. Isn't this a Village requirement to notify all neighbors within a surrounding area of a request for a zoning change?

This is surely not in keeping with the approval. It is surely not right that three homes were sold and purchased on Brampton Lane in excess of \$1.5 million from this builder based on the plan that was already approved.

While we live across the street, (Lot 1), there is a tremendous amount of more foot traffic on a daily basis on our street on Brampton Lane due to the Hamilton Court street implementation. The new proposal with the angle of lots is not in keeping with all surrounding streets. There are four-homesites on the right side (south side) of Hamilton Court and this concept is asking for six on the north side instead of keeping that street balanced as initially proposed and approved. This builder has been developing land for many years and is a veteran to the business. When the initial proposal was approved, houses were built, houses were sold, and the subdivision began, this builder had full knowledge of the minimum lot size requirement. I question why this new proposal was not requested initially and/or approved as selling the homesites on Brampton Lane would have been impacted tremendously.

Thank you in advance.

Susie Banas

[REDACTED]

> From: Mary Jackson <[REDACTED]>
> Date: April 21, 2013, 6:28:29 PM CDT
> To: "Jackson, Charles C." <[REDACTED]>
> Cc: "elizbrandt@aol.com" <elizbrandt@aol.com>
> Subject: Re: Resubdivision Request on Hamilton Court

> I agree. This does not appear to be a good design plan. As it is, the house presently being built on the cul-de-sac is right on the street, with very little frontage. These plans would be even less appealing, with very odd lot lines and driveway access. This plan looks like a plan to make the most money, but with little aesthetic appeal. I know developers have had to live through an economic downturn like everyone else, but I don't think reasonable aesthetics should have to give way. There must be a way to make this a win-win for everyone---perhaps the three lot alternative.

> Liz, we are out of town for a few weeks, but would be interested in any info on Village thoughts/decisions. We're not planning on moving anytime in the near future, so this planning is of interest to us. Thanks for looping us in.

>
>
>

> On Sun, Apr 21, 2013 at 6:05 PM, Jackson, Charles C. <[REDACTED]> wrote:

>> I don't know much about these things, but the map is funny looking. If a change is to be made, wouldn't it be more appropriate to change 2 into 3?

>>
>>
>>

>> Charles C. Jackson

>> [REDACTED]
>> [REDACTED]

>> IRS Circular 230 Disclosure

>> To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii)

Go Green ! Read it from the Screen. Print emails only when necessary>>> [REDACTED]
4/21/2013 9:17 PM >>>

Hello Steve,

Attached is my response in regard to the Resubdivision Request on Hamilton Court.

Sincerely,

Glenn

----- Original Message -----

From: "Steve McNellis" <Smcnel@village.lincolnshire.il.us>

To: [REDACTED]

Cc: [REDACTED]

Sent: Sunday, April 21, 2013 4:28:12 PM

Subject: Resubdivision Request on Hamilton Court

Dear Brampton Lane Residents,

Attached, please find a letter and lot layout for a request by Arthur J. Greene Construction for the resubdivision of two 2+ acre lots in the Manors of Brampton Woods - Unit II. This is the existing subdivision on Hamilton Court. Trustee Brandt requested that Staff provide you with a copy of this lot layout concept, for your information. The Village Board will have a preliminary discussion of this request on Monday, April 22nd at 7:30 PM. Once referred by the Village Board, the Zoning Board will review the technical details of this request. Staff will notify you in advance of the Zoning Board discussion, which you may wish to attend or watch on cable to see the developer's presentation. That meeting has not yet been scheduled.

The request is to resubdivide the two lots on the north side of Hamilton Court, which currently contain the log cabin structure and metal garage, and older abandoned homestead and outbuilding. Those lots are both 2+ acres in size, and the request is to resubdivide them to four 1+-acre lots that would meet and

exceed the Zoning Code minimum lot size in the area of Hamilton Court and Brampton Lane. The lots would meet Village Code in all areas, with the exception of the angle of the lot lines between Lots 23-25. Village Code requires right angles, however, an exception can be made for "angles that will give a better street and lot plan". Further, the developer plans to remove the older buildings on these lots to make way for new homes similar in nature to those recently-built on Hamilton Court.

Please let me know if you should have any questions. As noted, the Village will inform you in advance of the Zoning Board's discussion on this request.

Steve McNellis
Director of Community Development
Village of Lincolnshire
smcnel@village.lincolnshire.il.us
ph. 847-913-2312

Go Green ! Read it from the Screen. Print emails only when necessary

4/21/13

Village of Lincolnshire
One Olde Half Day Rd.
Lincolnshire, IL 60069

Attn: Steve McNellis

Dear Steve,

Please reference:

Re-subdivision of Lots 14 and 15
Manors of Brampton Woods Unit II
Lincolnshire, IL

What I would like to make perfectly clear is my opposition to this proposal. What this comes down to is simple greed at the expense of the current homeowners living in Brampton Woods. I fully understand business, but there has to be a point where the village takes a stand.

When we purchased this home on 219 Brampton Lane, the selling points were the home itself, the lot, and the view. Knowing the plan for the subdivision was to build 11 (not 13) homes was extremely important in our decision making process. Meaning, only one lot would be built behind us and the density of trees would still be intact. Our backyard looks directly at the proposed Lot 24 and 25; therefore, we are directly impacted by this proposal. The decision makers need to come out to the property and put themselves in the shoes of the current homeowners impacted by this proposal. Our property values have decreased and this proposal will continue the downward spiral.

Seriously, does the Board really believe the statement in the April 11th letter by Jeffrey Greene stating "It is still our opinion that re-subdividing this property will complete a development that is more in conformance with the Comprehensive Plan of the Village of Lincolnshire and in harmony with the surrounding neighborhood"? The goal is plain and simple, additional homes equal more profit for the builder.

As your letter states, the angle of the lot lines are not even per code. Exceptions can always be made, but why? They were not made at Brookwood Farm when the developer asked the 2 acre lots be reduced. The original plan was to have eleven lots and the village needs to listen to its residents!

I could continue to type, but my view is pretty clear. If you have any questions, please give me a call at
[REDACTED]

Sincerely,

Glenn Spungen