



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, September 23, 2013**

Present:

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

ROLL CALL

Mayor Blomberg called the meeting to order at 7:05 p.m. and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of September 9, 2013 Committee of the Whole Meeting Minutes

The minutes of the September 9, 2013 Committee of the Whole Meeting were approved as submitted.

2.2 Acceptance of September 9, 2013 Special Committee of the Whole Meeting Minutes

The minutes of the September 9, 2013 Special 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 Consideration and Discussion of Referral of Proposed Resubdivision of two 2+ Acres Lots on Hamilton Court to four 1-Acre Lots - Manors of Brampton Woods-Unit II (Arthur J. Green Construction)

Director of Community Development McNellis reviewed the proposed resubdivision request and noted the additional information included in the Village Board packet for the meeting.

Mr. Jeffrey Greene President of Arthur J. Greene Construction and Mr. Tim Gollata, Vice President of Arthur J. Greene provided a presentation to the Village Board regarding the requested resubdivision to create four one-acre lots on Hamilton Court.

Mr. Gollata noted he met with Storm Water Management (SMC) on-site and confirmed all storm water improvements have been installed per plan and are working properly other than a small swale area torn up by AT & T. This swale area has since been repaired. A discussion regarding storm water management, density, and subdivision layout followed. Trustee Grujanac asked if SMC felt all storm water issues related to this site were addressed. Director of Public Works Hughes noted SMC noted the storm water issues, experienced by the property owners west of the subject property, were not due to this subdivision but due to the run-off from a larger area to the west. Several concerns were raised regarding the proposed four lots, and many Trustees indicated they would be more comfortable with the creation of three lots on this location.

Mayor Blomberg stated the issue is still the amount of lots originally approved. A discussion regarding the symmetry and balance in the ultimate development of the subdivision followed. Trustee Feldman asked if the proposed resubdivision is compliant with all Code requirements with the exception of the radial lot lines of the driveway. Director of Community Development McNellis confirmed this is true with regard to Zoning. Trustee McAllister asked if A. J. Greene could make the plans work with three lots. Mr. Greene noted, economically he could not make the plans work with three lots.

Mr. Mike Tarkington, resident in unincorporated Lake County spoke about drainage concerns and problems he and other residents in the area experience. Mr. Tarkington presented pictures and encouraged the Village not to take any action that would worsen the existing problem. Mayor Blomberg said the property owner has a right to develop their property with the minimum SMC requirements. Mr. Tarkington proceeded to read an e-mail from Jeanne Top, resident of 14532 River Oaks Drive opposing the re-subdivision of the lots being proposed.

Dona Fleishaker, resident at 300 Hamilton Court said she wrote a note to the Board stating she and her husband are in favor of the proposed resubdivision to retain the quality of the community and noted this would come from A.J. Greene building the final homes within the development.

Trustee McAllister said he would be in favor of approving a three lot resubdivision and asked Mr. Green if he would be willing to go back and re-configure the lots with this type of schematic for Village Board review. Trustee Feldman agreed she would be in favor of three lots as did Mayor Blomberg.

Sandy Moon, representing the family attempting to sell the existing two-lots to Arthur J. Green encouraged the Village Board to come to a decision so they could settle the estate of their deceased relative.

At the conclusion of the discussion, Mr. Greene agreed to revisit the density and discuss with the sellers if there was any ability to arrive at a lesser sale price for the two-lots which would make it feasible to pursue a three-lot versus four-lot resubdivision.

3.12 Continued Consideration and Discussion of Referral of an Amendment to an Existing Planned Unit Development (Ordinance #03-1864-41) to subdivide existing Sedgebrook Retirement Community property into two lots, with Zoning Code exceptions, and modify previously-approved development plans for Neighborhoods 2 and 3 - Milwaukee Avenue and Aptakisic Road (Lincolnshire Senior Care, LLC)

Director of Community Development McNellis summarized the changes the applicant has made since the previous referral was considered by the Village Board. Significant changes included reducing the density by more than 115 units and increasing the amount of Milwaukee Avenue frontage for lot 2.

Mr. Steve Bauer with the law firm Ungaretti & Harris, representing the petitioners introduced members of the development team. Mr. Andy Heinen, with Kimley-Horn and Associates, Inc., Civil Engineer for Sedgebrook, came before the Board to review, in detail, the revised plans for the site. Mr. Heinen explained the request would require an amendment to the existing Planned Unit Development for Sedgebrook, an amendment to the existing annexation agreement, and a recommended creation of a new R-4 Planned Unit Development for the newly created parcel. Designating this new lot as a PUD would give the Village the most control possible over the future development of the site.

Mr. Frank Muraca, representative for the petitioner provided a brief summary of the proposed development.

Trustee Brandt stated there is an issue with the acreage and asked how the petitioner proposes to address this concern. Director of Community Development McNellis said continuing care retirement communities have two Code requirements. One requirement is to be 75 acres in size and the second requirement is that there is to be a minimum of 50 buildable acres. Staff is advising the petitioner to shift the lot lines so there is a buildable lot size of at least 50 buildable acres for the remaining continuing care retirement community site, which would reduce one component of relief needed under the Code. Trustee Brandt agrees with staff on shifting the lot lines to leave the retirement community with at least 50 buildable acres.

Mr. Heinen said they want to match the density ratio as was approved for the original planned unit development, and noted if they go back to the original plan, it would still be under the 50 buildable acreage and relief would be needed regardless. Mr. Frank Muraca indicated the owner is willing to consider increasing the size of the retirement community parcel to 50 acres while maintaining the existing density as proposed for this evening's meeting, which is a significant reduction from when this plan was initially presented to the Village Board. Director of Community Development McNellis said since the last meeting, lot two has gotten bigger which results in the retirement community lot being further reduced from the required 50 buildable acreage; staff suggests lot two become smaller to satisfy the Code. Mr. Bauer asked what was more important the density ratio or the acreage. Director of Community Development McNellis said if the Board believes they should be allowed to have the same density as was on the previous approved PUD and increase lot one to have 50 buildable acreage, it will increase the number of units to what is being proposed today. Mr. Heinen said they are agreeable to shifting to 50 buildable acreage.

Trustee Brandt asked about zoning and stated her concern was if an apartment complex goes up on the newly created parcel, there may be an impact on the school district. Village Attorney Simon said the proposal to govern this site via a planned unit development would provide the Village with as much control over the future development of the site as possible. Trustee Feldman expressed her opinion, the newly created parcel with frontage on Milwaukee Avenue should be commercial, and Trustee Grujanac noted she recommended having more commercial for lot two as well.

The Village Board discussed proposed building heights throughout the Sedgebrook development and the proposed landscape plan.

There was a consensus of the Board to refer this request for a Public Hearing back to the Village Board.

3.2 Finance and Administration

3.21 Consideration and Discussion of an Ordinance Authorizing the Disposal of Surplus Property (Village of Lincolnshire)

Village Manager Burke reviewed the proposed ordinance.

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 Consideration and Discussion of a Joint Purchase Agreement with Morton Salt Incorporated in the Amount of \$36,638.00 for the Purchase of Rock Salt for the 2013-2014 Winter Season (Village of

Lincolnshire)

Director of Public Works Hughes reviewed the proposed salt contract for the 2013-2014 winter season.

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

3.5 Parks and Recreation

3.6 Judiciary and Personnel

4.0 **UNFINISHED BUSINESS**

5.0 **NEW BUSINESS**

Village Manager Burke noted the official transition of dispatch services to Vernon Hills is planned to take place on October 1, 2013.

Trustee Brandt inquired about the painting of the dugout covers asking if the current white color is primer for the final green coat of paint. Village Manager Burke noted he assumed this was primer and assured the Board the final dugout cover colors would be of a similar green color to the rest of the amenities throughout the park.

Trustee Brandt noted planning for Boo Bash is currently taking place and a meeting is scheduled for this week.

6.0 **EXECUTIVE SESSION**

7.0 **ADJOURNMENT**

Trustee Grujanac moved and Trustee Brandt seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 9:17 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk