



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, February 25, 2019**

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea (Left at 9:00 p.m.)
Village Attorney Simon	Village Manager Burke
Finance Director/Treasurer Peterson	Public Works Director Woodbury
Chief of Police Leonas	Assistant Village Manager/Community &
Planning & Development Manager Zozulya	Economic Development Director Gilbertson
Assistant Public Works Director/Village Engineer Dittrich	

ROLL CALL

Mayor Brandt called the meeting to order at 7:06 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the February 11, 2019 Committee of the Whole Meeting Minutes

The minutes of the February 11, 2019 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of a Petition for a Preliminary Plat of Subdivision and Major Amendment to Existing Special Use and Planned Unit Development (Special Use Ordinance No. 18-3780-208) for a Large, Full-Service, Recreation, Health, and Fitness Facility in the B2 General Business District (TSJ Lincolnshire Property LLC – 90, 98, & 100 Half Day Road)

Mayor Brandt provided a brief overview of the agenda item and petition process if this item is referred to the Architectural Review Board (ARB).

Planning & Development Manager Zozulya provided background and highlights of preliminary evaluation of a petition for a preliminary plat of subdivision and major amendment to existing special use and planned unit development for a large, full-service, recreation, health, and fitness facility in the B2 General Business District – TSJ Lincolnshire Property, LLC. Planning & Development Manager Zozulya provided the review

and approval process of the project.

Trustee Hancock asked for more information about the 6th lot proposed. Planning & Development Manager Zozulya explained the proposal calls for a 6 lot subdivision; five of the lots will potentially be improved with buildings, including The St. James. Any other future uses would need approval, and one of the lots would be a common area lot. Trustee Hancock asked what a common area lot is. Planning & Development Manager Zozulya stated the common area lot would be the lot to have common infrastructure for all the uses to maintain, and it would remain as a separate lot. Planning & Development Manager Zozulya noted no structures would be built on the common area lot.

Mr. Michael Kerin, Director of Development with TSJ Lincolnshire Property thanked the Mayor, Village Board and staff. Mr. Kerin stated the common area lot is relatively standard on a site like this. There will be an association that is in charge of the entire grounds in which all the owners will pay into in order to maintain the grounds of the common area. Trustee Harms Muth asked what would make up the common area lot. Mr. Kerin stated some of the roadway would be on this lot, along with greenspace.

Mr. Kerin introduced Andrew Jacobs, Architect at Gensler representing The St. James.

Mr. Kerin provided a presentation regarding the mission statement and goals, highlights of the proposed facility, and updates from The St. James in Washington D.C. Mr. Kerin provided a video of The St. James facility in Washington D.C. Mr. Kerin then provided a presentation regarding preliminary evaluation of a petition for a preliminary plat of subdivision and major amendment to existing special use and planned unit development for a large, full-service, recreation, health, and fitness facility in the B2 General Business District – TSJ Lincolnshire Property, LLC.

Mr. Jacobs reviewed a sight line and distance plan relative to Wood Creek Courts, Sutton Place and Old Mill Woods, conceptual design elevations/renderings and floor plans.

Trustee Hancock stated the drawings differ from what was presented in August 2018 at the time of the rezoning and PUD request and asked if trees were going to be taken out at the west side between the building and Florsheim, noting his opinion was that plantings would not be enough of a buffer. Mayor Brandt asked where the tree removal was taking place and asked if the current tree buffer on the west side would, in fact, be removed. Mr. Kerin stated they had a tree survey done and included in the submission noting anything that is currently in the buffer area they have to keep per the PUD ordinance. Trustee Hancock stated he would like to see a plan showing what the proposed building would

look like from the Florsheim property.

Trustee Hancock stated the plans look like the wetlands are being moved. Mr. Kerin stated the existing wetlands along Route 22 are not being moved.

Trustee Hancock asked how close the road at the south end was to the property line. Mr. Kerin stated the road in question is the existing road and it is not being touched. Trustee Hancock asked what the depth of existing trees is along the south side, where the existing road is. Trustee Grujanac suggested Trustee Hancock look at page 66 of the packet to show the scale of depth of what is currently there. Trustee Hancock stated the plans presented for the south area is conflicting with what is currently there and suggested this be corrected in the petitioner's plans. Planning & Development Manager Zozulya stated staff confirmed it is 150' from the existing roadway to the IDOT right-of-way. Trustee Hancock asked what trees are being taken out from the area in question, where the existing detention area is. Mr. Kerin stated nothing is being taken out in the south area where the wetlands are found on the site. Trustee Hancock asked what the total number of trees being removed is. Mr. Kerin stated the estimates are 138 dead/diseased trees and 265 healthy trees. The healthy trees will be replaced with approximately 362 caliper inches of new trees.

A conversation regarding height of potential buildings on the other proposed lots followed.

Trustee Hancock asked what the use would be for the outdoor area which is proposed to have 6 a.m. – 2 a.m. hours of operation. Mr. Kerin noted this would be the weekend hours; the weekday hours would be shortened. Mr. Kerin stated the outdoor space is a seating area for the proposed restaurant which would be an amenity for patrons using the other spaces within The St James. Trustee Leider asked staff for the policy regarding hours of operation for outside patios. Planning & Development Manager Zozulya stated there is no specific end time prescribed by code other than being bound by the liquor code which is 2:00 a.m. However, there are properties whose outdoor patio hours are regulated by their Special Use permit.

Trustee Hancock asked if it is possible to do plantings in the wetland areas. Village Manager Burke stated he did not think this could be done since the wetlands typically cannot be modified.

Trustee Grujanac asked if the music at the facility was piped in or if there will be DJ music. Mr. Kerin stated they have a Pandora subscription played through speakers. Trustee Grujanac stated this is a concern of the neighbors that may need to be addressed further through the process.

Trustee Leider asked about a reference made to cross-access points to the Florsheim property. Mr. Kerin stated Village staff asked if there could be some access points to the property as part of the concept plan. Assistant Public Works Director/Village Engineer Dittrich stated these may also be points for utilities to continue to the Florsheim property.

Trustee Hancock asked about the traffic pattern and whether the petitioner considered a right-hand turn lane off the main drive directly into the parking lot to avoid potential backups during events. Mr. Kerin stated this is something they could look at.

Trustees Leider and Hancock asked for information from the petitioner on how they went from having four lots on the plan to six. Mr. Kerin stated it was really four to five since there was always going to be a common area lot for detention. The further they developed the site plan, a space became available for an additional lot. Trustee Leider asked what the petitioner would do with the additional lot if the Board did not approve it. Village Attorney Simon clarified that the common area lot is entirely commonplace. Mr. Jacobs stated that it was relevant to note that the remaining lots on the site could vary depending on the builder and use. Trustee Hancock noted concern regarding more traffic coming into the site that would affect the residents. Trustee Hancock noted concern regarding sightline and setbacks for the lot at the southeast side of the property. Mr. Kerin stated when The St. James brought this before the Board initially, the buildable acreage for all the lots was 12 acres and currently the buildable lots are at 8 acres, so the overall acreage is less. Mayor Brandt stated this is a lot like the downtown development because it is a PUD so what the Board is looking at right now is The St. James; each potential business will need to get separate approval from the Board. Mayor Brandt reiterated the decision tonight would be to refer to the ARB. Mr. Kerin stated they would be installing the utilities and site work for future developers.

Trustee Servi noted concern with potential Lot 5 adjacent to Route 22, noting his opinion would be to get more of a buffer on this property and possibly flip the proposed compensatory storage lot to front along Route 22. Assistant Public Works Director/Village Engineer Dittrich stated the compensatory storage lot needs to be hydraulically connected to the north branch of the Chicago River so it would need to remain where it is proposed. Village Manager Burke stated this does not mean buffer cannot be provided to proposed Lot 5. Village Manager Burke noted the compensatory storage needs to be designed with the application for The St. James and be prepared to be reviewed by the ARB.

Village Attorney Simon reminded the Board that every single use on this property is a major amendment to the PUD. If and when the other lots come back with a proposal for future development sites, the Board has complete approval authority over everything that goes in for that property. Trustee Harms Muth stated the additional lots were not

something she had anticipated on the property, and asked the petitioner to keep in mind this is a concern with several of the Trustees. Mr. Kerin stated the only change on the site since the last submittal in 2018 is the small parcel labeled Lot 2.

In reference to a potential parking structure mentioned by Mayor Brandt, Trustee Hancock asked where the location was for a parking garage that was taken off the proposed plans prior to the Board Meeting and how many levels were proposed. Trustee Hancock noted the development and parking has an effect on what comes in the future and the Board has to take this into consideration. Mr. Kerin stated the parking deck was originally planned between the proposed building and the Florsheim property. Trustee Leider stated he might approve a parking structure if there would be more green space/trees and less density. Mr. Kerin stated if the Board wants to see a parking structure and more green space, this may not be economically beneficial since a parking structure is more costly and greenspace would take away from land development. Mr. Kerin stated they are required to account for parking on their site, and each separate lot is required to do that for their proposal. Village Manager Burke noted staff encouraged The St. James to build the parking deck along the Tollway and suggested they look at the CDW Center proposal but did not say no to the parking deck in general. Trustee Leider noted his opinion was the only place a parking deck would be appropriate would be between the building and the Tollway.

Trustees Grujanac and Harms Muth both indicated their support in referring The St. James to the ARB.

Mayor Brandt read the rules of Public Comment before inviting the public up for comments.

Ms. Cynthia McDonough, resident of 7 Court of Natchez, stated the Virginia site is in an undeveloped, industrial area and noted her opinion was the proposed would be better for an industrial area. Ms. McDonough stated her opinion was the facility would not appeal to the residents of Lincolnshire and would only bring in more traffic 24-hours a day.

Mr. Jim Hall, resident of 7 Court of Natchez, asked what happened to the outdoor field and pool which he thought was part of the original proposal. Mr. Kerin stated there was never an outdoor field or pool proposed for the project.

Mr. Mike McCall, resident of 6 Fairfax Lane who is also an ARB member, stated the presentation lacked detail. Mr. McCall stated if the project is referred to the ARB, his opinion regarding the site plan would be for them to show a lot more detail. Mr. Kerin noted this is part of the initial submission and assured Mr. McCall there will be a lot more detail

if referred to the ARB. Mayor Brandt asked Mr. McCall to provide specifics on what he would like to review at the ARB. Mr. McCall stated he would like to see a landscape plan showing new trees, tree removals, renderings from Route 22, assurance massive trees along 22 are not going to be taken out and that the structure will not be seen in the winter as it is currently.

Mr. Larry Barnhart, resident at 4 Court of Connecticut River Valley, asked if the proposed building height is remaining at 42' with the exception of the field house. Mayor Brandt confirmed the proposed building height is remaining at 42' with the exception of the field house. Mr. Barnhart noted concern with outdoor music in the late hours. Mr. Barnhart asked what the tree depth is and will be along the south border of the property, along Route 22 and what can be done on the wetlands. Mayor Brandt stated nothing can be done on the wetlands and the specifics regarding the requirement of the landscape plan will be more defined as the plan comes along. Mr. Barnhart asked if there was any consideration for underground parking. Mr. Kerin stated the parking garage was a consideration but going through all the options, it was determined the best solution would be outdoor surface parking. Mr. Barnhart asked what they currently have for memberships at the other location. Mr. Kerin stated The St. James is meeting expectation for memberships at the other location but could not share the numbers as they are proprietary.

Mr. Rob Weinberg, resident of 10 Sommerset Lane, wanted to call the Board's attention to the berm along Sedgebrook as an option for the site. Mayor Brandt stated the question for a berm and landscaping will have to be worked out with what can be done with the wetlands. Mayor Brandt reiterated that landscaping will be looked at closer as the project moves through the process.

Trustee Hancock stated he is not comfortable referring this to the ARB. A conversation regarding what The St. James will provide the ARB, the role of the ARB, and the process moving forward followed.

Trustee Servi stated his opinion he is not comfortable with Lot 5 and would like to see what they could do to tie compensatory storage to the river and stated he would like to move this lot further back. Mayor Brandt asked staff if there is a 50' buffer along Lot 5 and the compensatory storage lot. Planning & Development Manager Zozulya stated there are no required setback by code, it would be up to the Village Board to determine what would be appropriate because it is a PUD. A conversation regarding possibilities for Lot 5 and the compensatory storage lot followed.

Village Manager Burke provided an overview of the review process for the next step, the Development Review Team. Mr. Mike McCall further defined the role of the ARB and stated they have reviewed projects of

this scale in the past.

Trustee Servi noted his opinion that he would be in favor of a parking structure along the Tollway to allow for more greenspace.

It was the consensus of the Board to refer this to the Architectural Review Board for design review and recommendation to the Village Board.

3.12 Consideration of a Resolution Supporting the Enhancement of Commuter Rail Service in Lake County, IL (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided a summary of a Resolution supporting the enhancement of the commuter rail service in Lake County, IL. Given our large daytime population, it seems appropriate to staff to support the enhancement even though there are no train stops in Lincolnshire.

It was the 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

3.3 Public Works

3.31 Consideration of a Master Pole Attachment Agreement for Small wireless Facilities with Cingular Wireless PCS of Atlanta, GA (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a master pole attachment agreement for small wireless facilities with Cingular Wireless PCS of Atlanta, GA and the first location being proposed is on a light pole on Barclay Boulevard.

Trustee Leider asked if we can charge a fee for this. Assistant Public Works Director/Village Engineer Dittrich stated we are charging a \$650 application fee and a \$200 per year license fee, which is the maximum provided for by the state.

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

3.32 Consideration of Awarding Bid for Replacement of East Side Reservoir Roof to DCG Roofing Solutions of Melrose Park, Illinois in an Amount not to Exceed \$75,790.00 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of awarding bid for replacement of east side reservoir roof to DCG Roofing Solutions of Melrose Park, Illinois in an amount not to

exceed \$75,790.00.

Mayor Brandt asked what amount was budgeted for this project. Assistant Public Works Director/Village Engineer Dittrich stated \$100,000 was budgeted for this project.

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

3.33 Consideration of Adopting the 2018 Des Plaines River Watershed-Based Plan (Des Plaines Watershed Workgroup)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of adopting the 2018 Des Plaines River Watershed-based Plan.

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

3.34 Consideration of Professional Service Contract with RJN Group, Inc. for Design Engineering Services for the 2019 Sanitary Sewer Rehabilitation Project at a Cost not to Exceed \$99,820.00 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a professional service contract with RJN Group, Inc. for design engineering services for the 2019 sanitary sewer rehabilitation project at a cost not to exceed \$99,820.00, which was discussed at the budget workshop meetings.

Mayor Brandt asked what was budgeted for this project. Assistant Public Works Director/Village Engineer Dittrich stated \$100,000 was budgeted for this project. Village Manager Burke noted staff works to get as much work done for this within the budgeted amount.

It was the 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

4.1 O'Brien vs. Village of Lincolnshire Update

Village Manager Burke noted he received an email from an attorney at Brown, Hay & Stephens informing the plaintiffs filed a notice of appeal to not let the judge's ruling stand and give them an opportunity to proceed to the 7th Circuit Court of Appeals in the O'Brien vs. Village of Lincolnshire case pertaining to the

Village's membership in the Illinois Municipal League (IML). IML is also named in the suit and their council is representing both of us. Mayor Brandt confirmed we are not spending Village funds for this.

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 9:16 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk