



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING May 9, 2022

Present:

Mayor Brandt
Trustee Harms Muth
Trustee Pantelis
Trustee Wright
Village Attorney Simon
Village Treasurer/Finance Director Rossi
Public Works Director Woodbury

Trustee Grujanac
Trustee Mitchell
Trustee Raizin
Village Clerk Mastandrea
Village Manager Burke
Chief of Police Leonas

Assistant Village Manager/Community & Economic Development Director Roesler

Assistant Public Works Director/Village Engineer Dittrich

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 7:58 p.m., and Village Clerk Mastandrea called the roll.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Planning, Zoning and Land Use

2.11 Consideration of:

- A) **Annexation of 23476, 23344, and 23362 N. Indian Creek Road;**
- B) **A Major Amendment to the Adlai E. Stevenson High School Special Use Permit to Add Three Single-Family Residential Properties Along Indian Creek Road;**
- C) **A Rear Yard Setback Variance in the R1 Single-Family Residence Zoning District; and**
- D) **Waiver of Internal Village Fees (Adlai E. Stevenson High School District 125 – 1 Stevenson Drive)**

Assistant Village Manager/Community & Economic Development (CED) Director Roesler provided a summary of the Annexation of 23476, 23344, and 23362 N. Indian Creek Road; a Major Amendment to the Adlai E. Stevenson High School Special Use Permit to add three single-family residential properties along Indian Creek Road; a rear yard setback variance in the R1 Single-Family Residence Zoning District; and waiver of internal village fees (Adlai E. Stevenson High School District 125 – 1 Stevenson Drive).

Assistant Village Manager/CED Director Roesler noted staff also contacted the five adjacent unincorporated properties on the west side of Indian Creek Road, regarding interest in voluntary annexation. To date, staff has not receive a response regarding possible annexation. Per the Village Attorney recommendation and Board direction at the pre-application

review, the Village will not pursue annexation of those properties at this time.

Assistant Village Manager/CED Director Roesler noted the Zoning Board received public testimony including concerns regarding speeding and as a result, the petitioner completed a traffic study and found that based on the results of the study, there was no evidence to suggest speeding going on throughout the neighborhood was due to individuals coming and going from the high school.

Trustee Harms Muth asked if the traffic study provided from the petitioner was a new study done since the Zoning Board meeting. Assistant Village Manager/CED Director Roesler confirmed it was a new study directly as a result of feedback received at Zoning Board meeting. Trustee Harms Muth asked if the study had been shared with the neighbors. Assistant Village Manager/CED Director Roesler stated staff has kept the neighbors abreast of the petition and its progressing through the review and approval process but noted he would check with staff to see if the new traffic study was shared directly with the neighbors.

Trustee Grujanac asked if the streets in question were in Lincolnshire. Assistant Village Manager/CED Director Roesler stated the streets are not in Lincolnshire and there is information in the packet about possibly working with the Township with regards to enforcing or having greater enforcement authority over that segment of the roadway, but that is to be determined. Mayor Brandt asked what the speed limit was on the road. Assistant Village Manager/CED Director Roesler noted the speed limit is 25.

Assistant Village Manager/CED Director Roesler noted other than the speeding issue the Zoning Board was in overall support of the project. The Architectural Review Board (ARB) was also supportive of the project, but asked Stevenson to include more evergreen plantings. Stevenson responded in support of this request.

Assistant Village Manager/CED Director Roesler continued to summarize the request.

Mr. Sean Carney, Assistant Superintendent for Business at Stevenson High School summarized the findings of the traffic study and possible enforcement.

Mr. Carney provided a presentation of the request relative annexation and the creation of a parking lot at 23476 Indian Creek Road. Mr. Carney shared results of parking comparisons of other school districts in the area; provided an overview of the photometrics for the parking lot lighting planned; reviewed the landscaping plan; and shared how Stevenson High School will address Zoning Board and ARB comments. Mr. Carney then reviewed the potential construction schedule noting work is anticipated to be completed prior to the start of the 2022-2023 school year.

Trustee Mitchell asked if Mr. Carney could walk him through any turning restrictions on the existing roadways relative to the petition. Mr. Carney noted there are restrictions from turning right onto Indian Creek Road during school hours; there are no left hand turns off Indian Creek Road to stop cut through traffic; and on the opposite side of Indian Creek Road by Half Day School, there are no left turn lanes if going eastbound and no right turn lanes if coming off of Indian Creek Road onto Olde Half Day Road. Assistant Public Works Director/Village Engineer Dittrich noted from Port Clinton there are no left turns.

Trustee Mitchell asked if any of the existing parking would be removed because of the new parking lot. Mr. Carney stated there will be no parking spots removed but they will lose some spots due to making the spaces conform to Village code in terms of required parking space width; what is presented with the construction of the new parking lot is a net addition. Trustee Mitchell asked if the parking is a net addition, how would this reduce traffic on Route 22. Mr. Carney stated the new parking would not be accessed from Route 22; the access will be from Port Clinton. This proposal would direct more traffic to Port Clinton.

Trustee Pantelis asked when the restriping of the parking lots would be done to conform with Village Code. Mr. Carney stated restriping is done every summer, and this would be done prior to the start of school in the fall.

Trustee Mitchell asked about impervious surface and would this make the storm water issue worse. Mr. Carney noted the impervious surface ratio is getting better because they are adding more land that can retain water and are building storm water retention underneath the planned parking lot impervious surface. Mr. Carney noted approval will be required from the Storm Water Management Commission to proceed.

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

2.12 Consideration of Pre-Application Review regarding a Major Amendment to the Lincolnshire Commons Planned Unit Development for the 225 Aptakisic Road Building to Change Use Permissibility from the Approved “Bank” to “Restaurant/General Retail” and to Increase the Ground Floor Non-Sales Tax Generating Cap for All Lincolnshire Commons Buildings (Lincolnshire Propco, LLC – 225 Aptakisic Road and 900-970 Milwaukee Avenue)

Assistant Village Manager/CED Director Roesler provided a summary of the pre-application review regarding a Major Amendment to the Lincolnshire Commons Planned Unit Development for the 225 Aptakisic Road building to change use permissibility from the approved “Bank” to “Restaurant/General Retail” and to increase the ground floor non-sales tax generating cap for all Lincolnshire Commons Buildings (Lincolnshire Propco, LLC – 225 Aptakisic Road and 900-970 Milwaukee Avenue). The petitioner requests an increase to the non-

sales tax generating cap on the ground floor for all Lincolnshire Commons buildings from 25% to 50%. The increase is requested to give the landlord additional flexibility in attracting non-sales tax generating tenants.

Mr. Hal Francke, attorney for Meltzer, Purtil & Stelle, LLC representing the petitioner, introduced Mr. Marc Blum from Next Realty who manages Lincolnshire Commons.

Mr. Francke provided a presentation regarding the petition including an existing demolition plan, proposed site plan, and shopping center plan. Mr. Francke noted at this time his client cannot disclose the restaurant user but understands this will have to be disclosed to the ARB if referred.

Mayor Brandt asked if the user would have a drive thru. Mr. Francke noted there is an existing drive thru now, and the potential user would have a reconstructed drive thru within the current building.

Trustee Mitchell asked if the traffic flow for the drive thru would be like what it is for the bank. Mr. Francke confirmed it would be like the existing bank building traffic/drive thru flow.

Trustee Mitchell asked if the proposed restaurant would not use the entire building. Mr. Francke confirmed the proposed restaurant would not use the entire building. Trustee Mitchell asked about the total square footage of the building. Mr. Francke stated the square footage is 4,155. Trustee Mitchell asked how much square footage would be used by the restaurant. Mr. Frank stated approximately 1/3 of the building would be used by the restaurant.

A conversation regarding the potential the restaurant use and restrictions for non-sales tax generating cap followed.

It was the consensus of the Board to refer this to the Architectural Review Board.

2.2 Finance and Administration

2.3 Public Works

2.31 Consideration of Approval of a Contract with Patriot Pavement Maintenance of Des Plaines, IL for the 2022 Crack Sealing Project in an Amount not to Exceed \$35,000.00 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a contract with Patriot Pavement Maintenance of Des Plaines, IL for the 2022 Crack Sealing Project in an amount not to exceed \$35,000.00.

Trustee Mitchell asked if this is the contract amount for the entire year. Assistant Public Works Director/Village Engineer Dittrich confirmed this was amount for the entire year. Crack sealing is one

component of the Village’s overall pavement management strategy and provides a cost-effective approach to preserving existing roadways and increasing the amount of time between resurfacings.

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

- 2.4 Public Safety
- 2.5 Parks and Recreation
- 2.6 Judiciary and Personnel

3.0 UNFINISHED BUSINESS

3.1 The St. James Update

Trustee Mitchell thanked Village Manager Burke for the update to the Board on The St. James property.

4.0 NEW BUSINESS

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Grujanac moved, and Trustee Wright seconded the motion to adjourn. The voice vote was unanimous, and Mayor Brandt declared the meeting adjourned at 8:45 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk