



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING December 12, 2022

Present:

Mayor Brandt	Trustee Grujanac
Trustee Harms Muth	Trustee Mitchell
Trustee Pantelis	Trustee Raizin
Trustee Wright	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Village Treasurer/Finance Director Rossi	Chief of Police Leonas
Public Works Director Woodbury	Assistant Village Manager/Community & Economic Development Director Roesler
Planning & Development Manager Zozulya	Management Analyst Cascone

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 8:00 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 Pre-Application Regarding Rezoning 220 Olde Half Day Road from B1 Retail Business District to R4 Single-Family Attached Residence District and a Special Use Permit with Zoning Variances for 55+ Age-Restricted Apartments (Vanguard Development Group)**

Planning & Development Manager Zozulya provided the background of 220 Olde Half Day Road and a summary of the pre-application regarding rezoning the property from B1 Retail Business District to R4 Single-Family Attached Residence District and a Special Use Permit with zoning variances for 55+ age-restricted apartments.

Mr. Steve Blonsky with Vanguard Development Group provided a history of Vanguard Development Group. Mr. Blonsky then provided a presentation regarding the proposed pre-application regarding rezoning 220 Olde Half Day Road from B1 Retail Business District to R4 Single-Family Attached Residence District and a Special Use Permit with zoning variances for 55+ age-restricted apartments. The presentation included flood plain challenges, proposed site plan, parking, amenities, unit count, building design and elevations, and setbacks.

Mayor Brandt asked if parking alternatives were looked at for the site. Mr. Blonsky stated the proposed parking is designed the way it is currently due to floodplain issues. Trustee Harms Muth noted concern regarding the parking lot being in the middle of the floodplain.

Trustee Pantelis asked if there would be sidewalks adjacent to the walk-up units. Mr. Blonsky confirmed there would be sidewalks.

Trustee Grujanac noted concern with the density of the proposed development and the potential of bringing more children to the schools. A conversation regarding head of household and school age children in the community followed. Attorney Tyler Manic with Schain Banks representing Mr. Blonsky provided information regarding 55+ communities and how this definition relates to head of the household. Mr. Manic noted the developer is required to adhere to fair housing laws when constructing this type of age-targeted development. Mr. Blonsky stated their plan is to screen all tenants. A conversation followed regarding fair housing laws and possibly limiting the number of bedrooms in units to limit potential new school-aged children in the community.

Trustee Grujanac noted concern of the design with the building being so close to Olde Half Day Road.

Mayor Brandt noted concern with density of the building and asked if building more of the structure underground was a possibility. Mr. Ernie Bono with Bono Consulting Civil Engineers representing Mr. Blonsky stated when a site is that close to Indian Creek, there will be concerns with ground water and the expenses involved when constructing below grade.

Trustee Harms Muth noted concern with additional traffic in the area.

Trustee Raizin asked if Mr. Blonsky believes there is sufficient parking for all the residents and visitors. Mr. Blonsky stated there are 89 units with 60 indoor parking spaces and an additional 120 outside spaces. Trustee Raizin asked what would happen with outside parking spaces if there was a flood. Mr. Blonsky stated they considered making all residents provide a vehicle key to management; if flooding occurs, management could move cars.

Village Attorney Simon asked if there was any way to design the parking lot to absorb more water instead of having it stand on the pavement. Mr. Bono stated this would be a stormwater management issue as opposed to a floodplain issue; and confirmed yes, there could be a permeable pavement solution. Mr. Bono highlighted the site plan to include stormwater to satisfy detention.

Mayor Brandt asked if there was any consideration for brick on the building to match other buildings in the area, including the adjacent Institute medical building and condominiums on the east side of Milwaukee Avenue. Mr. Blonsky stated brick was not considered with the style building being proposed.

Mayor Brandt inquired if Mr. Blonsky considered acquiring the adjacent unincorporated property to the west to expand the property for the apartment project and make it less dense. Mr. Blonsky stated they did

not for financial reasons.

Trustee Grujanac asked Public Works Director Woodbury how quickly flooding has occurred in Lincolnshire in the past. Public Works Director Woodbury noted each flooding event is different. Mayor Brandt asked when the last time Indian Creek had a 100-year flood. Public Works Director Woodbury stated to his knowledge, Indian Creek has not flooded. Village Manager Burke stated it is a different watershed compared to the Des Plaines River which affects the Lincolnshire Drive area in terms of flood response. Village Manager Burke noted Indian Creek empties out at Lincolnshire Drive with a greater response time demand on Lincolnshire Drive in times of flooding required.

Trustees expressed appreciation for the age-restricted multi-family concept. However, they noted several concerns regarding the proposed development, including too much density; building height; ; parking in the floodplain; building setbacks from both Milwaukee Avenue and Olde Half Day Road; and traffic impact of this type of development near a school and library.

Trustees encouraged Mr. Blonsky to address the Village Board’s concerns and explore additional locations in the Village for this type of development for consideration.

It was the consensus of the Board not to refer the project at this time with the suggestion the developer meet with staff to review Village Board concerns and alternative locations for the project prior to returning to a future Committee of the Whole meeting for another pre-application.

2.2 Finance and Administration

2.3 Public Works

2.31 Approval of a Joint Purchasing Agreement with Equalis Group of Plano, Texas to join the Equalis Group Joint Purchasing Program (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of a joint purchase agreement with Equalis Group to join the Equalis Group Joint Purchasing Program stating that with Equalis Group, agencies can utilize competitively solicited municipal contracts to help save time and resources while still meeting state, local and federal purchasing requirements.

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

2.32 Receipt of Report Regarding Village Parks and Entryway Sign Design, Procurement, and Construction Timeline (Village of Lincolnshire)

Public Works Director Woodbury provided a report regarding Village parks and entryway sign design, procurement, and construction

timeline. Staff plans on bringing a recommendation for a sign fabricator in January 2023.

Trustee Grujanac asked if the different fabricators have a different quality of steel. Public Works Director Woodbury stated he believes there would be different variations of steel quality and one of the jobs of the consultant would be to recommend going with the fabricator that most closely resembles the approved master sign plan and bid specifications.

Village Manager Burke stated the bid specifications are details and specify specific types of metal. During the Village Board’s review, the Board will have a chance to confirm the look and feel of materials proposed by the recommended fabricator. Public Works Director Woodbury stated there are requirements in the bid documents which requires samples to be included.

Public Works Director Woodbury noted the electronic message board would be treated as a separate project.

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

3.0 UNFINISHED BUSINESS

4.0 NEW BUSINESS

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Grujanac moved, and Trustee Harms Muth seconded the motion to adjourn. The voice vote was unanimous, and Mayor Brandt declared the meeting adjourned at 8:59 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk