



# VILLAGE OF LINCOLNSHIRE

## MINUTES COMPREHENSIVE PLAN STEERING COMMITTEE MEETING Wednesday, November 30, 2022

### Present:

Chair Brian Bichkoff	Member Shannon Brewer
<del>Member Mara Grujanac</del>	Member Ron Lanz
Member Robert Mitchell	Member Scott Warren
Member Cherise Kennerley (remote participation)	Member Anne Rasmussen
Member Barry Gurewitz	Mark Ingrum
Member Robert Weinberg	Member Jessica Breich
<del>Member Ann Maine</del>	Member Scott Woods
Member Rana Hashemi	Village Manager Brad Burke
Member Charles Lamphere	Assistant Village Manager / Community & Economic Development Director Ben Roesler
Member Brad Lajoie	Planning & Development Manager Tonya Zozulya (remote participation) Michael Blue, Teska and Associates Inc.
Member Scott Greenberg	Andrew Dunham, Teska and Associates Inc.
Member Steve Brennan	Valerie Kretchmer, Kretchmer Associates
Member Kevin Weasler	Jeff Wickencamp, Hey and Associates, Inc.
Member Kristy Carter (remote participation)	
<del>Member Eric Twadell</del> (alternate Sean Carney)	

### 1.0 ROLL CALL

Assistant Village Manager / Community & Economic Development Director (AVM/CEDD) Ben Roesler called the meeting to order at 6:03 p.m. AVM/CEDD Roesler thanked the committee members for their attendance at the meeting, and their commitment to exploring the opportunities available to Lincolnshire through this process. AVM/CEDD Roesler invited those in attendance to introduce themselves; members stated their name and respective roles.

### 2.0 ITEMS OF GENERAL BUSINESS

#### 2.1 Appointment of the Steering Committee Chair

AVM/CEDD Roesler stated a committee chair is necessary, and Mayor Brandt recommended Brian Bichkoff serve as the chair given his role as chair of the Zoning Board and the Zoning Board's role in holding a public hearing on the Comprehensive Plan update later in the process.

Member Mitchell moved and Member Warren seconded the motion to approve Brian Bichkoff as chair of the Steering Committee. The motion passed unanimously by voice vote.

## 2.2 Adoption of the Remote Participation Policy

AVM/CEDD Roesler stated the Steering Committee must adopt a Remote Participation policy for members to participate virtually, in accordance with State law. The policy presented is the same as the policy that the Village Board has adopted.

Chair Bichkoff requested a motion and second on the matter. Member Warren moved and Member Carney seconded the motion to approve the Remote Participation Policy. The motion passed unanimously by voice vote, and Chair Bichkoff declared the motion carried.

## 2.3 Adoption of the Public Comment Policy

AVM/CEDD Roesler stated the Steering Committee must adopt a Public Comment policy to facilitate public comment, should there be any. The policy presented is the same as the policy that the Village Board has adopted.

Chair Bichkoff requested a motion and second on the matter. Member Carney moved and Member Mitchell seconded the motion to approve the Public Comment Policy. The motion passed unanimously by voice vote, and Chair Bichkoff declared the motion carried.

## 2.4 Comprehensive Plan Update Kickoff

Michael Blue thanked members for their time and commitment to the committee and provided overview of consultant team. Mr. Blue reviewed prior work Teska and Associates has performed for other communities. Valerie Kretchmer reviewed her firm's work and areas of expertise in terms of market analysis and economic development strategy. Jeff Wickencamp covered the environment and sustainability, transportation, and infrastructure planning aspects of the plan update.

Mr. Blue paused and asked committee members if they had questions. Member Brennan asked about the consultants' familiarity with the area. Mr. Blue mentioned his prior work as Community Development Director for City of Highland Park, as well as Teska's headquarters in Evanston and their portfolio of plans for communities throughout the Chicago metro.

Mr. Blue reviewed the intent and components of a comprehensive plan and the focus on a vision for the future and actions to the achieve it. Mr. Blue also covered the process for approving the plan. Mr. Blue reviewed the reason for updating the plan at this moment in time, in that it is an appropriate time given the last update was made in 2012 and comes on the heels of the changes prompted by the COVID-19 pandemic. Member Greenberg asked if the economic health of the community was the reason for the update being performed at this time, and if there were compelling reasons for the change. Mr. Blue reaffirmed many communities are facing conditions that may require change, and Ms. Kretchmer stated a plan will help justify or contextualize future development proposals in light of current economic conditions. Member Kennerley stated the update has been a long time coming, and the Architectural Review Board believes this will help them in their decision making and recommendations as well. Village Manager Burke stated there is not a financial reason for the update, and that 10 years has passed since the

last update. Lincolnshire's economic engine is predicated on food and beverage, sales tax, hotel tax, admission tax. The update is an effort to maintain Village's strong financial position and be proactive going forward. Mr. Wickencamp stated environmental changes also have an impact on economic development in terms of electrification of vehicles, and more frequent and intense rain events, which are good reasons to update the plan.

Mr. Blue reviewed the committee membership and role of committee members. Members can assist with engagement process by sharing project website with fellow community members. Mr. Blue telegraphed upcoming focus group meetings.

Mr. Blue reviewed the project schedule and when future committee meetings might occur, as well as tools and opportunities for community engagement during the update process.

Mr. Blue reviewed areas of interest for the comprehensive plan, specifically the corridors and subareas slated for future study, and provided additional details on subarea plans and how they are developed. Chair Bichkoff asked about Teska's approach to plan updates: do they work with a "blank slate" or refer to previous plans/ideas? Mr. Blue responded by saying they build upon the recommendations and findings from previous plans and studies to inform the current plan. Member Brennan asked if there will be continued focus on previously studied subareas, to which Mr. Blue responded yes there would be. Mr. Blue said if committee members have feedback at any time outside of the meetings, they can provide this to Village staff.

Member Hashemi asked what the consultant team was seeing in other communities in terms of converting vacant office buildings. Ms. Kretchmer said the approach has varied across communities. Member Breich asked if the consultant team would provide additional details regarding distressed properties. Mr. Blue responded by saying they would focus on corridors and study areas and will provide more information in existing conditions report. Ms. Kretchmer said they would also account for regional trends and impacts of vacant office space.

Mr. Blue led committee members in an engagement exercise. Members discussed current conditions of Lincolnshire and what they'd like it the community to be in 10-15 years. Discussion ensued about what it would mean for Lincolnshire to be "vibrant". Member Hashemi stated it is important for the community to be not only diverse but equitable and inclusive.

Mr. Blue asked committee members to report out on their small group discussions and specific focus areas of the comp plan. Regarding economic development, Chair Bichkoff said there needed to be a distinction between perception versus reality, and the community needs to consider how development impacts existing assets like schools. The community should take stock of existing assets and fill in the gaps. Member Greenberg emphasized the important of looking outside the boundaries of Lincolnshire to find opportunities for new economic development that would help drive employment.

Regarding sustainability, Member Hashemi covered aspects such as ecological and environmental sustainability and economic sustainability. Younger generations have a desire to see genuine work towards sustainability rather

than simply labeling things as sustainability initiatives. Member Greenberg said residents have benefited from the commercial half of Lincolnshire to the detriment of multifamily development; housing development and housing options will dictate sustainable development. Member Lamphere discussed the sustainability of retail along Milwaukee Avenue and highlighted the need for residential development in the Corporate Center to support retail. Member Hashemi said if multifamily recommendations are made in comprehensive plan, the plan should acknowledge impact on schools. Members Breich and Gurewitz concurred. Member Weinberg underscored the opportunity for 50+ multifamily options. Village Manager Burke stated developers often pass over Lincolnshire due to the median age skewing older as a result of existing retirement homes. Village Manager Burke acknowledged the discretionary income older persons have, but developers tend to look at older communities unfavorably for certain types of development.

Regarding community character, Alternate Member Carney said Lincolnshire is a corridor but also a hidden gem. The community feels strongly about itself and its school system, yet a non-resident may pass through community without ever knowing he or she is in Lincolnshire. Alternate Member Carney said there are opportunities for nightlife and local corporate headquarters.

Regarding commercial and industrial development, Member Gurewitz said the Corporate Center was impacted by hybrid work as a result of the pandemic, and Lincolnshire will need to change. Future development must avoid taxing schools. Member Gurewitz said it is important to protect corridors from industrial development. Member Breich said the community should understand the return on investment for potential development. Member Mitchell asked if the community should encourage development that takes advantage of hybrid work arrangements that have grown over last several years? Mr. Blue responded yes, the goal is always to be forward looking and laying foundation for what's important to the Village.

Regarding Milwaukee Avenue, Member Mitchell noted the corridor lacked identity; trees will be important to keep in mind with future development. Member Mitchell also reported his small group believed it was difficult to get from east to west sides of the Village on bike or foot. Milwaukee Avenue should have a better community gathering point, and the former Fresh Market building offers that opportunity. Member Kennerly stated Milwaukee Avenue has a lot of vacant parking lots that obscure buildings and businesses. Member Gurewitz stated bike lanes have promise. Member Breich asked if there are current signs that signify entry points to Lincolnshire? Village Manager Burke replied yes, signs do exist, and the Village is going out to bid to replace them with update signage.

Ms. Kretchmer asked the committee if any of their groups had discussed housing considerations. Member Hashemi said she would like to see affordable housing that needs to be integrated into the community, not centralized. Ms. Kretchmer said the definition of "affordable" can vary; there is a technical definition, as well as "attainable" or "workforce" housing. Member Brewer said the cost of living in Lincolnshire is high, so perhaps townhomes might work. Member Lanz said future growth will require more diverse housing options for service industry workers. Member Brennan reaffirmed Member Lanz' comment, in that Zebra Technologies also takes into account workforce housing availability when opening an office.

Mr. Blue thanked committee members for their discussion and contributions. Village Manager Burke offered staff's perspective and approach towards economic development and senior housing. Member Mitchell asked if developers consider residential demographics or if they include workforce population. Ms. Kretchmer said developers would only know workforce demographics by surveying businesses directly. Member Lamphere said Lincolnshire is the second oldest community in Lake County, and that the workforce population down 25% from pre-pandemic.

Mr. Blue thanked the committee again and asked them attend or send a representative to the stakeholder meetings next week.

### **3.0 PUBLIC COMMENT**

There was no public comment.

### **4.0 UNFINISHED BUSINESS**

There was no unfinished business.

### **5.0 NEW BUSINESS**

There was no new business

### **6.0 ADJOURNMENT**

Member Gurewitz moved and Member Greenberg seconded the motion to adjourn the Comprehensive Plans Steering Committee Meeting. The voice vote was unanimous and Chair Bichkoff declared the meeting adjourned at 8:34 p.m.

Minutes submitted by Ben Roesler, Assistant Village Manager/Community & Economic Development Director.