



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING February 27, 2023

Present:

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

Planning & Development Manager Zozulya

Trustee Grujanac
Trustee Mitchell
Trustee Raizin arrived at 7:17 p.m.
~~Village Clerk Mastandrea~~
Village Manager Burke
Chief of Police Leonas

Assistant Village Manager/Community & Economic Development Director Roesler

1.0 ROLL CALL

Temporary Chair Grujanac called the meeting to order at 7:17 p.m., and Deputy Village Clerk Burke called the roll.

Village Attorney Simon noted Mayor Brandt is participating remotely.

2.0 ITEMS OF GENERAL BUSINESS

Planning, Zoning, and Land Use

2.11 Pre-Application Review Regarding a Building Addition with Related Zoning Variances in the Industrial Zoning District for a Multi-Tenant Office/Industrial Building (121 Schelter Road – Fitzgerald Architecture Planning Design (on Behalf of TZ Properties LLC)

Planning & Development Manager Zozulya provided a summary of a pre-application review regarding a building addition with related zoning variances in the Industrial Zoning District for a multi-tenant office/industrial building (121 Schelter Road – Fitzgerald Architecture Planning Design (on Behalf of TZ Properties LLC) including background, description, zoning changes, surrounding properties, and variances. Aside from the three variances, the proposal meets code, including the new 75% impervious surface ratio cap adopted for the Industrial-zoned properties in 2022. Planning & Development Manager provided information on third-party approvals and the approval process. Staff recommends the project be referred to the Architectural Review Board and Zoning Board.

Ms. Daniela Fitzgerald, Architect with Fitzgerald Architecture on behalf of TZ Properties LLC provided a presentation regarding the proposed pre-application review regarding a building addition with related zoning variances in the Industrial Zoning District for a multi-tenant office/industrial building including the site plan, variance requests,

interior plans and functionality for the proposed additions, and exterior elevations. Ms. Fitzgerald shared current pictures and renderings of the proposed building addition.

Trustee Wright asked if the lots north of the proposed project are non-conforming. Planning & Development Manager Zozulya confirmed that many of the nearby lots are non-conforming, and similar variances in the past have been approved by the Board.

Mayor Brandt stated her opinion she supports the requested variances and noted the project would improve the building.

Trustee Mitchell asked if the proposed parking lot in the back will be paved or gravel surface. Ms. Fitzgerald noted the parking lot will be paved. Trustee Mitchell noted the parking and a landscape buffer currently existing in the front of the building and asked if there was already a variance for this lot related to the front of the building. Planning & Development Manager Zozulya stated staff could not find any other approved variances; however, the way the parking lot sits in the front of the building would call for a variance if it were proposed to be installed today. Planning & Development Manager Zozulya noted the existing parking at the front of the building is considered legally non-conforming. Trustee Mitchell asked how much lead time the neighbors would get for the Public Hearing. Planning & Development Manager Zozulya stated the neighbors would receive at least 15-day notification before the Public Hearing.

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

2.2 Finance and Administration

2.3 Public Works

2.4 Public Safety

2.41 Consideration and approval of an Ordinance Amending Section 3-3-2-3 of Title 3 (Business & License Regulations), Chapter 3 (Liquor Control) to Create a Class "B" Restaurant Liquor License (Good Sushi – 255 Parkway Drive, Suite P255B)

Chief of Police Leonas provided a summary of an Ordinance amending Section 3-3-2-3 of Title 3 (Business & License Regulations), Chapter 3 (Liquor Control) to create a Class "B" Restaurant Liquor License (Good Sushi – 255 Parkway Drive, Suite P255B). The only thing pending is an inspection. If the Ordinance is approved tonight, it will wait to go on a consent agenda at a Regular Village Board meeting until after approval of the inspection.

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

2.5 Parks and Recreation

2.6 Judiciary and Personnel

3.0 UNFINISHED BUSINESS

4.0 NEW BUSINESS

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Harms Muth moved, and Trustee Wright seconded the motion to adjourn. The voice vote was unanimous, and Temporary Chair Grujanac declared the meeting adjourned at 7:39 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Bradly J. Burke
Deputy Village Clerk