



# VILLAGE OF LINCOLNSHIRE

## MINUTES COMPREHENSIVE PLAN STEERING COMMITTEE MEETING Thursday, March 16, 2023

### Present:

Chair Brian Bichkoff	Member Robert Lewosz (replacing Shannon Brewer)
Member Mara Grujanac	Member Ron Lanz
<del>Member Robert Mitchell</del>	Member Scott Warren
Member Cherise Kennerley	Member Anne Rasmussen
Member Barry Gurewitz	<del>Member Mark Ingram</del>
Member Robert Weinberg (left at 6:58 p.m.)	<del>Member Jessica Breich</del>
<del>Member Ann Maine</del>	Member Scott Woods
<del>Member Rana Hashemi</del>	Village Manager Brad Burke
Member Charles Lamphere	Assistant Village Manager / Community & Economic Development Director Ben Roesler
<del>Member Brad Lajoie</del>	Planning & Development Manager Tonya Zozulya (remote participation)
<del>Member Scott Greenberg</del>	Michael Blue, Teska and Associates Inc.
Member Steve Brennan	Andrew Dunham, Teska and Associates Inc.
<del>Member Kevin Weasler</del>	Valerie Kretchmer, Kretchmer Associates
Member Kristy Carter (remote participation)	Jeff Wickencamp, Hey and Associates, Inc.
Member Eric Twadell (alternate Sean Carney)	

### 1.0 ROLL CALL

Chair Bichkoff called the meeting to order at 6:02 p.m. AVM/CEDD Roesler called the role.

### 2.0 ITEMS OF GENERAL BUSINESS

#### 2.1 Approval of the November 30, 2022, Meeting Minutes

Member Warren motioned to approve the minutes. Alternate Member Carney seconded. The motion was approved unanimously by a voice vote.

#### 2.2 Presentation and Discussion Regarding 2023 Comprehensive Plan Existing Conditions Report

Michael Blue, Teska Associates, introduced the Teska team and provided an overview of tonight's meeting and the Existing Conditions Report.

Mr. Blue summarized the project timeline, as well as the public engagement activities to date. Mr. Blue mentioned the question of School District 103

capacity and future economic development, and that the answer to that question will be a key part of the goals and objectives of the plan.

Mr. Blue reviewed the existing land uses throughout the Village, as well as the key corridors and subareas throughout Lincolnshire and the strengths, opportunities, and challenges associated with each.

Mr. Blue reviewed community demographics, including population, ethnic makeup, age, income, and employment.

Valerie Kretchmer, Kretchmer Associates, summarized the market study performed for the Existing Conditions Report. Ms. Kretchmer noted the high office vacancy in Lincolnshire and throughout the region, and the corresponding, negative impact on property tax revenues. Ms. Kretchmer noted Lincolnshire's high retail vacancy rates compared to neighboring communities, particularly with those communities containing the greater square footage of retail. Chair Bichkoff asked if Ms. Kretchmer had a hypothesis on the reason for this finding, to which she replied those communities had more residents as well as access to more consumers outside their boundaries.

Ms. Kretchmer noted the strength of industrial development across the country. She also noted the strength of Lincolnshire's single-family residential market. Ms. Kretchmer compared real estate taxes between Lincolnshire and surrounding communities, noting Lincolnshire was fairly competitive in terms of total property tax rate.

Jeff Wickencamp, Hey and Associates, Inc., reviewed open space throughout the Village. Mr. Wickencamp noted the impact of the Des Plaines River in terms of differentiating the residential and commercial sides of Lincolnshire, as well as the potential for flooding. He also summarized the change in annual flood risk in light of updated rainfall data. Mr. Wickencamp noted the mature tree canopy on the east side of the Village, and the relative lack of a canopy on the west side.

Andrew Dunham, Teska Associates, reviewed traffic data. Mr. Dunham noted the general decline in automobile traffic in recent years due to the COVID-19 pandemic's impact on traditional office work arrangements. Mr. Dunham noted how well the Village is connected through its trail network.

Mr. Dunham reviewed previous plans the Village adopted over the last several years, including the most recent Comprehensive Plan, Corporate Center Subarea Strategy, and Transformative Opportunities. Mr. Dunham reviewed the Village's special events series and the public's desire to connect with one another.

Mr. Dunham reviewed community facilities, including parks, schools, and other government bodies. Mr. Dunham summarized school districts that serve Lincolnshire. Mr. Dunham noted Lincolnshire-Prairie View School District 103 has seen 6% growth since 2004, whereas Adlai E. Stevenson School District 125 has seen 1% decline in student population in that same timeframe.

Mr. Dunham reviewed key areas throughout the Village, as well as architectural themes across the Village for residential and commercial developments.

Mr. Blue closed the presentation by discussing next steps for the planning process and opened the floor for discussion.

Mr. Blue asked if there was anything in the Existing Conditions Report that surprised committee members. Member Gurewitz stated he expected more children to live in Lincolnshire than was reported, and the Village had a lot of senior housing developments. Planning & Development Manager Zozulya stated Sedgebrook housed approximately 500 units.

Member Warren stated he was surprised of the difference in ethnic makeup of Lincolnshire's residential population versus school population. Chair Bichkoff noted the retail vacancy rates as compared neighboring community vacancy rates, to which Mr. Blue replied retail tends to gravitate toward other retail, and Lincolnshire seems to have an advantage with restaurants. Discussion ensued regarding the intersection of Milwaukee Avenue and Olde Half Day Road. Village Manager Burke conveyed the Illinois Department of Transportation's (IDOT) long-term plans to reconfigure State Highway 45 and Milwaukee Avenue, as well as the potential for jurisdictional transfer of Olde Half Day Road east of Milwaukee Avenue from IDOT to the Village. Member Grujanac noted updated rainfall data as it relates to flood risk surprised her.

Member Lamphere noted several points that seemed to be missing from the presentation. The first was the importance and interdependence of residential and retail generally, yet this was not highlighted in the Existing Conditions Report, but he appreciated the comments in the presentation. He stated Lincolnshire does not have daytime or nighttime populations anymore as a result of hybrid work arrangements. Member Lamphere's second point focused on industrial nuances, in that Lincolnshire tends to have tenants with smaller square footage needs as compared to what the regional trends where industrial users occupy hundreds of thousands of square feet. The third point centered on the tax rate, and that school districts are the primary driver of property taxes, yet schools also heavily rely on corporate development in Lincolnshire and Vernon Hills to generate tax revenue. Mr. Blue and Ms. Kretchmer thanked Member Lamphere for his suggestions and stated his points will be incorporated in the Report.

Mr. Blue asked the committee for their impressions of the most significant findings. Chair Bichkoff noted the development opportunities at the former Aon Hewitt headquarters site, and how that might impact commercial development along Milwaukee Avenue. Member Grujanac stated the area of developable property (Hewitt site, Par-King, and Banner Day Camp) stood out to her. Member Gurewitz noted the relationship between housing and schools. Village Manager Burke stated in the recently completed community survey, 35% of respondents said they did not have plans to leave Lincolnshire, and 61% responded they did not have children in the household.

A discussion ensued regarding the impact of residential development on school district student capacity. Member Warren stated the D103 school properties are landlocked, and they would need different sites or buildings to accommodate additional students. There is not enough revenue through current taxes to build or consolidate schools, so a referendum would be needed to generate additional revenue. He estimated \$70 million to build a new school. Member Brennan asked what the downside of not adding additional housing was. Ms. Kretchmer responded this generally results in

unproductive land that does not generate tax revenue. Member Lamphere elaborated by saying the unproductive first impact is tax revenue, followed by blight. Mr. Blue said this would also result in the loss of community identity. Member Gurewitz asked how D103's student population draws from other communities, and if the school board would consider changing district boundaries or building a new facility in a community. Member Warren said approximately half of the students come from Vernon Hills and Buffalo Grove, whereas the remaining students generally come from Lincolnshire. Member Warren stated in terms of tax revenue, industrial/office, residential, commercial each generate approximately one-third of D103's revenues.

Mr. Blue then focused the conversation on the findings for subareas. Chair Bichkoff noted it would be important for the Comprehensive Plan to rank order the subareas in terms of development priority. He preferred to see development along Milwaukee Avenue as his primary preference, given established character of retail along the corridor. Member Grujanac focused on the redevelopment of CityPark and the spillover effects to Par-King and the Corporate Center. Member Kennerley stated it will be important for the Comprehensive Plan to help answer the question of community identity, and how this would impact architectural guidelines. Member Lamphere noted there is placemaking opportunity at Stone Quarry Lake, and that he looked forward to partnering with Village on development in this area. Member Brennan asked what types of tools were available to promote development. Mr. Blue replied the tools used depend on the vision for the area. Member Warren said a Tax Increment Finance district freezing 100% of property tax revenues would be a concern for the D103 school board, but partial TIF might be possible. Mr. Dunham agreed with Mr. Lamphere that Stone Quarry Lake has major potential.

Mr. Blue closed the conversation by looking ahead to the goals and objectives phase of the project, and that the preliminary date for the next Steering Committee meeting is April 26.

### **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 Brennan seconded the motion to adjourn the Comprehensive Plans Steering Committee Meeting. The voice vote was unanimous and Chair Bichkoff declared the meeting adjourned at 7:34 p.m.

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