



# VILLAGE OF LINCOLNSHIRE

## MINUTES COMMITTEE OF THE WHOLE MEETING July 10, 2023

Present:

Mayor Brandt  
~~Trustee Kelly~~  
Trustee Pantelis  
Trustee Wright  
Village Attorney Mack  
~~Village Treasurer/Finance Director Rossi~~  
~~Public Works Director Woodbury~~  
  
Planning & Development Manager Zozulya

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 8:21 p.m., and Village Clerk Mastandrea called the roll.

### 2.0 ITEMS OF GENERAL BUSINESS

#### 2.1 Planning, Zoning, and Land Use

#### **2.11 Pre-Application Review Regarding a Special Use Permit and New Building Construction for a Daycare Center in the Office Zoning District (250 Marriott Drive - InSite/KinderCare)**

Planning & Development Manager Zozulya provided background on 250 Marriott Drive and a summary of the pre-application review regarding a Special Use Permit and new building construction for a daycare center in the Office Zoning District from Insite/KinderCare. Planning & Development Manager Zozulya noted this site has historically been utilized for restaurant use. The building and the property have been vacant since 2018. The current ownership acquired the property via an online auction at the end of 2021. There has not been any work done on the building and it is in dire need of repairs. If referred, this proposal will advance to the internal Development Review Team, the Zoning Board for a Public Hearing, and then to the Architectural Review Board (ARB) for design review before coming back to the Village Board for potential final approval.

Staff requested a market analysis from InSite/KinderCare given this type of information has been historically requested of all daycare operators requesting to locate to Lincolnshire. Staff reached out to the other daycare operators regarding the request to ask what their license capacity is currently, if there is a waitlist, and if they had any other comments regarding the proposal. In terms of current license capacity Bright Stars Kids University indicated they are at 50% full and do not have a waitlist, they only accept children starting at age two,

unlike the proposed KinderCare which offers infant care. Child First Academy was not able to provide any information, but they are only a month into enrollment. The Gardner School is 91% full, with a small waitlist in the classrooms ages 1-3. Children's Land indicated they are 67% full, with a waitlist in the classroom for age 2. In addition to these four daycare centers, Lincolnshire also has Tamarack which is a part-time preschool, and Lincolnshire Community Nursery School (LCNS).

Trustee Mitchell asked what part-time means. Planning & Development Manager Zozulya stated their hours are limited. Trustee Mitchell stated Tamarack and LCNS are preschools and are not a direct comparison. Planning & Development Manager Zozulya agreed.

Mayor Brandt asked if staff had any feedback from surrounding offices regarding not being back in person causing a decline in enrollment. Planning & Development Manager Zozulya stated no one has specifically commented on that but with the summer winding down, they have historically seen a decline in students moving out. Planning & Development Manager Zozulya noted one daycare center mentioned they are already struggling, and this would be placing additional pressure on operations.

Planning & Development Manager Zozulya noted staff has also been fielding inquiries for four other locations in the Village actively trying to see if there is an opportunity to enter the market. CityPark, Penny Mustard, the old Bridgeview Bank site, and the Lincolnshire Marketplace are also interested.

Mayor Brandt asked if staff researched tuition. Planning & Development Manager Zozulya stated staff did not look at tuition.

Planning & Development Manager Zozulya continued with her summary noting aside from the concern for another daycare use, staff also has concerns about the orientation of the proposed building. Staff encouraged KinderCare to reorient the building to at least angle and interact with Milwaukee Avenue and their response was they would not be able to reorient the building due to their drop-off configuration.

Trustee Pantelis asked for confirmation that the property would not be accessed from Milwaukee Avenue. Planning & Development Manager Zozulya confirmed the property cannot be accessed directly from Milwaukee Ave. The only access is Marriott Drive with a shared driveway with Walker Brothers and the hotel. This would not change, there would not be any access directly from Milwaukee Ave.

Mr. Andrew Johnson, Project Manager with InSite, provided background and a presentation regarding the proposed building construction for a daycare center in the Office Zoning District. The presentation included a site plan, stormwater management process, and an introduction of the KinderCare representatives.

Trustee Wright asked for details regarding the drop-off process for the

facility noting concern that in the mornings this parking lot is busy due to Walker Brothers. Mr. Johnson stated they would follow the exact circulation pattern that it currently follows; entering off Marriott to the north, through the shared driveway with Walker Brothers, drop-off at the far east point of the parking lot, spin around to one of the parking spaces and then exit the other way.

Mr. Brad Meyer, a representative from KinderCare, provided background information on the business. Mr. Meyer noted safety is their top priority. Parents do not have to go inside for drop-off and pick-up, but most do.

A conversation ensued regarding drop-off and pick-up procedures related to the proposed location.

Mr. Meyer provided design plans including elevations and fence location.

Trustee Grujanac noted concern regarding the proposed building orientation and asked the petitioner to consider staff's recommendation for reorientation. Trustee Grujanac noted additional concerns with adding another daycare and how it may affect the other daycare businesses. Mr. Meyer stated KinderCare attempts to put a finger on the pulse of demand and look at other locations that appear to be fully occupied in an area, they put a location here with a predictive analytic model that looks at demographics and psychographics. Mr. Meyer stated this area, based on their assessment, has approximately 450 children under five for every existing childcare provider in the area. On average, a provider can accommodate fewer than 150 children. Through their assessment, they think opening another location here is feasible. Mr. Meyer stated it is going to fill that gap in KinderCare's coverage in a way that is not going to cannibalize any of KinderCare's or competitors' existing students.

Trustee Mitchell asked for the nearest KinderCare centers, what the current enrollment is, and what the current waitlist is. Mr. Meyer stated he did not have these statistics with him and would provide this information in writing. Trustee Mitchell asked if their nearby locations are at capacity. Mr. Meyer confirmed they are and that is the reason they are looking at opening this location. Mr. Meyer added that KinderCare is only interested in building in the proposed location because they believe they can ramp it up, have it stabilized in under three years, and achieve at least a 12% gross margin.

Trustee Mitchell asked if the thought was to draw students from another KinderCare location or would this draw students from an existing provider in Lincolnshire, or would it bring entirely new students not being served. Mr. Meyer noted he could not know for sure, but the thought is to tap into new families and new markets. If they start competing with current Lincolnshire locations, it will be a competition on price. Mr. Meyer noted they look at areas where there seems to be a need.

Planning & Development Manager Zozulya stated there are three existing KinderCare centers in the vicinity; in Buffalo Grove and Vernon Hills, all within four miles of the proposed location.

Trustee Mitchell inquired about how KinderCare is positioning itself, is it a certain service, market, or cost; are they a high, low, or middle-cost provider? What is KinderCare's market differentiator that would be a benefit to the Village of Lincolnshire? Mr. Meyer stated the most apt analogy would be in the hotel industry in the way you have Hilton, Doubletree, and Red Lion. The idea is that if you have three brands in a community and do business with everybody. KinderCare attempts to do the same; they have three brands - low, middle, and high-end. The idea is to try to do business with everybody in the community. The focus is what the demographics and psychographics are of the people in this community. The demographics in this area are high-end so the idea would be to have a high-end product.

Trustee Mitchell noted concern based on the numbers that the Village is adding capacity where it may not be needed. Trustee Mitchell added that this concern does not mean, he would not vote to let the proposal go forward. They are businessmen, and probably would not want to make a bet one way or the other. Trustee Mitchell commented on the other side of that, with Lincolnshire's office buildings, we want to have as many resources for the workers there as possible. Having as many openings as possible for childcare would be a positive.

Mayor Brandt asked if Stevenson High School still had a daycare facility and if so, is it just for teachers. Trustee Grujanac confirmed Stevenson High School has a daycare and it is open to the community, but there is a waitlist. Mr. Meyer stated their estimation is within an eight-minute drive time, Lincolnshire has approximately 2,400 children under the age of five. The demand here is even greater than in a lot of communities because a lot of communities have demand and not a price point that somebody can afford.

Trustee Raizin stated she would like to hear what some of the competing daycares have to say.

Mr. Rob Roe, attorney for the current owner, stated they did purchase the property at auction in December 2021. Mr. Meyer is in the business of retaining real estate, developing it, and renting it to restaurants. The restaurant market is changed. People are looking for smaller spaces. The current building is 9,200 square feet and currently, everyone is looking for 5,000-6,000 square feet.

Ms. Jennifer Reyes, district manager for the Gardner School stated she is in attendance with Sarah Smith, executive director of the Gardner School. Ms. Reyes noted the Gardner School is one of the fuller schools on the list and it took a while to come back after the pandemic. Ms. Reyes stated one of the major issues they are concerned about is staffing noting the staffing pool is diluted, there are new state licensing qualifications and requirements for teachers that make

staffing a lot harder. Ms. Reyes noted the new state requirement has been dubbed the “three-hour rule.” Ms. Reyes provided detailed information related to the new state requirements.

Trustee Grujanac noted concern about referring this when Child First Academy has not had an opportunity to be in business for very long. Trustee Grujanac suggested waiting six or eight months. Trustee Grujanac noted further concern for the way the proposed building is oriented. Mr. Meyer stated he understands what the Village is looking for with the orientation of the building and will wait to see what recommendations come from referrals and is willing to explore this.

A conversation regarding what the Board would like to see from the proposal and possibilities for the building followed.

Mayor Brandt asked if what is being proposed is what a standard KinderCare building looks like or does the petitioner have other examples of buildings. Mr. Meyer stated they have a standard prototype, but they also have a lot of custom work. Mayor Brandt recommended they include different types for the ARB so discussions can begin.

Mayor Brandt explained the approval process to the petitioner.

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

2.2 Finance and Administration

2.3 Public Works

**2.31 Approval of a Contract to Hoerr Construction at a Cost not to Exceed \$129,478 for the 2023 Sanitary Storm Sewer Lining Project (Village of Lincolnshire)**

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a contract to Hoerr Construction at a cost not to exceed \$129,478 for the 2023 Sanitary Storm Sewer Lining Project. Assistant Public Works Director/Village Engineer Dittrich noted staff reviewed all our videotaping from the previous year. In this contract, the Village is benefitting from being part of the greater group for pricing.

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

**2.51 Consideration of Approval of a Contract with Chicagoland Paving Contractors, Inc. of Lake Zurich, IL for the Village’s 2023 Bike Path Resurfacing Program in an Amount not to Exceed \$80,000.00 (Village of Lincolnshire)**

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a contract with Chicagoland Paving Contractors, Inc. for the Village’s 2023 Bike Path Resurfacing Program in an amount not to

exceed \$80,000.

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

2.6 Judiciary and Personnel

**3.0 UNFINISHED BUSINESS**

**4.0 NEW BUSINESS**

**5.0 EXECUTIVE SESSION**

**6.0 ADJOURNMENT**

Trustee Grujanac moved, and Trustee Pantelis seconded the motion to adjourn. The voice vote was unanimous, and Mayor Brandt declared the meeting adjourned at 9:17 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk