



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING November 27, 2023

Present:

Mayor Brandt
Trustee Kelly
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
Village Clerk Mastandrea
Village Manager Burke
Chief of Police Leonas

Assistant Village Manager/Community & Economic Development Director Roesler

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 7:50 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 a Preliminary Plat of Subdivision and Development Plans for Proposed Office/Warehouse Buildings (15730 Aptakisic Road – Panattoni Development Company, Inc.)

Planning & Development Manager Zozulya summarized the request by Panattoni Development Company for preliminary plat of subdivision and development plans for proposed office/warehouse buildings. The proposal is for approval of the development of two speculative office and warehouse buildings totaling approximately 400,000 square feet, as well as approval of the preliminary development plan. There are no zoning relief items requested. The current proposal conforms to all Village codes. There is no ordinance required for this type of proposal.

Planning & Development Manager Zozulya provided the history of the property and its annexation to the Village in 2005 and its subsequent rezoning to O/Id Office/Industrial. This zoning classification was maintained until December 2022 when the Village Board rezoned the property to the I Industrial district as part of a larger rezoning initiative throughout Lincolnshire corporate and business parks.

Planning & Development Manager Zozulya stated no additional reviews are required other than items required by code for the Architectural Review Board (ARB) and Zoning Board. The ARB conducted two meetings to review the request. The initial meeting resulted in several comments and requests to which Panattoni responded. As a result, the

ARB provided a unanimous favorable recommendation. Regarding the plat of subdivision, the Zoning Board also provided a unanimous favorable recommendation.

Planning & Development Manager Zozulya stated a main concern discussed during the from the pre-application meeting was the loading dock orientation and visibility from Aptakisic Road. In response, Panattoni provided a planted berm with an average height of three feet. The proposed berm is higher in certain areas and includes dense landscaping. Planning & Development Manager Zozulya noted the overall number of docks was reduced from the original plan. Another concern from the pre-application meeting was the building height and scale which Panattoni addressed in an exhibit that was included in agenda packet. The proposal was also thoroughly vetted by the Village's internal Development Review Team (DRT). The DRT is comprised of not only village staff but also representatives from the Long Grove Fire Protection District which has jurisdiction over this specific property. Staff also reviewed a traffic study presented by Panattoni and did not find any extra traffic generation or traffic conflicts. There were no public hearing notices sent out because there was no relief sought. However, staff invited two residents, who expressed interest in following up on the progress of this petition, to attend today's meeting.

Planning & Development Manager Zozulya noted as part of the development and Comprehensive Plan goal for the property, Panattoni will be extending Shelter Road south to Aptakisic Road as well as Margate Drive east to connect with Schelster Road. These road improvements will be made at Panattoni's expense, and the right of way will be dedicated to the Village of Lincolnshire.

Panattoni is continuing to work with the Lake County Division of Transportation, which has jurisdiction over Aptakisic Road, and the Lake County Stormwater Management Commission concerning detention and wetlands to secure required permits.

Should the Village Board approve the Preliminary Plat of Subdivision, approvals would be valid for 12 months unless an extension is sought and is approved by the Village Board. Before the Village signs off on the final Plat of Subdivision, Panattoni will be required to pay the recapture fee, which equals roughly \$1.7 million per the existing Recapture Ordinance with Bridge Development Partners; the original developer of the Sysmex office building. Panattoni would also pay the Village approximately \$13,000 in administrative fees to monitor the existing Recapture Agreement as well as the required acreage fee of roughly \$34,000.

Mr. Eric Prechtel, an attorney with Rosanova & Whitaker, representing Panattoni, introduced all team members representing Panattoni. Mr. Prechtel provided a presentation regarding the request, including information regarding Panattoni, property background, zoning information, proposed use, and surrounding uses of the property.

Trustee Wright asked if the proposed square footage of the proposed buildings would be approximately the same size as the Sysmex building. Representatives from Panattoni confirmed their proposed building would be approximately the same size as the Sysmex building.

Trustee Grujanac asked for details regarding impervious surface. Mr. Prechtel stated the code allows an impervious surface of 75% or less of the entire property, and the proposed development is less than the maximum permitted by approximately 20,000 square feet.

Mr. Prechtel continued the presentation with market trends in Lake County and proposed plans for office/warehouse development.

Mayor Brandt asked if Panattoni has any corporate headquarters in their buildings now that currently generate sales tax revenue. Mr. John Pagliari, Partner with Panattoni, stated very few tenants in their building generate retail sales out of the building. Mr. Pagliari provided an update on the current building occupancies of various buildings Panattoni has developed in the region. Mayor Brandt informed Panattoni of the tax-sharing agreement Lincolnshire offers for sales tax-generating establishments.

Trustee Grujanac asked what the square footage is of the building Panattoni recently built on Milwaukee Avenue in Vernon Hills. Mr. Pagliari stated the building is 165,000 square feet.

Mr. Prechtel continued the presentation with site plan information, architectural renderings, and landscaping.

Trustee Grujanac asked how many years for full growth is anticipated for the landscaping. Ms. Kathryn Talty, landscape architect with Kathryn Talty Landscape Architecture representing Panattoni, stated the landscaping would need 5-10 years of growth, depending on the plant life, to achieve sizes reflected in the renderings.

Mr. Prechtel concluded the presentation by reviewing additional landscaping.

Trustee Raizin asked how many fountains are proposed. Planning & Development Manager Zozulya stated the ARB did discuss the fountains. There is one fountain proposed per pond with a fountain height increased to 14' at staff's request.

Trustee Mitchell asked the petitioner for the height of the proposed buildings compared to the height of the surrounding buildings. Mr. Prechtel stated some of the surrounding buildings are taller and some are shorter; the height of their proposed buildings is within what the code permits. A conversation regarding surrounding building heights followed. Planning & Development Manager Zozulya clarified the proposed buildings are 42' plus the rooftop mounted equipment which would bring the height to 45'. Mr. Prechtel presented the line-of-sight exhibit. A conversation ensued regarding surrounding building heights.

Trustee Raizin stated that, when attending the ARB meetings, she was pleased with the way Panattoni listened to the comments the first time and came back with thoughtful solutions.

Trustee Wright stated she appreciates the density of the landscaping that Panattoni is willing to put on the site and along the proposed berm.

Trustee Mitchell stated he likes the design and the work Panattoni did to differentiate the exterior design and the landscaping of the ponds.

Trustee Pantelis agreed with Trustee Mitchell and stated she was pleased with what Panattoni accomplished with the landscaping for the proposed development.

Trustee Grujanac stated she was not in support of the project, noting concern with the potential size and expressing her opinion she did not think this would be a good project for the Village of Lincolnshire.

Mr. Aaron Hertzberg, a Lincolnshire resident, noted concern with the “erosion” of open space in Lincolnshire over the years. Mr. Hertzberg asked what due diligence was performed when considering the zoning designation for the property. Mr. Hertzberg stated from an economic perspective, he sees very little revenue coming out of this potential project and does not see a benefit for the community.

Planning & Development Manager Zozulya noted in recent years, the Village felt increased pressure regarding locating large-scale warehouse uses in the Village given the increased demand for this type of use throughout the region. The Village Board previously approved a large warehouse project on Half Day Road. Once constructed, concerns were expressed that such a use did not belong on Lincolnshire’s major commercial corridors. In response to these growing pressures, staff initiated a study and worked with a planning consultant to help identify exposure points, development recommendations regarding location of warehouse uses, and draft industrial/warehouse design guidelines. At the consultant's recommendation, the Village Board rezoned more than 100 properties within the corporate and business centers to provide permissibility of industrial/warehouse uses in the westernmost parts of the corporate center. This site, given the location and the surrounding uses, was recommended for industrial use.

A brief conversation regarding zoning, background, and uses for the property followed. Village Manager Burke noted the subject property was zoned office/industrial immediately upon being annexed into the Village many years ago.

Village Attorney Simon noted the property is currently taxed as agricultural property. Given the current tax classification, the property generates less than \$10,000 a year in taxes. When this property is converted to industrial property, the property taxes resulting from that

change in taxing districts will grow by order of magnitude. Mr. Hertzberg asked what that would be. Village Attorney Simon stated he did not know what the ultimate assessment would be, but when it goes from agricultural to industrial, agricultural properties assessed are based on the productivity of the land. When a property is rezoned, the property will be assessed at the very least, at the replacement value of buildings, and potentially higher. Currently, industrial uses are valued at the highest value in the collar counties.

Mr. Hertzberg once again noted concern with the project and losing open land.

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

2.2 Finance and Administration

2.21 PUBLIC HEARING: Consideration of an Ordinance Approving the Annual Budget of the Village of Lincolnshire for the Fiscal Year Beginning January 1, 2024, and Ending December 31, 2024 (Village of Lincolnshire)

Mayor Brandt moved up Item 2.21 on the agenda.

Mayor Brandt adjourned the Committee of the Whole meeting and opened the Public Hearing at 8:40 p.m.

Village Treasurer/Finance Director Rossi provided a summary of an Ordinance approving the annual budget of the Village of Lincolnshire for the Fiscal Year beginning January 1, 2024, and ending December 31, 2024. Village Treasurer/Finance Director Rossi noted 2024 will be the first year the Village is operating under the Budget Officer System instead of the Appropriation Ordinance. The main difference between the two is the legal spending authority will be changed from the Appropriation Ordinance to the Budget document.

Village Treasurer/Finance Director Rossi provided actual budget figures by fund noting the total General Fund revenue in 2024 is \$13.8 million and total general fund expenses are \$13.4 million.

A discussion of total revenues and expenditures by fund followed. Trustee Grujanac expressed concern about the potential for deficit spending with the budget proposed. Village Treasurer/Finance Director Rossi noted the table included in the memorandum did not reflect the use of reserves and inter-fund transfers to address any deficits.

A discussion on utilizing debt proceeds from a preceding fiscal year and budgeting on a cash basis followed.

Village Treasurer/Finance Director Rossi noted the proposed budget presented reflects the tax levy decided by the Village Board at the November 13, 2023, Committee of the Whole meeting during the public hearing on the tax levy.

Mayor Brandt closed the Public Hearing and reopened the Committee of the Whole at 9:03 p.m.

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

2.12 Consideration of a Professional Services Agreement with Elevator Inspection Services Company, Inc. (Village of Lincolnshire)

Assistant Village Manager/Community & Economic Development (CED) Director Roesler provided a summary of a Professional Service Agreement with Elevator Inspection Services Company, Inc.

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

~~2.3 Finance and Administration~~

~~**2.21 PUBLIC HEARING: Consideration of an Ordinance Approving the Annual Budget of the Village of Lincolnshire for the Fiscal Year Beginning January 1, 2024, and Ending December 31, 2024 (Village of Lincolnshire)**~~

Item 2.12 was moved up on the agenda.

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

3.0 UNFINISHED BUSINESS

3.1 Leaf Collection

Trustee Raizin asked about the leaf collection schedule, confirmation of last week's pickups, and the potential for additional passes through neighborhoods.

Village Manager Burke noted that LRS is in town every day this week. If residents did not have their leaves out this morning and LRS already picked up in that area, they would not be passing back through. Village Manager Burke stated LRS would get through every street this week.

3.2 325 Marriott Drive

Village Manager Burke stated as a follow-up item from the Panattoni discussion, that 325 Marriott which is 189,000 square foot building generates \$389,000 in total property taxes.

4.0 NEW BUSINESS

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Grujanac moved, and Trustee Kelly seconded the motion to adjourn. The voice vote was unanimous, and Mayor Brandt declared the meeting adjourned at 9:08 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk