



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, January 27, 2014

Present:

Mayor Blomberg

~~Trustee Feldman~~

Trustee McDonough

Trustee McAllister

~~Village Treasurer Curtis~~

Village Manager Burke

~~Finance Director Peterson~~

Community & Economic Development

Director McNellis

Trustee Brandt

Trustee Grujanac

Trustee Servi

~~Village Clerk Mastandrea~~

Village Attorney Simon

Chief of Police Kinsey

Interim Director of Public Works Woodbury

ROLL CALL

Mayor Blomberg called the meeting to order at 7:22 p.m. and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of January 13, 2014 Committee of the Whole Meeting Minutes.

The minutes of the January 13, 2014 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Consideration and Discussion of Referral of an amendment to an existing Special Use for a PUD at Village Green Condominiums to permit a revised brick paver material design/size (Village Green of Lincolnshire Condominium Association)

Community & Economic Development Director McNellis summarized the request from the Village Green of Lincolnshire Condominium Association to replace existing brick pavers with a larger, commercial grade paver. The request is for a referral to the Village Board for a Public Hearing.

Mr. Larry Storck, resident at 425 Village Green and President of the Homeowners Association provided a brief summary of the request and a sample of the desired brick.

There was a consensus of the Board to refer this for a Public Hearing to the Village Board at the next Regular Village Board Meeting.

3.12 Consideration and discussion of Referral of a Rezoning from O/Ia, Office/Industrial Zoning District to R5, Mixed Use General Residence District, and a Special Use for a Planned Unit Development (PUD) in the R5 Zoning District, for 20+ acres at the southwest corner of Rt.22 and Milwaukee Avenue (Clark Street Development/Lennar)

Community & Economic Development Director McNellis provided a summary of the request from Clark Street Development/Lennar for referral to the Village Board.

Mr. Steve Elrod, attorney with Holland & Knight, representing Clark Street Development/Lennar provided a brief summary regarding the request for referral related to rezoning. The proposed project is a mixed-use, town center type development consisting of predominately retail uses, dense landscaping, open space and a multi-family residential component. Mr. Steve Elrod introduced the Development team for the proposed project.

Mr. Peter Eisenberg, Principal of Clark Street Development, provided a presentation highlighting the request for rezoning for the proposed project on Rt. 22 and Milwaukee Avenue.

Mr. Doug Bober, Residential Developer for Lennar Multi-Family Communities provided a presentation highlighting Lennar, history of housing and the multi-family residential component of the request. Mr. Bober noted his firm is currently under construction on a similar site in Glenview at the corner of I-294 and Willow Road.

Mr. Elrod informed the Board they have been in contact with School Districts 103 and 125 and will continue to work with them regarding any concerns they may raise regarding impact on the proposed development to school enrollment. Mr. Elrod noted the School Districts impact as a result of the development is expected to be minimal.

Trustee Brandt asked about rent for each of the units and how many of each unit type were being proposed for the multi-family

rentals. Mr. Bober noted 10% would be studios, 60% one-bedrooms and 30% two-bedrooms. The rent for the units is expected to range from \$1,400 to \$2,700.

Trustee McAllister asked for statistics related to the project Lennar was building in Glenview. Mr. Bober stated it was very similar to what was being proposed in Lincolnshire. Trustee Brandt noted this was under construction and numbers are not known at this time as to how the new multi-family units in Glenview will impact the schools there. Mr. Elrod noted an impact study is being prepared to provide more accurate information related to the schools and anticipated enrollment projections.

Trustee McDonough asked how the proposed development would fit in with the current comprehensive plan which calls for office/industrial. Mr. Elrod read a portion of the comprehensive plan and noted it was his opinion; the development would be consistent with certain goals and objectives identified in the plan. A brief discussion followed regarding the proposed development plan relative to the comprehensive plan.

Trustee Grujanac noted her concern for the layout of the proposed development. Mr. Elrod addressed Trustee Grujanac's concern and noted they would be working through the layout and architecture through the Village's approval process.

Trustee McAllister stated it would be important to know how the schools weighed in on the proposed project. It was Trustee McAllister's opinion the apartments could be a great transitioning environment for young adults and could put Lincolnshire in a competitive advantage.

Trustee McDonough asked what comments District 103 had when Lennar first presented this concept to them. Mr. Eisenberg stated District 103 wanted to digest the information provided to them and both School Districts expressed their appreciation to Clark Street Development/Lennar for approaching them prior to proceeding through the development process.

Trustee Servi stated he did not view this development as primarily retail. Trustee Servi noted looking at square footage of buildings to be constructed, it appears multi-family based is two to three times as much as the retail. Trustee Servi expressed his opinion he would like to see the numbers reversed and have more retail. Mr. Eisenberg noted the team was of the opinion the proposed ratio was adequate and they would continue to push the retail.

Mayor Blomberg noted his disappointment in the project since he conveyed his opinion previously and he was not in favor of apartments and cautioned the developer in spending too much money before getting a referral recommendation from the Board. Mayor Blomberg noted it was not the desire of Lincolnshire to have apartments. Mayor Blomberg stated his opinion was that rental would not represent the community. A brief conversation regarding apartments/multi-family dwellings in the Village of Lincolnshire followed.

Mayor Blomberg and Trustee McDonough questioned whether this was a workable plan to be referred and did not agree Zoning should be changed

Mr. Elrod and Mr. Eisenberg felt they could address the concerns of the Board and stated it was their intent to serve the people of the community and not change the Village's identity with this development.

There was a discussion regarding a possible anchor for the proposed development, other retailers and phasing related to the retail.

Mr. Elrod and Mr. Eisenberg asked if the Development Team could move forward with the project so as to not lose time due to the timing of the publication of legal notices. It was the general consensus of the Village Board to not refer this project at this time. Village Attorney Simon noted the proposed project could be referred subject to the condition of getting input from the School District. Several of the Trustees were not in favor of referring this to the Zoning Board prior to receiving information from the School Districts.

It was the consensus of the Board for Clark Street Development/Lennar to gather input from the School Districts with Staff support prior to referring this item to the Village Board.

3.13 Consideration and Discussion regarding Text Amendments to Title 6, Zoning, of the Lincolnshire Village Code to update requirements for Accessory Structures & Uses, incorporate new regulations for Temporary Structures and Uses, and revise limitations for Obstructions in Yards (Village of Lincolnshire)

Community & Economic Development Director McNellis provided a summary of the proposed Text Amendments to the Zoning Code which was a result of considerable work and input from the

Zoning Board.

Trustee McDonough stated concern regarding how much verbiage to the Code would be removed. Community & Economic Development Director McNellis noted the majority of the deletion was due to the language addressed elsewhere in the Code. Village Attorney noted many of the changes were proposed to simplify the Code.

Mayor Blomberg asked if there were any questions or concerns relative to quantity of accessory structures. Community & Economic Development Director McNellis provided Zoning Board comments and a summary of what was being proposed. Village Attorney Simon noted many of the accessory structures are subject to set-backs. The Trustees expressed a general support for going from one to two structures.

A brief discussion regarding architecture, materials and the location of the accessory structures followed. Trustee Servi noted he was not in favor of requiring storage structures to have the same materials as the house. Mayor Blomberg explained the reasoning behind using the same materials.

A brief conversation followed regarding Temporary Uses and Zoning for Temporary Uses. Permitting for these Temporary Uses would need to be renewed each year. Time frames and location for the food trucks were discussed. Seasonal Structures were then briefly discussed.

Community & Economic Development Director McNellis summarized Temporary Sales and Temporary Events.

Mayor Blomberg asked for verification regarding the height and verbiage for Flag Poles.

There was a consensus of the Board to have staff gather additional information and refine some of the language and bring back to a Committee of the Whole meeting for review and discussion.

3.2

Finance and Administration

3.21 Consideration and Discussion of an Ordinance Amending Chapter 15 of Title 1 – Comprehensive Fee Schedule of the Lincolnshire Village Code Related to the Establishment of Fees and Charges for Service (Water Meter Purchase Fees and Elevator Inspection Fees) (Village of Lincolnshire)

Village Manager Burke summarized the Ordinance related to the Comprehensive Fee Schedule related to the proposed amended fees and charges.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

- 3.3 Public Works
- 3.4 Public Safety
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 **UNFINISHED BUSINESS**

5.0 **NEW BUSINESS**

Trustee Grujanac thanked Public Works for making the streets safe for travel during the snow. Several Trustees asked about the supply of salt. Interim Director of Public Works Woodbury informed the Board there is 150 tons of salt on order and 160 tons in-house; the Village is in good shape.

Trustee Brandt noted the pot holes mentioned at the last Committee of the Whole meeting have been filled but more have opened up. Interim Director of Public Works Woodbury stated staff would look into repairing the pot holes.

Trustee McAllister asked if the Police had any notable reports due to the weather. Chief of Police Kinsey stated there were no incidents to report.

6.0 **EXECUTIVE SESSION**

7.0 **ADJOURNMENT**

Trustee Grujanac moved and Trustee McDonough seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 9:46 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk