



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, February 24, 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 8:11 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of February 10, 2014 Committee of the Whole Meeting Minutes.

The minutes of the February 10, 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 Continued Consideration and Discussion of a Minor Change 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 provided a brief summary of the minor Planned Unit Development (PUD) change request related to the brick paver size and type in the courtyard Village Green is requesting.

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

3.12 Continued Consideration and Discussion of an Appeal of the Fair Market Value of one-acre of land in Lincolnshire, per Section 7-7-4 Appeals (to Donations) for Subdivisions and Land Development (Fidelity Builders, Inc.)

Community & Economic Development Director McNellis provided a summary of the information staff collected at the request of the Board regarding the appeal of fair market value of land in Lincolnshire.

Trustee McDonough thanked staff for the information and asked about Exhibit 2 which gives examples of calculations for three bedroom homes. Community & Economic Development Director McNellis explained how this exhibit worked noting the different contributions for a three bedroom home, based upon four different market values for an acre of land.

Mr. Mike Demar representing Fidelity Builders thanked staff for collecting information and noted all information, presented by staff, was from random homes not vacant land. Mr. Demar noted Fidelity's request was made for vacant land and further explained the request to appeal.

Trustee Feldman asked if the fair market value was based on a ½ acre. Community & Economic Development Director McNellis stated the fair market value of land is based on one-acre.

A brief discussion regarding other lots in the Village and school donations followed.

Trustee McDonough asked if the request being made is to change the fair market value of all lots in the Village or just the lots owned by Fidelity. Community & Economic Development Director McNellis stated his understanding was the request could be treated differently and did not think the Village Code would have to change but referred to Village Attorney Simon. Village Attorney Simon stated this is an appeal specific to the Fidelity property and the Village Board could grant relief specific to Fidelity Builders approved subdivision or determine it wanted to amend the code for all future developments.

The Village Code uses \$545,000 as the Fair Market Value. A brief discussion regarding such Code language and amount used in the Code followed.

There was a brief discussion regarding how approving the appeal would affect the schools.

It was the consensus of the Board not to proceed with the appeal of the fair market value of one-acre of land in Lincolnshire as it would apply to Fidelity Builders.

3.13 Consideration and Discussion of Zoning Board recommendation regarding a Special Use Permit to establish and operate a driving school at 300 Village Green in the Village Green Retail Center at Milwaukee Avenue and Olde Half Day Road (R. Corbett Lamb/Fresh Green Light)

Community & Economic Development Director McNellis noted the Zoning Board held a Public Hearing at the February 12th meeting and unanimously recommended approval with two conditions for the proposed Fresh Green Light driving school. One condition would be all vehicles owned by the operator as well as its employee be parked in the northeast part of the parking lot and the other being the operator obtain a valid license from the Illinois Department of Motor Vehicles prior to opening the school.

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

3.14 Consideration and Discussion of Referral to the Zoning Board of a proposed 19-lot Single-Family Subdivision, and associated Rezoning from R1 Single-family Residence to R2A Single-Family Residence, for the 14-acre property located at 1700 Riverwoods Road (Arthur J. Green Construction Company).

Community & Economic Development Director McNellis provided a summary of the request. Staff recommended several amenities which the builder has incorporated into the proposed 19-lot single-family subdivision.

Mr. Jeffrey Greene, President of Arthur J. Greene Construction Company introduced Tim Gollota, Vice President of Arthur J. Greene Construction Company and Glen Christiansen, Land Planner from Manhard Construction who will be the Engineer for

the proposed project. Mr. Greene provided a presentation regarding the request for rezoning.

Mr. Glen Christiansen, Senior Planner and Landscape Architect for Manhard Consulting, representing Arthur J. Greene Construction Company provided a presentation regarding land planning, landscape architecture and engineering regarding the proposed project.

Trustee Feldman asked if the lots sloped to the back. Mr. Christiansen stated some of the drainage would slope to the back of the property and flow to the west, and then ultimately be directed back east to the detention pond.

Mayor Blomberg noted there was some concern regarding the width of the roadway. Mr. Christiansen noted the right-of-way is proposed as 50' to be consistent with other subdivisions; however, this could be increased to 60'. Mayor Blomberg asked what the actual roadway width proposed is for this subdivision. Mr. Christiansen noted the proposed roadway width would be 28' and stay the same regardless of the right-of-way width. Community & Economic Development Director McNellis noted the 50' right-of-way has been used in the past to save trees but no trees are affected here and Code states 60'.

Trustee Brandt asked why there would not be a connecting path along Riverwoods on the west side of the Road. Staff recommended this in their report and Arthur J. Greene agreed this recommendation would be met. A brief conversation regarding conservancy areas along the west side of the development followed, and Mr. Greene noted this would be adjusted in the plan.

Trustees Brandt & Grujanac noted their concern regarding density and asked if the developer would be willing to go down in lot numbers to reduce density. Mr. Greene noted the plan is preliminary, and the homes proposed would be similar in size to Whytegate. A discussion regarding density followed. Mayor Blomberg suggested making lot 8 an area for drainage to help with density. Trustee Brandt suggested informing the Zoning Board of reductions in density for other previously approved Subdivisions as they progressed through the approval process, and of the Board's desire to go down in number of lots to decrease density if referred.

A discussion regarding the bike path location followed. Trustee Brandt requested this be brought to the front of the property. Mayor Blomberg noted the trees and utility lines would be a consideration. Trustee McDonough made note for Arthur J. Greene to be aware of safety when planning the path location.

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

3.15 Consideration and Discussion of Referral to the Zoning Board of a Special Use Permit to Establish and Operate an 18,500 square foot fitness center at 200 Village Green in the Village Green Retail Center at Milwaukee Avenue and Olde Half Day Road (Baceline Investments LLC/Xsport Fitness)

Community & Economic Development Director McNellis provided a summary of the request regarding the Special Use Permit.

Mr. Mike Lotte, Director of Leasing with Baceline Investments introduced Mike Streit with Arcor Group who handles the leasing for Baceline investments and Rick Williams with Xsport Fitness. Mr. Lotte provided a presentation highlighting the request.

Trustee Servi asked how this would compare to the Libertyville facility. Mr. Williams stated the proposed facility would be approximately half the size as Libertyville.

Mr. Lotte stated one of the questions asked is if another restaurant has been sought out for this location and noted Baceline had two restaurant leases on this property that fell through. Mr. Lotte noted the reason the other restaurant leases fell through was due to so many other restaurants in the area.

Trustee McAllister noted he has seen physical fitness facilities fail in the past due to financial backing and asked if the backing for this location is viable. Mr. Williams stated Xsport Fitness is a private equity firm, started in 1997, memberships are at a high level and not a single location has gone under. Mr. Williams stated the demographics range from the 20's – 40's and Xsport fitness will offer deals to the businesses in the area but is confident people will want to join.

Several Trustees were concerned with the hours of operation being 24/7. A discussion regarding the time of operation followed.

Mayor Blomberg noted he would like to see something survive in this location but his opinion was that this type of business would be better in a different location. Various Trustees noted their desire to have a restaurant in this location.

Trustee Servi asked how many memberships would be typical. Mr. Williams stated 4,000 – 6,000 memberships are typical for this size location.

Various Trustees suggested seeing what the community had to say about the request. Trustee Servi stated his opinion was that this could bring vitality to the community but parking and the hours of operation could be an issue.

It was the consensus of the Board to have representatives from Xsport Fitness provide a presentation to the community at the next Regular Village Board meeting prior to determining whether to refer this matter to the Architectural Review Board.

3.16 Consideration and Discussion of a Zoning Board recommendation regarding a proposed six-month zoning moratorium on the establishment and operation of any medical cannabis-related uses (Village of Lincolnshire)

Community & Economic Development Director McNellis provided a summary of the request and Zoning Board recommendation which unanimously approved the moratorium.

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

3.17 Consideration of a Resolution of the Village of Lincolnshire, IL Reallocating 2014 Volume Cap to the Village of Buffalo Grove, Illinois (Village of Lincolnshire)

Community & Economic Development Director McNellis provided a brief summary of the Resolution which has been the practice of the Village for many years and as a result can help Economic Development throughout the County.

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

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration and Discussion of the Award of a Contract to All-Star Asphalt in the Amount of \$72,994 for the Village of Lincolnshire Recreation Path Reconstruction Project. (Village of Lincolnshire)

Interim Director of Public Works Woodbury provided a summary of the request. All-Star Asphalt was the low bidder and staff will coordinate a schedule with the schools for the re-surfacing project.

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

3.4 Public Safety

3.5 Parks and Recreation

3.6 Judiciary and Personnel

4.0 **UNFINISHED BUSINESS**

Village Manager Burke stated the Buffalo Grove/Lincolnshire Chamber of Commerce met and have established a tentative Committee to pursue the Taste of Lincolnshire. The Committee is working to present ideas to the Board and have accountability for any contribution the Village is willing to make toward the event. The majority of the Committee is individuals who have been involved in the past, but there are a few new Buffalo Grove/Lincolnshire Chamber members. Trustee Brandt met with people from Stevenson and noted they would still like to be involved but would like a smaller group which the Village spear heads. Village Manager Burke stated this situation has put staff in somewhat of an awkward position and would like the Board to give direction regarding the Village's financial support for the event. Trustee Brandt stated her concern was the dynamic of the event changing if the new Chamber is involved. Trustee Brandt and Mayor Blomberg were in agreement co-partnering the event with Stevenson and the Village being in control of the event. A discussion regarding the cost of the event and contributions followed.

Mayor Blomberg noted the meeting was running after 10:30 and asked the Board if they were in agreement to continue. The consensus of the Board was to continue the meeting.

Trustee Brandt noted a 4th of July meeting was to take place on February 25th in the Community Room at the Village hall. Staff is co-partnering the event with the Lincolnshire Community Association.

Trustee Brandt informed the Board of a meeting between herself, Rob Horne and Ann Maine to connect a path from the Vernon Town Center to Stevenson. Trustee Brandt noted it was her opinion this should be a priority of the Village to get the preliminary Engineering and possibly be added to the 2015 Budget. Trustee Brandt noted initial costs would be borne by Stevenson High School and there will be not costs at this time.

Trustee Brandt noted tree trimming appears to be complete but the subcontractor left the green ribbons/tags up. Brad Woodbury noted staff would remove the tags

5.0 **NEW BUSINESS**

6.0 **EXECUTIVE SESSION**

7.0 **ADJOURNMENT**

Trustee Brandt moved and Trustee Grujanac seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 10:40 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk