



**MINUTES  
COMMITTEE OF THE WHOLE MEETING  
Monday, March 20, 2017**

Present:

Mayor Brandt	Trustee Feldman
Trustee Grujanac	<del>Trustee Hancock</del>
<del>Trustee McDonough</del>	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Lasker	Village Manager Burke
<del>Finance Director/Treasurer Peterson</del>	<del>Public Works Director Woodbury</del>
Chief of Police Leonas	<del>Assistant Village Manager/Community &amp;</del>
Economic Development Coordinator Zozulya	<del>Economic Development Director Letendre</del>
	Assistant Public Works Director/Village Engineer Dittrich

**ROLL CALL**

Mayor Brandt called the meeting to order at 7:15 p.m. and Village Clerk Mastandrea called the Roll.

**2.0 APPROVAL OF MINUTES**

**2.1 Acceptance of the March 13, 2017 Committee of the Whole Meeting Minutes**

The minutes of the March 13, 2017 Committee of the Whole Meeting were approved as submitted.

**3.0 ITEMS OF GENERAL BUSINESS**

**3.1 Planning, Zoning and Land Use**

**3.11 Preliminary Evaluation of a Major Amendment to Ordinance #16-3391-118 to Revise Previously Approved Final Development Plans and Plat to Permit a Revised Building and Unit Mix (Pulte Homes – Camberley Club)**

Economic Development Coordinator Zozulya provided a summary of the proposed Amendment to Ordinance #16-3391-118 to revise previously approved Final Development Plans and Plat to permit a revised building and unit mix for Camberley Club due to the request for additional Villa Buildings.

Mr. Mark Mastrococco with Pulte Homes introduced Drew Walker, Civil Engineer with Kimley-Horn. Mr. Mastrococco provided an update on the Camberley Club townhouse project and noted 2 children have currently moved into the subdivision. Mr. Mastrococco explained Pulte Homes is hoping to revise the building style mix from what was previously

approved for the townhome development. Mr. Mastrorocco noted Pulte is requesting to revise the approved plans to change 5 Terrace-model townhouse buildings to Village-style buildings. Mr. Mastrorocco explained there has been a greater demand for the larger Villa models within the development. Mr. Mastrorocco noted the requested change is simply a change in the mix of building models with no increase in the overall townhouse unit count for the development.

Mayor Brandt asked what school districts took in the 2 children. Village Manager Burke stated the first two units to be sold were in District 103, and the initial 2 students were new additions to the district population. Trustee Servi asked what the original projections were for children in the Camberley Club subdivision. Village Manager Burke stated he recalled the developer estimated 8 – 12 students in the original projection for student generation across the entire development and would verify this number with staff. Mr. Mastrorocco stated none of the Villas sold were sold to families with school age children.

Trustee Servi asked how many of each unit type have sold. Mr. Mastrorocco stated 11 units have closed to date, 7 units are under contract, 9 of the units are the larger Villas, and 9 are the smaller Terrace units.

Mr. Mastrorocco provided average sales price information of the units and a presentation related to the request for a Major Amendment to revise previously approved Final Development Plans and Plat to permit a revised building and unit mix.

Trustee Feldman asked if the square feet difference would add up to approximately 19,000 square feet if the unit mix changed. Mr. Mastrorocco noted the square footage would increase by approximately 600 square feet per unit and the total number of units proposed to change is 19.

Mr. Mastrorocco continued with his presentation with a summary of key site data comparisons.

Village Manager Burke stated staff located the original projected student generation estimates for Camberley Club and noted it was 13 total school aged children; 9 elementary and 4 high school students. A conversation regarding the possible increase of students in the subdivision relative to the unit type change requested followed. Mayor Brandt stated there is a benefit to having a higher EAV for the Village building models to pay for students in the schools. Trustee Leider stated his opinion is the unit change would not have a significant impact on the schools and the tax dollars generated would be positive for all taxing bodies.

A conversation regarding the demographic data of the units followed.

Trustee Servi asked what Pulte attributes the higher demand for the Villas is. Mr. Mastrorocco noted it is how substantial the Villa homes are in terms of size compared to the Terrace building model. Mr. Mastrorocco noted many buyers are transitioning from single-family homes and the larger model size is preferable to make that transition.

Trustee Leider noted concern with the side yard setbacks relative to the proposed unit change. Mr. Walker provided a presentation and information regarding the proposed final PUD Plan as it relates to side yard setbacks stating most buildings are separated with open space. They are not changing the minimum requirements and provided examples in the presentation. Trustee Leider asked if staff was comfortable with the setbacks. Economic Development Coordinator Zozulya stated staff has not looked at this yet but would review it and provide feedback to the Board should this petition move forward for consideration.

There was a consensus of the Board for staff to work with Pulte to evaluate setback comparisons and breakdown of unit sales prior to bringing this back to the Board.

3.2 Finance and Administration

3.3 Public Works

**3.31 Consideration of Engineering Report Regarding Lincolnshire Creek Drainage Improvements (Village of Lincolnshire)**

Assistant Public Works Director/Village Engineer Dittrich provided an engineering report to the Board regarding Lincolnshire Drainage Improvements. Staff is looking for general concurrence from the Board regarding moving forward in talking with the property owners.

There was a consensus of the Board for staff to move forward with communications to the property owners regarding moving forward with the project.

3.4 Public Safety

**3.41 Consideration of an Ordinance Amending Title 3, Chapter 3 (Liquor Control) Reducing Class “C” and Increasing a Class “Q” Liquor License (Viper Alley)**

Chief of Police Leonas provided a summary of the proposed Ordinance Title 3, Chapter 3 (Liquor Control) Reducing Class “C” and increasing a Class “Q” Liquor License (Viper Alley). The business model for Viper Alley has changed and fits more with a Class Q license.

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

3.5 Parks and Recreation

3.6 Judiciary and Personnel

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS**

**5.1 April Board Meeting**

Village Manger Burke reminded the Board that the first Board Meeting in April is Wednesday, April 12, 2017 due to Passover.

**5.2 Consolidated Election**

Mayor Brandt stated the consolidated election is taking place on April 4<sup>th</sup>.

**6.0 EXECUTIVE SESSION**

**7.0 ADJOURNMENT**

Trustee Grujanac moved and Trustee Leider seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 7.56 p.m.

Respectfully submitted,

**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk