



**MINUTES**  
**REGULAR VILLAGE BOARD MEETING**  
**Monday, August 27, 2018**

**Present:**

- |                                             |                                           |
|---------------------------------------------|-------------------------------------------|
| Mayor Brandt                                | Trustee Harms Muth                        |
| Trustee Grujanac                            | <del>Trustee Hancock</del>                |
| <del>Trustee McDonough</del>                | Trustee Servi                             |
| Trustee Leider                              | Village Clerk Mastandrea                  |
| Village Attorney Simon                      | Village Manager Burke                     |
| Chief of Police Leonas                      | <del>Public Works Director Woodbury</del> |
| Village Treasurer/Finance Director Peterson | Assistant Village Manager/Community &     |
| Assistant Public Works Director/Village     | Economic Development Director Gilbertson  |
| Engineer Dittrich                           | Economic Development Coordinator Zozulya  |

**ROLL CALL**

Mayor Brandt called the meeting to order at 7:00 p.m., and Village Clerk Mastandrea called the Roll.

**Pledge of Allegiance**

**2.1 Approval of the August 6, 2018 Special Village Board Meeting Minutes**

Trustee Servi moved and Trustee Leider seconded the motion to approve the minutes of the Special Village Board Meeting of August 6, 2018 as presented. The roll call vote was as follows: AYES: Trustees Leider, Servi, Grujanac, and Harms Muth. NAYS: None. ABSENT: Trustees McDonough and Hancock. ABSTAIN: None. Mayor Brandt declared the motion carried.

**3.0 REPORTS OF OFFICERS**

3.1 Mayor's Report - None

3.2 Village Clerk's Report - None

3.3 Village Treasurer's Report

**3.31 Revenues and Expenditures for the Month of July, 2018**

Village Treasurer/Finance Director Peterson noted the Revenue and Expenditure Summary is included in the Board packet; and all revenues and expenditures have been properly recorded for the month of July 2018.

3.4 Village Manager's Report

**3.41 Public Works Management Analyst Marc Facchini**

Village Manger Burke introduced Marc Facchini who recently started with the Village of Lincolnshire as the Public Works Management Analyst.

Mayor Brandt noted she first met Management Analyst Facchini when he was monitoring parking at the 4<sup>th</sup> of July Festival.

#### **4.0 PAYMENT OF BILLS**

##### **4.1 Bills Presented for Payment on August 27, 2018 in the amount of \$1,704,353.36**

Mayor Brandt noted the bills prelist of August 27, 2018 totals \$1,704,353.36.

Trustee Servi moved and Trustee Grujanac seconded the motion to approve the bills prelist dated August 27, 2018 as presented. The roll call vote was as follows: AYES: Trustees Grujanac, Servi, Harms Muth, and Leider. NAYS: None. ABSENT: Trustees Hancock and McDonough. ABSTAIN: None. Mayor Brandt declared the motion carried.

#### **5.0 CITIZENS WISHING TO ADDRESS THE BOARD (on agenda items only)**

Mayor Brandt asked if there were any citizens in attendance for any item other than 8.1. Mayor Brandt informed the citizens she would allow for Public Comments regarding 8.1 when she opens up the item.

Village Attorney Simon provided Public Comment Rules which allow up to 30 minutes of time for Public Comment on public matters and Village business. Village Attorney Simon stated each person is entitled to two minutes of time and asked each citizen to direct their comments to the Board not to members of the audience or staff. This is a time for comments and citizens can ask questions but may not get answers because it is time for public comment. This is no longer a part of Public Hearing; the Public Hearing has been closed.

#### **6.0 PETITIONS AND COMMUNICATIONS - None**

#### **7.0 CONSENT AGENDA - None**

#### **8.0 ITEMS OF GENERAL BUSINESS**

##### **8.1 Planning, Zoning & Land Use**

##### **8.11 Approval of an Ordinance Rezoning Certain Property from OC Office Campus to B2 General Business District and Granting a Special Use Permit for a Planned Unit Development for a Mixed-Use Development with Recreation, Hospitality and Restaurant Uses (90, 98, and 100 Half Day Road - TSJ Lincolnshire Property LLC)**

Mayor Brandt opened up item 8.11 and allowed for Public Comment.

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson called up the Public who signed in to make comments.

Mr. Bob Schafer, resident of 8 Court of Connecticut River Valley, provided concerns and issues regarding The Saint James track record noting they do not have an open facility, the Ordinance Finding of Facts, and stated many

items in the Findings of Fact are subjective. Mr. Shafer provided a copy of his comments to the Board.

Mayor Brandt stated it is her understanding The Saint James in Virginia is set to open within a few months.

Mr. Larry Barnhart, resident at 4 Court of Connecticut River Valley, stated his opinion is the Board needs to do their due diligence prior to approving rezoning, follow the Village procedures, and do something to reassure the residents rezoning is appropriate. Mr. Barnhart read comments regarding if The Saint James gets approval and provided language the residents would like incorporated into the Ordinance. Mr. Barnhart provided a copy of his requests to the Board.

Mayor Brandt stated staff received an email from Evie Cooper with minor wording requests to the Ordinance and asked Village Attorney Simon to address Ordinance language questions raised.

Village Attorney Simon stated he could not address Mr. Barnhart's request since he has not had a chance to review them. Village Attorney Simon stated the Ordinance is written now to state that if the acquisition notice is not received within a year, the entire Ordinance goes away and it goes back to where we started before the Ordinance was ever passed. The Ordinance is written as generally and broadly as possible with the intent that if the Village does not get the acquisition notice within a year, everything gets thrown out. Village Attorney Simon addressed the question asking if the condition precedent starts over, if there is a transfer of the contract and stated there is no intent; it starts once and runs for a year. It does not start over again if there is another assignment of the real estate contract. Mr. Barnhart suggested writing the Ordinance to state it would be strictly for The Saint James so it would make this specific to them. Trustee Harms Muth stated all the development plans still need to come back to the Board for approval; the approval tonight is only for rezoning.

Mayor Brandt addressed the proposal in Gurnee that the Public referenced in comments received by the Board and noted she did not agree the project in Gurnee is similar to where the Village of Lincolnshire is at with this request. The current sites referenced in the work planned in Gurnee are to study the feasibility as it relates to two separate land owners and one of the parcels is unincorporated Lake County. Mayor Brandt noted it is her understanding any development review in Gurnee would involve an Annexation and a long process. Differently than the Gurnee project, Lincolnshire is not expending any funds for this project; the development under consideration is proposed by a private entity.

Mr. Michael Kerin, Director of Development with The St. James provided background information regarding The St. James strategic planning and history.

Ms. Stacey Cetin, resident of 10 Court of Fox River Valley asked about memberships for the proposed facility and what the occupancy rate for the current hotels are; and would there be adequate demand for hotel space to support the proposed hotel facility. Ms. Cetin asked if the Police can set up speed traps to support the budget instead of the project. Ms. Cetin noted concern with drainage as a result of the proposed. Mayor Brandt stated at a recent business roundtable meeting all the hotels in attendance stated their opinion that additional hotel space is needed. Mayor Brandt stated drainage is not part of rezoning, but if the project moves forward, Lake County Stormwater Management will need to sign off on the project. Ms. Cetin suggested putting a bigger for sale sign up at the project for more prospects to the site. Mayor Brandt stated the size of the sign is limited by code. Village Manager Burke stated he would never want to use Police enforcement activities for the sole purpose of generating revenue.

Mayor Brandt stated with regard to Police Pension and tax rate referred to by Ms. Cetin, the tax rate has remained steady for the past six years and the Village only taxes residents for Police Pension obligations and public safety services.

Mayor Brandt noted she received two other letters other than Ms. Coopers; one was from the previous Mayor, Brett Blomberg and Mayor Brandt read the letter of support for the project. The other letter was from the former chairman of the Zoning Board, Brian Manion and Mayor Brandt read the letter of support.

Mayor Brandt stated she asked Trustees Hancock and McDonough to express their opinion on how they would vote since they would not be in attendance. Village Manager Burke read Trustee McDonough's statement as follows: "I hope we can continue the review process for another meeting when all Board members are not on vacation". Village Manager Burke read Trustee Hancock's statement as follows: I am supportive of agenda item 8.1.1. I am supportive for many reasons, including:

- The recreation, hospitality and restaurant use is attractive to many Lincolnshire residents, businesses, retailers, hotels, and schools.
- The proposed zoning provides the potential for direct and indirect tax dollars that far exceed the benefits of office use.
- The village needs to attract young families, quality restaurants and retailers to maintain and improve the vibrancy of our village, this zoning has the potential to do so.
- The traffic increases as proposed are manageable, certainly relative to office use.
- Risks associated with the development can be further mitigated, through the diligence of village and board as we continue through the process

I hope work with the developers, tenants, village, and our volunteer boards to create a development that Lincolnshire is proud to have in our village.

Trustee Grujanac moved and Trustee Leider seconded the motion to approve an Ordinance rezoning certain property from OC Office Campus to B2

General Business District and granting a Special Use Permit for a Planned Unit Development for a Mixed-Use Development with Recreation, Hospitality and Restaurant Uses (90, 98, and 100 Half Day Road - TSJ Lincolnshire Property LLC). The roll call vote was as follows: AYES: Trustees Grujanac, Servi, Harms Muth, and Leider. NAYS: None. ABSENT: Trustees Hancock and McDonough. ABSTAIN: None. Mayor Brandt declared the motion carried.

Mayor Brandt stated the first part of the process has begun. There will be more Public Hearings. A full application and plans will need to be submitted by The St. James, and staff will notify the residents that have signed up for the email notifications.

Village Attorney Simon provided information related to the approved Ordinance and the process going forward.

8.2 Finance and Administration

**8.21 Approval of a Resolution Approving Closed Session Meeting Minutes and Authorizing the Village Clerk to Make Certain Closed Session Meeting Minutes Available for Public Inspection First Review 2018 and Authorizing Destruction of Certain Audio Recordings of Closed Session Minutes (Village of Lincolnshire)**

Trustee Leider moved and Trustee Grujanac seconded the motion to approve a Resolution Approving Closed Session Meeting Minutes and Authorizing the Village Clerk to Make Certain Closed Session Meeting Minutes Available for Public Inspection First Review 2018 and Authorizing Destruction of Certain Audio Recordings of Closed Session Minutes. The roll call vote was as follows: AYES: Trustees Grujanac, Servi, Harms Muth, and Leider. NAYS: None. ABSENT: Trustees Hancock and McDonough. ABSTAIN: None. Mayor Brandt declared the motion carried.

8.3 Public Works

**8.31 Consideration of Awarding a Contract to American Underground, Glenview, IL for Sanitary and Storm Sewer Televising and Cleaning in the Amount of \$54,450.53 (Village of Lincolnshire – Waiver of First Reading)**

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to waive the first reading of awarding a contract to American Underground, Glenview, IL for Sanitary and Storm Sewer Televising and Cleaning in the amount of \$54,450.53. The roll call vote was as follows: AYES: Trustees Grujanac, Servi, Harms Muth, and Leider. NAYS: None. ABSENT: Trustees Hancock and McDonough. ABSTAIN: None. Mayor Brandt declared the motion carried.

Trustee Leider moved and Trustee Grujanac seconded the motion to approve awarding a contract to American Underground, Glenview, IL for Sanitary and Storm Sewer Televising and Cleaning in the amount of \$54,450.53. The roll call vote was as follows: AYES: Trustees Grujanac, Servi, Harms Muth, and

Leider. NAYS: None. ABSENT: Trustees Hancock and McDonough.  
ABSTAIN: None. Mayor Brandt declared the motion carried.

8.4 Police

8.5 Parks and Recreation

8.6 Judiciary and Personnel

**9.0 REPORTS OF SPECIAL COMMITTEES**

**10.0 UNFINISHED BUSINESS**

**11.0 NEW BUSINESS**

**12.0 EXECUTIVE SESSION**

**13.0 ADJOURNMENT**

Trustee Grujanac moved and Trustee Leider seconded the motion to adjourn. The voice vote was unanimous and Mayor Brandt declared the meeting adjourned at 7:49 p.m.

Respectfully submitted,  
**VILLAGE OF LINCOLNSHIRE**

Barbara Mastandrea  
Village Clerk