



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, January 28, 2019**

Present:

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

ROLL CALL

Mayor Brandt called the meeting to order at 7:31 p.m. and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the January 14, 2019 Committee of the Whole Meeting Minutes

The minutes of the January 14, 2019 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 Petition for a Text Amendment to Revise Hotel Parking Requirements for Dining Areas (Knight Bridge Pkwy, LLC – Home2 Hotel by Hilton – 300 Knightsbridge Parkway)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided background and a summary of the request for a petition by Home2 Hotel by Hilton for a text amendment to revise hotel parking requirements for dining areas. If the Board approves the petition, it would go to the Zoning Board and Architectural Review Board for review before coming back to the Village Board. Assistant Village Manager/CED Director Gilbertson noted staff supports the request, and noted the dining areas for many hotels is space related to serving only hotel guests and not the general public. As such, the parking requirements based upon parking spaces per each hotel room, should address parking demand for the hotel use.

Mr. Bill Zalewski, Engineer and Partner with Advantage Consulting

Engineers, representing Home2 Hotel by Hilton provided a brief summary of the petition for a text amendment to revise hotel parking requirements for dining areas.

Trustee Grujanac asked if there was any meeting spaces in the hotel. Mr. Zalewski stated there are no meeting spaces in the hotel other than an area for a small group of 8 which can only be used by individuals staying at the hotel.

Mayor Brandt asked if breakfast was complimentary for the patrons. Mr. Zalewski stated breakfast was complimentary for patrons at the hotel.

Trustee McDonough stated he did not have a problem with the request.

Mayor Brandt stated her opinion was that there is parking all around and did not see the petition as an issue.

Village Attorney Simon stated that when this gets to the Special Use amendment and comes back before the Village Board, the recommendation would include a stipulation of the Special Use for the dining room area be reserved only for guests of the hotel so the parking would match with what is being requested.

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

3.12 Consideration of Zoning Board Non-Recommendation Regarding Text Amendment to Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

Assistant Village Manager/CED Director Gilbertson provided background and a summary of the Zoning Board's recent non-recommendation regarding a text amendment to single-family residential bulk regulations in Title 6 Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code. The non-recommendation is only dealing with the zoning components discussed previously by the Village Board in 2017. Assistant Village Manager/CED Director Gilbertson provided staff recommendations as listed in the packet are to reduce the Floor Area Ratio (FAR) across all residential zoning districts which would vary depending on lot size as well as the zoning district.

Village Attorney Simon asked for clarification on maximum lot area, inquiring if a property owner would stop accruing square footage for a home after the lot reaches a certain size, rather than capping lot square footage exclusively. Assistant Village Manager/CED Director Gilbertson confirmed this.

Assistant Village Manager/CED Director Gilbertson stated most of the Zoning Board's concerns were related to changes proposed for the R3 District. The Zoning Board expressed concerns regarding potential hampering of future additions of homes in the R3 District.

Assistant Village Manager/CED Director Gilbertson stated no members of the Zoning Board voted in favor of amending the proposed Bulk Regulations so there are three things the Village Board can do at this time.

1. The Code allows the Village Board to override a non-recommendation by the Zoning Board and would require a 2/3 vote of all elected members of the Village Board.
2. The Village Board could direct staff to gather additional research on zoning bulk regulations.
3. This could conclude the consideration of zoning bulk regulations.

Village Manager Burke clarified staff is not looking for a vote tonight; since this is not on a Regular Village Board, meeting the 2/3 threshold is not important to the current discussion.

Trustee Hancock stated he read through the notes of the Zoning Board minutes and stated his opinion the non-recommendation did not make much sense and noted an example of a 17,000 square foot home being built on a lot as a reason why the revised bulk regulations made sense. A conversation regarding current bulk regulations followed. Trustee Hancock suggested bringing this back when the full Board is present for a re-consideration. Trustee Grujanac was in agreement with Trustee Hancock. A conversation followed regarding what the Board thought Floor Area Ratio (FAR) should be.

Village Attorney Simon stated the current recommendation is the staff recommendation. The Zoning Board recommended the Village Board ignore staff recommendation. Trustee Grujanac stated her opinion is to bring this to the full Board and let the Village Board consider staff's recommendation.

Mayor Brandt recapped the Board's discussion in 2017 and the reason the Board directed staff to research FAR, setbacks, and landscaping.

A discussion regarding the R3 Zoning district followed. Planning and Development Manager Zozulya suggested putting a cap on lot size. Mayor Brandt recommended changing requirements for tree removal since this will change the size requirements of a home. Discussion ensued regarding options for revised bulk regulations.

Mayor Brandt noted when considering square footage of the house, a garage is not part of the square footage. Assistant Village Manager/CED Director Gilbertson stated there is a 400 square-foot allowance for garage. A conversation regarding consideration of impervious surface and FAR followed. Planning & Development Manager Zozulya noted the FAR ratio can be deceiving based on how the house sits on the lot.

Village Attorney Simon read the definition of FAR so the Board could get a better understanding of what is included in its calculation.

It was the consensus of the Board to have staff obtain renderings for the Board to compare on a lot and revise the recommendations based on Board direction and bring back to the full Village Board for consideration.

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration of a Request to Authorize Purchase of a John Deere 324G Skid Steer (Replacing Public Works Vehicle #320) via Sourcewell Joint Purchase Program from Westside Tractors, Wauconda, Illinois in an Amount not to Exceed \$90,000 (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of a request to authorize purchase of a John Deere 324G Skid Steer (replacing Public Works vehicle #320) via Sourcewell Joint Purchase Program from Westside Tractors, Wauconda, Illinois in an amount not to exceed \$90,000. The current unit is not capable of clearing snow along the pathways. Staff also recommends various attachments for forestry operations.

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

3.32 Consideration of Contract for the Replacement of the Eastside Reservoir Emergency Generator with Altorfer Power Systems, Elmhurst, Illinois in an Amount not to Exceed \$160,866.92 (Village of Lincolnshire)

Public Works Director Woodbury provided a summary of a proposed contract for the replacement of the Eastside Reservoir Emergency Generator with Altorfer Power Systems, Elmhurst, Illinois in an amount not to exceed \$160,866.92.

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

3.33 Consideration of an Out of Village Water Service Request for 23436 Elm Road (Mr. and Mrs. Rizvi – 23436 Elm Road)

Public Works Director Woodbury provided a summary of out of Village water service request for 23436 Elm Road (Mr. and Mrs. Rizvi – 23436 Elm Road).

Trustee Hancock stated there is another house just north of this and asked if staff tries to incorporate nearby homes into the request when such an inquiry is made. Public Works Director Woodbury stated staff typically follows code and requires the applicant extend the utility across the full length of the subject property. Public Works Director Woodbury noted staff does not typically reach out to adjacent property owners as the utility extension would be to the property line.

Trustee Hancock asked what the motivation is for the Village to allow out-of-village water service requests. Mayor Brandt stated the Village gets the income from the hookup and charges a non-resident rate for water service.

A conversation regarding possibly notifying other homes and the process of allowing this followed.

It was the 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

5.0 NEW BUSINESS

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 Brandt declared the meeting adjourned at 8:25 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Bradly J. Burke
Deputy Village Clerk