



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, August 26, 2019**

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee Leider	Trustee Pantelis
Trustee Raizin	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
Building Official Jesse	

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 August 12, 2019 Committee of the Whole Meeting Minutes

The minutes of the August 12, 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 Consideration of Preliminary Evaluation Regarding an Amendment to an Existing Special Use for Sedgebrook Planned Unit Development to Allow Temporary Events (Sedgebrook Propco SL LLC – 800-890 and 960 Audubon Way)

Planning & Development Manager Zozulya provided a summary of a preliminary evaluation regarding an amendment to an existing Special Use for Sedgebrook Planned Unit Development to allow two temporary events. Sedgebrook would like to have a car show on September 28 and would like to expedite this request. If the PUD is amended the events would comply with the existing code.

Mr. Dan Harrington, Executive Director at Sedgebrook introduced Bill Schneider, Director of Community Relations at Sedgebrook.

Mr. Harrington provided a presentation regarding their request to amend the existing Special Use for Sedgebrook Planned Unit Development to

allow two temporary events annually at Sedgebrook. Mr. Harrington provided a map indicating where the proposed car show would take place along with parking and traffic for attendance.

Trustee Raizin asked if they had an estimate on the amount of people who would attend. Mr. Harrington stated last year, only the residents, a few family members, and staff attended.

Mayor Brandt noted she and some of staff attended an event at Radford Green recently, and there is ample parking for events. Mayor Brandt also noted there are some vintage car groups in the Village that staff can put Sedgebrook in contact with to possibly include in the event. Trustee Grujanac noted there may be a car club at Stevenson High School to reach out to.

Trustee Raizin asked if there would be any food or drinks served at the event. Mr. Harrington noted Sedgebrook would offer coffee, donuts and a hydration station for the people involved with the car show. Planning & Development Manager Zozulya stated if they were to invite Food Trucks, Sedgebrook would need to amend their request. Mr. Harrington stated he would not want to amend the request.

It was the consensus of the Board to place this item on the Regular Village Board Agenda for a public hearing and potential approval at the September 23, 2019 Regular Village Board Meeting.

3.12 Preliminary Evaluation Regarding Text Amendments to Single-Family Residential Bulk Regulations in Title 6, Chapter 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/Community & Economic Development (CED) Director Gilbertson summarized the preliminary evaluation regarding text amendments to single-family residential bulk regulations in Title 6, Chapter 5A (R1, R2, and R3 single-family residence districts) and 5B of the Lincolnshire Village Code. Building Official Jesse also provided a presentation of single-family residential bulk regulations.

A brief conversation followed regarding the areas in Lincolnshire with 80,000 square foot lots. Mayor Brandt asked if square footage calculations shared in the presentation includes garage and basement. Building Official Jesse stated living spaces in the code is defined as above-grade and granting a 400 square foot credit for a garage. Trustee Harms Muth stated two-story family rooms and foyers are included in the calculation of living space. Building Official Jesse noted this area is included in calculations for floor area ratio (FAR) as the two story open area for foyers or living spaces does have the potential to contribute to the appearance of bulk. Building Official Jesse noted basement areas

are typically below grade and create no sense of bulk or mass.

Trustee Pantelis asked what the square footage of the new homes at the Manors of Whytegate are so she has something to compare. Planning & Development Manager Zozulya stated the Manors of Whytegate is zoned R2A, and the average lot size is approximately 29,000 square feet with the average home size being 5,400 square feet. Mayor Brandt asked if the 400 square foot credit for a garage would be factored into a three-car garage. Building Official Jesse stated 400 square feet is the size of a typical two-car garage, and the square footage credit applies to any size garage.

Building Official Jesse continued his presentation with square footage comparisons in Lincolnshire. He proceeded to review established front yard setbacks and explain how setbacks in residential areas are defined. A conversation ensued regarding the reason for possibly changing FAR and square footage caps. Size of homes on the size of lots were discussed along with the perceptions of established character in neighborhoods in the Village. Trustee Grujanac noted concern regarding the area she lives in losing its character as a result of teardowns/rebuilds. Other areas in the Village were brought up as possible future concern. Planning & Development Manager Zozulya further explained the zoning for the Manors of Whytegate and subdivision's R2A zoning classification which was considered as a way to address environmentally sensitive conditions. Planning & Development Manager Zozulya noted R2A zoning classifications require a more rigorous planning process and review and approval process.

Building Official Jesse completed his presentation with possible revisions to FAR and square foot caps. A conversation followed regarding possible legal nonconforming structures if the changes are approved. Trustee Grujanac asked if there are any homes currently being built that would be legally non-conforming if the Board approved the FAR and square footage caps. Building Official Jesse stated any current construction must follow current code requirements and would be subject to future versions of the Village code if property owners desire additional square footage. Planning & Development Manager Zozulya noted a handful of homes in the R3 zoning district are legally non-conforming as a result of the bulk regulation code revisions from 2007.

Trustee Grujanac asked if the Zoning Board has reviewed these recommendations. Assistant Village Manager/CED Director Gilbertson stated the Zoning Board has not seen these specific recommendations. He further clarified the process, noting if the Village Board is amenable to these specific recommendations, this would go to the Zoning Board for review then back to the Village Board for review and possible approval.

Trustee Harms Muth stated she did not see the need to change anything related to bulk regulations at this time.

Trustee Grujanac stated she would recommend this be referred to the Zoning Board. Trustee Raizin stated she would like to know more about the issues and would be open to referring this to the Zoning Board.

Trustee Pantelis noted concern regarding how the homeowners would feel being legally nonconforming and not being able to add on to their homes. A conversation ensued regarding nonconforming structures.

Trustee Raizin asked if the Zoning Board would only be reviewing changes to FAR. Village Manager Burke clarified the recommendation in the memo is for the Zoning Board to review FAR and square footage caps. Village Attorney Simon noted individual homes do not go through architectural review, so the goal is to establish a set of rules that can be applied consistently.

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

3.13 Consideration and Discussion of Lake County Solar Winds Task Force Participation and Potential SolSmart Application (Village of Lincolnshire)

Building Official Jesse provided a summary of Lake County solar winds task force participation and potential SolSmart application. Staff does not believe additional changes to Village Code are warranted at this time. The SolSmart designation program awards ratings of bronze, silver, or gold to communities who demonstrate a commitment to be “open for solar business.” Should the Mayor and Board of Trustees direct staff to pursue participation in the program, staff believes a rating of bronze is achievable with our current codes and processes. Building Official Jesse noted there is no cost to participate.

It was the consensus of the Board for staff to move forward with the application.

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

4.0 UNFINISHED BUSINESS

4.1 Recreational Cannabis

Village Manager Burke noted since the last time recreational cannabis was discussed, a lot of information has been shared with the Board and staff will be

bringing this back to the Board in September. Village Manager Burke asked the Board if they had any other specific information they would like staff to research regarding this topic prior to September to let him know.

- 5.0 NEW BUSINESS**
- 6.0 EXECUTIVE SESSION**
- 7.0 ADJOURNMENT**

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 8:22 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk