



MINUTES

COMMITTEE OF THE WHOLE MEETING

Monday, October 28, 2019

Present:

Mayor Brandt

Trustee Grujanac

Trustee Leider

Trustee Raizin

Village Attorney Simon

~~Finance Director/Treasurer Peterson~~

~~Chief of Police Leonas~~

Planning & Development Manager Zozulya
Gilbertson

Trustee Harms Muth

Trustee Hancock

Trustee Pantelis

Village Clerk Mastandrea

Village Manager Burke

~~Public Works Director Woodbury~~

~~Assistant Village Manager/Community &~~

~~Economic Development Director~~

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 7:10 p.m., and Village Clerk Mastandrea called the Roll.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Planning, Zoning and Land Use

2.11 Consideration of an Ordinance Regarding an Amendment to Title 12 (Sign Control) of the Lincolnshire Village Code to Permit, and Develop Regulations for, Manual and Electronic Menu Boards for Food Establishments with a Drive-Through (Keyser Industries / McDonald's Restaurant – 450 Milwaukee Avenue)

Planning & Development Manager Zozulya provided an update and summary of a proposed ordinance regarding an amendment to Title 12 (Sign Control) of the Lincolnshire Village Code to permit, and develop regulations for manual and electronic menu boards for food establishments with a drive-through as requested by Keyser Industries / McDonald's Restaurant – 450 Milwaukee Avenue. The Architectural Review Board (ARB) reviewed all aspects of the proposed amendment and made a concerted effort to follow the Deerfield model with respect to brightness level. At the ARB meeting, McDonalds introduced evidence that prompted the ARB to reconsider the brightness level, and ultimately, the ARB agreed to increase the daytime brightness level from 1,500 nits to 2,500 nits. Planning & Development Manager Zozulya noted the ARB added the requirement that the copy area have a light background with contrasting letters during daytime display. The third recommendation from the ARB was to clarify the 20' distance from any lot is the minimum required distance for all menu boards.

Mr. Chris Prucnal, Franchise Operator provided a presentation regarding McDonald's request for a proposed ordinance regarding an amendment to Title 12 (Sign Control) of the Lincolnshire Village Code to permit, and develop regulations for, manual and electronic menu boards with a drive-through. Mr. Prucnal explained the increase regarding the amount of nits for daytime lighting stating by expanding the nit range, it allows the built-in light sensors to adjust based on screen background color, text color, and various outdoor lighting environments. The sensors automatically adjust to provide the customer with optimum lighting for viewing/reading the menu board.

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

2.12 Consideration of a First Amendment to Declarations of Whytegate Homeowners Association (Whytegate Homeowner's Association)

Mr. Barry Gurewitz, resident at 302 Surry Lane provided a brief history and presentation of the proposed first amendment to declarations of Whytegate Homeowners Association (HOA) as it relates to the common area (quad) in the Whytegate subdivision. Mr. Gurewitz stated the Whytegate HOA is requesting to change voting requirements from 75% to 100 % for taking action at quad meetings; to ensure the 'quad' will remain as it is today for current/future residents and to protect and/or increase property values for all Whytegate HOA Homeowners.

Trustee Harms Muth asked why Mr. Gurewitz stated he was "afraid" of the quad when he purchased the property. Mr. Gurewitz stated he was afraid of the quad when he first moved into the subdivision because he thought there might be a large tax bill associated with the land, and at the time, he thought it might bring down property values.

Trustee Pantelis asked what the surrounding neighbors thought of this.

Mr. Gurewitz stated there are only four homes associated with this HOA, and the entire HOA is in support of this amendment. Mr. Gurewitz noted owners on the quad signed the petition to amend. Village Manager Burke stated they had a conference call with all members and all are in agreement with the amendment.

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

2.13 Consideration of a Request for a Roof-Mounted Solar Panel Installation for 444 Social Luxury Apartments (Smash

Residential Chicago – 444 and 446 Parkway Drive)

Planning & Development Manager Zozulya provided a summary of the request for a roof-mounted solar panel installation for 444 Social Luxury Apartments.

Mr. Scott Greenberg, President of ECD Company and Aaron Wilson provided a presentation regarding the request for a roof-mounted solar panel installation for 444 Social Luxury Apartments. Mr. Greenberg noted this will not be visible by residents of the community. Mr. Wilson presented a plan showing the location of the solar panels.

Trustee Hancock asked if roof maintenance would still be able to be done. Mr. Wilson stated the panels will not cover any vents and will easily lift up for roof maintenance.

Trustee Raizin asked if they could withstand a strong wind. Mr. Wilson stated they are rated for 115 mile an hour winds, which is required by code.

Village Attorney Simon asked if the panels cover 40% of the roof area and are the parking garages counted in the calculation. Mr. Wilson confirmed the panels cover only 40% of the roof area, and the parking garage is not counted in this calculation.

Trustee Hancock asked why this is being proposed now and not initially. Mr. Greenberg noted the state of Illinois is currently offering solar incentives which makes it attractive to pursue such a project at this time.

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

2.14 Consideration of an Ordinance Amending Title 5 (Building Regulations), Chapter 3 (Building Fees and Charges) of the Lincolnshire Village Code (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a summary of a proposed ordinance amending Title 5 (Building Regulations), Chapter 3 (Building Fees and Charges) of the Lincolnshire Village Code which clarify eligibility for fee waiver requests. Staff also proposes striking a provision in Section 5-3 that currently allows non-residential property owners the option of requesting water and/or sewer connection fee reimbursements. Because the Village relies on connection fees to fund required water and sewer system capital projects, requests for reimbursement that come in after receipt of the initial payment have the potential to impact the Water & Sewer Fund status. Staff proposes to eliminate this entire section of the Code.

Trustee Raizin asked this has happened often; the amount of the calculation being a lot more. Village Manager Burke stated it has only happened once in the seven years he has worked at the Village, but the amount can be substantial. Staff is in the process of looking at the calculations going forward but would like to address this now.

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

- 2.2 Finance and Administration
- 2.3 Public Works
- 2.4 Public Safety
- 2.5 Public Safety
- 2.6 Parks and Recreation
- 2.7 Judiciary and Personnel

3.0 UNFINISHED BUSINESS

4.0 NEW BUSINESS

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Hancock seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 7:52 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk