



One Olde Half Day Road
Lincolnshire, IL 60069
www.lincolnshireil.gov



7.1

MINUTES REGULAR VILLAGE BOARD MEETING Monday, November 25, 2019

Present:

Mayor Brandt

Trustee Grujanac

~~Trustee Leider~~

Trustee Raizin

Village Attorney Simon

Chief of Police Leonas

Village Treasurer/Finance Director Peterson

Planning & Development Manager Zozulya

Trustee Harms Muth

Trustee Hancock

Trustee Pantelis

Village Clerk Mastandrea

Village Manager Burke

~~Public Works Director Woodbury~~

Assistant Village Manager/Community &

Economic Development Director Gilbertson

1.0 ROLL CALL

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

2.0 PLEDGE OF ALLEGIANCE

3.0 REPORTS OF OFFICERS

3.1 Mayor's Report

3.11 **Holiday Tree Lighting**

Mayor Brandt noted the Holiday Tree Lighting is taking place at the Village Green on Friday, December 6 at 5:30 p.m. Toys for Tots will be taking donations at the event.

3.2 Village Clerk's Report – None

3.3 Village Treasurer's Report

3.31 **Revenues and Expenditures for the Month of October, 2019**

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 October 2019.

3.4 Village Manager's Report

3.41 **Leaf Collection**

Village Manager Burke stated final leaf pick-up for the area west of Riverwoods Road is underway for this week before they move to the east side of town. Staff is recommending all residents keep their leaves at the curb. The yard waste sticker collection will have their last pick-up December 11.

4.0 PAYMENT OF BILLS

4.1 Bills Presented for Payment on November 25, 2019 in the amount of \$502,456.30

Village Treasurer/Finance Director Peterson provided a summary of the November 25, 2019 bills prelist presented for payment with the total being \$502,456.30. The total amount is based on \$125,800 for General Fund; \$123,200 for Water & Sewer Fund; \$221,300 for Water & Sewer Improvement Fund; \$5,700 for Vehicle Maintenance Fund; and \$26,500 for General Capital Fund.

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to approve the bills prelist dated November 25, 2019 as presented. The roll call vote was as follows:

AYES: Trustees Grujanac, Pantelis, Raizin, Hancock, and Harms Muth.

NAYS: None.

ABSENT: Trustee Leider.

ABSTAIN: None.

Mayor Brandt declared the motion carried.

5.0 CITIZENS WISHING TO ADDRESS THE BOARD (on agenda items only) - None

6.0 PETITIONS AND COMMUNICATIONS - None

7.0 CONSENT AGENDA

7.1 Approval of November 11, 2019 Regular Village Board Meeting Minutes

7.2 Approval of November 11, 2019 Committee of the Whole Meeting Minutes

7.3 Approval of an Ordinance Rezoning the Property Commonly Known as 2 Hotz Road from R1 Single-Family Resident to E Small Scale Office (Lincolnshire Animal Hospital – 420 Half Day Road)

7.4 Approval of an Ordinance Granting an Amendment to a Special Use Granting Variations for an Animal Clinic (Lincolnshire Animal Hospital – 420 Half Day Road)

~~**7.5 Approval of an Ordinance Amending 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)**~~

7.6 Approval of the Fiscal Year 2020 Budget (Village of Lincolnshire)

7.7 Approval of Professional Service Agreements as Detailed in the Budget for Fiscal Year 2020 (Village of Lincolnshire)

Village Attorney Simon noted the Budget and Professional Service Agreements list have been made available for review and inspection since early October.

- 7.8 Approval of an Ordinance Levying Taxes for Corporate Purposes of the Village of Lincolnshire, Lake County, Illinois for Fiscal Year Beginning the First Day of January, 2019 and ending December 31, 2019 (Village of Lincolnshire)**
- 7.9 Approval of an Ordinance Abating and Reducing Certain Taxes Heretofore Levied to Pay Debt Service on Special Service Area (SSA) Bonds of the Village of Lincolnshire, Lake County, Illinois (Sedgebrook Special Service Area Number 1 Special Tax Bonds)**
- 7.10 Approval of an Ordinance Amending Chapter 15 of Title 1- Comprehensive Fee Schedule of the Lincolnshire Village Code Related to the Establishment of Fees and Charges for Service (Water and Sewer Connection Charges and Rate) (Village of Lincolnshire)**
- 7.11 Approval of Changes to Police Pension Funding Policy (Village of Lincolnshire)**
- 7.12 Approval of the 2020 Calendar and Meeting Schedule (Village of Lincolnshire)**
- 7.13 Approval of a Joint Purchasing Agreement with Morton Salt, Inc. in the Not-to-Exceed-Amount of \$33,325.00, and Compass Minerals America, Inc. in the Not-to-Exceed Amount of \$28,611.00, for the Purchase of Rock Salt for the 2019-2020 Winter Season (Village of Lincolnshire)**
- 7.14 Approval of a One-Year Supplemental Statement of Work with Geographic Information Systems (GIS) Consortium Service Provider, Municipal GIS Partners (MGP) for Geographic Information Services (Village of Lincolnshire)**

Trustee Harms Muth requested Item 7.5 be pulled from the consent agenda to be discussed under Items of General Business

Trustee Grujanac moved and Trustee Hancock seconded the motion to approve the Consent Agenda with Item 7.5 pulled. The roll call vote was as follows:

AYES: Trustees Grujanac, Pantelis, Raizin, Hancock, and Harms Muth.

NAYS: None.

ABSENT: Trustee Leider.

ABSTAIN: None.

Mayor Brandt declared the motion carried.

8.0 ITEMS OF GENERAL BUSINESS

8.1 Planning, Zoning & Land Use

7.5 Approval of an Ordinance Amending 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/Community & Economic Development (CED) Director Gilbertson noted this agenda item was presented at the last Committee of the Whole meeting and stated he would be happy to answer any questions the Board may have.

Trustee Harms Muth noted she was unsure what the Board is trying to solve with the proposed Ordinance and expressed her opinion she did not think the proposed text amendments solve the alleged issues, nor have the issues been clearly articulated. Trustee Harms Muth stated Assistant Village Manager/CED Director Gilbertson recently sent an email listing homes on the brink of non-conformance, and her home was on the list. Trustee Harms Muth noted she understands the Board does not want massive houses on small parcels of land, but does not believe this is a current problem and stated these regulations would impact any future projects/additions for current property homeowners.

Trustee Raizin stated she was concerned about passing a stricter ordinance that would place current houses in non-compliance. Trustee Raizin stated she is interested in hearing what the Zoning Board has to say regarding the proposed changes.

Trustee Hancock stated he is interested in hearing from the Zoning Board and noted he did not think a Village that permits scenarios for 10,000 and 20,000 square-foot homes to be built beside existing homeowners with smaller homes is the correct approach. Trustee Hancock stated his opinion is the proposed changes would be for future development, not to affect existing homes, and that homeowners could petition the Village Board for exceptions.

Village Attorney Simon noted if someone is already up against the proposed floor area ratio (FAR) and/or square footage cap and applies for a variance, one of the findings of fact the Zoning Board must approve is that the variance presents a hardship to the property owner. Without pre-judging an application, Village Attorney Simon stated he imagined it would be difficult for property owners to demonstrate this particular hardship.

A conversation regarding zoning districts for larger homes followed.

Trustee Grujanac stated she is not concerned about the existing houses that would become non-conforming and believes the Board can figure out something to do for those. Trustee Grujanac noted she has heard from residents who feel the character of their neighborhoods is being impacted

by the larger homes. Trustee Grujanac stated she would like to see the changes approved based on the more restrictive numbers.

Assistant Village Manager/CED Director Gilbertson noted this is just one of the tools to regulate residential bulk.

Mayor Brandt thanked the Zoning Board members in attendance for their service.

Mr. Bryan Hersh, Zoning Board member stated the first iteration to change the code was very exclusive, would put many existing homes in non-compliance, and did not see a trend of negative impact to neighborhood character. Trustee Hancock asked the Zoning Board members if they would want to see a large home built next to their homes. Mr. Hersh stated no, but with the proposed text amendments, a large percentage of houses will have stringent caps put in place. A conversation ensued regarding potential issues with existing homes versus future residential development, FAR across the residential zoning districts, square footage of lot size, maximum home size, and what the code currently regulates.

Trustee Grujanac noted concern for her neighborhood regarding the teardowns and rebuilds dwarfing the original homes and changing the original character of the neighborhood.

Mayor Brandt noted concern with the larger houses affecting sunlight, setbacks, three and four car garages, square footage, impact on the schools, and potential additions. Mayor Brandt stated these are the changes that came up for consideration by the Village Board.

Mr. Brian Bichkoff, Zoning Board Chair, noted at one of the Zoning Board meetings, Lincolnshire bulk regulations was compared to neighboring communities and was found comparable. If more restrictions are put in place, this affects building and land values in Lincolnshire. Mr. Bichkoff stated there was limited public turnout at the four Zoning Board meetings where this matter was discussed.

Trustee Hancock asked Assistant Village Manager/CED Director Gilbertson how many homes would be non-conforming as a result of the proposed changes. Assistant Village Manager/CED Director Gilbertson stated there are currently three legally non-conforming and another 12 within 0.23 - 0.25 FAR that could be impacted with these potential new requirements.

Mayor Brandt thanked everyone for their input and noted there does not have to be a vote taken tonight.

Village Attorney Simon stated a rule could be made for existing homes in the R3 district where there might be potential for home additions to approach the square footage maximum versus a brand new home. Trustee Grujanac noted she thought this was an interesting idea.

Mr. Gary Kalina, Zoning Board member, stated the biggest concerns of the Zoning Board are current residents and turning away future residents because of overly-restrictive zoning regulations. Mr. Hersh stated they are not opposed to putting in regulations to prevent huge homes.

A conversation regarding square footage caps followed. Assistant Village Manager/CED Director Gilbertson stated square footage caps do not include the garage square foot credit.

Trustee Grujanac stated she would like to hear from Village Attorney Simon on how existing homeowners in R3 could improve their homes but also putting in place regulations for teardowns/rebuilds. Trustee Grujanac noted she would be in favor of going back to the original 5,000 square foot cap if a new home was being built. Trustee Hancock stated his opinion is that there would still need to be a square footage cap on the existing homes. Trustee Grujanac suggested putting something in place for the existing homes where only a certain percent of the home could be modified. Assistant Village Manager/CED Director Gilbertson stated the only regulation he was aware of currently is the FAR. Village Attorney Simon recommended the Board not create the specific language for the rule in this context. If the Board wants to give the direction on what the formula is, the Zoning Board could make a recommendation to the Village Board.

Mayor Brandt asked if they could change how square footage is calculated to include the garage. Village Manager Burke stated staff could reevaluate the garage credit.

It was the consensus of the Board to direct staff to research reasonable allowances for existing homes and reevaluate the garage credit.

- 8.2 Finance and Administration
- 8.3 Public Works
- 8.4 Police
- 8.5 Parks and Recreation
- 8.6 Judiciary and Personnel

9.0 REPORTS OF SPECIAL COMMITTEES - None

10.0 UNFINISHED BUSINESS - None

11.0 NEW BUSINESS - None

12.0 EXECUTIVE SESSION - None

13.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Hancock seconded the motion to adjourn. The voice vote was unanimous and Mayor Brandt declared the meeting adjourned at 7:59 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk