



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING January 13, 2020

Present:

~~Mayor Brandt~~

~~Trustee Hancock~~

~~Trustee Leider~~

~~Trustee Raizin~~

~~Village Attorney Simon~~

~~Chief of Police Leonas~~

~~Public Works Director Woodbury~~

Trustee Grujanac

Trustee Harms Muth

Trustee Pantelis

Village Clerk Mastandrea

Village Manager Burke

Treasurer/Finance Director Peterson

Assistant Village Manager/Community &

Economic Development Director Gilbertson

Planning & Development Manager

Zozulya

1.0 ROLL CALL

Temporary Chair Grujanac called the meeting to order at 7:16 p.m., and Village Clerk Mastandrea called the Roll.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Planning, Zoning and Land Use

2.11 Public Hearing regarding a Major Amendment to a Special Use for the Tri-State Planned Unit Development (Ordinance No. 03-1829-06) to Revise a Comprehensive Sign Package for Tri-State International (200 Tri-State International – Bradford Allen Realty Services)

Temporary Chair Grujanac recessed the January 13, 2020 Committee of the Whole meeting and convened the Public Hearing regarding a major amendment to a special use for the Tri-State planned unit development (Ordinance No. 03-1829-06) to revise a comprehensive sign package for Tri-State International.

Temporary Chair Grujanac provided an overview of procedures for the public hearing.

Planning & Development Manager Zozulya provided an update and summary of the proposed major amendment to a special use for the Tri-State planned unit development (Ordinance No. 03-1829-06) to revise a comprehensive sign package for Tri-State International which would be required to allow a larger-than-permitted wall sign on the tollway facing side of the 200 Tri-State International office building. The sign would depict the name and brand for Amerimark, anchor tenant for the building. No other signage is currently located on the building. The petitioner notified adjacent residents within a 250' radius of the subject property by certified mail/return receipt requested and

submitted an affidavit as proof of mailing. A public notice was published in the December 23, 2019 edition of the Daily Herald.

Temporary Chair Grujanac swore in Kelley Morrissey, representative for 200 Tri-State International. Kelley Morrissey introduced Steve Bloom, Director of Technology for Amerimark and Katie Conroy from Poblocki Sign Company. Ms. Morrissey provided a presentation regarding proposed signage for Amerimark which would be a major amendment to a special use for the Tri-State planned unit development to revise a comprehensive sign package for Tri-State International.

There were no comments from the public on the proposed major amendment to a special use for the Tri-State planned unit development (Ordinance No. 03-1829-06) to revise a comprehensive sign package for Tri-State International.

Temporary Chair Grujanac adjourned the Public Hearing and reconvened the Committee of the Whole meeting at 7:31 p.m.

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

Temporary Chair Grujanac provided rules for Public comment regarding Agenda Items 2.12 and 2.13.

2.12 Preliminary Evaluation of a Major Amendment to a Special Use (Ordinance No. 92-1226-04) for Construction of a 106,300-Square-Foot Building Addition and Related Zoning Variances (1 Stevenson Drive - Adlai E. Stevenson High School District 125)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided a summary of a proposed major amendment to a special use for construction of a 106,300 square-foot building addition and related zoning variances for Adlai E Stevenson High School District 125. District 125 has provided a parking and traffic study for the campus. District 125 has received preliminary approval from Lake County Stormwater Management. Assistant Village Manager/CED Director Gilbertson provided a summary of the process if this were approved to move forward; the petitioner will work with the Village's internal Development Review Team consisting of Village staff and fire protection district representatives, in preparation for a public hearing with the Zoning Board and design review with the Architectural Review Board (ARB).

Mr. Sean Carney, Assistant Superintendent for Business Services at Stevenson High School introduced Kevin Havens, project architect from Wight & Company; Steve Gregory, Steve Corcoran, and George Dreger from Eriksson Engineering; Rick Dewar and Craig Siepka from Wight & Company.

Mr. Carney provided a presentation regarding the increase of homes in the district, enrollment projections, the need for additional capacity leading to the proposed major amendment to a special use for construction of a 106,300 square-foot building addition, and related zoning variances for Adlai E Stevenson High School District 125. Mr. Carney provided primary goals for the proposed expansion.

Mr. Havens presented proposed architectural drawings with construction phasing diagrams. Mr. Carney requested all phases be approved at once even though construction would not take place on all phases at the same time. Mr. Havens presented proposed floor plans, landscape plan, and exterior plans.

Mr. Carney concluded the presentation highlighting the approval process and schedule.

Trustee Leider suggested District 125 take into consideration parking accommodations, being a good neighbor during construction, and continue to focus on green space.

Trustee Harms Muth noted concern with the already limited parking available at the high school and expressed concern with taking parking spaces out of the site. Mr. Carney stated the School District encourages carpooling and offers buses during activities.

It was the consensus of the Board to refer this to the Zoning Board for a Public Hearing and to the Architectural Review Board for design review.

2.13 Preliminary Evaluation of a Major Amendment to a Special Use for the Tri-State Planned Unit Development (Ordinance No. 86-866-03) to Construct an Aloft Hotel with an Accessory Restaurant (20 Westminster Way – Marko Jocic)

Planning & Development Manager Zozulya provided background regarding the site and a detailed summary of the request for evaluation of a major amendment to a special use for the Tri-State planned unit development to construct an Aloft Hotel with an accessory restaurant. The proposal reflects a 116-room 45' tall hotel with a 3,000 square foot restaurant on the property. The proposal has received conceptual approval from the Lake County Stormwater Management Commission (SMC). The petitioner provided a traffic study, and the traffic study will be evaluated in conjunction with traffic impacts from the surrounding area.

Mr. Marko Jocic, owner of 20 Westminster Way, introduced Randy Bees, architect for the project; George Jocic, partner; Tony Riccardi, contractor with WM. A. Randolph; and Gianni Tenuta from Omega Signs.

Mr. Jocic provided a presentation regarding his background and the

preliminary evaluation of a major amendment to a special use for the Tri-State planned unit development to construct an Aloft Hotel with an accessory restaurant. Mr. Bees provided an aerial map, proposed elevations, site plan, landscaping plan, parking, floor plans, lighting, and sign plans. Mr. Bees summarized the traffic study.

Trustee Harms Muth asked if the restaurant in the hotel would be a standard Aloft restaurant or would they want to get someone to lease the space. Mr. Bees stated they were trying to bring in a more upscale restaurant.

Trustee Leider noted concerns with the proposed height of the building and the request for height exception, obtaining final approval from Lake County SMC, and impact of the proposed hotel on traffic.

Village Attorney Simon asked what the status of negotiations is with the Marriott. Mr. Jovic stated they are waiting for an updated Letter of Intent with the Marriott. Village Attorney noted this property had a number of false starts, so his recommendation to the Board would be to wait until approval is received from Marriot prior to referring this to the ARB in order to see if this project is feasible.

Trustee Raizin asked if the petitioner is not able to get an upscale restaurant, would they put in a standard Aloft restaurant. Mr. Jovic stated they do have a standard Aloft restaurant, but would prefer an upscale restaurant.

Trustee Pantelis asked about the location of the proposed workout and pool facility. Mr. Bees showed the location of both on the floor plans.

Village Manager Burke asked for clarification with the number of underground parking spaces since staff noted 44 spaces and the presentation referenced 29 spaces. Mr. Bees clarified there would be 44 parking spaces and noted some of the underground spaces are proposed to be tandem parking spots which would be managed via a parking valet. Village Manager Burke asked for clarification regarding making Marriott aware of the stacked parking and the need for 24-hour valet.

Mr. Rob Weinberg, Lincolnshire resident noted concern regarding the proposed hotel, parking, and the height exception requested.

Ms. Kelly Morrissey, representative for the ownership of the adjacent office buildings, stated CDW does not own the buildings and requested the petitioner stop contacting CDW representatives or CDW's legal counsel directly regarding the proposed development. She noted, as the property manager, when the petitioner makes such contacts, the calls ultimately get back to her, and the tenants in the office park are often upset by the solicitation.

The Trustees were in agreement that they would like to see a

commitment from the Marriott prior to referring this.

It was the consensus of the Board not to refer this item.

2.14 Consideration of Proposed 2020 Village-Sponsored Special Events Schedule (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a detailed report regarding the proposed 2020 village-sponsored special events schedule.

2.2 Finance and Administration

2.21 Consideration of a Resolution Approving Closed Session Meeting Minutes and Authorizing the Village Clerk to Make Certain Closed Session Meeting Minutes Available to the Public for Inspection – Second Review – 2019 and Authorizing the Destruction of Certain Audio Recordings of Closed Session Minutes (Village of Lincolnshire)

Village Manager Burke provided a summary of the semi-annual resolution approving closed session meeting minutes and authorizing the Village Clerk to make certain closed session meeting minutes available to the public for inspection and authorizing the destruction of certain audio recordings of closed session minutes.

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

2.22 Consideration of an extension to Tolling Agreement related to the Illinois Municipal Investment Fund (IMET) (Village of Lincolnshire)

Village Manager Burke provided a summary of an extension to Tolling Agreement related to the Illinois Municipal Investment Fund (IMET) which relates to funds the Village has put in an account with IMET for an ongoing securities fraud case.

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

2.23 Consideration of Proposed Amendments to the Village of Lincolnshire Personnel Policies pertaining to the Drug-Free Work Place Policy and Recreational Cannabis (Village of Lincolnshire)

Village Manager Burke provided a summary of proposed amendments to the Village of Lincolnshire personnel policies pertaining to the drug-free work place policy and recreational cannabis which is a result of the recent changes in law.

It was the consensus of the Board to place this item on the Consent

Agenda for approval at the next Regular Village Board Meeting.

- 2.3 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 Leider moved and Trustee Harms Muth seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Temporary Chair Grujanac declared the meeting adjourned at 9:08 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk