



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING February 24, 2020

Present:

Mayor Brandt

Trustee Hancock

Trustee Leider arrived at 8:27 p.m.

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

Assistant Public Works Director/Village
Engineer Dittrich

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 7:29 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 a Planned Unit Development with Sign Code Exceptions, and Approving Preliminary Development Plan for a Large, Full-Service, 24/7 Recreation, Health, and Fitness Facility (TSJ Lincolnshire Property LLC – 90, 98, and 100 Half Day Road)

2.11(a) Consideration of an Ordinance Approving a Major Amendment to a Special Use for a Planned Unit Development with Sign Code Exceptions, and Approving Preliminary Development Plan for a Large, Full-Service, 24/7 Recreation, Health, and Fitness Facility (TSJ Lincolnshire Property LLC – 90, 98, and 100 Half Day Road)

Mayor Brandt recessed the February 24, 2020 Committee of the Whole meeting and convened the Public Hearing regarding a major amendment to a special use for a planned unit development with sign code exceptions, and approving preliminary development plan for a large, full-service, 24/7 recreation, health, and fitness facility (TSJ Lincolnshire Property LLC – 90, 98, and 100 Half Day Road).

Mayor Brandt provided an overview of procedures for the Public Hearing.

Planning & Development Manager Zozulya provided history and

highlights of a major amendment to a special use for a planned unit development with sign code exceptions, and approval of the preliminary development plan for a large, full-service, 24/7 recreation, health, and fitness facility. Planning & Development Manager Zozulya noted a substantial change made to the Ordinance from what was distributed to the Board with their packets prior to the meeting which was that only The St. James and common area lots (Lots 1, 6, and 7) should be included in the Ordinance and not all the lots on the site. Planning & Development Manager Zozulya stated should the Village Board grant approval of the current major PUD amendment, preliminary development plan, and preliminary plat of subdivision, the petitioner will need to submit an application for approval of the final development plan and final plat of subdivision. The final development plan and final plat of subdivision do not require a public hearing or advisory board review.

Mayor Brandt asked anyone who would like to speak during the Public Hearing to stand and take an oath. Mayor Brandt swore in all the potential speakers.

Mayor Brandt asked the petitioner if they wished to have their Findings of Fact entered into the record. The petitioner stated they wished to have their Findings of Fact entered into the record.

Mr. Michael Kerin, Director of Real Estate Development for The St. James, thanked Planning & Development Manager Zozulya, the Mayor and Board, and the community for participating in this process. Mr. Kerin provided a presentation regarding an overview of The St. James as a use and noted the mission and vision of The St. James. Mr. Kerin and the members of the development team shared details about the proposed preliminary development plan for a large, full-service, 24/7 recreation, health, and fitness facility, including the site plan, photographs of the existing The St. James facility in Springfield, Virginia, and site irrigation plan.

Mr. Jeff Barber, Principal with Gensler, architects for the project, continued the presentation of the potential The St. James project, highlighting some of the considerations regarding the scale of the building. Mr. Barber showed comparisons of other buildings nearby. Mr. Barber provided site plan renderings to show potential building location, floor plans, existing site photos, building elevation renderings, and building materials. Mr. Barber then presented all proposed signage details.

Trustee Grujanac asked if there was illumination on the wall mounted sign. Mr. Barber stated the wall mounted sign is internally lit.

Mr. Barber continued with his presentation regarding potential signage details.

Mr. Reginald Truxon, Design Manger with Gensler, continued the

presentation of the potential The St. James project with proposed lighting details. Mr. Truxon noted the low level lighting proposed and shared photometric details depicting that there is not light spillover at the property line from the proposed development.

Mr. Keith Demchinski, Kimley-Horn, landscape architect for the project, provided an overview of the landscape plans and site furnishings proposed for The St. James project.

Trustee Hancock asked where the outdoor dining area was located and how will it be accessed. Mr. Demchinski stated the outdoor dining would be accessed through the indoor restaurant.

Mr. Demchinski continued with the presentation regarding proposed landscaping, irrigation, and building visibility as a result of the boom lift recently installed on the site for The St. James project to demonstrate the proposed fieldhouse height.

Mr. Luay Aboona, Principal with KLOA, traffic engineers for the project, continued the presentation by sharing information regarding traffic generation and parking. Mr. Aboona provided traffic study results and a trip generation survey comparison from 2018.

Trustee Hancock asked if the traffic impact comparison included the entire site or just The St. James. Mr. Aboona stated the comparison is only for The St. James; however, the original 2018 traffic study did contemplate the full build out of the site.

Mr. Scott Willson, Kimley-Horn, civil engineer for the project, continued the presentation noting the addition of a one-way inbound traffic drive and bus parking which were added as a result of an Architectural Review Board (ARB) meeting. Mr. Willson provided the results of a parking study and reviewed a comparison of parking demand on typical and high-use days at The St. James Virginia facility.

Trustee Harms Muth asked what happens with the parking study when the other lots on the site are developed. Mr. Willson stated the expectation would be the other lots would provide their own parking which would need to meet Village code.

Mr. Willson provided information regarding car queueing. Mr. Willson then proceeded with the presentation highlighting proposed site and drainage noting the site was planned to accommodate rainfall intensities with conveyance and detention. Mr. Willson stated they have been working with the Lake County Storm Water Management Commission (SMC) for the site and the proposal requires SMC's approval. Mr. Willson provided a wetland exhibit to conclude his portion of the presentation.

Mr. Kerin provided a potential construction schedule summary with a projected grand opening being in 2022. Mr. Kerin concluded the

presentation with potential community impacts and thanked the Village Board, staff, and the community for their participation in the process.

Trustee Hancock noted the entryway is open and asked why some type of roof covering was not considered. Mr. Barber noted this is similar to the condition they have in Springfield, Virginia. Trustee Hancock stated the ARB asked for a sample of the actual roof and asked why this has not been presented. Mr. Truxon stated that the color is a part of the manufacture's brochure but not manufactured as a normal sample. Trustee Hancock noted two different roof colors presented and asked which one it will actually look like since it is a large part of the structure. Mr. Barber presented a sample of what the metal panel color would be. Trustee Hancock noted concern with how the color of the roof will reflect to the east. Mr. Kerin noted the sample being passed around is the actual material. Trustee Hancock noted the sample being passed around states it is a natural white but the exhibits in the packet state white/silver and clarified for the record whether the actual color was to be natural white. Mr. Kerin confirmed the roof color will be the natural white.

Trustee Hancock asked about the hours of operation, noting some of the proposed events have a proposed schedule going until 2 a.m. Mr. Kerin stated the hockey leagues would go until 2 a.m. since ice time is in high demand. Mr. Kerin stated there may be some other sports leagues that run into those hours as well. Trustee Hancock asked if the facility would be staffed 24 hours a day. Mr. Kerin stated the facility would be staffed 24 hours a day. Trustee Hancock asked what type of security would be in place for the exterior of the facility. Mr. Kerin stated there is only one entrance that is the point of access to the facility for visitors. In the back of the building would be an employee entrance accessed with a card reader. All other exterior doors are egress only and cannot be accessed through the exterior. There will be 24 hour security on-site through a third-party company and security cameras in place.

Trustee Hancock asked if Mr. Kerin could provide a high-level run-through on the financing for the project. Mr. Kerin stated they have a real estate private equity partner, Cain International who has a partnership with Eldridge Industries. Cain is very committed to The St. James. Mr. Kerin stated they currently have a land loan on the property to finance from now through the site work on the project. As they finish up construction documents in May, the drawings will be put out for bid to a set of four contractors that they have pre-qualified, then prices will be provided to a lender who currently has the land loan, and the loan will transition to a full construction loan. The construction loan would be in place until the end of construction and the loan would be converted to a permanent loan.

Trustee Hancock asked if they would be able to get access to these finances at some point to gauge how much equity is in the project

compared to debt. Mr. Kerin stated he did not have authority to say yes to the question regarding finances; there would need to be a further discussion about it.

Trustee Hancock noted there appears to be a lane of no trees in the 50' buffer at the west property line and wanted confirmation it has a buffer. Mr. Demchinski pulled up the tree canopy comparison to show the 50' buffer on the west property line, and indicated beyond that there will be approximately another 25' with a berm and plantings.

A brief conversation regarding possible admission tax being put in place and economics of the facility followed. It was determined a conversation would need to take place with someone of higher authority for The St. James to better understand the impact of a possible admission tax.

Trustee Harms Muth noted concern with so much white material on the exterior of the building and asked if there would be anything to break this up. Mr. Barber stated if the white color proposed for the eastern roof is an important detail the Board wants to see changed, they would be happy to consider it.

Mayor Brandt asked what part of the roof would be seen. Mr. Barber indicated on the presentation portions of the roof that would be visible. Mayor Brandt asked why they chose natural white. Mr. Barber stated they thought it would be a nice color in contrast to the building and would look fresh.

Mayor Brandt opened the Public Hearing to public participation and provided guidelines for the public to follow.

Mr. Howard Baskin, ARB Member and resident of 79 Oakwood Lane, stated his opinion that this is a complicated project. Mr. Baskin noted the ARB asked for a sample of the roof and would still like one to review. The ARB also requested a photograph of the roof and would also like one provided. Mr. Baskin asked what studies the Village has executed to ensure this development is the best use for this space. Mr. Baskin asked what the tax impacts may occur as a result of the project. Mr. Baskin noted concern regarding the financial success of The St. James. Mr. Baskin asked if there would be any consideration of solar energy.

Mr. Sean Carney, Assistant Superintendent for Business at Adlai E. Stevenson High School (SHS), stated the school collects tax dollars based on the Estimated Assessed Value of a particular property. If this development were to go through, one that does not involve students, would increase the value of the property which would increase the additional revenue for Stevenson High School, but lessen the tax burden on all other community members that pay into Stevenson High School. There are 4,300 students at Stevenson High School and virtually all participate in some sort of extracurricular activity, so space

is certainly an issue. The high school has to utilize facilities in other communities as a result. Mr. Carney stated this facility could be an opportunity for SHS to rent facilities and keep the money inside the community. Mr. Carney stated SHS is not for or against the project, and this is a decision of the Village Board.

Mr. Glen Hansen, resident of 9 Storybook Lane stated he is in favor of the project and would like to see the Lincolnshire name on the sign. Mr. Hansen asked if there would be any benefit to Lincolnshire residents and SHS for use of the facility over non-residents and outside schools.

Mr. David Rutledge, resident of 4 Royal Court, stated he is in favor of the facility as it is beneficial for families with children.

Dr. Mark Neault, Medical Director of Advocate Orthopedics, 100 Village Green Dr., stated he is in support of the facility and noted his opinion the facility would serve the community well. Dr. Neault stated his son is a student at SHS and believes the facility would open up opportunities to the students.

Mr. Larry Barnhart, resident of 4 Court of Connecticut, asked the petitioner to consider solar energy for the building. Mr. Barnhart noted he recently read a news article regarding membership being \$115 per month at the St. James facility in Springfield, Virginia, and asked if this is the number Lincolnshire members can expect.

Mr. Robert Samson, resident of 845 Sutton Court, asked what percentage of memberships has been calculated to be Lincolnshire residents compared to outside users of the facility. Mr. Samson asked if there was a water runoff study, noting concern of current flooding in the area.

Mr. Rob Weinberg, resident of 10 Somerset Lane, asked how many feet there was between Half Day Road and the front of the building. Mr. Weinberg asked how many trees on Route 22 would be cut down.

Village Attorney Simon summarized the public questions as follows:

1. Is the petitioner implementing any strategies in the design of the building and operation of the building that would impact the environment?

Mr. Kerin stated this is something that was discussed with the ARB. Solar energy is being looked into. Other water efficiencies and materials are being incorporated into the building.

2. Potential uses of the property were brought up from the public. Village Attorney Simon noted that a schedule of uses, which includes a large recreation, health, and fitness facility, was approved during the rezoning process in August 2018.

3. Will there be any incentives for resident use of the facility?

Mr. Kerin stated they offer a “founding member” package at the startup of the facility in Virginia which offers a buy-in at a significantly reduced rate, and a lower membership rate for a period of time. This membership would be available for all Lincolnshire residents.

4. Is the facility designed in a way so that adaptive reuses could be implemented if for some reason The St. James did not continue to operate?

Mr. Barber stated this has not been anything they have anticipated but noted his opinion that it is possible to build something else out inside the proposed structure.

5. Water runoff was a question for the properties in close proximity to the south. Trustee Raizin asked what the current impervious surface is compared to the proposed and how this will affect runoff.

Mr. Willson noted currently, there is approximately 14 acres of impervious area. More impervious surface will be added due to the project; going from 14 acres to 26 acres which includes the future buildout. Underground detention underneath surface parking will be provided along with detaining the water with a restricted release rate. There is no direct connection from the building or the pavement to the West Fork of the North Branch of the Chicago River. Detention will be held underground and released at a much slower rate than how the property currently functions.

6. What will the setback be from Route 22 to the building?

Mr. Willson stated from the crosswalk to the front façade of the building will be approximately 600’.

7. How many trees will be removed along Route 22 frontage?

Mr. Demchinski stated the existing vegetation along Route 22 will remain. There are some dead trees within that wetland but, since it is a protected wetland, they cannot remove or alter any of the grading in that area. The idea is to maintain the material in this area.

Mayor Brandt asked what number of trees are being removed and what number is being added.

Mr. Demchinski stated the total number of trees being removed is 456 and they are replacing these with 450 trees. Mayor Brandt noted berms are being added along with evergreens for

year-round coverage.

8. Trustee Raizin asked if there is a health club within the facility.

Mr. Kerin confirmed there will be a health club within the facility and provided details of the proposed health club.

9. Trustee Pantelis asked if you would need to be a member to use some of the facilities.

Mr. Kerin stated the only area you have to be a member is the health club. Any other areas are open to non-members.

Village Manager Burke asked if a corporate traveler could purchase a day membership to use the fitness facility.

Mr. Jeff Reiny, representative of The St. James, stated he would be the General Manager of the Lincolnshire complex. Mr. Reiny provided additional information regarding the proposed health club and stated The St. James offers day passes.

Mayor Brandt adjourned the Public Hearing and reconvened the Committee of the Whole Meeting at 10:15 p.m.

Trustee Leider stated he would like to know more about the financials and the possibility of solar energy consideration.

Trustee Pantelis stated she would like to know more about projected percentages of Lincolnshire residents joining the facility along with the financials.

Trustee Grujanac noted she would like the petitioner to consider solar energy. Mayor Brandt asked if solar panels could be mounted on the proposed roofing materials.

Mr. Kerin stated they could mount solar panels on the proposed roofing materials. A conversation followed regarding other facilities in Lincolnshire with solar panels.

Trustee Hancock stated his opinion is that we need to find out some type of economic projection for the Village and how to get comfortable with the financing. Trustee Hancock suggested the petitioner give some type of an advantage to the Lincolnshire residents.

Trustee Raizin stated she would like to see how the petitioner can make the building more environmentally friendly.

Trustee Harms Muth noted some concerns with the size of the building but defers to ARB expertise. Trustee Harms Muth stated she would like to see some type of Lincolnshire resident

discount as a benefit to living in the community.

It was the consensus of the Board to close the Public Hearing and have the petitioner address the questions and concerns of the Board at a future Regular Village Board meeting for further discussion.

2.12 Consideration of a Resolution Reallocating 2020 Lake County Private Activity Bond Clearinghouse Cap to the Village of Buffalo Grove, Illinois in the Amount of \$832,125 (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a summary of the annual Resolution reallocating 2020 Lake County Private Activity Bond Clearinghouse Cap to the Village of Buffalo Grove in the amount of \$832,125.

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 Resolution Authorizing Publication of the 2020 Official Zoning District Map (Village of Lincolnshire)

Planning & Development Zozulya provided highlights regarding the Resolution authorizing publication of the 2020 Official Zoning District Map.

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

Mayor Brandt noted the rule that a public meeting can't go past 10:30 p.m. unless there is consensus from the majority of the Board to continue.

It was the consensus of the Board to continue the Committee of the Whole Meeting after 10:30 p.m.

2.2 Finance and Administration

2.21 Public Hearing regarding an Ordinance Making Appropriations to Defray all Necessary Expenses and Liabilities of the Village of Lincolnshire, Lake County, Illinois for Fiscal Year 2020 (Village of Lincolnshire)

Mayor Brandt recessed the February 24, 2020 Committee of the Whole meeting and convened the Public Hearing regarding an Ordinance making appropriations to defray all necessary expenses and liabilities of the Village of Lincolnshire, Lake County, Illinois for fiscal year 2020.

Finance Director/Village Treasurer Peterson provided a summary of the annual ordinance making appropriations to defray all necessary expenses and liabilities of the Village of Lincolnshire, Lake County,

Illinois for the Fiscal Year 2020. Finance Director/Village Treasurer Peterson noted five exceptions related to operating expenditures.

Trustee Raizin stated the budget has been approved and asked if this is the maximum amount we can go above the approved amount. Finance Director/Village Treasurer Peterson confirmed this is the maximum amount we can go in expenditures without coming back before the Board.

There were no comments from the public on the proposed appropriation ordinance.

Mayor Brandt adjourned the Public Hearing and reconvened the Committee of the Whole meeting at 10:40 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.

2.3 Public Works

2.31 Consideration of an Approval of a Professional Services Contract with RJN Group, Inc. for Design Engineering Services for the 2020 Sanitary Sewer System Analysis and Engineering Project at a cost not to Exceed \$99,785 (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a professional services contract with RJN Group, Inc. for design engineering services for the 2020 sanitary sewer system analysis and engineering project at a cost not to exceed \$99,785.

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

2.32 Consideration of an Approval of a Supplement to an Existing Professional Service Agreement with Kluber Architects & Engineers in the Amount of \$5,775 for Flooring, Tuckpointing, and Security Improvements Design, Bidding, and Construction Administration Services (Village of Lincolnshire)

Assistant Public Works Director/Village Engineer Dittrich provided a summary of a supplement to an existing professional service agreement with Kluber Architects & Engineers in the amount of \$5,775 for flooring, tuckpointing, and security improvements design, bidding, and construction administration services.

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

2.4 Public Safety

2.5 Parks and Recreation

2.6 Judiciary and Personnel

3.0 UNFINISHED BUSINESS

4.0 NEW BUSINESS

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Pantelis seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 10:41 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk