



VILLAGE OF LINCOLNSHIRE

MINUTES COMMITTEE OF THE WHOLE MEETING September 28, 2022

Present:

Mayor Brandt
Trustee Harms Muth
Trustee Pantelis
Trustee Wright
Village Attorney Simon
Village Treasurer/Finance Director Rossi
~~Public Works Director Woodbury~~

Planning & Development Manager Zozulya
Administration Management Analyst Cascone

Trustee Grujanac
Trustee Mitchell
Trustee Raizin - Remote
Village Clerk Mastandrea
Village Manager Burke
~~Chief of Police Leonas~~

Assistant Village Manager/Community & Economic Development Director Roesler
Commander Covelli

Commander Watson

1.0 ROLL CALL

Mayor Brandt called the meeting to order at 7:20 p.m., and Village Clerk Mastandrea called the roll.

2.0 ITEMS OF GENERAL BUSINESS

2.1 Planning, Zoning and Land Use

2.11 **Pre-Application Review of a Site Plan and Exterior Architectural Design of Proposed Office/Warehouse Buildings and Related Plat of Subdivision (15730 Aptakistic Road – Panattoni Development Company, Inc.)**

Planning & Development Manager Zozulya provided a summary of the pre-application review of a site plan and exterior architectural design of proposed office/warehouse buildings and related plat of subdivision for 15730 Aptakistic Road from Panattoni Development Company, Inc. including the approval process. Planning & Development Manager Zozulya noted staff is in favor of the project and believes it fits in with the Comprehensive Plan even though the plan reflects potential office uses for the site. However, staff does not believe professional office is a viable use category in this location given an overabundance of existing vacant office space in the area. Planning & Development Manager Zozulya noted development of this site will generate additional revenue for the Village, including connection fees, property tax, and monthly water/sewer utility fees.

Mr. Russ Whitaker from Rosanova & Whitaker, Ltd., attorney representing Panattoni provided a presentation regarding their request for pre-application review of a site plan and exterior architectural design of proposed office/warehouse buildings and related plat of subdivision for 15730 Aptakistic Road including an ariel plan, background of Panattoni business, property information, how this

development fits in to the new Corporate Center Subarea Strategy, site plan, public improvements to include extension of Shelter Road and Margate Drive, building orientation, storm water improvements planned to comply with Lake County Storm Water Management Commission requirements, landscape plan, and elevations.

Trustee Mitchell asked if both proposed buildings would be identical. Mr. Whitaker stated the presentation provides the design of building one. They have not gotten to the point where they have been able to drill down or have further discussions to see where they need to go with the architectural design of second building.

Mr. Whitaker concluded his presentation stating there is a strong market with historically low inventory and vacancy rates in the industrial sector. These buildings will help fill market gap with footprints of over 200,000 square feet where there is very little supply today.

Mayor Brandt asked if they get through the approval process, when do they anticipate starting construction, how long will the construction take, and will both buildings be built at the same time. Mr. John Pagliari, Partner with Panattoni stated they would start both buildings in the spring and construction would go through the winter.

Mayor Brandt noted some concern with the construction of a huge box structure and asked if there is anything they could do to the roofline to make them look more appealing. Mr. Pagliari stated there are three entrances to the building with different design elements at each entrance to break up the aesthetics of the building.

Trustee Grujanac noted concern at the location of the loading docks and the ability to screen visibility to this area from Aptakisic Road with trees. Mr. Whitaker provided additional information relative to screening landscaping and the proposed location being blocked by other buildings in the location. A conversation regarding building heights of the surrounding buildings followed. Staff noted future meeting materials will include detailed information surrounding building heights.

Mayor Brandt asked if Panattoni knew what would occupy the space. Mr. Pagliari stated they do not know what would occupy the space; construction is purely speculative at this time.

Trustee Wright asked if they anticipate vehicle and truck access to the planned loading docks on the west building to come primarily from Aptakisic Road or off Schelster. Mr. Pagliari stated any of the routes would be available for trucks to come in/out of the proposed site. Village Manager Burke stated site circulation would have to be approved by the Lincolnshire-Riverwoods Fire Protection District for ingress/egress turning radius to accommodate emergency vehicles.

Trustee Harms Muth stated she much prefers a large building in this area of the Village and likes the variations to the building design

proposed. Trustee Harms Muth stated the more they can do to make the buildings look less like a big box would be her preference. Trustee Harms Muth noted concern that there currently is no planned tenants. Mr. Pagliari stated that is why they build the spaces they do, with driveway access in the back, loading docks, and parking available to accommodate potential employees.

It was the consensus of the Board to refer this to the Zoning Board and Architectural Review Board prior to coming back to the Village Board.

2.12 Consideration and Approval of an Ordinance Approving Text Amendments to Title 6 (Zoning), Chapter 5B (R2A Single Family Residence District) to Establish an Impervious Surface Ratio Cap in the R2A Zoning District (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a summary of the proposed Ordinance approving Text Amendments to Title 6 (Zoning), Chapter 5B (R2A Single Family Residence District) to establish an impervious surface ratio cap in the R2A Zoning District. The Zoning issued a unanimous favorable recommendation to establish a 40% impervious surface cap rather than the staff-recommended 35%. Planning & Development Manager Zozulya provided comparisons based on 35% versus 40%. A discussion of the Zoning Board recommendation and the difference between staff's recommended percentage followed.

Trustees Harms Muth, Mitchell, and Pantelis were in favor of going with the Zoning Board's recommendation of 40% and Trustees Wright, Grujanac, and Raizin were in favor of 35%. Mayor Brandt noted she was in favor of 40%.

It was the consensus of the Board to place this item on the Consent Agenda with the Zoning Board recommendation of 40% impervious surface ratio cap for approval at the next Regular Village Board meeting.

2.2 Finance and Administration

2.21 Consideration of an Ordinance Disposing of Surplus Property (Village of Lincolnshire)

Management Analyst Cascone provided a summary of the bi-annual Ordinance disposing of surplus property.

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 and Acceptance of On-Site Public Improvements for Lincolnshire Trails Subdivision (Village of Lincolnshire)

Planning & Development Manager Zozulya provided a summary of acceptance of on-site public improvements for Lincolnshire Trails

Subdivision. If approved, the subdivision would be slated for a three-year maintenance period with a 10% maintenance guarantee.

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

2.41 Consideration of a National White Collar Crime Center (NW3C) Grant Award and Related Subrecipient Contract to Offset Cost of Purchase of Twelve In-Car Video Camera Systems (Village of Lincolnshire)

Commander Covelli provided a summary of a proposed National White Collar Crime Center (NW3C) Grant Award and related subrecipient contract to offset cost of purchase of twelve in-car video camera systems.

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

2.42 Consideration of Approval of Axon Fleet 3 Purchase Agreement to Purchase Twelve In-Car Video Camera Systems for Police Squads (Village of Lincolnshire)

Commander Watson provided a summary of a proposed Axon Fleet 3 Purchase Agreement to purchase twelve in-car video camera systems for Police squads.

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

2.5 Parks and Recreation

2.6 Judiciary and Personnel

3.0 UNFINISHED BUSINESS

4.0 NEW BUSINESS

4.1 Traffic & Speeding in the Spring Lake Area

Mayor Brandt noted a post on Facebook regarding traffic and speeding in the Spring Lake area. Some of the comments suggested stop signs, speed bumps, and red-light cameras.

Mayor Brandt stated speed bumps have been discussed in the past and noted this was voted against due to them not being good for Village vehicles, fire trucks, emergency vehicles, school buses, snow removal, and future resurfacing issues. Red-light cameras were also discussed years ago, and they were expensive not only to install but for staff to monitor.

Village Manager Burke stated residents in the Facebook discussion, commented about reaching out to the Police Department. Village Manager Burke shared he previously requested Chief of Police Leonas have Sergeant Ulanowski work with the residents on possible solutions.

Mayor Brandt recommended the Police possibly do a traffic study in the area and putting up electronic messages telling drivers to slow down.

Trustee Mitchell asked if the Police thought speeding was getting worse in the area.

Commander Covelli stated the Police have been fielding a lot of traffic complaints in certain areas, especially around the schools. The increase of school and work traffic has contributed to traffic issues.

A discussion regarding possibly adding a stop sign in the area followed.

Trustee Mitchell asked if the increase of complaints will increase police monitoring of the area. Commander Covelli stated the police will monitor the complaint areas more but if the police have another issue to deal with, that will take manpower and priority. The Police are trying to educate through social media and other outlets.

Trustee Raizin asked about speed cameras and if the Police thought they were effective. A conversation followed regarding installing electronic speed signs to alert drivers to their speed in certain problem areas followed.

Trustee Wright asked if there has been any communication between the leadership at Stevenson High School and the Police with regards to the dangerous driving conditions at Stevenson High School at the intersection of Route 22 and the high school entrance. Commander Covelli stated the Police have been working with Stevenson High School to notify parents who are dropping off and picking up students. A conversation regarding traffic issues at Stevenson High School followed.

5.0 EXECUTIVE SESSION

6.0 ADJOURNMENT

Trustee Grujanac moved, and Trustee Harms Muth seconded the motion to adjourn. The voice vote was unanimous, and Mayor Brandt declared the meeting adjourned at 9:44 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk