



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, April 14, 2015
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the regular Zoning Board Meeting held on Tuesday, March 10, 2015.

3.0 GENERAL BUSINESS

3.1 PUBLIC HEARING regarding a Special Use to permit an Assembly Use operation for religious uses in the O/Ic District, within an existing office/industrial building located at 625 Barclay Boulevard (Willow Creek Community Church).

3.2 PUBLIC HEARING regarding a Special Use to establish and operate a drinking establishment, with live entertainment, in the B2 General Business District, at 275 Parkway Drive within the CityPark Retail Center (DDMB3 LLC/dba Emporium Lake County).

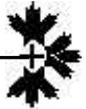
4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



- UNAPPROVED** Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, March 10, 2015, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.
- PRESENT:** Chairman Pro Tem Leider, Members Van de Kerckhove, Bichkoff, and Kalina.
- ALSO PRESENT:** Stephen Robles, Village Planner
- ABSENT:** Trustee Liaison Brandt and Chairman Manion.

Prior to the start of the meeting, **Village Planner Robles** identified Chairman Manion was absent and requested the Zoning Board unanimously select a Chairman Pro Tem to chair the meeting. The Zoning Board elected **Member Leider** to serve as Chairman Pro Tem.

CALL TO ORDER: **Chairman Pro Tem Leider** called the meeting to order at 7:02 p.m.

1.0 ROLL CALL

The roll was called by **Village Planner Robles** and **Chairman Pro Tem Leider** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

- 2.1 Approval of the Minutes related to the Zoning Board Meeting held on Tuesday, November 11, 2014.

Member Kalina moved and **Member Van de Kerckhove** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

- 3.1 PUBLIC HEARING regarding a Special Use to permit an Assembly Use operation for religious uses within the existing Regal Cinema complex in City Park of Lincolnshire (Willow Creek Community Church).

Chairman Pro Tem Leider recessed the Zoning Board meeting and opened the Public Hearing.

Lawrence Freedman, attorney, Ash, Anos, Freedman & Logan, introduced the Willow Creek Church as the applicant and expressed the Church would return to the next month's Zoning Board meeting for a Special Use for their permanent location on Barclay Boulevard. While lease terms are finalized and interior renovations are completed to the Church's permanent home, Willow Creek Church was seeking a temporary Special Use to operate at the Regal Cinemas. The Church believes a one-year Special Use will provide sufficient time to prepare the permanent site. **Mr. Freedman** noted the recent changes to the B2 Zoning District, which reclassified religious uses, theaters, and other places of assembly inclusively as assembly uses. The B2 District further permits assembly uses as a permitted special use. **Mr. Freedman** explained the Church's

proposal to use approximately 10 auditoriums in Regal Cinemas on Sundays only, for two services at 8:30 a.m. and 10:00 a.m. Per the Church's agreement with Regal, all Church activity must be concluded by noon. The main auditorium that will be used by the Church seats a total of 380 people.

Matt Wright, Lead Pastor, Willow Creek Community Church, provided a brief history of the Church's beginnings, noting the Church started in a movie theater in Palatine. He continued, the main Church campus is located in South Barrington and the Lincolnshire Church would be the sixth regional satellite facility of the Church, intended to serve only the immediate area unlike their main South Barrington facility. **Mr. Wright** presented a temporary signage plan to be used by the Church for their Sunday services at Regal Cinemas.

Member Van de Kerckhove inquired if the Church was confident their permanent site would be ready within one year's time. **Mr. Freedman** expressed the improvements proposed at the Barclay property were minor in nature and expected to be completed within one year. If not, he expressed the ability to return to the Village for an extension of the expiration.

Member Kalina noted his concern about the Church's use of one half of the movie theater and how it would not affect the theater's operation, especially with the possibility of church members loitering after services. **Mr. Wright** clarified that based on their agreement with Regal, they must be out by noon.

Chairman Pro Tem Leider sought any comments from the audience. There being none, **Village Planner Robles** sought confirmation from **Mr. Freedman** of their request to include the Special Use findings of fact into the record. **Mr. Freeman** concurred.

Village Planner Robles summarized Staff's memorandum and explained the Willow Creek Community Church request for a Special Use for an Assembly Use to conduct religious services for a temporary period within a portion of the Regal Cinemas. He continued that recent amendments to the Village's permitted uses list in the B2 District classified theaters, religious uses, convention centers, and other places of assembly inclusively as assembly uses. As a result, assembly uses were a permitted Special Use within the B2 District. He also expressed the temporary signage program proposed would not comply with the Village's Sign Control regulations and Staff would work with the Church to provide compliant temporary signage.

Village Planner Robles continued that since the Church was securing permanent facilities elsewhere in the Village, Staff recommended a temporary Special Use with a one-year expiration date to help ensure the movie theater and associated movie theater admission taxes remain as originally approved for this site. To ensure Regal Cinemas operations were not affected by the request, Staff had requested Regal provide written confirmation the proposal would not impact the number of movie showings and resulting revenues, which was included in the petitioner's presentation packet. **Village Planner Robles** identified the attached presentation packet further included the Petitioner's response to the Findings of Fact for Special Use consideration by the Zoning Board. He concluded that Staff was recommending approval of the Special Use request, subject to the three conditions stated in the Staff memo, as follows:

1. The Special Use shall be temporary and expire one year from the date of Village Board approval.

2. The Assembly Use for religious uses shall be limited to Sunday services only, at 8:30 a.m. and 10:00 a.m.
3. All religious use activities shall conclude by 12:00 p.m.

Chairman Pro Tem Leider sought any further questions or comments from the Zoning Board. **Member Kalina** questioned what would happen in the event the new site was not ready in time due to construction delays or similar. **Village Planner Robles** explained the Village Code allows the applicant to request a one-time extension of the Special Use, which would require additional consideration and discussion by the Village Board.

Member Van de Kerckhove sought clarification on additional meetings associated with the Church that would occur during the week. **Mr. Wright** clarified the Church has “small groups”, which meet at member’s houses rather than at their Church facilities.

There being no further questions, **Chairman Pro Tem Leider** closed the Public Hearing and reconvened the Zoning Board meeting.

Member Kalina expressed his concerns regarding the number of temporary signs proposed and noted it seemed excessive. He further noted if the signs were displayed too long, it could create confusion with the general public that the movie theater was now a church. **Village Planner Robles** concurred the temporary signage plan was excessive and would not be permitted by Village Code. He explained that Staff would ensure any temporary signage would follow Code requirements that apply to all properties in the Village.

Additional discussion ensued regarding temporary signage, which the Zoning Board concluding additional language could be incorporated into a recommendation clarifying temporary signage must also be removed by noon the day of the service.

There being a consensus among the members, **Chairman Pro Tem Leider** sought a motion.

Member Kalina *moved and Member Van de Kerckhove seconded a motion, to recommend approval to the Village Board, based on facts covered in a Public Hearing held on March 10, 2015, of a Special Use to permit an Assembly Use operation within an existing cinema complex (Regal Lincolnshire Stadium 21 and IMAX Cinemas) for religious uses located at 300 Parkway Drive, subject to:*

1. The Special Use shall be temporary and expire one year from the date of Village Board approval.
2. The Assembly Use for religious uses shall be limited to Sunday services only, at 8:30 a.m. and 10:00 a.m.
3. All religious use activities, including temporary signage, shall conclude by 12:00 p.m.

The motion passed unanimously by voice vote.

- 3.2 PUBLIC HEARING regarding Text Amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, regarding updates to the Village’s off-street parking and loading regulations (Village of Lincolnshire).

Village Planner Robles presented that back at the November 11, 2014 Zoning Board meeting, Staff introduced a comprehensive review of the Village's parking requirements to determine appropriate code revisions where necessary. At that time, the Zoning Board agreed with Staff's recommendation to have the Architectural Review Board also review the proposed code revisions, since as off-street parking facilities are often part of their review of site plans. The ARB reviewed the proposed code revisions at their January 20th ARB meeting, and provided one recommended revision that has been incorporated in the attached Draft Code, specifically Item #6, which will be highlighted later. **Village Planner Robles** continued summarizing the General Requirements of Section. 6-11-1, and explained the Section provided overall application of parking and loading requirements for all buildings in the Village and only minor updates had occurred. The most notable addition was provision for snow removal for parking facilities and to ensure snow storage did not damage parking lot landscaping. He continued noting that the current Off-Street Parking Facilities regulations were located in Section 6-11-3 and contained specific parking layouts, space requirements and parking ratios based on land uses. The Section was proposed for relocation to Section to 6-11-2, since parking requirements are more commonly used.

Village Planner Robles moved onto to the General Requirements section within the Off-Street Parking regulations and identified such contained regulations for all parking facilities in the Village; such as location of parking spaces, ADA parking requirements, design and maintenance, etc. The Section had been re-formatted to highlight the most pertinent standards and the ADA Accessible Parking regulations had been moved into its own specific subsection for easier reference. He continued that the General Requirements Section contained standards for surface material for spaces and that all parking spaces must be improved with asphalt, concrete, or similar material. Although parking surfaces needed to be durable to handle daily use, **Village Planner Robles** explained that impervious surfaces have significant environmental impacts on local stormwater management, water quality, and wildlife habitat. To this point, he explained there were not significant opportunities to incentivize green parking through existing Village Codes and permitting requirements. In an effort to moderate parking facilities in excess of code requirements, parking facilities with greater than 110% of the required minimum parking standard would be required to incorporate stormwater best management practice (BMP) techniques into those parking spaces/areas. In the ARB's review of the draft code revisions, the ARB recommended the minimum 110% threshold be incorporated into the regulations. **Village Planner Robles** clarified the proposed requirement for BMP's would not apply to the entire parking lot, rather that portion in excess of the code required parking spaces. In addition, the proposed code regulations do not identify specific green practices that must be used for the excess parking areas, as there are many various methods and materials to achieve the new code requirements and Staff did not want to limit property owners' ability based on factors such as cost. **Member Bichkoff** sought clarification if this meant the planting of more trees within a parking lot. **Village Planner Robles** noted that was one of many BMP methods that could be applied, and could also include porous surface materials, lighter colored pavement to prevent heat build-up in the surface, and even bio swales.

Village Planner Robles continued with the shared parking facilities requirement within the General Requirements Section and identified that the current regulation of Collective Provisions permitted the collective use of parking spaces as long as the total number of spaces for each separate use is provided. He explained such method was not truly a collective use of parking spaces, which ultimately required more parking than necessary.

The proposed revisions allowed the sharing of parking for separate uses on the same lot, provided the spaces were not used at the same time. He continued with the land banking of parking spaces allowed for a reduction in required parking spaces in the event that parking was excessive based on the use of a lot, and was approved by variance. Staff felt the variance process discouraged property owners to landbank spaces and led to greater parking than necessary. The proposed revision would formalize the authorization process through Staff review and approval, subject to compliance with five conditions which existed within the current code. **Member Van de Kerckhove** sought clarification if an adjacent property owner could purchase the land banked spaces from the neighboring property for the adjacent property's use. **Village Planner Robles** clarified that such scenario would not be permitted as the authorization of landbanked parking would be specific to the individual lot of record. **Member Bichkoff** questioned if the proposed revisions to the landbanking of spaces would apply to existing properties or future developed properties. **Village Planner Robles** clarified the regulations would apply to future developed property and all existing parking lots would remain.

Village Planner Robles proceeded with the Specific Requirements section that contained the specific parking ratios based on land use, which followed the common approach of minimum parking requirements, rather than maximums. The parking ratio table has been updated to include permitted uses previously absent, addition of new uses, and revisions to parking ratios to reduce minimum parking requirements where necessary. Following review of the proposed revisions to the parking table, **Chairman Pro Tem Leider** requested Staff review the proposed parking requirement for parks/playgrounds to ensure the existing parking spaces for the Village parks remains compliant.

Village Planner Robles concluded with the Off-Street Loading Section, which outlined specific loading facility requirements, including quantity, size, location, etc. The loading berth requirements were proposed to follow the parking requirements as such requirements are not as heavily used. He noted that only minor revisions were proposed; with the most significant addition was the inclusion of loading facility requirements for commercial uses, absent from the existing code.

Chairman Pro Tem Leider sought any comments from the audience. There being none, **Chairman Pro Tem Leider** closed the public hearing and reconvened the Zoning Board meeting.

There being no further comments, **Chairman Pro Tem Leider** sought a motion.

Member Kalina moved and **Member Van de Kerckhove** seconded a motion, to recommend approval to the Village Board, based on facts covered in a Public Hearing held on March 10, 2015, of text amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, subject to the Staff memorandum, and further subject to Staff to review the parking ratio for parks to determine compliance of current parking at Village parks and playgrounds.

The roll call vote was as follows:

Ayes: Chairman Pro Tem Leider, Members Van de Kerckhove, Bichkoff, and Kalina.

Nays: None.

- 4.0 UNFINISHED BUSINESS (None)**
- 5.0 NEW BUSINESS (None)**
- 6.0 CITIZENS COMMENTS (None)**
- 7.0 ADJOURNMENT**

There being no further business, **Chairman Pro Tem Leider** sought a motion for adjournment. **Member Kalina** moved, and **Member Bichkoff** seconded the motion to adjourn. The meeting adjourned at 8:02 p.m.

Minutes Submitted by Stephen Robles, Village Planner.

**REQUEST FOR BOARD ACTION
Zoning Board
April 14, 2015**

Subject:	Willow Creek Community Church Special Use Request
Action Requested:	Public Hearing for a Special Use to permit an Assembly Use operation for religious uses in the O/lc District, within an existing office/industrial building located at 625 Barclay Blvd.
Petitioner:	Willow Creek Community Church
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Zoning Board

Background:

- The subject property located at 625 Barclay Boulevard is currently a vacant office/warehouse building, located within the Village's Corporate Center.
- The zoning classification of the property is O/lc – Office/Industrial District, in which Assembly uses are a permitted Special Use.
- Recent amendments (December 8, 2014) to the Village's permitted and special uses in non-residential zoning districts now classifies theaters, religious uses, convention centers, and other places of assembly inclusively as "Assembly Uses".

Project Summary:

- Willow Creek Community Church ("Church") seeks a Special Use for an Assembly Use to permit religious uses at the subject site.
- The interior layout of the existing office/warehouse building will be renovated based on the proposed assembly use to include a 796 seat auditorium, offices, and meeting spaces (see attached presentation packet).
- Exterior building modifications include construction of a new primary entrance at the southeast corner of the building and exterior signage. The existing small customer parking lot on the west side of the building will be connected to the main parking lot (south) with a new internal access lane. Due to the minor nature of the proposed exterior modifications, Architectural Review Board review will not be required.
- After the Public Hearing and Zoning Board recommendation this request will return to the Village Board for final determination.

Staff Comments:

- **Activities/Usage:** Per the attached presentation packet, the Church will conduct two Sunday morning services, with an eventual maximum attendance of 796 people (per maximum auditorium capacity). As identified, there will not be concurrent activities during the Sunday services, apart from break-out children services. Weekday events will consist of meetings/classes two nights per week between 6:00 p.m. and 9:00 p.m., with an overall maximum attendance of 200 people. No weekday school or daycare is proposed. Given the proposed activities will occur during off-peak days/hours of the surrounding office/industrial businesses, there will be nominal disruption to the surrounding commercial operations.
 - *To ensure Church operations do not impact surrounding commercial/industrial uses, Staff recommends a condition of the Special use prohibiting weekday school/daycare services at the site be incorporated.*

- **Parking:** Village parking regulations require 1 space per 4 seats for religious uses. Based on the maximum of 796 seats, 199 parking spaces are required, with exactly 199 parking spaces provided at the site. However, based on attendance experienced at other locations, the Church has indicated a parking ratio of 1:2.3 seats more accurately reflects their attendance levels. Using the Church's ratio, at full capacity, 346 spaces would be required. To account for the excess parking demands, the Church has entered into a parking agreement with the property owner of 500 Barclay Boulevard and tenant of 650 Barclay Boulevard (HydraForce), which will result in the following parking allocations:

Location	Parking Available	Parking Shared	Shared Parking Availability
625 Barclay Blvd (Church)	199	125	5 AM–5 PM, M-F
650 Barclay Blvd (HydraForce – lease)	78	78	7 AM-12AM, Sun & Dec 25 th 12 PM-12AM, Dec 24 th & Good Fri
500 Barclay Blvd (HydraForce – own)	392	300	7 AM-12AM, Sun & Dec 25 th 12 PM-12AM, Dec 24 th & Good Fri

The agreement will allow for the sharing of parking spaces amongst both groups at specified times to eliminate potential conflicts between either operations. Since minimum code required parking is provided on the subject site, there is no further Code requirements for additional off-street parking by the Church. However, under the review of the Special Use, the Village has the authority to require considerations to negate the impact of such use upon neighboring land, such as a parking agreement.

- *As a result of the Church's anticipated attendance levels exceeding the parking available on the subject site, the provided parking agreement should be recorded with the Lake County Recorder's Office for 500 Barclay Boulevard to account for any future sale of the property and allow continual application of the parking agreement.*

Staff's inspection of the subject site at 625 Barclay Boulevard revealed the current declining condition of the parking lot and unnoticeable markings. Additionally, a variety of parking lot islands are absent of Code required landscaping. These existing conditions should be attended to by any new occupancy of the site.

- *Within six months of obtaining a Certificate of Occupancy, the parking lot at 625 Barclay Boulevard shall be resurfaced and all associated parking lot markings shall be restored, which shall not result in any reduction of parking spaces from the current total of 199 spaces, and landscaping of parking lot islands shall be provided in conformance with Chapter 11 of the Zoning Code.*
- **Traffic Management Plan:** Staff has confirmed with the Police Department the Church's proposed traffic management plan (see attached presentation packet) is acceptable. As the 650 Barclay parking lot is located across from the Church site, the Church will use temporary traffic cones and signage to identify the temporary pedestrian cross-walk. The 500 Barclay parking lot; however, is located in excess of 1,000 feet from the nearest Church entry. Given the separation and lack of sidewalks along Barclay Boulevard, the Church will use a shuttle van to transport attendees to/from the parking lot.
 - *Staff recommends any use of traffic cones and signage be temporary and shall only*

be used during Sunday and Holiday services, and removed upon the conclusion of the last Sunday or Holiday service. No such traffic control devices and/or signage shall be placed within the travel lanes of Barclay Boulevard.

- **Special Use Findings of Fact:** The attached presentation packet includes the Petitioner's response to the Findings of Fact for Special Use for consideration by the Zoning Board.

Recommendation:

Staff recommends approval of a Special Use to permit an Assembly Use operation for religious uses in the O/lc District, within an existing office/industrial building, subject to the following conditions:

1. Weekday school and/or daycare services/uses shall be prohibited at the subject site.
2. The executed parking agreement shall be recorded with the Lake County Recorder's Office for the property commonly addressed as 500 Barclay Boulevard to account for any future sale of the property and allow continual application of the parking agreement.
3. Within six months of obtaining a Certificate of Occupancy, the parking lot at 625 Barclay Boulevard shall be resurfaced and all associated parking lot markings shall be restored, which shall not result in any reduction of parking spaces from the current total of 199 spaces, and landscaping of parking lot islands shall be provided in conformance with Chapter 11 of the Zoning Code.
4. The use of traffic cones and signage shall be temporary and only used during Sunday and Holiday services, and removed upon the conclusion of the last Sunday or Holiday service. No such traffic control devices and/or signage shall be placed within the travel lanes of Barclay Boulevard.

Motion:

Having made findings based on facts covered in a Public Hearing held on April 14, 2015, the Zoning Board recommends approval to the Village Board of a Special Use to permit an Assembly Use operation for religious uses in the O/lc District, within an existing office/industrial building located at 625 Barclay Boulevard, subject to the Staff recommendations, and further subject to. . . .

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- Location Map, prepared by Staff.
- Presentation Packet, prepared by Larry Freedman and Willow Creek Community Church.

Meeting History	
Village Board Evaluation (COW):	February 23, 2015
Current Zoning Board (Public Hearing)	April 14, 2015



LAW OFFICES

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BARRY ASH
GEORGE J. ANOS, 1951-2005
JOSEPH ASH, 1951-2012

April 10, 2015

VIA EMAIL

Members of the
Village of Lincolnshire Zoning Board
One Olde Half Day Road
Lincolnshire, IL 60069

Re: 625 Barclay Blvd.
Our File No. 14-60

Dear Members of the Lincolnshire Zoning Board:

I represent Willow Creek Community Church, Inc., which has entered into a lease to rent the property at 625 Barclay Boulevard. We are requesting a special use permit to allow the existing 46,900 square foot building and 199 space parking lot to be used for religious use as a Christian Church for worship, religious, charitable, and related uses and activities.

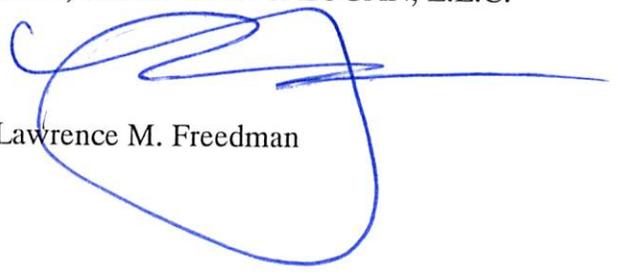
The Church anticipates initially having two adult worship services at 9:00 am and 11:00 am on Sundays to be held in an auditorium with a maximum seating of approximately 796 people which is intended to be constructed in the existing building. Initial occupancy of the auditorium is anticipated to only be approximately 500 people. The Church also anticipates holding religious services on Christmas, Christmas Eve, and Good Friday. During adult services separate services and religious programs will be conducted for children up to middle school age in classroom-offices in the existing building. The Church also provides childcare for children up to the age 5 for parents who are attending the adult services. Service and religious programs for high school students will be scheduled for each Sunday evening from approximately 6:00 pm to 8:00 pm. Weekday activities are relatively limited, but are anticipated to include evening adult religious programs and classes on most Tuesday and Thursday evenings. Classes normally begin around 6:00 pm and finished before 9:00 pm. The Church would also be used for baptisms, weddings, funerals, and other usual and customary uses. Approximately 10 employees are planned to be on site during normal business hours. Thank you for your consideration.

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.

Very truly yours,

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.

BY: Lawrence M. Freedman



LMF: eas
Enclosures

FINDINGS OF FACT FOR SPECIAL USE
WILLOW CREEK COMMUNITY CHURCH
(625 BARCLAY BLVD.)

1. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

The subject property is located in a business park and it is completely surrounded by office and industrial uses. Inasmuch as the weekly activities of Applicant are relatively limited (i.e. very little activity during the day and only about 100 to 200 people attending two weekday evenings), there will be little or no effect on the activities in surrounding office and industrial facilities which are for the most part held only during normal weekday business hours. In addition, in order to satisfy the off-street parking requirement for the maximum attendance anticipated for Sunday services, Applicant has also entered into a parking agreement for properties at 650 Barclay and 500 Barclay so that there will never be a need for any on-street parking. Accordingly, the proposed special use will in no way diminish or impair property values within the neighborhood in which the use will be located.

2. *The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The surrounding properties have substantially been fully developed and improved. If there were, however, to be additional development of any surrounding property, it would be for office and industrial uses which typically operate during normal weekday business hours. Accordingly, given Applicant's limited weekday use, the special use will in no way impede the normal and orderly development or improvement of any surrounding properties for uses permitted in the surrounding zoning district.

3. *Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.*

The existing building on the subject property is already serviced with adequate utilities, drainage, and all other necessary facilities. Applicant does not propose any increase in intensity of usage which would cause any of the existing utilities, drainage, or other facilities to be less than adequate for Applicant's proposed use. The subject property fronts on Barclay Boulevard and has sufficient access to service Applicant's proposed activities. The most intense time of Applicant's use will be on Sundays at the time of the two proposed services. Applicant will be implementing a traffic control plan which will be in place during all services and which will be operated and administered by volunteers located at all access points and throughout the parking area in order to coordinate orderly ingress, egress, and parking.

4. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

Applicant's minimal weekday usage poses no potential traffic congestion for surrounding office and industrial uses. Applicant's peak usage, which is on Sunday, during services, takes place at a time when surrounding office and industrial uses are mostly closed. Any traffic congestion which could result from traffic coming to or leaving Sunday services will be controlled and directed pursuant to Applicant's traffic control plan, which will consist of volunteers being located at all access points and throughout the parking area while attendees are entering or leaving the property.

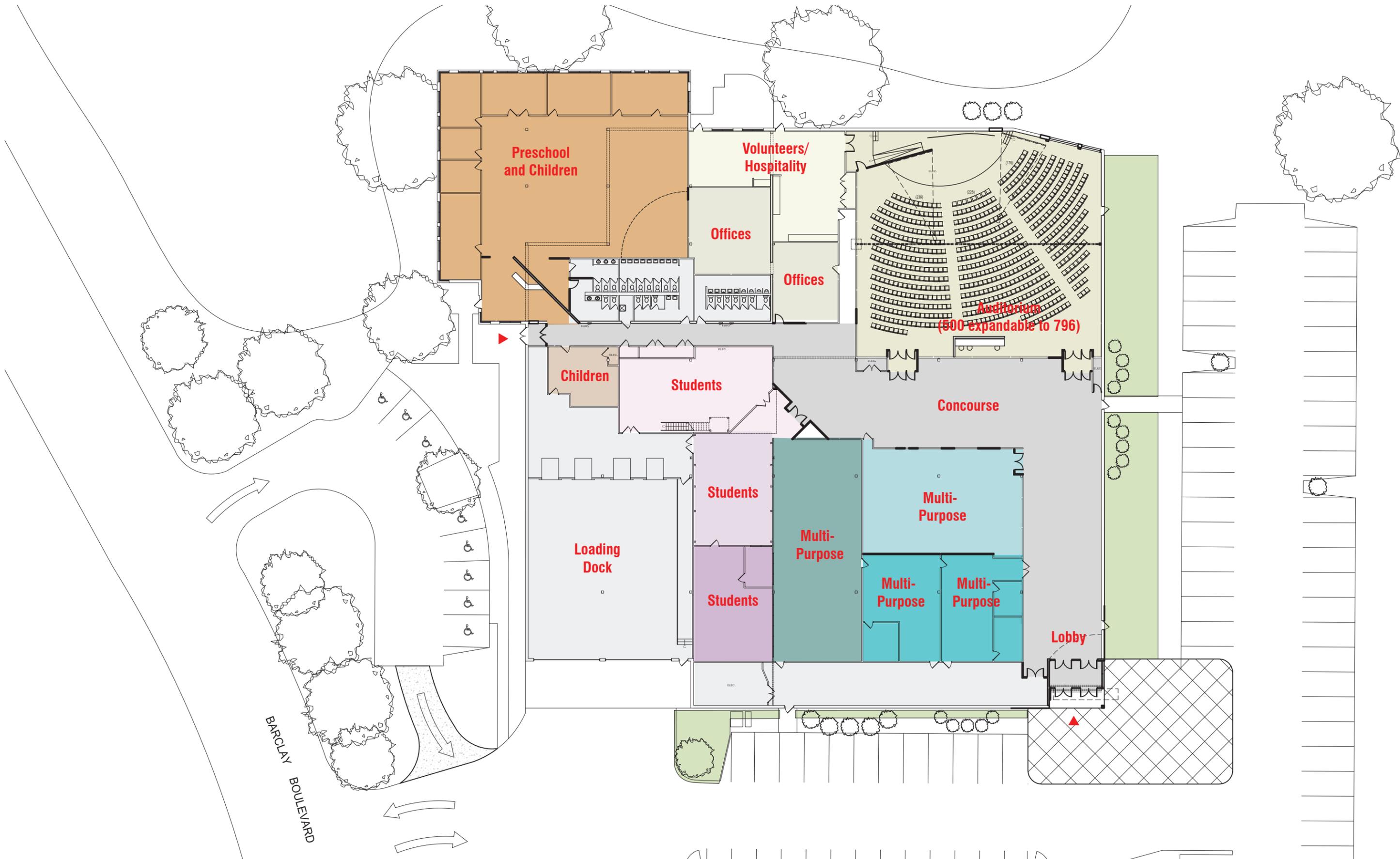
5. *The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village as amended.*

The objectives of the Official Comprehensive Plan as stated are for warehouse and manufacturing for the subject property, which is reflected in the subject property being classified in the O/I Zoning District. Recent changes to the permitted uses in the O/I Zoning District now allow assembly uses, such as that being represented as a special use. As such the proposed use is not inconsistent with the Official Comprehensive Plan objectives.

6. *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter.*

The subject property is zoned O/I, which as a result of recent amendments to the Zoning Code, now allow for assembly uses as a permitted special use within the district, and as such the special use will conform with the applicable regulations of the district in which is located.

Topic	Detail
Daily Activities	<ul style="list-style-type: none"> • Services are planned for Sundays at 9:00 and 11:00 am, and are about 75 minutes. It is anticipated that as the congregation grows, there will be a maximum attendance based on auditorium size of 796. • During Sunday services, children who accompany adults attending the services are accommodated in other portions of the building. High School students also attend a program on Sunday evenings, which is held at 6:30pm and is anticipated to accommodate about 100 students. • There are no plans for any weekday daycare or school. • There are no plans for weekday evening services other than occasional weddings and funerals, and Christmas Eve, Christmas, and Good Friday. There will be, however, meetings and classes held on approximately 2 evenings per week from the hours of 6:00 – 9:00pm. At our other locations, these meetings are held on Tuesday, Wednesday, or Thursday evenings depending on the needs of the individual community. There may be multiple meetings or classes held simultaneously, with an overall cumulative attendance of about 100 - 200. (e.g. Marriage Counseling classes, Divorce and Separation Recovery, Parenting Classes, Financial Management Classes, and Bible Classes) • Approximately 10 employees are planned to be on location during normal business hours. • No microphones, loud speakers, or similar sound systems will be used outside without village approval.
Traffic and Parking	<ul style="list-style-type: none"> • 625 Barclay has 199 parking spaces on site. Willow Creek has reached an agreement with 650 Barclay (directly across the street) for an additional 78 spaces, and 500 Barclay (close proximity) for another 300 spaces. This gives Willow Creek a total of 577 spaces guaranteed for the life of the lease. • The Lincolnshire code is 1:4 (1 space for every 4 seats). With a maximum of 796 seats in the auditorium, we have the 199 spaces required on site at 625 Barclay. <ul style="list-style-type: none"> ○ At our other locations, we find that a ratio of 1:2.3 reflects our normal experience, which makes 346 spaces our maximum parking need. We would meet this need in the following order: <ul style="list-style-type: none"> ▪ 199 at 625 Barclay, 78 at 650 Barclay (across the street), and as needed, 69 (and up to 300) at 500 Barclay. We will use a temporary cross walk designated by cones and signs for pedestrians from 650 Barclay, and a shuttle system (church van) as needed for those who use 500 Barclay. ▪ On services that we know will be heavy, all volunteer and staff cars (approximately 25 cars) will park at 500 Barclay, allowing our guests access to the closest spaces. • As part of it's agreement for additional offsite parking, Willow Creek has allowed 650 Barclay to use 125 of their 199 spaces at 625 Barclay during normal weekday business hours. Any special daytime services (i.e. funerals) will be limited in size to fit within the remaining 74 spaces. If necessary, the service will be moved to the evening (outside of normal business hours), when the full 199 spaces become available.







PARKING AGREEMENT

This Parking Agreement ("Agreement") is entered into this 17th day of March, 2015 by and between the Willow Creek Community Church Inc., an Illinois not for profit corporation ("Church") and HydraForce, Inc., an Illinois corporation ("HydraForce").

WHEREAS, the Church is in the process of leasing (Church's Lease) the entire building at 625 Barclay Blvd, Lincolnshire, Illinois 60069 (625 Barclay Building) and

WHEREAS, HydraForce currently leases (HydraForce Lease) the entire building at 650 Barclay Blvd, Lincolnshire, Illinois 60069 (650 Barclay building) and

WHEREAS, HydraForce also owns the building at 500 Barclay Blvd, Lincolnshire, Illinois 60069 (500 Barclay Building) and

WHEREAS, HydraForce and the Church in consideration of the parking rights each has granted the other, the sufficiency of which both acknowledge, agree as follows:

1. HydraForce's Parking Rights. The Church, in exchange for the parking rights it is receiving from HydraForce pursuant to this Agreement, hereby grants to HydraForce and its invitees the right to use one hundred twenty five (125) parking stalls at 625 Barclay Building from 5:00 a.m. to 5:00 p.m. Monday through Friday of every week for the Term of this Agreement, except on Christmas Day, Christmas Eve after 12:00 p.m. and Good Friday after 12:00 p.m. of each year. The 125 parking stalls shall be those stalls shown on the diagram attached as Exhibit A.

2. Church's Parking Rights. HydraForce, in exchange for the parking rights it is receiving from the Church pursuant to this Agreement, hereby grants to the Church and its invitees the right to use: a) 78 parking stalls at the 650 Barclay Building; and b) an additional 300 parking stalls at the 500 Barclay Building from 7:00 a.m. through midnight every Sunday, and every Christmas Day under this Agreement and from 12:00 p.m. to 12:00 a.m. every Christmas Eve and every Good Friday under this Agreement. The 78 parking stalls at the 650 Barclay Building and the 300 parking stalls at the 500 Barclay Building shall be those stalls shown on the diagrams attached as Exhibit B. and Exhibit C.

3. Snow Removal. The Church, at its own expense, will hire a snow removal company to remove snow from the parking lot, including entrances and exits, at the 625 Barclay Building on any weekday when snow has accumulated to approximately 2 inches or more. HydraForce, at its own expense will hire a snow removal company to remove snow from the parking lots, including entrances and exits, at the 650 Barclay Building and the 500 Barclay Building every Sunday, every Christmas Day, every Christmas Eve and every Good Friday when snow has accumulated to approximately two inches or more.

4. Hold Harmless and Indemnification.

(a) To the fullest extent permissible by law HydraForce shall hold the Church, its officers, elders, employees, independent contractors and lenders harmless including reasonable attorneys' fees for any and all personal and bodily injuries including death and property damage, related to HydraForce's and HydraForce's invitee's use of the Church's parking including ingress and egress to and from the Church's parking lot. Without diminishing the generality of the preceding sentence, at all times during this Agreement, Hydraforce shall carry comprehensive general liability insurance insuring the Church against acts, omissions and negligence of Hydraforce, its employees, and invites with limits no less than \$1,000,000/\$2,000,000 with a minimum umbrella policy of \$5,000,000 naming the Church, its elders, officers, employees and independent contractors and invitees as additional party insured, with such policies requiring the insurance company agreeing to give the Church 30 days written notice of cancellation or non-renewal of insurance coverage prior to commencement of this Agreement and at each renewal of the aforesaid insurance policy(ies), HydraForce shall forward to the Church a Certificate of Insurance indicating that the aforesaid insurance is in full force and effect.

(b) To the fullest extent permissible by law the Church shall hold HydraForce, its officers, elders, employees, independent contractors and lenders harmless including reasonable attorneys' fees for any and all personal and bodily injuries including death and property damage, related to the Church's and Church's invitee's use of both HydraForce's parking including ingress and egress to and from both HydraForce parking lots. Without diminishing the generality of the preceding sentence, at all times during this Agreement, the Church shall carry comprehensive general liability insurance insuring Hydraforce against acts, omissions and negligence of Church , its employees, and invitees with limits no less than \$1,000,0-00/\$2,000,000 with a minimum umbrella policy of \$5,000,000 naming the Hydraforce, its directors, officers, employees and independent contractors and invitees as additional party insured, with such policies requiring the insurance company agreeing to give HydraForce 30 days written notice of cancellation or non-renewal of coverage prior to commencement of this Agreement and at each renewal of the aforesaid insurance policy(ies), Church shall forward to the Church a Certificate of Insurance indicating that the aforesaid insurance will remain in full force and effect..

5. Term of Agreement.

(a) This Lease is contingent upon the Church obtaining a special use permit from the Village of Lincolnshire, allowing the Church to use the 625 Barclay for religious purposes. This Agreement shall commence 30 days after the Village of Lincolnshire approves the Church's special use permit. If the Church does not obtain the special use permit within six months from the date of this Agreement, the Church may declare this Agreement null and void.

(b) The Church's and HydraForce's obligation under this Agreement is dependent upon Van Vlissingen & Company terminating an existing License Agreement dated July 2012 for parking at the 625 Barclay Building. A copy of that License Agreement is attached as Exhibit D.

(c) This Agreement shall terminate on the earliest of the following: (a) the Church terminates its tenancy at 625 Barclay, in which case this Agreement shall terminate on the last day the Church is a tenant at that Building; (b) HydraForce sells the 500 Barclay Building.

(d) The termination of HydraForce's tenancy at 650 Barclay shall not terminate this Agreement, except as it relates to the 78 stalls on that property. In that event, the Church shall be entitled to use the 300 parking stalls at the 500 Barclay building for the balance of the Term of this Agreement.

6. Repairs and Maintenance. Except when damage is caused by HydraForce or its invitees, the Church at its expense shall repair, resurface and stripe the parking lot at the 625 Barclay Building when needed. Except when damage is caused by the Church or its invitees, the HydraForce at its sole expense shall repair, resurface and stripe the parking lot at the 500 Barclay building when needed.

7. Notices. All Notices shall be sent by recognized overnight delivery services such as Federal Express or United Parcel Service to the parties at the following addresses:

Church:

Senior Pastor
Willow Creek Community Church – South Lake
625 Barclay Boulevard
Lincolnshire, Illinois 600669

With a copy to: Ira D. Leavitt
1755 S. Naperville Road
Suite 200
Wheaton, IL 60189

Hydraforce
President
Hydraforce, Inc.
500 Barclay Boulevard
Lincolnshire, Illinois 60069

8. Total Agreement. This Agreement represents the total agreement between the parties and supersedes all previous or contemporaneous oral or written understandings about the subject matter of this Agreement.

9. Amendment. This agreement may only be modified or amended by a written document signed by both Church and HydraForce.

The Willow Creek Community Church

By: _____
Its: _____

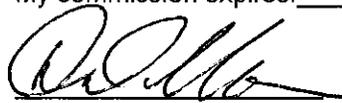
STATE OF ILLINOIS
COUNTY OF LAKE

I, the undersigned, Notary Public, hereby certify that _____, personally known to me to be the Chief Governance Officer of the Willow Creek Community Church, Inc. appeared before me this day in person and acknowledged that he was signing this instrument as the free and voluntary act of the Willow Creek Community Church, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2015.

NOTARY PUBLIC

My commission expires: _____



HydraForce, Inc.

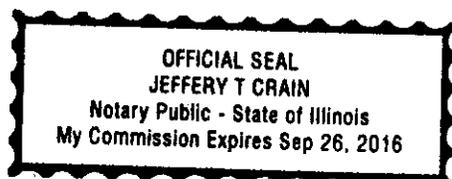
By: David Nolan

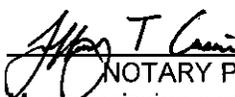
Its: Assistant Treasurer

STATE OF ILLINOIS
COUNTY OF LAKE

I, the undersigned, Notary Public, hereby certify that David Nolan, personally known to me to be the Assistant Treasurer of the HydraForce, Inc. appeared before me this day in person and acknowledged that he was signing this instrument as the free and voluntary act of the HydraForce, Inc., for the uses and purposes therein set forth.

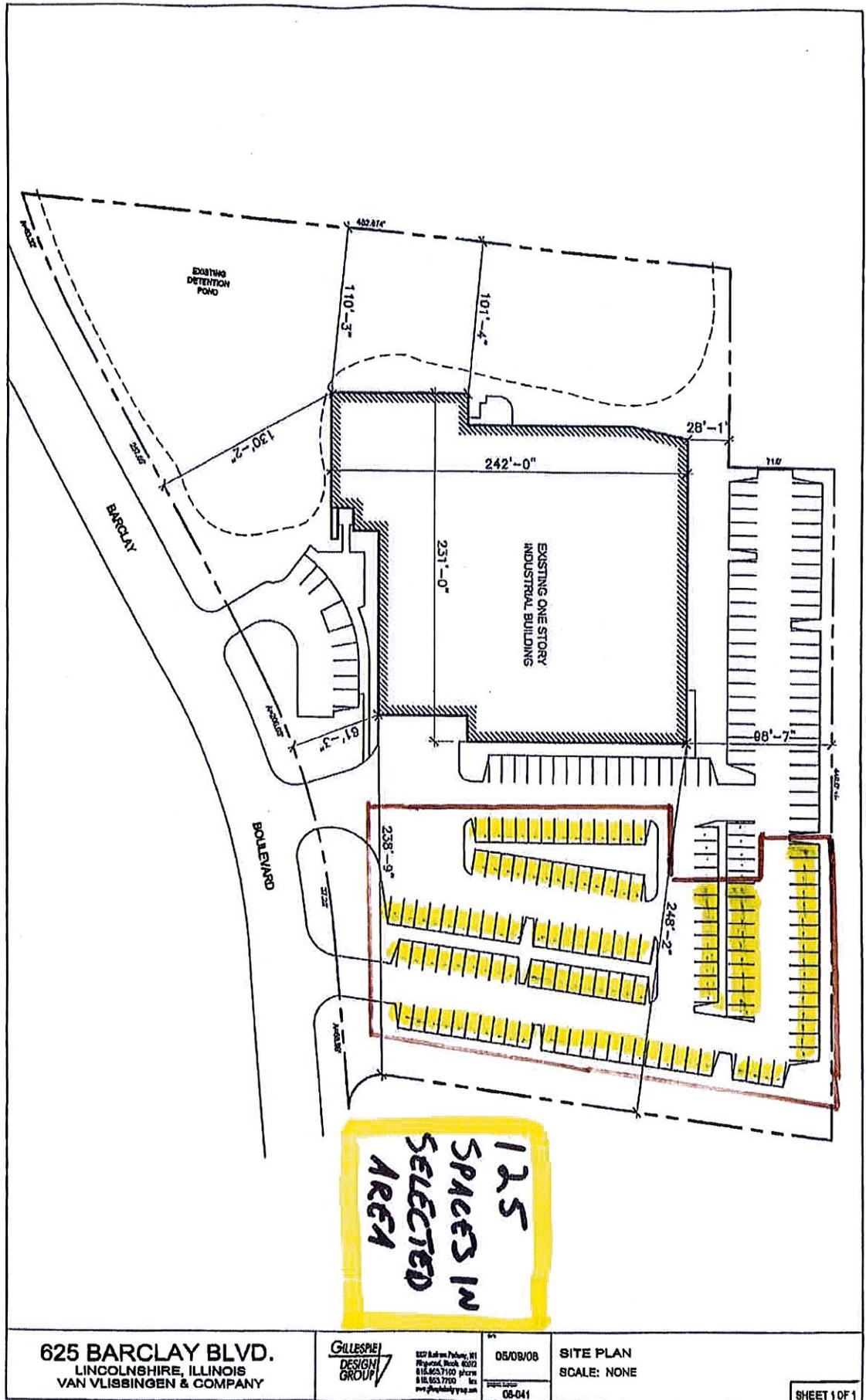
Given under my hand and official seal this 17th day of March, 2015.





NOTARY PUBLIC
My commission expires: 9/26/16

Exhibit A
 Parking Stalls in Yellow are for HydraForce use at 625 Barclay Blvd



625 BARCLAY BLVD.
 LINCOLNSHIRE, ILLINOIS
 VAN VLISSENGEN & COMPANY

GILLESPIE
 DESIGN
 GROUP

8327 Oakview Parkway, #11
 Skokie, IL 60076
 815.625.7100 Fax
 815.625.7700
 www.gillespiedesign.com

05/08/08

SITE PLAN
 SCALE: NONE

08-041

SHEET 1 OF 1

Exhibit B

The 78 Parking Stalls Numbered Below are for Willow Creek Community Church's Use at 650 Barclay Blvd.

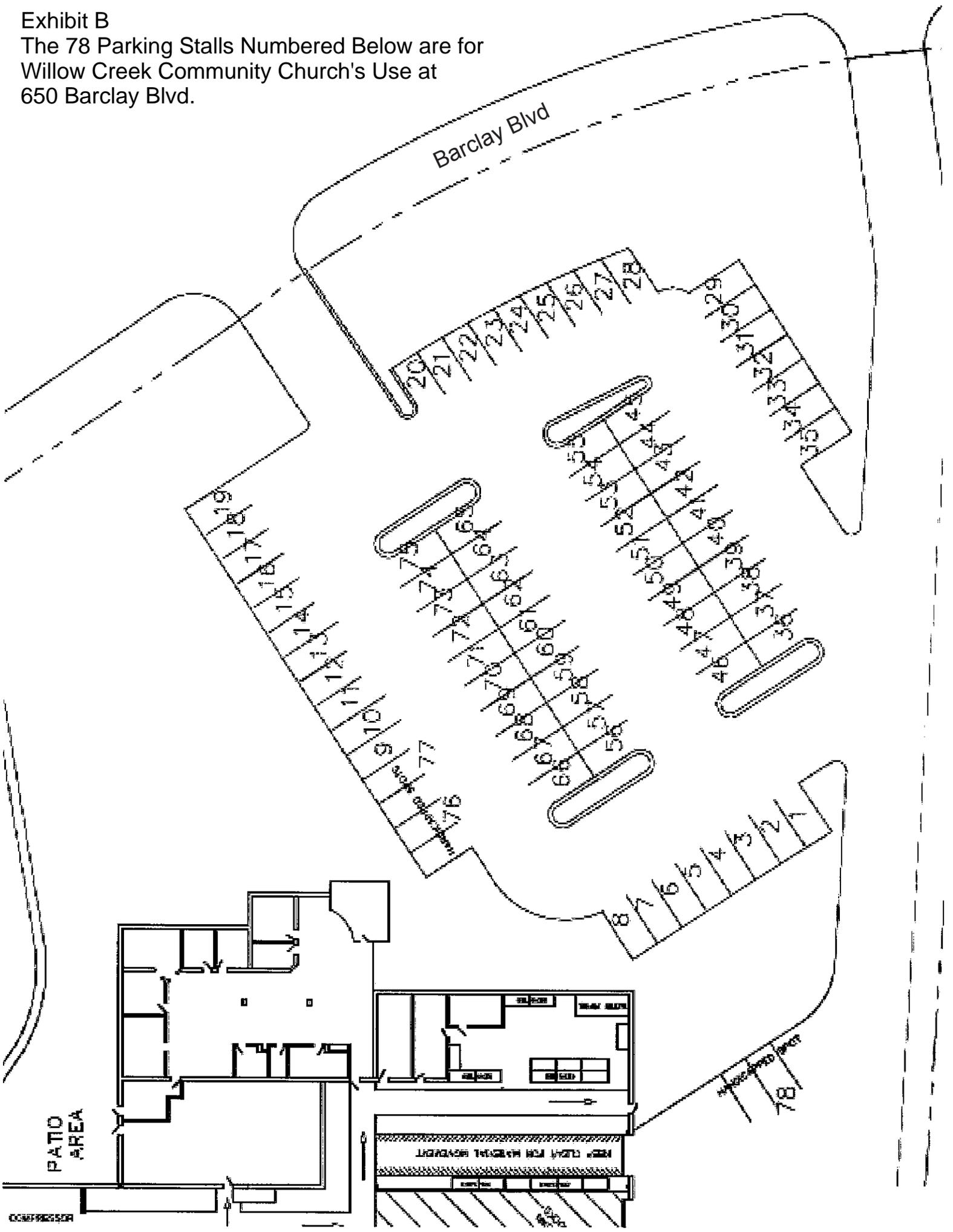
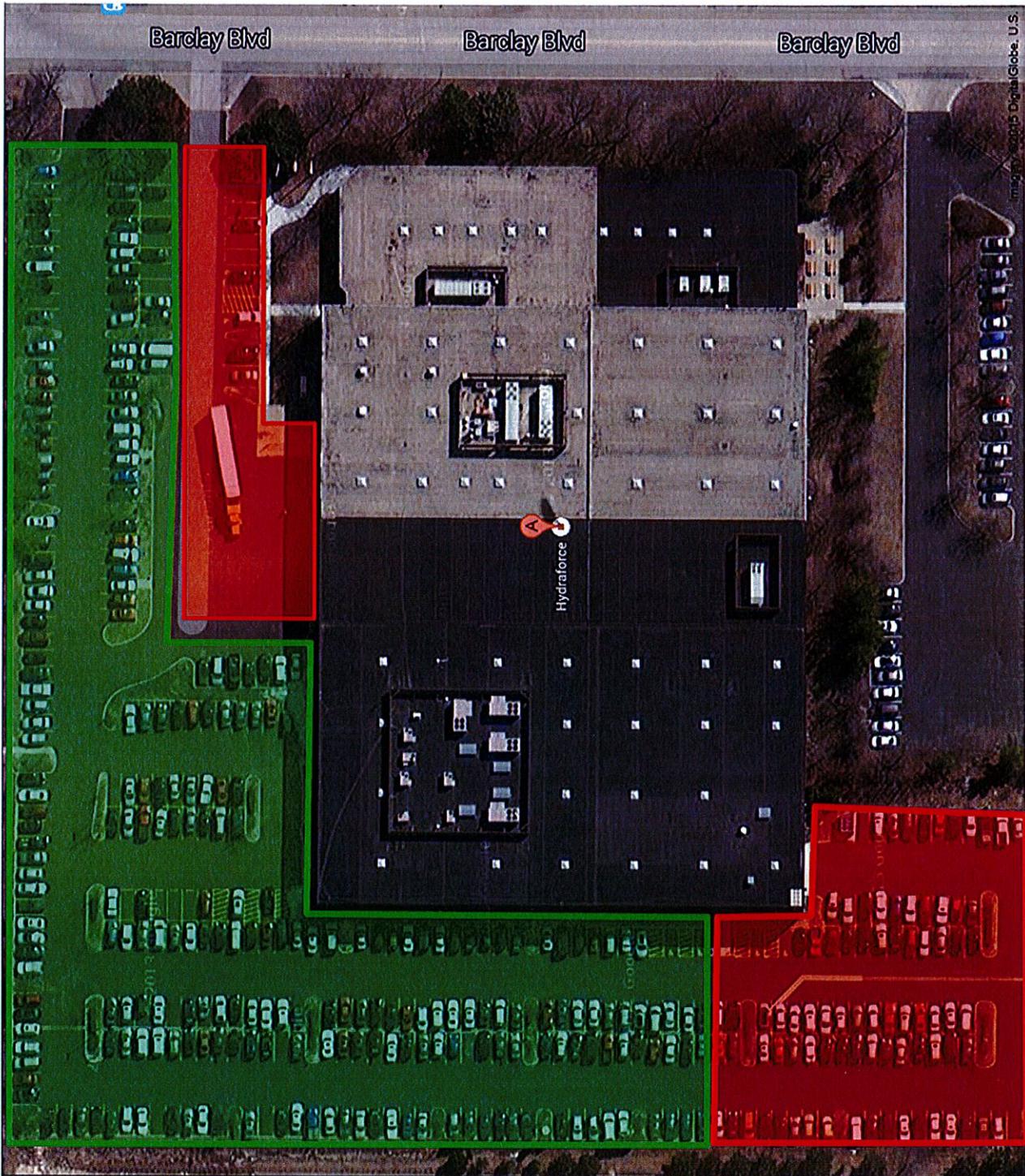
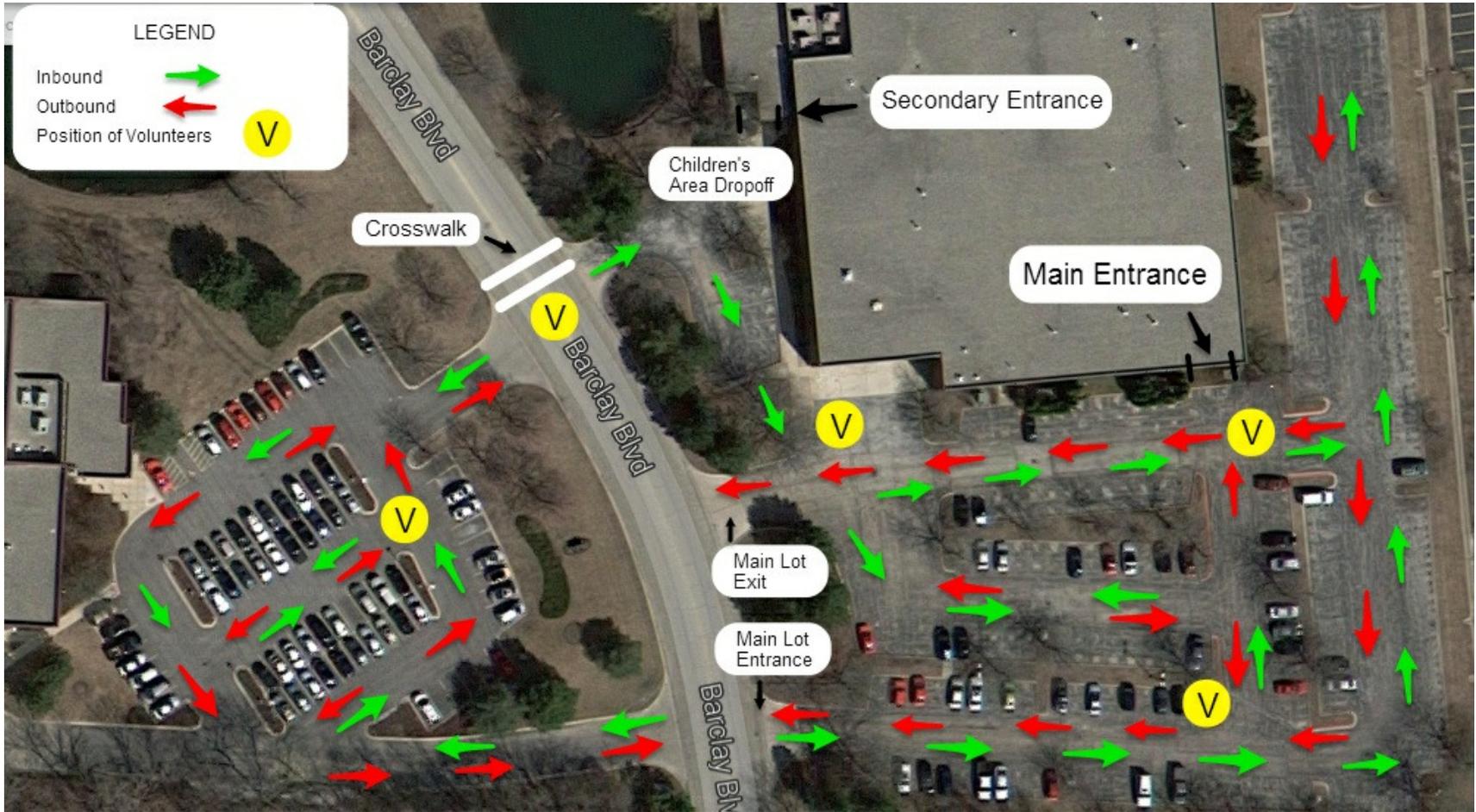


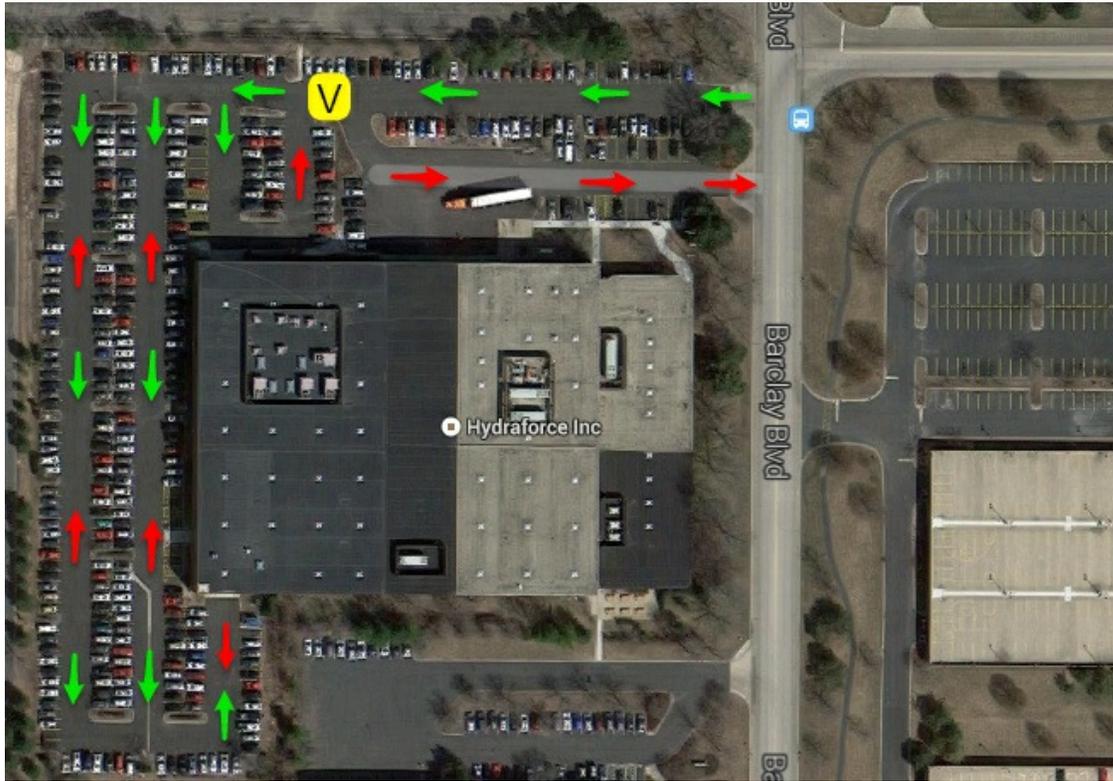
Exhibit C
The 300 Parking Stalls in the Green Highlighted
Area Are for Willow Creek Community Church's
Use at 500 Barclay Blvd.



625 Barclay Traffic Plan



Satellite Parking:



REQUEST FOR BOARD ACTION
Zoning Board
April 14, 2015

Subject: Emporium Arcade & Bar - 275 Parkway Drive, City Park

Action Requested: Public Hearing regarding a Special Use Permit to establish and operate a drinking establishment, with live entertainment, in the B2 General Business District, at 275 Parkway Drive within the CityPark Retail Center

Petitioner: DDMB3 LLC/dba Emporium Lake County

Originated By/Contact: Tonya Zozulya, Economic Development Coordinator
Department of Community Development

Referred To: Zoning Board

Background:

- The proposed use would be located in the 9,800 square foot former Champps Americana restaurant and sports bar space at 275 Parkway Drive, in the City Park PUD (approved by Ordinance No. 97-1507-31).
- The underlying zoning of the property is B2 General Business District. The zoning district permits “drinking establishments, including live entertainment” by Special Use, per a 2014 code amendment.
- The Village Board referred the Special Use request to the Zoning Board for a Public Hearing at its March 23, 2015 meeting.
- A notice of the Zoning Board Public Hearing was published in the March 26, 2015, edition of the Pioneer Press, as required by Code. The Petitioner also provided a code-required notification to adjacent property owners of record within a 250’ radius of subject property.

Request Summary:

- Per the attached letter by owner/operator Doug Marks, the business will provide video arcade machines, pinball machines, and table games, along with a bar and live entertainment.
- Emporium expects peak business hours to be 5 -11 p.m. on weekdays and 8 p.m.-1 a.m. on weekends. Staff does not anticipate an increase in parking demand compared to Champps which generated a substantial number of customers. Additionally, parking availability at City Park is assisted by Viper Alley’s transformation into a private event venue, drawing fewer customers than its former public music venue use.
- Staff believes the proposed hours of operation (5 p.m. to 2 a.m. on weekdays and 12 p.m. to 2 a.m. on weekends) are appropriate for this type of entertainment use in a commercial zone. As a reference, the 2010 Viper Alley Special Use permit allows operation until 2 a.m.
- Emporium will ensure any sound from their occasional live entertainment is contained within the building interior.
- Attached are Petitioner’s responses to the 7 Standards for Special Use for consideration by the Zoning Board. All standards must be satisfied in order for the Zoning Board to support the granting of a Special Use.

Recommendation:

Approval of a Special Use Permit to establish and operate a drinking establishment, with live entertainment.

Motion:

Having made findings based on facts covered in a Public Hearing held on April 14, 2015, the Zoning Board recommends approval to the Village Board of a Special Use Permit to establish and operate a drinking establishment, with live entertainment, in the B2 general Business District, for Emporium Arcade & Bar, located at 275 Parkway Drive within the CityPark Retail Center, as presented in a presentation packet prepared by Doug Marks, owner/operator, dated March 27, 2015, and further subject to. . . .

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- Location Map, prepared by staff.
- Zoning Code excerpt regarding drinking establishments in the B2 District.
- Emporium Arcade & Bar Presentation Packet, submitted by Doug Marks, owner/operator, dated March 27, 2015.

Meeting History	
Initial Referral to Village Board (COW):	March 23, 2015
Zoning Board Public Hearing (current):	April 14, 2015

Proposed Emporium Arcade & Bar - 275 Parkway Dr (CityPark)



- a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.
- b. Variance: Any request for an increase in the above restrictions shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6B-3: Uses

Uses permitted in the B2 General Business District are identified in the table below:

Uses	P = Permitted
	SU = Special Use
Any Permitted Use in the B1 Retail Business District	P
Any Special Use in the B1 Retail Business District	SU
Assembly Uses, as defined in Chapter 2 of this Title	SU
Automotive service facility	SU
Bowling alley establishment	P
Colleges, universities, or vocational schools	SU
Convalescent, sheltered care facilities and group or nursing homes	P
Drinking establishments, including Live Entertainment	SU
Hotels	SU
Motor vehicle sales establishments	SU
Parks and playgrounds	P
Radio and television station, excluding transmission towers	SU
Recreation facility, public or private, as defined in Chapter 2 of this Title	SU
Retail shopping centers	P
Urgent medical care center/clinic	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6B-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	200 ft.
Automotive service/repair facility	30,000 sq. ft.	100 ft.
Motor vehicle sales establishment	30,000 sq. ft.	300 ft.
Planned Unit Developments(PUD)	By Village Board	By Village Board
Special Uses, all other	30,000 sq. ft.	200 ft.

EMPORIUM

. . . . arcade bar

March 27, 2015

Zoning Board Chairman Brian Manion and Zoning Board
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Dear Zoning Board Chairman Brian Manion and Zoning Board:

We are seeking a Special Use permit as the code requires it for a drinking establishment that will include live entertainment at the former Champps Sports Bar space located at 275 Parkway Drive in City Park in the B2 General Business District. The space is approximately 9800 square feet and we have a lease agreement.

We currently own two Emporium locations in the Wicker Park and Logan Square neighborhoods of Chicago. Both locations feature a wide variety of coin operated amusement devices along with an extensive craft beer selection and a full bar. The customer base at both bars is relatively diverse and we estimate that 75% of our clientele are in the 25 to 45 age range. We regularly host a variety of events ranging from birthday parties to office holiday parties, as well as large corporate events.

The Wicker Park location is the original "arcade bar" in Chicago and opened in June 2012 as a 3000 square foot tavern, which was expanded to 6000 square feet in June 2013. The bar features over 60 video arcade and pinball machines focusing on vintage machines from the 1980s and 90s along with a variety of live entertainment including live music. The Logan Square location opened in July 2014 and features table games such as pool tables, air hockey and foosball along with vintage video arcade and pinball machines. The Logan Square location also has a food truck permanently parked inside the bar that is run by a rotation of licensed food truck operators in Chicago.

Our proposed model for Emporium Lake County is a hybrid of our two existing Emporium bars featuring a variety of entertainment options for our customers including video arcade machines, pinball machines, table games and live entertainment. The target market is similar to our customer base at our existing bars. We intend to only admit patrons over the age of 21. Emporium Lake County will employ around 15 staff members including managers, bar staff and security. Our proposed operating hours are 5pm to 2am on weekdays and 12pm to 2am on weekends but will adhere to any local liquor laws as necessary. We will also adjust our hours to best serve the needs of our customers. We do not plan on making any major changes to the exterior of the building and will only make minor alterations to the interior of the space.

We anticipate that the available parking will be enough to serve our customers and staff and will not require more parking than the previous use, Champps Sports Bar, utilized. We expect our peak hours on weekdays beginning after work at 5pm to around 11pm. As for weekends, we feel our peak hours will be from 8pm to 1am. During these hours we expect to need 7-10 parking spots for staff along with an additional 30-40 parking spots for customers.

We also will occasionally have live entertainment at our location. In these instances, we will make sure that the sound will be limited to our location and will not impact the surrounding businesses.

Overall, we feel the City Park location is a great location for Emporium Lake County due to it being a highly trafficked and well-known area. Lincolnshire is strategically located in close proximity to many surrounding suburbs that will allow for us to draw from a larger customer pool. The multiple large corporations in and around Lincolnshire is also attractive because our concept draws young professionals along with being a great venue for corporate events. We look forward to working with the Village and being a positive addition to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'DM', with a stylized flourish extending from the end.

Doug Marks
Owner/Operator

Standard for Special Use

The Standards for Special Use below must be included with the Applicant's written response

- 1. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;**

We feel very confident that Emporium Lake County will be a positive addition to Lincolnshire and City Park. Our business model revolves around combining craft beer and a full bar with vintage Arcade Games and Pinball Machines along with other entertainment devices to create a fun and unique entertainment venue for a wide range of customers. The nature of our entertainment tends to draw a very diverse crowd ranging from corporate groups to young professionals and adults ranking from 25-45 years old. We have received strong and positive references in the past from our neighborhood groups and Alderman due to the fact that we are extremely responsible, hands on and professional owners who take a lot of pride on our operation and the experience we provide our customers. Overall, given our experience of our two current locations with similar concepts, we do not anticipate any detrimental impact or endangerment to the public health or general welfare of the surrounding areas.

- 2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;**

The establishment of the Special Use to open Emporium Lake County as an entertainment venue in Lincolnshire will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purposes already permitted. In fact our lease ensures we will not violate any exclusive uses granted to any surrounding businesses as we are explicitly prohibited from violating purposes already permitted. Furthermore, given the property owner's enthusiasm for our project, the Special Use will not diminish or impair property values within the neighborhood and will have an overall positive impact on the surrounding areas.

- 3. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;**

There is no reason to foresee that the Establishment of the Special Use will in any way impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;

Prior to our taking possession, the space was previously used as a Champps Sports Bar and, as a result, our similar use ensures that there are adequate utilities and the necessary facilities have been provided.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public streets;

We will take all necessary steps to ensure that more than adequate measures will be taken to provide ingress and egress and do not foresee any traffic congestion issues on public streets due to our special use. The development at City Park already has the infrastructure in place and all roads and access are already provided. We feel the parking situation and layout of City Park adequately serves our business and allows for us to avoid any negative impact on the surrounding public areas.

6. The proposed Special Use is not contrary to the objectives of the Official Comprehensive Policies Plan of the Village as amended; and

The Special Use adheres to the objectives of the Official Comprehensive Policies Plan of the Village.

7. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Zoning Board.

We will adhere to all requirements and regulations of the district along with any city and state laws. The proposed use is already permitted in the B-2 business district with a special use permit.