



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, July 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, June 9, 2015.

3.0 GENERAL BUSINESS

3.1 Continued PUBLIC HEARING regarding text amendments to Chapter 10, PD Planned Development District, and any associated code sections and cross-references, in Title 6- Zoning of the Lincolnshire Village Code to revise and update regulations of the Planned Development (PD) Zoning District (Village of Lincolnshire).

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, June 9, 2015, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.
- PRESENT:** Chairman Manion, Members Leider, Van de Kerckhove, and Bichkoff.
- STAFF PRESENT:** Stephen Robles, Village Planner.
- ABSENT:** Member Kalina and Trustee McDonough.

CALL TO ORDER: Chairman Manion called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

The roll was called by **Village Planner Robles** and **Chairman Manion** 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 Thursday, May 21, 2015.

Member Van de Kerckhove moved and **Member Leider** 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 text amendments to Chapter 10, PD Planned Development District, and any associated code sections and cross-references, in Title 6-Zoning of the Lincolnshire Village Code to revise and update regulations of the Planned Development (PD) Zoning District (Village of Lincolnshire).

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing.

Village Planner Robles presented Staff's memorandum and explained the The PD Planned Development Zoning District was established in 1973, in conjunction with annexation of the property commonly known as the Hewitt Half Day campus, and was recently purchased by Medline Industries. The PD Zoning District was designed specifically for that property, where the code referenced showplace office and research laboratories adjacent to the Tollway. Medline's purchase of the property led to discussions with Staff on the out-dated requirements of the PD District, and resulted in the proposed comprehensive text amendments. He continued, Medline had requested two specific revisions to the PD zoning district which were noted in their attached letter, and Staff believed were appropriate for discussion along with the additional Staff proposed updates.

Village Planner Robles presented Problem 1 of the existing PD District, and explained that the PD – Planned Development District name was often confused with "PUD's",

Planned Unit Developments, amongst the development community where the name should accurately reflect its purpose. The proposed solution was to rename the District based on the five options presented. Minor discussion ensued regarding the appropriate zoning title, with the Zoning Board reaching a consensus of the OC - Office Campus title.

Village Planner Robles continued with Problem 2, the General Section 6-10-1 was a blend of purpose statement and general regulations, and also included single-family detached dwellings land uses to support mixed-use development, which was no longer consistent with the Village's vision for this property. The proposed solution was to rename the Section to "Intent and Scope of Regulations" to follow the other zoning districts and further revised to reflect the intended purpose of the PD District. The Zoning Board was in agreement with the Staff proposed revisions.

Problem 3 was identified by **Village Planner Robles** that the current Permitted Uses Section 6-10-2 included uses such as single-family dwellings and restrictions such as limitation on multi-tenant office buildings that were contradictory to the District's purpose. Since the Village had recently relaxed restrictions on multi-tenant office/warehouse buildings, he noted it was counter-productive to continue that restriction in office developments. The proposed solution was to revise the permitted uses section to follow the intended purpose of the District. **Member Leider** expressed concern with the research and development laboratories land use and noted his preference to prevent chemical testing. **Village Planner Robles** clarified that the research use was a current use of the existing PD District and the update was simply a name change for consistency with other zoning district that permitted the same use. He noted Staff could further revise the definition to include a prohibition on chemical testing. **Member Bichkoff** sought clarification on whether the research and development use permitted medical testing. **Village Planner Robles** explained as defined, medical testing would be permitted. Minor discussion ensued regarding concerns over the potential of research and development of hazardous materials, and the Zoning Board concluded the Research and Development Laboratories land use should be permitted by Special Use Permit, rather than a Permitted Use.

Village Planner Robles continued with Problem 4 and described that Section 6-10-1 required property in the PD District must not exceed 25 acres. However, he explained the land in the zoning district was greater than 40 acres. Medline sought to remove the 25 acre limitation since it did not reflect the actual acreage within the Zoning District. **Village Planner Robles** expressed that the request was appropriate since there was no valid reason for limiting the size of this zoning district. The proposed solution was to revise Section 6-10-3 to keep the current 400,000 square foot minimum lot size and the existing minimum 500' lot width, and remove the 25 acre limitation. **Member Bichkoff** questioned what would happen if another business purchased the property within the zoning district and expanded the district. **Village Planner Robles** explained under that scenario, the new owner would be required to rezone the additional land to the same zoning district, which would be subject to a public hearing to determine compatibility with the Village's Update 2012 Comprehensive Plan. **Member Leider** questioned should the 400,000 square foot minimum lot area be increased to prevent the carving of land into smaller lots. **Village Planner Robles** noted that provided the minimum lot area and frontage were achieved, the property could be further subdivided into smaller lots, which is common with all other zoning districts in the Village. However, based on conversations with Medline representatives, it was Medline's intent to use the entirety of the site for their purposes. **Member Leider** requested the amount of linear frontage of the current

properties within the PD Districts, as well as the adjacent lot to the west, and the current property owners for further review.

Problem 5 was identified by **Village Planner Robles** as the second request of Medline to increase the current building height limitation in the PD District which was 2 stories or 40 feet whichever was lower. He continued, the height limitation was obsolete with modern office buildings especially along high visibility corridors, such as the Tollway and was also lower than two of the three existing buildings on the property at 3-stories. **Village Planner Robles** presented the solution that building heights of up to 5-stories were not unreasonable based on the height of the existing woodland forest on the campus, as well as the height of signature headquarters-style buildings elsewhere in the Village. Therefore, the minimum building height requirements were proposed to be placed into a new stand-alone Section 6-10-6 to follow the current zoning code format and to increase the maximum building height to five stories or seventy-five feet, including rooftop equipment and screening. Building height for attached and detached structured parking garages were proposed to be subordinate to the principal structure. **Chairman Manion** sought clarification on the current height of the AONHewitt building located at 4 Overlook Point in the Village. **Village Planner Robles** noted that building height at 6-stories. **Member Leider** questioned the building heights for the office buildings located within the Tri-State International Office Center across Route 22. **Village Planner Robles** identified the building heights of 4-stories, but noted that height was not reflective of modern day office buildings, especially along the Tollway. **Chairman Manion** expressed his support for 5-story building heights. **Member Leider** expressed his preference for 4-story building heights as being more reasonable. Minor discussion ensued regarding the difference between building heights at 4-stories and 5-stories and the existing woodland forest on the property. The Zoning Board requested Staff seek Medline's desire for 5-story building heights and whether 4-stories would be acceptable.

Village Planner Robles proceeded with Problem 6, where Section 6-10-4 required a minimum 100 foot side yard setback, which increased to 150 feet when abutting a street or residential zoning district. Such setback was greater than other Office/Industrial zoning districts that permit building heights of up to 6 stories. In addition, the property was described as unique since it is forested with 60-80 foot tall trees that provided a substantial screen from surrounding properties. The proposed solution was to relocate building setback requirements to Section 6-10-5 and cap the side yard setback at 100 feet which would provide more than adequate separation of any future land uses west and north of this District. The front and rear yard building setbacks remained unchanged and a corner side setback of 150 feet was added. **Chairman Manion** questioned the potential for residential development west of the PD District and if the proposed building setbacks would be sufficient. **Village Planner Robles** noted the future land use of the adjacent property was identified for residential per the Village's Comprehensive Plan and the proposed setbacks were far more substantial than any other zoning district in the Village. Following a minor discussion regarding setbacks, the Zoning Board unanimously agreed with the Staff proposed revisions.

Village Planner Robles presented the Findings of Fact for the proposed text amendments and requested to be entered in the public record.

There being no further public comments, **Chairman Manion** closed the public hearing and reconvened the Zoning Board meeting and sought comments from the Zoning Board.

Additional discussion ensued regarding the proposed text amendments. At the conclusion, the Zoning Board requested the public hearing be continued for Staff to return with additional information.

Chairman Manion closed the Zoning Board meeting and reconvened the Public Hearing, and continued the public hearing in order for Staff to return with the following additional information:

1. Linear frontage of the property within the PD District and property ownership information of the adjacent parcels to the west.
2. Confirm with Medline Industries representatives if 5-story building heights are necessary or if 4-stories would be acceptable.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Village Planner Robles updated the Zoning Board on the reappointment of **Member Van de Kerckhove** and the appointment of new Zoning Board **Member Scott Brady** who would be attending the next regularly scheduled Zoning Board meeting.

6.0 CITIZENS COMMENTS

Member Leider questioned the status of the subdivision request for the property located at 1700 Riverwoods Road. **Village Planner Robles** updated the Zoning Board that the applicant was in the process of revising their rezoning request based on the Zoning Board's comments and anticipated presented to the Committee of the Whole at the end of July or August.

7.0 ADJOURNMENT

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Van de Kerckhove** moved, and **Member Bickkoff** seconded the motion to adjourn. The meeting adjourned at 8:20 p.m.

Minutes Submitted by Stephen Robles, Village Planner

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

| | |
|-------------------------------|---|
| Subject: | Text Amendments to Planned Development (PD) Zoning District |
| Action Requested: | Continued Public Hearing of Text Amendments to Chapter 10, PD Planned Development District, and associated code sections and cross-references, in Title 6 - Zoning of the Lincolnshire Village Code, to revise and update specific code regulations. |
| Originated By/Contact: | Steve McNellis, Director Stephen Robles, Village Planner Department of Community & Economic Development |
| Advisory Board Review: | Zoning Board |

Background:

At the June 9th Public Hearing, the Zoning Board directed Staff to provide a more in-depth analysis of the following, and return to the July regularly-scheduled meeting:

- Half Day Road frontage of Medline property and unincorporated parcel to the west.
- Ownership of unincorporated west parcel.
- Urgency of five-story height request.
- Office Building heights along Tollway.
- Various Code Language revisions.



Staff Analysis:

Following, is a summary of Staff's findings in researching the Zoning Board's feedback/questions:

- **Half Day Road Frontage:** The Half Day Road frontage of the Medline campus is 1,556', and is 328' for the lot immediately west of the campus. Should there be a future request to subdivide the Medline campus, the maximum number of lots that could be created would be three, assuming a 500' frontage requirement, as currently proposed. It is highly unlikely IDOT would permit additional full access points to Half Day Road for additional lots, meaning any subdivision would require cross access easements to the current single full access point on Half Day Road
- **Ownership of Unincorporated West Parcel:** The western 4.1 acre property (referenced above) is owned by the Florsheim estate, as is the remaining 107 acres surrounding the Medline campus to the north and west.
- **Urgency of five-story height request:** Staff discussed the necessity for a future five-story building on this property with the owner, Medline Industries. Medline stated "5 stories is going to be critical" if they are to move forward with building out their campus here. As previously noted by Staff, any reduction in building height would mean a corresponding increase in impervious surface coverage, as the campus would spread-out horizontally. Given the current trend of maximizing available square footage within office buildings, it will

be necessary to build parking garage(s) on this campus as it grows. Shorter buildings would consume available space for these parking garages.

- **Office Building heights along the Tollway:** Major Corporate offices, located on Tollway frontage in the Northern Suburbs, include:

| Building | Height |
|---|------------|
| Current CDW Office Tower, Mettawa | 6-stories |
| Abbvie Corporate Headquarters, Mettawa | 5-stories |
| Takeda Pharmaceuticals Headquarters, Deerfield | 5-stories |
| Astellas Pharmaceuticals Headquarters, Northbrook | 5-stories |
| CVS Caremark Office Tower, Northbrook | 6-stories |
| Allstate Insurance Headquarters, Northbrook | 10-stories |

- **Various Code Language Revisions:** Per Zoning Board direction, Staff has made revisions to the attached Draft ordinance language, including; changing “Research & Development” uses from Permitted to a Special Use, and revising the name of the District to OC – Office Campus.

Recommendation:

Approval of text amendments to Chapter 2, Definitions, and Chapter 10, formerly PD Planned Development District, of Title 6 - Zoning of the Lincolnshire Village Code to revise and update specific code regulations.

Motion:

Having made findings based on facts covered in a Public Hearing held on June 9, 2015, and July 14, 2015, the Zoning Board recommends approval to the Village Board of amendments to Chapter 2, Definitions, and Chapter 10, formerly PD Planned Development District, of the Lincolnshire Zoning Code, as presented in a Draft Code to revise and update specific code regulations, and further subject to. . . .

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

Reports and Documents Attached:

- Request letter from William J. Abrams of Medline, dated April 27, 2015.
- Chapter 10, PD Planned Development District, of the Lincolnshire Zoning Code.
- Revised Draft Chapter 10 Code, tracked edits and clean version, prepared by Staff.
- Text Amendment Findings of Fact, prepared by Staff.
- Staff Memorandum, dated June 9, 2015

| Meeting History | |
|--|---------------|
| Preliminary Evaluation (COW): | May 11, 2015 |
| Zoning Board Public Hearing: | June 9, 2015 |
| Continued Zoning Board Public Hearing: | July 14, 2015 |



Medline Industries, Inc.
One Medline Place
Mundelein, IL 60060-4486

1.847.949.5500
1.800.MEDLINE (633.5463)

medline.com

April 27, 2015

Mayor and Village Board of Trustees
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

**RE: 90, 98, 100 Half Day Road, Lincolnshire
PD Planned Development District**

Dear Mayor and Village Board,

With Medline's recent purchase of the subject property, we request the Village's consideration to allow an amendment of the PD Planned Development District, specifically Title 6, Chapter 10.

Consistent with the development today, Medline's vision for this property is to create a suitable work environment for its corporate office employees. To allow for Medline's steady growth, expansion on this property is inevitable. To achieve that in the most efficient way possible, there are two (2) specific items which should be considered for text amendment.

6-10-1 GENERAL. Deletion of the text in the fifth line beginning with "on parcels not exceeding twenty five (25) acres."

This property happens to be comprised of twelve (12) small parcels. While it is Medline's intention to modify that, those plans are still under development. We are confident this deletion will have no negative impact on the development and in fact allow for a more cohesive campus plan.

6-10-3 LOT AREA, SETBACK AND HEIGHT REQUIREMENTS, C. Modify the allowable building height from 2 to 5 stories.

Commensurate with other developments up and down the toll way we request permission for the ability to construct greater than 2 stories. Today's standards of corporate office space are well illustrated both north and south along the I-94 corridor and allowing for like expansion on this campus is of critical importance to Medline. Further, the natural landscape that exists around this campus allows for premium screening in all directions.

We sincerely appreciate the Village's consideration of the update to this PD Planned Development District. We are phenomenally excited about the possibilities here for Medline and we are grateful for your support and partnership in this improvement project.

Sincerely,



William J. Abrams

TITLE 6

CHAPTER 10

PD PLANNED DEVELOPMENT DISTRICT

SECTION:

- 6-10-1: General Requirements**
- 6-10-2: Permitted Uses**
- 6-10-3: Lot Area, Setback and Height Requirements**
- 6-10-4: Yards**
- 6-10-5: Off-Street Parking and Loading**

6-10-1: GENERAL: The Planned Development District is established to provide large, landscaped sites, either open or with natural features preserved, immediately adjacent to tollways, or within one thousand five hundred feet (1,500') thereof, for "showplace" operations such as offices and research laboratories, and including single-family detached dwellings, with the developments being conceived and implemented as comprehensive and cohesive unified projects, on parcels not exceeding twenty five (25) acres and under single ownership, with every possible assurance that the high quality of the environment will be maintained within the district and in the surrounding residential districts upon which the Planned Development District may abut. (Ord. 75-408-38)

6-10-2: PERMITTED USES:

- A. Executive offices - business and professional.
- B. Research laboratories.
- C. Single-family detached dwellings. Single-family detached dwellings shall be permitted only under, and governed by, the provisions and conditions contained in the R-3 Single-Family Residence District classification under this Zoning Code.
- D. Accessory uses and buildings incidental to and on the same lot as a permitted use.
- E. A combination of single-family detached dwellings and either an office building or research laboratory. (Ord. 73-309-24)
- F. Except as permitted in subsection (E) above, multiple uses in a single building are not permitted unless such multiple uses are made by a single business entity (user).

A business entity shall be construed to include any parent company and any related companies which fall within the definition of "affiliated group" as defined in section 1504(a) of the Internal Revenue Code of 1954 as amended, and any parent company and any related companies which fall within the definition of "affiliated service group" as defined in section 414(m) of the Internal Revenue Code of 1954 as amended. (Ord. 83-764-18)

6-10-3: LOT AREA, SETBACK AND HEIGHT REQUIREMENTS:

- A. Lot Area for Offices and Research Laboratories: The area of a lot shall not be less than four hundred thousand (400,000) square feet.
- B. Lot Width for Offices and Research Laboratories: The average width of the lot shall not be less than five hundred feet (500').
- C. Building Height for Offices and Research Laboratories: No building shall exceed two (2) stories or forty feet (40') in height, whichever is lower.
- D. Floor Area Ratio for Offices and Research Laboratories: The combined floor area ratio for any principal building together with all accessory buildings shall not exceed five-tenths (.50).
- E. Ground Floor Area for Offices and Research Laboratories: The lot area covered by all buildings shall not exceed thirty percent (30%) of the total area of the lot.

6-10-4: YARDS:

- A. Front Yard for Offices and Research Laboratories: The front yard shall not be less than one hundred fifty feet (150') deep.
- B. Side Yard for Offices and Research Laboratories: The side yard shall not be less than one hundred feet (100') wide except that on a side which abuts a street or a residential district the side yard shall not be less than one hundred fifty feet (150') wide.
- C. Rear Yard for Offices and Research Laboratories: The rear yard shall not be less than one hundred feet (100') deep.

6-10-5: OFF-STREET PARKING AND LOADING:

- A. Off-Street Parking:
 - 1. Off-street parking spaces, open to the sky, shall not be located in the front yard or a side yard abutting a residential district. Enclosed buildings and other structures containing off-street parking shall be subject to applicable yard requirements.
 - 2. One parking space shall be provided for each four hundred (400) square feet of floor area except for single-family detached dwellings.
 - 3. Except as provided in subsections A and B above, off-street parking shall be in accordance with the provisions set forth in Section 6-11-3 of this Zoning Code.
- B. Off-Street Loading: Off-street loading shall be in accordance with the provisions set forth in Section 6-11-2 of this Zoning Code. (Ord. 73-309-24)

TITLE: 6
CHAPTER 10: Office Campus



Sections:

- 6-10-1: Intent and Scope of Regulations
- 6-10-2: Permitted Uses
- 6-10-3: Lot Size
- 6-10-4: Floor Area Ratio (FAR)
- 6-10-5: Building Setbacks
- 6-10-6: Building Height
- 6-10-7: Signs
- 6-10-8: Off-Street Parking and Loading
- 6-10-9: Landscaping

6-10-1: Intent and Scope of Regulations

The OC District is intended primarily to provide large, planned corporate campus sites immediately adjacent to interstates or within one thousand five hundred feet (1,500') thereof, for professional office centers and research laboratories. These developments are to be conceived and implemented as comprehensive and unified developments, through conscientious preservation/enhancement of the high quality natural environment and buffering of surrounding residential neighborhoods.

6-10-2: Uses

Uses permitted in the OP Office Park District are identified in the table below:

| Uses | P = Permitted | SU = Special Use |
|--|----------------------|-------------------------|
| Accessory uses and structures | P | |
| Attached or detached structured parking garages (accessory to principal use) | P | |
| Office; business, professional and corporate headquarters | P | |
| Research and development laboratory | | SU |

6-10-3: Lot Size

- A. Lot Area shall not be less than four hundred thousand (400,000) square feet.
- B. Lot Width shall not be less than five hundred feet (500').

6-10-4: Floor Area Ratio (FAR)

The maximum allowable floor area ratio (FAR), including all accessory buildings, shall be 0.50 of the gross lot area.

6-10-5: Building Setbacks

| Front | Side | Corner Side | Rear |
|--------------|-------------|--------------------|-------------|
| 150 ft. | 100 ft. | 150 ft. | 100 ft. |

6-10-6: Building Height

- A. The maximum building height shall be (5) stories or seventy-five feet (75'), including rooftop equipment and screening.
- B. Attached or detached structured parking garages building height shall be subordinate to the principal structure to which it serves.

6-10-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-10-8: Off-Street Parking & Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title.

6-10-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code.

Title: 6

CHAPTER 10:

~~Planned Development District~~ Office Park Office Campus (OC)

SECTION:

6-10-1: ~~General Requirements~~ Intent and Scope of Regulations

6-10-2: Permitted Uses

6-10-3: Lot ~~Area~~ Size, Setback and Height Requirements

6-10-4: ~~Yards~~ Floor Area Ratio (FAR)

6-10-5: Building Setbacks

6-10-6: Building Height

6-10-7: Signs

6-10-~~5~~8: Off-Street Parking and Loading

6-10-9: Landscaping

6-10-1: **GENERAL:** Intent and Scope of Regulations

The ~~Planned Development~~ OP_OC District is ~~established~~ intended primarily to provide large, ~~landscaped planned corporate campus sites, either open or with natural features preserved,~~ immediately adjacent to ~~tollways~~ interstates, or within one thousand five hundred feet (1,500') thereof, for ~~"showplace" operations such as~~ professional office ~~centers~~ centers and research laboratories These developments are to be, and including single family detached dwellings, with the developments being conceived and implemented as comprehensive and ~~cohesive~~ unified projects ~~developments, on parcels not exceeding twenty five (25) acres and under single ownership, with through conscientious every possible assurance that the~~ preservation/enhancement of the high quality ~~of the natural~~ environment ~~will be maintained within the district and buffering in of the~~ surrounding residential ~~districts upon which the Planned Development District may~~ abut ~~neighborhoods.~~ (Ord. 75-408-38)

6-10-2: **PERMITTED USES:** Uses

Uses permitted in the ~~OP~~ Office Park OC District are identified in the table below:

| Uses | P = Permitted | SU = Special Use |
|---|----------------------|-------------------------|
| Office, business, professional and corporate headquarters | P | |
| Research and development laboratories | | SU |
| Accessory uses and buildings structures | P | |
| <u>Attached or detached structured parking garages (accessory to principal use)</u> | P | |

~~A. Executive offices—business and professional.~~

~~B. Research laboratories.~~

~~C. Single-family detached dwellings. Single-family detached dwellings shall be permitted only under, and governed by, the provisions and conditions contained in the R-3 Single-Family Residence District classification under this Zoning Code.~~

~~D. Accessory uses and buildings incidental to and on the same lot as a permitted use.~~

~~E. A combination of single-family detached dwellings and either an office building or research laboratory. (Ord. 73-309-24)~~

~~F. Except as permitted in subsection (E) above, multiple uses in a single building are not permitted unless such multiple uses are made by a single business entity (user).~~

~~A business entity shall be construed to include any parent company and any related companies which fall within the definition of "affiliated group" as defined in section 1504(a) of the Internal Revenue Code of 1954 as amended, and any parent company and any related companies which fall within the definition of "affiliated service group" as defined in section 414(m) of the Internal Revenue Code of 1954 as amended. (Ord. 83-764-18)~~

6-10-3: ~~LOT AREA, SETBACK AND HEIGHT REQUIREMENTS:~~ Lot Size

~~A. Lot Area for Offices and Research Laboratories: The area of a lot shall not be less than four hundred thousand (400,000) square feet.~~

~~B. Lot Width for Offices and Research Laboratories: The average width of the lot shall not be less than five hundred feet (500').~~

~~C. Building Height for Offices and Research Laboratories: No building shall exceed two (2) stories or forty feet (40') in height, whichever is lower.~~

~~D. Floor Area Ratio for Offices and Research Laboratories: The combined floor area ratio for any principal building together with all accessory buildings shall not exceed five-tenths (.50).~~

~~CE. Ground Floor Area for Offices and Research Laboratories: The lot area covered by all buildings shall not exceed thirty percent (30%) of the total area of the lot.~~

6-10-4: Floor Area Ratio (FAR)

The maximum allowable floor area ratio (FAR), including all accessory buildings, shall be 0.50 of the gross lot area.

6-10-45: ~~YARDS:~~ Building Setbacks

~~A. Front Yard for Offices and Research Laboratories: The front yard shall not be less than one hundred fifty feet (150') deep.~~

~~B. Side Yard for Offices and Research Laboratories: The side yard shall not be less than one hundred feet (100') wide except that on a side which abuts a street or a residential district the side yard shall not be less than one hundred fifty feet (150') wide.~~

~~C. Rear Yard for Offices and Research Laboratories: The rear yard shall not be less than one hundred feet (100') deep.~~

| | Front | Side | Corner Side | Rear |
|--|--------------|-------------|--------------------|-------------|
| | 150 ft. | 100 ft. | 150 ft. | 100 ft. |

6-10-6: Building Height

A. The maximum building height shall be (5) stories or seventy-five feet (75'), including rooftop equipment and screening.

B. Attached or detached structured parking garages building height shall be subordinate to the principal structure to which it serves.

6-10-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

~~6-10-58: OFF-STREET PARKING AND LOADING: Off-Street Parking & Loading~~
Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title.

~~A. Off-Street Parking:~~

~~A. 1. Off-street parking spaces, open to the sky, shall not be located in the front yard or a side yard abutting a residential district. Enclosed buildings and other structures containing off-street parking shall be subject to applicable yard requirements.~~

~~B.~~

~~A. 2. Office (business or professional): One parking space shall be provided for eachper four hundred (400) square feet of gross floor area except for single-family detached dwellings.~~

~~C. B. 3. Except as provided in subsections A and B above, All other uses: oOff-street parking and loading shall be in accordance with the provisions set forth provided as required in Section 6-11-3 2 of this Zoning Code.~~

~~D. C. B. Off-Street Loading: Off-street loading shall be provided in accordance with the provisions set forth as required in Section 6-11-23 of this Zoning Code. (Ord. 73-309-24)~~

6-10-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code.

FINDINGS OF FACT TEXT AMENDMENT
PD Planned Development District Amendments
June 9, 2015 Zoning Board

1. *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The proposed text amendments will establish appropriate regulations for the use and development of land within the PD District to maintain the public health, safety and general welfare.

2. *The request for an amendment shall conserve the value of property throughout the community.*

The proposed text amendments will modernize out-dated zoning requirements for properties within the PD District to facilitate development aligned with current professional office development trends and foster redevelopment of such properties to avoid long-term inactivity of land use.

3. *The request for an amendment shall lessen or avoid congestion in the public streets and highways.*

The proposed text amendments will not alter other Village Codes regarding the provisions for adequate off-street parking facilities and/or right-of-way improvements.

Prepared by:

Stephen Robles, Village Planner
Community & Economic Development
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

**REQUEST FOR BOARD ACTION
Zoning Board
June 9, 2015**

| | |
|-------------------------------|---|
| Subject: | Text Amendments to Planned Development (PD) Zoning District |
| Action Requested: | Public Hearing of Text Amendments to Chapter 10, PD Planned Development District, and associated code sections and cross-references, in Title 6 - Zoning of the Lincolnshire Village Code, to revise and update specific code regulations. |
| Originated By/Contact: | Stephen Robles, Village Planner Department of Community & Economic Development |
| Advisory Board Review: | Zoning Board |

Background:

- The PD Planned Development Zoning District was established in 1973, in conjunction with annexation of a 22-acre property at the northwest corner of Rt.22 and Illinois Tollway 94. That property was originally owned by Trans Union, subsequently by Hewitt Associates (where it was increased to over 40 total acres), and now by Medline Industries (see inset map).
- The PD Zoning District was designed specifically for this property, and references "showplace" office and research laboratories adjacent to the Tollway.
- In the past 40+ years, no other property has been designated as a PD District.
- Medline's recent purchase of this property and their discussions with Staff regarding outdated requirements in this District, results in the presented comprehensive text amendments for consideration.
- Medline has requested two specific revisions to the PD zoning district (see attached letter), which Staff believes are appropriate for discussion in conjunction with additional Staff proposed updates.



Project Summary:

Following, is a summary of major areas incorporated into the attached Draft Code Language for Zoning Board review and consideration (*for specific detail, please see attached Draft Code*):

- **Problem 1 - District name:** The "PD – Planned Development District" title often creates confusion with "PUD's" (Planned Unit Developments) amongst the development community. The name of this district should more accurately reflect the purpose of the District (unified office developments).

Solution 1: Staff seeks the Zoning Board's input on the following new naming options proposed by Staff:

Option 1: OC – Office Campus.

Option 2: OP – Office Park (used in the attached Draft Code as "place holder").

Option 3: UOC – Unified Office Campus.

Option 4: UOP – Unified Office Park.
Option 5: UO – Unified Office

- **Problem 2 – Purpose:** The General Section (6-10-1) is a blend of purpose statement and general regulations, which has not changed since the last revision in 1975. Additionally, the current inclusion of “single-family detached dwellings” to support mixed-use development is no longer consistent with the Village’s vision, as described in the Updated Comprehensive Plan.

Solution 2: This Section has been retitled to “Intent and Scope of Regulations” to align with the format of the other zoning districts within the Zoning Code and revised to reflect the intended purpose of the PD District.

- **Problem 3 - Permitted Uses:** The current list in the Permitted Uses Section (6-10-2) includes uses (single-family detached dwellings) and restrictions (limitation on multi-tenant office buildings) which are contradictory to the PD District purpose. As the Village has relaxed restrictions on multi-tenant office/warehouse buildings, it seems counter-productive to continue such restrictions in office developments.

Solution 3: The permitted uses Section has been revised to include uses aligned with the intended purpose of this District, as follows:

Uses

Accessory uses and buildings

Attached or detached structured parking garages (accessory to principal use)

Office; business, professional and corporate headquarters

Research and development laboratories

- **Problem 4 - Lot Area:** Section 6-10-1 describes property in the PD District as “not exceeding 25 acres...” However, the land encompassed in this zoning district is greater than 40 acres. The current property owner seeks to remove the 25 acre limitation since it does not reflect the actual acreage within this Zoning District.

Solution 4: Staff feels this request is appropriate, as there is no valid reason for limiting the size of this zoning district. Therefore, Section 6-10-3 (Lot Size) of the Draft Code has been revised to retain the current 400,000 square foot *minimum* lot size. The existing minimum 500’ lot width has also been retained. The lot area and width establish minimum lot size criterion, while maintaining consistency with the current property within this District.

- **Problem 5 - Building Height:** The second request of the property owner is to increase the current height limitation in this district of two (2) stories or 40 feet (whichever is lower). The height limitation is obsolete with modern office buildings (especially along high visibility corridors, such as the Tollway) and is also lower than two of the three existing buildings on the property (both buildings are three-stories, approximately 45’ in height). Multiple office buildings in the O/I district and along the Tollway exceed this height, such as:

| Building | Height |
|---------------------------------------|----------------------------|
| Tri-State Tollway Office center | Up to 4-stories (65' tall) |
| System of America, 557 Aptaksic Rd | 4-stories (68') |
| Zebra Headquarters, 3 Overlook Pt | 6-stories (83') |
| AonHewitt Headquarters, 4 Overlook Pt | 6-stories (85') |

Solution 5: Given the height of the existing woodland forest on this campus, as well as the height of signature “headquarters-style” buildings elsewhere in the Village, building heights of up to 5-stories, as requested in Medline’s attached letter, are not unreasonable. Staff has revised the minimum building height requirements by pulling out such requirements (previously located within Sec. 6-10-3) and placing into a new stand-alone Section 6-10-6 to align with current zoning code format. Permitted building heights have been revised as follows:

- A. The maximum building height shall be (5) stories or seventy-five feet (75’), including rooftop equipment and screening.
 - B. Attached or detached structured parking garages building height shall be subordinate to the principal structure to which it serves.
- **Problem 6 – Setbacks:** Currently, Section 6-10-4 (Yards) requires a minimum 100’ side yard building setback, with an increase to 150’ when abutting a street or residential zoning district. Such regulation is greater than setbacks permitted in other Office/Industrial zoning districts which permit building heights of up to 6 stories (85’ maximum height). In addition, the property in this District is unique from other office zoning districts since it is forested with 60-80’ tall trees providing a substantial screen from surrounding properties.

Solution 6: With the other formatting revisions to this District, building setbacks have been moved to Section 6-10-5 and retitled “Building Setbacks” for consistency with current zoning code format. The side yard setback has been fixed at 100’ for consistency as such setback provides more than adequate separation of any future land uses west and north of this District, as well as screening. The front and rear yard building setbacks remain unchanged and a “corner side setback” of 150 feet has been included.

- **Cross-Referencing:** Additional clean-up of this District includes updating cross-references to other Zoning Code Sections which have changed due to recent code amendments.
- **Definition:** Proposed revisions to permitted uses (Section 6-10-2) includes a name change from “Research Laboratory” to “Research and Development Laboratory”. As a result, Chapter 2, Definitions, of the Zoning Code has been amended to reflect the name change and cleanup of the definition, as follows:

RESEARCH AND
DEVELOPMENT
LABORATORY

A building or group of buildings in which are located with facilities for providing scientific, medical, or product research, investigation, testing, or experimentation, but no exclude facilities for manufacture manufacturing or sale of products.

Recommendation:

Approval of text amendments to Chapter 2, Definitions, and Chapter 10, formerly PD Planned Development District, of Title 6 - Zoning of the Lincolnshire Village Code to revise and update specific code regulations.

Motion:

Having made findings based on facts covered in a Public Hearing held on June 9, 2015, the Zoning Board recommends approval to the Village Board of amendments to Chapter 2, Definitions, and Chapter 10, formerly PD Planned Development District, of the Lincolnshire Zoning Code, as presented in a Draft Code to revise and update specific code regulations, and further subject to. . . .

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

Reports and Documents Attached:

- Request letter from William J. Abrams of Medline, dated April 27, 2015.
- Chapter 10, PD Planned Development District, of the Lincolnshire Zoning Code.
- Draft Chapter 10 Code, tracked edits and clean version, prepared by Staff.

| Meeting History | |
|--------------------------------------|--------------|
| Preliminary Evaluation (COW): | May 11, 2015 |
| Current Zoning Board Public Hearing: | June 9, 2015 |