



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Wednesday, December 16, 2015, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Bichkoff, Kalina and Van de Kerckhove.

STAFF PRESENT: Tonya Zozulya, Economic Development Coordinator.

ABSENT: Members Brady and Trustee McDonough.

CALL TO ORDER: **Chairman Manion** called the meeting to order at 7:04 P.M.

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Chairman Manion** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes related to the Rescheduled Zoning Board Meeting held on Wednesday, October 14, 2015.

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 Consideration of a Minor Amendment to Ordinance No. 15-3365-92, to permit modifications to an approved building entry for a religious use within an existing office/industrial building at 625 Barclay Blvd (Willow Creek Community Church).

Mr. Matt Wright, Lead Pastor at Willow Creek Church, gave a PowerPoint presentation. He showed the originally-approved corner building entry presented to the Zoning Board in the spring 2015 as well as the current proposal. He noted the entry would not be visible to the public from Barclay Boulevard and it can only be viewed from the parking lot. Mr. Wright stated the majority of the Zoning Board discussion during the Special Use approval process focused on the church use rather than building architecture. He stated that in the course of drawing up construction plans and value engineering, they determined the original plans were not feasible regarding the building entry. The church subsequently worked with Van Vlissingen & Company, the landlord, on revising the plans. The current proposal represents a joint effort of the church and the landlord. Mr. Wright stated it is the landlord's preference the brick over the entry remain exposed rather than covered with glass to provide for a possible future wall sign. Van Vlissingen also wanted the colors to be more subdued than the approved color scheme to be more consistent with the industrial nature of the building and surrounding properties in the Corporate Center. Mr. Wright introduced his team who were present at the meeting: Doug Pasma, Project Architect, and Bob Behrends, General Contractor.

Economic Development Coordinator Zozulya noted staff's support for the revised proposal given Willow Creek's construction and budgetary challenges as well as the landlord's comments. She stated staff recommends the proposal be further revised to accommodate jagged edging (albeit it would not have to be as pronounced as shown in the original proposal) and a new set of tiling for the east elevation to mirror what is proposed for the south elevation. She noted the building entry was not reviewed by the Architectural Review Board during the Special Use process given its small scale. Therefore, this amendment request is being presented to the Zoning Board as the entrance was included in the approved Special Use ordinance. **Economic Development Coordinator Zozulya** further stated the Village Code states minor Special Use amendments are reviewed and approved by the Zoning Board who makes the final determination. No public hearing is required. The request will not be submitted to the Village Board.

Member Kalina noted his agreement with staff's recommendations for aesthetical reasons as he believes the entry would look more symmetrical and interesting.

Chairman Manion inquired about the evergreen trees shown in the rendering along the south elevation. Mr. Wright stated the trees are already there.

Chairman Manion stated he believes the trees would conceal the edges of the tile; therefore, he is not in favor of providing for a jagged tile design. **Mr. Wright** stated he believes that the edges would be covered by the existing trees.

Chairman Manion, Member Bichkoff and Member Van de Kerckhove expressed they are not in favor of imposing any conditions on their approval given the entry does not face the street and given the church's and landlord's reasons for the revisions. **Member Kalina** stated his agreement.

The Zoning Board did not have any further questions or concerns.

There being no further comments, **Chairman Manion** sought a motion from the Zoning Board.

Member Bichkoff moved and Member Van de Kerckhove seconded a motion to approve a minor amendment to an existing Special Use for Willow Creek Community Church in the O/lc District to permit a revised public building entry, as detailed in a presentation packet dated December 7, 2015, for an existing office/industrial building located at 625 Barclay Boulevard.

The motion passed unanimously by voice vote.

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

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Kalina** moved, and **Member Bichkoff** seconded the motion to adjourn. The meeting adjourned at 7:16 p.m.

Minutes submitted by Tonya Zozulya, Economic Development Coordinator.