



- APPROVED** Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, July 14, 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, Bichkoff, and Brady.
- 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, June 9, 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 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).

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

Village Planner Robles presented Staff's memorandum and noted that at last month's Zoning Board meeting, Staff introduced comprehensive text amendments to the PD Planned Development Zoning District to address out-dated requirements. The PD Zoning District was designed specifically for the office campus located along the Tollway and Route 22, formerly occupied by Hewitt Associates and was now owned by Medline Industries. The PD zoning was intended for "showplace" office campus and research laboratories adjacent to the Tollway. **Village Planner Robles** explained the Zoning Board directed Staff to provide a more in-depth analysis of the following items; 1) Half Day Road frontage of Medline property and unincorporated parcel to the west; 2) ownership of unincorporated west parcel; 3) urgency of the five-story building height request by Medline; 4) office building heights along the Tollway; and 5) various Code language revisions directed by the Zoning Board.

Village Planner Robles addressed Item 1 and identified that the Half Day Road frontage of the Medline campus measured 1,556 feet and 328 feet for the lot immediately west. If there were any future requests to subdivide the Medline campus, the maximum number of lots that could be created would be three, based on a 500-foot frontage requirement.

He continued with Item 2 and noted the western 4.1 acre parcel was owned by the Florsheim estate. In regards to Item 3, Staff discussed the necessity for 5-story buildings compared to 4-story building heights with Medline Industries. Medline stated that 5-story building heights were critical in order to move forward with building out their campus at the Lincolnshire location. Staff continued to recommend increasing the maximum building height from 2-stories or 40 feet to 5-stories or 75 feet. As previously presented, based on the height of the existing woodland forest at the campus, as well as the height of signature headquarter buildings elsewhere in the Village, building heights of up to 5-stories were appropriate.

Village Planner Robles moved to Item 4 where Staff conducted an analysis of major corporate offices along the Tollway where the CDW Office Tower in Mettawa was 6-stories in building height, the Abbvie Corporate Headquarters, also in Mettawa, was 5-stories, Takeda Pharmaceuticals Headquarters in Deerfield was 5-stories, Astellas Pharmaceuticals Headquarters also in Northbrook was 5-stories, CVS Caremark Office Tower in Northbrook was 6-stories, and the Allstate Insurance Headquarters in Northbrook was 10-stories. Lastly, based on the Zoning Board's direction, Staff revised the provided Draft ordinance, which changed Research & Development uses from Permitted to a Special Use, and revised the name of the District to OC – Office Campus.

Member Leider questioned the building heights along the Tollway and Route 22. **Village Planner Robles** identified the office buildings in the Tri-State Tollway Office Center were 4-stories in height. **Member Leider** also inquired as to the building height of a recently constructed office building in Bannockburn, east of the Tollway. **Village Planner Robles** explained that Staff was not aware of that building's height and could conduct additional research for the Zoning Board. **Member Leider** noted it was his recollection the Bannockburn building was 4-stories in height. **Member Leider** questioned the building heights at Overlook Point. **Village Planner Robles** noted the Zebra Headquarters building at 3 Overlook Point was 6 stories and the AonHewitt Headquarters building at 4 Overlook Point was also 6-stories in height. **Member Leider** expressed his comfort with the proposed text amendment to increase the building height to 5-stories based on similar office headquarters buildings along the Tollway and of the taller office buildings within the Village.

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 5-story building height increase, where the Zoning Board expressed their support for the increased building height.

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

Community & Economic Director McNellis noted that **Alternate Member Brady** was able to provide a vote due to the absence of **Member Kalina**.

Member Bichkoff 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 June 9, 2015, and July 14, 2015, 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.

The roll call vote was as follows:

Ayes: Chairman Manion, Members Leider, Van de Kerckhove, Bichkoff, and Brady.
Nays: None.

4.0 UNFINISHED BUSINESS (None)
5.0 NEW BUSINESS

Member Bichkoff welcomed new Zoning Board **Member Scott Brady** to the Zoning Board.

6.0 CITIZENS COMMENTS

Member Leider sought an update 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 presenting to the Committee of the Whole in August.

Community & Economic Director McNellis noted there will be two public hearings scheduled for the August Zoning Board meeting and expressed the need for a quorum. He also informed the Zoning Board of a site meeting with the Village Board scheduled for July 27, 2015 regarding an item that will be on August's meeting agenda.

Member Leider sought a status update on the events center that was approved in the Corporate Center. **Village Planner Robles** provided an update that Noah's Event Center opened in April and has been hosting events since their grand opening.

Chairman Manion identified that the Village's website had not been updated to include the budget plan for Village road reconstruction. **Community & Economic Director McNellis** was aware of the missing information on the Village's website and explained that due to a loss of the Staff member responsible for that update, the information has been delayed.

7.0 ADJOURNMENT

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Van de Kerckhove** moved, and **Member Leider** seconded the motion to adjourn. The meeting adjourned at 7:33 p.m.

Minutes Submitted by Stephen Robles, Village Planner