



AGENDA
COMMITTEE OF THE WHOLE MEETING
Village Hall – Community Room
Monday, February 9, 2015
Immediately following Regular Village Board Meeting

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

The Committee of the Whole will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Trustees to do so. Citizens wishing to address the Board on agenda items may speak when the agenda item is open, prior to Board discussion.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Acceptance of the January 26, 2015 Committee of the Whole Meeting Minutes

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

- 3.11 Consideration and Discussion of Zoning Board and Architectural Review Board Recommendations Regarding Amendments to Special Use Ordinance 78-533-23 and to the Approved Site Plan, Building Elevations, and Landscape Plan for a Proposed U-Haul Facility - 200 Industrial Drive (U-Haul – Amerco Real Estate Company)

- 3.12 Preliminary Evaluation of a Preliminary Plat of Subdivision and Major Amendment to Special Use Ordinance No. 05-1954-18 Granting a Planned Unit Development for a Mixed-Use Retail Development (Lincolnshire Commons) to Permit the Replacement of Retail Use (Barnes & Noble Booksellers) with a Medical Office Use (NorthShore University)

3.2 Finance and Administration

- 3.21 **PUBLIC HEARING:** Regarding an Ordinance Making Appropriations of Sums of Money for all Necessary Expenditures of the Village of Lincolnshire, Lake County, Illinois, for the Fiscal Year 2015 (Village of Lincolnshire)

- 3.22 Consideration and Discussion of an Ordinance Making Appropriations of Sums for all the Necessary Expenditures of the Village of Lincolnshire, Lake County, Illinois, for all Corporate and Special Purposes the Fiscal Year Beginning January 1 2015 and Ending December 31, 2015 (Village of Lincolnshire)

3.3 Public Works

- 3.31 Consideration and Discussion of a Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code – January 1, 2015 to December 31, 2015 (Village of Lincolnshire)

3.4 Public Safety

3.5 Parks and Recreation

3.51 Consideration and Discussion of a Contract with Midwest Netting Solution, LCC to Install Foul Ball Canopy Netting at North Park in an Amount not to Exceed \$78,580.00 (Village of Lincolnshire)

3.6 Judiciary and Personnel

4.0 **UNFINISHED BUSINESS**

5.0 **NEW BUSINESS**

6.0 **EXECUTIVE SESSION**

7.0 **ADJOURNMENT**



MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, January 26, 2015

Present:

Mayor Blomberg

Trustee Feldman

Trustee McDonough

Trustee McAllister

~~Village Treasurer Curtis~~

Village Manager Burke

Finance Director Peterson

Community & Economic Development

Director McNellis

Trustee Brandt

Trustee Grujanac

Trustee Servi

Village Clerk Mastandrea

Village Attorney Simon

Chief of Police Kinsey

Public Works Director Woodbury

ROLL CALL

Mayor Blomberg called the meeting to order at 7:12 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the January 12, 2015 Committee of the Whole Meeting Minutes.

The minutes of the January 12, 2015 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation 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 (Willow Creek Community Church, Inc.)

Community & Economic Development Director McNellis provided a summary of the request for preliminary evaluation of an application for a Special Use to permit an assembly use operation within Regal Cinema. Community & Economic Development Director McNellis noted this use would be temporary until Willow Creek Church finds a permanent location. Community & Economic Development Director McNellis noted the process for the Special Use would be to recommend it to the Zoning Board for a Public Hearing and the Zoning Board recommendation would

come back to the Village Board for final consideration. Items for discussion by the Zoning Board would be an expiration date for the proposed temporary Special Use, confirmation from Regal Cinemas that their current and past Sunday show time schedule could accommodate the use and not affect ticket sales, and how temporary signage would comply with the Village code.

Attorney Lawrence Friedman, representing Willow Creek Church noted Willow Creek Church is actively seeking a permanent church location in Lincolnshire and is in the process of negotiating a lease for 625 Barclay Boulevard. Mr. Friedman provided a summary of the request for the proposed Special Use to permit Willow Creek Church the temporary use of Regal Cinemas for two services on Sunday morning until a permanent church location is secured.

Trustee McDonough asked if this would replace the South Barrington location. Mr. Friedman noted this could not replace the South Barrington location and meet the facility size needed to serve the population attending services at the South Barrington location.

A brief discussion regarding Regal Cinemas use on early Sunday mornings followed.

Trustee Brandt asked about the liquor license recently brought before the Village Board for Regal Cinemas. Chief of Police Kinsey noted a license class was created based upon Regal Cinemas request but no applications have been made at this time. Trustee Brandt asked if Willow Creek was aware the liquor license class was recently created and Regal Cinemas could possibly apply for this license. Village Attorney Simon noted this is a full liquor license class and not limited to only beer and wine.

Mr. Matt Wright, Senior Pastor for Willow Creek Church noted the Church would have the ability to partition the lobby and steer individuals attending service away from concessions and stated the liquor license would not be a concern for the church.

Village Attorney Simon asked about Christmas Services noting this would be a big day for both the cinema and the church. Mr. Wright noted Willow Creek services for Christmas are held on Christmas Eve, and noted it is his hope Willow Creek would have a permanent location by then.

Trustee McDonough asked if one year would be sufficient for the temporary location. Mr. Friedman stated Willow Creek may need more than one year but would be willing to accept this time frame with the understanding that the church may request an extension if needed.

There was a consensus of the Board to refer this item to the Zoning Board.

3.2 Finance and Administration

3.3 Public Works

3.31 Consideration and Discussion of an Ordinance Amending Chapter 15 of Title 1 Comprehensive Fee Schedule of the Lincolnshire Village Code to Update Water Meter Fees (Village of Lincolnshire)

Director of Public Works Woodbury provided a summary for the proposed Ordinance amending the Fee Schedule to increase Water Meter Fees which are fees passed on from the vendor.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.32 Consideration and Discussion of Awarding a Contract to City Construction Company, Inc. for the Village of Lincolnshire 2015 Water Main Replacement Project at a Cost of \$999,502.50. (Westwood Lane, Middlebury Lane and Bedford Court - Village of Lincolnshire)

Director of Public Works Woodbury provided a summary of staff's request to award a contract to City Construction Company, Inc. for the 2015 water main replacement project.

Trustee Feldman asked if this was part of the new technology discussed previously for identifying all infrastructure needs when a project such as this is planned. Director of Public Works Woodbury noted staff is working internally for storm sewer replacement and relining of sanitary to address the issues that may be identified in the area of the proposed water main project.

Trustee Servi asked if staff was familiar with the vendor. Director of Public Works Woodbury noted the vendor has worked with other surrounding municipalities and comes highly recommended by the Village's consulting engineer. Village Manager Burke noted Lincolnshire has never contracted with the vendor and staff

followed up with the consulting engineer regarding confirmation references of their work in other communities.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.33 Consideration and Discussion of Awarding a Professional Service Contract to Baxter & Woodman Consulting Engineers for Construction Observation Services Related to the Fox Trail and Westwood Lane Watermain Replacement Project at a cost not to Exceed \$74,230.00 (Village of Lincolnshire)

Director of Public Works Woodbury provided a summary of staff's request to award a contract to Baxter & Woodman Consulting Engineers for construction observation services related to the Fox Trail and Westwood Lane watermain replacement project.

Mayor Blomberg asked if Baxter & Woodman would be on site daily. Director of Public Works Woodbury confirmed Baxter & Woodman and staff would be on site daily.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.34 Consideration and Discussion of a Park Board Recommendation to Approve the Lincolnshire Sports Association's Request to Donate Home Run Fencing and Field Maintenance Costs in Lieu of Fees from LSA Affiliate, Slammers Baseball and Softball Training Academy (Lincolnshire Sports Association)

Director of Public Works Woodbury provided a summary of the Park Board recommendation to approve the Lincolnshire Sports Association's request to donate home run fencing and field maintenance costs in lieu of fees from LSA affiliate, Slammers Baseball and Softball Training Academy.

Trustee McDonough asked if this would benefit anyone who used the field. Director of Public Works Woodbury confirmed the home run fencing and the improved field condition would be available to anyone using the field.

Trustee McAllister asked if the offset of the fencing for fees would be a yearly request. Director of Public Works Woodbury stated

this would be to the discretion of LSA and noted staff works closely with LSA to manage the fields. Trustee Brandt provided information regarding the relationship between Slammers and LSA.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

- 3.4 Public Safety
- 3.5 Public Safety
- 3.6 Parks and Recreation
- 3.7 Judiciary and Personnel

4.0 **UNFINISHED BUSINESS**

Trustee Brandt noted she recently had a meeting at Stevenson High School with Engineering Supervisor Horne, Vernon Township, Village of Vernon Hills and Mark Michelini regarding the bid for the proposed pathway along Port Clinton. Trustee Brandt stated Lincolnshire's portion would be \$21,400. Engineering Supervisor Horne will be presenting this to the Board for consideration. The amount came in lower than anticipated and construction could begin as early as May. Trustee Brandt suggested extending the path and asked if the Board had interest to do this.

Trustee Brandt noted Thursday, January 29, 2015 at 7:00 p.m. will be the first 4th of July planning meeting which will take place in the Community Room at the Village Hall. All are invited to come participate.

5.0 **NEW BUSINESS**

Trustee McDonough provided an update on the SWALCO electronic recycling program. Due to current changes, SWALCO will need to pay \$200,000 to continue the electronic recycling service and could possibly run out of funds prior to the end of the year. Trustee McDonough noted the drop-off center for Lincolnshire is at the Highland Park location just off of Route 22 east of Route 41. Village Manager Burke noted the concerns regarding changes to electronic recycling will not affect residents regular waste pick-up.

Trustee McDonough also noted the Village recently learned its waste is currently being taken by Waste Management to a facility in Cook County. As a result of a recent ordinance passed by Cook County, there will be extra fees charged by Waste Management for our residents to cover the cost for taking waste to Cook County. Trustee McDonough noted through this process, staff learned that Waste Management is not following the Village's contracting and taking waste to a SWALCO partner facility. Representatives are working toward gathering more information and Village Manager Burke noted there will be further investigation regarding the Village contract with Waste Management and

the Village's waste being taken to a non-SWALCO designated facility. Staff is in the process of scheduling a meeting with Waste Management to discuss the contract and program further.

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Servi moved and Trustee Grujanac seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 7:47 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk

**REQUEST FOR BOARD ACTION
Committee of the Whole
February 9, 2015**

Subject:	U-Haul Self-Storage/Truck Rental Facility – Special use Amendment
Action Requested:	Consideration and Discussion of Zoning Board and Architectural Review Board recommendations of Amendments to Special Use Ordinance No. 78-533-23 and the approved Site Plan, Building Elevations, and Landscape Plan for a proposed U-Haul facility - 200 Industrial Drive
Petitioner:	Amerco Real Estate Company (U-Haul)
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Zoning Board and Architectural Review Board

Background:

- On November 11, 2014, the Zoning Board unanimously recommended approval of an Amendment to existing Special Use Ordinance No. 78-533-23 to remove the prohibition of truck/trailer parking in front of the building and reduce the height of an existing landscape berm, subject to the following conditions:
 1. Rental parking space orientation be revised to 90°, perpendicular to Aptakisic Road, subject to ARB consideration.
 2. The existing berm adjacent to the west property line shall remain.
 3. The landscape Plan be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code.
- On January 20, 2015, the Architectural Review Board unanimously recommended approval of amendments to the site plan, building elevations, and landscape plan, subject to the following conditions:
 1. Vehicular area north of the building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations.
 2. The existing berm adjacent to the west property line shall remain.
 3. The landscape Plan be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code
 4. Existing detached structures be removed prior to the issuance of a Certificate of Occupancy.

Project Summary:

- The ARB reviewed Zoning Board Condition 1, regarding orientation of the rental parking spaces and determined the proposed angled rental parking orientation was acceptable and removed it from their recommendation.
- Conditions 2 and 3 of the both the Zoning Board and ARB are duplicated, and the requested revisions have been incorporated into the attached plans.
- Condition 4 of the ARB requires the removal of the existing detached accessory structures associated with the current industrial operations on the site. Since these structures will not be part of U-Haul's operations, the ARB recommended their removal. The attached site plan includes a notation of their removal.

Recommendation:

Consideration and discussion of Amendments to Special Use Ordinance 78-533-23 and the approved Site Plan, Building Elevations, and Landscape Plan for a proposed U-Haul facility, and placement on the February 23, 2013 Consent Agenda.

Reports and Documents Attached:

- Draft Ordinance, prepared by Village Attorney Simon.
- Letter of Request, prepared by Amerco Real Estate Company.
- Location Map and Site Photographs, prepared by Staff.
- Ordinance No. 78-533-23.
- Staff Memorandum and Approved Minutes of the November 11, 2014 Zoning Board.
- Staff Memorandum and Unapproved Minutes of the January 20, 2015 ARB.

Meeting History	
Village Board Evaluation (COW):	September 8, 2014
Zoning Board Public Hearing:	November 11, 2014
Architectural Review Board (Cancelled):	November 18, 2014
Architectural Review Board:	January 20, 2015
Current Committee of the Whole:	February 9, 2015

ORDINANCE NO. _____

**AN ORDINANCE AMENDING A SPECIAL USE WHICH
ESTABLISHED THE OPERATION OF A TRUCK, TRACTOR AND TRAILER
LEASING FACILITIES IN AN M-1 MANUFACTURING DISTRICT
FOR A U-HAUL SELF-STORAGE AND EQUIPMENT RENTAL FACILITY
(ORDINANCE NO. 76-446-76)**

WHEREAS, Ordinance No. 76-446-76 (the “Special Use Ordinance”) granted a special use to establish and operate a truck, tractor and trailer leasing facility in a M-1 Manufacturing District on the property commonly known as 200 Industrial Drive and legally described in Exhibit “A” attached hereto and made a part hereof (the “Subject Property”); and

WHEREAS, Special Use Ordinance was amended by Ordinance 78-533-23 to permit selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck parts and truck trailer parts, indoors only, on the Subject Property;

WHEREAS, the Zoning Board held a public hearing on November 11, 2014, on a request from Amerco Real Estate Company, on behalf of U-Haul (“Petitioner”), with the consent of Lenzini Lincolnshire, LLC (the “Owner”), for an amendment to the Special Use Ordinance to remove the prohibition of truck and trailer parking in front of the building and reduce the existing landscape berm to 3 feet tall (the “Special Use Amendment”); and

WHEREAS, the aforesaid public hearing was held pursuant to legal notice, including publication in the Lincolnshire Review on October 23, 2014, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

WHEREAS, the Zoning Board finds that the Special Use Amendment satisfies the standards to qualify for a special use permit set forth in Section 6-14-11 of the Village Code, as demonstrated by the findings of fact attached hereto as Exhibit “B”; and

WHEREAS, the Architectural Review Board (ARB) held a public meeting on January 20, 2015, on the application of the Petitioner for approval of amendments to the site plan, building elevations, and landscape plan for a proposed U-Haul facility; and

WHEREAS, the aforesaid public meeting was held pursuant to legal notice and all persons desiring an opportunity to be heard were given such opportunity at said public meeting; and

WHEREAS, the Zoning Board and ARB have heretofore submitted to the Mayor and Board of Trustees their respective findings of fact and recommendations related to the applications heretofore described;

WHEREAS, the Corporate Authorities have concluded that the Special Use Amendment, subject to and in conformance with the terms and conditions of this

Ordinance, will be beneficial to the Village, will further the development of the Subject Property and the orderly development of the Village, and will otherwise enhance and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, in exercise of its home rule authority, as follows:

Section 1. Recitals and Findings.

A. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals and do further acknowledge that they are material to this Ordinance. Such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. The Parties further agree that this Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

B. The Mayor and Board of Trustees have duly considered the findings and recommendations of the Zoning Board and ARB and hereby adopt the findings of the Zoning Board and recommendation of the ARB, attached respectively as Exhibits B and C, as the findings of the Corporate Authorities the same as though fully restated herein. All references and findings of the Zoning Board and ARB are hereby made the findings and references of the Mayor and Board of Trustees.

Section 2. Amendment to Special Use Ordinance.

A. **Future References.** From and after the effective date of this Ordinance, all references to the Special Use Ordinance shall be deemed to mean the Special Use Ordinance, as amended by Ordinance 78-533-23 and this Ordinance. Except as modified by this Ordinance, all current provisions of the Special Use Ordinance shall remain in full force and effect.

B. **Special Use Amendment.** The Special Use Ordinance is hereby amended to remove the prohibition of truck and trailer parking in front of the building and reduce the existing landscape berm to 3 feet tall, all subject to the following conditions and limitations:

1. The existing berm adjacent to the west property line shall remain;
2. The Landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code;
3. The vehicular area north of the principal building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations in Title 6, Chapter 11 of the Village Code;
4. Existing detached structures shall be removed prior to the issuance of a Certificate of Occupancy for the principal building; and

5. Except to the extent in conflict with the foregoing conditions, the Subject Property shall be improved in compliance with the following plans and specifications, all of which shall be attached hereto as Exhibit D and incorporated as though fully set forth herein.

- a. Proposed Site Plan, Sheet SP-1, prepared by Amerco Real Estate Company, dated January 29, 2014.
- b. Tree Preservation Plan, Sheet 1 of 2, prepared by Krogstad Land Design Limited, last revised January 29, 2015.
- c. Landscape Plan, Sheet 2 of 2, prepared by Krogstad Land Design Limited, last revised February 2, 2015.
- d. Proposed Elevations, Sheet EL1, prepared by Amerco Real Estate Company, dated October 16, 2014.
- e. Photometric Plan, Sheet LT, prepared by Amerco Real Estate Company, dated November 11, 2014.
- f. D-Series Size 2 LED Area Luminaire manufacturer's specification sheet, 3 pages.

Section 3. Superseding Effect. The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent of any conflicts. Except for the foregoing limitation, the development of the Subject Property remains subject to all terms and conditions of applicable Codes and Ordinances of the Village of Lincolnshire including, without limitation, zoning ordinances, building codes, subdivision regulations and regulations concerning the construction and design of public improvements.

Section 4. Penalties. Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not exceeding Five Hundred Dollars (\$500.00) with each and every day that the violation of the Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other action as they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

Section 5. Enforcement. The Subject Property shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other applicable laws or regulations.

Section 6. Effective Date; Assent. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided

by law, provided, however, that this Ordinance shall not take effect until a true and correct copy of this Ordinance is executed by Petitioner and Owner, or such other parties in interest as the Village may reasonably identify, consenting to and agreeing to be bound by the terms and conditions of this Ordinance. Unless the Petitioner and Owner deliver to the Village a copy of this Ordinance, as so executed, not later than sixty (60) days after the passage and approval of this Ordinance by the Corporate Authorities, or within such extension of time as may be granted by the Corporate Authorities by motion, this Ordinance shall be null and void and of no further force and effect.

PASSED this ____th day of _____, 2015, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____th day of _____, 2015.

Brett Blomberg, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

Published by me in pamphlet form
this ____th day of _____, 2015.

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 WHICH IS 2208.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 484.58 FEET TO A POINT ON A LINE 420.0 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 65.53 FEET TO A POINT ON THE SOUTH LINE, EXTENDED EAST, OF PARK PLACE AS SHOWN ON THE PLAT OF FRILLMANN PARK, BEING A SUBDIVISION IN SECTIONS 27 AND 28, THE PLAT OF WHICH WAS RECORDED JULY 1, 1887, AS DOCUMENT NO. 35931, SAID SOUTH LINE BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 9 AND 10 IN BLOCK 1 OF SAID FRILLMANN PARK; THENCE WEST ON SAID SOUTH LINE EXTENDED EAST, 116.27 FEET TO THE EAST LINE OF WILLIAM STREET, AS SHOWN ON SAID SUBDIVISION, BEING A LINE 33.0 FEET EAST, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ALONG SAID EAST LINE OF WILLIAM STREET, 195.56 FEET TO THE SOUTHWEST CORNER OF THE EAST 60.0 FEET OF THE WEST 93.0 FEET OF THE NORTH 190.0 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE THEREOF, 60.0 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE THEREFROM 165.0 FEET TO THE SOUTH LINE OF LONG GROVE-APTAKISIC ROAD, SAID SOUTH LINE OF ROAD BEING A LINE 40.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD; THENCE EAST ALONG SAID SOUTH LINE OF ROAD, 564.91 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID POINT BEING 25.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE 416.70 FEET TO THE PLACE OF BEGINNING, LAKE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD (FORMERLY THE

CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 WHICH IS 1,608.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 600.0 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 484.58 FEET TO A POINT ON A LINE 420.0 FEET NORTHEASTERLY (MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 422.43 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY THROUGH A POINT OF CURVE IN SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE, 210.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 139.74 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 THROUGH SAID POINT ON SAID EAST LINE WHICH IS 1,608.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE EAST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, 472.88 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND SEWER AND WATER MAIN AS CREATED BY DECLARATION OF EASEMENTS RECORDED JUNE 3, 1974 AS DOCUMENT NO. 1666052 MADE BY AND BETWEEN WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JULY 26, 1969 AND KNOWN AS TRUST NO. 726 AND THE FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 19, 1974 AND KNOWN AS TRUST NO. 4051104.

THIS DESCRIPTION DESCRIBES ALL THE LAND DESCRIBED IN THE TITLE COMMITMENT IDENTIFIED AS FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-668004-ATL BEARING AN EFFECTIVE DATE OF APRIL 28, 2014.

P.I.N. 15-27-100-002 and 15-27-100-014

EXHIBIT B
STANDARDS FOR SPECIAL USE AMENDMENT

(SEE ATTACHED)

AMERCO[®]

REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6555 • FAX: 602.277.5824 • EMAIL parul@uhaul.com

Tuesday November 04, 2014

Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: 200 INDUSTRIAL DRIVE SPECIAL USE PERMIT FINDINGS OF FACT.

Zoning Board,

The following are the Findings of Fact as required by the Village of Lincolnshire Special Use Information Packet under Item 4 Zoning Board Meeting.

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.

This special use permit 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 is it to be located. The subject property is zoned similar to the surrounding properties. U-Haul is not requesting a new special use permit; rather modifying an existing use permit that was implemented in 1976. U-Haul stores typically serve the communities that they are located in.

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 establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property because, as mentioned above, we are not proposing a new special use permit. U-Haul is requesting to modify an existing use permit that allows vehicle storage/rental of excavation vehicles to allow U-Haul equipment in front of the building. A U-Haul store generates much less traffic than most commercial uses. This property and the surrounding properties are predominately used for miscellaneous outdoor storage related uses.

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

There are existing adequate utilities, access roads, and drainage on the property. The property will be used as-is.

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.

Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. This property is currently developed and has existing ingress/egress locations that will continue to be used. The traffic generated by U-Haul is less intrusive and minimal as compared to other uses permitted in the M1 zone. A U-Haul store typically generates 31 trips during one weekday on average.

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

As mentioned above, this is not an application for a new special use. U-Haul is submitting an application to modify that existing special use permit to modify the location of equipment parking. The subject property is to be annexed into the Village of Buffalo Grove per the Village of Lincolnshire Official Comprehensive Plan, which also recommends Industrial land uses for this property. Copies of the application submittal are being sent to the Village of Buffalo Grove for review.

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 special use will, in all other respects, conform to the applicable regulations of the M1 zoning district in which the property is located in.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy Lopez', with a stylized flourish at the end.

Randy Lopez
AMERCO Real Estate Company

EXHIBIT C

RECOMMENDATION OF ARCHITECTURAL REVIEW BOARD

(SEE ATTACHED)



Continuing with Staff recommendation #4, **Chairman Grover** sought the petitioner's willingness to work with Staff regarding additional enhancements to the proposed landscape plan. **Mr. Firsel** concurred.

~~Chairman Grover~~ proceeded to Item #2 of the Staff recommendation regarding a reduction in the use of E.I.F.S. ~~Mr. Firsel~~ presented a variety of commercial and residential buildings in Lincolnshire which incorporate E.I.F.S. as the primary building material, and the Church proposal was in keeping with such. **Mr. Firsel** further noted that the proposed E.I.F.S. was clearly consistent with other R1 structures. **Member Gulatee** expressed his disagreement and explained the Church was not a private home.

~~Member Gulatee~~ noted the existing parking field of 92 spaces east of the proposed addition and only a single entry door proposed at the rear of the Church for these spaces, and recommended a double-entry door be used in its place. **Mr. Firsel** concurred.

~~There was as consensus amongst the ARB that the proposed expansion was an improvement over the previous proposal and supportive of the 33% E.I.F.S. coverage of the building façade.~~

~~There being no further comment, Chairman Grover sought a motion for ARB consideration.~~

~~Member Hardnock moved and Member Gulatee seconded a motion to approve and recommend to the Village Board for their approval of the site plan, building elevations, building materials and colors, landscape plan, rooftop equipment plan, and site lighting for the expansion of new facilities for the Ascension of Our Lord Greek Orthodox Church located at 1207 Riverwoods Road, subject to the following:~~

- ~~1. Reduction in the scale of the circular vehicle drop off area to the minimal extent possible, without compromising emergency access and safety.~~
- ~~2. Increase the maximum height of berming along Riverwoods Road to at least 2' in height, with varying heights up to 3' in small areas, to provide visual interest.~~
- ~~3. Revise the landscape plan, as follows:
 - ~~a. Include a variety of seasonal trees/shrubs, including evergreen trees/shrubs, to provide year-round screening of the vehicular drop-off area from Riverwoods Road.~~
 - ~~b. Incorporate native grasses along Riverwoods Road and along building foundation planting areas.~~~~

~~The motion passed unanimously by voice vote.~~

- 3.1 Consideration and Discussion of amendments to the site plan, building elevations, and landscape plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility (Amerco Real Estate Company).

Village Planner Robles presented Staff's memorandum and explained that Amerco Real Estate Company represents U-Haul who is under contract to purchase 200



Industrial Drive for a U-Haul self-storage and truck rental facility. In 1978, the property received a Special Use to permit truck sales and repair, for indoor operations only. The existing single-story metal building was constructed to accommodate truck repair, with individual repair/service bays. On-site landscaping is limited to an existing 6-foot tall landscaped berm fronting Aptakisic Road. Due to the industrial nature of the property, most of the site is surfaced with gravel, with an area of asphalt along the front of the building. Two existing detached structures associated with the current use of the property were also identified on the site plan.

Village Planner Robles summarized Staff's recommendations, noting the vehicle area north of the building should be paved with concrete, asphalt or similar materials to comply with the Off-Street Parking regulations and that the existing detached structures are removed prior to the issuance of a Certificate of Occupancy. In addition, fourteen truck rental spaces will front Aptakisic Road for street exposure. **Village Planner Robles** clarified Staff did not object to the location and number of rental spaces, but recommended the spaces are revised to 90° orientation, perpendicular to Aptakisic Road, to reduce the prominence of the rental trucks from the roadway. **Village Planner Robles** clarified the site plan contained in the presentation packet had been revised to provide the five additional parking spaces and relocate the ADA accessible space to address Staff's recommendation numbers three and four, as noted in the memorandum. He continued, U-Haul also proposed to re-grade the existing six foot tall berm fronting Aptakisc Road to a three foot tall berm to open visibility into the site. The current berm runs along Aptakisic Road and continues south along the west property line of the neighboring residential property. As a result of the proposed reduction, landscape screening of the parking lot was now required by Code. 44 "gro-low sumac" shrubs were proposed, which **Village Planner Robles** explained would not comply with code requirements. Staff recommended the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, which was also supported by the Zoning Board during their review of the Special Use amendment. Additionally, Staff recommended the landscape plan be revised to provide landscaping compliant with Village Code.

Village Planner Robles concluded that Staff was recommending approval of the proposed modifications to the site, subject to the recommendations in the Staff memo, excluding Items #3 and #4, as such were addressed through a site plan revision.

Heather Skelton, U-Haul, concurred with **Village Planner Robles'** summary of the proposal and explained the berm reduction was the deciding factor in U-Haul's purchase of the property. She continued, 11 existing trees along the berm were proposed for removal and would be replaced with 14 new trees per the provided landscape plan within the presentation packet. **Ms. Skelton** also agreed to the removal of the existing detached structures on the site prior to occupancy.

Member Hardnock questioned if all existing trees on the property were proposed for removal. **Ms. Skelton** indicated that a handful of trees were being preserved at the east and west corners of the property, along Aptakisic Road. **Village Planner**



Robles elaborated on the proposed regarding of the berm and verified the trees to remain per the provided landscape plan.

Chairman Grover indicated his support of keeping the berm along the west property line. **Ms. Skelton** voiced her willingness to keep the berm intact to the west.

In regards to the proposed landscaping along the parking lot and truck rental parking spaces fronting Aptakisic Road, **Member Kennerley** agreed with Staff's recommendation that a single row of evergreen shrubs was not sufficient and expressed the need to add height and variety.

Member Gulatee noted his support of the berm reduction and the angled truck rental parking spaces. He questioned if **Ms. Skelton** was in agreement with Staff's recommendation to pave the gravel parking areas. **Ms. Skelton** indicated that U-Haul may not be in a position to perform the paving work within the first 30-60 days of occupancy, and may have to wait until the U-Haul operation turns a profit at the site. **Member Gulatee** also questioned if there were any plans to improve the building's exterior. **Ms. Skelton** explained many of the site improvements would be along the street frontage and within the building's interior. U-Haul's long-term vision for the site is to construct a purpose-built self-storage facility, but the company has not established any specifics at the moment.

There being no further comment, **Chairman Grover** sought a motion for ARB consideration.

Member Gulatee moved and Member Hardnock seconded a motion to approve and recommend to the Village Board for their approval of modifications to the approved site plan, building elevations, and landscape plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility located at 200 Industrial Drive, subject to the following conditions:

- 1. Vehicular area north of the building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations.*
- 2. Existing detached structures be removed prior to the issuance of a Certificate of Occupancy.*
- 3. The existing berm adjacent to the west property line shall remain.*
- 4. The landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code*

The motion passed unanimously by voice vote.

~~3.3 PUBLIC HEARING regarding text amendments to various sections of Title 12, Sign Control, of the Lincolnshire Village Code, to revise and clarify requirements for permanent and temporary signs (Village of Lincolnshire).~~

~~**Chairman Grover** recessed the ARB meeting and convened the Public Hearing.~~

EXHIBIT D
SITE DEVELOPMENT PLANS

(SEE ATTACHED)

EXHIBIT D

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL LINCOLNSHIRE
200-300 INDUSTRIAL DR
LINCOLNSHIRE, IL 60069

SHEET CONTENTS:
PROPOSED
SITE PLAN

739027

DRAWN: BLC
CHECKED: NH
DATE: 1/29/2014
739027A1E

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Site Plan Data

Project Address: 200 Industrial Drive
Municipality: Village of Lincolnshire
Parcel(s) No(s): 15-27-100-002-0000

Current Zoning: M1 and M1-SUI

Site Gross Area: 502,253 SF or 11.53 Acres
Net Area: 352,086.87 SF
Gross Impervious Surface: 171,255.93 SF
Gross Open Space Area: 67,319.46 SF

Lot Coverage Required - None
Lot Coverage Provided - 4%

Proposed Use(s): Self-Storage, Retail / Equipment Rentals

Building Sizes & Use(s)
Building A - Retail & Storage 1 Story
Building B - Mini Warehouse, 1 Story
Building C - Mini Warehouse, 1 Story
Total Floor Area Ratio

Exiting 18,101 SF
Proposed 18,101 SF
1,000 SF
700 SF
19,801 SF

Building Setbacks Required Provided
Front 50 FT 50 FT
Rear 20 FT 20 FT
Side 15 FT 15 FT

Building Height Allowable = 45 Ft
Existing Bldg(s) Ht Max. = 24.8 Ft

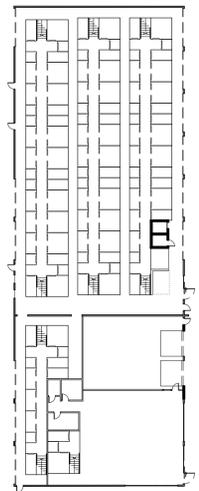
Parking Requirements: Required - 1 loading berth for 5,000 to 40,000 sf of gross floor area
Parking Space 1/250 SF of Office Space and/or Warehouse/Storage +1/2,000 SF of warehouse space, and +1/1000 SF of Manufacturing space = 26 spaces
Provided - 27 regular spaces, 1 ADA space = 28 spaces



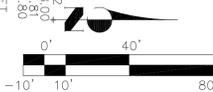
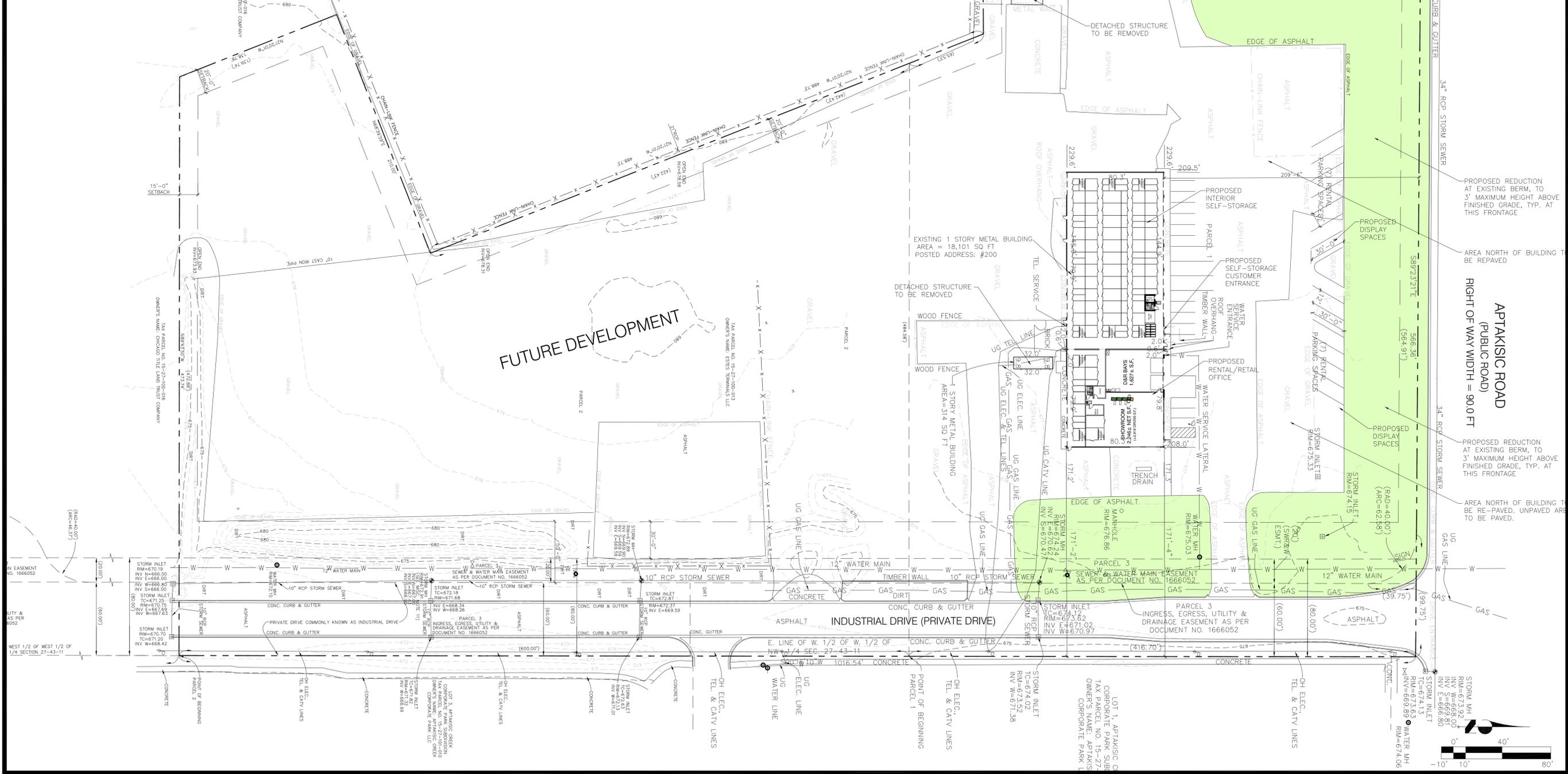
AERIAL VIEW - nts

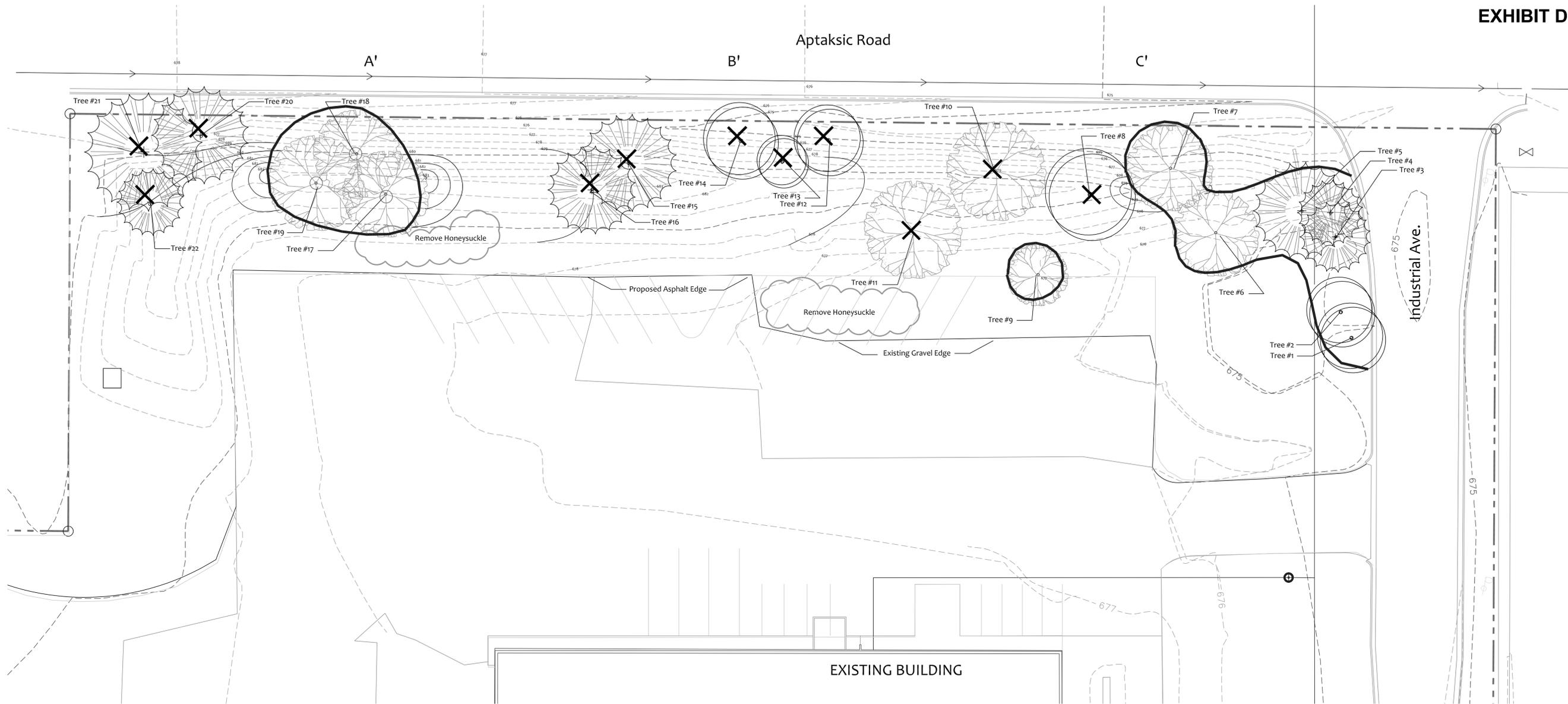
PROPOSED LOCKER MIX

LOCKER SIZE	SC-10 EXTERIOR UNITS		TOTAL QTY.	SQ. FT.	%	
	UPPER	LOWER				
5 x 5	26	12	0	38	950	7%
5 x 10	52	41	0	93	4,650	34%
5 x 15	0	0	0	0	0	0%
10 x 10	25	40	0	65	6,500	47%
10 x 15	0	11	0	11	1,650	12%
TOTAL	103	104	0	207	13,750	100%



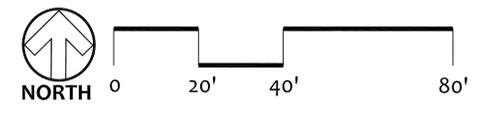
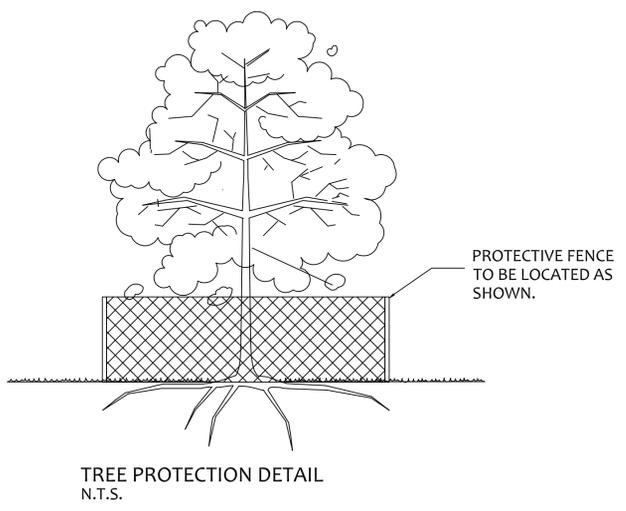
UPPER LEVEL STORAGE UNITS





- TREE REMOVAL NOTES:**
1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENCED AND BONDED WITHIN THE MUNICIPALITY.
 2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
 3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
 4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORCIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.

- TREE PRESERVATION NOTES:**
1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED WITHIN THE PROTECTION FENCE OF A TREE. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
 2. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH OF THE TREE.
 3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
 4. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE BEFORE CONSTRUCTION BEGINS. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
 5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
 6. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
 7. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTION FENCE OF ANY TREE THAT IS TO REMAIN.



TREE INVENTORY

TREE No.	DBA Inches	TYPE (COMMON NAME)	SCIENTIFIC NAME	H **	F **	COMMENTS	ACTION	REP.
1	5.5,6,6	Crabapple variety	Malus variety	5	5		Preserve	0
2	4,7,8,10	Crabapple variety	Malus variety	4	4		Preserve	0
3	14	Austrian Pine	Pinus nigra	4	4		Preserve	0
4	17	Austrian Pine	Pinus nigra	4	4	one sided	Preserve	0
5	23	Austrian Pine	Pinus nigra	4	4	codominant	Preserve	0
6	26	Honeylocust	Gleditsia triacanthos	4	4	codominant/dead w	Preserve	0
7	17	Sugar Maple	Acer saccharum	3	3		Preserve	0
8	18	Crabapple variety	Malus variety	4	4		Remove	6
9	12	Norway Maple	Acer platanoides	3	2		Preserve	0
10	19	Norway Maple	Acer platanoides	4	3	girdling root	Remove	7
11	20	Green Ash	Fraxinus pennsylvanica	6	6		Remove	0
12	7,9,12	Crabapple	Malus variety	3	3		Remove	4
13	5,6,7	Crabapple variety	Malus variety	4	4		Remove	3
14	10,10,14	Crabapple variety	Malus variety	4	4		Remove	5
15	19	Austrian Pine	Pinus nigra	4	4	Borer	Remove	7
16	17	Austrian Pine	Pinus nigra	5	5	Borer	Remove	6
17	17	American Linden	Tilia americana	3	3	one sided	Preserve	0
18	18	American Linden	Tilia americana	3	3	one sided	Preserve	0
19	19	American Linden	Tilia americana	3	3	one sided	Preserve	0
20	18	Austrian Pine	Pinus nigra	4	4		Remove	6
21	21	Austrian Pine	Pinus nigra	4	4		Remove	7
22	13	Austrian Pine	Pinus nigra	5	5	Borer	Remove	5
							Replacement Inches Required	56

Code: H=Health, F=Form
 Classifications: 1= excellent, 2= Good, 3= Fair, 4= Poor, 5= Very Poor, 6= Dead
 Tree Inventory conducted on 9/26/14 by Krogstad Land Design Limited
 (Karl Krogstad, Certified Arborist IL-546A).

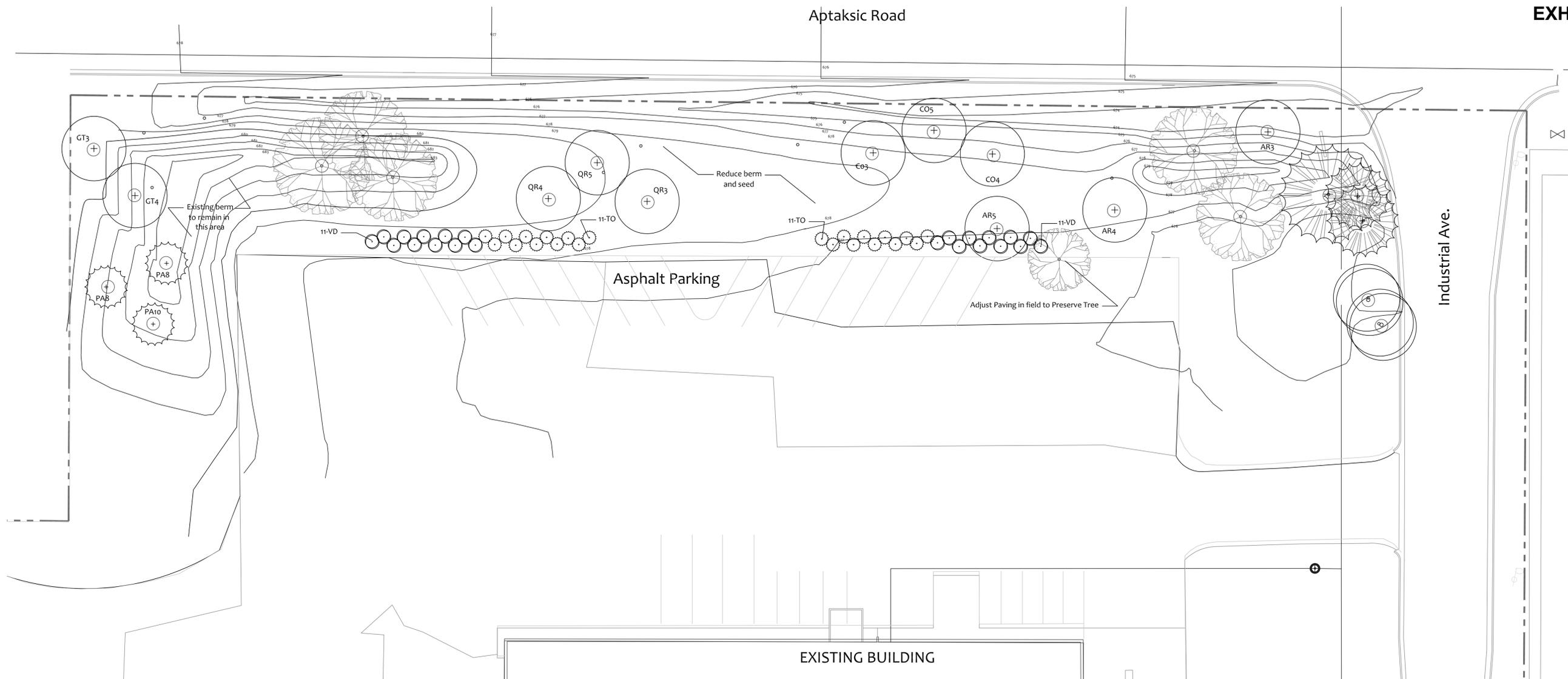
REVISIONS

Per ARB:	Jan. 29, 2015
Revised:	Nov. 4, 2014
Revised:	OCT. 21, 2014
Revised:	OCT. 9, 2014
DATE	OCT. 8, 2014
PROJECT	ARC1401
DRAWN	KTK
CHECKED	KTK
SHEET NO.	1 of 2

Aptaksic Rd. Berm Reduction
200 Industrial Ave., Lincolnshire, IL
TREE PRESERVATION PLAN
U-Haul



KROGSTAD
 LAND DESIGN LIMITED
 LANDSCAPE ARCHITECTURE CONSULTING
 157-00048 REGISTERED LANDSCAPE ARCHITECT
 ILLINOIS
 815-595-9151
 KROGSTAD@LANDDESIGNLIMIT.COM



GENERAL NOTES

- QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
- FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
- MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.

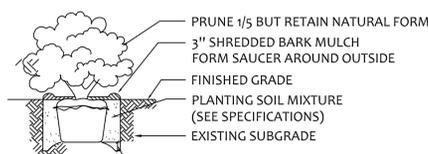
PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
AR3	1	Acer rubrum	Red Maple	3"	
AR4	1	Acer rubrum	Red Maple	4"	
AR5	1	Acer rubrum	Red Maple	5"	
CO3	1	Celtis occidentalis	Common Hackberry	3"	
CO4	1	Celtis occidentalis	Common Hackberry	4"	
CO5	1	Celtis occidentalis	Common Hackberry	5"	
GT3	1	Gleditsia triacanthos inermis	Thornless Honeylocust	3"	
GT4	1	Gleditsia triacanthos inermis	Thornless Honeylocust	4"	
QR3	1	Quercus rubra	Red Oak	3"	Spring Dig
QR4	1	Quercus rubra	Red Oak	4"	Spring Dig
QR5	1	Quercus rubra	Red Oak	5"	Spring Dig
SHADE TREES					
PA8	2	Picea abies	Norway Spruce	8'	
PA10	1	Picea abies	Norway Spruce	10'	
SHRUBS					
Total Inch Equivalents Provided: 56"					
TO	22	Thuja occidentalis 'Technii'	Mission Arborvitae	4'	Trim as Hedge
VD	22	Viburnum dentatum	Arrowwood Viburnum	4'	

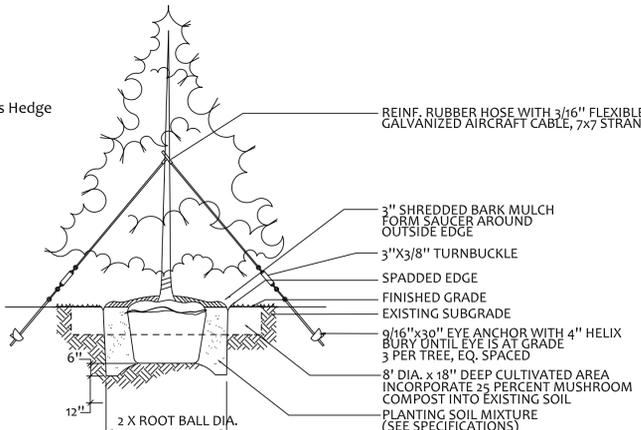


MISCELLANEOUS MATERIALS*

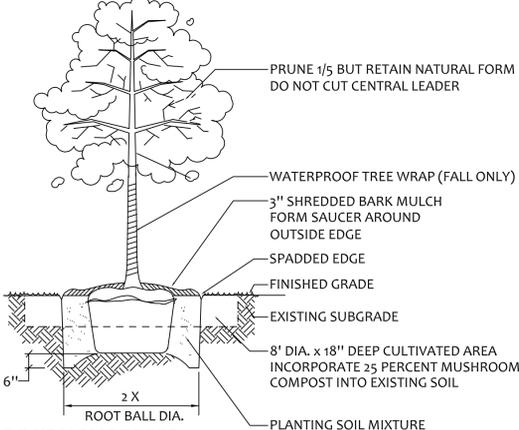
- Kentucky Bluegrass Blend Sod S.Y.
 - Shredded Hardwood Mulch C.Y.
- * Exact quantity shall be determined in field based on extent of restoration needed.



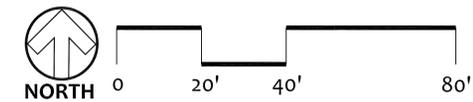
DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.



EVERGREEN TREES
N.T.S.



DECIDUOUS TREES
N.T.S.

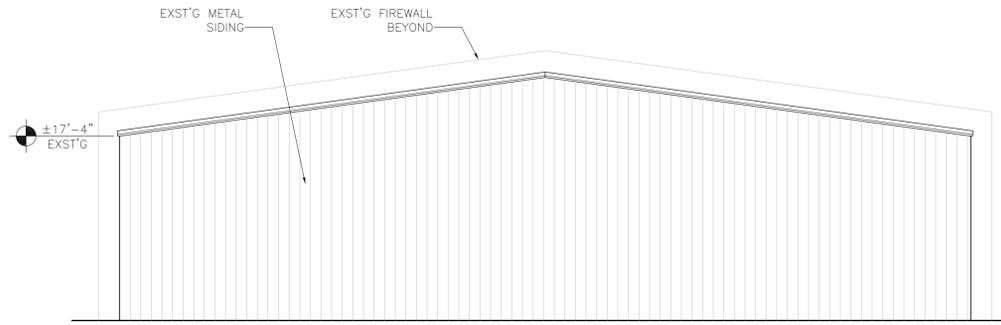


**Aptaksic Rd. Berm Reduction
200 Industrial Ave., Lincolnshire, IL
LANDSCAPE PLAN
U-Haul**

KROGSTAD LAND DESIGN LIMITED
157-603048 REGISTERED LANDSCAPE ARCHITECT
579 FARMWOOD CT., CRYSTAL LAKE, ILL. 60154
KROGSTAD@KROGSTADLANDDESIGN.COM

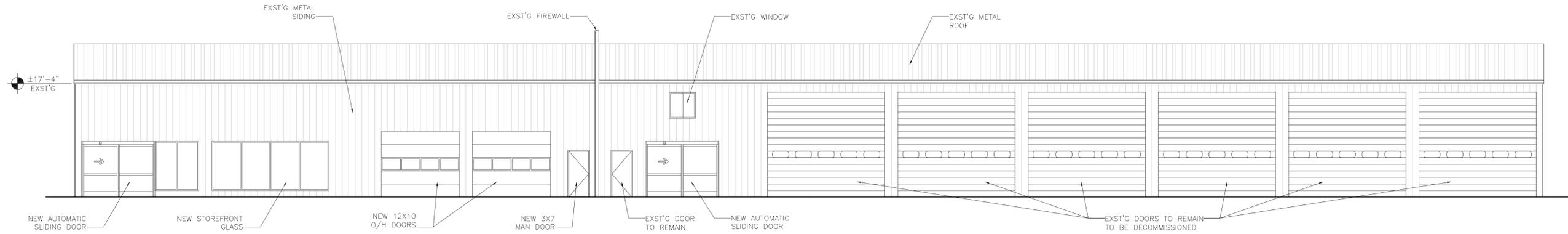
REVISIONS

Per Village:	Feb. 2, 2015
Per ARB:	Jan. 29, 2015
Revised:	Nov. 4, 2014
Revised:	OCT. 21, 2014
Revised:	OCT. 9, 2014
DATE	OCT. 8, 2014
PROJECT	ARC1401
DRAWN	KTK
CHECKED	KTK
SHEET NO.	2 of 2



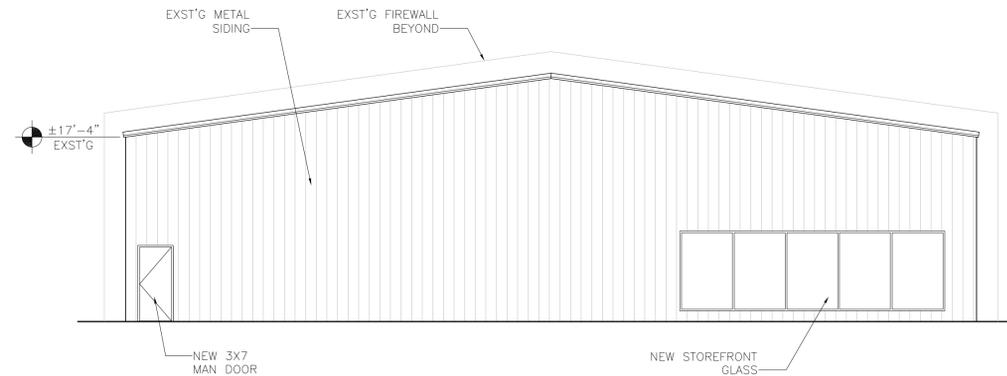
WEST ELEVATION

SCALE: 1/8"=1'-0"



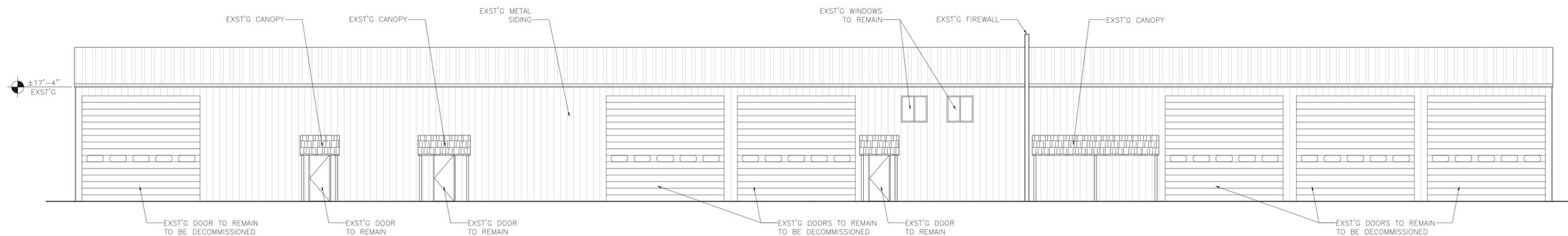
NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:

U-HAUL LINCOLNSHIRE
200-300 INDUSTRIAL DR
LINCOLNSHIRE, IL 60069

SHEET CONTENTS:

PROPOSED ELEVATIONS

739027

DRAWN: BLC
CHECKED: NH
DATE: 10/16/14

EL1

739027A1C

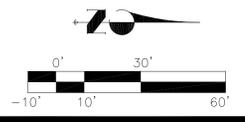
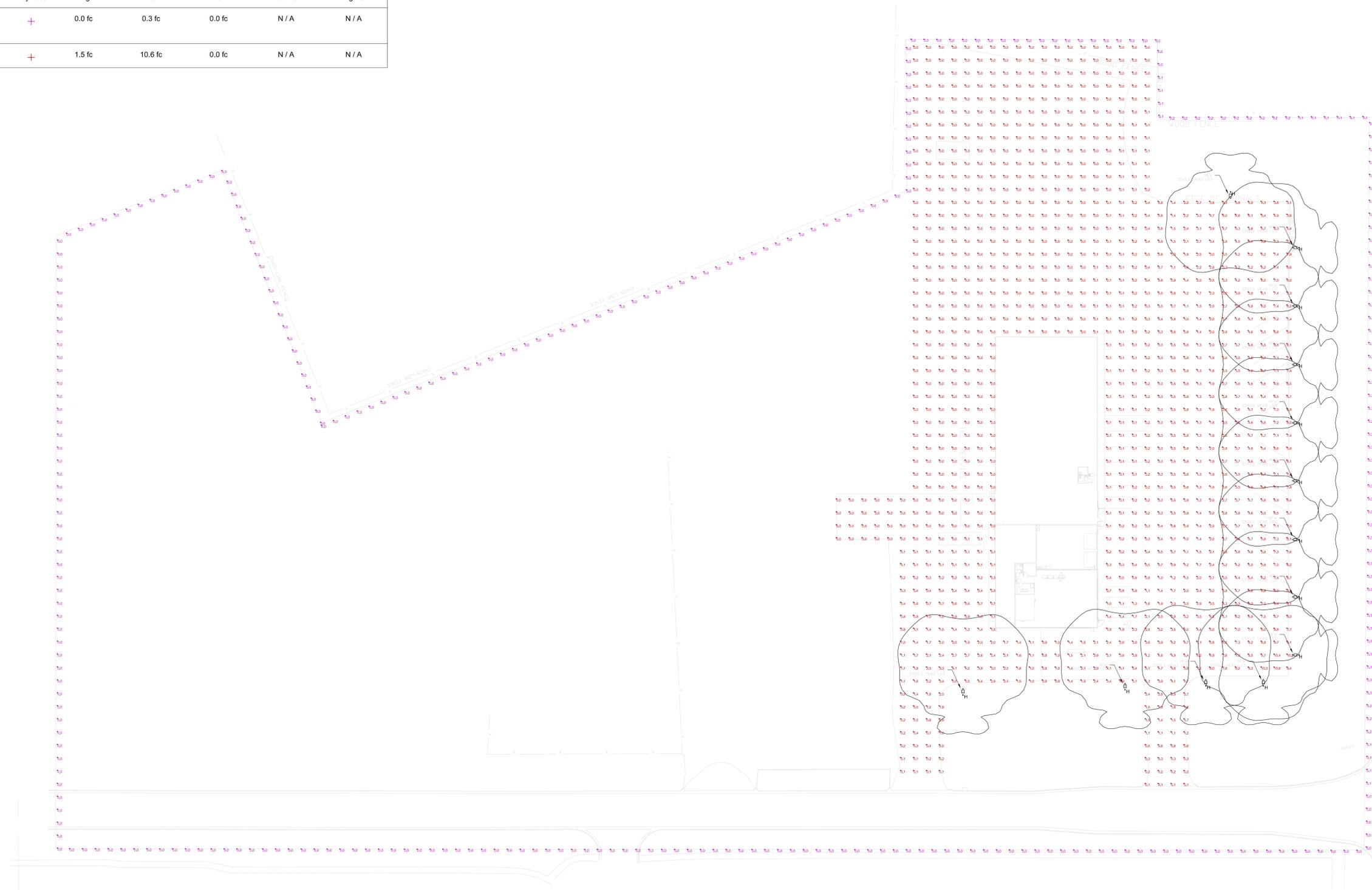
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LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	H	13	LITHOINA DSX2 LED 80C 1000 40K TFTM SPA MVOLT DDBXD	DSX2 LED W/2LARGE & 2 SMALL LIGHT ENGINES, (2) 1050mA ,DRIVERS, 4000K LED, TYPE TFTM OPTICS	LED - 4000K COLOR TEMP	DSX2_LED_80 C_1000_40K_T FTM_MVOLT.i es	Absolute	0.95	275

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LIGHT SPILL AT PROPERTY LINE AT 60" AFG	+	0.0 fc	0.3 fc	0.0 fc	N / A	N / A
SITE LIGHTING	+	1.5 fc	10.6 fc	0.0 fc	N / A	N / A



GENERAL NOTES:

EXHIBIT D

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
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SITE ADDRESS:
U-HAUL LINCOLNSHIRE
200-300 INDUSTRIAL DR
LINCOLNSHIRE, IL 60069

SHEET CONTENTS:
PHOTOMETRIC PLAN

739027

DRAWN:	RL
CHECKED:	--
DATE:	11/10/14

LT

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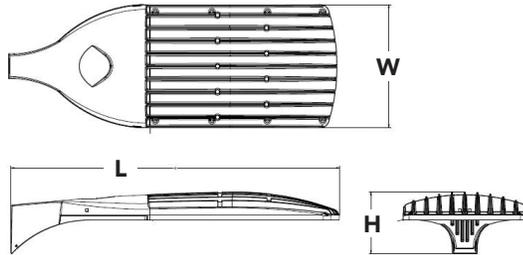
D-Series Size 2 LED Area Luminaire



d^{series}

Specifications

EPA:	2.0 ft ² (0.19 m ²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	39 lbs (17.7 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

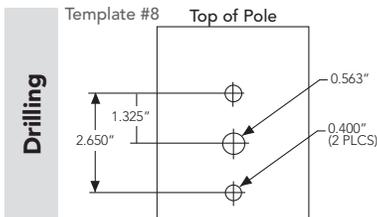
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)			
DSX2 LED	Forward optics	530 530 mA	30K 3000 K	T1S Type I Short	MVOLT ³	Shipped included SPA Square pole mounting	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁷	Shipped installed HS House-side shield ¹³	DDBXD Dark bronze			
		700 700 mA	40K 4000 K	T2S Type II Short	120 ³				DBLXD Black			
		1000 1000 mA (1 A) ²	50K 5000 K	T2M Type II Medium	208 ³				DNAXD Natural aluminum			
	100C 100 LEDs (four engines)	Rotated optics ¹	80C 80 LEDs (four engines)	AMBPC Amber phosphor converted	T3S Type III Short	240 ³	RPA Round pole mounting	DMG 0-10V dimming driver (no controls)	WTB Utility terminal block ¹⁴	DWHXD White		
				T3M Type III Medium	277 ³	SPUMBA Square pole universal mounting adaptor ⁵				DF Double fuse (208, 240, 480V) ¹⁵	DDBTXD Textured dark bronze	
				T4M Type IV Medium	347 ⁴	RPUMBA Round pole universal mounting adaptor ⁵				DS Dual switching ^{9,10}	DF Double fuse (208, 240, 480V) ¹⁵	DBLTXD Textured black
	TFTM Forward Throw Medium	480 ⁴	PIRH Motion sensor, 15-30" mounting height ¹¹	TLS Tool-less entry trigger latch ¹⁶	DNATXD Textured natural aluminum							
	80C 80 LEDs (four engines)	Rotated optics ¹	80C 80 LEDs (four engines)	T5VS Type V Very Short	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶	BL30 Bi-level switched dimming, 30% ^{10,12}	BL50 Bi-level switched dimming, 50% ^{10,12}	L90 Left rotated optics ²	R90 Right rotated optics ²	DWHGXD Textured white		
				T5S Type V Short						R90 Right rotated optics ²	R90 Right rotated optics ²	R90 Right rotated optics ²
				TSM Type V Medium								
	T5W Type V Wide	R90 Right rotated optics ²	R90 Right rotated optics ²	R90 Right rotated optics ²								



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS Single unit	DM29AS 2 at 90° *
DM28AS 2 at 180°	DM39AS 3 at 90° *
DM49AS 4 at 90° *	DM32AS 3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁷
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁷
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁷
SCU	Shorting cap ¹⁷
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

For more control options, visit [DTL](#) and [ROAM](#) online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- Rotated optics only available with 80C.
- Available with 80 LEDs (80C option) only. Not available with AMBPC.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- N/A BL30, BL50, WTB or TLS. DMG option requires 1000mA.
- Available as a separate combination accessory: PUMBA (finish) U.
- Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with PIRH, DS, BL30, BL50, or TLS.
- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, PIRH or WTB.
- Requires an additional switched line.
- Specifies the SensorSwitch SBGR-6-ODP® control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with BL30, BL50, DS, TLS or WTB.
- Dimming driver standard. MVOLT only. Not available with BL30, BL50, 347v, 480v, DCR, TLS or WTB.
- Also available as a separate accessory; see Accessories information.
- WTB not available with BL30, BL50, DS, or PIRH. N/A 347v or 480v.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- With TLS option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PIRH. N/A 347v or 480v.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				80C (80 LEDs)	700	188 W	T1S	16,714	3	0	3	89	17,647
T2S	17,233	3	0				3	92	18,196	3	0	3	97
T2M	16,839	3	0				3	90	17,779	3	0	3	95
T3S	16,818	3	0				3	89	17,757	3	0	3	94
T3M	16,970	3	0				4	90	17,918	3	0	4	95
T4M	17,201	3	0				4	91	18,162	3	0	4	97
TFTM	16,944	3	0				4	90	17,890	3	0	4	95
T5VS	17,899	5	0				1	95	18,899	5	0	1	101
T5S	18,032	4	0				2	96	19,039	4	0	2	101
T5M	18,063	5	0				3	96	19,072	5	0	3	101
T5W	17,798	5	0		3	95	18,792	5	0	3	100		
1000	275 W	T1S	22,771		3	0	3	83	24,137	3	0	3	88
		T2S	23,479		3	0	3	85	24,887	3	0	3	90
		T2M	22,941		3	0	3	83	24,317	3	0	3	88
		T3S	22,912		3	0	3	83	24,287	3	0	3	88
		T3M	23,120		3	0	4	84	24,508	3	0	4	89
		T4M	23,435		3	0	4	85	24,841	3	0	4	90
		TFTM	23,084		3	0	4	84	24,469	3	0	4	89
		T5VS	24,386		5	0	1	89	25,849	5	0	1	94
		T5S	24,567		4	0	2	89	26,041	4	0	2	95
		T5M	24,610	5	0	3	89	26,086	5	0	3	95	
T5W	24,247	5	0	3	88	25,702	5	0	3	93			
100C (100 LEDs)	700	218 W	T1S	20,722	3	0	3	95	21,883	3	0	3	100
			T2S	21,366	3	0	3	98	22,563	3	0	3	103
			T2M	20,876	3	0	3	96	22,046	3	0	3	101
			T3S	20,850	3	0	3	96	22,019	3	0	3	101
			T3M	21,039	3	0	4	97	22,219	3	0	4	102
			T4M	21,326	3	0	4	98	22,521	3	0	4	103
			TFTM	21,007	3	0	4	96	22,184	3	0	4	102
			T5VS	22,191	5	0	1	102	23,435	5	0	1	108
			T5S	22,356	4	0	2	103	23,609	4	0	2	108
			T5M	22,395	5	0	3	103	23,650	5	0	3	108
T5W	22,065	5	0	3	101	23,302	5	0	3	107			

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	142W	1.31	0.76	0.66	0.57	0.45	0.33
	700	188W	1.74	1.00	0.87	0.75	0.60	0.44
	1000	275W	2.55	1.47	1.27	1.10	0.88	0.64
100	530	175W	1.62	0.93	0.81	0.70	0.56	0.41
	700	218W	2.02	1.16	1.01	0.87	0.70	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

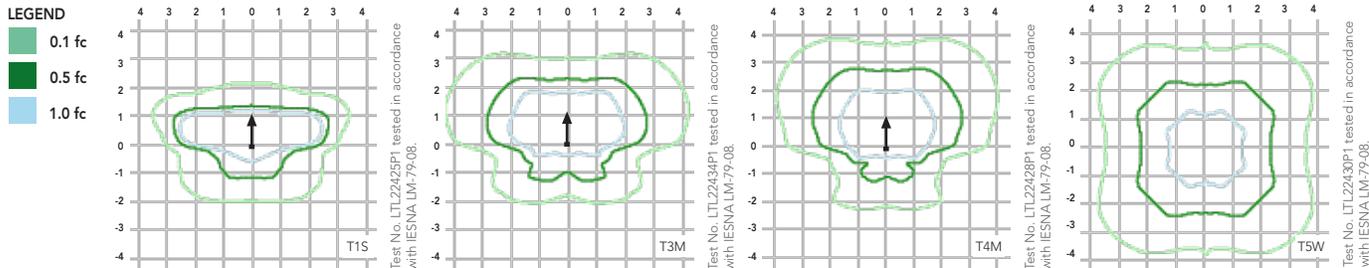
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1000			
	1.0	0.95	0.92	0.88
	DSX2 LED 100C 700			
	1.0	0.98	0.97	0.95

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 2 homepage](#).

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI), or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L95/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



AMERCO[®]

REAL ESTATE COMPANY

2727 NORTH CENTRAL AVENUE, 5-N • PHOENIX, ARIZONA 85004
PHONE: 602.263.6555 • FAX: 602.277.5824 • EMAIL: parul@uhaul.com

Letter of Intent

U-Haul has prepared this application package for the opportunity to receive the Village of Lincolnshire participation and counseling in regards to a Special Use Permit Modification request for the property at 200 Industrial Drive.

U-Haul is interested in acquiring the 11.48-acre site located south of Aptakasic Road and west of Industrial Drive. This project will be completed in two phases. Phase 1, short-term plan, will include the adaptive re-use of the existing single-story 18,101s.f. metal building. This will contain interior self-storage units, a showroom, a couple bays for dispatch/receiving and customer hitch installations. This does not include servicing or repair of U-Haul equipment on site. Phase 2, long-term plan, will include a multi-story state of the art climatized internal self-storage building on the south portion of the property. This will allow U-Haul to better serve the storage needs of the community.

The property is currently zoned Manufacturing Special Use - M1 SU. Self-storage is permitted in the current zone and truck rental is permitted under an existing Special Use Permit, 76-446-76. However the use permit requires that all vehicles must be parked south of the building and the placement of an 8ft berm along the northern property line. U-Haul would like to amend the use permit to allow parking of U-Haul trucks north of the building and reduce the berm to 3ft along Aptakasic Road. The placement of trucks and berm reduction increase visibility and drive-by awareness, which happens to be the only form of U-Haul advertisement. We feel that U-Haul would be an appropriate use for the property and the expansion of services would be an asset to the community. There are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul moving and storage are convenience businesses. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

Custom site design for every U-Haul store assures that the facility compliments the community it serves by architectural compatibility and attractive landscaping. Adherence to community objectives is key, so that the U-Haul store is a neighborhood asset, and is assured of economic success.

U-Haul looks forward to working with the Village of Lincolnshire and we look forward to your consideration of the Special Use Permit Amendment Application that we are submitting at this time. Please provide us with your feedback and any comments you may have.

THE U-HAUL STORE

U-Haul stores characteristically serve the do-it-yourself household customer. In a typical day at U-Haul, the store will be staffed with a general manager and two to three customer service representatives. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- Families typically use U-Haul stores to store furniture, household goods, sporting equipment or holiday decorations. Often prompted by moving to a smaller home, combining households or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also rent trucks and trailers for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and packing materials.
- Families who tow U-Haul trailers, boats or recreational trailers can select and have installed the hitch and towing packages which best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically rent U-Haul equipment or use their

personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

SIGNIFICANT POLICIES:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

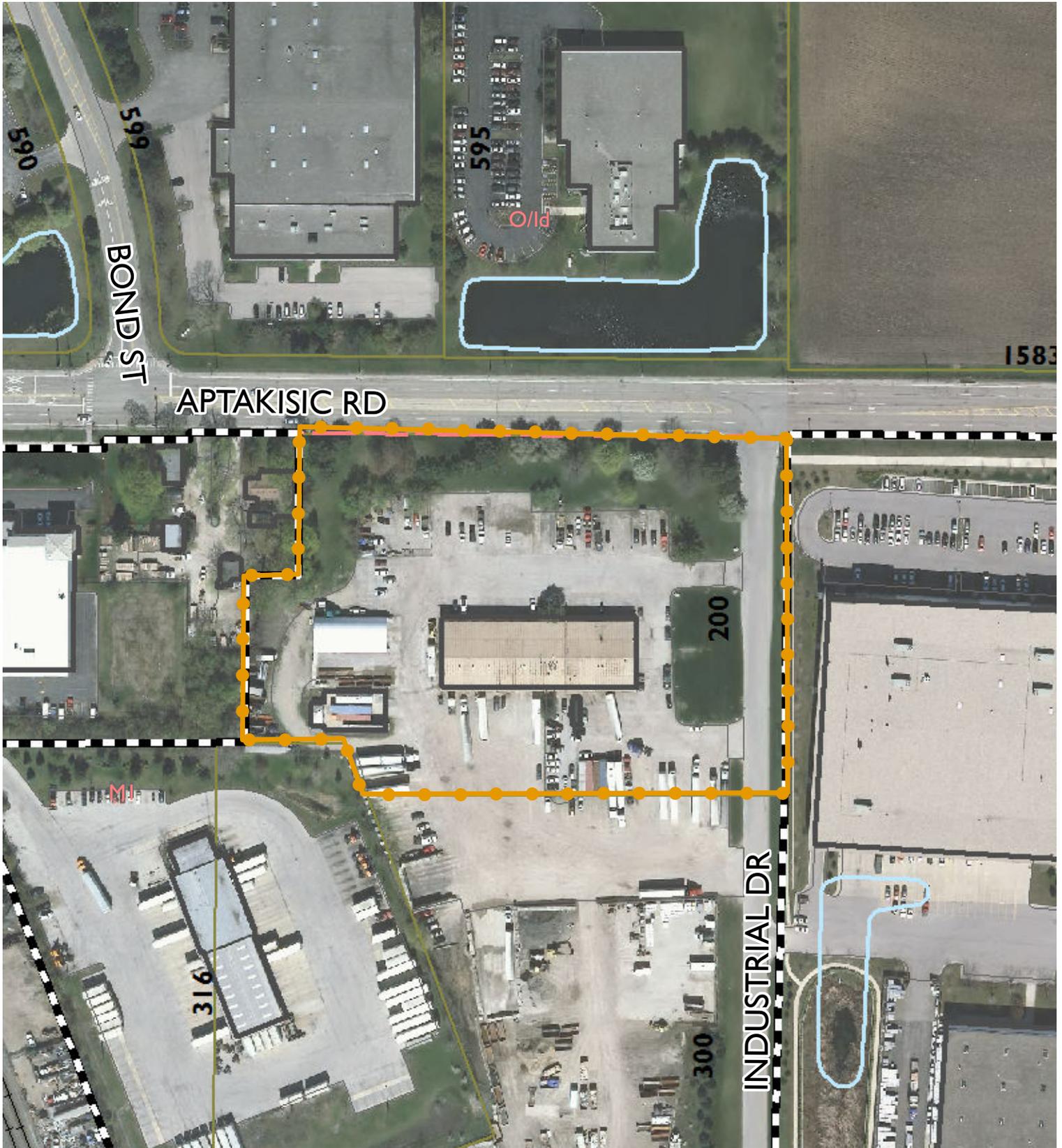
Note: Some customers will have storage access after business hours of operation through card-swipe building access. The remainder of the business will be closed.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored, include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added service and assistance to our customers with disabilities.

Sincerely,



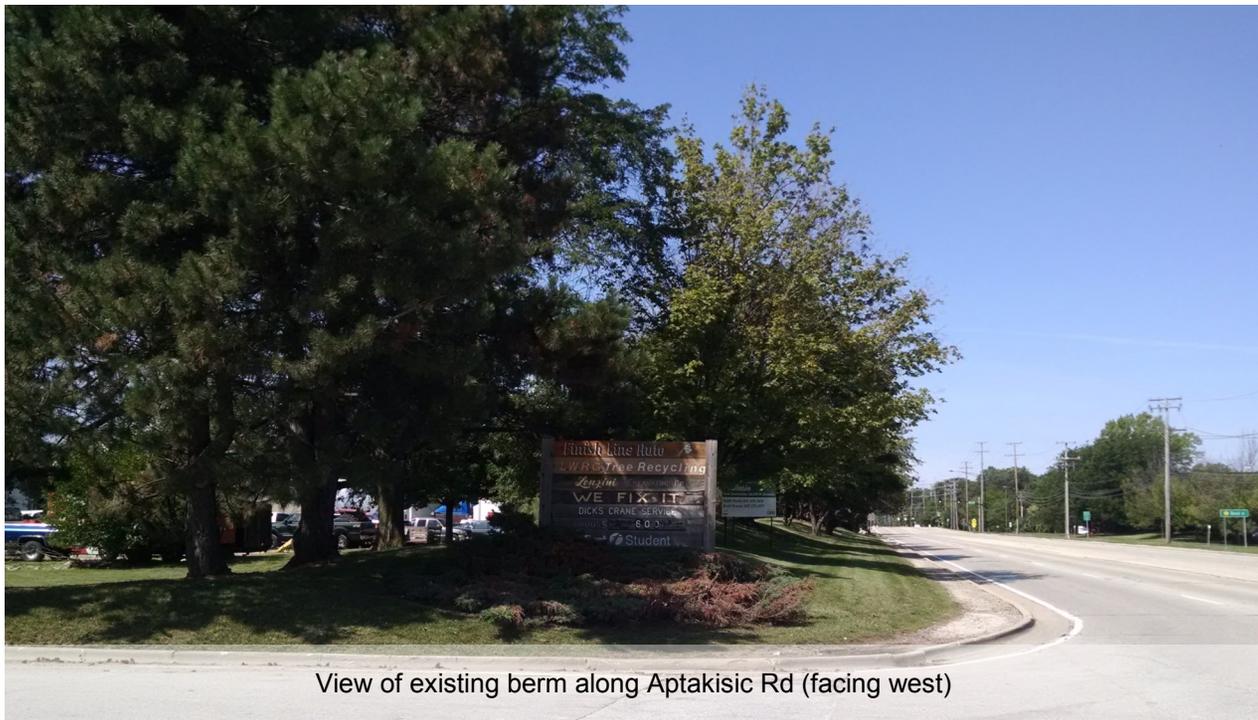
Randy Lopez
Urban Planner



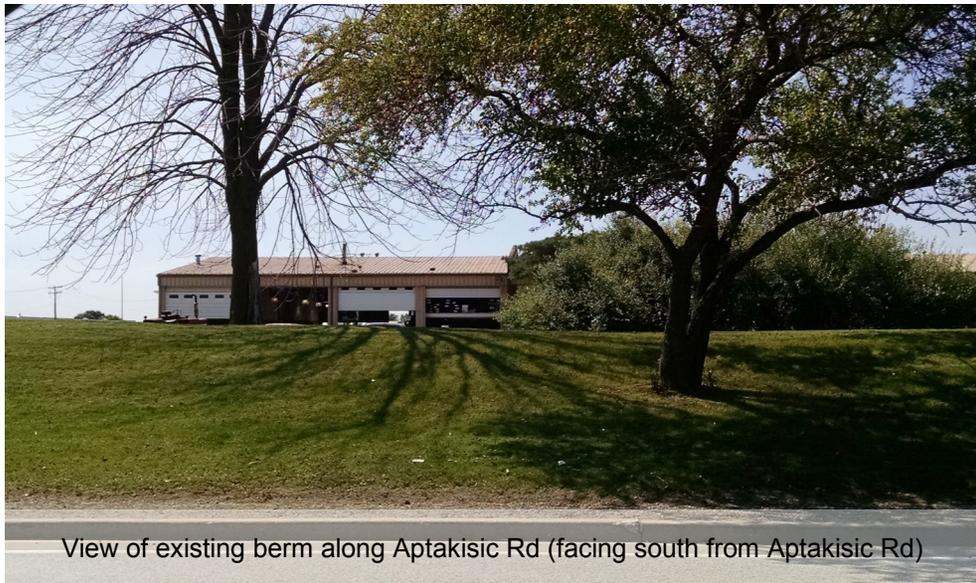
-  Village Boundary
-  Zoning Districts
-  Building

-  Water Feature
-  Parcel
-  Subject Location

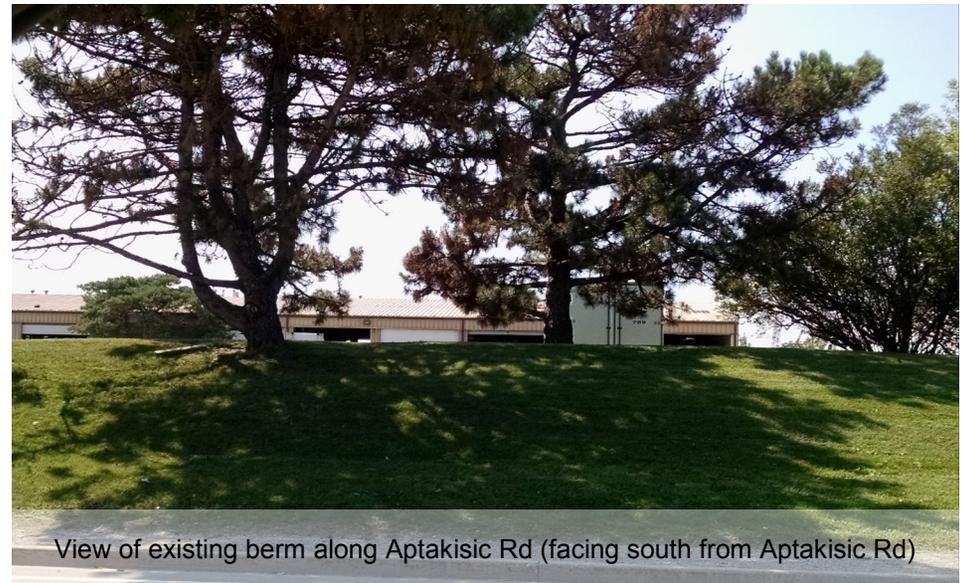




View of existing berm along Aptakistic Rd (facing west)



View of existing berm along Aptakistic Rd (facing south from Aptakistic Rd)



View of existing berm along Aptakistic Rd (facing south from Aptakistic Rd)



Village of Lincolnshire

One Olde Half Day Road, Lincolnshire, IL 60069
847.883.8600 | www.lincolnshireil.gov

SITE PHOTOS

200 Industrial Drive



Village of Lincolnshire
One Olde Half Day Road, Lincolnshire, IL 60069
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SITE PHOTOS
200 Industrial Drive

ORDINANCE NO. 78-533-22

ORDINANCE AMENDING SECTION 90-8-2(3) OF THE
LINCOLNSHIRE ZONING CODE AND GRANTING A SPECIAL USE (FOREMAN-KASSULAT)

WHEREAS, the Plan Commission of the Village of Lincolnshire, Lake County, Illinois, pursuant to notice as required by law, held a public hearing and adjourned a public hearing on the question of the passage of the following amendment of the Lincolnshire Zoning Code, as amended, and the granting of the requested special use permit described herein for the property described in Section 5 hereof; and

WHEREAS, the Plan Commission has heretofore submitted to the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, its report and recommendations, including its findings of fact, with relation to the proposed amendment and the granting of the special use permit; and

WHEREAS, the Corporate Authorities of the Village of Lincolnshire, Lake County, Illinois, have duly considered said report and recommendations and findings of fact of said Plan Commission in relation to the proposed amendment and granting of a special use permit;

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, as follows:

Section 1: That this Mayor and Board of Trustees of the Village of Lincolnshire hereby adopt by reference the findings of fact, and report and recommendations of the Lincolnshire Plan Commission as aforesaid as the findings of this Mayor and Board of Trustees as fully as if completely set forth at length herein. A copy of said report and recommendations, including the findings of fact of the Plan Commission, was presented to this Mayor and Board of Trustees and is on file with the Village Clerk as an official record of this Village, and is available for public

inspection. All exhibits and evidence submitted to said Plan Commission relative to the proposed amendment and requested granting of a special use permit are also incorporated by reference herein to the same effect and as if fully recited herein at length.

Section 2: Based upon the above report, recommendations and findings of fact relating to the proposed amendment, as incorporated by reference herein, this Mayor and Board of Trustees do hereby find as follows regarding the proposed amendment of the Lincolnshire Zoning Code set forth below in Section 3:

- (1) That the proposed amendment would include as a special use a use which is similar to and compatible with permitted special uses in the M1 Restricted Manufacturing District; and
- (2) That the proposed amendment is in the best interest of the Village of Lincolnshire and its residents, and is required by the public good; and
- (3) That the proposed amendment also contributes to the purposes of the Lincolnshire Zoning Code, as amended, as set forth in Section 90-2 thereof.

Section 3: That Section 90-8-2(3) of the Lincolnshire Zoning Code be and is hereby amended to add a new subsection (i) thereof reading as follows:

- (i) "A facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck trailer parts - indoors only."

Section 4: That based upon the findings above in Section 1, the Mayor and Board of Trustees find as follows in relation to the recommended granting of a special use for the property described below in Section 5 hereof as a M1 Restricted Manufacturing District, Special Use, A Facility for the purpose of selling, leasing, repairing, maintaining and rebuilding truck, trailer and truck trailer parts. - Indoors Only:

- (1) That such is desirable and in the public interest;
- (2) That 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;

- (3) That the special use will not cause appreciable injury to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood, and is, in fact, compatible with existing uses in the area;
- (4) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- (5) That adequate utilities, access roads, drainage, and the other necessary facilities have been or are being provided;
- (6) That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets;
- (7) That the proposed facility is compatible with the physical character of the site;
- (8) That the facility would not adversely affect the values of surrounding properties or the anticipated provision for school or other municipal services.

Section 5: Based upon the above report, recommendation and findings of fact in relation to the requested special use permit, a special use is hereby granted under the provisions of Section 90-8-2(3) of the Lincolnshire Zoning Code, as amended aforesaid, to permit the construction of a facility for the purpose of selling, leasing, repairing, maintaining and rebuilding trust, trailer and truck trailer parts, for the following described real estate:

That part of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 27, Township 43 North, Range 11 East of the 3rd Principal Meridian lying Easterly of the Easterly line of the right of way of the Soo Line Railroad (formerly the Chicago and Wisconsin Railroad) bounded by a line described as follows: Beginning at a point on the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 27 which is 1608.0 feet North of the Southeast corner thereof; thence North along the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 27, 600.0 feet; thence West at right angles to said East line, 484.58 feet to a point on a line 420.0 feet Northeast-erly, measured at right angles, and parallel with the Easterly line of the right of way of the Soo Line Railroad; thence Southeasterly along said parallel line, 422.43 feet to an intersection with a line drawn at right angles to said Northeast-erly line of said railroad right of way through a point of curve in said Easterly right of way line; thence Southwesterly along the last described line, 210.0 feet; thence Southeasterly

at right angles to the last described line, 139.74 feet to an intersection with a line drawn at right angles to the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 27 through said point on said East line which is 1608.0 feet North of the Southeast corner thereof; thence East along said line drawn at right angles to said East line, 472.88 feet to the place of beginning, in Lake County, Illinois.

all subject to, however, and conditioned upon the following:

A. That the building shall be constructed in accordance with plans approved by the Architectural Review Board of the Village, in addition to other customary approvals required under the ordinances, regulations and codes of the Village; and

B. That prior to the issuance of a building permit the landscaping plans for the building and site must be reviewed and approved by the Architectural Review Board of the Village and by the Board of Trustees of the Village, and that prior to the issuance of an occupancy permit such landscaping must be substantially completed, in the opinion of the Village Board of Trustees, as set forth in said approved plans.

C. That prior to any change to the site plan for the real estate previously tendered to and approved by the Village, entitled "Hawthorne Truck & Trailer Repair, Inc.," prepared by Otis Associates, Architects and dated December 20, 1977, said modified site plan shall be resubmitted to the Plan Commission, Architectural Review Board and the Board of Trustees for their review and approval, and no changes can be made without the approval of the Village Board.

D. That no more than two driveways leading to and from Industrial Drive shall be permitted to be built and/or used in regard to ingress and egress to and from the improvements shown on the site plan for the subject real estate.

E. That prior to the issuance of a building permit the Village shall receive the review and approval from the Village Engineer of the water retention improvements for the subject real estate and such other improvements as required by the Village.

F. That any sign to be utilized regarding the subject real estate shall be in accordance with the proposed sign ordinance presently being considered by the Village as the same may be finally approved, or otherwise in accordance with all applicable Village ordinances and regulations.

G. That no trucks or truck tractors shall be parked or otherwise stored in front of the building to be constructed on the subject real estate.

Section 6: That the Zoning Map of the Village of Lincolnshire, Lake County, Illinois, be amended so as to be in conformance with the granting of the special use permit set forth above in Section 5.

Section 7: All ordinances and parts of ordinances, including but not limited to, the Lincolnshire Zoning Code, as amended, in conflict herewith be and the same are hereby repealed and of no effect to the extent of such conflict.

Section 8: The Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as required by law.

Section 9: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED this 9th day of May, 1978, by a roll call vote as follows:

AYES: Trustees Danzig Stringer Weber Wilson

NAYS: Trustees Paterson and Red

ABSENT: NONE

APPROVED this 9th day of May, 1978, by the Mayor of the Village of Lincolnshire.

W. J. Mott
Village Mayor

ATTEST:

[Signature]
Village Clerk

REQUEST FOR BOARD ACTION
Zoning Board
November 11, 2014

Subject:	U-Haul Self-Storage & Truck Rental Facility
Action Requested:	Public Hearing - Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm from six feet to three feet in height for a proposed U-Haul facility - 200 Industrial Drive
Petitioner:	Amerco Real Estate Company
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Zoning Board and Architectural Review Board

Background:

- In 1976, the subject property located at 200 Industrial Drive received a Special Use for *“truck, tractor and trailer leasing facilities, including a building within which trucks, tractors and trailers may be serviced and maintained, together with accessory parking”* pursuant to Ordinance No. 76-446-76.
- A subsequent Special Use was granted in 1978 by Ordinance No. 78-533-23 to permit *“a facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck parts and truck trailer parts – indoors only”*, subject to seven conditions regarding the development and use of the property (see attached Ordinance No. 78-533-23). The current uses of the property remain consistent with the authorizing ordinances and M-1 (Restricted Manufacturing) zoning.
- The existing single-story metal building was constructed to accommodate truck and trailer rental/repair, with individual repair/service bays. Various accessory buildings have since been constructed based on the variety of industrial uses on the site. The current condition of the property is reflective of its industrial nature and has not been maintained in a typical manner. Landscaping on-site is limited to an existing 6-foot tall landscaped berm fronting Aptakisic Road.
- The property is located in Area H of the Boundary Agreement with Buffalo Grove, which is planned for future disconnection from Lincolnshire and annexation into Buffalo Grove. The date of such potential disconnection is unknown at this time. Staff provided Buffalo Grove with U-Haul’s attached materials for review and comment. While no general comments on the proposal were identified by Buffalo Grove related to the proposed plan, the following items were mentioned:
 1. Clarification on any proposed future building construction that would be located on the vacant parcel to the south or if the existing building would be replaced with new construction (Staff had the same inquiry, to which U-Haul indicated no future plans have been determined at this time).
 2. The proposed changeable copy signage is not compliant with Buffalo Grove codes and would need a variance as proposed (signage is not included in the Zoning Board review).

Project Summary:

- U-Haul, represented by Amerco Real Estate Company, is under contract to purchase the subject property to reuse the existing building for a U-Haul self-storage and truck rental facility. U-Haul requests amending Special Use Ordinance 78-533-23 to remove the

prohibition of truck and trailer parking in front of the building and reduce the existing landscape berm to 3 feet tall (see attached presentation packet).

- **Self-Storage Land Use:** The current M-1 zoning permits “storage and warehousing establishments”, which accommodates U-Haul’s self-storage operations. Truck rental (leasing) is permitted under the existing Special Use.

U-Haul’s short-term plan is to occupy the existing metal building and repurpose it for their operations, identified as “Phase 1” in the attached letter of request. “Phase 2” long-term plan is to construct a new multi-story building on the south end of the site. U-Haul has not identified whether the short-term plan to occupy the existing building will be permanent or if the building will be removed upon construction of a new facility. Staff is supportive of the proposed land use and temporary reuse of the existing building. Any new building, attached or detached, would require Architectural Review Board review and final approval by the Village Board prior to construction.

- **Rental Parking:** Item G of Ordinance No. 78-533-23 requires “*that no trucks or truck tractors shall be parked or otherwise stored in front of the building to be constructed on the subject real estate*”. U-Haul states in their application they rely on visibility of rental trucks commonly parked along the street frontage. As U-Haul desires to locate rental trucks along Aptakistic Road, they are requesting removal of this prohibition from the ordinance to permit 14 rental parking spaces within the front yard.

U-Haul has worked with Staff to reduce the number of rental spaces to 14 total spaces (24 spaces previously proposed). *Staff does not object to the location and number of spaces, but recommends the space orientation be revised to 90° spaces (perpendicular to Aptakistic Road) to reduce the prominence of the rental trucks from Aptakistic Road.*

- **Landscape Berm Reduction:** An existing 6-foot tall landscaped berm fronts Aptakistic Road, continues south along the property line of the neighboring residential property (located in Buffalo Grove), and serves as a natural barrier to screen the industrial nature of the property from the public way and adjacent residence. U-Haul’s seeking to re-grade the berm to reduce the height to 3 feet to increase visibility of their rental trucks (see attached Landscape Plan). The largest berm reduction would occur in the middle of the Aptakistic frontage to provide open visibility to the U-Haul truck rental spaces. As a result of the reduction, landscape screening of the parking lot would be required by Village Code. Village code requires shrubs or small trees not less than 4’ in height in dense groupings of at least 10 plants to screen at least 50% of the parking lot frontage. Per the attached Landscape Plan, 44 “gro-low sumac” shrubs are proposed, which will not comply with code requirements. Any reduction of the berm should require code compliant landscaping, to include variety of shrubs offering year-round interest and color.

Staff understands U-Haul’s request for increased visibility through reduction of the berm height along Aptakistic Road. However, Staff is not clear on the desire to further reduce the berm height adjacent to the existing residence to the west.

Staff recommends the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, and the landscape plan be revised to provide landscaping compliant with Section 13-2-1(C)(3), to include a variety of species and achieve year-round color.

- **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.

Regarding Finding #6, the proposed 22 customer parking spaces are five spaces short of the minimum required by Village Code (based on the area of office and two-story self-storage warehouse spaces). *Therefore, any recommendation should require the incorporation of 5 additional off-street parking spaces, subject to the review and approval of the Architectural Review Board.*

Recommendation:

Staff is recommending approval of an Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm for a proposed U-Haul facility, subject to the following conditions:

1. Rental parking space orientation be revised to 90°, perpendicular to Aptakisic Road.
2. The existing berm adjacent to the west property line must remain.
3. The landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code

Motion:

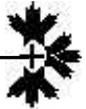
Having made findings based on facts covered in a Public Hearing held on November 11, 2014, the Zoning Board recommends approval to the Village Board of an Amendment to Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm for a proposed U-Haul facility located at 200 Industrial Drive, subject to the Staff recommendations, and further subject to. . . .

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

Reports and Documents Attached:

- Letter of Request and Presentation Packet, prepared by Amerco Real Estate Company.
- Location Map and Site Photographs.
- Ordinance No. 78-533-23.

Meeting History	
Village Board Evaluation (COW):	September 8, 2014
Current Zoning Board Public Hearing:	November 11, 2014



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, November 11, 2014, 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.

ALSO PRESENT: Stephen Robles, Village Planner

ABSENT: Trustee Liaison Brandt and Member Kalina.

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 Wednesday, October 15, 2014.

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 an Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm from six feet to three feet in height for a proposed U-Haul facility located at 200 Industrial Drive (Amerco Real Estate Company).

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

Village Planner Robles presented Staff's memorandum and identified Amerco Real Estate Company, representing U-Haul, was under contract to purchase 200 Industrial Drive for a U-Haul self-storage and truck rental facility. In 1976, the property received a special use for truck, tractor and trailer leasing facilities, including a building within which trucks, tractors and trailers may be serviced and maintained, together with accessory parking. Two years later, the property received a second special use to permit a facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck parts and truck trailer parts, indoors only. He continued, the property is located in the M-1 Restricted Manufacturing zoning district which permits storage and warehousing establishments. U-Haul's proposed self-storage operations are permitted by zoning and truck rental is permitted under the existing Special Use.

Village Planner Robles continued that U-Haul requested amending the 1978 Special Use Ordinance to remove the prohibition of truck and trailer parking in front of the building and reduce the existing landscape berm to 3 feet tall, as identified in the

provided presentation packet. Item G of the 1978 Ordinance required that no trucks or truck tractors shall be parked or otherwise stored in front of the building to be constructed on the subject real estate. Since U-Haul desires to locate rental trucks along Aptakisc Road, they are requesting removal of this prohibition to allow 14 rental parking spaces within the front yard. He clarified Staff did not object to the location and number of spaces, but recommended the spaces be revised to 90° orientation or perpendicular to Aptakisc Road to reduce the prominence of the rental trucks from the roadway. U-Haul also requested to re-grade the existing 6-foot tall landscaped berm fronting Aptakisc Road to open visibility to the site. The current 6' tall berm extends along Aptakisc Road and continues south along the west property line of the neighboring residential property. The berm serves as a natural barrier to screen the industrial nature of the property from the roadway and adjacent residence. As a result of the reduction, landscape screening of the parking lot would be required by Village Code. Shrubs or small trees at least 4' in height in dense groupings need to screen at least 50% of the parking lot frontage. 44 "gro-low sumac" shrubs were proposed, which **Village Planner Robles** explained would not comply with code requirements. He noted Staff understood the request for increased visibility through reducing the berm height. However, Staff was not clear on the desire to further reduce the berm height adjacent to the existing residence to the west. As a result, Staff recommended the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, and the landscape plan be revised to provide landscaping compliant with Village Code. **Village Planner Robles** noted the Petitioner's responses to the Findings of Fact for Special Use were included in the attached presentation packet for the Zoning Board's consideration. Regarding Finding #6, the proposed 22 customer parking spaces were 5 spaces short of the minimum required by Code. Therefore, any recommendation should require 5 additional off-street parking spaces, subject to the review and approval of the Architectural Review Board.

Village Planner Robles summarized that Staff was recommending approval of the proposed amendments to the existing Special Use Ordinance, subject to the three conditions noted in the staff memo.

Heather Skelton, U-Haul, identified U-Haul was under contract to purchase the property pending approval from the Village. U-Haul was open to leaving the western portion of berm unchanged, if the Zoning Board would be agreeable to the berm reduction proposed along the north property line.

Chairman Manion sought confirmation that the site was accessed via Industrial Drive. **Ms. Skelton** confirmed such and noted that U-Haul was also interested in changing the address to an Aptakisc Road address. **Chairman Manion** further questioned what U-Haul's plan was for improving the site. **Ms. Skelton** elaborated that phase 1 of U-Haul's plan was to reuse the existing building for immediate operation. Phase 2 is a long-term plan to construct a purpose-built self-storage facility on the property, but no further information was available at the present time.

Chairman Manion asked **Ms. Skelton** if she would like the Findings of Fact entered into the record. **Ms. Skelton** confirmed.

Chairman Manion sought any additional public comment for the record. There being no further public comment, **Chairman Manion** closed the Public Hearing and reconvened the Zoning Board meeting.

Member Leider summarized the three caveats noted in Staff's memorandum. Item 1 regarding the rental parking space orientation, **Ms. Skelton** explained the angled parking was found to be easier for public use when returning the larger rental trucks and served as advertising when the trucks were parked on-site. Item 2 regarding keeping the existing berm along the west property line, **Ms. Skelton** reaffirmed U-Haul is accepting of leaving the western berm in place. Item 3 regarding revising the landscape plan to screen the parking lot required by Village Code, **Ms. Skelton** expressed her concern the landscaping requirement conflicted with U-Haul's reasoning for reducing the berm.

Member Van de Kerckhove questioned if there were any existing berms within proximity to the site. **Village Planner Robles** explained the office building located at 577 Aptakistic Road, to east of the subject site, constructed a berm. **Member Van de Kerckhove** expressed his support for the proposal given the industrial nature of the site. **Member Bichkoff** concurred.

Member Leider expressed his concern over the request for the berm reduction and opening the visibility into the site and being able to see the industrial building and the gravel lot. **Chairman Manion** agreed and noted U-Haul's occupancy of the site would be an improvement, but he had concerns with the overall site appearance.

Minor discussion regarding the berm reduction and landscaping ensued.

There began a consensus among the members, **Chairman Manion** sought a motion.

Member Leider moved and **Member Bichkoff** seconded a motion, to recommend approval to the Village Board, based on facts covered in a Public Hearing held on November 11, 2014, of an amendment to Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm for a proposed U-Haul facility located at 200 Industrial Drive, subject to the following conditions:

1. Rental parking space orientation be revised to 90°, perpendicular to Aptakistic Road, subject to the Architectural Review Board review.
2. The existing berm adjacent to the west property line shall remain.
3. The landscape Plan be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code.

The motion passed unanimously by voice vote.

~~3.2 PUBLIC HEARING regarding Text Amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8, Office/Industrial Districts, of Title 6 -- Zoning of the Lincolnshire Village Code, regarding the permissibility of Assembly Uses within the Village's non-residential zoning districts (Village of Lincolnshire).~~

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

~~**Village Planner Robles** presented Staff's memorandum and noted over the past few months, the Zoning Board had discussed a series of Staff proposed text amendments on permitted uses within the Village's non-residential zoning districts. Following the Zoning Board's approval recommendation, Staff presented the recommendation and proposed text amendments to the Committee of the Whole back in October. However, after the~~

REQUEST FOR BOARD ACTION
Architectural Review Board
January 20, 2015

Subject:	U-Haul Self-Storage & Truck Rental Facility
Action Requested:	Consideration and Discussion of Amendments to the Site Plan, Building Elevations, and Landscape Plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility - 200 Industrial Drive
Petitioner:	Amerco Real Estate Company
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Zoning Board and Architectural Review Board

Background:

- In 1978, the subject property located at 200 Industrial Drive received a Special Use to permit *“a facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck parts and truck trailer parts – indoors only”*, subject to seven conditions regarding the development and use of the property (see Section 5 of attached Ordinance No. 78-533-23).
- The existing single-story metal building was constructed to accommodate truck and trailer rental/repair, with individual repair/service bays. Various accessory buildings have since been constructed based on the variety of industrial uses on the site. The current condition of the property is reflective of its industrial nature and has not been maintained in a typical manner. Landscaping on-site is limited to an existing 6-foot tall landscaped berm fronting Aptakisic Road.
- Section 5(C) of Ordinance 78-533-23 requires *“that prior to any change to the site plan....dated December 20, 1977, said modified site plan shall be resubmitted to the Plan Commission, Architectural Review Board and the Board of Trustees for their review and approval, and no changes can be made without the approval of the Village Board.”*

Project Summary:

- U-Haul, represented by Amerco Real Estate Company, is under contract to purchase the subject property to reuse the existing building for a U-Haul self-storage and truck rental facility. U-Haul requests modifying the approved site plan to reduce the existing landscape berm to 3 feet tall (see attached presentation packet).
- U-Haul’s short-term plan is to occupy the existing metal building and repurpose it for their operations, identified as “Phase 1” in the attached letter of request. “Phase 2” long-term plan is to construct a new multi-story building on the south end of the site. U-Haul has not identified whether the short-term plan to occupy the existing building will be permanent or if the building will be removed upon construction of a new facility. Any new building, attached or detached, would require Architectural Review Board review and final approval by the Village Board prior to construction.
- Self-Storage Use: The existing building will be converted at its eastern end with a customer showroom and office space, along with new storefront entry and windows installed at the northeast corner of the building. Two drive-in service bays will be added, along with two new 12’x10’ overhead doors on the north elevation, for customer trailer hitch installation. U-Haul has confirmed no vehicle service/repair will occur on site. The existing overhead doors associated with the truck and trailer repair will remain and be deactivated, as U-Haul has no

intention to use these existing doors. The remainder of the building will be repurposed with interior self-storage units, which will include the construction of a second story for additional storage units, all with controlled interior access.

- Site Plan Modifications: The existing site is proposed to undergo minimal improvements to accommodate the proposed U-Haul operations. 22 customer parking spaces are proposed along the north end of the building, while 14 U-Haul rental spaces will front Aptakisic Road. Due to the historical industrial nature of the property, most of the site is surfaced with gravel, with an area of asphalt surface along the front of the building. Two existing detached structures associated with the current use of the property are also identified on the provided site plan. U-Haul has not identified whether the detached structures will remain and if the gravel areas will be resurfaced with asphalt or similar material.

Staff recommends the vehicular area north of the building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations and the existing detached structures be removed prior to the issuance of a Certificate of Occupancy.

- Parking: U-Haul states in their application they rely on visibility of rental trucks commonly parked along the street frontage, and proposing to locate 14 rental spaces fronting Aptakisic Road (The Zoning Board recommended approval of a Special Use Amendment at a Public Hearing on November 11th to remove this prohibition). U-Haul has worked with Staff to reduce the number of rental spaces to 14 total spaces (24 spaces previously proposed).

The proposed 22 customer parking spaces are five spaces short of the minimum required by Village Code, based on the area of office and two-story self-storage warehouse space. Additionally, the ADA accessible parking space proposed at the eastern end of the parking aisle should be relocated to an interior parking space to avoid anyone using this space having to enter/exit the vehicle from the adjacent drive aisle.

Staff recommends the incorporation of 5 additional off-street parking spaces as required by the Village's Off-Street Parking regulations, the rental space orientation be revised to 90° spaces (perpendicular to Aptakisic Road) to reduce the prominence of the rental trucks from Aptakisic Road, and the ADA accessible parking space be relocated to an interior space.

- Landscape Berm Reduction: An existing 6-foot tall landscaped berm fronts Aptakisic Road, continues south along the property line of the neighboring residential property (located in Buffalo Grove), and serves as a natural barrier to screen the industrial nature of the property from the public way and adjacent residence. U-Haul's seeking to re-grade the berm to reduce the height to 3 feet to increase visibility of their rental trucks (see attached Landscape Plan). The largest berm reduction would occur in the middle of the Aptakisic frontage to provide open visibility to the U-Haul truck rental spaces. As a result of the reduction, landscape screening of the parking lot would be required by Village Code. Village code requires *shrubs or small trees not less than 4' in height in dense groupings of at least 10 plants to screen at least 50% of the parking lot frontage*. Per the attached Landscape Plan, 44 "go-low sumac" shrubs are proposed, which will not comply with code requirements. Any reduction of the berm should require code complaint landscaping, to include a variety of shrubs offering year-round interest and color.

Staff understands U-Haul's request for increased visibility through reduction of the berm height along Aptakisic Road. However, the necessity to further reduce the berm height adjacent to the existing residence to the west is not clear.

Staff recommends the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, and the landscape plan be revised to provide landscaping compliant with Section 13-2-1(C)(3), to include a variety of species and achieve year-round color.

Recommendation:

Approval of Amendments to the Site Plan, Building Elevations, and Landscape Plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility, subject to the following conditions:

1. Vehicular area north of the building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations.
2. Existing detached structures be removed prior to the issuance of a Certificate of Occupancy.
3. Inclusion of five additional off-street parking spaces, as required by the Village's Off-Street Parking regulations.
4. The ADA accessible parking space be relocated to an interior space, nearest the customer building entrance.
5. Rental parking space orientation be revised to 90°, perpendicular to Aptakisic Road.
6. The existing berm adjacent to the west property line shall remain.
7. The landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code

Motion:

The Architectural Review Board moves to approve and recommend to the Village Board for their approval of modifications to the approved site plan, building elevations, and landscape plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility located at 200 Industrial Drive, subject to the Staff recommendations, and further subject to. . . .

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

Reports and Documents Attached:

- Letter of Request and Presentation Packet, prepared by Amerco Real Estate Company.
- Location Map and Site Photographs.
- Ordinance No. 78-533-23.

Meeting History	
Village Board Evaluation (COW):	September 8, 2014
Zoning Board Public Hearing:	November 11, 2014
Architectural Review Board (Cancelled):	November 18, 2014
Current Architectural Review Board:	January 20, 2015



~~Chairman Grover~~ proceeded to Item #2 of the Staff recommendation regarding a reduction in the use of E.I.F.S. ~~Mr. Firsel~~ presented a variety of commercial and residential buildings in Lincolnshire which incorporate E.I.F.S. as the primary building material, and the Church proposal was in keeping with such. ~~Mr. Firsel~~ further noted that the proposed E.I.F.S. was clearly consistent with other R1 structures. ~~Member Gulatee~~ expressed his disagreement and explained the Church was not a private home.

~~Member Gulatee~~ noted the existing parking field of 92 spaces east of the proposed addition and only a single entry door proposed at the rear of the Church for these spaces, and recommended a double-entry door be used in its place. ~~Mr. Firsel~~ concurred.

There was as consensus amongst the ARB that the proposed expansion was an improvement over the previous proposal and supportive of the 33% E.I.F.S. coverage of the building façade.

There being no further comment, ~~Chairman Grover~~ sought a motion for ARB consideration.

~~Member Hardnock moved and Member Gulatee seconded a motion to approve and recommend to the Village Board for their approval of the site plan, building elevations, building materials and colors, landscape plan, rooftop equipment plan, and site lighting for the expansion of new facilities for the Ascension of Our Lord Greek Orthodox Church located at 1207 Riverwoods Road, subject to the following:~~

- ~~1. Reduction in the scale of the circular vehicle drop-off area to the minimal extent possible, without compromising emergency access and safety.~~
- ~~2. Increase the maximum height of berming along Riverwoods Road to at least 2' in height, with varying heights up to 3' in small areas, to provide visual interest.~~
- ~~3. Revise the landscape plan, as follows:~~
 - ~~a. Include a variety of seasonal trees/shrubs, including evergreen trees/shrubs, to provide year-round screening of the vehicular drop-off area from Riverwoods Road.~~
 - ~~b. Incorporate native grasses along Riverwoods Road and along building foundation planting areas.~~

~~The motion passed unanimously by voice vote.~~

- 3.1 Consideration and Discussion of amendments to the site plan, building elevations, and landscape plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility (Amerco Real Estate Company).

Village Planner Robles presented Staff's memorandum and explained that Amerco Real Estate Company represents U-Haul who is under contract to purchase 200 Industrial Drive for a U-Haul self-storage and truck rental facility. In 1978, the property received a Special Use to permit truck sales and repair, for indoor operations only. The existing single-story metal building was constructed to



accommodate truck repair, with individual repair/service bays. On-site landscaping is limited to an existing 6-foot tall landscaped berm fronting Aptakistic Road. Due to the industrial nature of the property, most of the site is surfaced with gravel, with an area of asphalt along the front of the building. Two existing detached structures associated with the current use of the property were also identified on the site plan.

Village Planner Robles summarized Staff's recommendations, noting the vehicle area north of the building should be paved with concrete, asphalt or similar materials to comply with the Off-Street Parking regulations and that the existing detached structures are removed prior to the issuance of a Certificate of Occupancy. In addition, fourteen truck rental spaces will front Aptakistic Road for street exposure. **Village Planner Robles** clarified Staff did not object to the location and number of rental spaces, but recommended the spaces are revised to 90° orientation, perpendicular to Aptakistic Road, to reduce the prominence of the rental trucks from the roadway. **Village Planner Robles** clarified the site plan contained in the presentation packet had been revised to provide the five additional parking spaces and relocate the ADA accessible space to address Staff's recommendation numbers three and four, as noted in the memorandum. He continued, U-Haul also proposed to re-grade the existing six foot tall berm fronting Aptakisc Road to a three foot tall berm to open visibility into the site. The current berm runs along Aptakistic Road and continues south along the west property line of the neighboring residential property. As a result of the proposed reduction, landscape screening of the parking lot was now required by Code. 44 "gro-low sumac" shrubs were proposed, which **Village Planner Robles** explained would not comply with code requirements. Staff recommended the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, which was also supported by the Zoning Board during their review of the Special Use amendment. Additionally, Staff recommended the landscape plan be revised to provide landscaping compliant with Village Code.

Village Planner Robles concluded that Staff was recommending approval of the proposed modifications to the site, subject to the recommendations in the Staff memo, excluding Items #3 and #4, as such were addressed through a site plan revision.

Heather Skelton, U-Haul, concurred with **Village Planner Robles'** summary of the proposal and explained the berm reduction was the deciding factor in U-Haul's purchase of the property. She continued, 11 existing trees along the berm were proposed for removal and would be replaced with 14 new trees per the provided landscape plan within the presentation packet. **Ms. Skelton** also agreed to the removal of the existing detached structures on the site prior to occupancy.

Member Hardnock questioned if all existing trees on the property were proposed for removal. **Ms. Skelton** indicated that a handful of trees were being preserved at the east and west corners of the property, along Aptakistic Road. **Village Planner Robles** elaborated on the proposed regarding of the berm and verified the trees to remain per the provided landscape plan.



Chairman Grover indicated his support of keeping the berm along the west property line. **Ms. Skelton** voiced her willingness to keep the berm intact to the west.

In regards to the proposed landscaping along the parking lot and truck rental parking spaces fronting Aptakisic Road, **Member Kennerley** agreed with Staff's recommendation that a single row of evergreen shrubs was not sufficient and expressed the need to add height and variety.

Member Gulatee noted his support of the berm reduction and the angled truck rental parking spaces. He questioned if **Ms. Skelton** was in agreement with Staff's recommendation to pave the gravel parking areas. **Ms. Skelton** indicated that U-Haul may not be in a position to perform the paving work within the first 30-60 days of occupancy, and may have to wait until the U-Haul operation turns a profit at the site. **Member Gulatee** also questioned if there were any plans to improve the building's exterior. **Ms. Skelton** explained many of the site improvements would be along the street frontage and within the building's interior. U-Haul's long-term vision for the site is to construct a purpose-built self-storage facility, but the company has not established any specifics at the moment.

There being no further comment, **Chairman Grover** sought a motion for ARB consideration.

Member Gulatee moved and Member Hardnock seconded a motion to approve and recommend to the Village Board for their approval of modifications to the approved site plan, building elevations, and landscape plan approved by Special Use Ordinance 78-533-23 for a proposed U-Haul facility located at 200 Industrial Drive, subject to the following conditions:

- 1. Vehicular area north of the building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations.*
- 2. Existing detached structures be removed prior to the issuance of a Certificate of Occupancy.*
- 3. The existing berm adjacent to the west property line shall remain.*
- 4. The landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code*

The motion passed unanimously by voice vote.

~~3.3 PUBLIC HEARING regarding text amendments to various sections of Title 12, Sign Control, of the Lincolnshire Village Code, to revise and clarify requirements for permanent and temporary signs (Village of Lincolnshire).~~

~~**Chairman Grover** recessed the ARB meeting and convened the Public Hearing.~~

~~**Economic Development Coordinator Zozulya** stated the current and most recent Sign Code rewrite was adopted in June of 2009. She noted since that time, a number of revisions regarding temporary signs, landscaping and others have been~~

REQUEST FOR BOARD ACTION
Committee of the Whole
February 9, 2015

Subject:	Lincolnshire Commons - Major PUD Amendment
Action Requested:	Preliminary Evaluation of a Preliminary Plat of Subdivision and Major Amendment to existing Special Use Ordinance No. 05-1954-18 granting a Planned Unit Development for a mixed-use retail development (Lincolnshire Commons) to permit the replacement of a designated retail use (Barnes & Noble Booksellers) with a medical office use (NorthShore University Clinic)
Petitioner:	CFNX Linshire, LLC on behalf of Next Property Management, Inc., Authorized Agent of Property Owner
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Village Board

Background:

- The subject property, known as Lincolnshire Commons, located at the northwest corner of Milwaukee Avenue and Aptakisic Road, is a mixed-use retail development (“lifestyle center”) in conformance with the authorizing Special Use Ordinance No. 05-1954-18.
- In the 2005 Ordinance, the property was also rezoned to B2, General Business District, to provide the necessary underlying zoning classification of uses for the retail development.
- A major retail anchor of the center is the two-story, 33,000 square foot, Barnes and Noble Booksellers store (B&N building), which establishes a prominent impression along the Milwaukee Avenue streetscape.
- The B&N building received a height exception from 42’ to a maximum 45’ building height, per Ordinance No. 06-2043-35 which amended the original Special Use Ordinance.

Preliminary Evaluation Summary:

- **Board Request #1:** Next Property Management seeks an amendment to the current Special Use for a Planned Unit Development to reclassify the B&N building from the approved retail use to permit medical office uses for the entire building (see attached presentation packet).
- Recent code revisions to the permitted uses in the B2 District (approved December 8, 2014) now permit “physician’s office” uses. Although the proposed medical office uses would be consistent with new permitted uses in the B2, the approved PUD plans of the authorizing ordinance designate the B&N building for “retail” use.
- The change from “retail” use to medical office use is classified as a “major amendment” to the Final PUD plans to permit “additions to the authorized category of land uses” (Sec. 6-14-12(G)(f)). Major amendments typically require entirely new PUD plans for Village review and approval. However, since the site is fully built-out, this request is condensed to amend the existing Lincolnshire Commons PUD to add physician’s offices as a use permitted in the B&N building only.
- **Board Request #2:** The applicant also seeks a preliminary plat of subdivision to resubdivide the property from the existing two parcel lot into four lots, with associated cross-access, parking, utility, and drainage easements. The preliminary subdivision is to be reviewed by the Village Board concurrently with the Major PUD amendment.

- ARB Request: Apart from wall signage replacement, an enlarged canopy structure at the building's entry is also proposed. This modification is classified as a "minor amendment" and will be reviewed by the Architectural Review Board per recent revisions to the Administration and Enforcement section of the Zoning Code. *Per the recently revised Code, final decision of the canopy remains at the ARB, design review comments from the Village Board for ARB consideration are requested and should be provided at Monday night's meeting.*

At the PUD amendment Public Hearing, Staff intends to raise and discuss the following:

1. Land Use: Free-standing bricks and mortar bookstores are becoming increasingly antiquated given the influx of electronic devices and digital book libraries. As a result, the closure of bookstore chains is a national trend that will continue. In addition, the proposed use is one supported in the Comprehensive Plan as a Village amenity.
2. Non-Sales Tax Use: The requested land use change results in the entire B&N building to be occupied by non-sales tax generating uses (medical office). Further, the requested resubdivision will increase the occupancy percentage of non-sales tax generating uses well above the maximum permitted (25%), as the entire ground floor area of the proposed Lot 3 will be occupied by non-sales tax generating uses. However, the NorthShore University Clinic will result in additional employees and increase in customer draw generating auxiliary retail benefits for the surrounding shops and restaurants within the center.
3. Preliminary Plat of Subdivision: The establishment of multiple lots within a unified center is not unique to Lincolnshire, CityPark, Village Green and the proposed Fresh Market/Downtown redevelopment serve as examples of multiple lots within a single development. Based upon the preliminary lot divisions, proposed easements to retain unified parking, vehicle, and utility access are paramount to avoiding potential future disruptions due to various lot-ownership entities. Prior to consideration by the Village Board, Staff will review proposed lot line details and easement language to determine acceptability.

At the ARB meeting, Staff intends to raise and discuss the following:

1. Canopy: The preliminary elevations illustrate an enlarged canopy addition, which retains the same arched shape of the current B&N canopy, to further extended from the building to cover the entire entry walkway. The canopy would be "capped" with a front panel for additional signage. In the Ground Floor Plan (Level 1), the canopy outline appears to extend beyond the curb-line of the drive aisle, which could create vertical height interference for taller vehicles. To avoid vertical clearance problems, the canopy should not extend beyond the curb-line.
2. Signage: The quantity of wall signs would not increase from the current B&N signage. Dimensions are not included on the provided elevations and Staff will ensure the proposed signs do not exceed the maximum size previously permitted by B&N.

Recommendation:

Preliminary feedback from the Village Board regarding a major amendment to the Lincolnshire Commons PUD and proposed preliminary plat of subdivision, and comments prior to ARB review and approval of a canopy addition.

Reports and Documents Attached:

- Presentation Packet, prepared by Steve Bauer of Meltzer, Purtil & Stelle (MPS Law), LLC, submitted February 2, 2015.

Meeting History

Current Village Board Evaluation (COW):

February 9, 2015

MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

January 30, 2015

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

Re: Lincolnshire Commons

Dear Mayor Blomberg and Members of the Village Board of Trustees:

On behalf of CFNX Linshire, LLC ("CFNX"), as the owner of the Lincolnshire Commons commercial center, and its agent Next Property Management, Inc., we are pleased to present the attached project proposal for the requested zoning and subdivision approvals herein described.

CFNX acquired Lincolnshire Commons in September 2014. For a period of approximately eleven months prior to its acquisition of the commercial center, CFNX extensively evaluated the center's existing and prospective tenant base against market conditions, and aggressively solicited interest from more than 200 businesses as prospective tenants of the center. In doing so, CFNX devoted special attention to Barnes & Noble's operation at 920 Milwaukee Avenue, as one of the center's anchor tenants with occupancy that is intertwined with that of other tenants of the center. CFNX ultimately determined Barnes & Noble's commitment to Lincolnshire Commons and its benefit to the Village to be uncertain due to the bookstore's underperformance at this location.

Pursuant to its lease agreement with the previous owner of Lincolnshire Commons, Barnes & Noble possesses the right to cease operations at 920 Milwaukee Avenue as early as December 2015. Such event appears likely to occur in the near term due to the bookstore's competing location at Westfield Hawthorn Center, which generates significantly greater annual revenue than the store's Lincolnshire Commons location.

CFNX is committed to bringing appropriate and desirous uses that are financially stable to Lincolnshire Commons. To that end, CFNX acted proactively and preemptively in seeking interest from more than 75 prospective tenants, including specialty retailers, to repurpose the prominently located Barnes and Noble building with new and exciting uses that may bring increased vibrancy to Lincolnshire Commons and the Village as a whole by supporting existing and future area businesses and providing convenience to the Village's residents and area workforce.

CFNX has worked exhaustively with village staff and NorthShore University HealthSystem to bring a medical clinic to Lincolnshire Commons in full replacement of the center's floundering Barnes & Noble operation. Reuse of the Barnes and Noble building in this manner will be

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much like NorthShore University's occupancy of the former Borders bookstore location at 49 S. Waukegan Road in the Village of Deerfield. Northshore University has successfully operated that location since October 2012.

CFNX believes the proposed NorthShore University clinic at Lincolnshire Commons is highly compatible with the Village's Comprehensive Plan Update 2012, which recognizes the appropriateness of a small-scale medical office campus in the Village to fill a void in available health care services. As the Comprehensive Plan notes, such a campus may be clustered among multiple floors of an existing commercial building such as the location now proposed at Lincolnshire Commons.

The proposed clinic will house approximately 40 employees daily, composed of approximately ten physicians and 30 medical support and administrative personnel providing examination, treatment, surgical and physical therapy services. It will operate from 8:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday and Sunday, with a capacity to serve approximately 250-300 patients during full-day operation. NorthShore University's high-profile name recognition and the proposed clinic's nature as a destination use will provide a strong synergy with the Lincolnshire Corporate Center's day-time population and the Sedgebrook continuing care retirement community's full-time population. The clinic will also provide an increased opportunity for existing and future tenants of Lincolnshire Commons and area businesses to capture additional business opportunities from clinic employees and patients.

Proposed exterior building modifications to the Barnes & Noble building are limited to (i) an extended canopy on the south building façade projecting over the existing sidewalk in replacement of the existing canopy at this location, (ii) three wall signs each on the north, south and east building facades in replacement of the existing, comparably-sized wall signs at those locations and (iii) one new sign on the south face of the proposed canopy.

CFNX respectfully requests the Village's approval of a major amendment to the Lincolnshire Commons planned unit development, as approved by Ordinance No. 05-1954-18 and amended by Ordinance No. 06-2043-35, to allow the establishment and operation of the proposed NorthShore University HealthSystem medical clinic at 920 Milwaukee Avenue. Floor plans and building elevations depicting the proposed interior and exterior modifications associated with this proposed use are attached hereto for your review and consideration in fully evaluating this proposal.

In its effort to enhance Lincolnshire Commons' economic stability and overall flexibility, CFNX further seeks to subdivide the center into four lots of record with associated cross-across, parking, utility, drainage and operational easements as necessary to ensure the center's continued function in the manner in which it was designed and intended. A proposed preliminary plat of subdivision is attached hereto depicting the manner in which CFNX proposes to achieve that result.

On behalf of CFNX, we respectfully request your consideration and referral of the requests described herein such that CFNX may bring this exciting new opportunity to the Village and

work to enhance Lincolnshire Commons' overall vibrancy and related benefit to the Village, its residents and its visitors.

We look forward to presenting this project proposal to you in greater detail at the February 9, 2015 meeting of the Committee of the Whole, and we thank you in advance for your consideration of this matter.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Attachments



Medical Suite



Scale: 1/8" = 1'-0"

REQUEST FOR BOARD ACTION

Subject: An Ordinance Making Appropriations To Defray All Necessary Expenses And Liabilities Of The Village Of Lincolnshire, Lake County, Illinois For The Fiscal Year 2015.

Action Requested: PUBLIC HEARING: Conduct Public Hearing on Proposed Appropriation Ordinance

Consideration and Discussion of Appropriations Ordinance and Direct Placement on the February 23, 2015 Regular Village Board Meeting Agenda for Approval

Originated By/Contact: Michael R. Peterson, Finance Director
Bradly J. Burke, Village Manager

Referred To: Mayor Blomberg and Board of Trustees

Summary/ Background:

The annual Appropriation Ordinance must be passed by municipalities with a population under 500,000 during the first quarter of the fiscal year - 65 ILCS 5/8-2-9. Approval of an Appropriation Ordinance is the formal means for authorizing the expenditures of funds in a particular fiscal year.

Prior to passage, the Village is required to:

1. Make a copy of the Ordinance available for public inspection in pamphlet form.
2. Publish a Public Hearing legal notice in the local area newspaper at least ten days prior to the hearing.
3. Hold a Public Hearing.

Supplemental Information:

The Annual Appropriation Ordinance represents the legal spending limit available to fund items included in the 2015 Budget. The proposed 2015 Appropriation Ordinance continues to utilize the same format started in 2014; the draft Ordinance reflects the annual Appropriation at 110% of each department/operating area level. This provides flexibility for Staff and Village Officials to allocate expenditures among line items as long as the total spending authorized in the Appropriation Ordinance for the specific Department or operating area is not exceeded. This approach provides flexibility in administering the 2015 Budget approved by the Village Board in December 2014 and also provides flexibility in accommodating pricing changes or unexpected expenditures that may occur throughout the year without requiring the Village Board to approve Supplemental Appropriations.

As a reminder, the 2014 Appropriation Ordinance utilized spending authority at the department/operating area level. Staff's 2014 goal to adhere to the approved budget as its spending plan was achieved. The only operating item added to the 2014 Supplemental Appropriation Ordinance was the Park Development- Misc. Park Improvements line item. All other departments/operating areas of the Village finished below budget for Fiscal Year 2014.

The budget will remain the spending plan and objective of the Village staff and the attached Appropriation Ordinance again reflects an Appropriation by Department with 10% more added to each department's operating budget.

Since the approval of the Fiscal Year 2015 Budget, one expense became known after approval of the budget and is being added to this Appropriation:

51-05-80-3008 – Equip- Vehicle Retrofits: Original budget \$7,000 for one vehicle did not anticipate carry-over for two 2014 vehicles delivered January 2015. The appropriation was increased \$10,600 for this line item, new total \$17,600. This increase accommodates retrofit expenses for vehicles ordered in Fiscal Year 2014 but not received until 2015.

Staff will be available at Monday’s meeting to respond to any questions the Village Board may have regarding the Appropriations Ordinance or the above mentioned changes in expenditures for FY2015.

Recommendation:

Conduct Public Hearing on February 09, 2015.

Consideration and Discussion of placing the Appropriations Ordinance on the Consent Agenda for Approval at the February 23, 2014 meeting.

Reports and Documents Attached:

- Published Legal Notice
- Draft Appropriation Ordinance

Meeting History	
Regular Village Board Meeting:	February 23, 2015
Committee of the Whole Meeting:	February 09, 2015
Public Hearing:	February 09, 2015

VILLAGE OF LINCOLNSHIRE

ORDINANCE NO. 15-xxx

ANNUAL APPROPRIATION ORDINANCE

**AN ORDINANCE MAKING APPROPRIATIONS OF SUMS OF MONEY
FOR ALL THE NECESSARY EXPENDITURES OF THE
VILLAGE OF LINCOLNSHIRE
FOR ALL CORPORATE AND SPECIAL PURPOSES
FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2015 AND ENDING DECEMBER 31, 2015**

Published in Pamphlet Form , February 9, 2015

VILLAGE OF LINCOLNSHIRE

ORDINANCE NO. 2015-xxx

ANNUAL APPROPRIATION ORDINANCE
AN ORDINANCE MAKING APPROPRIATIONS OF SUMS OF MONEY
FOR ALL THE NECESSARY EXPENDITURES OF THE
VILLAGE OF LINCOLNSHIRE
FOR ALL CORPORATE AND SPECIAL PURPOSES FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2015 AND ENDING DECEMBER 31, 2015

WHEREAS, a proposed Appropriation Ordinance for the Village of Lincolnshire, Lake County, Illinois for the fiscal year ending December 31, 2015, upon which this Appropriation Ordinance is based, was heretofore duly prepared and has been made conveniently available for public inspection by the Corporate Authorities of this municipality for at least ten days prior to the public hearing hereinafter mentioned and prior to adoption of this ordinance; and

WHEREAS, a public hearing was duly held February 9, 2015 in this municipality on said proposed ordinance prior to the adoption hereof and notice by publication of the time and place of the holding of said public hearing and of the place where copies of the proposed Appropriation Ordinance would be accessible for examination, was given at least ten days prior to the hearing thereof in the Daily Herald;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS, as follows:

Section 1. Finding Facts. The Corporate Authorities of this municipality hereby find as facts all of the matters hereinabove recited in the “**WHEREAS**” clauses hereof.

Section 2. General Corporate Appropriations. The following sums of money, or as much thereof as may be authorized by law, are hereby appropriated for the general purposes of the Village of Lincolnshire, Illinois, herein specified for the fiscal year commencing on January 1, 2015 and ending December 31, 2015:

GENERAL CORPORATE FUND:

ADMINISTRATION	338,500
FINANCE	288,800
POLICE	3,508,400
COMMUNITY & ECONOMIC DEVELOPMENT	600,300
INSURANCE & COMMON	1,539,700
PUBLIC WORKS: ADMINISTRATION	233,300
PUBLIC WORKS: STREETS	1,171,100
PUBLIC WORKS: PARKS & OPEN SPACES	1,516,800
PUBLIC WORKS: BUILDINGS	157,700

DEBT & TRANSFERS

01-26-63-9501 Sales Tax Rebates	510,000
01-26-64-7101 Loan Payments	481,600
01-26-98-0200 Transfer Out- WS Operations	281,000
01-26-98-0700 Transfer Out- WS Improv: Debt	187,300
01-26-99-0700 Transfer Out- WS Imp: Cap Proj.	529,000
01-26-98-5100 Transfer Out- General Cap	393,900

DEBT & TRANSFERS	<u>2,382,800</u>
TOTAL GENERAL FUND APPROPRIATION	\$11,737,400

SECTION 4: That there be appropriated from the Water and Sewer Fund:

WATER & SEWER OPERATIONS FUND

Water & Sewer: Administration	699,300
Public Works: Operating	<u>3,911,700</u>
TOTAL WATER & SEWER FUND APPROPRIATION	\$4,611,000

SECTION 5: That there be appropriated from the Motor Fuel Tax Fund:

MOTOR FUEL TAX FUND

03-01-80-5009 Infra - Road Resurfacing	<u>192,500</u>
TOTAL MFT APPROPRIATION	\$192,500

SECTION 6: That there be appropriated from the Police Pension Fund:

POLICE PENSION FUND

05-01-61-4001 Prof Service - Actuary	3,300
05-01-61-4005 Prof Service - Bookkeeping	12,100
05-01-61-4007 Prof Service - IDOI	4,000
05-01-61-4013 Prof Service - Legal Fees	4,400
05-01-61-4017 Prof Service - Medical Exams	2,200
05-01-61-4030 Contract Svc - Banking charges	1,100
05-01-61-4031 Contract Svc – Invst. Adv. & Misc.	88,000
05-01-61-4032 Contract Svc - Fiduciary Ins	3,300
05-01-63-1000 Memberships - IPPFA	1,100
05-01-63-3000 Professional Development	8,800
05-01-70-9510 Retirement & Reserves	<u>1,204,800</u>
TOTAL POLICE PENSION APPROPRIATION	\$1,333,100

SECTION 7: That there be appropriated from the Retirement Fund:

RETIREMENT FUND

06-01-61-4004 Prof. Serv. - Flex Administration	2,600
06-01-63-9003 Taxpayer Refunds	7,000
06-01-70-9101 IMRF	758,000

06-01-70-9200 Social Security	<u>241,900</u>
TOTAL RETIREMENT FUND APPROPRIATION	\$1,009,500

SECTION 8: That there be appropriated from the Water and Sewer Improvements Fund:

WATER & SEWER IMPROVEMENTS

W&S Improvement Expenses	<u>2,153,000</u>
TOTAL W&S IMPROVEMENTS APPROPRIATION	\$2,153,000

SECTION 9: That there be appropriated from the Fraud, Alcohol, Drug Enforcement Fund:

FRAUD, ALCOHOL, DRUG ENFORCEMENT FUND

11-05-63-8100 Fraud Forfeiture Exp.	24,400
11-05-63-8300 Alcohol Enforcement Exp.	<u>41,000</u>
TOTAL FRAUD, ALCOHOL, DRUG ENFORCE APPROPRIATION	\$65,400

SECTION 10: That there be appropriated from the Vehicle Maintenance Fund:

VEHICLE MAINTENANCE FUND

Vehicle Maintenance Fund Expenditures	<u>612,100</u>
TOTAL VEHICLE MAINT FUND	\$612,100

SECTION 11: That there be appropriated from the E911 Fund:

E911 FUND

17-01-61-1004 Equip. Maint. - 911 Tele Sys	12,700
17-01-61-3005 Equip. Maint. - CAD	100
17-01-61-3023 Equip. Maint. - Dispatch Center	6,600
17-01-61-4029 Prof Service- Dispatch Services	<u>310,900</u>
TOTAL E911 FUND APPROPRIATION	\$330,300

SECTION 12: That there be appropriated from the Sedgebrook SSA Fund:

SEDGEBROOK SSA FUND

20-01-61-4000 Professional Services	18,350
20-01-64-7100 Bond Payment	<u>1,161,250</u>
TOTAL SEDGEBROOK SSA APPROPRIATION	\$1,179,600

SECTION 13: That there be appropriated from the Traffic Signal SSA Fund:

SSA 2 TRAFFIC SIGNAL FUND

21-01-61-9066 Contract Svc. - Signal Maint.	<u>9,500</u>
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TOTAL SSA 2 TRAFFIC SIGNAL FUND APPROPRIATION **\$9,500**

SECTION 14: That there be appropriated from the General Capital Fund:

GENERAL CAPITAL FUND

Police	207,100
Community & Economic Development	42,400
Insurance & Common	78,900
Public Works - Streets	1,138,400
Public Works - Parks & Open Spaces	987,000
Public Works - Buildings	<u>374,000</u>
TOTAL GENERAL CAPITAL FUND	\$2,827,800

SECTION 15: Summary of Appropriation. That the following is a summary of the appropriation hereinbefore provided for:

General Corporate Fund	11,737,400
Water And Sewer Operations Fund	4,611,000
Motor Fuel Tax Fund	192,500
Police Pension Fund	1,333,100
Retirement Fund	1,009,500
Water And Sewer Improvements Fund	2,153,000
Fraud, Alcohol, Drug Fund	65,400
Vehicle Maintenance Fund	612,100
E911 Fund	330,300
Park Development	33,000
Sedgebrook SSA Fund	1,179,600
Traffic Signal SSA Fund	9,500
General Capital Fund	<u>2,827,800</u>
TOTAL APPROPRIATION	\$26,094,200

SECTION 16:

That all the unexpended balances of any item made in this Ordinance be expended in making up any insufficiency in any item or items in the same general appropriation and for the same general purpose or in any like appropriation made by this Ordinance.

SECTION 17:

That all unexpended balances of annual appropriations from previous years are hereby re-appropriated.

SECTION 18:

This Appropriation Ordinance is adopted pursuant to procedure set forth in the Illinois Municipal Code: provided, however, any limitations in the Illinois Municipal code in conflict with the provisions of this Ordinance shall not be applicable to this Ordinance pursuant to Section 6 of Article V11 of the Constitution of the State of Illinois. This Ordinance is enacted pursuant to the Home Rule Powers of the Village of Lincolnshire.

SECTION 19:

That this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the Board of Trustees of the Village of Lincolnshire on this __ day of _____, 2015 by a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by the Mayor of the Village of Lincolnshire on this __ day of _____, 2015.

Brett Blomberg, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk



REQUEST FOR BOARD ACTION

Subject: Resolution for Maintenance of Streets and Highways

Action Requested: Consideration and Discussion of a Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code - January 1, 2015 to December 31, 2015 (Village of Lincolnshire)

Originated By/Contact: Robert Horne, Engineering Supervisor

Referred To: Mayor and Board of Trustees

Summary / Background:

The proposed resolution allocates \$175,000 from the Village’s Motor Fuel Tax Fund (MFT) to this year’s street resurfacing project. The Village’s Fiscal Year 2015 Budget allocates a total of \$491,500 for the 2015 Road Project, of which \$316,500 will come from the General Capital Fund. The Village is required to adopt a similar resolution each year in order to expend money from the MFT account. The Village anticipates receiving a total of \$173,145.00 in revenue for the MFT fund during Fiscal Year 2015. The MFT rate reflects a \$.50/person drop from the amount projected during the budget process. This figure is determined by multiplying the estimated per capita payment by the current population.

Population Based Allocation $\$23.80/\text{person}^1 \times 7,275 \text{ people} = \mathbf{\$173,145.00}$

The Village will be participating in the LCMPI (Lake County – Municipal Partnership Initiative). This year, participants will likely include Highland Park and Bannockburn.

The Village expects to be submitting the joint contract documents for the 2015 Road Project to IDOT for review and approval in mid-February. Once IDOT approves the project, the Lake County group will move forward with the project letting, which is typically scheduled for mid-March. The project is typically scheduled to start in mid-May, but no definite dates have been established. The project includes resurfacing, curb repair, and drainage improvements along the streets listed below.

Street	Limits	Length (Miles)
Victoria Lane	All	.30
Coldstream Circle	All	.14
Coventry Lane	All	.12
Kensington Drive	All	.16
Totals		.72

¹Estimated. Source: Illinois Municipal League ([Webpage/http://www.iml.org/page.cfm?key=14327](http://www.iml.org/page.cfm?key=14327))



Budget Impact:

<u>Funding</u>		<u>Expenditures</u>	
General Fund	\$316,500	Resurfacing Project	\$ 371,000
MFT Fund	\$175,000	Drainage Improvements	\$ 92,000
Total Allocated Funds	\$491,500	5% Contingency	\$ 23,000
		Total Construction Cost	\$ 486,000
		Materials Testing	\$4,000
		Total Project Cost	\$ 490,000

Service Delivery Impact:

No Change

Recommendation:

Staff requests the Mayor and Board of Trustees place this item on the February 23, 2015, Consent Agenda for approval.

Reports and Documents Attached:

- *Resolution for Maintenance of Streets and Highways, Bureau of Local Roads Form 14230*
- *Municipal Estimate of Maintenance Costs, Bureau of Local Roads Form 14231*
- *Project Location Map*

Meeting History	
Initial Referral to Village Board (COW):	February 09, 2015
Regular Village Board Meeting:	February 23, 2015



BE IT RESOLVED, by the Mayor and Board of Trustees of the
(Council or President and Board of Trustees)
Village Lincolnshire of Lincolnshire, Illinois, that there is hereby
(City, Town or Village) (Name)
appropriated the sum of \$175,000 of Motor Fuel Tax funds for the purpose of maintaining
streets and highways under the applicable provisions of the Illinois Highway Code from January 1, 2015
(Date)
to December 31, 2015.
(Date)

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon a practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at Schaumburg, Illinois.

I, Barbara Mastandrea, Village Clerk in and for the Village
(City, Town or Village)
of Lincolnshire, County of Lake

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by

the Mayor and Board of Trustees at a meeting on February 23, 2015
(Council or President and Board of Trustees) Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ day of _____.

(SEAL) _____ Village Clerk
(City, Town or Village)

Approved

Regional Engineer
Department of Transportation

Date



**Municipal Estimate of
Maintenance Costs**

Municipality: Village of Lincolnshire

Maintenance Period 1/1/2015 to 12/31/2015

Section Number: 15 - 00000 - 00 - GM

Estimated Cost of Maintenance Operations

Maintenance Operation (No. Description)	Maint. Group	Insp. Req.	For Group I, IIA, IIB, or III				Est Total Operation Cost
			Item	Unit	Quantity	Unit Price	
			VV,MH,Inlets,CB to be Adjusted	EA	20	\$290.70	5,814.00
			VV,MH,Inlets,CB to be Reconstructed	EA	5	\$1,700.00	8,500.00
			Frame and Lid to be Adj (SPECIAL)	EA	1	\$666.67	666.67
			VV, MH to be Adj (SPECIAL)	EA	1	\$491.67	491.67
			Manhole Type A	EA	4	\$4,000.00	16,000.00
			Catchbasin Type A	EA	2	\$4,000.00	8,000.00
			Inlet Type A	EA	3	\$900.00	2,700.00
			Catch Basin, Type C	EA	2	\$1,200.00	2,400.00
			Trench Backfill	CY	100	\$35.00	3,500.00
			Storm Sewer 12 inch RCP	LF	222	\$52.02	11,548.44
			Storm Sewer 18 inch RCP	LF	447	\$89.25	39,894.75
			Storm Sewer 24 inch RCP	LF	130	\$94.75	12,317.50
			Storm Sewer 12 inch PVC	LF	15	\$45.97	689.55
			Storm Sewer 12 inch RCP - Elliptical	LF	175	\$55.00	9,625.00
			Storm Sewer 12 inch RCP - Elliptical, Flared end section	EA	1	\$1,200.00	1,200.00
			CL D Patc CL D Patc CL D Patch, Type III 4" (Modified)	SY	735	\$37.00	27,195.00
			CL D Patch, Type IV, 4" (Modified)	SY	840	\$33.50	28,140.00
			CL D Patch, Type III 8" (Modified)	SY	125	\$71.50	8,937.50
			CL D Patc CL D Patc CL D Patch, Type IV, 8" (Modified)	SY	125	\$68.50	8,562.50
			HMA Surf Removal, 2.25" - 3.5"	SY	10720	\$3.75	40,200.00
			Comb C&G, R&R, (Intermittent)	LF	5783	\$17.00	98,311.00
			HMA Driveway, R&R	SY	154	\$39.00	6,006.00
			PCC Driveway, R&R	SY	3	\$47.00	141.00
			Brick Driveway R&R	SY	80	\$80.00	6,400.00
			Bituminous Material (Prime Coat)	Gal	1049	\$0.50	524.50
			Aggregate (Prime Coat)	Ton	21	\$1.00	21.00
			Level Binder (MM), N50	Ton	441	\$69.00	30,429.00
			Area Refl Crack Control System A	SY	10494	\$1.50	15,741.00
			HMA Surface Course "D" N50 (MOD)	Ton	882	\$74.00	65,268.00
			Topsoil, F&P 4"	SY	1000	\$5.25	5,250.00
			Traffic Control and Protection (701501)	LS	0.25	\$63,000.00	15,750.00
			Traffic Control and Protection (701701)	LS	0.33	\$100.00	33.00
			Traffic Control and Protection (701801)	LS	0.33	\$100.00	33.00
			Seeding, Class I	SY	1000	\$0.50	500.00
			Earth Excavation	CY	80	\$31.10	2,488.00
			P.G.E. Subgrade (6")	CY	15	\$29.85	447.75
Total Estimated Maintenance Operation Cost							483,725.83
Preliminary Engineering							NA
Engineering Inspection							NA
Material Testing							4,000.00
Advertising							NA
Bridge Inspections							
Total Estimated Maintenance Engineering Cost							4,000.00
Total Estimated Maintenance Cost							487,725.83

Submitted:

Approved:

Municipal Official

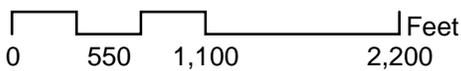
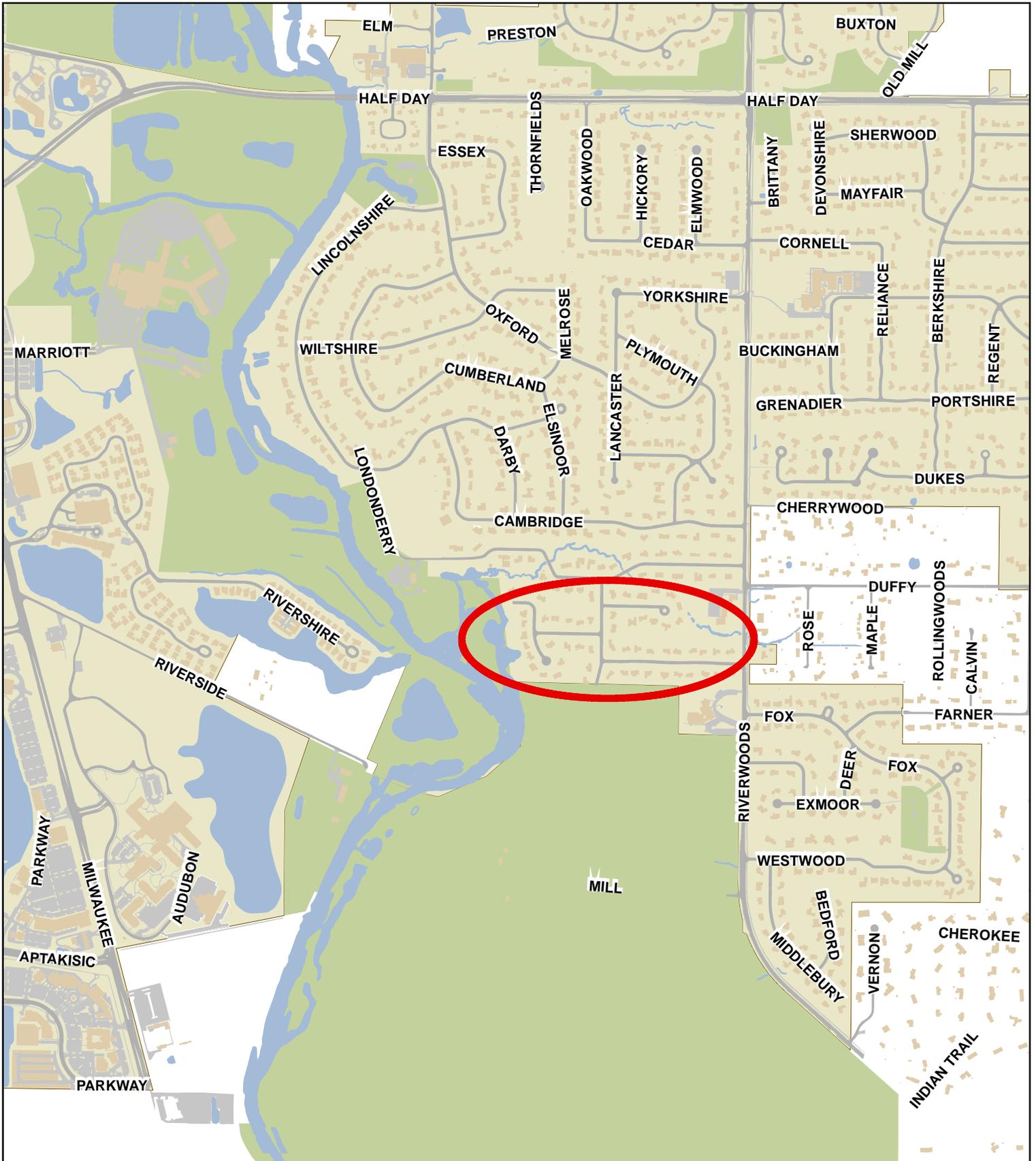
Title

Regional Engineer

Date

Date

Road Resurfacing Project Location Map





**REQUEST FOR BOARD ACTION
February 9, 2015**

Subject: Consideration and Discussion of a Contract with Midwest Netting Solutions, LLC to Install Foul Ball Canopy Netting at North Park in an Amount not to Exceed \$78,580.00 (Village of Lincolnshire)

Action Requested: Consideration, Discussion, and Direct Placement on the February 23, 2015 Village Board Meeting Consent Agenda for Approval

Originated By/Contact: D. Scott Phippen, Operations Superintendent

Referred To: Village Board

Summary / Background:

On January 15, 2015, Village Staff published bids in the Pioneer Press for the contractual installation of five (5) baseball foul ball canopy nettings to be installed at North Park. Staff mailed out proposals to three contractors who specialize in performing this type of work. On February 3, 2015, staff publicly opened two sealed proposals for this work with Midwest Netting Solutions, LLC submitting the lowest responsible bid.

The following is the contract price prepared by each bidder:

Midwest Netting Solutions, LLC	\$78,580.00
NET Services	\$82,100.00

Budget Impact:

The 2015 Village General Capital Budget includes \$80,000.00 in account 51-22-86-1401 for this project. The low bid is \$1,420.00 less than the budgeted amount. The bid is for the complete installation of the five canopy systems and no additional expense is anticipated for this work.

Recommendation: Midwest Netting Solutions, LLC is a reputable contractor who has installed numerous canopies of this type throughout Lake County. The company is located in Glenview, Illinois. Staff recommends acceptance of Midwest Netting Solutions, LLC proposal. Staff recommends approval and direct placement on the February 23, 2015 consent agenda of a contract with Midwest Netting Solutions, LLC in an amount not to exceed \$78,580.00

Reports and Documents Attached:

- Midwest Netting Solutions, LLC and NET Services Bid Report

Meeting History	
Committee of the Whole	February 9, 2015
Village Board	February 23, 2015



One Olde Half Day Road
Lincolnshire, IL 60069-3035
847•883•8600
847•883•8608 (FAX)



**Village of Lincolnshire
Bid Report**

Project: North Park Backstop Canopy Netting System Installation

Bid Opening Date: February 3, 2015

Time: 10:00am

Place: Lincolnshire Village Hall

Two sealed bid proposals were received for this project.

Midwest Netting Solutions, LLC	\$78,580.00
Glenview, IL	
NETServices	\$82,100.00
Tualip, Washington	