

**APPROVED AS SUBMITTED** Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, December 8, 2009, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

**PRESENT:** Chairman Manion, Members Rubinstein, Pratt, and Leider

**ABSENT:** Member Soifer, Alternate Kalina, and Trustee Liaison McDonough

**ALSO PRESENT:** Tonya Zozulya, Planner

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

### **1.0 ROLL CALL**

The roll was called by the secretary and **Chairman Manion** declared a quorum to be present.

### **2.0 APPROVAL OF MINUTES**

2.1 Approval of the Minutes of the Zoning Board Meeting held on Tuesday, November 10, 2009.

**Mr. Rubinstein** moved and **Mr. Leider** seconded a motion to approve the minutes as submitted. The motion passed unanimously by voice vote.

### **3.0 GENERAL BUSINESS**

3.1 Consideration and discussion of a Final Plat of Subdivision consolidating 4 lots, for the UAW Corporate Headquarters, within the O/Ia Office/Industrial Zoning District, for the property at 680 Barclay Boulevard (The Hezner Corporation/United Auto Workers-Region 4)

**Tonya Zozulya, Planner**, summarized Staff's memorandum dated December 4, 2009, and noted that the Petitioner is requesting re-approval of the Final Plat of Subdivision for the 5.5-acre property for the UAW Corporate Headquarters building at 680 Barclay Boulevard, due to the fact that following the Village Board's original approval in 2004, it was not recorded in a timely manner, as required by Code. The Village Code states that all final plats be recorded within six (6) months of Village Board approval. **Planner Zozulya** noted that the originally-approved Plat has not changed in any way, other than updated signature certificates, and that the originally-approved Plat met all Village Codes and requirements, as does this Plat. Therefore, Staff recommends approval of this request with no conditions. Further, this is simply a clean-up matter that must be addressed in order for the property owner to finalize the previously-approved subdivision and record all legal documents associated with the current Utility Recapture Agreement. **Planner Zozulya** noted that Scott Hezner from The Hezner Corporation, on behalf of the property owner, Union Building Corporation, is present to respond to any questions or concerns from the Zoning Board.

**Chairman Manion** offered the opportunity to the Zoning Board for comment, to which there was none. There was an affirmative consensus for this request, and the following

motion was read.

*The Zoning Board recommends approval to the Village Board of a Final Plat of Subdivision for the United Auto Workers - Region 4 Headquarters located at 680 Barclay Boulevard, in the O/Ia Office/Industrial Zoning District, based on the facts in the Petitioner's presentation packet, date stamp received December 2, 2009, as presented in Staff's memorandum dated December 4, 2009.*

*The motion passed unanimously by voice vote.*

**4.0 UNFINISHED BUSINESS (None)**

**5.0 NEW BUSINESS (None)**

**6.0 CITIZEN COMMENTS (None)**

**7.0 ADJOURNMENT**

There being no further business, **Mr. Pratt** moved and **Mr. Rubinstein** seconded a motion to adjourn, **Chairman Manion** adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Linda Jones, Secretary