

APPROVED AS SUBMITTED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, July 13, 2010, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chairman Manion, Members Rubinstein, Leider and Kalina, and Alternate Van de Kerckhove

ABSENT: Member Soifer 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 present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Zoning Board Meeting held on Tuesday, May 11, 2010.

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

3.0 GENERAL BUSINESS

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

3.1 **Public Hearing** regarding a request to rezone the property at 350 Knightsbridge Parkway from O/Ib and O/Ic Office/Industrial Subdistricts, to O/Ib Office/Industrial Subdistrict, to establish a single zoning district for the property (Village of Lincolnshire)

Tonya Zozulya, Planner, summarized Staff's memorandum dated July 9, 2010, and noted that the Village Board considered the Zoning Board's recommendation regarding the ball field property at their May 24, 2010, meeting, and referred it for a Public Hearing. This property is currently being used as a ball field for Lincolnshire Corporate Center employees. It contains a number of recreational structures, including a picnic shelter, water fountain, and a sculpture. Staff is not aware of any plans for the property owner to sell or lease this property for a different use in the near future. The vast majority of this property is zoned O/Ib, with a very small portion, along the west property line, zoned O/Ic. Staff has reviewed the Village's Comprehensive Plan and Zoning Map and determined that the O/Ib Zoning Subdistrict, which applies to the majority of the ball field property, was clearly intended to serve the purpose of a transitional zoning district from Class "A" office space to office/warehouse uses. **Planner Zozulya**, explained that, due to the existing split zoning on this property, zoning regulations for each zoning district could be applied separately to each portion of the lot, which may be confusing for the property owner and users, cause great difficulty in determining permitted uses, and constitute poor planning practice.

Currently, in case of conflicts, the Village Attorney has confirmed that the most restrictive zoning must apply, which is the O/Ib Zoning Subdistrict. Further, as required by Code, a legal notice of the public hearing on the proposed rezoning was properly noticed in the *Lincolnshire Review* on June 24, 2010, and all affected property owners within a 250' radius of this property were notified by U. S. Certified mail. In addition to the required legal notice, Northgate Investment, Inc., the property owner, and Van Vlissingen & Co., the property manager, were contacted via certified mail to obtain their feedback. Staff has not received any written comments prior to the distribution of this memorandum. Therefore, Staff would recommend that this property be rezoned from O/Ib and O/Ic Office/Industrial Subdistrict to O/Ib Office/Industrial Subdistrict. Both O/Ia and O/Ib uses will be permitted. O/Ic uses, such as warehousing, storage, printing, and reproduction services will be prohibited. As to the current recreational nature of this property, there are no existing uses that would be non-compliant with the proposed O/Ib zoning.

Chairman Manion noted that there was no public present, and offered the opportunity to the Board members for comment, to which there was none. Thus, he closed the Public Hearing and reconvened the Zoning Board meeting.

3.2 Consideration and Discussion regarding a request to rezone the property at 350 Knightsbridge Parkway from O/Ib and O/Ic Office/Industrial Subdistricts, to O/Ib Office/Industrial Subdistrict, to establish a single zoning district for the property (Village of Lincolnshire)

There being a consensus of acceptance for this request among the Board, the following motion was read:

Having made Findings of Fact, covered in a Public Hearing held on July 13, 2010, Mr. Rubinstein moved and Alternate Van de Kerckhove seconded a motion to recommend approval to the Village Board of the rezoning of the 2.22-acre ball field property at 350 Knightsbridge Parkway from O/Ib and O/Ic Office/Industrial Subdistricts to O/Ib Office/Industrial Subdistrict, based on the facts, and as presented in Staff's memorandum dated July 9, 2010.

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, **Alternate Van de Kerckhove** moved and **Mr. Leider** seconded a motion to adjourn, **Chairman Manion** adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Linda Jones, Secretary