

APPROVED AS SUBMITTED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, November 9, 2010, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

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

ABSENT: Trustee Liaison Brandt

ALSO PRESENT: Stephen Robles, Planner

CALL TO ORDER: **Chairman Manion** called the meeting to order at 7:06 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, August 10, 2010.

Mr. Kalina 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 regarding approval of a Final Plat of Resubdivision for Lincolnshire Corporate Center Unit 2 - Fifth Resubdivision, within the O/Ia and O/Ic Zoning Districts, for property associated with 455 Knightsbridge Parkway (Van Vlissingen and Co.)

Stephen Robles, Planner, summarized Staff's memorandum dated November 5, 2010, and noted that this same plat was originally approved by the Zoning Board and Village Board in the Fall of 2008 to allow for expansion of a now existing parking lot at the subject site. The approved Plat of Subdivision was then required to obtain the necessary signatures for recording. However, the Plat along with the necessary signatures, were not submitted for recording and the Plat approval has now expired. As a result, in order for the completed parking lot expansion to be part of a legal lot, the Plat of Subdivision must go back through the approval process to be re-approved. The "resubmitted" Plat has not changed in any way from the previous approval and continues to be in compliance with all Village Codes. Therefore, based on the fact that this Plat is under consideration once again only because of a technical deadline that was missed, Staff is supportive of the Plat and recommends approval. Mr. John Nawrocki, representing Van Vlissingen and Co., is present to answer any questions from the Board.

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

Mr. Kalina moved and Mr. Soifer seconded a motion to recommend approval to the Village Board of a Final Plat for Lincolnshire Corporate Center Unit 2- Fifth Resubdivision, as depicted in the plans prepared by Greengard, Inc. last revised September 30, 2008, and based on the facts and as presented in Staff's memorandum, dated November 5, 2010.

The motion passed unanimously by voice vote.

- 3.2 **PUBLIC HEARING** regarding an amendment to Ordinance No. 99-1650-34, which allowed modifications to the previously approved site development plans, to revise the previously approved sign plans for the rebranding of the mini-mart, car wash, and monument ground signs to Circle K (Corporate Identification Solutions)

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing which was properly noticed in the October 28, 2010, issue of the *Lincolnshire Review*.

Stephen Robles, Planner, summarized Staff's memorandum dated November 5, 2010, and noted that Circle K convenience store has become the controlling entity for the convenience store and car wash of the Shell gas station. As a result, it is necessary for Circle K to "rebrand the convenience store, car wash, and the existing monument signs. Since Shell gas will continue to be sold at the site, the existing canopy signage and color scheme would not change through this proposal. Typically proposals for sign modifications would be conducted solely by the ARB. However, since the existing sign plans were joined with the granting of the current Special Use Permit to allow for the gas station and accessory uses, any changes to be signage also requires an amendment to the Special Use Ordinance, which must be discussed at a Public Hearing with the Zoning Board. **Planner Robles** pointed out that the Petitioner has provided the required responses to the seven Standards for amending the Special Use Permit. Since the Special Use Standards are based on land use and not physical site modifications, the required responses do not directly relate to this request, as the use is not changing. Therefore, Staff recommends approval of the proposed amendment and any comments regarding sign design will be deferred to the ARB. Nicole Kaszniak, with Corporate Identification Solutions, on behalf of Circle K, is present for any questions from the Board.

There being not questions or concerns from the Zoning Board, **Chairman Manion** closed the Public Hearing and reconvened the Zoning Board meeting.

- 3.3 Consideration and discussion regarding an amendment to Ordinance No. 99-1650-34, which allowed modifications to the previously approved site development plans, to revise the previously approved sign plans for the rebranding of the mini-mart, car wash, and monument ground signs to Circle K (Corporate Identification Solutions).

There was a consensus among the members for this issues and the following motion was read:

Having made findings based on facts covered in a Public Hearing held on November 9, 2010, Mr. Soifer moved and Mr. Leider seconded a motion to recommend approval to the Village Board of an amendment to Ordinance No. 99-1650-34, to revise the previously approved sign plans for the rebranding of the mini-mart, car wash, and monument ground signs to Circle K, for the property commonly addressed as 1000 Milwaukee Avenue, as presented in Staff's memorandum dated November 5, 2010, conditioned upon the review and recommendation by the Architectural Review Board.

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Planner Robles reminded the Zoning Board to let Staff know if they will be available to attend the December regularly scheduled Zoning Board meeting on December 14, 2010, as there will be an Agenda. If it appears that a quorum will not be available for that date, rescheduling will be considered via email communication.

6.0 CITIZEN COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Mr. Rubinstein** moved and **Mr. Kalina** seconded a motion to adjourn, **Chairman Manion** adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Linda Jones, Secretary