AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, September 13, 2016
7:00 p.m.

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

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the regular Zoning Board Meeting held on Tuesday, August 9, 2016.

3.0 GENERAL BUSINESS

3.1 PUBLIC HEARING Regarding a Request for a Special Use Permit to Establish and Operate Physicians’ Offices in a Proposed Medical Building at 350 Marriott Drive (MedProperties/Advanced Dermatology).

3.2 PUBLIC HEARING Regarding a Request for a Text Amendment to Section 6-8-5 of the Zoning Code to Revise or Eliminate a 25% Building Area Cap for Physicians’ Offices in Office/Industrial Subdistricts (MedProperties/Advanced Dermatology).

3.3 PUBLIC HEARING Regarding a Request for a Text Amendment to Section 6-11-2 of the Zoning Code to Revise Parking Ratio Requirements for Physicians’ Offices (MedProperties/Advanced Dermatology).

4.0 UNFINISHED BUSINESS
5.0 NEW BUSINESS
6.0 CITIZEN COMMENTS
7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.
UNAPPROVED Minutes of the REGULAR MEETING OF THE ZONING BOARD held on Tuesday, August 9, 2016, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Bichkoff, Kalina, Van de Kerckhove, Udoni, and Alternate Hersh

STAFF PRESENT: Tonya Zozulya, Economic Development Coordinator and Adam Letendre, Assistant Village Manager/Director of Community & Economic Development

ABSENT: Trustee Liaison McDonough.

CALL TO ORDER: Chairman Manion called the meeting to order at 7:00 P.M.

1.0 ROLL CALL
The roll was called by Economic Development Coordinator Zozulya and Chairman Manion declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Regularly Scheduled Zoning Board Meeting held on Tuesday, May 10, 2016.

Member Van de Kerckhove moved and Member Kalina 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

Chairman Manion expressed his appreciation in welcoming new members, Chris Udoni and Bryan Hersh to the ARB Board, along with Adam Letendre as the new Assistant Village Manager and Director of Community and Economic Development.

Chairman Manion recessed the Zoning Board meeting and opened the following Public Hearing:

3.1 PUBLIC HEARING Regarding a Request for a Special Use Permit to Establish and Operate a Children’s Daycare Center, 250 Barclay Boulevard (The Gardner School/Viking Development, LLC)

Tonya Zozulya, Economic Development Coordinator, noted The Gardner School/Viking Development LLC, is the contract purchaser of the vacant subject property immediately south of Noah’s Event Venue and the Staybridge Suites Hotel, and seeks a Special Use permit to establish and operate a daycare center at 250 Barclay Blvd. The property is a little over two acres in size and located in the O/Ic Office/Industrial Zoning District which permits daycare centers as a Special Use providing a service to support corporate center employees. As far as the site planning, the site is in compliance with all the zoning regulations in terms of bulk and setbacks, and everything else has been met.
The Petitioner is in the process of speaking with LCSMC regarding whether or not any additional detention will be necessary. They do not believe it will be the case because all of the detention is provided for the entire corporate center as a whole, however, that confirmation will be forthcoming prior to the Village Board’s decision on this request. Staff also noted that daycare centers in Illinois are regulated by the Department of Children and Family Services (DCFS). One of the conditions is DCFS must sign off on this specific use, the site planning, and building related items. With regard to parking, the Petitioner is compliant with the parking requirements of the code. Not only do they meet, but they also exceed, all the Village code required ratios for this size of building, which is based on the proposed square footage. Circulation-wise, in working with Staff, the Petitioner has revised their site plan to provide for one-way circulation for safety purposes, using the northernmost point as the entrance and the southernmost point will be the exit. A designated drop-off area is proposed near the building entrance. The proposed hours of operation are 6:30 a.m. to 6:30 p.m. Monday through Friday. The school expects the majority of drop-offs to occur between 7-9 a.m. and pick-ups between 4 and 6 p.m. Staff does not believe there will be any hardship placed on the Barclay Blvd. traffic conditions due to the operation of this school. Further, in conjunction with the 15,000 sq. ft. building, there will also be an attached playground area on the southern end of the property which will be fully enclosed per DCFS standards. In conclusion, Staff is in support of granting a Special Use permit to this daycare center with the two conditions itemized on page two of Staff’s memorandum dated August 9, 2016.

**Jon Grzywa**, with Woolpert Civil Engineers for the project, and on behalf of the Petitioner, The Gardner School, was sworn in by **Chairman Manion**, and presented the site plan showing the parking/circulation which includes four designated drop-off lanes. He noted the drop-off times are staggered within the 7-9 a.m. hours and traffic congestion would not be an issue. Also displayed on the site plan were the sidewalks and fencing, along with the designated detention area.

**Jay Joiner**, representing The Gardner School in Brentwood, TN, was sworn in by **Chairman Manion**, and provided an overview of the school noting the Lincolnshire facility will have a capacity of 206 children, with the highest expected enrollment being 190 due to the fact that there will always be turnover, graduation, relocation, etc. However, it could take up to three years to ramp up to that number of enrollment. At full enrollment there will be a total staff of 35, including administration and kitchen staff. The 42 proposed parking spaces exceed the Code required amount by 10 spaces. The Fall Festival is our one “special event” held on-site each year, and if necessary, arrangements would be made to shuttle guests from an overflow parking area. The school’s graduation, and any other events during the year, would be held off-site. **Mr. Joiner** explained the determining factors in their decision to choose Lincolnshire, as highlighted in his letter of introduction and Power Point presentation that included a Competitive Analysis and a Demographic Profile of the surrounding areas. The Gardner School has 13 facilities within the mid-section of the United States, with five in the Chicagoland area at this time. In doing his research, **Mr. Joiner** noted that Lincolnshire has strong demographics with regard to income, number of day-time population, children and households, as well as there is a high demand for academically-focused child care. He concluded the location choice for the school is in a visually appealing area and, along with the proposed attractive building with excellent curb appeal, the school will bring value to the community.

**Member Bichkoff** expressed concern for the parking during drop-off/pick-up times, to
which Mr. Joiner explained since there is not a designated start time, the parking usually is not an issue, as parents travel to and from work at various times. Also, most people prefer to escort their children into the school, albeit he is not opposed having Staff available to assist. Member Kalina inquired as to the number of classrooms and the number of Staff, to which Mr. Joiner noted there are 12 classrooms with a 20:1 ratio for the older 4-5 year old children and an average ratio of 8:1 for infants and younger children. The maximum staff is proposed to be 35.

Mr. Grzywa referred to the Findings of Fact for Special Use and Chairman Manion inquired if the Petitioner would like these entered into the record and made part of this meeting, to which Mr. Grzywa affirmed.

Chairman Manion inquired if the two conditions with regard to enrollment and DCFS approval met with the Petitioner’s approval, to which the response was affirmative. There being no further questions from the Zoning Board and the public, Chairman Manion closed the Public Hearing and reconvened the Zoning Board meeting.

Member Kalina commented that the school is a phenomenal product and it is needed in our community, yet he expressed concern for a potential parking shortage since there is a proposed maximum staff of 35 and could this create a bottleneck of traffic going north on Barclay Blvd. Mr. Joiner responded that the school if open 12 hours and no one works a full 12-hour day. There is an approximate staff of 8 or so in the morning and afternoon hours, which would serve to alleviate some of the parking issues. He also explained most of their facilities are in business parks, with similarities of prototype, building elevations, and there have not been any parking issues from the other locations. Member Van de Kerckhove inquired as to the locations of their other facilities, to which Mr. Joiner stated there are 13 total schools with four schools in Nashville, TN; one school each in Louisville, KY; Cincinnati, OH and Columbus, OH. There are five schools in the Chicagoland area with two in Chicago, and one each in Warrenville, Oak Brook Terrace, and Glenview. A new school in Lincoln Park will open soon.

There being no further discussion, Chairman Manion requested a motion from the Zoning Board:

Having made findings based on facts covered in a Public Hearing held on August 9, 2016, Member Kalina moved and Member Van de Kerckhove seconded a motion to recommend approval to the Village Board of a Special Use to permit the establishment and operation of a daycare center at 250 Barclay Blvd, as presented in the petitioner’s presentation packet date stamped received August 4, 2016, and as presented in Staff’s memorandum dated August 9, 2016, and further subject to the following conditions:

1. The Gardner School must obtain all applicable approvals for daycare facility and playground areas from Illinois Department of Children & Family Services (DCFS) and other appropriate licensing authorities prior to building occupancy.

2. Any increase in daycare enrollment beyond 206 children and any changes to the playground area location or other site plan changes shall be approved only by Special Use amendment.

The motion passed unanimously by voice vote.
3.2 Consideration of a Preliminary Plat of Subdivision for a Proposed Manors of Whytegate Single-Family Residential Subdivision, 1700 Riverwoods Road (Arthur J. Greene Construction).

Economic Development Coordinator Zozulya noted Arthur J. Green Construction Company seeks approval of a Preliminary Plat of Subdivision for a 15-lot Manors of Whytegate single-family residential subdivision on approximately 15 acres located at 1700 Riverwoods Road and commonly known as the “Mon’s Property”. The property currently contains a vacant single-family residential home. At the May 21, 2015 meeting during the Policy Phase, the Zoning Board provided a recommendation on the proposed zoning change to the R2A District, based upon conceptual subdivisions plans for 17 lots. At the May 9, 2016 meeting, the Village Board approved an ordinance rezoning the property from R1 Single-Family Residential to R2A Single-Family Residential for 15 lots. Subsequent to the Zoning Board recommendations, the developer reduced the number of lots in response to the Village Board’s density concerns. The proposed Technical Phase involves a Preliminary Plat of Subdivision and Final Plat of Subdivision reviews by the Zoning Board. The Petitioner/developer has prepared same along with engineering plans depicting 15 lots for review and recommendation to the Village Board. Staff has included a chart depicting the code-permitted and proposed lot size and density figures demonstrating the proposed development complies with the R2A zoning requirements. The plat shows a 10’ bike path easement dedicated to the Village along Riverwoods Rd. for the entire frontage of the property, as well as an additional 10’ easement dedicated along Riverwoods Rd. to the County for future road and bike path improvements at the County’s discretion. The Plat also depicts a bioswale easement provided in the rear of the lots. Economic Development Coordinator Zozulya further noted the R2A Zoning District was established to encourage a creative approach to land planning through preserving natural vegetation, conserving forested areas, water bodies and natural vegetation. The developer has agreed to preserve the environmental features in this proposed subdivision. There is a single vehicular entrance from Riverwoods Rd., terminating in a cul-de-sac, as illustrated in the plans. This follows a similar development pattern as Whytegate Unit III (immediately north). In addition, a subdivision code variation has been requested to increase the maximum permitted 800’ length to 1,100’ long. Although cul-de-sacs of this length are relatively common along both sides of Riverwoods Rd. north of Half Day Rd., a variation from the subdivision regulations is required. The Petitioner stated in their cover letter the longer than allowable length maintains a subdivision design consistent with adjoining subdivisions to the north and south and accommodates the Village’s request of not providing a connection to Brampton Lane due to traffic concerns. This variance does not require a Public Hearing since cul-de-sac dimensions are a Subdivision Code requirement and not required by the Zoning Code. Upon the Preliminary Plat approval, the developer will submit a Final Plat for the Zoning Board’s review and recommendation, with approval at the Village Board.

Economic Development Coordinator Zozulya stated Staff is in support of the proposal with the following conditions:
1. An existing tree survey shall be provided to staff prior to the Final Plat of Subdivision approval.
2. The existing perimeter chain link fence shall be removed prior to Village acceptance of public improvements.
3. A Lake County Stormwater Management permit shall be obtained prior to issuance of any Village permits for this development.


Tim Golota, on behalf of the Petitioner, Arthur J. Green Construction Co., opened the presentation by noting the Preliminary Plat of Subdivision incorporated the reduction to a 15-lot subdivision and the application of enhancements as recommended by the Zoning Board. Chairman Manion noted the increase in lot size, and square footage of the proposed homes, to which Mr. Golota affirmed and added the distance has increased to 40' between the houses on the lots.

Glenn Christensen, Sr. Planner with Manhard Consulting LTD, whose firm has provided the land planning, engineering and landscape architecture for this project, presented an overview of the site/landscaping plan. He noted that at the request of the Village Board the pedestrian access to the northwest has been eliminated since there is a pedestrian connection along the roadway. They have been able to maintain the easements for the utilities, however, the trails have been shifted due to engineering considerations in the area. He pointed out the subdivision entrance is in alignment with Briarwood Ln. and they are in the process of obtaining the necessary permits from Lake County Stormwater Management Commission and Lake County Department of Transportation. The tree survey has been completed and will be provided to Staff. Also, the chain link fence will be retained as a construction fence and removed prior to Village acceptance of public improvements. Mr. Golota added they are hopeful to acquire all subdivision and the necessary permit approvals in order to break ground during the winter months.

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

Member Kalina moved and Member Van de Kerckhove seconded a motion to recommend to the Village Board approval of a Preliminary Plat of Subdivision for the Manors of Whytgate single-family residential subdivision, with a subdivision code variation for a longer than permitted cul-de-sac length, as depicted in the petitioner’s presentation packet, dated August 4, 2016, date stamped received August 4, 2016, subject to the conditions presented in Staff’s memorandum, and further subject to the following conditions:

1. An existing tree survey shall be provided to staff prior to the Final Plat of Subdivision approval.
2. The existing perimeter chain link fence shall be removed prior to Village acceptance of public improvements.
3. A Lake County Stormwater Management permit shall be obtained prior to issuance of any Village permits for this development.

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT
There being no further business, Chairman Manion sought a motion for adjournment. Member Van de Kerckhove moved, and Member Bichkoff seconded the motion to adjourn. The meeting adjourned at 7:44 P.M.

Minutes submitted by Linda Jones, Administrative Assistant, Community & Economic Development Department
REQUEST FOR BOARD ACTION
Zoning Board
September 13, 2016

Subject: New Medical Office Building Proposal (350 Marriott Drive)

Action Requested: Public Hearings regarding the following:
1. A Special Use for Physicians’ Offices in a New Medical Building.
2. Text Amendment to Section 6-8-5 of the Zoning Code to revise or Eliminate a 25% Building Area Cap for Physicians’ Offices in O/I Office/Industrial Zoning Subdistricts.
3. Text Amendment to Section 6-11-2 of the Zoning Code to Revise Parking Ratio Requirements for Physicians’ Offices.

Petitioner: MedProperties Group – Advanced Dermatology

Originated By/Contact: Tonya Zozulya, Economic Development Coordinator
Department of Community & Economic Development

Advisory Board Review: Zoning Board and Architectural Review Board

Background:
- MedProperties Group, petitioner and contract purchaser of the 2.8-acre property located at 350 Marriott Drive, requests the following: (1) A Special Use for the establishment and operation of Advanced Dermatology and up to four additional future physicians’ offices in a proposed medical building in the O/Ib Office/Industrial Subdistrict (see attached map), and (2) A text amendment to eliminate or revise the current restriction regarding a 25% building area cap for physician’s offices in the O/I Office/Industrial Zoning District.
- The proposed medical use was approved by Northgate Investment, the property owner and executor of the Lincolnshire Corporate Center Covenants in that location.
- The O/I District has four subdistricts (O/la, O/ib, O/ic and O/id) which have different zoning permissibility.
- The Zoning Code defines “physicians’ office” as “establishment for the practice of general or specialized medicine; including but not limited to, offices of one or more physicians, dentists, clinical psychologists, and similar medical or chiropractic professionals that does not include overnight care facilities.”
- In 2007, staff received a request from a medical user to locate in the O/id Office/Industrial Subdistrict in an existing office building. At that time, the Zoning Code did not allow physicians’ offices/medical clinics the O/I Zoning Districts. In 2007, the Village amended the code to allow physicians’ offices by Special Use with a 25% restriction regarding an allowable building area in the O/la subdistrict without an arterial frontage such as Milwaukee Avenue and Rte 22 and all O/ib, O/ic and O/id Subdistricts. This text amendment was approved in 2007. Some Village Board members, at the time, questioned the rationale for limiting the building area to 25% given the vast majority of tenants in Lincolnshire’s office and industrial parks do not generate sales tax. In addition, the Zoning Board supported permitting medical uses with a Special Use permit and voted against the 25% restriction. Staff reviewed memoranda on this subject and reached out to the previous staff to understand the reason for the building area restriction but did not gain more clarity regarding the reasons involved other than the 25% limit was carried over from commercial districts limiting non-sales tax producing businesses on the ground floor to maximize sales-tax
The Village Board reviewed and referred the current request at its July 25, 2016 meeting. The Board’s direction was to revise the current 25% building area cap to apply to all buildings within each of the four O/I subdistricts rather than to an individual building. The Village’s Development Review Team conducted a detailed review of the proposed plans following the preliminary evaluation meeting at the Village Board. The petitioner incorporated Staff’s comments into the current Zoning Board packet.

A notice regarding the public hearings was published in the August 25, 2016 edition of the Lincolnshire Review.

Attached are draft Special Use and Text Amendment Ordinances prepared by the Village Attorney.

**Item 3.1: Public Hearing Regarding a Special Use for Physicians’ Offices:**

- The petitioner seeks a Special Use permit for Advanced Dermatology and up to four additional physicians’ offices in a new 25,649-square-foot, 25’ tall one-story medical office building (see attached presentation packet). The property is located in a gateway Lincolnshire Corporate Center location, between SpringHill Suites Hotel and Children’s Land daycare center.

- The Village has historically granted Special Use permits for known tenants only. The Village Attorney advised staff the Village has the ability to grant a Special Use for Advanced Dermatology and yet-to-be identified future physicians’ offices in this building with conditions regulating their operations. Therefore, a Special Use Ordinance is drafted based on the operational parameters proposed for Advanced Dermatology to ensure the building is used at or below the intensity proposed for Advanced Dermatology. This includes the use, hours of operation and parking.

- Advanced Dermatology plans to occupy 15,150 square feet of the building, with the remainder of the building (10,499 square feet) slated for future physicians’ offices.

- The petitioner’s cover letter states Advanced Dermatology will operate from 8 a.m. until 8 p.m. Monday through Saturday. The building will be used for daytime consultations and treatments not involving overnight stays or urgent care. The practice will have 35 employees and 18 examination rooms. Advanced Dermatology also proposes a small area, occupying 692 square feet or 4.6% of their space, for skin care products sale as an incidental use. Staff proposes conditions regarding retail sales for Advanced Dermatology and future physicians’ offices listed under Recommendation on Page 3 below to limit retail activities in this building given such activities are not permitted as a primary use in this zoning district.

- The attached Site Plan shows 125 parking spaces provided for Advanced Dermatology and other prospective tenants. The proposed parking exceeds the Zoning Code’s current and proposed parking ratios (see Item 3.13 below regarding parking discussion for details).

- All O/I office/industrial zoning requirements will be met on this property, including the lot size, setbacks, building height and parking ratios.

- The petitioner indicated they are awaiting the Lake County Stormwater Management Commission’s (SMC) determination regarding whether the proposed impervious surface area created by this development would require additional stormwater detention. The petitioner will provide SMC confirmation prior to the Village Board meeting, with a final SMC approval required prior to site work and building construction permit issuance.
The petitioner submitted the attached responses to the Special Use standards for the Zoning Board’s review. The Zoning Board must find every standard has been satisfactorily addressed to recommend approval of the request.

**Recommendation:**
Recommend approval to the Village Board of a Special Use permit for physicians’ offices at 350 Marriott Drive with the following conditions:

1. All occupants of the building must be physicians’ offices; as such use is defined in the Zoning Code.
2. No overnight stay of patients shall be permitted.
3. The business hours of the Physician’s Offices in the building shall be limited to no earlier than 8 a.m. and no later than 8 p.m. Monday through Saturday.
4. There shall be no more than 30 examination or similar purpose rooms in the entire building where patients receive consultations, examination or treatment.
5. All retail sales of any kind must be:
   a. Incidental to the principal use of the premises as physicians’ offices, occupying no more than 5% of the leasable space of any physicians’ office and no more than 5% of the entire building area;
   b. Limited solely to the patients of the physician’s offices and to merchandise directly related to the principal discipline of the physician’s office practice;
   c. No permanent or temporary signage, including window signage, shall be displayed to identify or advertise any retail sales of the physician’s offices, and
   d. Reported as a retail sale from the Village of Lincolnshire.

**Motion:**
*Having made findings based on facts covered in a Public Hearing held on September 13, 2016, the Zoning Board recommends approval to the Village Board of a Special Use to permit the establishment and operation of physicians’ offices in a proposed building at 350 Marriott Drive, as presented in the petitioner’s presentation packet date stamped received September 7, 2016, and as presented in Staff’s memorandum dated September 13, 2016, subject to the above staff-proposed conditions, and further subject to . . . .*

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

**Item 3.2: Text Amendment Regarding 25% Building Area Cap in O/I Subdistricts:**
- The petitioner proposes one of the two code amendment options for the Zoning Board’s consideration. **Staff requests the Zoning Board determine which of the two options should be recommended to the Village Board for approval.**

1. Revise the current 25% building area cap so it applies to all buildings within each Office/Industrial subdistrict rather than to an individual building, or;

2. Eliminate the current 25% building area cap for physicians’ offices in all Office/Industrial subdistricts,
• Staff surveyed Chicago area communities through the Northwest Municipal Conference and reached out to several neighboring communities (see attached survey results). None of the respondents indicated restrictions regarding physicians’ offices’ building area provided they meet required parking ratios.

• The revision or elimination of the 25% building area cap restriction would not impact the Special Use permit process currently required for physicians’ offices in all O/I subdistricts. Although the community survey also showed most communities allow physicians’ offices “by right” (without a Special Use permit), neither the petitioner nor staff propose Lincolnshire’s current Special Use requirement for physicians’ offices be eliminated so we can maintain a greater degree of control over such uses.

• Staff recommends the 25% building occupancy cap be eliminated altogether so physician’s offices can occupy all or a portion of a building in the O/I zone with a Special Use permit. In addition, keeping track of the building occupancy percentage poses difficulties since the Village is often not notified when businesses move out of the area.

• The petitioner submitted the attached responses to the Text Amendment standards for the Zoning Board’s review. The Zoning Board must find every standard has been satisfactorily addressed to recommend approval of the request.

Recommendation:
Recommend approval to the Village Board of Option 1 (revise the 25% building area cap) or Option 2 I(eliminate the 25% building area cap) text amendment for physicians’ offices.

Motion:
Having made findings based on facts covered in a Public Hearing held on September 13, 2016, the Zoning Board recommends approval to the Village Board of a Text Amendment to Section 6-8-5, Uses in the O/I Office/Industrial District, to eliminate (or revise) the building area restriction for physicians’ offices in the O/I Office/Industrial subdistricts, as presented in the petitioner’s presentation packet date stamped received September 7, 2016 and in the draft code language attached to the September 13, 2016 staff memorandum, and further subject to . . . .

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

Item 3.3: Text Amendment Regarding Parking Ratio Requirements for Physicians’ Offices:
• The petitioner also proposes a code change regarding minimum parking ratios for physicians’ offices. The current ratios are based on the projected number of employees and examination rooms, which tend to fluctuate.

• Staff review of parking ratios in surrounding communities and the petitioner’s experience indicate the best practice is to tie parking ratios for physicians’ offices to the gross building area rather than to the number of employees and examination rooms. The proposed parking ratio is 1 space per 250 square feet of gross building area. Half of the survey respondents have a more restrictive ratio (1/178 or 1/200) and the other half require 1/250 or 1/300.

• The petitioner and Staff believe a parking ratio of 1/250 will provide adequate parking without requiring too many spaces that would not be needed. As is the case with parking ratios for any use, the developer has the ability to exceed it.

• The proposed parking ratio will result in the petitioner being required to provide 103 parking spaces for the proposed medical building. They are proposing 124 spaces, or 21 spaces more than required.
The petitioner submitted the attached responses to the Text Amendment standards for the Zoning Board’s review. The Zoning Board must find every standard has been satisfactorily addressed to recommend approval of the request.

Recommendation:
Recommend approval to the Village Board of a Text Amendment regarding parking ratios for physicians' offices.

Motion:
Having made findings based on facts covered in a Public Hearing held on September 13, 2016, the Zoning Board recommends approval to the Village Board of a Text Amendment to Section 6-11-2, Off-Street Parking Facilities, revise minimum parking requirements for physicians’ offices, as presented in presented in the petitioner’s presentation packet date stamped received September 7, 2016 and in the draft code language attached to the September 13, 2016 staff memorandum, and further subject to . . . .

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

Reports and Documents Attached:
- Location map, prepared by MGP Consortium.
- Current zoning code and parking requirements for physicians’ offices.
- Community survey responses.
- Draft Text Amendment language.
- Draft Special Use and Text Amendment Ordinances, prepared by the Village Attorney.

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<th>Meeting History</th>
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<tbody>
<tr>
<td>Committee of the Whole</td>
<td>July 25, 2016</td>
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<td>Zoning Board (current)</td>
<td>September 13, 2016</td>
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September 7, 2016

Chairman Brian Manion
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: Application for Text Amendment & Special Use Permit for 350 Marriott Drive - Lincolnshire, IL

Dear Chairman Manion and Zoning Board Members:

Thank you for your team’s response to our submission dated August 12, 2016. MedProperties Group is pleased to submit for your review the enclosed application package requesting a text amendment to the zoning code and special use permit for medical office space for Advanced Dermatology and another future medical user or users at this location. The property is located in the O/Ib Office/Industrial District and at present the zoning code permits up to 25% medical use for any building.

This package includes our responses to the Special Use and Text Amendment standards, site plan, floor plan, building elevations and photometric plan for the proposed single-story, 25,649 square foot medical office building to be anchored by Advanced Dermatology. Also attached is a Notification of Public Hearing Affidavit, certifying that all nearby property owners have been notified of the upcoming public hearing scheduled for September 13, 2016.

The 25% cap on “clinic” space prohibits the building from being leased and occupied as a medical office building; the highest and best use for the site. In today’s office and healthcare real estate market, buildings consisting of a “mix” of office and medical office lack feasibility and present significant financing and functional challenges. The needs of office and medical office tenants are different and the functional requirements of the two product types make it difficult to combine the two uses (i.e. different parking ratios, floor plans, common areas, etc.). MedProperties Group requests the Zoning Board’s consideration of eliminating the 25% clinic space restriction for physician’s offices for the O/Ib Office Industrial District or revising it to apply to the entire subdistrict, as well as a revision of the parking ratio requirement for physician’s offices.

Advanced Dermatology has called the Village of Lincolnshire (currently located at City Park of Lincolnshire Retail Center) home for many years, providing superior dermatological care to its citizens and surrounding communities. The success the practice has experienced in recent years has rendered its current facility undersized and unable to accommodate future growth (currently about 7,500 square feet at its Lincolnshire location). The relocation/expansion to 350 Marriott Drive would ensure the practice will be able to meet the needs of its growing patient population. Advanced Dermatology would occupy approximately 15,150
square feet of the project and the balance of the space would be occupied by other complementary medical office tenants.

Advanced Dermatology will continue to provide exams/consultations and the latest in cosmetic and medical procedures. The group will have 18 exam rooms for its own exclusive use, with approximately 35 employees. The group will operate from 8:00 a.m. to 8:00 p.m., Monday - Saturday and will not perform procedures requiring overnight stays.

Skinfo is the sales arm of Advanced Dermatology which will occupy a small area (692 square feet) within Advanced Dermatology’s space, however, Skinfo will not be performing a true commercial or retail function. Skinfo will provide accessory medical products to existing customers of the practice, and will not have its own entrance to the building or exterior signage.

MedProperties Group anticipates no more than 4 additional users who will occupy some or all of the approximately 10,499 remaining square feet of the project. The new user or users will be complimentary medical practices whose parking requirements and number of employees will equal or less than Advanced Dermatology. The future user or users will also have hours of operation within the 8:00 a.m. to 8:00 p.m., Monday – Saturday operations of Advanced Dermatology, and will in no way be more intensive operationally than Advanced Dermatology.

We ask that you consider this request during the next Zoning Board Public Hearing on September 13, 2016. Thank you for your consideration and we look forward to continuing to work with the Village of Lincolnshire on this exciting effort.

Sincerely,

Rick A. Nelson
Director, Development Services
MedProperties Group

CC:  Mr. Brian Bichkoff
     Mr. Gary Kalina
     Ms. Christine Udoni
     Mr. Michael Van de Kerckhove
     Mr. Bryan Hersh
     Mr. Tom McDonough
FINDINGS OF FACT FOR SPECIAL USE

350 Marriott Drive, Lincolnshire, Illinois

MedProperties, LLC (the “Applicant”) requests the special use of a physician’s office in connection with the development of the proposed medical office building located at 350 Marriott Drive, Lincolnshire, Illinois (the “Building”) and the surrounding improvements (collectively, the “Property”).

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.

The special use of a physician’s office 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 value within the neighborhood in which it is to be located. The Building will feature Class-A medical office uses, which will offer high-quality medical services that will improve the public health and general welfare of the Village of Lincolnshire (“Lincolnshire”) community. Additionally, the proposed use of a physician’s office is harmonious with the other commercial office and day care uses of the surrounding properties. The proposed physician’s office will also occupy vacant land in the existing commercial park, which should enhance the value of the surrounding commercial properties. The Property is also located in an existing commercial park and is a significant distance from any residential uses and will not impair the value of residential properties in Lincolnshire.

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 proposed physician’s office will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in an O/Ib subdistrict. The Property is located in a fully-developed commercial park and would complete the commercial development of that commercial park. As noted above, the proposed special use is a harmonious use with existing O/Ib subdistrict uses, such as business offices, research facilities, and professional offices. The proposed physician’s office will not contain an urgent care center or permit overnight stays and will maintain hours of operation customary for physician’s offices and consistent with other uses in an O/Ib subdistrict. Additionally, as also noted above, the proposed physician’s office should also encourage the orderly development and improvement of the vacant property north of the Property.

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

The Applicant will provide adequate utilities, access roads, and drainage for the Property. The Property will be served by a full-access entrance from Marriott Drive. Additionally, the proposed Building will have all necessary utility connections to local electricity providers.

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.

The proposed Building will have sufficient ingress and egress to minimize traffic congestion in the public streets and highways. The Property will contain 124 parking stalls, which is higher than the 103 parking stalls required by the Lincolnshire Zoning Code. Additionally, the proposed full access entrance from Marriott Drive allows customers and employees to easily access Milwaukee Avenue, a major thoroughfare, from the Property. The Property is also located close to Half Day Road, another major thoroughfare, which should further ensure that traffic in connection with the proposed development avoids congestion on public streets and highways.

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

The proposed special use of a physician's office supports the objectives of the Village of Lincolnshire’s Comprehensive Plan (the “Comprehensive Plan”). The Comprehensive Plan notes a “void in health services” for Lincolnshire residents and suggests that an increase in medical services could “attract high-skill jobs to Lincolnshire and provide a tangible economic benefit” for Lincolnshire residents. Additionally, the Comprehensive Plan encourages the development of medical uses, such as physician offices, in the general area of the Property. The proposed development and special use of a physician’s office would substantially improve the health care services offered in Lincolnshire, would create jobs for high-skill medical professionals, and would encourage the development of medical uses in the area south of the Property and the Lincolnshire Corporate Center, as recommended by the Comprehensive Plan.

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 proposed special use of a physician’s office and the proposed development conforms, in all other respects, to the applicable regulations of the O/Ib subdistrict where the Property is located, including, without limitation, stormwater drainage management, signage, lighting, and landscaping.

Prepared by:

James Kracum
MedProperties Group
FINDINGS OF FACT TEXT AMENDMENT

350 Marriott Drive, Lincolnshire, Illinois

MedProperties, LLC (the "Applicant") proposes two revisions to the Lincolnshire Zoning Code (the "Code"): (i) revising the restriction set forth in Section 6-8-5 of the Code which provides that in all Office/Industrial subdistricts, except O/la subdistricts with frontage on an arterial highway, no more than 25% of the gross floor area of a building shall be occupied by physician offices, irrespective of which floor the physician offices are located to provide that no more than 25% of the gross floor area in any Office/Industrial subdistrict shall be occupied by physician offices; and (ii) revising the off-street parking space requirement for physician's offices set forth in Section 6-11-2(G) of the Code to provide that physician’s offices shall have one off-street parking space per 250 square feet of gross building area instead of one off-street parking space per employee and two off-street parking spaces per examination room.

1. *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The request for a text amendment to revise the gross floor area restriction for the use of physician offices in O/I subdistricts serves the purpose of promoting public health, safety, and general welfare. The revision of the gross floor area restriction will increase use of physician offices in O/I subdistricts. The expanded medical uses will improve public health and general welfare in the Village of Lincolnshire ("Lincolnshire") by offering greater access to valuable, and more varied, health care services. In addition, physician office uses are harmonious with existing O/I subdistrict uses such as business offices, research facilities, and professional offices. The proposed revision is also in compliance with Lincolnshire's Comprehensive Plan (the "Comprehensive Plan"), which notes a “void in health services” for Lincolnshire residents and suggests that an increase in medical services could “attract high-skill jobs to Lincolnshire and provide a tangible economic benefit.”

Additionally, the request for a text amendment to provide that physician's offices shall have one off-street parking space per 250 square feet of gross building area instead of one off-street parking space per employee and two off-street parking spaces per examination room also serves the purpose of promoting public health, safety, and general welfare. This proposed revision more accurately captures the parking demands of a physician's office, as a small physician offices with several examination rooms may have substantially less parking needs than a large physician office with fewer examination rooms. This revision promotes public health, safety and general welfare by providing adequate parking for physician’s offices without discouraging the use of physician’s offices due to high parking requirements.

2. *The request for an amendment shall conserve the value of property throughout the community.*

Both proposed text amendments to the Code will conserve the value of property throughout the community. The proposed revisions will promote the use of physician offices in O/I subdistricts, which will offer expanded health care options for the Lincolnshire community. The improved access to health care will help support Lincolnshire property values for Lincolnshire residents. In addition, the proposed
revisions will also support commercial and industrial property values in Lincolnshire by encouraging the development of physician's offices within O/I subdistricts. The proposed amendment also complies with the recommendations of the Comprehensive Plan, which, as noted above, notes a “void in health care services” in Lincolnshire and encourages medical uses to create “high-skill jobs” in Lincolnshire.

3. **The request for an amendment shall lessen or avoid congestion in the public streets and highways.**

Both proposed amendments will lessen or avoid congestion in the public streets and highways. The proposed revision of the gross floor area restriction for physician offices in O/I subdistricts will not affect traffic in the public streets, as physician offices will not add additional traffic compared to other existing permitted O/I subdistrict uses. In addition, the proposed revision to the parking requirements for physician’s offices in O/I subdistricts will also not affect traffic in the public streets and highways. The proposed parking revision will more accurately capture the parking needs of physician’s offices and may reduce congestion by increasing parking requirements for large physician offices with high amounts of traffic that have fewer examination rooms or employees.

Prepared by:

James Kracum
MedProperties Group
FINDINGS OF FACT TEXT AMENDMENT

350 Marriott Drive, Lincolnshire, Illinois

MedProperties, LLC (the “Applicant”) proposes two revisions to the Lincolnshire Zoning Code (the “Code”): (i) eliminating the restriction set forth in Section 6-8-5 of the Code which provides that in all Office/Industrial subdistricts, except O/Ia subdistricts with frontage on an arterial highway, no more than 25% of the gross floor area of a building shall be occupied by physician offices, irrespective of which floor the physician offices are located; and (ii) revising the off-street parking space requirement for physician’s offices set forth in Section 6-11-2(G) of the Code to provide that physician’s offices shall have one off-street parking space per 250 square feet of gross building area instead of one off-street parking space per employee and two off-street parking spaces per examination room.

1. The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.

   The request for a text amendment to eliminate the gross floor area restriction for the use of physician offices in O/Ib subdistricts serves the purpose of promoting public health, safety, and general welfare. The elimination of the gross floor area restriction will increase use of physician offices in O/Ib subdistricts. The expanded medical uses will improve public health and general welfare in the Village of Lincolnshire (“Lincolnshire”) by offering greater access to valuable, and more varied, health care services. In addition, physician office uses are harmonious with existing O/Ib subdistrict uses such as business offices, research facilities, and professional offices. The proposed revision is also in compliance with Lincolnshire’s Comprehensive Plan (the “Comprehensive Plan”), which notes a “void in health services” for Lincolnshire residents and suggests that an increase in medical services could “attract high-skill jobs to Lincolnshire and provide a tangible economic benefit.”

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development of physician’s offices within O/Ib subdistricts. The proposed amendment also complies with the recommendations of the Comprehensive Plan, which, as noted above, notes a “void in health care services” in Lincolnshire and encourages medical uses to create “high-skill jobs” in Lincolnshire.

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Prepared by:

James Kracum
MedProperties Group
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.
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**PROJECT DATA:**

**SITE AREA:**
- GROSS: 2.82 AC (122,737 SF)
- NET: 2.82 AC (122,737 SF)
  (NO DETENTION, RIGHT OF WAY OR WETLAND REDUCTIONS TO SITE AREA)

**BUILDING AREA:** 25,649 SF
**F.A.R.:** 20.89%
**OPEN SPACE:** 42,769 SF
**AUTO PARKING:** 124 STALLS

**BULK REGULATIONS:**
- **ZONE:** O/Ib
- **BUILDING HEIGHT:** 25'

**BUILDING SETBACKS:**
- **FRONT:** 50' REQUIRED, 50' PROVIDED
- **SIDE:** 30' REQUIRED, 84' PROVIDED
- **REAR:** 30' REQUIRED, 30' PROVIDED

**PARKING:**
- 124 STALLS PROVIDED SUPPORTS ENTIRE PROPOSED BUILDING

**PROGRAM OF:**
- 1 / 250 SF @ 25,649 SF (GROSS)
  - REQUIRED: 103 STALLS
  - (ACCESSIBLE) 5 STALLS
  - PROVIDED: 124 STALLS
  - (ACCESSIBLE) 5 STALLS
This preliminary Space Plan represents our understanding of the space code requirements. The final construction documents are subject to review and comments from the landlord as well as local governmental agencies. Changes to the plan may be required to address comments after review of the plans through the plan check process. All square footages noted are preliminary and also may change when the Space Plan is finalized.
Proposed Improvements for ADVANCED DERMATOLOGY
350 MARRIOTT DRIVE
VILLAGE OF LINCOLNSHIRE, ILLINOIS

INDEX OF SHEETS

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>TITLE SHEET</td>
</tr>
<tr>
<td>2</td>
<td>EXISTING CONDITIONS AND PRELIMINARY DEMOLITION PLAN</td>
</tr>
<tr>
<td>3</td>
<td>PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN</td>
</tr>
<tr>
<td>4</td>
<td>PRELIMINARY SITE PLAN</td>
</tr>
<tr>
<td>5</td>
<td>PRELIMINARY UTILITY PLAN</td>
</tr>
<tr>
<td>6</td>
<td>CONSTRUCTION DETAILS</td>
</tr>
<tr>
<td>7</td>
<td>CONSTRUCTION DETAILS</td>
</tr>
<tr>
<td>8</td>
<td>CONSTRUCTION SPECIFICATIONS</td>
</tr>
</tbody>
</table>

ABBREVIATIONS

LOCATION MAP

ADDED PROPERTIES

43 SIONE BLVD, SUITE 410
VILLAGE OF NORTHWARD, IL
(847) 887-1300

Manhard Consulting LTD

Manhard Consulting LTD is not responsible for the safety of any party at or on the
construction site. Liberty is the sole responsibility of the contractor and any other person or
party. Manhard Consulting LTD is not responsible for the safety of persons engaged in the work or the means of CONSTRUCTION.
ADVANCED DERMATOLOGY
VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS
PRELIMINARY GRADING PLAN

PROPOSED BUILDING
25,849 S.F.
F.F. 684.00

DRAINAGE:
1. All paved areas shall be constructed with a minimum crown of 1/8".
2. All areas exposed to drainage shall be constructed to drain properly.
3. All exposed surface shall be constructed to drain properly.
4. All drainage shall be constructed to drain properly.
5. All drainage shall be constructed to drain properly.

EXCAVATION:
1. All excavation shall be constructed to drain properly.
2. All excavation shall be constructed to drain properly.
3. All excavation shall be constructed to drain properly.
4. All excavation shall be constructed to drain properly.

PROJECTIONS:
1. All projections shall be constructed to drain properly.
2. All projections shall be constructed to drain properly.
3. All projections shall be constructed to drain properly.
4. All projections shall be constructed to drain properly.

ELEVATIONS:
1. All elevations shall be constructed to drain properly.
2. All elevations shall be constructed to drain properly.
3. All elevations shall be constructed to drain properly.
4. All elevations shall be constructed to drain properly.

GRADES:
1. All grades shall be constructed to drain properly.
2. All grades shall be constructed to drain properly.
3. All grades shall be constructed to drain properly.
4. All grades shall be constructed to drain properly.

SPECIAL REQUIREMENTS:
1. All areas shall be constructed to drain properly.
2. All areas shall be constructed to drain properly.
3. All areas shall be constructed to drain properly.
4. All areas shall be constructed to drain properly.

SCALE OF SHEET:

TM ADVANCED DERMATOLOGY

Tom McManus
Certified Professional Site Plan Reviewer

PROFESSOR OF ENGINEERING

ADVANCED DERMATOLOGY
VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS
PRELIMINARY GRADING PLAN

4 of 8
ADVANCED DERMATOLOGY 
VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS

CONSTRUCTION DETAILS

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.
ADVANCED DERMATOLOGY
VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS
CONSTRUCTION DETAILS

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.
Village of Lincolnsire Landscape Requirements

Parking Lot Requirements:
- 1 Shade Tree per 40' linear feet of Street Frontage
- 562' of Street Frontage on Plan
- 14 Trees provided on Plan
- Screening Adjacent to Parking Lots
- 50% Required trees adjacent to Parking Lots

Parking Lot Islands:
- 1 Shade Tree per Parking Lot Island
- 14 Trees required on Site
- 18 Trees provided on Plan

Building Foundation Adjacent to Parking Lot
- 8' Width recommended for planting space

Green Space Plantings
- 0.915 acres required
- 6 Deciduous Shade Trees 2.5" - 4" DBH
- 6 Deciduous Shade Trees 4.5" or greater
- 4 Ornamental Trees 6'-8' in height
- 4 Ornamental Trees 8.5' in height or greater
- 5 Evergreen Trees 8' in height
- 5 Evergreen Trees 10' in height or greater

Site Data:
- Total Site Area: 2.81 Acres
- Total Impervious Surface: 1.81 Acres
- Total Pervious Surface: 1.00 Acre

Green Space Area Exhibit
- Remaining Green Space Area: 39857.4 sq ft x 43,560 = 0.915 acres

Total Remaining Green Space = 39857.4 sq ft x 43,560 = 0.915 acres
This lighting pattern represents illumination levels calculated from conditions based on the information provided, all dimensions and luminaire locations should represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM CONDITIONS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS AND LUMINARE LOCATIONS SHOULD REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

PROPOSED
BUILDING: 25,643 SF
F.F.: 664,00
• Consumption of cannabis on the property of a Dispensary Organization shall be prohibited.
• Registration from the Department of Financial and Professional Regulation. A current copy of such registration shall be submitted to the Lincolnshire Police and Community and Economic Development Departments at all times.
• The sale of paraphernalia that is directly used for the consumption of medical cannabis shall be permitted. The sale of any paraphernalia not directly required for the consumption of medical cannabis is prohibited.
• All trash containers shall be located entirely within the interior of the primary structure to prevent uncontrolled access from the building’s exterior, except for routine disposal of trash containers.

<table>
<thead>
<tr>
<th>Hospital and/or medical campus</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
<th>O/id</th>
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<tbody>
<tr>
<td>As defined in Section 6-2-2</td>
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<thead>
<tr>
<th>Laboratories, research and development facilities, public or private</th>
<th>O/Ia</th>
<th>O/ib</th>
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<tbody>
<tr>
<td>Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and in conformance with Sections 6-8-3 and 6-8-4 of this Chapter.</td>
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<th>Light manufacturing; fabricating; processing; assembly; repairing; storing; servicing; or testing of materials, goods or products</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
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<tbody>
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<tr>
<th>Municipal services activities</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
<th>O/id</th>
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<tr>
<td>Including, but not limited to, water supply facilities, public works facilities, fire stations, government post office, or other municipal facilities providing services to the public.</td>
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<tr>
<th>Office, business, professional and corporate headquarters</th>
<th>O/Ia</th>
<th>O/ib</th>
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<tr>
<th>Parking garages (as principal use)</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
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<tr>
<th>Physician’s office</th>
<th>O/Ia</th>
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<table>
<thead>
<tr>
<th>Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales, and other similar uses</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
<th>O/id</th>
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<tr>
<th>Product showroom</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
<th>O/id</th>
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<tbody>
<tr>
<td>Accessory to a principal use.</td>
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<thead>
<tr>
<th>Public utility facilities</th>
<th>O/Ia</th>
<th>O/ib</th>
<th>O/ic</th>
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<tbody>
<tr>
<td>Public utility facilities shall include transportation facilities, structures and buildings (bus turnarounds, bus waiting shelters, but excluding heliports) telephone exchanges, transmission buildings and equipment, telephone booths, electric distribution substations, natural gas equipment and distribution facilities</td>
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<tr>
<td>Use</td>
<td>Minimum Number of Required Spaces</td>
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<td>------------------------------------------------</td>
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<tr>
<td><strong>Commercial</strong></td>
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<tr>
<td>Automotive repair facility, service facility</td>
<td>0.5/employee + 2/service bay</td>
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<tr>
<td>Banks and Financial Institutions</td>
<td>1/250 SF + 2 stacking spaces/ATM + 3 stacking spaces/drive-up service window</td>
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<tr>
<td>Catering Establishment</td>
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<tr>
<td>Office, business or professional</td>
<td>1/250 SF</td>
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<tr>
<td>Printing, publishing, blueprinting and photocopying establishments</td>
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<tr>
<td>Radio and television stations</td>
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<tr>
<td>Day Spa</td>
<td>1/150 SF of gross leasable area</td>
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<tr>
<td>Dispensary Organization</td>
<td>1/175 SF of office space + 1/2,000 SF of warehouse/storage space</td>
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<tr>
<td>Hotels</td>
<td>1/unit + 0.5/employee + 1/50 SF of lounge or dining area</td>
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<tr>
<td>Convenience store</td>
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<tr>
<td>Drinking establishment</td>
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<tr>
<td>Food store, including candy/confectionery stores, dairy products and bakeries</td>
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<tr>
<td>Funeral home</td>
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<tr>
<td>General retail and service use</td>
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<tr>
<td>Pharmacy/drug store</td>
<td>1/200 SF</td>
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</tr>
<tr>
<td>Liquor sales, package goods</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Musical instrument sales and repair shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motor vehicle sales</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pet shop</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shopping center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Physician office</strong></td>
<td>1/employee + 2/examination room</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants (Fast Food w/ Drive-Through)</td>
<td>10/1,000 S.F. + 4 stacking spaces/drive-up service window + 2 stacking spaces for each additional ordering station</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants (Fast Food)</td>
<td>13/1,000 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurants (Table Service, Convenience Dining)</td>
<td>12/1,000 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Salon (hair, nails, makeup), barber shop</td>
<td>1/employee + 2/chair</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle fueling station</td>
<td>1/fueling pump + 1/employee + 1/500 SF of convenience store area</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**END OF OFF-STREET PARKING TABLE**
<table>
<thead>
<tr>
<th>Municipality</th>
<th>1. Does your code allow medical clinics (physician’s or dental offices, excluding overnight care facilities) in office and industrial zoning districts?</th>
<th>2. If yes, are they allowed by right or by Special Use?</th>
<th>3. Are there any code restrictions regarding a maximum allowable building area a medical clinic can occupy in any given building in office and industrial districts?</th>
<th>4. Are there any code restrictions regarding the total maximum allowable building area ALL medical clinics combined can occupy in any office and industrial district?</th>
<th>5. What is the code required off-street parking ratio for medical clinics in office and industrial districts?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington Heights</td>
<td>Yes, allowed in our O-T &quot;Office Transitional District&quot; and our M-1 &quot;Research, Development, and Light Manufacturing District&quot;. However, not allowed in our M-2 &quot;Limited Heavy Manufacturing District&quot; or our O-R &quot;Office and Research District&quot;.</td>
<td>By right in both our O-T and M-1 District.</td>
<td>No.</td>
<td>No.</td>
<td>1 space per 200 sq. ft. of gross floor area.</td>
</tr>
<tr>
<td>Barrington</td>
<td>Medical Offices are permitted in the B-3 Office District and by Special Use in the O-R Office Research District. Medical Offices are not permitted in the Manufacturing Districts.</td>
<td>Medical Offices require a Special Use in the O-R District.</td>
<td>No.</td>
<td>No.</td>
<td>3 spaces per examination room.</td>
</tr>
<tr>
<td>Buffalo Grove</td>
<td>Yes.</td>
<td>Allowed as a permitted use.</td>
<td>No.</td>
<td>No.</td>
<td>5 spaces for every 1000 feet of floor area.</td>
</tr>
<tr>
<td>Des Plaines</td>
<td>They are permitted under &quot;Offices&quot; in the manufacturing districts. Des Plaines does not have separate office zoning district.</td>
<td>Permitted.</td>
<td>The maximum building coverage ranges from 70 to 75% in the manufacturing districts.</td>
<td>No.</td>
<td>Offices require 1 space for every 250 square feet of gross floor area.</td>
</tr>
<tr>
<td>Glenview</td>
<td>Yes.</td>
<td>By right.</td>
<td>New building by zoning bulk regs. Building codes by construction type, height and area. Otherwise, no.</td>
<td>As noted above.</td>
<td>1 parking space per 300 sq. ft. of area.</td>
</tr>
<tr>
<td>Grayslake</td>
<td>Office yes, industrial no.</td>
<td>Right.</td>
<td>No.</td>
<td>No.</td>
<td>1 per 100 square feet of waiting area. 1 per employee.</td>
</tr>
<tr>
<td>Municipality</td>
<td>1. Does your code allow medical clinics (physician’s or dental offices, excluding overnight care facilities) in office and industrial zoning districts?</td>
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<td>---------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hoffman Estates</td>
<td>Yes.</td>
<td>By right in Office districts. Special Use in Manufacturing districts.</td>
<td>No.</td>
<td>N/A.</td>
<td>No specific minimums. Each site is reviewed and approved individually. Village can require more parking or site changes with use changes and through special use.</td>
</tr>
<tr>
<td>Niles</td>
<td>Office yes. Industrial no.</td>
<td>Permitted ‘By right’ in the Office zoning district.</td>
<td>No.</td>
<td>No.</td>
<td>5 spaces per 1000 sf of GFA in Office District. (Prohibited in Industrial District).</td>
</tr>
<tr>
<td>Palatine</td>
<td>Medical offices are allowed as a Special Use in the manufacturing district.</td>
<td>Special Use.</td>
<td>Only to the extent that the parking provided is sufficient for all of the proposed existing uses. Otherwise, a parking variation may be required.</td>
<td>Only to the extent that the parking provided is sufficient for all of the proposed existing uses. Otherwise, a parking variation may be required.</td>
<td>1 parking space for 300 square feet.</td>
</tr>
<tr>
<td>Schaumburg</td>
<td>Yes. Medical offices are permitted in all five of our Business districts. Medical clinics and surgical centers, are permitted in both our manufacturing districts.</td>
<td>The medical clinics/offices described above are permitted by right.</td>
<td>No.</td>
<td>No.</td>
<td>5 per 1,000 square feet NFA for medical/dental offices.</td>
</tr>
<tr>
<td>Skokie</td>
<td>They are allowed in business, mixed-use, and office research.</td>
<td>Permitted by right.</td>
<td>No. The allowable area is general limited by available parking.</td>
<td>No.</td>
<td>5.0 spaces per 1,000 sq. ft. of gross floor area.</td>
</tr>
<tr>
<td>Municipality</td>
<td>1. Does your code allow medical clinics (physician's or dental offices, excluding overnight care facilities) in office and industrial zoning districts?</td>
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<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------------------</td>
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</tr>
<tr>
<td>Wilmette</td>
<td>Yes.</td>
<td>“Permitted” in our one office district, “Permitted” in general commercial. Not allowed at all in what passes for our light industrial zoning (permitted or special, varies by size in downtown and other retail districts).</td>
<td>No.</td>
<td>No.</td>
<td>4 spaces per 1,000 sf gross floor area.</td>
</tr>
<tr>
<td>Community</td>
<td>Permissibility in Office/Industrial Districts</td>
<td>Additional Restrictions</td>
<td>Parking Ratios</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------</td>
<td>---------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lincolnshire</td>
<td>By Special Use</td>
<td>Up to 25% building area</td>
<td>1 space/employee + 2 spaces/ 1 exam room</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deerfield</td>
<td>Special Use as part of a PUD only</td>
<td>No restrictions</td>
<td>5.6 parking spaces per 1000 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buffalo Grove</td>
<td>Permitted by right</td>
<td>No restrictions</td>
<td>1 space per 200 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vernon Hills</td>
<td>Permitted by right</td>
<td>No restrictions</td>
<td>1 space per 200 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highland Park</td>
<td>Permitted by right</td>
<td>No restrictions</td>
<td>1 per 250 sf</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake Bluff</td>
<td>Permitted by right</td>
<td>No restrictions</td>
<td>1 per 600 sf</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
• Consumption of cannabis on the property of a Dispensary Organization shall be prohibited.
• Registration from the Department of Financial and Professional Regulation. A current copy of such registration shall be submitted to the Lincolnshire Police and Community and Economic Development Departments at all times.
• The sale of paraphernalia that is directly used for the consumption of medical cannabis shall be permitted. The sale of any paraphernalia not directly required for the consumption of medical cannabis is prohibited.
• All trash containers shall be located entirely within the interior of the primary structure to prevent uncontrolled access from the building’s exterior, except for routine disposal of trash containers.

<table>
<thead>
<tr>
<th>Hospital and/or medical campus</th>
<th>O/la SU</th>
<th>O/ib SU</th>
<th>O/lc SU</th>
<th>O/ld SU</th>
</tr>
</thead>
<tbody>
<tr>
<td>As defined in Section 6-2-2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Laboratories, research and development facilities, public or private</th>
<th>O/la</th>
<th>O/ib P</th>
<th>O/lc P</th>
<th>O/ld P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and in conformance with Sections 6-8-3 and 6-8-4 of this Chapter.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Light manufacturing; fabricating; processing; assembly; repairing; storing; servicing; or testing of materials, goods or products</th>
<th>O/la</th>
<th>O/ib P</th>
<th>O/lc P</th>
<th>O/ld P</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Municipal services activities</th>
<th>O/la P</th>
<th>O/ib P</th>
<th>O/lc P</th>
<th>O/ld P</th>
</tr>
</thead>
<tbody>
<tr>
<td>Including, but not limited to, water supply facilities, public works facilities, fire stations, government post office, or other municipal facilities providing services to the public.</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office, business, professional and corporate headquarters</th>
<th>O/la P</th>
<th>O/ib P</th>
<th>O/lc P</th>
<th>O/ld P</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Parking garages (as principal use)</th>
<th>O/la SU</th>
<th>O/ib SU</th>
<th>O/lc SU</th>
<th>O/ld SU</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Physician’s office</th>
<th>O/la SU</th>
<th>O/ib SU</th>
<th>O/lc SU</th>
<th>O/ld SU</th>
</tr>
</thead>
</table>

- The cumulative off-street parking spaces for all uses operated on or from the premises shall be provided in accordance with the minimum requirements listed in Section 6-11-3(B) of this Zoning Code.
- In the O/la subdistrict, in any building on a zoning lot with frontage on an arterial highway (including but not limited to; Aptakisic Road, Half Day Road, and Milwaukee Avenue) there shall be no limitation on the proportion of clinic to non-clinic uses, irrespective of which floor the clinic(s) are located.
- In the O/la subdistrict, in any building on a zoning lot without frontage on an arterial highway, no more than 25% of the gross floor area of a building shall be occupied by clinics, irrespective of which floor the clinics are located.
- In all other O/I subdistricts, no more than 25% of the cumulative gross floor area of all buildings in any given subdistrict, shall be occupied by physician’s officesclinics, irrespective of which floor the physician’s officesclinics are located in that subdistrict. (Amd. Ord. 07-3011-39, eff. 11/26/07)
- As defined in Section 6-2-2

<table>
<thead>
<tr>
<th>Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales, and other similar uses</th>
<th>O/la P</th>
<th>O/ib P</th>
<th>O/lc P</th>
<th>O/ld P</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Product showroom</th>
<th>O/la P</th>
<th>O/ib P</th>
<th>O/lc P</th>
<th>O/ld P</th>
</tr>
</thead>
</table>

- Accessory to a principal use.
- Limited to twenty five percent (25%) of the gross leasable space.

<table>
<thead>
<tr>
<th>Public utility facilities</th>
<th>O/la SU</th>
<th>O/ib SU</th>
<th>O/lc SU</th>
<th>O/ld SU</th>
</tr>
</thead>
</table>

- Public utility facilities shall include transportation facilities, structures and buildings (bus turnarounds, bus waiting shelters, but excluding heliports) telephone exchanges, transmission buildings and equipment, telephone booths, electric distribution substations, natural gas equipment and distribution
Consumption of cannabis on the property of a Dispensary Organization shall be prohibited.

Registration from the Department of Financial and Professional Regulation. A current copy of such registration shall be submitted to the Lincolnshire Police and Community and Economic Development Departments at all times.

The sale of paraphernalia that is directly used for the consumption of medical cannabis shall be permitted. The sale of any paraphernalia not directly required for the consumption of medical cannabis is prohibited.

All trash containers shall be located entirely within the interior of the primary structure to prevent uncontrolled access from the building’s exterior, except for routine disposal of trash containers.

Hospital and/or medical campus
- As defined in Section 6-2-2

Laboratories, research and development facilities, public or private
- Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and in conformance with Sections 6-8-3 and 6-8-4 of this Chapter.

Light manufacturing; fabricating; processing; assembly; repairing; storing; servicing; or testing of materials, goods or products
- Said operations shall contain office space at least twenty five percent (25%) of the gross leasable area and in conformance with Sections 6-8-3 and 6-8-4 of this Chapter.

Municipal services activities
- Including, but not limited to, water supply facilities, public works facilities, fire stations, government post office, or other municipal facilities providing services to the public.

Office, business, professional and corporate headquarters

Parking garages (as principal use)

Physician’s office
- The cumulative off-street parking spaces for all uses operated on or from the premises shall be provided in accordance with the minimum requirements listed in Section 6-11-3(B) of this Zoning Code.
- In the O/Ia subdistrict, in any building on a zoning lot with frontage on an arterial highway (including but not limited to; Aptakisic Road, Half Day Road, and Milwaukee Avenue) there shall be no limitation on the proportion of clinic to non-clinic uses, irrespective of which floor the clinic(s) are located.
- In the O/Ia subdistrict, in any building on a zoning lot without frontage on an arterial highway, no more than 25% of the gross floor area of a building shall be occupied by clinics, irrespective of which floor the clinics are located.
- In all other O/I subdistricts, no more than 25% of the gross floor area of a building shall be occupied by clinics, irrespective of which floor the clinics are located. (Amd. Ord. 07-3011-39, eff. 11/26/07)

Printing and reproduction services, graphic and photo-stating services, office machine sales and repair, office supply sales, and other similar uses

Product showroom
- Accessory to a principal use.
- Limited to twenty five percent (25%) of the gross leasable space.

Public utility facilities
- Public utility facilities shall include transportation facilities, structures and buildings (bus turnarounds, bus waiting shelters, but excluding heliports) telephone exchanges, transmission buildings and equipment, telephone booths, electric distribution substations, natural gas equipment and distribution facilities
WHEREAS, the Zoning Board held a public hearing on September 13, 2016, notice of which was published in the Lincolnshire Review on August 25, 2016, on an application from MedProperties, LLC, an Illinois limited liability company (“Applicant”), as contract purchaser of the property located at 350 Marriott Drive, Property Index Number (PIN) 15-22-202-025 (the “Subject Property”) and which is more specifically described in Exhibit A, attached hereto and incorporated by reference, and with the consent of Northgate Investment Inc., owner of the Subject Property (“Owner”), for a special use permit to operate Physicians’ Offices in the O/Ib zoning district (“Special Use Application”); 

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

WHEREAS, the Zoning Board has heretofore submitted to the Mayor and Board of Trustees its findings of fact and recommendations related to the Special Use Application; 

WHEREAS, the Architectural Review Board held a public meeting pursuant to legal notice as required by law on October 18, 2016, for the purpose of evaluating the architectural design and site plan described in the Special Use Application; and 

WHEREAS, the Architectural Review Board has heretofore submitted to the Mayor and Board of Trustees its findings and recommendations related to the Special Use Application; 

WHEREAS, the Corporate Authorities have concluded that the Special Use Application, 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 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 Mayor and Board of Trustees hereby confirm the truth and validity of the representations set forth in the foregoing recitals, acknowledge they are material to
this Ordinance, and incorporate and make them a part of this Ordinance as though fully set forth herein. The Mayor and Board of Trustees further intend 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 recommendations of the Zoning Board and Architectural Review Board and hereby adopt the findings of the Zoning Board and Architectural Review Board, attached as Exhibit B, as the findings of the Corporate Authorities the same as though fully restated herein. All references and findings of the Zoning Board and Architectural Review Board are hereby made the findings and references of the Mayor and Board of Trustees.

Section 2. Special Use. The Applicant is hereby granted a special use permit for the operation of a Physicians’ Offices on the Subject Property in the O/Ib zoning district, subject to the following conditions and restrictions:

1. The building and site improvements shall conform to the architectural and site plans, copies of which are attached hereto as Exhibit C;
2. All occupants of the building must be Physicians’ Offices, as such use is defined in Title 6 of the Village of Lincolnshire Municipal Code;
3. No overnight stay of patients shall be permitted.
4. The business hours of the Physician’s Offices in the building shall be limited to no earlier than 8 a.m. and no later than 8 p.m. Monday through Saturday.
5. There shall be no more than 30 examination or similar purpose rooms in the entire building where patients receive consultations, examination or treatment.
6. All retail sales of any kind must be:
   a. Incidental to the principal use of the premises as Physicians’ offices, occupying no more than 5% of the leasable space of any physicians’ office and no more than 5% of the entire building area;
   b. Limited solely to the patients of the Physician’s offices and to merchandise directly related to the principal discipline of the Physician’s office practice;
   c. No permanent or temporary signage, including window signage, shall be displayed to identify or advertise any retail sales of the Physician’s Offices, and
   d. Reported as a retail sale from the Village of Lincolnshire;

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, sign 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 the Owner and Applicant, 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. Delivery to the Village of a copy
of this Ordinance, as so executed, shall take place 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.

Section 7. Consents. By signing the acknowledgement and accepting the terms
and conditions of this Ordinance, the Applicant knowingly and voluntarily waives, for
itself and its successors and assigns, any and all claims against the Village, its elected and
appointed officers, employees and agents, of whatever kind, nature and amount, resulting
from the limitations on the use of the Subject Property applied by Section 2 of this
Ordinance. Notwithstanding the foregoing, nothing in this Ordinance shall be deemed to
waive the ability for the Applicant, or its successors and assigns, to petition the Village,
from time to time, for other and further zoning and subdivision approvals.
PASSED this ___ day of ________________, 2016, 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 ______________________, 2016.

____________________________

Mayor

ATTEST:

____________________________

Village Clerk

Published by me in pamphlet form
this ___ day of ________________, 2016.

____________________________

Village Clerk
ACCEPTED:

APPLICANT

TGS LINCOLNSHIRE, LLC
A Tennessee limited liability company

By:  TGS Holdings, LLC, its sole member
A Tennessee limited liability company

By:  ____________________________

Name:  ____________________________

Its:  ____________________________

Date of Execution:_________________

STATE OF ____________ )

COUNTY OF ____________ )    SS.

I, the undersigned, a Notary Public, do hereby certify that ________________________, who is the ________________ of TGS Holdings, LLC, and who is personally known to me to be the same person whose name is subscribed to the foregoing Ordinance, appeared before me this day in person and acknowledged that he signed and delivered said Ordinance as his own free and voluntary act on behalf of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____day of ________________ 2016.

____________________________________

Notary Public
ACCEPTED:

APPLICANT

MedProperties, LLC, an Illinois limited liability company

BY:
  Its:  Manager

By:  ______________________
Name:  ______________________
Its:  ______________________
Date of Execution:________________

STATE OF ____________ )
SS. )
COUNTY OF __________ )

I, the undersigned, a Notary Public, do hereby certify that ______________________, who is the Manager of ECE II, LLC, a Delaware limited liability company, and who is personally known to me to be the same person whose name is subscribed to the foregoing Ordinance, appeared before me this day in person and acknowledged that he signed and delivered said Ordinance as his own free and voluntary act on behalf of such company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of _________________ 2016.

___________________________________
Notary Public
ACCEPTED:

OWNER:

NORTHGATE INVESTMENT, INC.

By: __________________________
Name: __________________________
Its: __________________________
Date of Execution: ______________

STATE OF ILLINOIS )
COUNTY OF __________ ) SS.

I, the undersigned, a Notary Public, do hereby certify that _______________________, who is the ________________ of Northgate Investment, Inc. (“Owner”), and who is personally known to me to be the same person whose name is subscribed to the foregoing Ordinance, appeared before me this day in person and acknowledged that he signed and delivered said Ordinance as his own free and voluntary act on behalf of the Owner, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this _____ day of ________________ 2016.

____________________________________
Notary Public
EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOT 6 IN LINCOLNSHIRE CORPORATE CENTER, BEING A SUBDIVISION OF PORTIONS OF SECTION 13, 22 AND 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PORTIONS OF LOTS 1 TO 6 IN CHICAGOLAND AIRPORT SUBDIVISION UNIT 2, ACCORDING TO THE PLAT OF SAID LINCOLNSHIRE CORPORATE CENTER RECORDED FEBRUARY 27, 1981 AS DOCUMENT 2102385 AND AMENDED BY INSTRUMENT RECORDED FEBRUARY 27, 1981 AS DOCUMENT 2102386, IN LAKE COUNTY, ILLINOIS.

P.I.N. 15-22-202-025

Common address: 350 Marriott Drive, Lincolnshire, Illinois, 60069
EXHIBIT B

FINDINGS OF FACT
EXHIBIT C

ARCHITECTURAL AND SITE PLANS