



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, March 14, 2017
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, January 10, 2017.

3.0 GENERAL BUSINESS

- 3.1 PUBLIC HEARING regarding a Major Amendment to an Existing Special Use for a U-Haul Self-Storage and Equipment Rental Facility in a M-1 Manufacturing District, Resulting in the Repeal of Ordinance #06-2959-51 Granted to Lenzini Excavating, a Previous Property Owner/User, 200 and 300 Industrial Drive (U-Haul).

- 3.2 Consideration of a Final Plat of Subdivision to Consolidate 200 and 300 Industrial Drive into a Single Lot, 200 and 300 Industrial Drive (U-Haul).

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, January 10, 2017 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Bickhoff, Kalina, Udoni, and Alternate Hersh

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

ABSENT: Member Van de Kerckhove and 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, September 13, 2016. **Member Udoni** noted a typographical error-correction on page 4, paragraph 4, "petigioner" changed to "petitioner".

Member Kalina moved and **Member Bickhoff** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board, as corrected. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

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

3.1 PUBLIC HEARING regarding Text Amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, regarding permanent and temporary tent structure regulations (The Gettys Group).

Tonya Zozulya, Economic Development Coordinator, briefed members on the matter before them. She stated the petitioner is requesting an opportunity to install a permanent tent on the Marriott Resort property. With regard to the text amendment, she noted currently the Zoning Code does not permit permanent tents anywhere in the Village, therefore a text amendment is required. The Marriott Resort property is located in a B-2 district, which is a very unique property over 160 acres in size. Staff believes not all of the properties in the Village would be conducive to permanent tent structures. Therefore, the red lined language in the packet was crafted rather narrowly to specifically allow permanent tents such as the one proposed for the Marriott site. **Economic Development Coordinator Zozulya** stated in addition to the permanent tent text amendment, staff would like to take the opportunity to clarify the code permissibility for temporary tents. Temporary tents are currently allowed only in Residential Zoning

districts, however, the Village practice has been to allow such tents by building permits in other districts such as business and office/ industrial districts. It is an oversight to the Village Code; staff would like to extend the current temporary tent permissibility from Residential Zoned districts to all districts and this is noted as red lined language in the packets as well. **Economic Development Coordinator Zozulya** stated last night (01/09/2017), the Village Board reviewed this project as part of their preliminary evaluation process and was in favor of referring the request as proposed to the Zoning Board regarding the text amendment language and to the Architectural Review Board for the specific Marriott tent design. She noted the Zoning Board has the authority to review the text language but not the design. She added because this is a public hearing and a text amendment is sought, the petitioner was required to provide responses to the text amendment standards and the Zoning Board is being asked to review those responses to insure the text amendments are being drafted correctly.

Eric Bates, General Manager of the Lincolnshire Marriott Resort, was sworn in by **Chairman Manion**, and noted his team of architects and engineers is present tonight and will provide details and answer any questions in regards to their request. He thanked the Zoning Board for the opportunity to present their petition and for consideration of the text amendment; adding this is a very important structure for the Marriott Lincolnshire resort and they appreciate the need to keep the text amendments rather narrow to protect the Village and protect the resort.

Gayle Soberg, representative of the design firm, Stantec, was sworn in by **Chairman Manion**, addressed the Board and presented a PowerPoint presentation on the Lincolnshire Marriott permanent tent project. **Ms. Soberg** noted the location of the existing Grand Marquee tent, which is a permanent structure. In response to a question from **Chairman Manion**, **Economic Development Coordinator Zozulya**, noted the Grand Marquee tent was installed as a temporary tent in the 1980's then converted into a permanent tent in 2011 by building permit with a foundation and fire systems. **Ms. Soberg** continued with her presentation, showing the location of the new permanent tent structure on the site plan. In response to **Chairman Manion**, **Ms. Soberg** stated the proposed tent will be on a permanent foundation, sprinkler and alarm system and will meet all code requirements for a structure considered for "assembly use". In response to questions from **Member Bickhoff**, **Ms. Soberg** stated the new tent will replace the smaller existing tent which is a three season's structure not intended for events during cold weather. **Economic Development Coordinator Zozulya** clarified the Grand Marquee tent is about 12,000 sq. ft. and the proposed tent is approximately 5,000 sq. ft. **Gayle Soberg** noted the existing tent blocks the view of the open scenic grounds from most of the courtyard. She added a new deck is also proposed, a portion of which will be covered by the proposed tent canopy. She added they propose to add additional concrete to the patio area with more landscaping. There will be 2 tent connections to the main building; one of which is public and other a service entry. The height of the tent is approximately 21'8". Three sides of the tent will be glass allowing patrons to take advantage of the views. The portion of the tent opens to the deck are folding doors which can be fully opened, weather permitting.

Chairman Manion inquired about the reason to build a tent structure versus a true permanent structure. In response, **Eric Bates** stated the wedding event industry is looking for this type of venue and cost wise, there is not much difference. **Eric Bates** further stated the Grand Marquee space with its windows overlooking the preserve became very popular with clients; adding the smaller seasonal tent became one of its major revenue generating event spaces. **Eric Bates** added with the permanent tent

structure as proposed, the ability to use it year round and the ability to open up the back of the tent to the deck dining and pool area will, in his opinion, make this event space highly desirable for wedding venues.

There being no further testimonies or questions from the Zoning Board, Chairman Manion closed the Public Hearing and reconvened the Zoning Board meeting.

Member Bickhoff commented since there is already a similar structure in place and they are proposing a reconfiguration with a new tent structure; he sees no issue.

Economic Development Coordinator Zozulya commented the intent of the text amendments was not only to permit the new structure, but to make the existing Grand Marquee permanent tent and the two remaining temporary tents on the Marriott property code compliant and to make sure negative impacts are not being created as a result of the text amendments. **Economic Development Coordinator Zozulya** added the Board and staff are dealing with two new Chapter 2 definitions: permanent tents which would be permitted in the B District only and temporary tents. Currently temporary tents are governed by the "seasonal structure" section of the code. Staff felt it should be pulled out and have a stand-alone section. Staff is also asking this Board to consider the time frame for keeping temporary tents in the Residential Zoning Districts. Staff noted they are currently permitted to remain up for a period of 6 consecutive months in any 12 month period. Staff is asking the Zoning Board if the six month time frame is appropriate. Staff is not aware of tents in Residential Districts being up for long periods; typically the tents are up for a weekend.

Member Kalina asked what type of temporary tent requests is the Village receiving beside the festival tents. **Economic Development Coordinator Zozulya** said the number one temporary tent request the Village receives is from the corporate center in the summer for employee events with a span of 7 days maximum duration including set up and take down. In response to question by **Member Kalina**, **Eric Bates** said the two other tents on the Marriott property are the "Grove Pavilion Venue Tent" and the Golf Course outdoor dining area; both of which are seasonal and not occupied year round, but they are kept up year round. **Eric Bates** requested clarification from the Board on the two remaining seasonal tents; the tents would not have to be removed as long as they are seasonal in use in which **Economic Development Coordinator Zozulya** indicated he was correct.

Member Bickhoff noted in Title 6-2 Definitions, using commas in a definition might not be correct and the Village should be consistent in titles as well, as it is written as "Tents, Permanent" in one section of the proposed regulations and written as "Temporary Tents" in another section. **Economic Development Coordinator Zozulya** said the definitions are following alphabetical format of the code section but she would check on both of his concerns with the Village's attorney.

Chairman Manion asked if another business entity was to come in and request a permanent tent structure, would it be allowed under this code amendment in which **Economic Development Coordinator Zozulya** replied they would have to meet the minimum property size of 100 acres in addition to the other size requirements as proposed, but they could apply for a temporary tent under the code. Otherwise, a text amendment would be required.

Chairman Manion questioned the temporary tents requirements in Residential Districts. **Economic Development Coordinator Zozulya** replied under current rules; the tent could stay up for six months but added staff is looking to this Board for consideration on the time limit in Residential Zoned areas. **Chairman Manion** asked staff if they could do such a limit in which **Economic Development Coordinator Zozulya** replied yes, we would need to make a bullet point exception in Residential Zones. **Member Bickhoff** said they should be allowed in Residential Districts, but with a shorter time limit. **Economic Development Coordinator Zozulya** noted there are other uses in Residential Districts such as churches, swim clubs that would be impacted by a time limitation. There was discussion on allowing 14 days versus 3 months taking into consideration weather implications. **Member Udoni** questioned staff on the size limitations on a temporary tent in which **Economic Development Coordinator Zozulya** replied tents are not to exceed 25 feet in height and 5000 square feet in size maximum with setback requirements and additional limitation dependent on the size of the principal structure. **Member Hersch** noted he has heard of a situation in another town where a resident put up a tent to store a boat and car and it looked terrible to the adjoining neighbors. He added this town did not have rules to deal with this situation and had to seek other avenues to get it removed. **Member Kalina** stated he felt a residential area should not have a tent up for long periods. **Economic Development Coordinator Zozulya** noted storage will not be permitted per the proposed changes. After further discussion, the Board felt 30 days duration in a residential zoned area should be sufficient; other areas of the proposed amendments are accepted. There being no further comments; **Chairman Manion** sought a motion for the agenda item.

3.1 Having made findings based on facts covered in a Public Hearing held on January 10, 2017, **Member Kalina** moved and **Member Bickhoff** seconded a motion to recommend approval to the Village Board of text amendments regarding permanent and temporary tent structures, as presented in the petitioner's presentation packet dated January 10, 2017, and as presented in Staff's memorandum dated January 6, 2017 and further subject to:

1. In Residential Zones temporary tents should only be permissible for 30 days at a time within the 12 month period;
2. Changing or removal of the comma from the "tent, permanent" and reordering of those sections alphabetically.

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** requested a motion for adjournment. **Member Kalina** moved, and **Member Udoni** seconded the motion to adjourn. The meeting adjourned at 7:40 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department

**REQUEST FOR BOARD ACTION
Zoning Board
March 14, 2017**

Subject:	U-Haul, 200 & 300 Industrial Drive
Action Requested:	3.1 Public Hearing regarding a Major Amendment to an Existing Special Use for a U-Haul Self-Storage and Equipment Rental Facility in a M-1 Manufacturing District, Resulting in the Repeal of Ordinance #06-2959-51 Granted to Lenzeni Excavating, a Previous Property Owner/User. 3.2 Consideration of a Final Plat of Subdivision (Lot Consolidation).
Petitioner:	U-Haul
Originated By/Contact:	Tonya Zozulya, Economic Development Coordinator Department of Community & Economic Development
Advisory Board Review:	Zoning Board and Architectural Review Board

Background:

- U-Haul, the current owner of 200 and 300 Industrial Drive, seeks to amend their existing Special Use to construct a new self-storage building and recreational vehicle (RV) storage structures, and to consolidate the two properties into one zoning lot.
- The Industrial Drive properties are located in the M-1 Restricted Manufacturing Zoning District which permits self-storage facilities. The area is part of the 37-acre industrial area planned for disconnection from Lincolnshire and annexation into Buffalo Grove.
- In 2015, U-Haul acquired the 200 Industrial Drive property (which previously contained truck, tractor and trailer leasing facilities) and received Village approvals for Phase 1 of the two-phase proposal for an existing U-Haul self-storage and equipment rental facility at 200 Industrial Drive and transferred the previous Special Use ordinance to U-Haul via Ordinance #15-3351-78 (see attached). That ordinance removed the prohibition of truck and trailer parking in front of the building and the reduction of the existing landscape berm along Aptakisic Road from 6' to 3' tall. Since 2015, U-Haul has remodeled the building and upgraded the site, as indicated in the attached cover letter, with the self-storage facility being fully operational at this time.
- The property at 300 Industrial Drive received a Special Use permit in 2006 (Ordinance #06-2959-51) to permit concrete recycling, storage, sales and tree clipping operations for Lenzeni Excavating Co. The use was subsequently discontinued, and the property has since been acquired by U-Haul.
- On October 24, 2016, the Village Board reviewed the Special Use amendment request, and referred it to the Zoning Board for a public hearing and the Architectural Review Board for design review.

Request Summary:

- The petitioner requests the following for their planned Phase 2 improvements:
 - A major amendment to the existing Special Use for the following (see attached cover letter, plans and photos):
 - A 3-story, 95,957-square foot self-storage building (shown as Building "B" on the Site Plan)
 - Five single-story, mini self-storage exterior loading buildings, measuring between 1,846 and 2,576 square feet in area (shown as Buildings "C-G")

- Four single-story covered RV areas (shown on the south end of the property)
- Seven uncovered RV parking spaces (shown along the southeast property line).
- Plat of Subdivision involving consolidation of the 200 and 300 Industrial Drive properties into one zoning lot for zoning purposes.

Staff Comments:**3.1 Public Hearing – Special Use Amendment**

- Self-Storage & RV Use: The M-1 Manufacturing Zoning District allows self-storage facilities. Staff believes the proposed additional self-storage and RV uses are appropriate for the manufacturing zoning district off an arterial road as a service to residents who sometimes have difficulty finding code-compliant RV storage alternatives on their residential properties. The proposed uses are also consistent with the U-Haul business model, as indicated in the attached cover letter.
- Zoning Standards: Staff determined the development proposal meets all zoning and bulk requirements in the M-1 District (see attached).
- Detention: The Lake County Stormwater Management Commission (SMC) determined no additional detention will be required on-site to accommodate the proposed expansion.
- Development Review Team: The Village's internal Development Review Team conducted a detailed review of the proposed plans following the preliminary evaluation meeting with the Village Board. Staff provided the petitioner with comments regarding site detention, circulation, security and other items which the petitioner addressed in the attached plans. Please note as the property is in the jurisdiction of the Long Grove Fire Protection District, staff sought comments from that District for this development. No fire safety or access concerns were identified.
- Village of Buffalo Grove Comments: The subject property is located in Area H of the Boundary Agreement with Buffalo Grove, which is planned for future disconnection from Lincolnshire and annexation into Buffalo Grove (no disconnection date is known at this time). Staff notified U-Haul of the planned disconnection and provided Buffalo Grove with U-Haul's packet for review and comment, along with the approval schedule. Attached are Buffalo Grove's comments as well as Village Attorney Simon's response to those comments. This information was also shared with the petitioner.
- Special Use Findings of Fact: U-Haul submitted the attached responses to the Findings of Fact for Special Use for consideration by the Zoning Board. The Zoning Board must find each standard has been satisfactorily addressed in order to provide a positive recommendation regarding the Special Use amendment.
- Repeal of Special Use Ordinance #06-2959-51: The Village Attorney recommends Ordinance #06-2959-51 granted to Lenzeni Excavating, previous owner/user of the 300 Industrial Drive property, will be repealed in conjunction with the Special Use amendment given the discontinuance of the previous use.

Motion:

Having made findings based on facts covered in a Public Hearing held on March 14, 2017, the Zoning Board recommends approval to the Village Board of a Major Amendment to Special Use Ordinance No. 15-3351-78 to allow for construction of additional storage facilities for U-Haul located at 200 and 300 Industrial Drive, resulting in the repeal of Ordinance #06-2959-51 previously granted to Lenzeni Excavating, and further subject to. . . .

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

3.2 Final Plat of Subdivision (Lot Consolidation)

- U-Haul requests lot consolidation to avoid zoning setback conflicts and to unify the development. Attached is a plat of subdivision (lot consolidation) for the Zoning Board's review and recommendation to the Village Board for final review and potential approval.
- The Village Engineer reviewed the attached Plat and determined it complies with all subdivision code requirements **except the title of the plat must be revised to Final Plat of Subdivision.**

Motion:

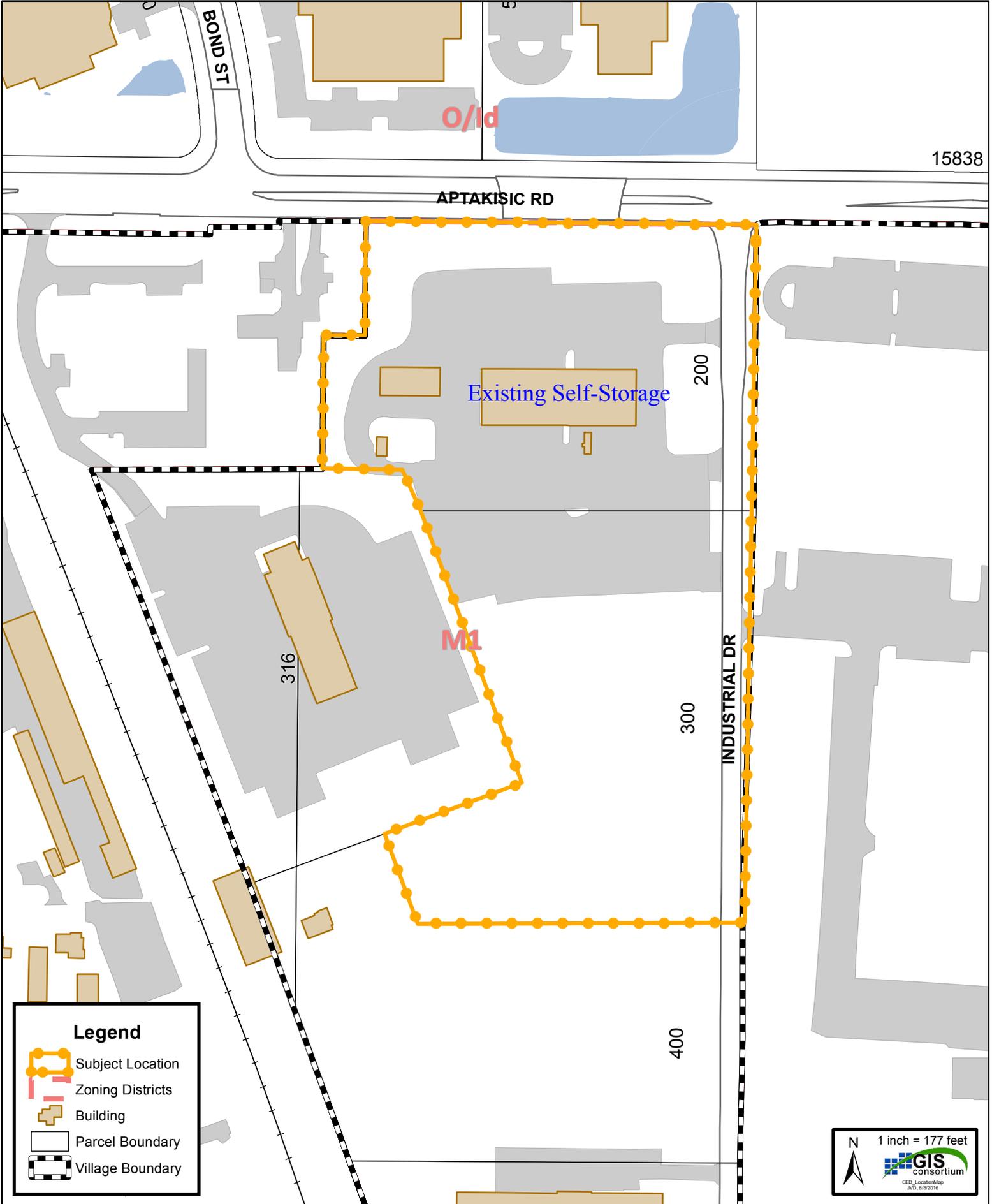
The Zoning Board moves to recommend approval to the Village Board of a Final Plat of Subdivision to allow the consolidation of the 200 and 300 Industrial Drive properties into a single lot for U-Haul located at 200 and 300 Industrial Drive, subject to the title of the plat being revised to Final Plat of Subdivision, and further subject to. . . .

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

Reports and Documents Attached:

- Location Map, prepared by MGP GIS Consortium.
- Cover letter, responses to Special Use standards and presentation Packet, prepared by U-Haul, dated March 7, 2017.
- Excerpts from Ordinance #15-3351-78 for U-Haul.
- Excerpts from Ordinance #06-2959-51 for Lenzini Excavating.
- M-1 zoning requirements.
- Existing site photos, prepared by staff.
- Village of Buffalo Grove's comments regarding U-Haul's proposed expansion, dated March 10, 2017, provided by the Village of Buffalo Grove.
- Village Attorney Simon's responses to Buffalo Grove's comments, dated March 10, 2017.

Meeting History	
Current Village Board Evaluation (COW):	October 24, 2016
Zoning Board (current):	March 14, 2017



15838

APTAKISIC RD

Existing Self-Storage

200

M1

316

300

INDUSTRIAL DR

400

Legend

- Subject Location
- Zoning Districts
- Building
- Parcel Boundary
- Village Boundary

N 1 inch = 177 feet

GIS consortium
CED_LocationMap
JGD, 8/20/2016

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March 7, 2017

Chairman Manion and Zoning Board Members
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: 200 & 300 INDUSTRIAL DRIVE ADMENDMENT to SPECIAL USE PERMIT

Mr. Chairman and Members of the Zoning Board

Amerco Real Estate & U-Haul International is seeking approval from your board to amend our existing Special Use Permit that shall include;

1. Consolidating the 200 and 300 Industrial Drive properties into one (1) lot.
2. Constructing a new 35,957sf footprint / 95,957 GFA. 3-story interior climate controlled self-storage building labeled Building B on site plan
3. Constructing 5 single-story self-storage exterior loading buildings for personnel storage ranging in size between 1,846 - 2,576 sq. ft. in size (Buildings C-G)
4. Construct 4 single-story covered secured RV / boat areas.
5. Construct 7 uncovered secured RV spaces
6. Also, we request the 2006 Ordinance for Lenzini Excavating be repealed

U-Haul Moving and Storage facilities are convenience businesses. Our philosophy is to place U-Haul stores in high growth areas, where we fill a need for our products and services. U-Haul Lincolnshire is that location.

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

U-Haul Moving and Self Storage Centers gives our customers and residents of the Village of Lincolnshire the ability to access your surplus belongings whenever you want. Our facility is very beneficial at the time of selling your home, moving your house or office, home or business alterations and more. This state of the art facility is designed with climate controlled systems to help protect your belongings or business property from extreme hot and cold temperatures. This

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location is offering drive-up storage units to make loading and unloading your items easier. We are even proposing drive-up units that are located inside our climate controlled building. The multi-story, climate controlled building features an oversized elevator strategically located to assist you in moving your items to your self storage units.

All U-Haul Storage facilities have password-protected access control systems to help control and monitor entry to the facility. Closed circuit camera and other features enhance security.

Vehicle, RV and Boat secured storage is also being proposed at U-Haul Lincolnshire. The plan we are presenting will provide the screening that your Village Code requires by using a 6 foot tall deco wrought iron fencing around the entire RV area. This service shall eliminate the need for permission for outdoor parking of recreational vehicles, boats, trailers, snow-mobiles, campers, house trailers, motor home or commercial trucks which are prohibited in your residential zoned districts. The proposed RV area will also help reduce winter parking issues when public works is wanting plow the streets. Our plan will be convenient to all customers and easily accessed through auto controlled secured gate.

U-Haul Facility Policies;

- U-Haul Lincolnshire shall be staffed with a General Manager and a series of customers representatives.
- Hours of Operation: Mon. - Thurs. 7:00 a.m. to 7:00 p.m.
Fri. 7:00 a.m. to 8:00 p.m.
Sat. 7:00 a.m. to 7:00 p.m.
Sun. 9:00 a.m. to 5:00 p.m.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored, include: chemicals, flammables, and paints to name a few.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added service and assistance to our customers with disabilities.

U-Haul looks forward to working with the Village of Lincolnshire and we look forward to your consideration of the Special Use Permit Amendment Application that we are submitting at this time.

Cordially

David Pollock
Amerco Real Estate / U-Haul International

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March 7, 2017

Chairman Manion and Zoning Board Members
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

RE: 200 & 300 INDUSTRIAL DRIVE SPECIAL USE PERMIT AMENDMENT - FINDINGS OF FACT.

Mr. Chairman and Members of the Zoning Board

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

1. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

This request to amend our special use permit will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. The subject property is zoned similar to the surrounding properties. U-Haul is not requesting a new special use permit; rather modifying an existing use permit that was amended and approved in 2014. The U-Haul project is less intrusive than the former use and serves the community it is located in.

2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property because, as mentioned above, we are not proposing a new special use permit. U-Haul is requesting to modify and expand an existing use permit that allows self-storage, vehicle storage & equipment rental. A U-Haul Center generates much less traffic than most uses permitted in the M1 Manufacturing District. This property and the surrounding properties are predominately used for miscellaneous outdoor storage related uses. A U-Haul Store is a less intensive use.

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

There are existing adequate utilities, access roads, and drainage on the property.

4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

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

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

As mentioned above, this is not an application for a new special use. U-Haul is submitting an application to amend an existing special use permit that will modify the location of equipment parking, additional self storage and vehicle / RV storage .

6. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter.

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

Thank you

David Pollock, Development Manager
Amerco Real Estate Company / U-Haul International

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AERIAL VIEW - nts

Site Plan Data

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

Current Zoning: M1 and M1-SUI

Site Gross Area: 11.53 Acres OR 502,253 SF
 Building Footprint Area: 65,017 SF
 Gross Impervious Surface: 326,852 SF
 Gross Open Space Area: 110,384 SF

F.A.R. Required: 0.5 OR 251,127 SF
 F.A.R.: 25% OR 125,043 SF

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

Building Height Allowable: 45 FT
 Building Height Proposed: 40 FT
 Existing Bldg(s) Ht: 24.8 FT

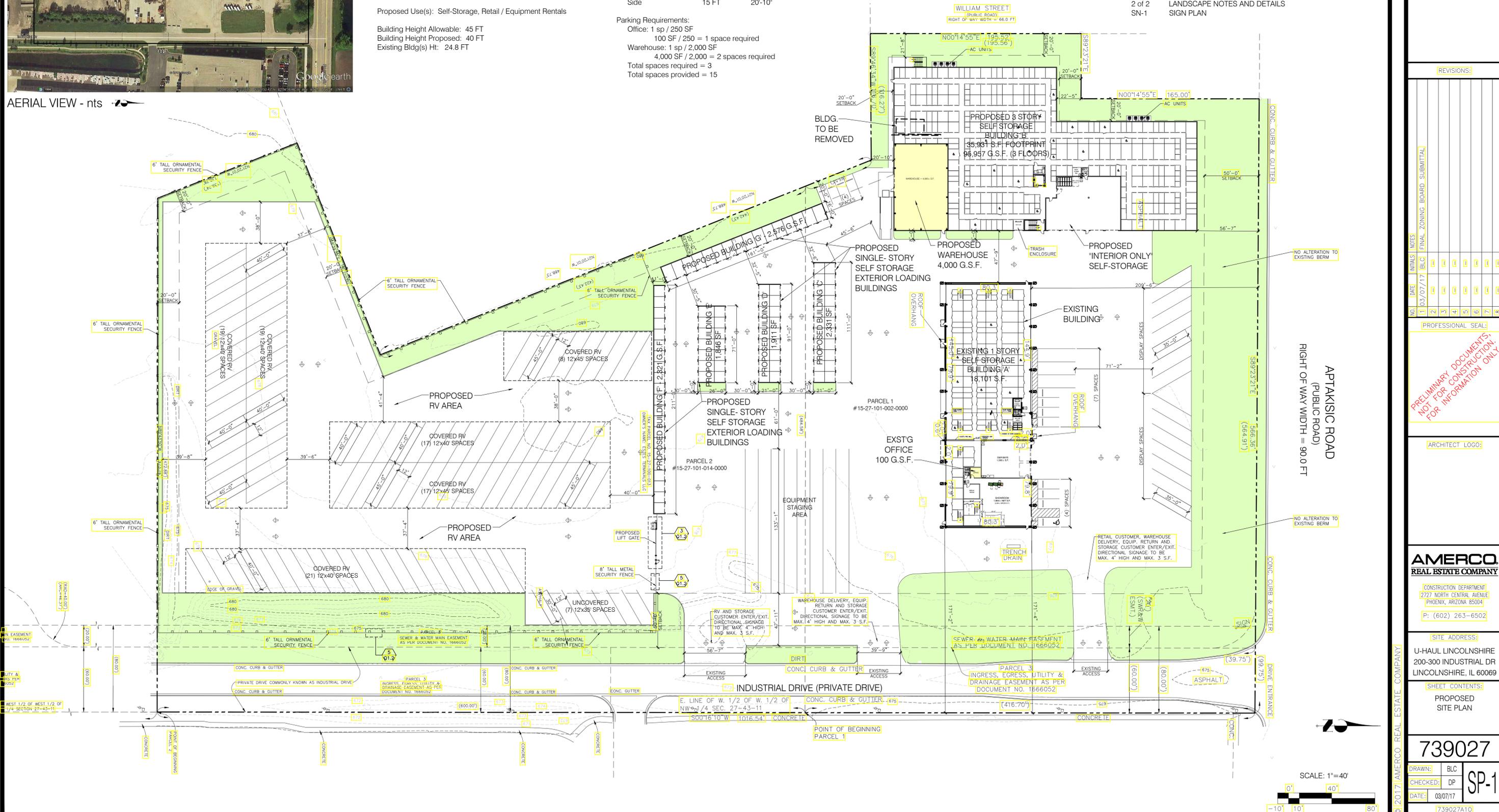
Building Sizes & Use(s)	Exiting	Proposed
Building A - Retail & Self-Storage, 1 Story	18,101 SF	18,101 SF
Building B - Self-Storage, 3 Story	95,957 SF	95,957 SF
Building C - Self-Storage, 1 Story	2,331 SF	2,331 SF
Building D - Self-Storage, 1 Story	1,911 SF	1,911 SF
Building E - Self-Storage, 1 Story	1,846 SF	1,846 SF
Building F - Self-Storage, 1 Story	2,321 SF	2,321 SF
Building G - Self-Storage, 1 Story	2,576 SF	2,576 SF
Total Floor Area	125,043 SF	125,043 SF

Building Setbacks	Required	Provided
Front	50 FT	56'-7"
Rear	20 FT	20'-0"
Side	15 FT	20'-10"

Parking Requirements:
 Office: 1 sp / 250 SF
 100 SF / 250 = 1 space required
 Warehouse: 1 sp / 2,000 SF
 4,000 SF / 2,000 = 2 spaces required
 Total spaces required = 3
 Total spaces provided = 15

INDEX OF DRAWINGS

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2 of 2	OFFSITE SANITARY SEWER EXTENSION PLAN
A-2	PROPOSED FLOOR PLAN
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EL-2	PROPOSED BUILDING ELEVATIONS - BUILDINGS 'C', 'D', 'E'
EL-3	PROPOSED BUILDING ELEVATIONS - BUILDINGS 'F', 'G'
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TR-1	TURNING RADIUS PLAN
Q1.1	SECURITY CONDUIT LAYOUT
Q1.2	SECURITY ACCESS CONTROL GATE
PH-1	PHOTOMETRIC PLAN
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2 of 2	TREE SURVEY LIST & TREE PROTECTION DETAIL & NOTES
1 of 1	PRELIMINARY LANDSCAPE PLAN
2 of 2	LANDSCAPE NOTES AND DETAILS
SN-1	SIGN PLAN



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	BLC	FINAL ZONING BOARD SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

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

SITE ADDRESS:

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

SHEET CONTENTS:

PROPOSED
 SITE PLAN

739027

DRAWN:	BLC	SP-1
CHECKED:	DP	
DATE:	03/07/17	

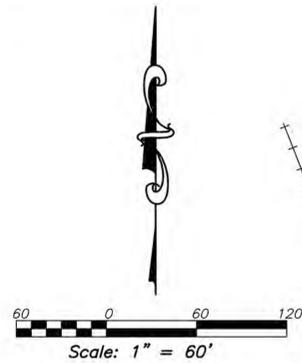
739027A10

SCALE: 1"=40'



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PLAT OF CONSOLIDATION



BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83

- LEGEND**
- Deed = Recorded Deed Dimension
 - Found Mag Nail
 - Found Rebar
 - Found Pipe

OWNER CERTIFICATION

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.

WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND DO HEREBY LAY OFF AND PLAT SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT, FRONT YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE, NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON EXISTING EASEMENTS AS SHOWN ON PLAT AND RECORDED IN LAKE COUNTY, ILLINOIS BUT OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE OWNERS OF THE PARCELS WHICH BENEFIT FROM THESE EXISTING EASEMENTS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__

NOTARY

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT OWNER OF THE PROPERTY SHOWN HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__

VILLAGE BOARD

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS REVISED STATUES, ENACTED BY THE STATE LEGISLATURE AND ON MOTION ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF LINCOLNSHIRE AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE MAYOR AND BOARD OF TRUSTEES OTHERWISE IT IS NULL AND VOID.

APPROVED BY LINCOLNSHIRE PLAN COMMISSION AT A MEETING HELD _____

CHAIRMAN _____

SECRETARY _____

APPROVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNSHIRE AT A MEETING HELD _____

MAYOR _____

VILLAGE CLERK _____

APPROVED BY THE COUNTY BARD OF SUPERVISORS OF LAKE COUNTY, ILLINOIS AT A MEETING HELD _____

CHAIRMAN _____

COUNTY CLERK _____

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.

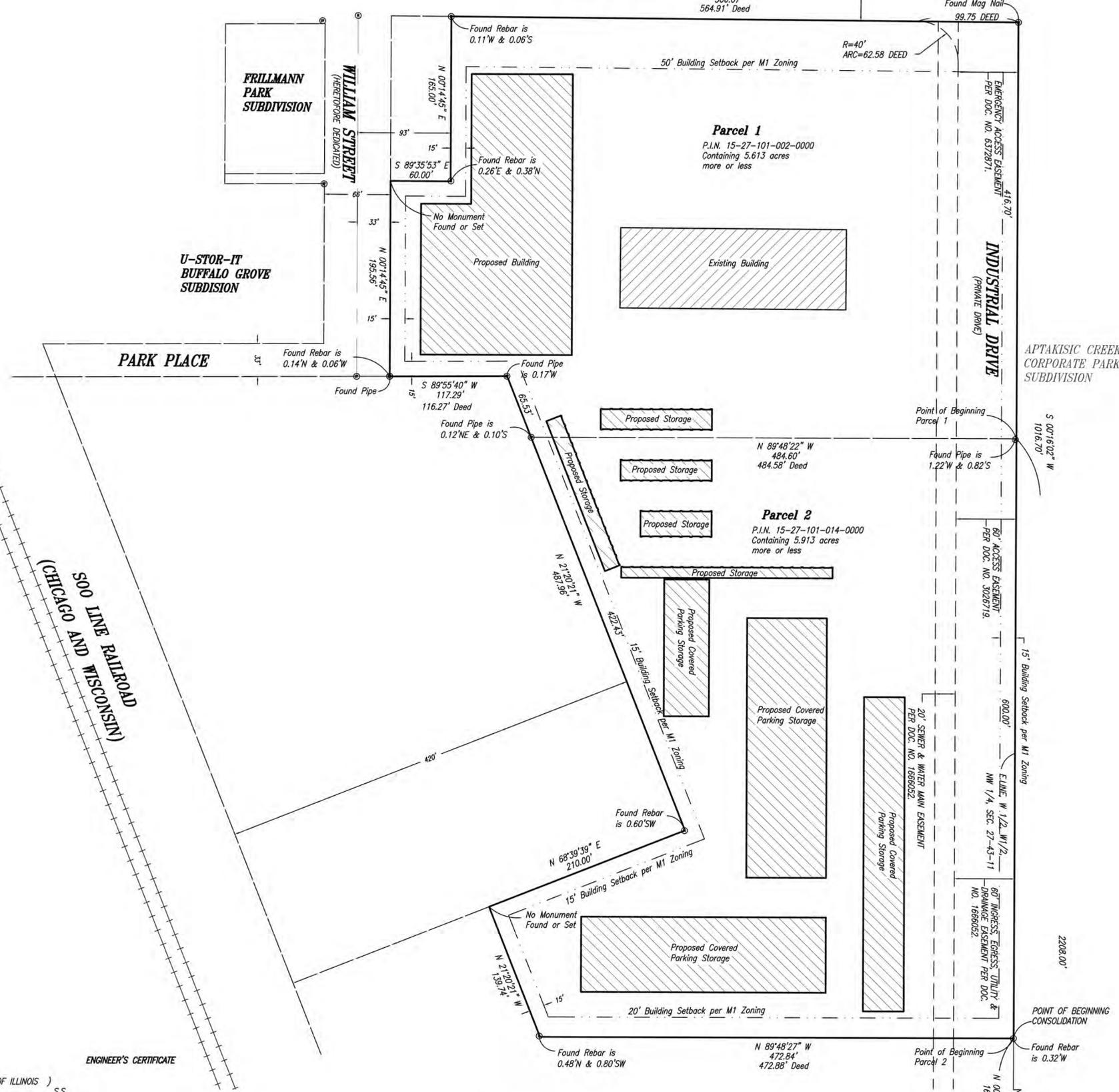
APPROVED THIS ____ DAY OF _____, A.D. 20__ BY THE VILLAGE ENGINEER OF THE VILLAGE OF LINCOLNSHIRE, LAKE COUNTY, ILLINOIS.

VILLAGE ENGINEER _____

ENGINEER'S CERTIFICATE

LONG GROVE-APTAKISIC ROAD
 (HERETOFORE DEDICATED)

S 89°23'43" E
 566.07'
 564.91' Deed



- NOTES:**
- 1) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 - 2) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT. NOTIFY SURVEYOR IMMEDIATELY WITH ANY DISCREPANCIES SHOWN HEREON.

LEGAL DESCRIPTION

PARCEL 1 P.I.N. 15-27-101-002-0000

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF SOO LINE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 WHICH IS 2208.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 484.58 FEET TO A POINT ON A LINE 420.0 FEET NORTHEASTERLY, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 55.33 FEET TO A POINT ON THE SOUTH LINE, EXTENDED EAST, OF PARK PLACE AS SHOWN ON THE PLAT OF FRILLMANN PARK, BEING A SUBDIVISION IN SECTIONS 27 AND 28, PLAT OF WHICH WAS RECORDED JULY 1, 1887, AS DOCUMENT NO. 35931, SAID SOUTH LINE BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 9 AND 10 IN BLOCK 1 OF SAID FRILLMANN PARK; THENCE WEST ON SAID SOUTH LINE EXTENDED EAST, 116.27 FEET TO THE EAST LINE OF WILLIAM STREET, AS SHOWN ON SAID SUBDIVISION, BEING A LINE 33.0 FEET EAST, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH ALONG SAID EAST LINE OF WILLIAM STREET, 195.56 FEET TO THE SOUTHWEST CORNER OF THE EAST 60.0 FEET OF THE WEST 93.0 FEET OF THE NORTH 190.0 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE THEREOF, 60.0 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE THEREFROM 165.0 FEET TO THE SOUTH LINE OF LONG GROVE-APTAKISIC ROAD, SAID SOUTH LINE OF ROAD BEING A LINE 40.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD; THENCE EAST ALONG SAID SOUTH LINE OF ROAD, 564.91 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID POINT BEING 25.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE 416.70 FEET TO THE PLACE OF BEGINNING, LAKE COUNTY, ILLINOIS.

Parcel 2 P.I.N. 15-27-101-014-0000

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF SOO LINE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 WHICH IS 1608.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 600.0 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 454.58 FEET TO A POINT ON A LINE 420.0 FEET NORTHEASTERLY (MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 422.43 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF SAID RAILROAD RIGHT OF WAY THROUGH A POINT OF CURVE IN SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE, 210.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 139.74 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 THROUGH SAID POINT ON SAID EAST LINE WHICH IS 1.608.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE EAST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, 472.88 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Consolidated Legal Description

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF SOO LINE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER, 1608.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 48 MINUTES 27 SECONDS WEST, 472.84 FEET; THENCE NORTH 21 DEGREES 20 MINUTES 21 SECONDS WEST, 139.74 FEET; THENCE NORTH 89 DEGREES 23 SECONDS EAST, ON A LINE PERPENDICULAR TO THE EASTERLY RIGHT OF WAY LINE OF THE SOO LINE RAILROAD, 210.0 FEET TO A POINT THAT IS 420.0 FEET EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF SAID SOO LINE RAILROAD, AS MEASURED PERPENDICULARLY; THENCE NORTH 21 DEGREES 20 MINUTES 21 SECONDS WEST, PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF SAID SOO RAILROAD, 487.96 FEET TO A POINT ON THE SOUTH LINE, EXTENDED EAST, OF PARK PLACE AS SHOWN ON THE PLAT OF FRILLMANN PARK, BEING A SUBDIVISION IN SECTIONS 27 AND 28, PLAT OF WHICH WAS RECORDED JULY 1, 1887, AS DOCUMENT NO. 35931, SAID SOUTH LINE BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 9 AND 10 IN BLOCK 1 OF SAID FRILLMANN PARK; THENCE SOUTH 89 DEGREES 55 MINUTES 40 SECONDS WEST, ON SAID SOUTH LINE EXTENDED EAST, 116.29 FEET TO THE EAST RIGHT OF WAY LINE OF WILLIAM STREET, AS SHOWN ON SAID SUBDIVISION, BEING A LINE 33.0 FEET EAST, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ON SAID EAST RIGHT OF WAY LINE, 195.56 FEET TO THE SOUTHWEST CORNER OF THE EAST 60.0 FEET OF THE WEST 93.0 FEET OF THE NORTH 190.0 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 35 MINUTES 45 SECONDS EAST, ON SAID SOUTH LINE, 60.0 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, ON SAID SOUTH LINE, THEREFROM 165.0 FEET TO THE SOUTH RIGHT OF WAY LINE OF LONG GROVE-APTAKISIC ROAD, SAID SOUTH RIGHT OF WAY LINE BEING A LINE 40.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD; THENCE SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST, ON SAID SOUTH RIGHT OF WAY LINE, 566.07 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID POINT BEING 25.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS WEST, ON SAID EAST LINE, 1016.70 FEET TO THE POINT OF BEGINNING, LAKE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 11.526 ACRES MORE OR LESS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF LAKE) S.S.

_____, COUNTY CLERK OF LAKE COUNTY ILLINOIS, DO

HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS, THIS ____ DAY OF _____, AD. 20__.

LAKE COUNTY CLERK _____

STATE OF ILLINOIS)
 COUNTY OF WILL) S.S.

THIS IS TO CERTIFY THAT I, ERIC C. COX, A REGISTERED ILLINOIS LAND SURVEYOR NO. 035.003604, HAVE SURVEYED THE PROPERTY AS DESCRIBED AND AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I HEREBY DESIGNATE THE VILLAGE OF LINCOLNSHIRE TO RECORD THIS DOCUMENT WITH THE COUNTY OF LAKE, RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF MARCH, 2017

ERIC C. COX
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3604
 RENEWAL DATE: NOVEMBER 30, 2018
 DLZ INDUSTRIAL SURVEYING, INC. PROFESSIONAL DESIGN FIRM 184002815

LINCOLNSHIRE ILLINOIS

COOK ENGINEERING GROUP
U-HAUL

LINCOLNSHIRE
PLAT OF CONSOLIDATION

NO.	REVISION	BY	DATE
1	FINAL ZONING BOARD SUBMITTAL		03.07.17
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NUMBER
1650-7107

SHEET	1
OF	1
DRAWING NUMBER	7107PC

DLZ
 INDUSTRIAL SURVEYING, INC.

80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
 TELEPHONE (815) 725-8840 FAX (815) 725-8849

EXISTING

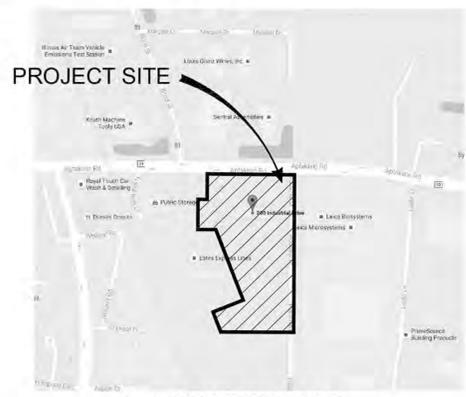
LEGEND

PROPOSED

- FLARED END SECTION
- STORM MANHOLE
- STORM INLET
- CATCH BASIN
- FIRE HYDRANT
- VALVE AND VAULT
- VALVE BOX
- B BOX
- SANITARY MANHOLE
- STREET LIGHT
- PATHWAY LIGHT
- STORM SEWER
- WATERMAIN
- SANITARY SEWER
- CONTOUR
- SILT FENCE
- FENCE

PRELIMINARY ENGINEERING PLAN

PINS: 15-27-100-002
15-27-100-014



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

PARCEL 2: THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 WHICH IS 1,608.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27, 600.0 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 484.58 FEET TO A POINT ON A LINE 420.0 FEET NORTHEASTERLY (MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD); THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE, 422.43 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY THROUGH A POINT OF CURVE IN SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED LINE, 210.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 139.74 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 27 THROUGH SAID POINT ON SAID EAST LINE WHICH IS 1,608.0 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE EAST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE, 472.88 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE AND SEWER AND WATER MAIN AS CREATED BY DECLARATION OF EASEMENTS RECORDED JUNE 3, 1974 AS DOCUMENT NO. 1686052 MADE BY AND BETWEEN WHEELING TRUST AND SAVINGS BANK AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JULY 26, 1969 AND KNOWN AS TRUST NO. 726 AND THE FIRST NATIONAL BANK OF DES PLAINES AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED APRIL 19, 1974 AND KNOWN AS TRUST NO. 4051104.

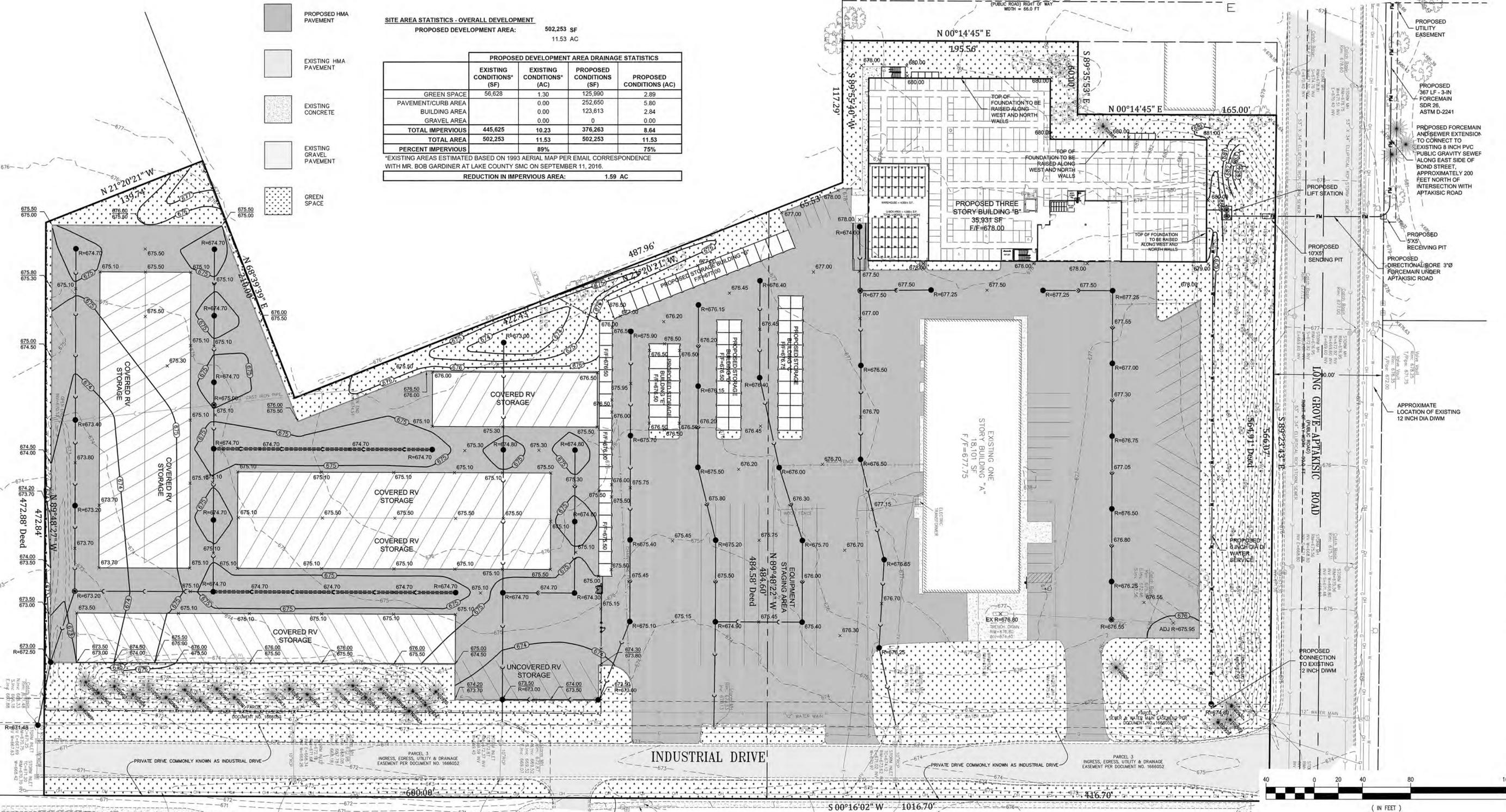
SITE AREA STATISTICS - OVERALL DEVELOPMENT

PROPOSED DEVELOPMENT AREA: 502,253 SF
11.53 AC

PROPOSED DEVELOPMENT AREA DRAINAGE STATISTICS			
	EXISTING CONDITIONS* (SF)	EXISTING CONDITIONS* (AC)	PROPOSED CONDITIONS (SF)
GREEN SPACE	56,628	1.30	125,990
PAVEMENT/CURB AREA	0.00	0.00	252,650
BUILDING AREA	0.00	0.00	123,613
GRAVEL AREA	0.00	0.00	0
TOTAL IMPERVIOUS	445,625	10.23	376,263
TOTAL AREA	502,253	11.53	502,253
PERCENT IMPERVIOUS			89%

*EXISTING AREAS ESTIMATED BASED ON 1993 AERIAL MAP PER EMAIL CORRESPONDENCE WITH MR. BOB GARDINER AT LAKE COUNTY SMC ON SEPTEMBER 11, 2016.

REDUCTION IN IMPERVIOUS AREA: 1.59 AC



Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60586
815.577.4707 T 815.577.2595 F
www.cookengrpgroup.com

REVISION	DATE	DESCRIPTION
1	11/11/2016	ADDED TREES & GRADES
2	02/23/2017	VILLAGE SUBMITTAL
3	03/07/17	FINAL ZONING BOARD SUBMITTAL
4		
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7		
8		
9		
10		

PRELIMINARY ENGINEERING
U-HAUL OF LINCOLNSHIRE
200-300 INDUSTRIAL DRIVE
LINCOLNSHIRE, IL 60069

PREPARED FOR
AMERCO REAL ESTATE
2727 N. CENTRAL AVE. #9N
PHOENIX, AZ 85004
602.263.6502 T

MR. DAVID POLLOCK

CEG JOB NUMBER
2016-119

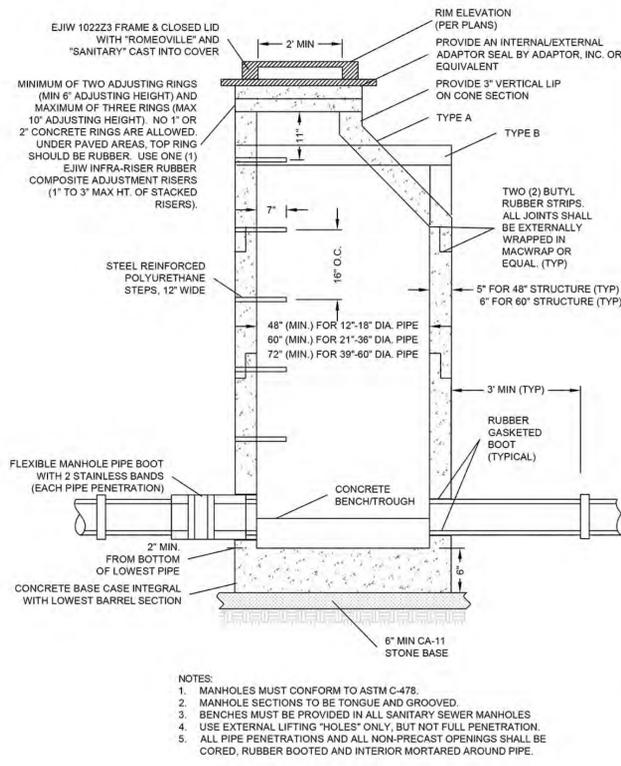
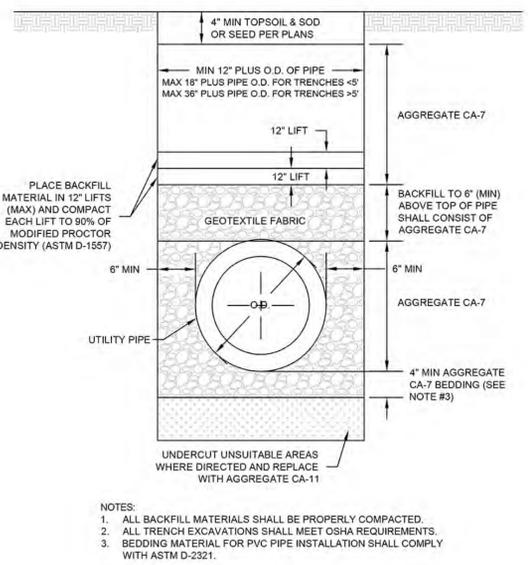
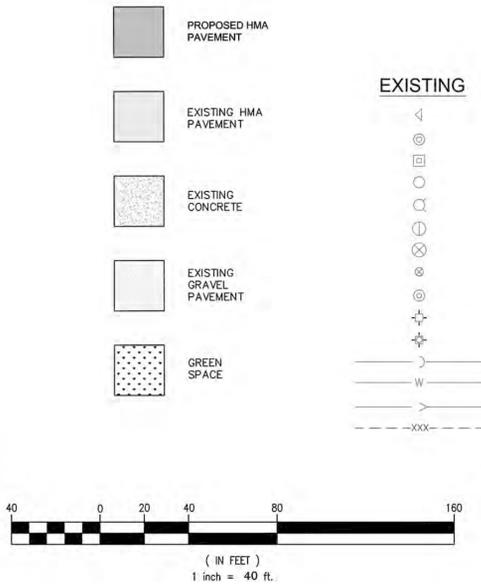
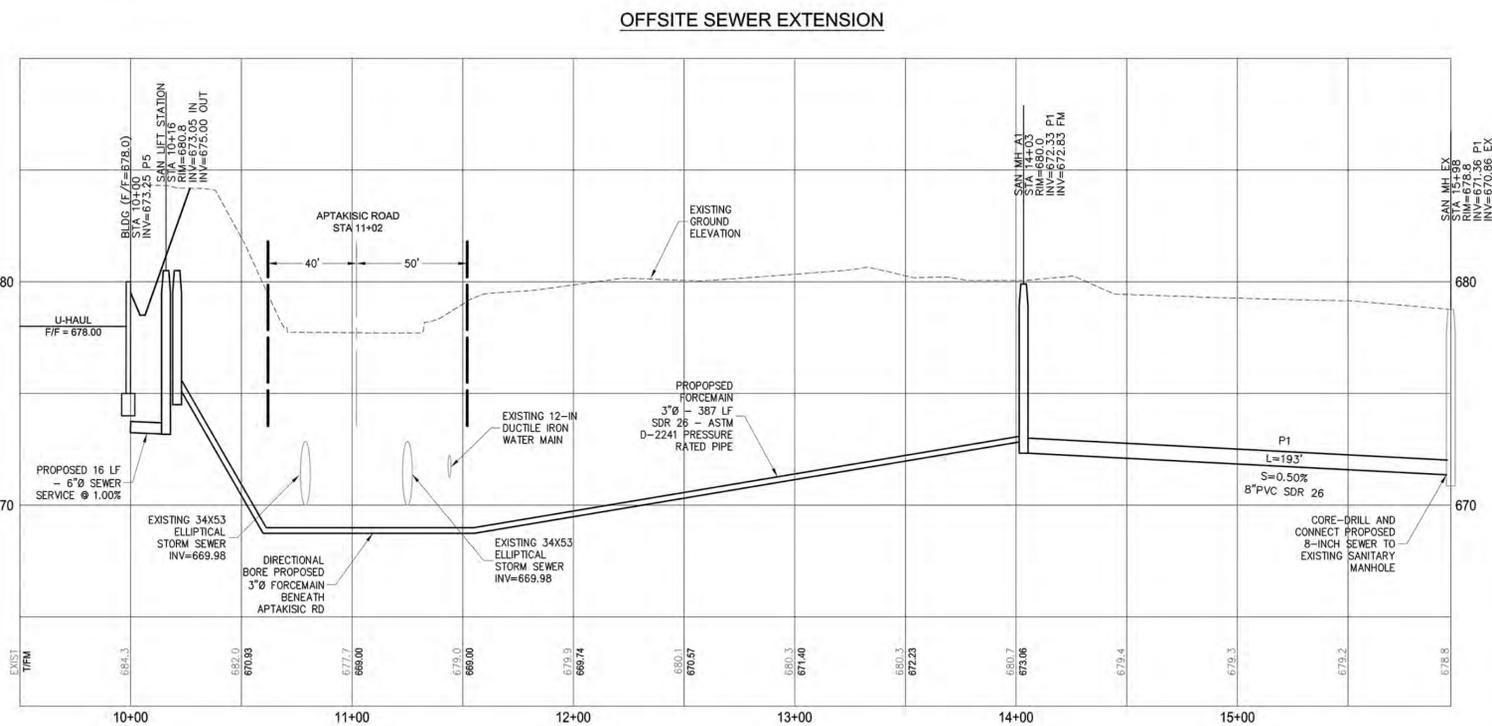
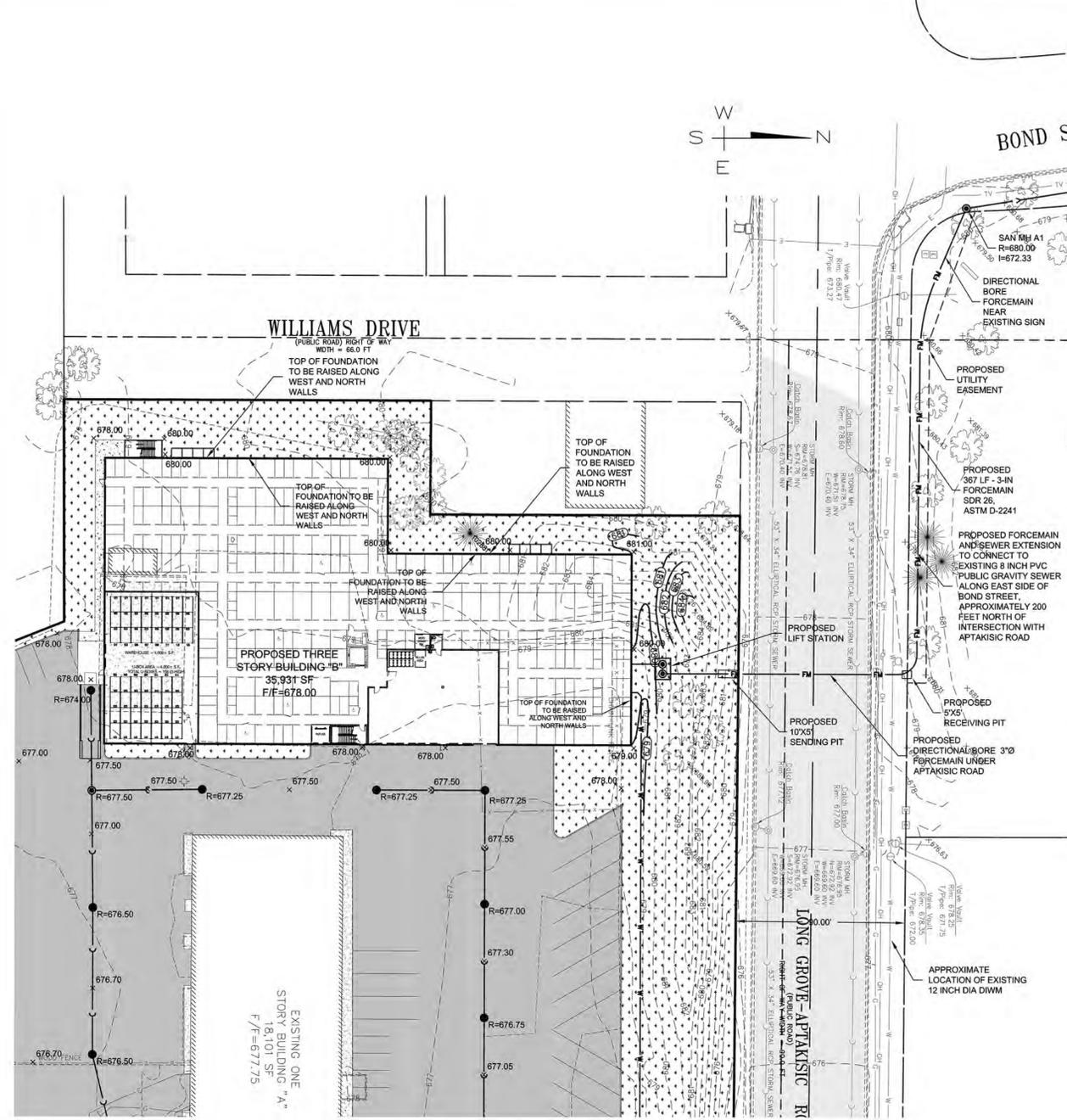
SCALE: 1" = 40'

DRAWN BY: EKH

CHECKED BY: MDC

DATE: 11/03/2016

SHEET: 1 of 2
Copyright, 2016



COOK ENGINEERING GROUP

Civil Engineering & Land Development Consulting
26316 Mapleview Drive
Plainfield, IL 60686
815.577.1707 815.577.2595 F
www.cookengr.com

#	DATE	REVISION DESCRIPTION
1	11/11/2016	ADDED TREES & GRADES
2	02/23/2016	VILLAGE SUBMITTAL
3	03/07/17	FINAL ZONING BOARD SUBMITTAL
4		
5		
6		
7		
8		
9		
10		

OFFSITE SANITARY SEWER EXTENSION PLAN

U-HAUL OF LINCOLNSHIRE
200-300 INDUSTRIAL DRIVE
LINCOLNSHIRE, IL 60069

PREPARED FOR
AMERCO REAL ESTATE
2727 N. CENTRAL AVE. #9N
PHOENIX, AZ 85004
602.263.6502 T

MR. DAVID POLLOCK

CEG JOB NUMBER
2016-119

SCALE: 1" = 40'

DRAWN BY: EKH

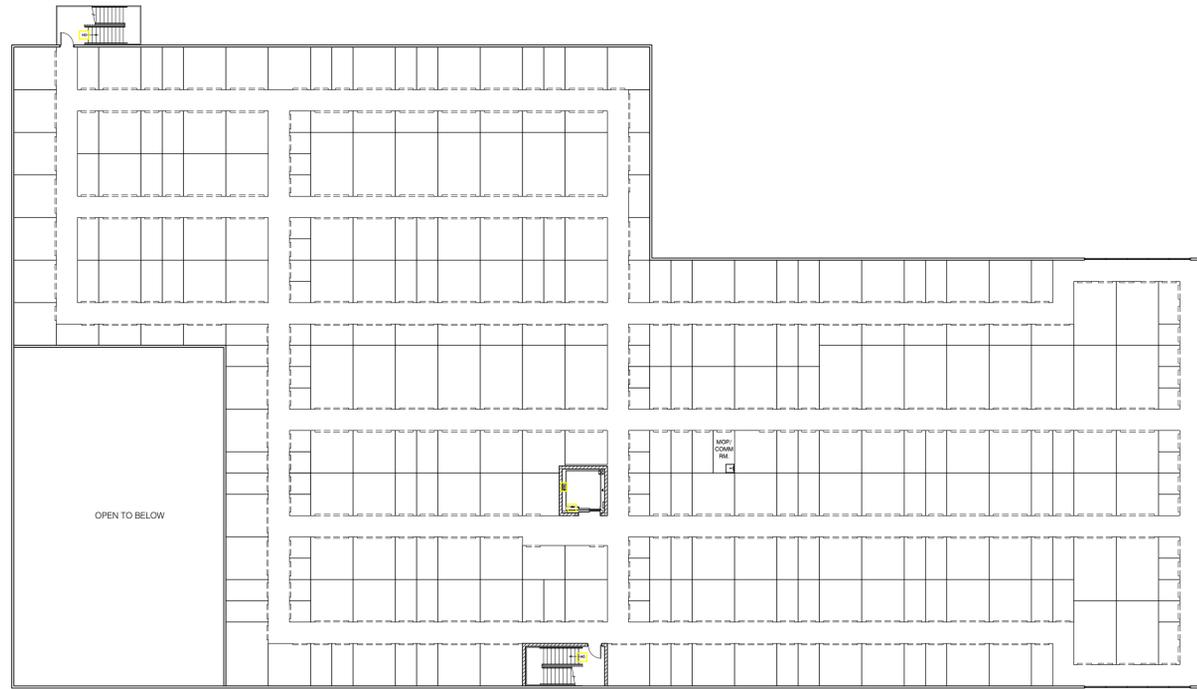
CHECKED BY: MDC

DATE: 11/03/2016

SHEET: 2 of 2

© Copyright, 2016

3rd FLOOR

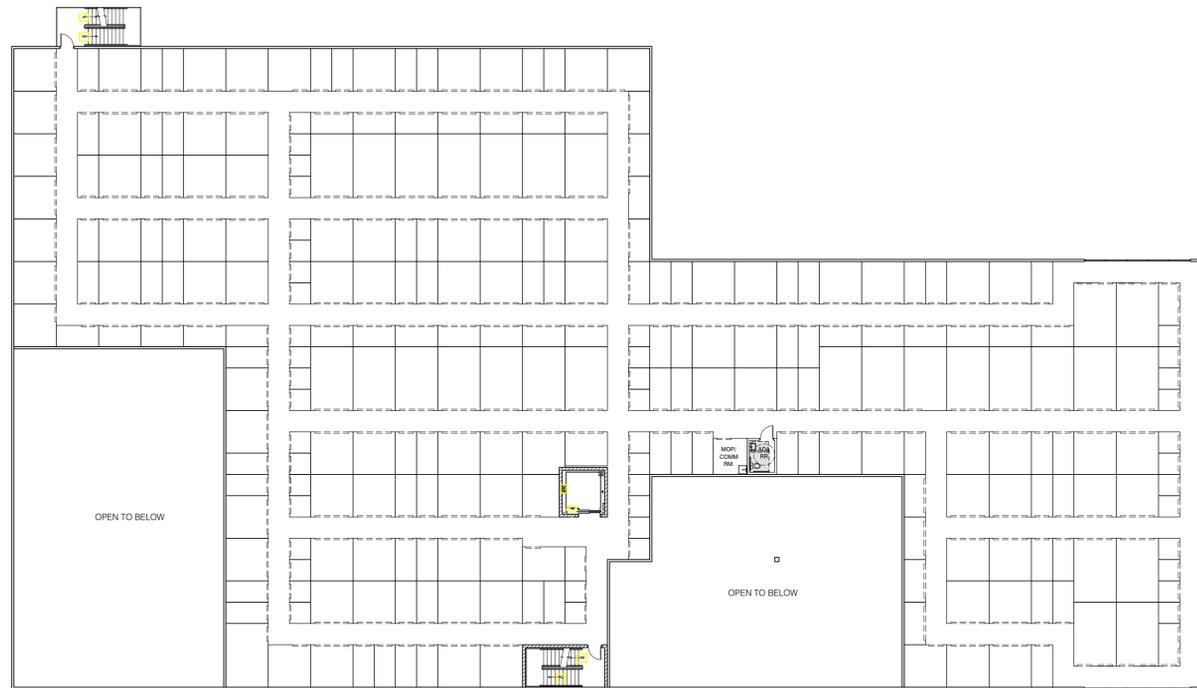


STORAGE UNIT SIZE	BLDG A (EXISTING)		BUILDING B				BLDGS C-G (EXTERIOR)			TOTAL						
	UPPER	LOWER	1st	2nd	3rd	TOTAL	QTY.	SQ. FT.	%	TOTAL QTY.	SQ. FT.	%				
	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%	SQ. FT.	%				
5 x 5	27	12	975	7%	41	47	47	135	3,375	5%	0	0	0%	174	4,350	5%
5 x 8	18	20	1,520	12%	1	1	0	2	80	0%	0	0	0%	40	1,600	2%
5 x 10	35	23	2,900	23%	118	114	135	367	18,350	28%	0	0	0%	425	21,250	24%
10 x 8	16	18	2,720	22%	3	3	4	10	800	1%	0	0	0%	44	3,520	4%
10 x 10	7	24	3,100	25%	102	90	106	298	29,800	46%	68	6,800	66%	397	39,700	46%
10 x 15	0	9	1,350	11%	21	29	29	79	11,850	19%	23	3,450	34%	111	16,650	19%
TOTAL	103	106	12,565	100%	286	284	323	893	64,225	100%	91	10,250	100%	1,193	97,246	100%

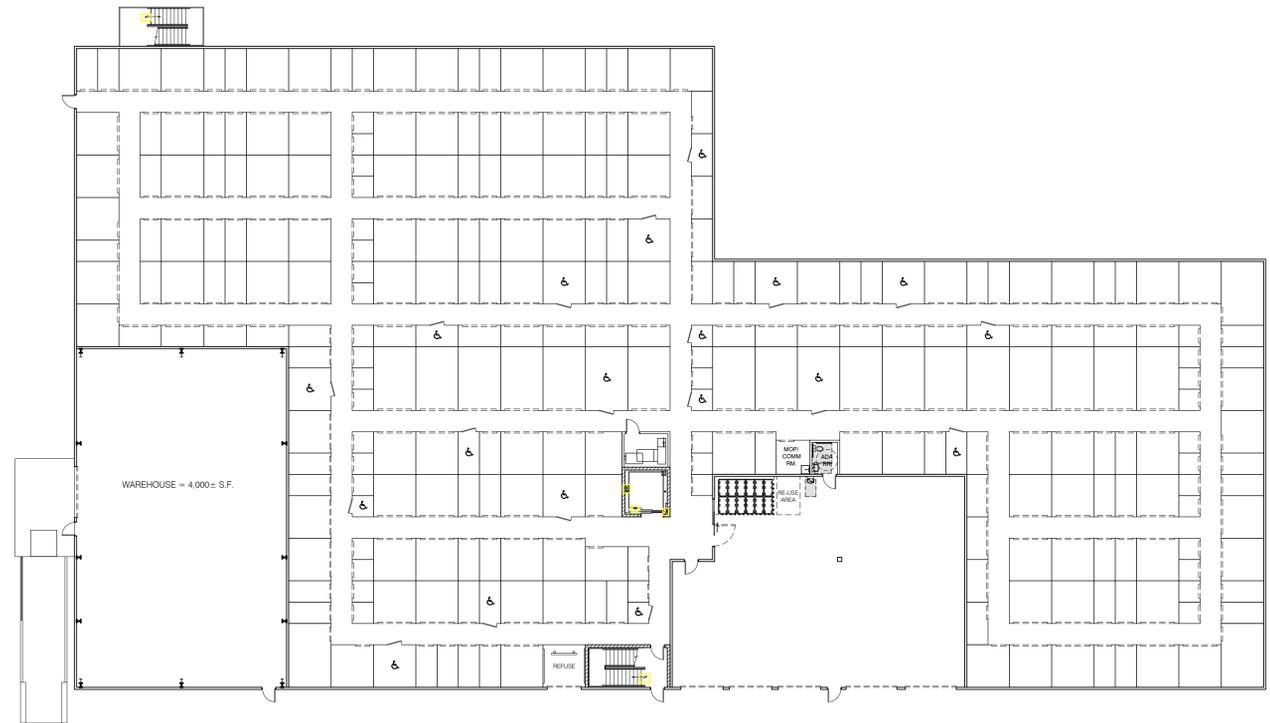
11 ADA SPACES PROVIDED FOR IN BUILDING A
 9 ADA SPACES PROVIDED FOR IN BUILDING B
 20 ADA SPACES PROVIDED FOR TOTAL PROJECT

156 TOTAL U-BOXES (3-HIGH)

2nd FLOOR



1st FLOOR



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	BLC	FINAL ZONING BOARD SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

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

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

SHEET CONTENTS:
PROPOSED
FLOOR PLAN

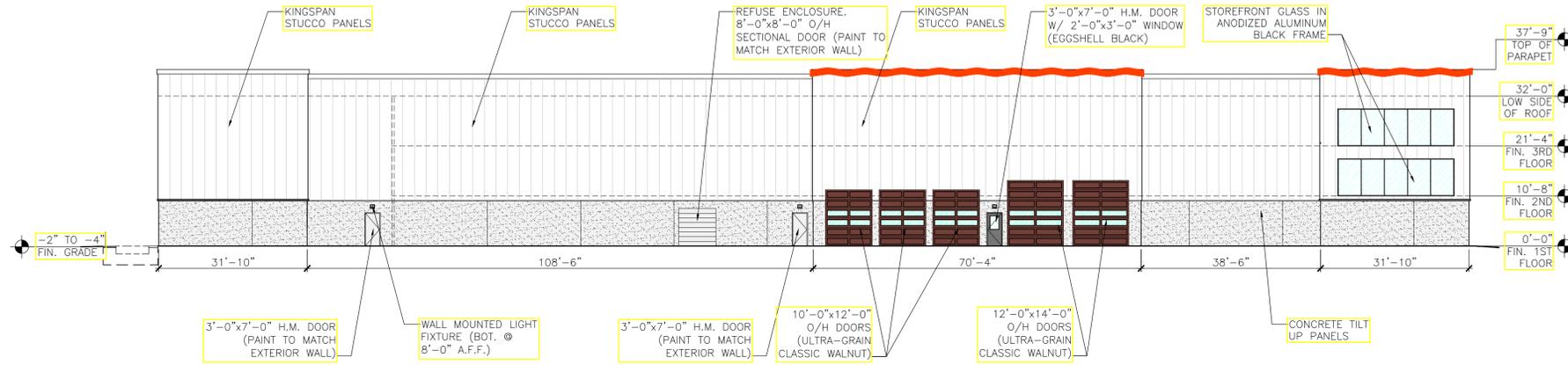
739027

DRAWN: BLC
CHECKED: DP
DATE: 03/07/17

A-2

739027A10

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1. NO ROOFTOP MECHANICAL UNITS
2. REFER TO COLOR RENDERING FOR MATERIAL TYPES AND COLORS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	BLC	FINAL ZONING BOARD SUBMITTAL
2			
3			
4			
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7			
8			

PROFESSIONAL SEAL:

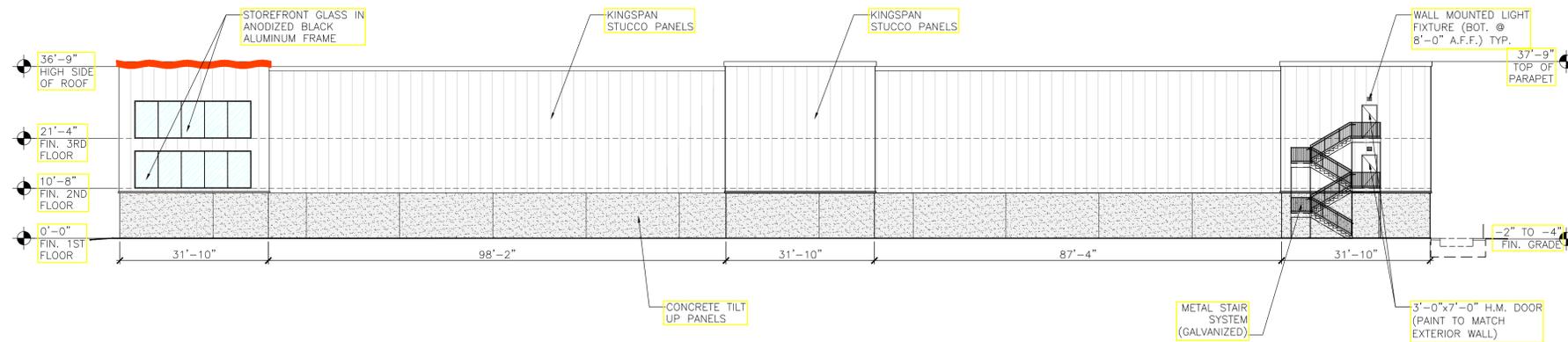
PRELIMINARY DOCUMENTS, NOT FOR CONSTRUCTION, FOR INFORMATION ONLY

ARCHITECT LOGO:

1 EAST ELEVATION

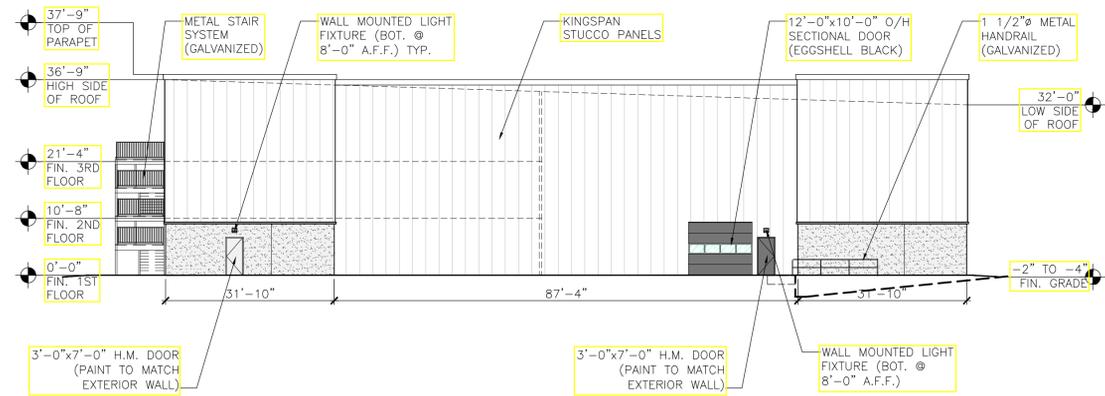
SCALE: 1/16"=1'-0"

NOTES



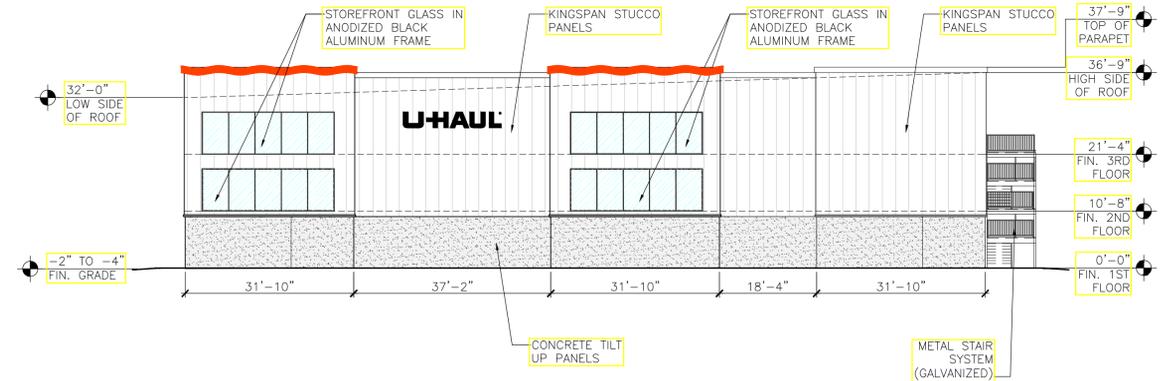
2 WEST ELEVATION

SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/16"=1'-0"



4 NORTH ELEVATION

SCALE: 1/16"=1'-0"

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CONSTRUCTION DEPARTMENT
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PHOENIX, ARIZONA 85004
P: (602) 263-6502

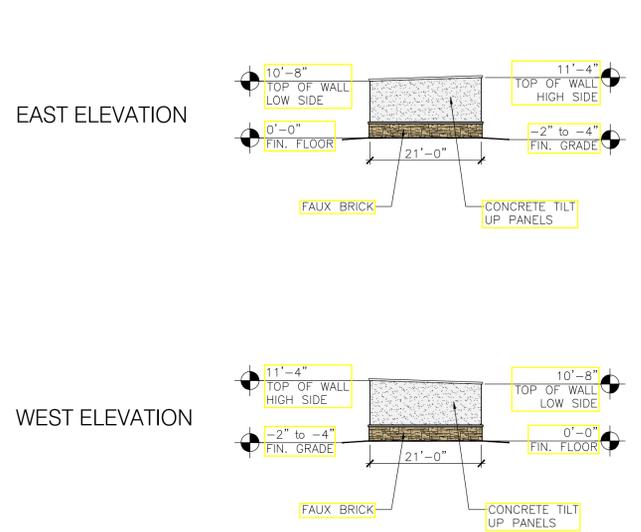
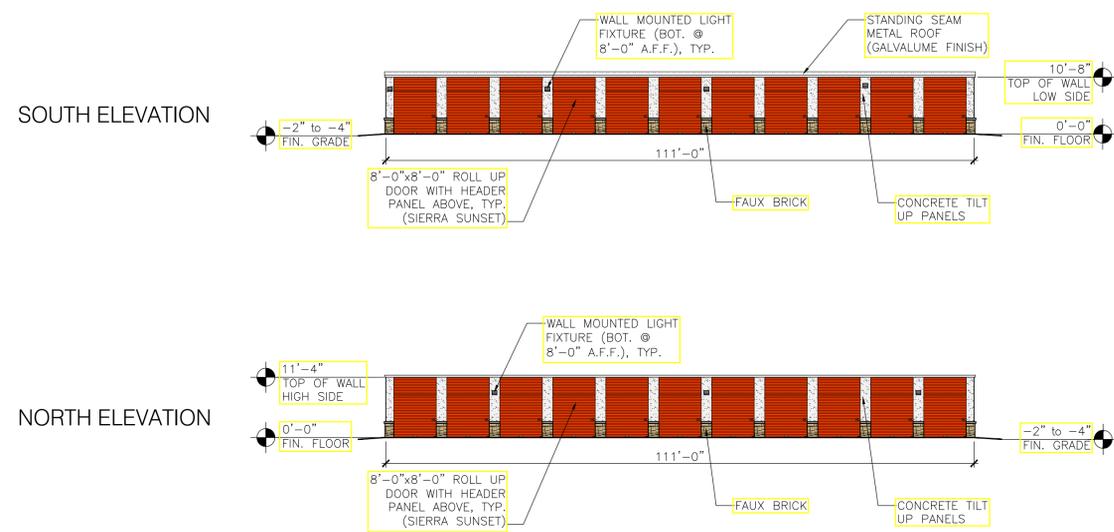
SITE ADDRESS:
U-HAUL LINCOLNSHIRE
200-300 INDUSTRIAL DR
LINCOLNSHIRE, IL 60069

SHEET CONTENTS:
PROPOSED
BUILDING
ELEVATIONS
BUILDING 'B'

739027

DRAWN: BLC
CHECKED: DP
DATE: 03/07/17
EL-1

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1. NO ROOFTOP MECHANICAL UNITS
2. REFER TO COLOR RENDERING FOR MATERIAL TYPES AND COLORS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	BLC	FINAL ZONING BOARD SUBMITTAL
2			
3			
4			
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6			
7			
8			

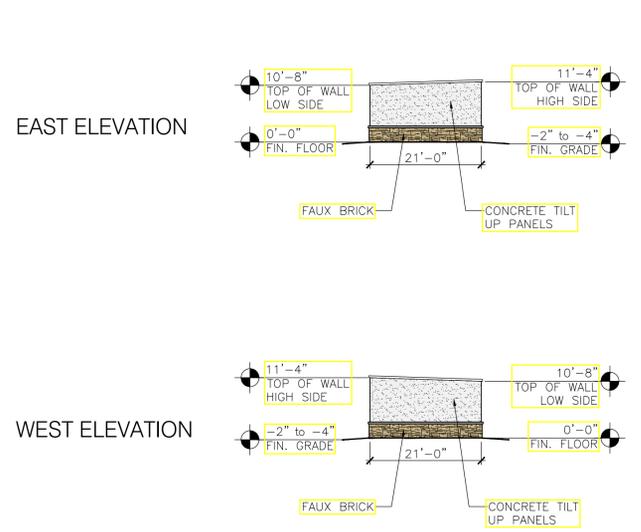
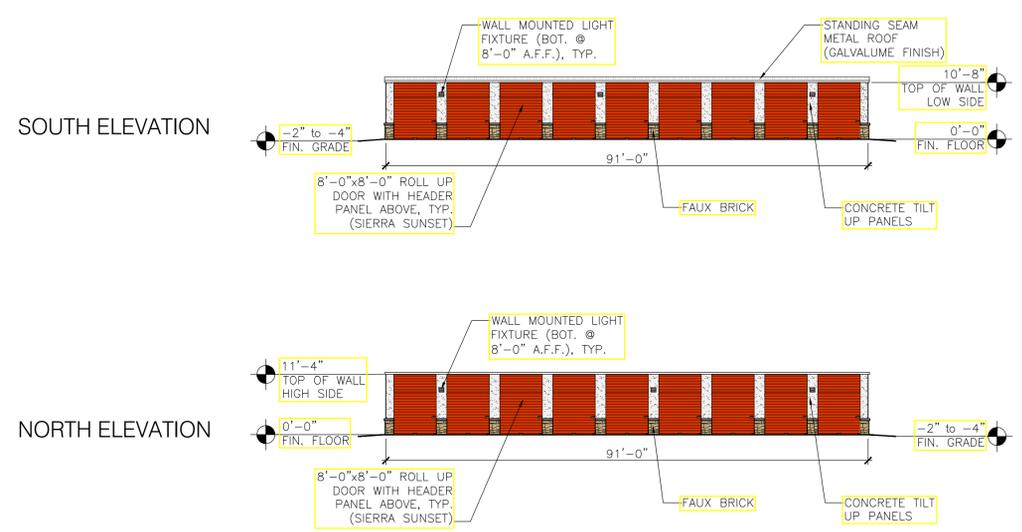
PROFESSIONAL SEAL:

ARCHITECT LOGO:

1 BUILDING C

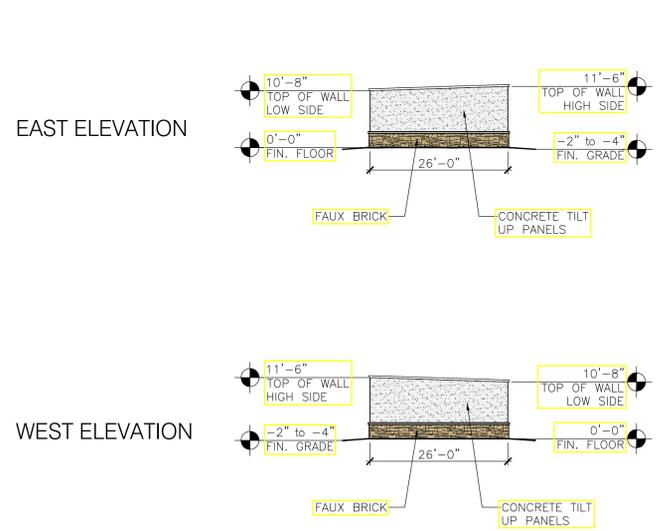
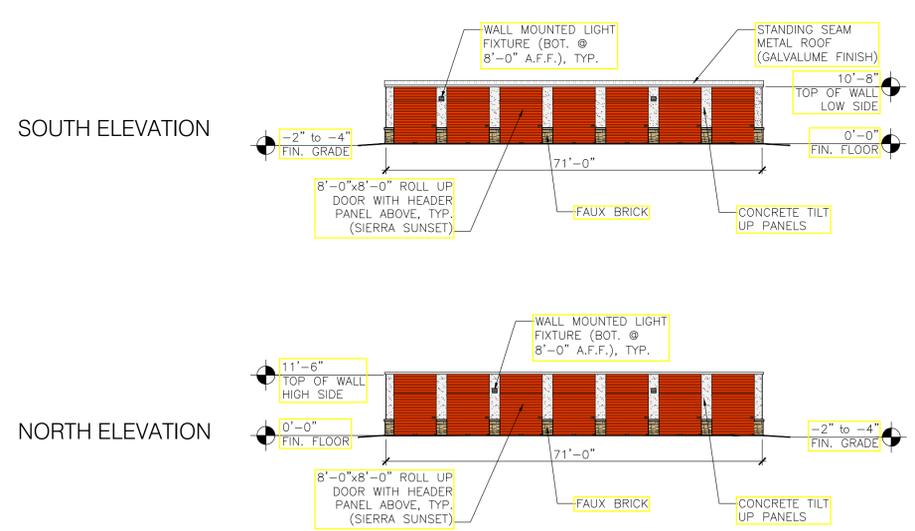
SCALE: 1/16"=1'-0"

NOTES



2 BUILDING D

SCALE: 1/16"=1'-0"



3 BUILDING E

SCALE: 1/16"=1'-0"

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PHOENIX, ARIZONA 85004
P: (602) 263-6502

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

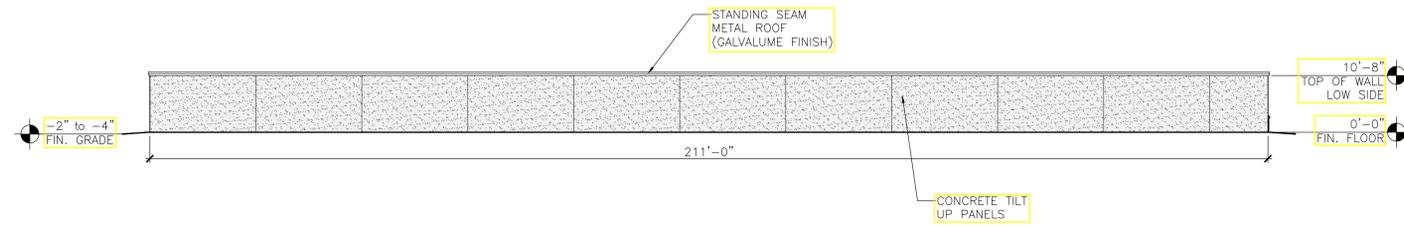
SHEET CONTENTS:
PROPOSED
BUILDING
ELEVATIONS
BUILDINGS 'C', 'D', 'E'

739027

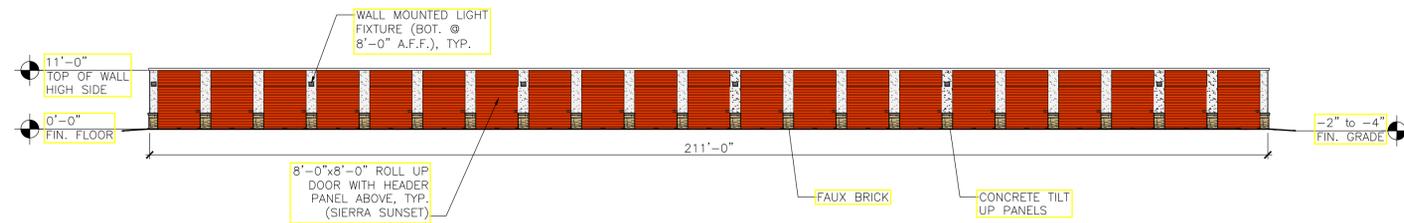
DRAWN: BLC
CHECKED: DP
DATE: 03/07/17
739027A10

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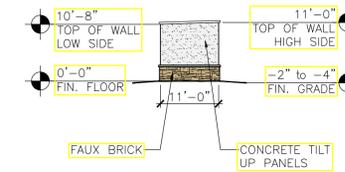
SOUTH ELEVATION



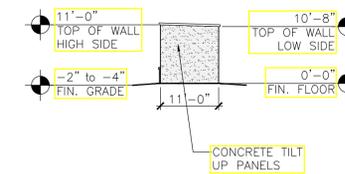
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



1. NO ROOFTOP MECHANICAL UNITS
2. REFER TO COLOR RENDERING FOR MATERIAL TYPES AND COLORS

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	BLC	FINAL ZONING BOARD SUBMITTAL
2			
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8			

1 BUILDING F

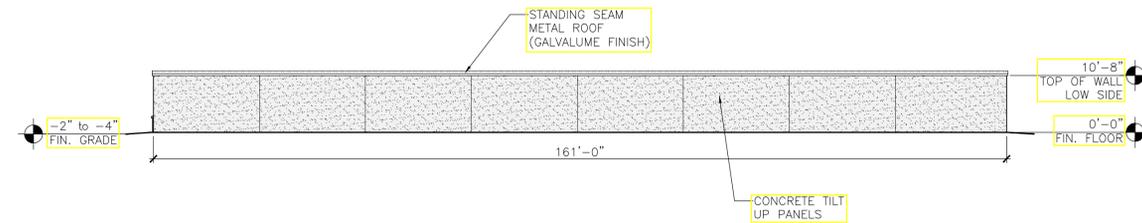
SCALE: 1/16"=1'-0"

NOTES

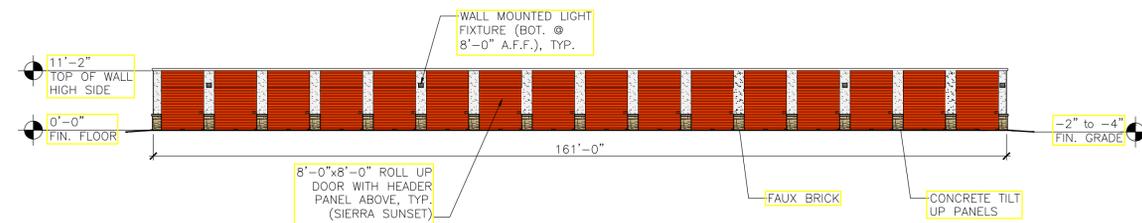
PROFESSIONAL SEAL:

ARCHITECT LOGO:

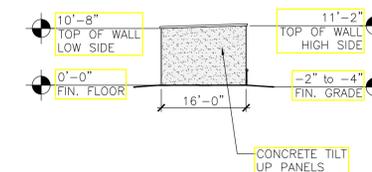
WEST ELEVATION



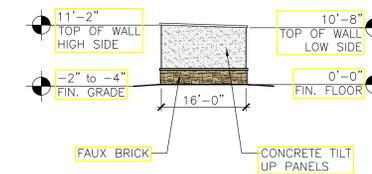
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SCALE: 1/16"=1'-0"

2 BUILDING G

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CONSTRUCTION DEPARTMENT
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PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

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

SHEET CONTENTS:

PROPOSED
BUILDING
ELEVATIONS
BUILDINGS 'F', 'G'

739027

DRAWN:	BLC
CHECKED:	DP
DATE:	03/07/17

739027A10

EL-3

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	BLC	FINAL ZONING BOARD SUBMITTAL
2			
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PROFESSIONAL SEAL:

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ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

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

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

SHEET CONTENTS:
TURNING RADIUS
PLAN

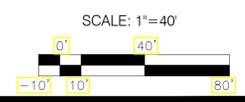
739027

DRAWN:	BLC	TR-1
CHECKED:	DP	
DATE:	03/07/17	

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739027A10

-  26' U-HAUL MOVING TRUCK
-  SEMI TRUCK W/ 53' TRAILER
-  40' RV / MOTORHOME



NO.	DATE	INITIALS	NOTES
1	03/07/17	ELC	FINAL ZONING BOARD SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

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ARCHITECT LOGO:

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 REAL ESTATE COMPANY

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

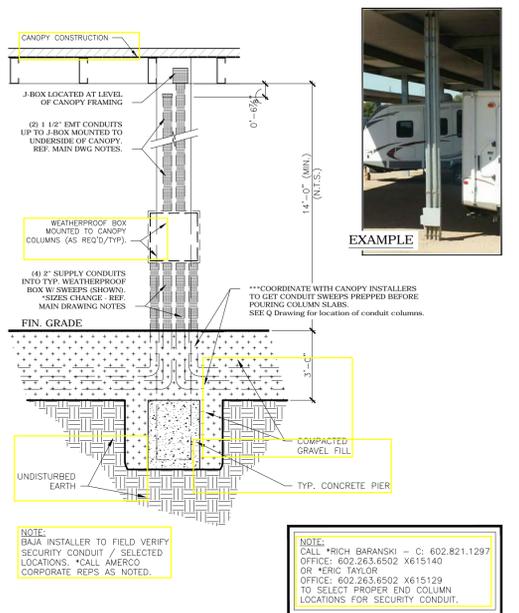
SITE ADDRESS:
 U-HAUL LINCOLNSHIRE
 200-300 INDUSTRIAL DR
 LINCOLNSHIRE, IL 60069

SHEET CONTENTS:
 SITE PLAN / SECURITY - CONDUIT LAYOUT

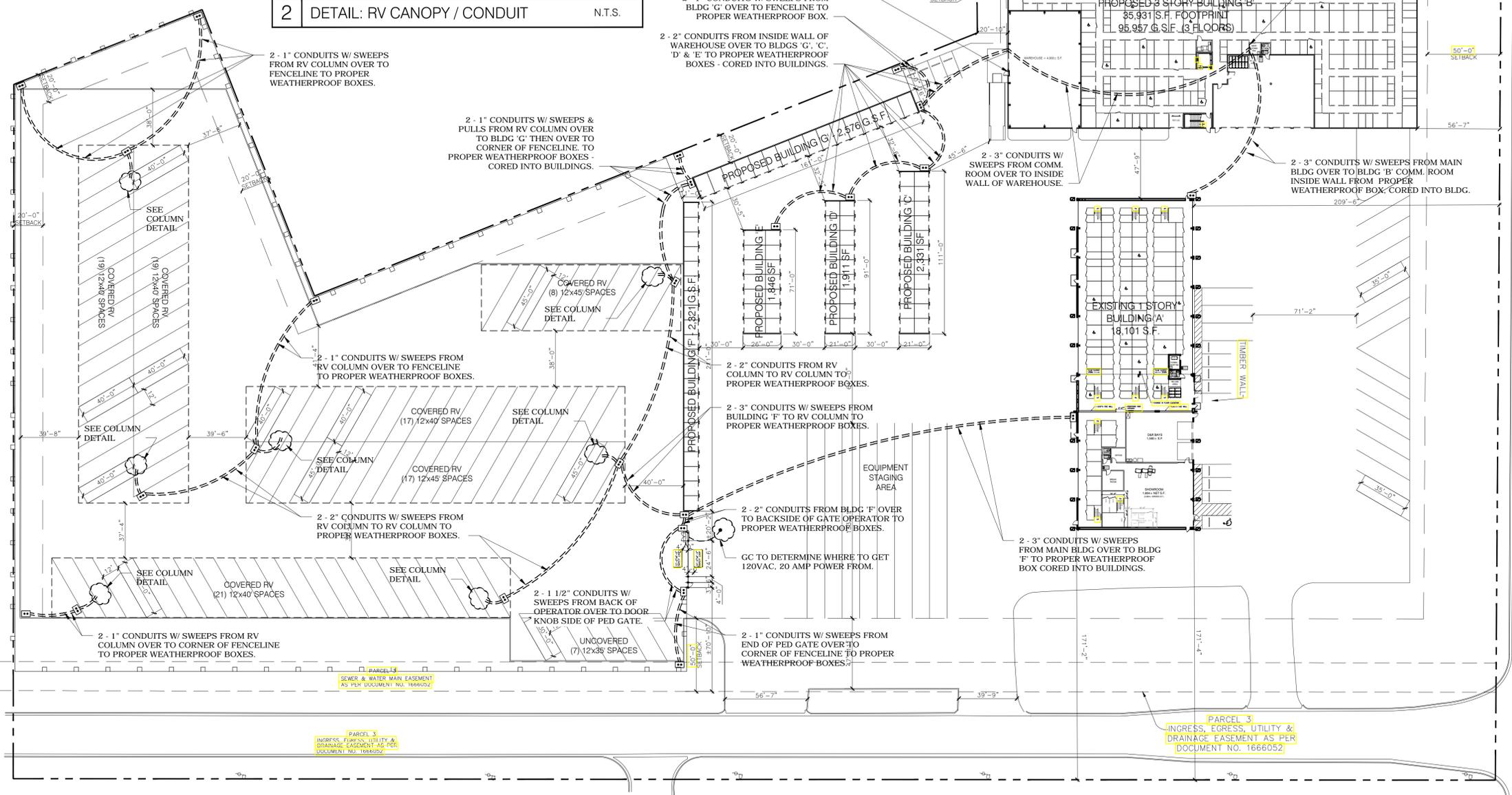
739027

DRAWN: KD
 CHECKED: RB
 DATE: 03/07/17

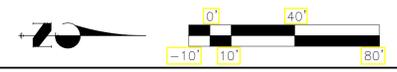
739027A10_Q1



2 DETAIL: RV CANOPY / CONDUIT N.T.S.

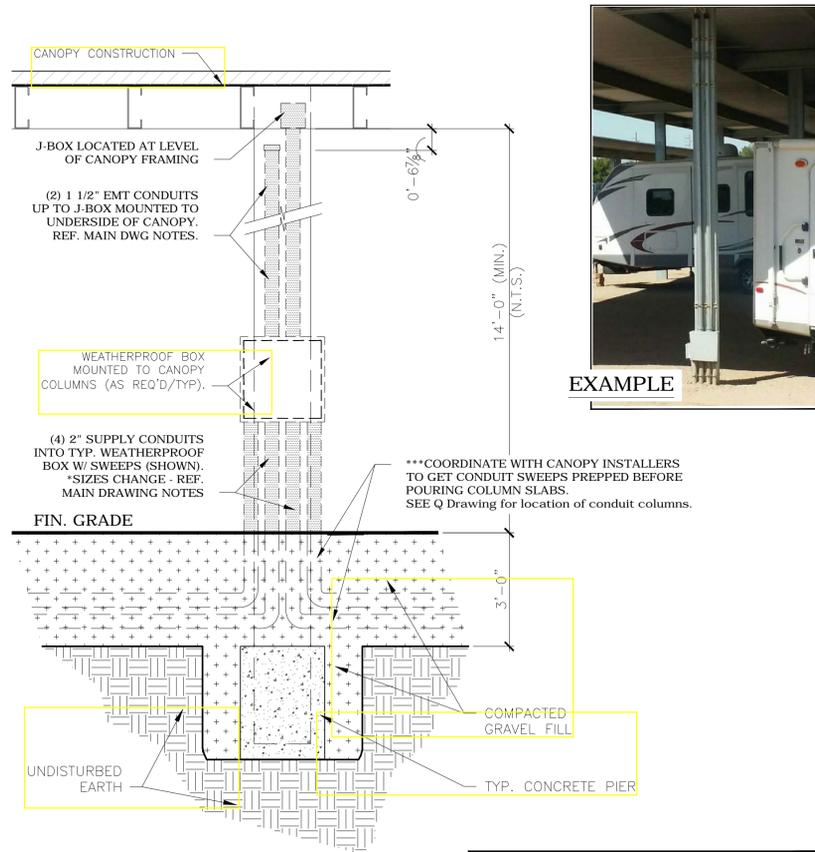


1 SITE PLAN / SECURITY - CONDUIT LAYOUT



SCALE: 1" = 40'

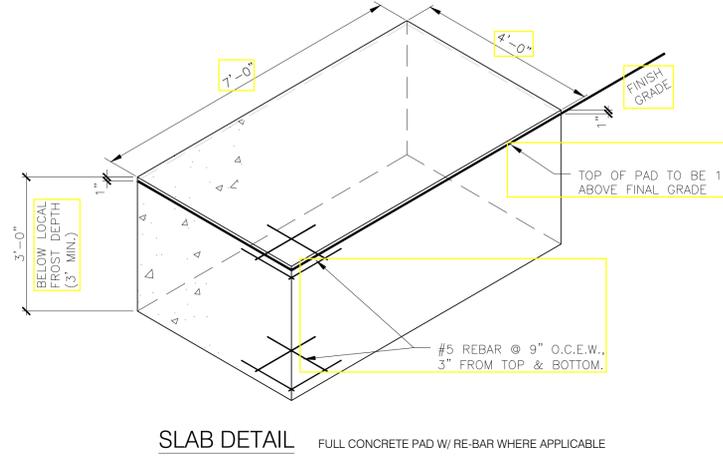
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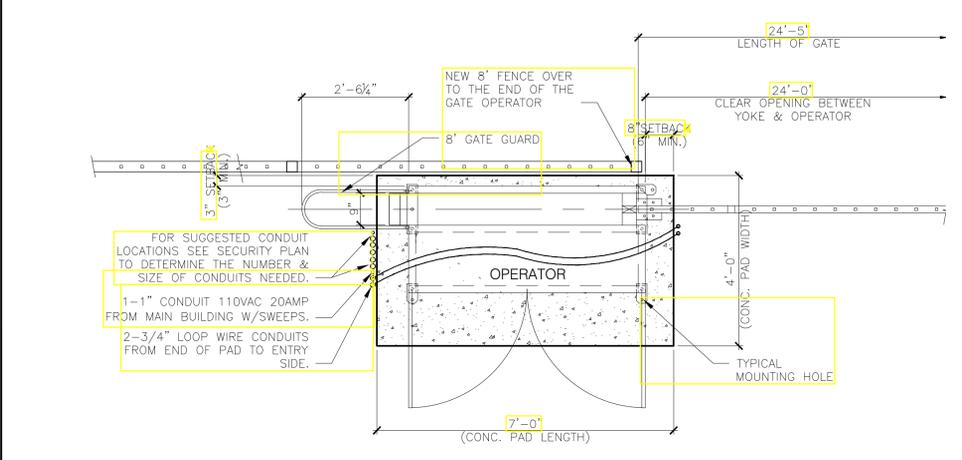
EXAMPLE

NOTE:
CALL *RICH BARANSKI - C: 602.821.1297
OFFICE: 602.263.6502 X615140
OR *ERIC TAYLOR
OFFICE: 602.263.6502 X615129
TO SELECT PROPER END COLUMN
LOCATIONS FOR SECURITY CONDUIT.

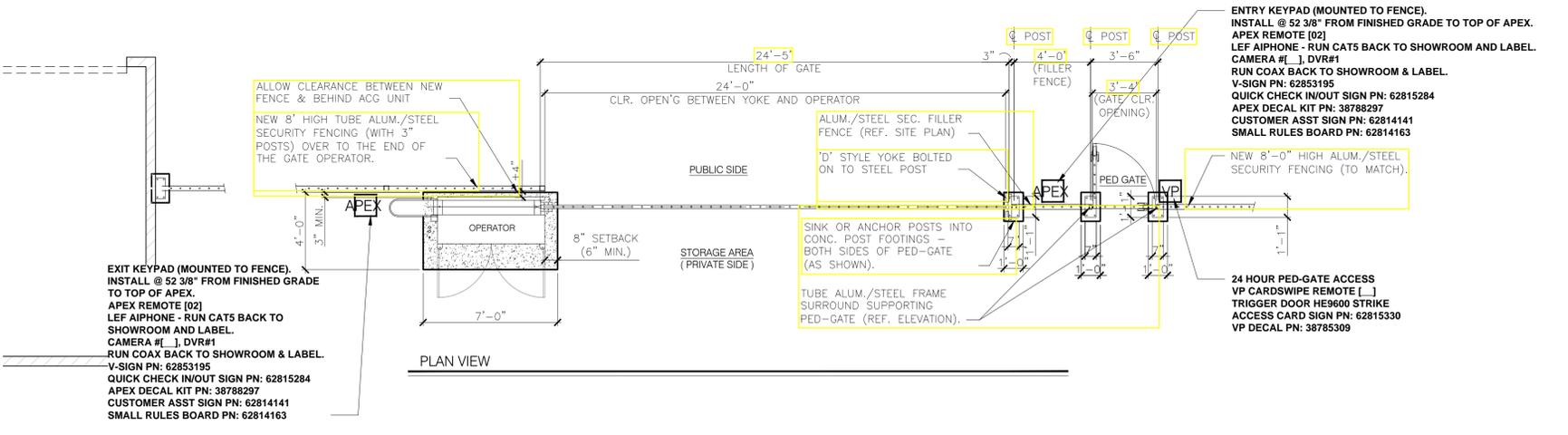
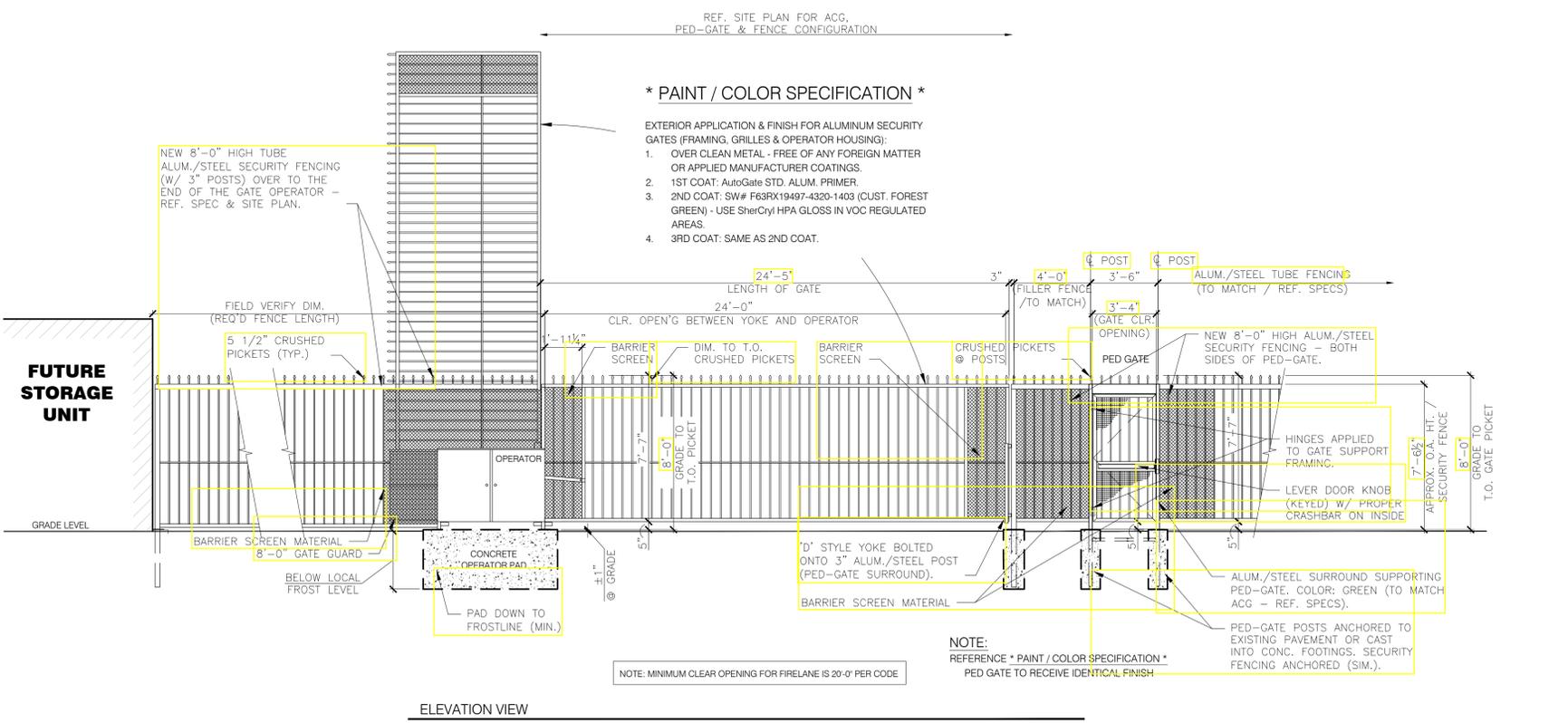
4 CANOPY POST/COLUMN CONDUIT DETAIL NOT TO SCALE



2 ACG OPERATOR / CONC. SETTING PAD DETAIL N.T.S.



1 ACG OPERATOR DETAIL (RIGHTHAND UNIT) SCALE: 1/2\"/>



5 DETAIL: PERIMETER SECURITY FENCE SECTION SCALE: 1/4\"/>

3 PROPOSED ACCESS CONTROL GATE (ACG/LH) W/ PED-GATE SCALE: 1/4\"/>

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	ELC	FINAL ZONING BOARD SUBMITTAL
2			
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PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

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

SHEET CONTENTS:
 SECURITY
 ACCESS CONTROL GATE
 (ACG & PED GATE)
 INSTALLATION DETAILS

739027

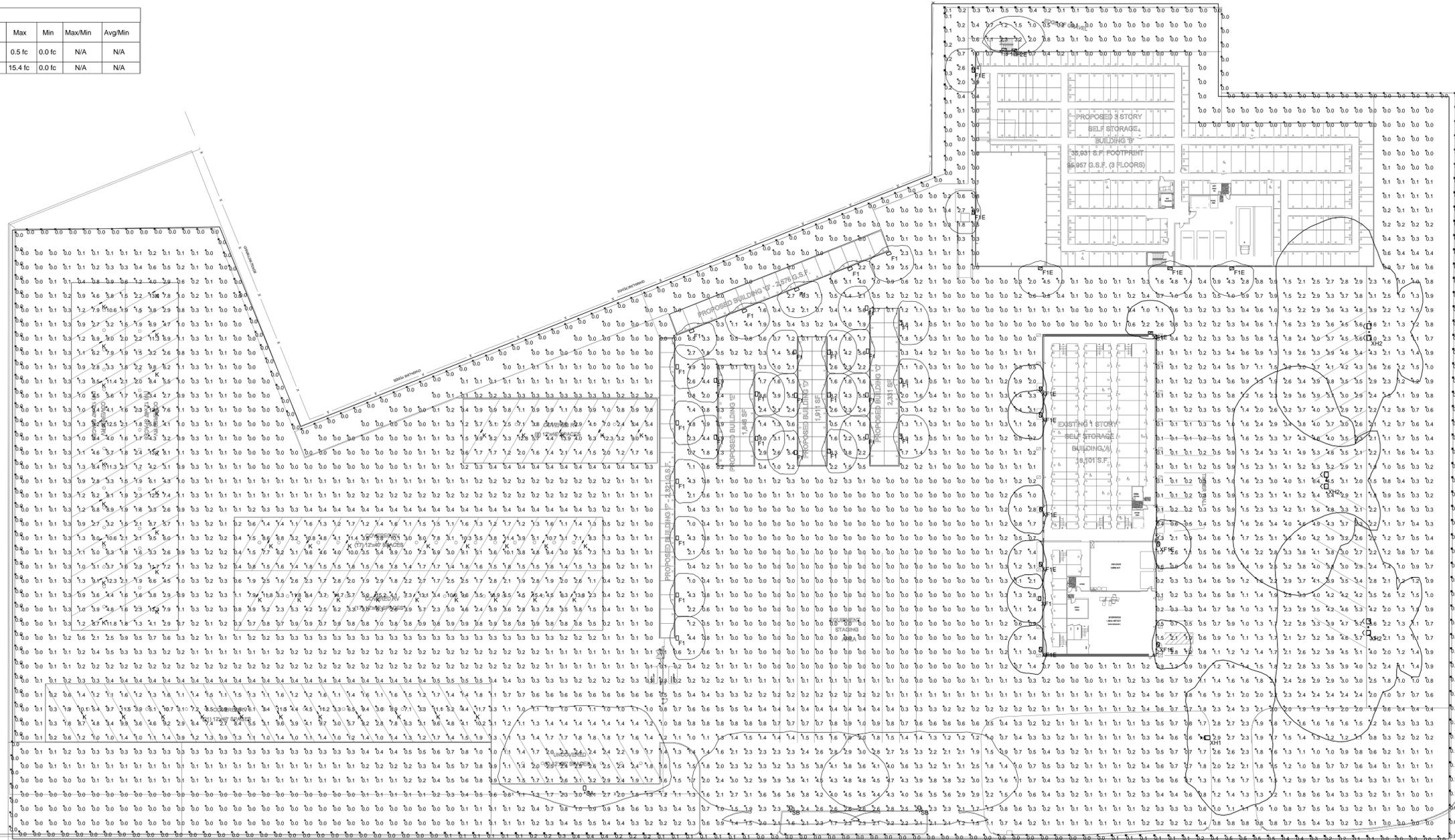
Q1.2

DATE: 03/07/17

739027A10_Q1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	F1	28	Lithonia Lighting	WST LED P1 40K VF MVOLT	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VF_MV OLT.ies	1639	0.95	12
	F1E	6	Lithonia Lighting	WST LED P1 40K VF MVOLT E7WC	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VF_MV OLT.ies	1639	0.95	12
	F2E	1	Lithonia Lighting	WST LED P1 40K VW MVOLT E7WC	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VW_MV OLT.ies	1659	0.95	12
	K	52	Lithonia Lighting	DMW2 4000LM MD AFL MVOLT 40K 80CRI	DMW2 L24 4000LM MD AFL MVOLT GZ21 40K 80CRI (GLEDS)	LED - 4000K COLOR TEMP	1	DMW2_4000LM_MD_AFL_M VOLT_40K_80CRI.ies	4855	0.95	39.9
	SA	1	Lithonia Lighting	DSX2 LED 80C 1000 40K T3M MVOLT HS / SSS 30' WITH 3' BASE	DSX2 LED WITH 80 LEDs @1000mA, 4000K, TYPE 3 MEDIUM OPTICS, WITH HOUSE SIDE SHIELD	LED - 4000K COLOR TEMP	1	DSX2_LED_80C_1000_40K _T3M_MVOLT_HS.ies	23223	0.95	282
	SB	2	Lithonia Lighting	DSX2 LED 80C 1000 40K BLC MVOLT / SSS 30' WITH 3' BASE	DSX2 LED WITH 80 LEDs @1000 mA, 4000K, BACKLIGHT CONTROL OPTIC	LED - 4000K COLOR TEMP	1	DSX2_LED_80C_1000_40K _BLC_MVOLT.ies	22173	0.95	282
	XF1	1	Lithonia Lighting	(EXISTING) WST LED P1 40K VF MVOLT	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VF_MV OLT.ies	1639	0.95	12
	XF1E	8	Lithonia Lighting	(EXISTING) WST LED P1 40K VF MVOLT E7WC	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED - 4000K COLOR TEMP	1	WST_LED_P1_40K_VF_MV OLT.ies	1639	0.95	12
	XH1	1	Lithonia Lighting	(EXISTING) DSX2 LED 80C 700 40K T3M MVOLT	DSX2 LED WITH 80 LEDs @700mA, 4000K, TYPE 3 MEDIUM OPTICS / 33' MOUNTING HEIGHT	LED - 4000K COLOR TEMP	1	DSX2_LED_80C_700_40K _T3M_MVOLT.ies	21380	0.95	188
	XH2	3	Lithonia Lighting	(EXISTING) DSX2 LED 80C 700 40K T3M MVOLT	DSX2 LED WITH 80 LEDs @700mA, 4000K, TYPE 3 MEDIUM OPTICS / 33' MOUNTING HEIGHT	LED - 4000K COLOR TEMP	1	DSX2_LED_80C_700_40K _T3M_MVOLT.ies	21380	0.95	376

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LIGHT SPILL AT PROPERTY LINE	✕	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
SITE LIGHTING	+	1.3 fc	15.4 fc	0.0 fc	N/A	N/A



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	ELC	FINAL ZONING BOARD SUBMITTAL
2			
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8			

PROFESSIONAL SEAL:

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ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85041
P: (602) 263-6502

SITE ADDRESS:

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

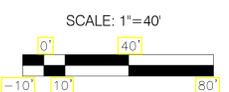
SHEET CONTENTS:

PHOTOMETRIC PLAN

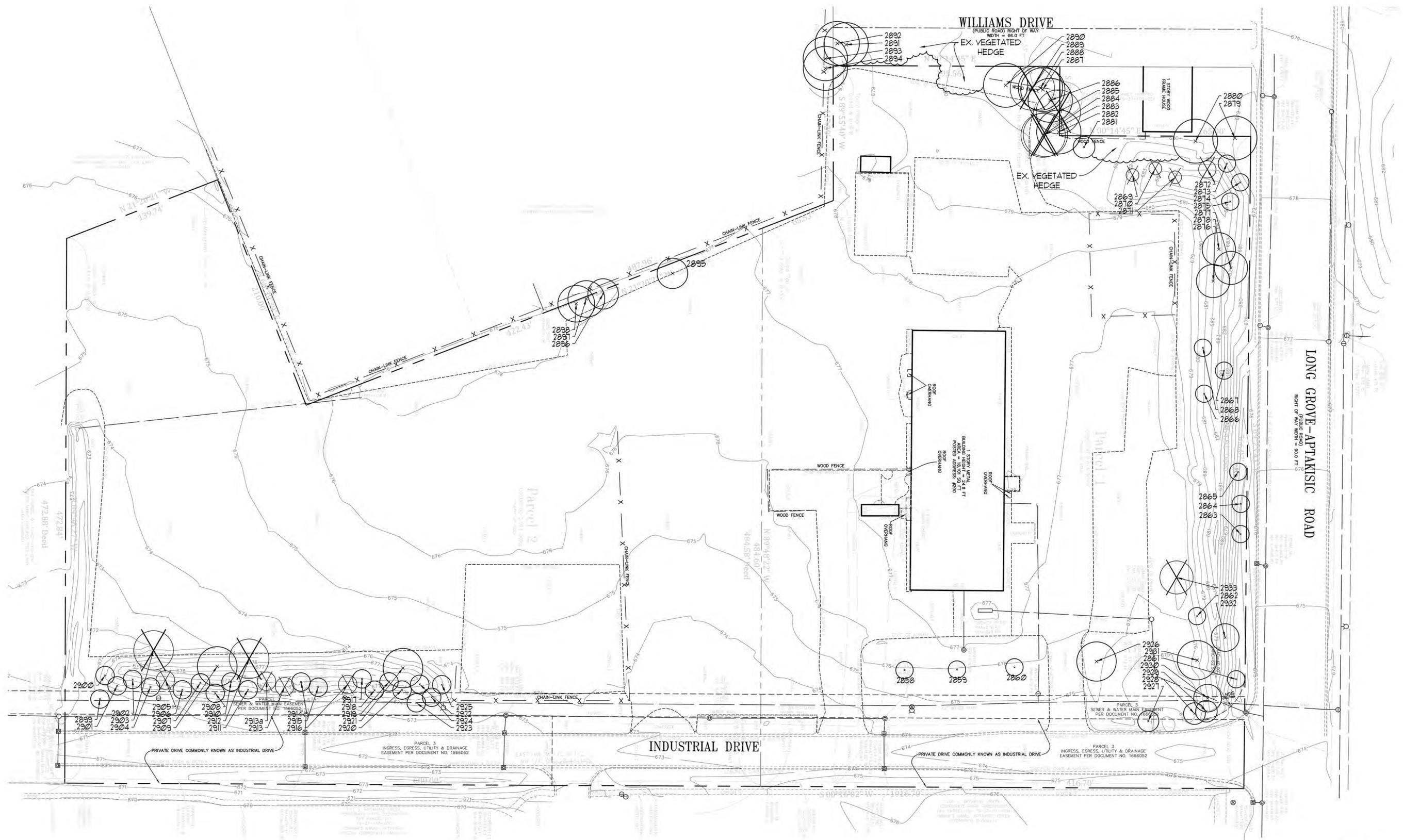
739027

DRAWN: BLC
CHECKED: DP
DATE: 03/07/17

739027A10



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1 TREE INVENTORY SURVEY
SCALE: 1" = 40'-0"



#	DATE	REVISION DESCRIPTION
1	11.14.16	PRELIMINARY PLAN SUBMITTAL
2	02.23.17	VILLAGE SUBMITTAL
3	03.07.17	FINAL ZONING BOARD SUBMITTAL
4		
5		
6		
7		
8		
9		
10		

TREE INVENTORY SURVEY
U-HAUL OF LINCOLNSHIRE
200-300 INDUSTRIAL DRIVE
LINCOLNSHIRE, IL 60069

PREPARED FOR
AMERCO REAL ESTATE
2727 N. CENTRAL AVE. #9N
PHOENIX, AZ 85004
602.263.6502 T

MR. DAVID POLLOCK

CEG JOB NUMBER
2016-119

SCALE: 1" = 40'
DRAWN BY: EH
CHECKED BY: WS
DATE: 11/03/2016
SHEET:

TREE SURVEY

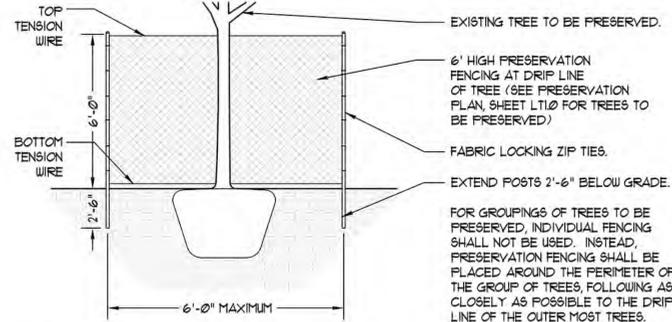
TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	STATUS
2858	HONEYLOCUST	GLEDITSIA TRIACANTHOS	3"	GOOD	SAVE
2859	RED MAPLE	ACER RUBRUM	3"	GOOD	SAVE
2860	HONEYLOCUST	GLEDITSIA TRIACANTHOS	3"	GOOD	SAVE
2861	RED MAPLE	ACER RUBRUM	3.5"	GOOD	SAVE
2862	RED MAPLE	ACER RUBRUM	3.5"	GOOD	SAVE
2863	HACKBERRY	CELTIS OCCIDENTALIS	4"	GOOD	SAVE
2864	HACKBERRY	CELTIS OCCIDENTALIS	4.5"	GOOD	SAVE
2865	HACKBERRY	CELTIS OCCIDENTALIS	3.5"	GOOD	SAVE
2866	RED OAK	QUERCUS RUBRA	2.5"	GOOD	SAVE
2867	RED OAK	QUERCUS RUBRA	4"	GOOD	SAVE
2868	RED OAK	QUERCUS RUBRA	4"	GOOD	SAVE
2869	BLUE SPRUCE	PICEA FUNGENS	10' HT	GOOD	REMOVE
2870	BLUE SPRUCE	PICEA FUNGENS	7' HT	GOOD	REMOVE
2871	BLUE SPRUCE	PICEA FUNGENS	8' HT	GOOD	REMOVE
2872	HONEYLOCUST	GLEDITSIA TRIACANTHOS	4"	GOOD	REMOVE
2873	HONEYLOCUST	GLEDITSIA TRIACANTHOS	4"	GOOD	REMOVE
2874	RED MAPLE	ACER RUBRUM	3"	GOOD	REMOVE
2875	RED MAPLE	ACER RUBRUM	3"	GOOD	REMOVE
2876	LITTLELEAF LINDEN	TILIA CORDATA	18"	EXCELLENT	REMOVE
2877	LITTLELEAF LINDEN	TILIA CORDATA	18"	EXCELLENT	REMOVE
2878	LITTLELEAF LINDEN	TILIA CORDATA	19"	EXCELLENT	REMOVE
2879	BOXELDER	ACER NEGUNDO	12 1/2"	FAIR	REMOVE
2880	BLACK WALNUT	JUGLANS NIGRA	14"	GOOD	REMOVE
2881	BLUE SPRUCE	PICEA FUNGENS	8"	FAIR	REMOVE
2882	BOXELDER	ACER NEGUNDO	16, 8"	FAIR	REMOVE
2883	SILVER MAPLE	ACER SACCHARINUM	16"	FAIR	REMOVE

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	STATUS
2884	SIBERIAN ELM	ULMUS FUMILA	13"	FAIR	REMOVE
2885	WHITE MULBERRY	MORUS ALBA	9"	FAIR	REMOVE
2886	BOXELDER	ACER NEGUNDO	14"	FAIR	REMOVE
2887	BOXELDER	ACER NEGUNDO	7"	FAIR	REMOVE
2888	BOXELDER	ACER NEGUNDO	13"	FAIR	REMOVE
2889	BOXELDER	ACER NEGUNDO	8"	POOR	REMOVE
2890	BLACK WALNUT	JUGLANS NIGRA	17, 14"	FAIR	REMOVE
2891	SILVER MAPLE	ACER SACCHARINUM	13, 9"	GOOD	REMOVE
2892	COTTONWOOD	POPULUS DELTOIDES	32"	FAIR	REMOVE
2893	WHITE MULBERRY	MORUS ALBA	6"	GOOD	REMOVE
2894	BOXELDER	ACER NEGUNDO	6"	FAIR	REMOVE
2895	COTTONWOOD	POPULUS DELTOIDES	7"	GOOD	REMOVE
2896	COTTONWOOD	POPULUS DELTOIDES	8"	GOOD	REMOVE
2897	BLACK WILLOW	SALIX NIGRA	8, 7, 1, 6, 6"	FAIR	REMOVE
2898	BLACK WILLOW	SALIX NIGRA	10, 9"	FAIR	REMOVE
2899	SCOTCH PINE	PINUS SYLVESTRIS	8"	GOOD	REMOVE
2900	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2901	SCOTCH PINE	PINUS SYLVESTRIS	7, 6"	GOOD	REMOVE
2902	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2903	BLACK LOCUST	ROBINIA PSEUDOACACIA	6, 6"	FAIR	REMOVE
2904	SCOTCH PINE	PINUS SYLVESTRIS	8"	GOOD	REMOVE
2905	SCOTCH PINE	PINUS SYLVESTRIS	8"	DEAD	REMOVE
2906	SCOTCH PINE	PINUS SYLVESTRIS	7, 6"	FAIR	REMOVE
2907	SCOTCH PINE	PINUS SYLVESTRIS	7"	FAIR	REMOVE
2908	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2909	BLACK LOCUST	ROBINIA PSEUDOACACIA	7, 6"	GOOD	REMOVE

TREE NO.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	STATUS
2910	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2911	SCOTCH PINE	PINUS SYLVESTRIS	8"	GOOD	REMOVE
2912	BLACK LOCUST	ROBINIA PSEUDOACACIA	6"	GOOD	REMOVE
2913	SCOTCH PINE	PINUS SYLVESTRIS	8"	DEAD	REMOVE
2913a	SCOTCH PINE	PINUS SYLVESTRIS	8"	DEAD	REMOVE
2914	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2915	SCOTCH PINE	PINUS SYLVESTRIS	6"	GOOD	REMOVE
2916	SCOTCH PINE	PINUS SYLVESTRIS	8"	DEAD	REMOVE
2917	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2918	SCOTCH PINE	PINUS SYLVESTRIS	8"	GOOD	REMOVE
2919	SCOTCH PINE	PINUS SYLVESTRIS	7"	FAIR	REMOVE
2920	SCOTCH PINE	PINUS SYLVESTRIS	7"	GOOD	REMOVE
2921	BLACK LOCUST	ROBINIA PSEUDOACACIA	7"	GOOD	REMOVE
2922	SCOTCH PINE	PINUS SYLVESTRIS	7"	FAIR	REMOVE
2923	SCOTCH PINE	PINUS SYLVESTRIS	6"	FAIR	REMOVE
2924	SCOTCH PINE	PINUS SYLVESTRIS	6"	FAIR	REMOVE
2925	SCOTCH PINE	PINUS SYLVESTRIS	8"	FAIR	REMOVE
2926	WHITE PINE	PINUS STROBUS	18"	GOOD	REMOVE
2927	CRABAPPLE	MALUS SPECIES	6, 6"	GOOD	REMOVE
2928	AUSTRIAN PINE	PINUS NIGRA	15"	GOOD	REMOVE
2929	AUSTRIAN PINE	PINUS NIGRA	18"	GOOD	REMOVE
2930	AUSTRIAN PINE	PINUS NIGRA	26"	GOOD	REMOVE
2931	HONEYLOCUST	GLEDITSIA TRIACANTHOS	27"	GOOD	REMOVE
2932	SUGAR MAPLE	ACER SACCHARUM	17"	FAIR	REMOVE
2933	SUGAR MAPLE	ACER SACCHARUM	13"	EXCELLENT	REMOVE

NOTE: TRIM ANY DEAD GROWTH OUT OF EXISTING TREES TO REMAIN.

FENCE SHALL BE LOCATED AS SHOWN ON THE TREE PRESERVATION PLAN (LTI). FENCE SHALL BE PLACED SO THAT THE POSTS FACE THE TREE. AFTER INSTALLING ALL POSTS, TIGHTLY WRAP THE FABRIC ACROSS THE POSTS TO PREVENT SAGGING. POSTS SHALL BE PLACED A MAXIMUM OF 6' ON CENTER. CHAIN LINK FENCE FABRIC SHALL BE 12" HIGH, 9 GAUGE, 2" GALVANIZED MESH FABRIC. POSTS SHALL BE 8'-6" LONG, 2" DIA, 1 1/2" GAUGE GALVANIZED PIPES WITH CAPS. FABRIC TIES SHALL BE 6'-1/2" LONG, 9 GAUGE ALUMINUM TIES, 6 PER POST. TOP AND BOTTOM TENSION WIRES SHALL BE 1 GAUGE, GALVANIZED TENSION WIRE. ATTACH TENSION WIRES TO POST WITH TENSION WIRE CLIPS.



1 TREE PRESERVATION DETAIL - CHAIN LINK FENCING
NOT TO SCALE

TREE PROTECTION NOTES

- ALL EXISTING TREE LOCATIONS AND SIZES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES TO REMAIN AS NOTED ON THE DRAWINGS ARE TO BE ENCLOSED WITH A TREE PROTECTION FENCE, PRIOR TO THE START OF CONSTRUCTION. THE FENCE SHALL CONSIST OF 4' TALL, ORANGE PLASTIC FENCE WITH METAL POSTS SPACED NO FURTHER THAN 6' APART. THE FENCE IS TO BE LOCATED UNDER THE OUTER EDGES OF THE TREE'S CANOPY, BUT NO CLOSER THAN 3' AWAY FROM THE TREE'S TRUNK. LANDSCAPE ARCHITECT TO APPROVE FENCE LOCATION PRIOR TO ANY SITE WORK.
- NO MATERIALS OR VEHICLES SHALL BE STORED, DRIVEN OR PARKED WITHIN TREE PROTECTION FENCING.
- ALL GRADING, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE TREE PROTECTION FENCING.
- CRUSHED LIMESTONE OR ANY MATERIALS THAT MAY BE DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE TREE PROTECTION FENCING NOR SHALL THEY BE LOCATED AT ANY HIGHER ELEVATION WHERE DRAINAGE TOWARD THE TREE(S) COULD CONCEIVABLY AFFECT THE HEALTH OF SAID TREE(S).
- IF IT IS THE CONTRACTOR'S OPINION THAT ANY OF THE TREES TO BE PRESERVED WILL BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR IS TO MAINTAIN THE PROTECTION FENCING THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS UNTIL NEW LANDSCAPING BEGINS AND THE LANDSCAPE ARCHITECT APPROVES REMOVAL OF THE FENCING.
- IF ROOTS OF A TREE TO REMAIN ARE EXPOSED, THE LANDSCAPE ARCHITECT IS TO BE CONTACTED AT ONCE.
- ALL TREES TO BE PRESERVED SHALL BE PRUNED TO REMOVE EXISTING DEAD WOOD TO COMPENSATE FOR ROOT LOSS DURING CONSTRUCTION BY A QUALIFIED ARBORIST WITH A MINIMUM 5 YEARS EXPERIENCE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- IF THE CONTRACTOR DAMAGES A TREE TO BE PROTECTED SO THAT IT DOES NOT SURVIVE HE SHALL BE RESPONSIBLE FOR REPLACING THE TREE IN KIND OR REPLACING IT WITH TREES ABOUT THE SAME NUMBER OF CALIFER INCHES (MEASURED 6" ABOVE THE GROUND). THE LANDSCAPE ARCHITECT IS TO APPROVE THE REPLACEMENT TREES.

#	DATE	REVISION DESCRIPTION
1	11.14.16	PRELIMINARY PLAN SUBMITTAL
2	02.23.17	VILLAGE SUBMITTAL
3	03.07.17	FINAL ZONING BOARD SUBMITTAL
4		
5		
6		
7		
8		
9		
10		

TREE SURVEY LIST & TREE PROTECTION DETAIL & NOTES
U-HAUL OF LINCOLNSHIRE
200-300 INDUSTRIAL DRIVE
LINCOLNSHIRE, IL 60069

PREPARED FOR
AMERCO REAL ESTATE
2727 N. CENTRAL AVE. #9N
PHOENIX, AZ 85004
602.263.6502 T

MR. DAVID POLLOCK

CEG JOB NUMBER
2016-119

SCALE: 1" = 40'

DRAWN BY: EH

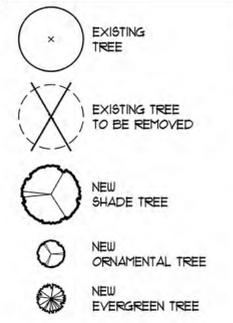
CHECKED BY: WS

DATE: 11/03/2016

SHEET: 2 of 2



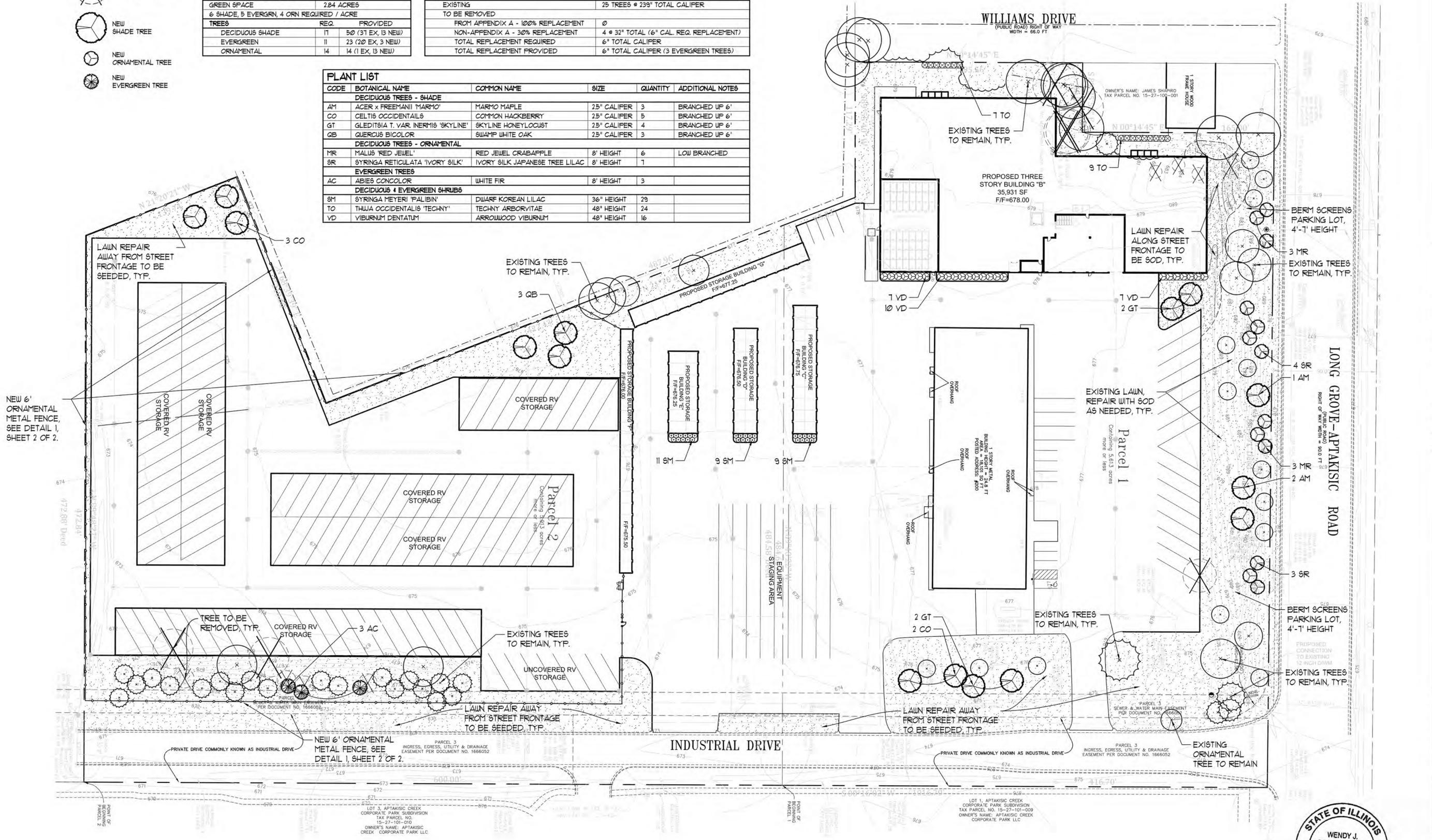
LEGEND



SITE INFORMATION	
SITE AREA	502,253 SF
GREEN SPACE	123,816 SF
IMPERVIOUS SURFACES	
PAVEMENT/CURB AREA	254,824 SF
BUILDING AREA	123,613 SF
TOTAL IMPERVIOUS	378,437 SF
LANDSCAPE REQUIREMENTS	
GREEN SPACE	2.84 ACRES
6 SHADE, 5 EVERGRN, 4 ORN REQUIRED / ACRE	
TREES	
REQ.	PROVIDED
DECIDUOUS SHADE	17 50 (31 EX, 13 NEW)
EVERGREEN	11 23 (20 EX, 3 NEW)
ORNAMENTAL	14 14 (1 EX, 13 NEW)

TREE MITIGATION REQUIREMENTS	
DECIDUOUS SHADE TREES	
EXISTING	36 TREES @ 4215" TOTAL CALIPER
TO BE REMOVED	
FROM APPENDIX A - 100% REPLACEMENT	1 @ 13" (13" CAL. REQ. REPLACEMENT)
NON-APPENDIX A - 30% REPLACEMENT	6 @ 64" TOTAL (19" CAL. REQ. REPLACEMENT)
TOTAL REPLACEMENT REQUIRED	32" TOTAL CALIPER
TOTAL REPLACEMENT PROVIDED	32" TOTAL CALIPER (13 SHADE TREES)
EVERGREEN TREES	
EXISTING	25 TREES @ 239" TOTAL CALIPER
TO BE REMOVED	
FROM APPENDIX A - 100% REPLACEMENT	0
NON-APPENDIX A - 30% REPLACEMENT	4 @ 32" TOTAL (6" CAL. REQ. REPLACEMENT)
TOTAL REPLACEMENT REQUIRED	6" TOTAL CALIPER
TOTAL REPLACEMENT PROVIDED	6" TOTAL CALIPER (3 EVERGREEN TREES)

PLANT LIST					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
DECIDUOUS TREES - SHADE					
AM	ACER x FREEMANII 'MARMO'	MARMO MAPLE	25" CALIPER	3	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	25" CALIPER	5	BRANCHED UP 6'
GT	GLEDISIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	25" CALIPER	4	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	25" CALIPER	3	BRANCHED UP 6'
DECIDUOUS TREES - ORNAMENTAL					
MR	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	8' HEIGHT	1	LOW BRANCHED
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	8' HEIGHT	6	
EVERGREEN TREES					
AC	ABIES CONCOLOR	WHITE FIR	8' HEIGHT	3	
DECIDUOUS 4 EVERGREEN SHRUBS					
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" HEIGHT	29	
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	48" HEIGHT	24	
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	48" HEIGHT	16	



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 T: 312-427-2888 F: 312-427-7648 W: www.dwpfld.com

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LANDSCAPE PLAN
U-HAUL OF LINCOLNSHIRE
 200-300 INDUSTRIAL DRIVE
 LINCOLNSHIRE, IL 60069

PREPARED FOR
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MR. DAVID POLLOCK

CEG JOB NUMBER
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SCALE: 1" = 40'
 DRAWN BY: EH
 CHECKED BY: WS
 DATE: 11/03/2016
 SHEET: 1 of 2

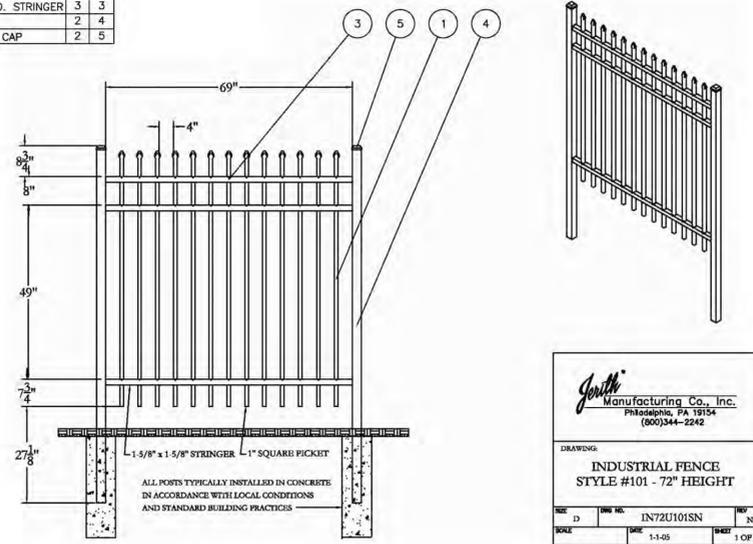


1 PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 40'-0"

GENERAL NOTES

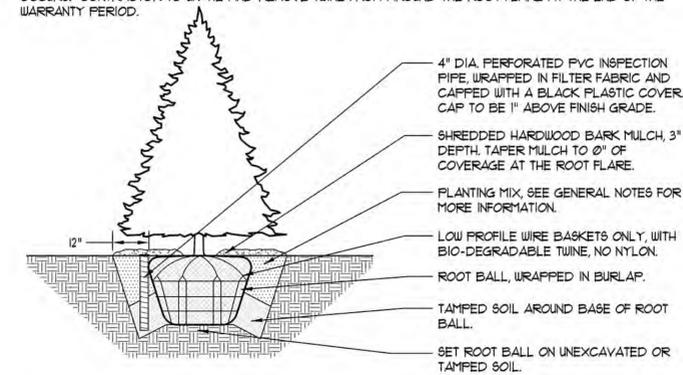
- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- QUANTITIES SHOWN ON THE DRAWING AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANT SYMBOLS SHOWN ON THE DRAWINGS SUPERCEDE ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SYMBOLS SHOWN ON THE DRAWINGS.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FEATURES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- EXISTING TOPSOIL FROM ON SITE THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING SOIL TEST ANALYSIS AND ADDING AMENDMENTS AS NEEDED SO THAT THE SOIL COMPLIES WITH THE REQUIREMENTS.
- SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. SODDED LAWN WILL NOT BE ACCEPTED UNTIL WELL ROOTED AND MOWN TWICE.
- LAWN SEED SHALL MATCH EXISTING LAWN. SEEDING SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT:
MAY 1 THROUGH JUN 15
AUG 15 THROUGH OCT 15
- ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
- ALL DECIDUOUS AND EVERGREEN TREES ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION.
- ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- TREES SPECIES SUCH AS BETULA, CELTIS, CERCIS, CRATAEGUS, FAGUS, LIRIODENDRON, PLATANUS, POPULUS, FRAXINUS, PYRUS, QUERCUS AND TAXODIUM ARE CONSIDERED 'SPRING DIG ONLY' TREES. THE CONTRACTOR MUST HAVE THESE TREES ORDERED, ACCEPTED AND DUG IN EARLY SPRING, FOR SUMMER AND FALL LANDSCAPE INSTALLATIONS.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
DECIDUOUS TREES: APR 1 THROUGH NOV 15
SPRING DIG DECIDUOUS TREES: APR 1 THROUGH OCT 15
EVERGREEN TREES: APR 1 THROUGH NOV 1
- TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
TREES: 20% TOPSOIL, 10% SAND, 10% FINE FINES
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND FINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE".
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

FENCE PARTS		
Name	Qty	Item
101-72 PICKET	13	1
70-1/2" - 13 HOLE IND. STRINGER	3	3
2-1/2" POST	2	4
2-1/2" ALUMINUM POST CAP	2	5



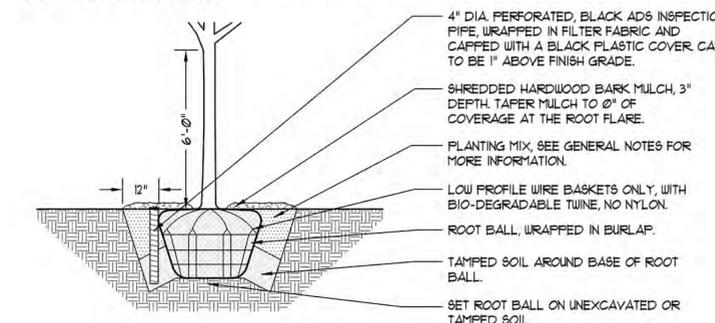
1 6' HT. INDUSTRIAL FENCE
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVED ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



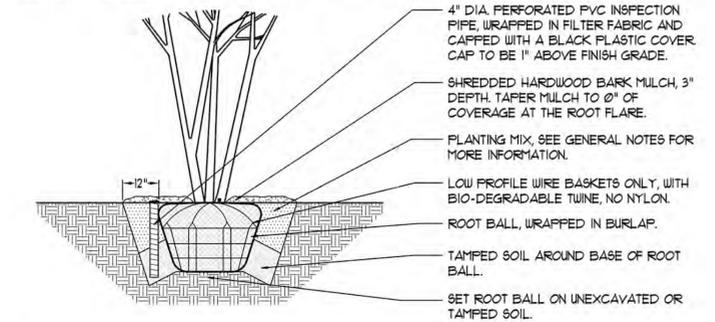
3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIFER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



4 MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

REVISION DESCRIPTION	DATE	#
PRELIMINARY PLAN SUBMITTAL	11.14.16	1
VILLAGE SUBMITTAL	02.23.17	2
FINAL ZONING BOARD SUBMITTAL	03.07.17	3
		4
		5
		6
		7
		8
		9
		10

LANDSCAPE NOTES & DETAILS
U-HAUL OF LINCOLNSHIRE
200-300 INDUSTRIAL DRIVE
LINCOLNSHIRE, IL 60069

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DRAWN BY: EH

CHECKED BY: WS

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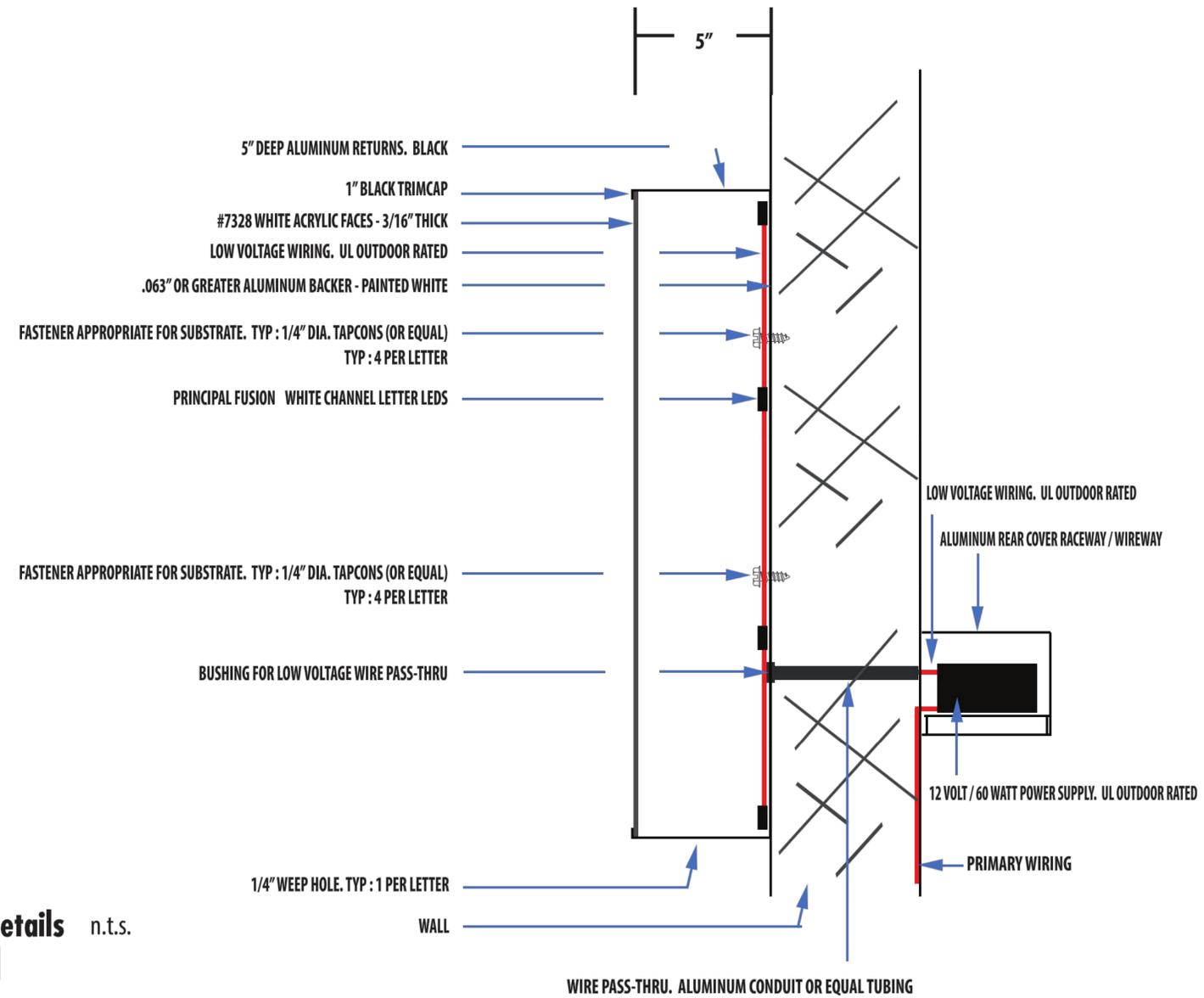
SHEET: 2 of 2



30"

16'-1"
U+HAUL®

Faces
 3M 3635-222
 Dualtone Perforated Vinyl
 black/white - VINYL



LED Pan Channel Details n.t.s.
Illuminated

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/07/17	[EJC]	FINAL ZONING BOARD SUBMITTAL
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS,
 NOT FOR CONSTRUCTION,
 FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
 REAL ESTATE COMPANY

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

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

SHEET CONTENTS:
 SIGN PLAN

739027

DRAWN: JH
 CHECKED: DP
 DATE: 03/07/17
 SN-1

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ORDINANCE NO. 15-3351-78

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

Passed by the Board of Trustees this 23rd day of February, 2015

Published by the Board of Trustees this 23rd day of February, 2015

Printed and published in pamphlet form by authority of the President and Board of
Trustees

VILLAGE OF LINCOLNSHIRE, ILLINOIS


Deputy Village Clerk



ORDINANCE NO. 15-3351-78

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

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

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

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

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

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

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

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

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

WHEREAS, the Corporate Authorities have concluded that the Special Use Amendment, subject to and in conformance with the terms and conditions of this Ordinance, will be beneficial to the Village, will further the development of the Subject Property and the orderly development of the Village, and will otherwise enhance and promote the general welfare of the Village and the health, safety and welfare of the residents of the Village.

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

Section 1. Recitals and Findings.

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

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

Section 2. Amendment to Special Use Ordinance.

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

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

1. The existing berm adjacent to the west property line shall remain;
2. The Landscape Plan shall be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code;

3. The vehicular area north of the principal building be paved with concrete, asphaltic materials or permanent materials, in accordance with the Off-Street Parking regulations in Title 6, Chapter 11 of the Village Code;

4. Existing detached structures shall be removed prior to the issuance of a Certificate of Occupancy for the principal building; and

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

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

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

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

person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees. This section shall not apply to the Village of Lincolnshire, its officials, agents or employees.

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

Section 6. Effective Date; Assent. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, provided, however, that this Ordinance shall not take effect until a true and correct copy of this Ordinance is executed by Petitioner and Owner, or such other parties in interest as the Village may reasonably identify, consenting to and agreeing to be bound by the terms and conditions of this Ordinance. Unless the Petitioner and Owner deliver to the Village a copy of this Ordinance, as so executed, not later than sixty (60) days after the passage and approval of this Ordinance by the Corporate Authorities, or within such extension of time as may be granted by the Corporate Authorities by motion, this Ordinance shall be null and void and of no further force and effect.

PASSED this 23rd day of February, 2015, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES: Brandt, Grujanac, McDonough, Servi

NAYS: None

ABSTAIN: None

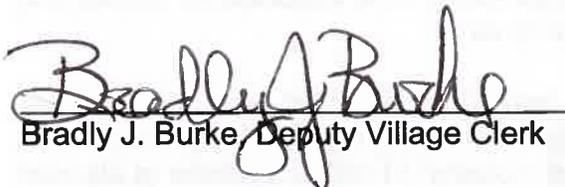
ABSENT: Feldman, McAllister

APPROVED this 23rd day of February, 2015.



Brett Blomberg, Mayor

ATTEST:


Bradly J. Burke, Deputy Village Clerk

Published by me in pamphlet form
this 23rd day of February, 2015.



ACCEPTED:

LENZINI LINCOLNSHIRE, L.L.C.

Madeline Lenzini

By: Madeline Lenzini

Its: Manager

Date of Execution: 3/20/15

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public, do hereby certify that Madeline Lenzini, who is the Manager of LENZINI LINCOLNSHIRE, LLC ("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 Petitioner, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 20th day of March, 2015.

Wendy Gold
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

CLERK'S CERTIFICATE

I, **BRADLY BURKE**, do hereby certify that I am the duly appointed and qualified Village Clerk for the Village of Lincolnshire, Lake County, Illinois.

I do further certify that the above and attached is a true and correct copy of an Ordinance entitled:

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

I do further certify that the aforesaid Ordinance was entrusted to my care and custody, that the same is duly spread upon the record of proceedings of said Village, and that I am the custodian of all Village records, including the journal of proceedings, ordinances, and resolutions of said Village.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of February, 2015.


Deputy Village Clerk
Village of Lincolnshire
Lake County

**Prepared by and Mail to:
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069**



STATE OF ILLINOIS)
) SS.
COUNTY OF L A K E)

CLERK'S CERTIFICATE

I, **BARBARA MASTANDREA**, do hereby certify that I am the duly appointed and qualified Village Clerk for the Village of Lincolnshire, Lake County, Illinois.

I do further certify that the above and attached is a true and correct copy of an Ordinance entitled:

**AN ORDINANCE
GRANTING A SPECIAL USE FOR THE OPERATION
OF A CONCRETE RECYCLING, STORAGE AND SALES FACILITY
AND A TREE CHIPPING FACILITY
(LENZINI)**

I do further certify that the aforesaid Ordinance was entrusted to my care and custody, that the same is duly spread upon the record of proceedings of said Village, and that I am the custodian of all Village records, including the journal of proceedings, ordinances, and resolutions of said Village.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of September, 2006.



**Village Clerk
Village of Lincolnshire
Lake County**

**Prepared by and Mail to:
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069**

ORDINANCE NO. 06-2959-51

**AN ORDINANCE
GRANTING A SPECIAL USE FOR THE OPERATION
OF A CONCRETE RECYCLING, STORAGE AND SALES FACILITY
AND A TREE CHIPPING FACILITY
(LENZINI)**

WHEREAS, application has been made by LENZINI EXCAVATING, CO. (“Applicant”) for a Special Use Permit to allow for the establishment and operation of a concrete recycling, storage and sales facility and a tree chipping facility located at 300 Industrial Drive; and

WHEREAS, the Zoning Board conducted a public hearing on the Applicant’s petition, such hearing being convened originally on August 8, 2006, and continued until on September 15, 2006, whereupon it was adjourned, during which all interested persons were granted an opportunity to present evidence and cross-examine the other witnesses; and

WHEREAS, the Zoning Board has heretofore submitted to the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, its findings of fact and recommendations related thereto; and

WHEREAS, the Corporate Authorities of the Village of Lincolnshire, Lake County, Illinois, have duly considered said finding and recommendations of said Zoning Board;

THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lincolnshire, Lake County, Illinois, in exercise of its home rule powers, as follows:

SECTION 1: The findings of fact of the Zoning Board of the Village of Lincolnshire, Lake County, Illinois, are herein incorporated by reference as the findings of this Board to the same effect as if fully recited herein at length. All references in the findings are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire.

SECTION 2: That the property which is the subject of this Ordinance is legally

described as follows:

THAT PART OF THE WEST HALF OF THE WEST HALF OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD (FORMERLY THE CHICAGO AND WISCONSIN RAILROAD) BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 27 WHICH IS 1,608.0 FEET NORTH OF THE SOUTH EAST CORNER WHEREOF; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTH WEST 1/4 OF SAID SECTION 27, 600.0 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 484.58 FEET TO A POINT ON A LINE 420.0 FEET NORTH EASTERLY (MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EASTERLY LINE OF THE RIGHT OF WAY OF THE SOO LINE RAILROAD); THENCE SOUTH EASTERLY ALONG SAID PARALLEL LINE, 422.43 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO SAID NORTH EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY THROUGH A POINT OF CURVE IN SAID EASTERLY RIGHT OF WAY LINE, THENCE SOUTH WESTERLY ALONG THE LAST DESCRIBED LINE, 210.0 FEET; THENCE SOUTH EASTERLY AT TIGHT ANGLES TO THE LAST DESCRIBED LINE, 139.74 FEET TO AN INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE NORTH WEST 1/4 OF SAID SECTION 27 THROUGH SAID POINT ON SAID EAST LINE WHICH IS 1,608.0 FEET NORTH OF THE SOUTH EAST CORNER THEREOF, THENCE EAST ALONG SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST LINE 472.88 FEET TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.

SECTION 3: A Special Use Permit is hereby granted and issued for the purpose of establishing and operating a concrete recycling, storage and sales facility and a tree chipping facility located at 300 Industrial Drive in strict conformance with Section 6-7A-7(C) of the Village Code, and the plans submitted, reviewed, and approved by the Village Board, subject to the following conditions and restrictions:

1. The acreage, or footprint, of the subject property on which the Applicant operates of the concrete recycling, storage and sales and tree chipping shall not be expanded;

2. Crushing, grinding and/or chipping shall not occur, cumulatively, more than twenty-five (25) times per calendar year;
3. Only material from the Applicant's off-site operations may be processed by either facility;
4. Only recyclable raw material may be accepted at the facilities;
5. The height of the raw material and processed material stockpiles shall not exceed twenty feet (20');
6. No operation of the concrete recycling, storage and sales facility and tree chipping facility shall occur between December 1 and March 1, provided the Applicant may store raw materials and processed materials on the subject property in a manner which eliminates any vectors which result in a nuisance to neighboring properties;
7. The Applicant shall strictly comply with the operating plan submitted for each of the concrete recycling, storage and sales facility and tree chipping facility, to the extent such plans are not less stringent than the conditions contained herein or in Ordinance No. 95-1401-31, provided that any conflict between the operating plans and this Ordinance shall be resolved in favor of this Ordinance;

SECTION 4: This Special Use is personal to the Applicant and may not be transferred. Any transfer of more than 10% of the fee title to the subject property shall result in the automatic termination of the special use permit herein granted.

SECTION 5: The Special Use granted herein shall have a term not to exceed two (2) years. In the event the Applicant desires to apply for a new Special Use permit upon the expiration of this Ordinance there shall be no operation of either facility in the event of any gap between the expiration of this Ordinance and the grant of a subsequent Special Use, if any.

SECTION 6: The specific terms and conditions of this Ordinance shall prevail against other existing ordinances of the Village to the extent that there might be any conflict. Except for the foregoing limitation, the development of the Subject Property is subject to all terms and conditions of applicable ordinances and regulations of the Village of Lincolnshire including, without limitation Ordinance No. 95-1401-31 as amended, zoning ordinances, building codes, subdivision regulations and regulations concerning the construction and design of public improvements.

SECTION 7: The following exhibits shall be attached to and made a part of this Special Use Ordinance and all standards, requirements, designs or specifications in such exhibits shall be binding on the Petitioner to the extent they are not less stringent than any other condition contained herein:

1. Standards for Special Use Permit for Concrete Recycling, Storage and Sales and Tree Chipping Facility, received August 4, 2006, submitted by the Applicant in support of its Application;
2. Concrete Recycling, Summary of Operations, received July 6, 2006;
3. Tree Recycling, Summary of Operations, received July 6, 2006; and
4. Plat of Survey depicting location of operations and storage.

SECTION 8: Any person violating the terms and conditions of this Ordinance shall be subject to a penalty not less than One Hundred Dollars (\$100.00) and not exceeding Five Hundred Dollars (\$500.00) for each violation, 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 9: Failure to abide by any and all terms of the Special Use Permit shall also be cause for the Village to initiate hearings to determine whether the subject Special Use shall be revoked, along with any applicable license.

SECTION 10: The premises shall be made available for inspection by any department of the Village at all reasonable times for compliance with this Ordinance and any other laws or regulations.

SECTION 11: All conditions set forth in Ordinance No.06-2948-40 shall remain in full force and effect. If there are any irreconcilable conflicts between that Ordinance and this Ordinance, that Ordinance shall prevail.

SECTION 12: 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 Owners of the Subject Property consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted by the Corporate Authorities by motion.

PASSED this 25th day of September, 2006, by the Corporate Authorities of the Village of Lincolnshire on a roll call vote as follows:

AYES: Brandt, Kloske, Saltiel, Servi

NAYS: None

ABSENT: McDonough

APPROVED this 25th day of September, 2006.

Brett Blomberg
Brett Blomberg, Mayor

ATTEST:

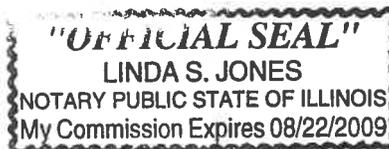
Barbara Mastandrea
Barbara Mastandrea, Village Clerk

ACKNOWLEDGED and ACCEPTED
this 27 day of Sept, 2006.

L. Robert Lenzini
Lenzini Excavating, Co.

Subscribed and sworn to before me this 27th day of
September, 2006.

Linda S. Jones
Notary



M-1 Manufacturing District Zoning Requirements

- D. Frozen food lockers.
- E. Laundries.
- F. Radio and television towers.
- G. Restaurants serving only employees of an established use. (Ord. 65-138-15)
- H. A facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck-trailer parts, indoors only. (Ord. 78-533-23)
- I. Concrete recycling, storage and sales, subject to the standards described in Section 6-7A-7.
- J. Tree chipping, subject to the standards described in Section 6-7A-7(Ord. 06-2948-40, eff. 08/14/06).

6-7A-4: LOT AREA, SETBACK AND HEIGHT REQUIREMENTS:

- A. Lot Area: Not less than twenty thousand (20,000) square feet.
- B. Frontage: Not less than one hundred feet (100').
- C. Floor Area Ratio: Not to exceed five-tenths (.5).
- D. Building Height: Not to exceed forty five feet (45').

6-7A-5: YARDS:

- A. Front Yard: Not less than fifty feet (50') in depth; all front yards must be landscaped or planted in grass.
- B. Side Yards: Not less than fifteen feet (15') in width.
- C. Rear Yard: Not less than twenty feet (20') in depth.

6-7A-6: OFF-STREET PARKING AND LOADING:

- A. Off-Street Loading: Loading berths in accordance with provisions set forth in

Use	Minimum Number of Required Spaces
Institutional	
College/University or Vocational, private educational institution, business or trade school	1/each employee + 1/3 students
Day Care center	1/500 SF
Elementary, Junior high School	1/each employee
High School	1 each employee + 1/4 students aged 16 years or older
Hospital	1/500 SF + 0.5/ employee
Municipal and Government Buildings	1/250 SF
Nursing/Rest Homes	1/1,000 SF
Urgent medical care center/clinic	1/200 SF + 1/employee, including doctors
Industrial	
Cargo and freight terminals	
Cartage and express facilities	
Laboratories or research and development facilities	
Light manufacturing, fabricating, processing, assembly, repairing, storing, servicing or testing of materials, goods or products	1/250 SF of Office Space + 1/1,000 SF of Manufacturing Space + 1/2,000 SF of Warehouse Space
Research Laboratories	
Warehouse and storage, distribution facilities	

OFF-STREET PARKING TABLE CONTINUED ON NEXT PAGE



View of proposed development area south of existing building



View of proposed development area southeast of existing building



View of existing self-storage building front elevation



View of existing self-storage building rear elevation



Village of Lincolnshire

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

SITE PHOTOS

U-Haul, 200 & 300 Industrial Drive

VILLAGE OF BUFFALO GROVE



Fifty Raupp Blvd
Buffalo Grove, IL 60089-2196
Phone 847-459-2500
Fax 847-459-0332

March 10, 2017

Tonya Zozulya
Economic Development Coordinator
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Dear Tonya,

The Village of Buffalo Grove ("Buffalo Grove") has received the proposed plans for an expansion of the existing U-Haul facility at 200 & 300 Industrial Drive, Lincolnshire IL. It is our understanding that the proposed project includes the construction of a new 3-story self-storage building along with multiple smaller storage structures. The proposed plans also include multiple covered canopies for recreational vehicle ("RV") parking and storage. Based on your memo dated February 7, 2017, the proposed project is scheduled for a public hearing on March 14, 2017 before the Village of Lincolnshire ("Lincolnshire") Zoning Board for a Special Use Amendment and Subdivision. Buffalo Grove staff would like to provide the following comments regarding the proposed U-Haul project:

1. The Villages of Lincolnshire and Buffalo Grove entered into a Boundary and Planning Agreement ("Agreement") dated May 23, 2005. The proposed U-Haul development lies within Area "H" of the Agreement and Buffalo Grove still maintains an active interest in Area "H" as it is directly adjacent to its borders. Pursuant to Section 3 of the Agreement; *"It is agreed that for zoning, planning, and municipal services purposes that Area "H" would be better served by being disconnected from Lincolnshire and annexed to Buffalo Grove."* Furthermore, Section 5 subsection A of the Agreement specifically identifies Area "H" within the future planning jurisdiction of Buffalo Grove and that "Lincolnshire agrees that it shall not . . . attempt to exercise or enforce any zoning ordinance, subdivision, control, official map, or other municipal authority or ordinances" as applied to Area H. Staff believes that Buffalo Grove's Zoning Ordinances, Official Map, and other controls will be applied to Area H and that decision-making for future development on the site shall be made with reference to Buffalo Grove's standards.
2. One of the purposes of the Agreement, as stated within the Preamble and noted in the second "Whereas" clause on page 1, is *"to establish a consensus defining logical municipal boundaries and areas of municipal authority as well as clarifying planning concepts between both municipalities for the purpose of insuring the development of certain territory in a manner consistent with the Comprehensive Plans of both communities"*. As the U-Haul

property is within our future planning jurisdiction, Buffalo Grove staff finds that the proposed plans are NOT consistent with our most recently updated Comprehensive Plan. Specifically, the Buffalo Grove Comprehensive Plan identifies this site for Industrial uses. The proposed use of RV parking and storage is not listed as a permitted or special use within Buffalo Grove’s Industrial zoning district. Staff further notes that Section 4 of the Agreement states, “Lincolnshire acknowledge[s] that [Buffalo Grove] has a legitimate interest in regulating the development and/or redevelopment of land near [its] borders to protect the health and safety of [its] residents and to provide uniformity and continuity.” This language supports Buffalo Grove’s right to be involved in the decision making process for any redevelopment on Area “H”. The particular redevelopment now being considered is contrary to Buffalo Grove’s Comprehensive Plan, and requires extensive variations under Buffalo Grove’s Development and Zoning Ordinances, including but not limited to:

- Side and rear yard setback reductions
- Screening requirements
- Parking lot landscaping
- Building coverage in a rear yard area

3. Section 2 of the Agreement states the following; “*Neither Village will allow the extension of utilities into any area designated to the other Village without the express written consent of that Village.*” Buffalo Grove staff is concerned that the proposed plans are not consistent with this section of the Agreement. Specifically, the proposed plan calls for the extension of an existing Lincolnshire sanitary sewer to service the property. As previously noted, this site has been identified within the future planning jurisdiction of Buffalo Grove and therefore any future utility extension requires the consent of Buffalo Grove.
4. Pursuant to Buffalo Grove’s Zoning Ordinance, all outside storage requires a special use. Furthermore, outside storage is to be fully screened on all sides with a 6-8’ high solid wall and/or solid fence and said storage shall not exceed the height of the required screening (6-8’ high). The storage of RV’s in excess of 8’ in height would not meet Buffalo Grove’s Zoning Ordinance requirements.
5. The proposed new 3-story self-storage building would not meet Buffalo Grove’s minimum side and rear year setbacks. Pursuant to Buffalo Grove’s Zoning Ordinance, a 40’ high building in the Industrial District requires a minimum 25’ side and 25’ rear yard setback.
6. Staff believes that the proposed project includes multiple land uses. Specifically, Buffalo Grove staff finds that RV parking and storage is a separate and distinct use from a fully enclosed self-storage/warehouse building(s). As previously noted, RV parking and storage is not listed as a permitted or special use within Buffalo Grove’s Industrial zoning district.

7. Staff is concerned about the overall access and circulation of the facility. We believe there could also be potential conflicts between the existing industrial park truck traffic and RV traffic generated by the proposed use. Has a traffic study been completed? If so, can that be shared with Buffalo Grove?
8. Please indicate what, if any, improvements are being made to Industrial Drive. Staff noticed some deterioration to Industrial Drive along the property's frontage. Furthermore, has a consideration been made to have the applicant improve and dedicate Industrial Drive?
9. It is unclear what public parking spaces are being provided for the proposed new self-storage uses. There appear to be only 4 parking spaces available for the 95,000 square foot self-storage building. Based on our review of the Lincolnshire Zoning Ordinance, this would not meet the minimum required number of parking spaces. Has a variation been requested? For reference purposes, the Village of Buffalo Grove recently approved a 3-story fully enclosed self-storage facility of similar size and 12 parking spaces were provided.
10. Staff noticed that minimal parking lot landscaping is being proposed. Pursuant to Title 6-11-2 E of the Lincolnshire Zoning Ordinance, additional landscaping and landscaped islands are required. Please advise if the applicant has applied for a variation. As proposed, the current parking lot design and landscaping does not meet Buffalo Grove's Code.
11. Buffalo Grove staff has reviewed the proposed plans with our Fire Department and have noted concerns as it relates to the overall circulation of the new 3-story self-storage building. Specifically, the site plan does not provide circulation for fire apparatus on all sides of the proposed 40' high structure. Direct access for fire protection would only be available along the east elevation. Buffalo Grove requires that access for fire vehicles and equipment for a building of this size and height have proper circulation and should be provided on a minimum of 3 sides. Further review by Buffalo Grove's Fire Department will also be required to ensure proper fire hydrant spacing and fire protection systems on the various structures.
12. Buffalo Grove staff does not support the overall appearance and the use of materials for the proposed new 3-story self-storage building and for the small storage building (buildings "C" through "G"). Based on our review, we find that the proposed architecture and use of materials do not meet Buffalo Grove's Appearance Plan. Furthermore, specific details of the proposed canopies in the RV parking and storage area have not been provided. Buffalo Grove staff is unable to provide comments regarding those buildings and structures until we receive further details.
13. Please provide further information from the applicant as it pertains to the overall use of the facility. This should include greater details about the operations of the various uses, hours, number of employees, etc.

14. Please provide specifics regarding the area identified on the site plan as “equipment staging area”. How will this area being used?
15. Please indicate if retail activities will be occurring on the site. If so, this will need to be reviewed in the context of Buffalo Grove’s Zoning Ordinance as any direct retail sales to the general public are limited in Buffalo Grove’s Industrial district.
16. Pursuant to the Village’s Development Ordinance and Updated Comprehensive Plan, a bike path shall be provided along the Aptakisic Road frontage connecting to the existing path to the east. Also, a sidewalk shall be provided along the Industrial Drive frontage. This is consistent with the Aptakisic Creek development to the east.

As noted above, the 2005 Boundary and Planning Agreement indicates that the area subject to the proposed U-Haul expansion is best suited to be within the Village of Buffalo Grove for purposes of planning, zoning and municipal services. Staff finds that the proposed U-Haul plans are not consistent with the intent of the Agreement as the proposal would not meet Buffalo Grove’s Updated Comprehensive Plan, Development Ordinance and Zoning Ordinance. Therefore, Buffalo Grove staff believes that the redevelopment under consideration by Lincolnshire is not appropriate and we respectfully request that the proposal not be approved as contemplated.

Please note that our review and assessment was based on the plan submittal documentation provided on February 7, 2017. We would request the ability to provide future comments as they relate to the petition based on any new information provided prior to or at any future public hearings and meetings.

Should you have any questions, please feel free to contact me at (847) 459-5530.

Sincerely,



Christopher Stilling, AICP
Director of Community Development

cc. Dane Bragg, Village Manager
William Raysa, Village Attorney

Tonya Zozulya

From: Simon, Adam <ASimon@ancelglink.com>
Sent: Friday, March 10, 2017 2:56 PM
To: Tonya Zozulya
Cc: Brad Burke
Subject: RE: U-Haul - Buffalo Grove's Comments

Tonya,

The letter from Buffalo Grove generally asserts that all land use decisions related to the territory commonly known as Area H, including the property where U-Haul is located, shall be made by reference to Buffalo Grove's land use regulations. I do not agree. While Lincolnshire cannot exercise any power over the unincorporated areas that were "assigned" to Buffalo Grove, Lincolnshire cannot simply delegate or cede its corporate power to Buffalo Grove with respect to territory still located in Lincolnshire, even where it is intended to be disconnected. Nor can it refuse to exercise its own zoning power.

The terms of the agreement support my opinion. Exhibit B, which presents the Area Description and Land Uses, presents Area H under both Lincolnshire and Buffalo Grove. This expressly recognizes that Lincolnshire shall continue to exercise land use control over Area H so long as it remains in Lincolnshire's jurisdiction. Pursuant to Section 4 and Exhibit B, Lincolnshire is required to limit development in Area H to Office & Research/Industrial uses, which it is doing in compliance with the Agreement.

Second, Section 3 recognizes that Area H may never be disconnected from Lincolnshire and annexed to Buffalo Grove. Nonetheless, the Agreement states that the failure of the property to become subject to Buffalo Grove's jurisdiction shall not terminate the Agreement. As a result, there is recognition that Lincolnshire must continue to exercise its zoning power, subject to Section 4 and Exhibit B, until Area H is disconnected.

While Lincolnshire does maintain control over the zoning of this territory, the Agreement also calls for the communities to cooperate. Therefore, it is appropriate for Lincolnshire to recognize Buffalo Grove's comments to the extent they can be enforced under Lincolnshire's ordinances. For example, Buffalo Grove's architectural comments may be incorporated into Lincolnshire's ARB comments. On the other hand, we cannot permit a smaller setback than the Lincolnshire Code requires unless U-Haul applies for a variance (which you can recommend).

If Buffalo Grove is able to produce case law which supports the idea that Lincolnshire can delegate or subordinate its zoning power with respect to property within Lincolnshire's jurisdiction, I am willing to review it and reassess my opinion.

Thank you,

Adam

Adam B. Simon, Partner



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