



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, March 14, 2017 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

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

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

ABSENT: Trustee Liaison McDonough.

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

1.0 ROLL CALL

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

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Regularly Scheduled Zoning Board Meeting held on Tuesday, January 10, 2017. **Member Kalina** moved and seconded by **Member Bickhoff** to approve the minutes of the Regular Meeting of the Zoning Board.

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 Hearings:

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).

David Pollack, Manager of Development for U-Haul International and Amerco Real Estate was sworn in by **Chairman Manion**. David Pollack reviewed with the Board the 5 action items U-Haul are seeking approval on. He said two items are considered housekeeping items reviewed by Village Staff and agreed to by U-Haul representatives; consolidate the two properties of 200 and 300 Industrial Drive into one lot and secondly, to repeal an ordinance from 2006 granted to Lenzini Excavating for a chipping and recycling facility that is no longer needed nor in business.

David Pollack stated the three remaining items are to construct a new 3 story climate controlled building, construct 5 single story self-storage buildings and finally 4 single story covered rv/boat canopies with 7 uncovered rv/boat spaces. In regards to the plat of consolidation, he stated they are following the comments of the Village Engineer on the plat signature blocks, and then submit for attorney review. He further presented an overview of the Phase 1 plan which was completed in 2016, the process overseen by U-Haul Lincolnshire staff, **Heather Skelton**. He added during Phase 1, the site had substantial improvements under the special use, the balance of the site was cleaned up, landscaping was added. With the Phase 2 proposal under consideration, this facility will continue to provide a substantial benefit to the community and community at large. The improvements will also benefit their customers, improved traffic flow; removal of the chain link fence; replacing with a 6 ft. decorative wrought iron fence with additional landscaping. **David Pollack** stated the U-Haul company is an American icon and been able to provide a desired and essential product to their communities and has been a symbol of quality for over 70 years, ensuring their developments and facilities are aesthetically pleasing. He further added the exterior of the design is being modified at the suggestion of both Lincolnshire and Village of Buffalo Grove staff, and the design will be presented to the Architectural Review Board in April 2017.

David Pollack, presented the landscape plan; adding the site is well illuminated and aesthetically appealing. More foundation plantings around the new buildings, screening by the RV parking was noted as well as additional trees and shrubs in the front. The RV parking they are planning will assist residents by providing a place to park their RV's; since they are restricted in residential areas. He further elaborated on U-Haul policies for hours of operation, what can and cannot be stored; security and handicapped accessibility. Traffic activity is low with this type of facility. They have a "re-use" center for boxes, packaging material, and furniture for clients to use. In addition, this facility will be providing a "you-box" program; it is a portable container that clients will use to pack up and U-Haul will ship it to its designated destination.

David Pollack went through a "findings of fact" presentation in regards to the requirements of a special use permit in which he noted they will conform to the applications regulations of the M1 Zoning District. He added that they have reviewed and are aware of the items noted by Buffalo Grove; they have talked with staff about the items and they will work with staff to get through it.

Chairman Manion inquired about the "re-use" center, would this result in outdoor storage of furniture, cardboard boxes? **Heather Skelton, U-Haul Lincolnshire**, approached and was sworn in by **Chairman Manion**. She stated the "take a box-leave a box" and the re-use center are within the existing storage facility; not visible from the outside. **David Pollack** clarified the facilities trash containers are locked within a storage room; if a customer wants to use them, they have to ask staff. It is rolled out the day of pick up to avoid illegal dumping. Cameras are in place at the facility for security and will be expanded in the phase 2 development. In regards to the RV parking, Lincolnshire requires a 6 ft fence but U-Haul will add electronic monitoring on the fence. **Chairman Manion** questioned the retail use; **David Pollack** stated it is an ancillary use for customers. In regards to site parking, **David Pollack** stated there is parking in the proposed building, and based upon their studies and historical usage, the retail center is busy, and parking elsewhere is not an issue.

Economic Development Coordinator, Tonya Zozulya, stated this is Phase 2 of their plan which has had preliminary evaluation by the Village Board with no issues when

presented. She said it was also reviewed by the internal Development Review Team to include village administration, planning, police, and engineering, fire safety in which comments were generated and taken into consideration by the U-Haul team. She added the proposed expansion and usage are in compliance with the Village of Lincolnshire zoning regulations; no additional on-site detention will be required by Lake County Stormwater Management Commission. Long Grove Fire Protection District has also provided input as to access and fire suppression.

Economic Development Coordinator Tonya Zozulya noted this property is part of a boundary agreement with the Village of Buffalo Grove and as part of such agreement; this property is subject to Lincolnshire codes however we do ask for Buffalo Groves input and their concerns. She added the letter from Buffalo Grove is stating what the common areas are and what Buffalo Groves concerns are; she added the Zoning Board is encouraged to further ask the petitioner to provide additional information in regards to these questions and certainly feel free to incorporate this information into their final recommendation. In regards to the repeal of the Lenzini ordinance from 2006, since Lenzini no longer owns the property, the Village Attorney requested it be repealed to avoid any issues in the future. **Member Bickhoff** asked why the need for the plat of consolidation in which **Tonya Zozulya** responded it was required for zoning purposes; so they could meet the setback requirements.

Member Bickhoff asked how to prevent people living in their RV'S at the RV site; **Heather Skelton** replied they do security walks throughout the day.

Chairman Manion asked if there was any one in the audience would like to approach. **Thomas Bojanaski of Apple Hill Lane** was sworn in by the Chairman. **Mr. Bojanaski** stated he received a letter of annexation in the mail for a public hearing tonight and he was expecting this to be on the agenda. **Adam Letendre, Assistant Village Manager/CED Director** replied the annexation hearing was not on the agenda tonight, as the petitioner did not meet the requirements of the public notice. He added although the petitioner, Adlai Stevenson High School, sent letters to property owners of the pending meeting, the meeting could not be held as certain legal requirements were not met by the petitioner. **Adam Letendre** said the annexation hearing will be scheduled to a later date and property owners will receive an additional letter in regards to the annexation and the date of the hearing. **Adam Letendre** told the audience agendas are posted on the Village web site for residents to check at any time.

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

Chairman Manion entered into the public record the letter dated March 10, 2017 from the Village of Buffalo Grove Director of Community Development, Christopher Stilling, AICP.

Chairman Manion also entered into the record Agenda Item 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).

Member Bickhoff stated since U-Haul came before the Zoning Board over a year ago, they have done a nice job with the property; and he expects this to continue. **Member Kalina** agreed this project is a step forward.

Having made findings based on facts covered in a Public Hearing held on March 14, 2017. **Member Udoni** moved, seconded by **Member Kalina**, to recommend 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 Lenzini Excavating.

The motion passed unanimously by voice vote.

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).

Having made findings based on facts covered in a Public Hearing held on March 14, 2017. **Member Udoni** moved, seconded by **Member Kalina**, to recommend approval to the Village Board Consideration of a Final Plat of Subdivision to Consolidate 200 and 300 Industrial Drive into a single lot, 300 and 300 Industrial Drive (U-Haul) subject to the title of the plat must be revised to Final Plat of Subdivision.

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 Udoni** moved, and **Member Kalina** seconded the motion to adjourn. The meeting adjourned at 7:51 P.M.

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