



**APPROVED** Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Wednesday, September 12, 2018 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

**PRESENT:** Chairman Bickhoff and Members Kalina, Udoni, Hersch and Hashemi.

**STAFF PRESENT:** Ben Gilbertson, Assistant Village Manager/CED Director

**ABSENT:** Trustee Liaison McDonough.

**CALL TO ORDER:** **Chairman Bickhoff** called the meeting to order at 7:05 P.M.

### 1.0 ROLL CALL

The roll was called by **Assistant Village Manager/CED Director Ben Gilbertson** and **Chairman Bickhoff** declared a quorum to be present.

### 2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Zoning Board Meeting held on Tuesday, April 10, 2018.

**Chairman Bickhoff** reported several members of the Zoning Board had minor amendments to the minutes and provided them to staff. These amendments included replacing one instance of "Chairman Manion" (former Zoning Board Chairman) with "Chairman Bickhoff" and several verb-tense changes.

**Member Kalina** moved and **Member Udoni** seconded the motion to amend the minutes as noted in the documents provided to staff. The motion passed unanimously by voice vote

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

### 3.0 ITEMS OF GENERAL BUSINESS

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

3.1 A Public Hearing regarding text amendments to Chapter 2, Definitions, and Chapter 3, General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6) regarding small wireless facilities (Village of Lincolnshire).

**Ben Gilbertson, Assistant Village Manager/CED Director** said the State of Illinois approved the Small Wireless Facilities Deployment Act (Act) in April 2018; the law became effective June 2018. He stated the purpose of the Act was to promote the development of new wireless technology but in doing so, limited the power of municipalities to regulate the attachment of 'small cell' antennas in commercial, industrial, and public right-of-ways. The state act allows the installation of small wireless

facilities in commercial and industrial areas by right; for residentially-zoned districts, a special use permit would be required. **Ben Gilbertson** said The Act will restrict the Villages' ability to mandate review time, fees charged, and siting of these facilities. However, he said it does provide for some authority which is outlined in the draft ordinance.

**Member Hashemi** asked if the Village could require higher fees than what is being proposed. **Ben Gilbertson** said the state legislation allows Villages to impose fees, but there are state-mandated limits.

There being no further questions or comments, **Chairman Bickhoff** closed the public hearing and reconvened the Zoning Board meeting.

**Member Kalina** moved and **Member Udoni** seconded, having made findings of facts covered in a Public Hearing on September 12, 2018, the Zoning Board recommended approval to the Village Board of small wireless facilities text amendments to Title 6, Chapter 2 and Title 6, Chapter 3 of the Village Code, as presented in the staff's memorandum dated September 12, 2018.

*Motion passed unanimously by voice vote.*

*3.2 Continued consideration and discussion of Single Family Residential Bulk Regulations (Village of Lincolnshire).*

**Chairman Bickhoff** stated the Zoning Board held a public hearing on February 13, 2018, with discussion to continue at this meeting. **Ben Gilbertson** reviewed the history on this matter. He noted the Architectural Review Board has discussed this on four occasions, including discussion on whether or not the Architectural Review Board wants to expand their purview in review of single family residential projects, teardowns and renovations. At the Architectural Review Board meeting of September 4, 2018, the matter was deferred until the Village Board's decision on a future 'brand' for the Village later in 2018, as the Architectural Review Board felt this 'branding' may help determine the extent of how this would impact their interpretation of "neighborhood character."

**Member Hashemi** stated she has some concerns about the neighborhood character concept, stating in her opinion, the current regulations are sufficient. **Member Kalina** agreed, stating the impetus for the discussion was an overreaction. **Member Hersh** asked if this issue was still relevant. **Ben Gilbertson** said the Village Board is exploring a recommendation from both the Zoning Board and Architectural Review Board. **Chairman Bickhoff** informed the Zoning Board he had a meeting with staff and Chair of the Architectural Review Board, and that there seems to be some desire to have a joint recommendation on bulk regulations.

**Member Hersh** said neighborhood character is important and that some architectural styles and features can be out of place. **Member Hashemi** disagreed, stating there is not data to support a detriment on house values. **Member Kalina** asked about the Architectural Review Boards purview and **Ben Gilbertson** stated they can provide feedback on multi-family residential development and planned unit developments.

**Chairman Bickhoff** stated he does not feel the Zoning Board would recommend any additional regulations, but would consider recommendations and a joint discussion with the Architectural Review Board. **Ben Gilbertson** stated the Zoning Board could make

recommendations on setbacks and floor area ratio (FAR) for bulk regulations, with exterior materials and neighborhood character falling under the purview of the Architectural Review Board.

**Chairman Bickhoff** reiterated the Zoning Board would not recommend changes to the Zoning Code. He stated this matter would be discussed after the deliberations of the Architectural Review Board are complete so that a joint recommendation could be made to the Village Board.

**4.0 UNFINISHED BUSINESS (None)**

**5.0 NEW BUSINESS (None)**

**Chairman Bickhoff** and members of the Zoning Board welcomed Ben Gilbertson to the Village. **Ben Gilbertson** provided his professional and education background to the Zoning Board.

**6.0 CITIZENS COMMENTS (None)**

**7.0 ADJOURNMENT**

There being no further business, **Chairman Bickhoff** requested a motion for adjournment. **Member Kalina** moved, and **Member Udoni** seconded the motion to adjourn. The meeting adjourned at 7:36 P.M.

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