



APPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, January 8, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Bichkoff and Members Hashemi, Udoni, Kalina, and Hersh

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/Community & Economic Development Director
Tonya Zozulya, Planning and Development Manager

ABSENT: Trustee Liaison McDonough.

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

1.0 ROLL CALL

The roll was called by **Ben Gilbertson, Assistant Village Manager/Community and Economic Development Director (AVM/CED)**; **Chair Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Zoning Board Meeting Held on November 13, 2018.

Chair Bickhoff noted scrivener's errors and provided those to staff.

Member Udoni moved and **Member Hersh** seconded the motion to approve the minutes as noted and amended by Chair Bichkoff. Motion passed by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of Text Amendments Regarding Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

AVM/CED Gilbertson provided background and an overview of this agenda item, noting the most recent deliberation by the Zoning Board was September 2018. At that meeting, it was the consensus of the Zoning Board, having taken into consideration current Floor Area Ratio (F.A.R.) regulations, to recommend against additional text amendments to the Zoning Code for bulk regulations in residential districts; however, a formal motion from the Zoning Board to make a non-recommendation to the Village Board was not made.

Member Hashemi, noting the presence of an audience, requested staff to provide additional background on the item. **AVM/CED Gilbertson** provided history on bulk regulations, how the issue came to the Village Board's attention as well as how they saw a need to address bulk regulations through zoning and architectural requirements. He further described the Zoning Board's concerns of

the analysis presented at the February 2018 public hearing and the possible consequences of reducing FAR requirements, noting the reduction in F.A.R may preclude owners of older, smaller homes from constructing future additions. **Member Kalina** and **Chair Bichkoff** further articulated the Zoning Board's prior concern, stating F.A.R. revisions were not necessary and unsubstantiated, adding the consensus of the Zoning Board was current regulations are sufficient.

Member Hashemi stated she has had conversations with residents in which they indicated the decision to propose changes to the current regulations are not based on fact. She added concerns about perceived impacts on property values.

Tonya Zozulya, Planning and Development Manager (PDM) requested the Zoning Board provide details of their recommendation and outline their reasoning when they make their formal motion.

Member Hashemi drew attention to the number of meetings dedicated to zoning bulk regulations, staff time, and resources dedicated to this. She said the Village would have been better served looking for new business to come to the Village.

Member Hersh asked if there were other reasons for the Village Board's concerns. **AVM/CED Gilbertson** stated the Village Board also had concerns regarding teardowns in older areas of town and preservation of "neighborhood character."

Chair Bichkoff, noting the presence of an audience, elected to take Citizen Comments on this agenda item rather than wait until the end of the meeting.

Darek Zarnovski of 72 Cumberland stated he has lived in his home for 17 years. He expressed concern this was the first time he was aware of the proposed changes and noted the lack of notification to residents in Lincolnshire regarding these discussions. As an architect, he noted current design trends are not for larger homes, as they are expensive to build.

There was lengthy discussion amongst the Zoning Board that homes in the R3 District would be most impacted by the proposed F.A.R., making many existing homes non-compliant and not allowing for future additions. **PDM Zozulya**, in response to a question from **Mr. Zarnovski**, said there are many regulations beyond F.A.R. in the residential zoning code that currently control for bulk regulations. Members of the Zoning Board reaffirmed their position that current regulations are sufficient and there was no need to make the code more restrictive.

Member Udoni moved, seconded by **Member Hersh**, having conducted and concluded a Public Hearing on February 13, 2018 and considered the proposed amendments on September 12 and January 8, 2019, to approve and recommend amendments to the Village Code regarding bulk regulations in Title 6, Chapters 5A and 5B.

Roll Call Vote: **Ayes** - None

Nayes - Chair Bichkoff, Members Kalina, Udoni, Hersh and Hashemi.

Motion Failed.

Chair Bichkoff reaffirmed the Zoning Board's position based on consideration of the matter over several meetings and inability to find an argument in favor of the proposed amendments and noted the following concerns:

- Proposed regulations would disproportionately affect the R3 district.
- Current regulations in place are sufficient to address bulk.

3.2 Approval of 2019 Zoning Board Calendar and Meeting Schedule (Village of Lincolnshire)

AVM/CED Gilbertson stated the Illinois Open Meetings Act requires advisory boards to approve their meeting schedule and calendar prior to or at the first meeting of the year. **AVM/CED Gilbertson** reviewed the 2019 dates for the Zoning Board meeting schedule.

Member Udoni moved and **Member Kalina** seconded approval of the 2019 Zoning Board meeting dates as prepared by staff. The Motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS – None.

5.0 NEW BUSINESS – None.

6.0 CITIZENS COMMENTS

Sandra Saltiel, 26 Regent Lane, inquired about the 325 Marriot Drive building under construction, asking how the Village allowed the construction of a warehouse so close to Route 22. **Member Hashemi** stated the Zoning Board and Village Board approved a rezoning of this property, adding the office vacancy rate in the area was not conducive for another office building. She stated the Zoning Board, Architectural Review Board, and Village Board made sure that additional improvements to the building exterior and landscape were included to enhance the site. **Chair Bichkoff**, in response to **Sandra Saltiel's** comments about the appearance of the building, noted that this will be a corporate headquarters and having seen the renderings, it will look much different. He further noted this site has been on the market for over 30 years, and the Village believed this would be a productive use for the site. **AVM/CED Gilbertson** provided background on the review of the building and landscape design, including the requirement to add a landscape berm along the north elevation, screening of the docks along the east elevation, and a significant investment in the landscape plan. Staff stated they would provide residents with additional information via email.

Scott Mackenzie, 23 Londonderry Lane, inquired about the property referred to as the TSJ/Top Golf project, asking what happened to the Top Golf. **Chair Bichkoff** stated this proposal was never referred to the Zoning Board as it is under the purview of the Village Board, but that the Top Golf proposal was removed from the project. **Scott Mackenzie** said it would have been a good source of tax revenue for the Village. **AVM/CED Gilbertson** said there was much feedback from the community about Top Golf's plan, with residents indicating concerns for traffic and lighting. He added the Village Board retains review authority over the use of the property as it is zoned B-2 Planned Unit Development, with the only known user of the property at this time being The St. James.

Jill Raizin, 8 Farrington Circle, inquired about the repaving schedule for Farrington Circle. **AVM/CED Gilbertson** stated the Village uses a pavement rating system to evaluate road conditions to prioritize repaving and replacement. **PDM Zozulya** said she would provide Ms. Raizin with contact information for Public Works staff.

7.0 ADJOURNMENT

There being no further business, **Chair Bichkoff** requested a motion to adjourn.

Member Kalina moved, and **Member Udoni seconded** the motion to adjourn.

Motion passed unanimously by voice vote.

Meeting adjourned at 7:53 p.m.

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