



AGENDA
REGULAR VILLAGE BOARD MEETING
Village Hall – Board Room
Monday, July 8, 2019
7:00 p.m.

Reasonable accommodations/auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings of the Board. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need special accommodations to attend. Regular Village Board Meetings will not proceed past 10:30 p.m. unless there is a consensus of the majority of the Trustees to do so.

CALL TO ORDER

1.0 ROLL CALL

PLEDGE OF ALLEGIANCE

2.0 APPROVAL OF MINUTES

2.1 Approval of the June 24, 2019 Regular Village Board Meeting Minutes

3.0 REPORTS OF OFFICERS

3.1 Mayor's Report

3.2 Village Clerk's Report

3.3 Village Treasurer's Report

3.4 Village Manager's Report

4.0 PAYMENT OF BILLS

4.1 Bills Presented for Payment on July 8, 2019 in the amount of \$462,572.93

5.0 CITIZENS WISHING TO ADDRESS THE BOARD (on agenda items only)

6.0 PETITIONS AND COMMUNICATIONS

7.0 CONSENT AGENDA

Items on the Consent Agenda will be approved by one motion. If a Trustee wishes to discuss any item, it will be pulled from the Consent Agenda and discussed under "Unfinished Business".

7.1 Approval of a Resolution Approving Closed Session Meeting Minutes and Authorizing the Village Clerk to Make Certain Closed Session Meeting Minutes Available to the Public for Inspection First Review – 2019 and Authorizing the Destruction of Certain Audio Recordings of Closed Session Minutes (Village of Lincolnshire)

7.2 Approval of 2020-2029 10-Year Capital Plan (Village of Lincolnshire)

7.3 Approval of a Resolution Regarding Construction on State Highways (Village of Lincolnshire / Illinois Department of Transportation)

7.4 Approval of Name and Dedication Date for the Lincolnshire Downtown Pocket Park (Village of Lincolnshire)

8.0 ITEMS OF GENERAL BUSINESS

8.1 Planning, Zoning & Land Use

8.11 Approval of an Ordinance Amending Title 6 (Zoning) Repealing Paragraph 6-6A-2(D) and Paragraph 6-6B-2(D) of the Lincolnshire Village Code to Eliminate 25% Ground Floor Sales Tax- Generating Use Requirements in the B1 and B2 Business Zoning Districts (Village of Lincolnshire – Waiver of First Reading Requested)

8.2 Finance and Administration

8.3 Public Works

8.4 Police

8.5 Parks and Recreation

8.6 Judiciary and Personnel

9.0 REPORTS OF SPECIAL COMMITTEES

10.0 UNFINISHED BUSINESS

11.0 NEW BUSINESS

12.0 ADJOURNMENT



MINUTES
REGULAR VILLAGE BOARD MEETING
Monday, June 24, 2019

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee Leider	Trustee Pantelis
Trustee Raizin (arrived at 7:03 p.m)	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Chief of Police Leonas	Public Works Director Woodbury
Village Treasurer/Finance Director Peterson	Assistant Village Manager/Community &
Assistant Public Works Director/Village	Economic Development Director Gilbertson
Engineer Dittrich	

ROLL CALL

Mayor Brandt called the meeting to order at 7:00 p.m., and Village Clerk Mastandrea called the Roll.

Pledge of Allegiance

2.0 APPROVAL OF MINUTES

2.1 Approval of the June 10, 2019 Regular Village Board Meeting Minutes

Trustee Grujanac moved and Trustee Hancock seconded the motion to approve the minutes of the Regular Village Board Meeting of June 10, 2019 as presented. The roll call vote was as follows: AYES: Trustees Grujanac, Harms Muth, Pantelis, and Hancock. NAYS: None. ABSENT: Trustees Raizin and Leider. ABSTAIN: None. Mayor Brandt declared the motion carried.

3.0 REPORTS OF OFFICERS

3.1 Mayor's Report

3.11 Recognition of Scott Holst – Lincolnshire Police Officer of the Year 2018

Mayor Brandt presented Police Officer, Scott Holst with the 2018 Police Officer of the Year award.

Chief of Police Leonas provided a summary and highlights of accomplishments of 2018 Police Officer of the Year, Scott Holst.

3.12 Summer Slam

Mayor Brandt noted Summer Slam took place at North Park last weekend. One Lincolnshire team was co-champion and another was runner up. Mayor Brandt thanked Public Works staff for their efforts with North Park.

3.13 Red, White and Boom!

Mayor Brandt noted Red, White, and BOOM! Is next week on July 3rd and 4th. Mayor Brandt stated volunteers are still needed and encouraged all Trustees to help at the ticket booth. Mayor Brandt noted registration is still open for the 4th of July 5K walk/run and boat regatta.

3.2 Village Clerk's Report – None

3.3 Village Treasurer's Report

3.31 Revenues and Expenditures for the Month of May, 2019

Village Manager Burke noted the Revenue and Expenditure Summary is included in the Board packet; and all revenues and expenditures have been properly recorded for the month of May 2019.

3.4 Village Manager's Report

3.41 Administrative Intern Jack Cascone

Village Manager Burke introduced new Administrative Intern, Jack Cascone noting Jack will be attending Northern Illinois University in the fall for his Master's in Public Administration.

4.0 PAYMENT OF BILLS

4.1 Bills Presented for Payment on June 24, 2019 in the amount of \$428,385.68

Village Manager Burke provided a summary of the June 24, 2019 bills prelist presented for payment with the total being \$428,385.68. The total amount is based on \$149,798.55 for General Fund; \$233,960.54 for Water & Sewer Fund; \$1,682 for Water & Sewer Improvement Fund; \$19,585.64 for Vehicle Maintenance Fund; and \$23,358.95 for General Capital Fund.

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to approve the bills prelist dated June 24, 2019 as presented. The roll call vote was as follows: AYES: Trustees Grujanac, Pantelis, Raizin, Hancock, and Harms Muth. NAYS: None. ABSENT: Trustee Leider. ABSTAIN: None. Mayor Brandt declared the motion carried.

5.0 CITIZENS WISHING TO ADDRESS THE BOARD (on agenda items only) - None

6.0 PETITIONS AND COMMUNICATIONS - None

7.0 CONSENT AGENDA

7.1 Approval of an Ordinance Amending Title 2 (Boards & Commissions), Chapter 6 (Zoning Board) of the Lincolnshire Village Code (Village of Lincolnshire

7.2 Approval of Professional Service Contract with Bollinger, Lach, & Associates

for Water Main Improvement Design, Permits, and Bidding Services Segment 3 Crosstown Watermain Project (Riverwoods Road-Duffy Lane to IL Route 22) at a Cost not to Exceed \$83,412.91 (Village of Lincolnshire)

- 7.3 Approval of a Resolution Regarding Construction on State Highways (Village of Lincolnshire / Illinois Department of Transportation)**
- 7.4 Approval of a Contract for the Village of Lincolnshire Soffit Repair Project with ATP Enterprise Group, Inc. of Northbrook, IL in an Amount not to Exceed \$50,500 (Village of Lincolnshire)**
- 7.5 Approval of Design and Construction of a Storage Facility for Equipment and Materials Located in the North Park Maintenance Yard (Village of Lincolnshire)**

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to approve the Consent Agenda. The roll call vote was as follows: AYES: Trustees Grujanac, Pantelis, Raizin, Hancock, and Harms Muth. NAYS: None. ABSENT: Trustee Leider. ABSTAIN: None. Mayor Brandt declared the motion carried.

8.0 ITEMS OF GENERAL BUSINESS

8.1 Planning, Zoning & Land Use

8.2 Finance and Administration

8.21 Approval of a Resolution Authorizing the Village Manager to Execute Documentation to Secure a Final Electricity Price for Various Electricity Accounts (Village of Lincolnshire – Waiver of First Reading)

Village Manager Burke provided a summary of a Resolution authorizing the Village Manager to execute documentation to secure a final electricity price for various electricity accounts. Village Manager Burke noted new rates for the contract could result in annual savings of more than \$9,000.

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to waive the first reading of a Resolution authorizing the Village Manager to execute documentation to secure a final electricity price for various electricity accounts. The roll call vote was as follows: AYES: Trustees Grujanac, Raizin, Harms Muth, Hancock, and Pantelis. NAYS: None. ABSENT: Trustee Leider. ABSTAIN: None. Mayor Brandt declared the motion carried.

Trustee Grujanac moved and Trustee Raizin seconded the motion to approve a Resolution authorizing the Village Manager to execute documentation to secure a final electricity price for various electricity accounts. The roll call vote was as follows: AYES: Trustees Grujanac, Raizin, Harms Muth, Hancock, and Pantelis. NAYS: None. ABSENT: Trustee Leider. ABSTAIN: None. Mayor Brandt declared the motion carried.

- 8.3 Public Works
- 8.4 Police
- 8.5 Parks and Recreation
- 8.6 Judiciary and Personnel

9.0 REPORTS OF SPECIAL COMMITTEES

10.0 UNFINISHED BUSINESS

11.0 NEW BUSINESS

11.1 Consideration of Appointments to Positions on the Architecture Review Board and Zoning Board

Mayor Brandt recommended appointing Krishna Killedar as an Alternate on the Architectural Review Board for a 1 year term, and appointing Scott Josephson to the Zoning Board for a 3 year term.

Trustee Grujanac moved and Trustee Hancock seconded the motion to approve the recommended appointments/reappointments as presented. The roll call vote was as follows: AYES: Trustees Grujanac, Hancock, Pantelis, Raizin, and Harms Muth. NAYS: None. ABSENT: Trustee Leider. ABSTAIN: None. Mayor Brandt declared the motion carried.

12.0 EXECUTIVE SESSION

13.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Harms Muth seconded the motion to adjourn. The voice vote was unanimous and Mayor Brandt declared the meeting adjourned at 7:16 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk



VILLAGE OF LINCOLNSHIRE

BILLS PRESENTED FOR PAYMENT

07/08/2019

General Fund	\$	156,765.29
Water & Sewer Fund	\$	16,683.94
Motor Fuel Tax		
Water & Sewer Improvement Fund	\$	283,723.56
Fraud, Alcohol, Drug Enforcement		
Vehicle Maintenance Fund	\$	5,400.14
E 911 Fund		
Park Development Fund		
Sedgebrook SSA		
General Capital Fund		
GRAND TOTAL	\$	462,572.93

Brad Burke, Village Manager

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR NAME: ALLEGIANT FIRE PROTECTION LLC		
9653	Fire Extinguisher Testing - Village Hal	137.00
9662	Fire Extinguisher Testing - North Park	65.00
9661	Fire Extinguisher Testing = North Park	65.00
9660	Fire Extinguisher Testing - Spring Lake Park	65.00
9279	Fire Extinguisher Testing - Public Works	97.00
TOTAL VENDOR ALLEGIANT FIRE PROTECTION LLC		429.00
VENDOR NAME: AMERICAN VACTOR SERVICES		
21202	Cleaning of Valve Box & BBOX	800.00
TOTAL VENDOR AMERICAN VACTOR SERVICES		800.00
VENDOR NAME: ANCEL GLINK DIAMOND BUSH		
70315a	BD Bond Escrow Attorney Fee_420 Half Day Rd_Li	57.50
70315b	BD Bond Escrow Attorney Fee_231 Olde Half Day	57.50
70315c	BD Bond Escrow Attorney Fee_250 Marriott Dr_XO	1,035.00
70315d	BD Bond Escrow Attorney Fee_1 Rivershire_Rivers	172.50
70315e	BD Bond Escrow_350 Knightbridge_Home2 Hotel_	115.00
3165092-2019-06	June 2019 Legal Fees	6,327.53
TOTAL VENDOR ANCEL GLINK DIAMOND BUSH		7,765.03
VENDOR NAME: APWA-CHICAGO METRO CHAPTER		
1033	APWA Conference - Brad Taylor 5-22 & 5-23	50.00
TOTAL VENDOR APWA-CHICAGO METRO CHAPTER		50.00
VENDOR NAME: ARLINGTON HEIGHTS FORD		
869151	Ford PM Filters	836.75
870038	Admin 105 Tie Rod	70.84
870141	Admin 105 Nut	1.75
TOTAL VENDOR ARLINGTON HEIGHTS FORD		909.34
VENDOR NAME: ARTHUR CLESEN, INC.		
343995	R & R Restoration	271.54
TOTAL VENDOR ARTHUR CLESEN, INC.		271.54
VENDOR NAME: ATL FIRST AID, INC		
15835	First Aid Supplies - North Park	46.99
TOTAL VENDOR ATL FIRST AID, INC		46.99
VENDOR NAME: B & F CONSTRUCTION CODE SERVICES		
11459	June 2019 Inspections	3,300.00
TOTAL VENDOR B & F CONSTRUCTION CODE SERVICE		3,300.00
VENDOR NAME: BADE SUPPLY		
27345	Toilet Paper, Cups, Dish Soap & Hand Towels	288.15
27525	Paper Products	290.00
TOTAL VENDOR BADE SUPPLY		578.15
VENDOR NAME: BAXTER & WOODMAN INC.		
0206783	PW Standards Update	300.00
TOTAL VENDOR BAXTER & WOODMAN INC.		300.00
VENDOR NAME: BLUE TARP FINANCIAL, INC		
115605250	New Anti-Icing Unit Tank	816.36
TOTAL VENDOR BLUE TARP FINANCIAL, INC		816.36
VENDOR NAME: COMED		
3427049011-06-19	Rate 23 Street Lighting 5-22-19 to 6-21-19	938.33
TOTAL VENDOR COMED		938.33
VENDOR NAME: CONCENTRIC INTEGRATION, LLC		
0206786	HPWTP/ESR Communication	3,158.40
0206785	ESR Level Transmitter	350.00

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR NAME: CONCENTRIC INTEGRATION, LLC		
0206787	Estates Scada Communication	3,295.50
TOTAL VENDOR CONCENTRIC INTEGRATION, LLC		6,803.90
VENDOR NAME: CORPORATE WELLNESS PARTNERS LLC		
00004248-00	Seasonal pre-employment drug test, Garcia random	349.00
TOTAL VENDOR CORPORATE WELLNESS PARTNERS L		349.00
VENDOR NAME: DUSTCATCHERS & A LOGO MAT INC		
62471	Floor Mat Service - Public Works	53.77
62470	Floor Mat Service - Village Hall	20.00
62919	Floor Mat Service - Public Works	53.77
62918	Floor Mat Service - Village Hall	20.00
TOTAL VENDOR DUSTCATCHERS & A LOGO MAT INC		147.54
VENDOR NAME: ECO CLEAN MAINTENANCE, INC.		
7967	Janitorial Services 6-1-19 to 6-30-19	2,985.00
TOTAL VENDOR ECO CLEAN MAINTENANCE, INC.		2,985.00
VENDOR NAME: ELEVATOR INSPECTION SERVICES		
85627	2 Overlook Point_Elevator Reinspection_June 2019	17.00
TOTAL VENDOR ELEVATOR INSPECTION SERVICES		17.00
VENDOR NAME: FEDEX OFFICE		
105800008529	2019 Red White Boom_Corporate Sponsor Banners	84.71
105800008530	2019 Red White Boom_Schedule_Food_Ride Poste	402.63
TOTAL VENDOR FEDEX OFFICE		487.34
VENDOR NAME: FIRST CHOICE SERVICES-CHICAGO WEST		
035968	Coffee, Cream & Sugar	247.37
TOTAL VENDOR FIRST CHOICE SERVICES-CHICAGO W		247.37
VENDOR NAME: FOREMAN, JD		
325164	Spring Lake Park Storm Line	772.40
TOTAL VENDOR FOREMAN, JD		772.40
VENDOR NAME: GOVIT CONSORTIUM		
2019-026	Web application firewall years 2 and 3 maintenance	3,338.30
TOTAL VENDOR GOVIT CONSORTIUM		3,338.30
VENDOR NAME: GRAINGER, INC.		
9210578268	Laminating Pouches	37.04
9200190115	Anti-Icing Unit Parts	220.94
TOTAL VENDOR GRAINGER, INC.		257.98
VENDOR NAME: GREEN ACRES LANDSCAPING		
2019-5125	Whytegate Park - Weed & Spread Chips	720.00
2019-5126	oWhytegate Park Pathway Area - Herbicide & Sprea	1,000.00
2019-5127	Whytegate Park Perennial Garden- Remove weeds	200.00
2019-5115	Monthly Landscape Mowing - May 2019	17,754.00
TOTAL VENDOR GREEN ACRES LANDSCAPING		19,674.00
VENDOR NAME: ILLINOIS EPA		
ILR400375-2019	Annual NPDES Fee 7-1-19 to 6-25-19	1,000.00
TOTAL VENDOR ILLINOIS EPA		1,000.00
VENDOR NAME: IMPACT NETWORKING, LLC		
1484896	Dory and P/W Base Charge 07/06/19 - 08/05/19	147.00
TOTAL VENDOR IMPACT NETWORKING, LLC		147.00
VENDOR NAME: IMRF		
02005	06 2019 Member & Employer Contributions	43,506.67

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR NAME: IMRF		
	TOTAL VENDOR IMRF	43,506.67
VENDOR NAME: INVOICE CLOUD		
1185-2019 6	07 2019 Paperless Utility Bills	51.25
	TOTAL VENDOR INVOICE CLOUD	51.25
VENDOR NAME: JAIMIE FLAGG		
Agreement #2965	2019 Village Branding Jaimie Flagg Consultant Cc	2,160.00
	TOTAL VENDOR JAIMIE FLAGG	2,160.00
VENDOR NAME: KINNUCAN COMPANY		
358290	Removal/Stump Parkway Trees	1,716.00
358779	Removal/Stumping of Parkway Trees	920.00
359606	Stumping of Parkway Trees	64.00
360861	Tree Removal @ Village Outlot	2,374.00
	TOTAL VENDOR KINNUCAN COMPANY	5,074.00
VENDOR NAME: LAKE COUNTY MAJOR CR		
Lincolnshire 2019	2019 Annual Membership Lake County Major Crime	500.00
	TOTAL VENDOR LAKE COUNTY MAJOR CR	500.00
VENDOR NAME: LAKE COUNTY PUBLIC WORKS		
May19	Swr Conn - Cty Fees Collected 10 Properties	37,800.00
	TOTAL VENDOR LAKE COUNTY PUBLIC WORKS	37,800.00
VENDOR NAME: LENNY HOFFMAN EXCAVATING, INC.		
19-1648	2019 Crosstown Water Main	283,723.56
	TOTAL VENDOR LENNY HOFFMAN EXCAVATING, INC.	283,723.56
VENDOR NAME: LIBERTYVILLE CHEVROLET		
915447	Truck 242 Speakers	64.00
	TOTAL VENDOR LIBERTYVILLE CHEVROLET	64.00
VENDOR NAME: LIFEGUARD STORE,		
854310	Lifeguard Swim Gear	828.00
	TOTAL VENDOR LIFEGUARD STORE,	828.00
VENDOR NAME: LINCOLNSHIRE RIVERWOODS FPD		
10466	Plan Review_200 Schelter Road_Aleriz_P19-0009E	60.00
10463	Plan Review_450 Bond St_Klein Tools Egress Syst	319.00
10462	Plan Review_62 Woodland Trails_Lincolnshire Trai	515.00
10461	Plan Reivew_64 Woodland Trail_Lincolnshire Trails	515.00
10460	Plan Review_67 Woodland Trail_Lincolnshire Trails	515.00
10459	Plan Review_69 Woodland Trail_Lincolnshire Trails	515.00
10458	Plan Review_71 Woodland Trail_Lincolnshire Trails	515.00
10457	Plan Review_73 Woodland Trail_Lincolnshire Trails	515.00
10469	Plan Review_282 Belmont_Camberley Club_p19-0C	247.00
10475	Plan Review_276 Belmont_Camberley Club_P19-C	247.00
10474	Plan Review_274 Belmont_Camberley Club_P19-C	247.00
10473	Plan Review_272 Belmont_Camberley Club_P19-C	247.00
10479	Plan Review_218 Belmont_Camberley Club_P19-0C	247.00
10478	Plan Review_216 Belmont_Camberley Club_P19-C	247.00
10477	Plan Review_214 Belmont_Camberley Club_P19-C	247.00
10476	Plan Review_212 Belmont_Camberley Club_P19-C	247.00
10472	Plan Review_288 Belmont_Camberley Club_P19-C	247.00
10471	Plan Review_286 Belmont_Camberley Club_P19-C	247.00
10470	Plan Review_284 Belmont_Camberley Club_P19-C	247.00
	TOTAL VENDOR LINCOLNSHIRE RIVERWOODS FPD	6,186.00
VENDOR NAME: LINCOLNSHIRE VILLAGE-PETTY CASH		
07082019	07/08/19 Petty Cash Reimbursements	94.86
	TOTAL VENDOR LINCOLNSHIRE VILLAGE-PETTY CASH	94.86
VENDOR NAME: MADISON NATIONAL LIFE INS CO, INC.		

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR NAME: MADISON NATIONAL LIFE INS CO, INC.		
1350163	07 2019 Life Insurance Premiums	1,247.28
TOTAL VENDOR MADISON NATIONAL LIFE INS CO, INC.		1,247.28
VENDOR NAME: MANKOFF INDUSTRIES		
4886	June Underground Storage Tank Inspections	660.00
TOTAL VENDOR MANKOFF INDUSTRIES		660.00
VENDOR NAME: MICHAEL MERANDA JR.		
192106	6/18/19 ARB Meeting	120.00
192806	6/24/19 RVB/COW Mtg. & 6/25/19 Zoning Board Me	240.00
TOTAL VENDOR MICHAEL MERANDA JR.		360.00
VENDOR NAME: NORTH SHORE GAS		
604290016-05-06-19	207A Northampton 5-10-19 to 6-11-19	31.33
TOTAL VENDOR NORTH SHORE GAS		31.33
VENDOR NAME: NORTH SUBURBAN EMPLOYEE BENEFIT COO		
2019-07-Vision	July 2019 Vision Insurance Premiums	21.00
TOTAL VENDOR NORTH SUBURBAN EMPLOYEE BENE		21.00
VENDOR NAME: NORTSHORE UNIVERSITY HEALTH SYSTEM		
CD Refund B18-0016E	BD Escrow Refund_920 Milwaukee Ave_NorthShor	212.50
TOTAL VENDOR NORTSHORE UNIVERSITY HEALTH S		212.50
VENDOR NAME: O'HERRON CO INC		
1934436-IN	Uniform Pants - Kantner	77.53
TOTAL VENDOR O'HERRON CO INC		77.53
VENDOR NAME: PAYLOCITY		
105271100	07/05/19 Pay Services	235.57
TOTAL VENDOR PAYLOCITY		235.57
VENDOR NAME: PETERSON MICHAEL R.		
0704 2019pc	4th of July Petty Cash Ticket Booth	4,950.00
2019 0708	Peterson training- IMTA Annual Conf & IDOT	620.00
TOTAL VENDOR PETERSON MICHAEL R.		5,570.00
VENDOR NAME: POMP'S TIRE SERVICE INC.		
290152980	Squad Car Tires	578.44
TOTAL VENDOR POMP'S TIRE SERVICE INC.		578.44
VENDOR NAME: PRODIGY LIGHTING & SIGN, LLC		
cdrefundP19-0001SU	BD Escrow Refund Escrow 100 Tri State Wipfli W	91.61
TOTAL VENDOR PRODIGY LIGHTING & SIGN, LLC		91.61
VENDOR NAME: REINDERS, INC.		
4263898-00	Drying Agent for Baseball Fields @ NP	355.20
TOTAL VENDOR REINDERS, INC.		355.20
VENDOR NAME: RONDOUT SERVICE CENTER LLC		
15555	Truck Safety Inspections	211.00
TOTAL VENDOR RONDOUT SERVICE CENTER LLC		211.00
VENDOR NAME: SEWER EQUIPMENT CO OF AMERICA		
173323	Sewer Flusher Parts	284.28
TOTAL VENDOR SEWER EQUIPMENT CO OF AMERICA		284.28
VENDOR NAME: THE FUN ONES		
60626	Red, White & Boom Carnival Games	19,480.00

INVOICE NUMBER	DESCRIPTION	AMOUNT
VENDOR NAME: THE FUN ONES		
	TOTAL VENDOR THE FUN ONES	19,480.00
VENDOR NAME: ULTIMATE SCREEN PRINTING		
133197	2019 Special Event Staff T Shirts x 35 various sizes	358.00
	TOTAL VENDOR ULTIMATE SCREEN PRINTING	358.00
VENDOR NAME: VERIZON WIRELESS		
9831994487	05/13 - 06/12/19 SCADA Data Plan Util	237.28
	TOTAL VENDOR VERIZON WIRELESS	237.28
VENDOR NAME: XEROX CORPORATION		
097439444	Nemo Base Charge (05/21/19-06/30/19)	57.00
097439446	Police Base Charge (05/21/19-06/30/19)	85.00
	TOTAL VENDOR XEROX CORPORATION	142.00
GRAND TOTAL:		462,572.93

**REQUEST FOR BOARD ACTION
Regular Village Board Meeting
July 8, 2019**

Subject: B1 and B2 Business Zoning District Uses

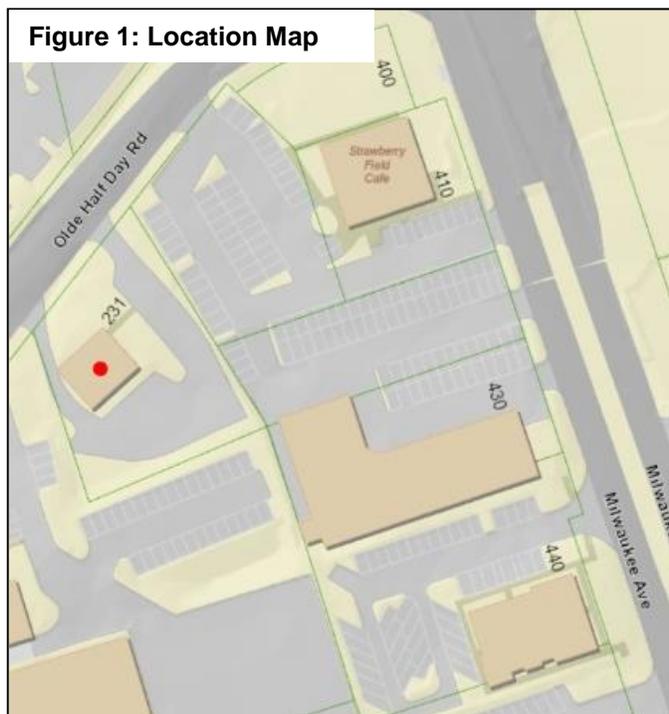
Action Requested: Approval of an Ordinance Amending Title 6 (Zoning) Repealing Paragraph 6-6A-2(D) and Paragraph 6-6B-2(D) of the Lincolnshire Village Code to Eliminate 25% Ground Floor Sales Tax-Generating Use Requirements in the B1 and B2 Business Zoning Districts (Waiver of First Reading Requested)

Petitioners: Alexander and Julia Katsnelson

Originated By/Contact: Ben Gilbertson, Assistant Village Manager/Community & Economic Development Director

Background

- Petitioners Alexander and Julia Katsnelson propose a text amendment to the Lincolnshire Village Code (Village Code) to eliminate the existing 25% ground floor sales tax-generating use restriction in the B1 and B2 Business zoning districts. The text amendment is necessary for them, as physicians, to establish new dermatology and oral, maxillofacial, and surgery practices at 231 Olde Half Day Road in the B1 zoning district. The proposal is supported and has been approved by property owner Njb Real Estate LLC.
- The 0.5-acre property at 231 Olde Half Day Road is located on the south side of Olde Half Day Road, west of Milwaukee Avenue, as marked with a red dot in Figure 1. It is adjacent to the Oak Tree Corners shopping center and Half Day Elementary School.
- The petitioners plan to acquire the property, demolish the existing two-story, 4,572-square-foot vacant building and construct a new one-story 5,000-square-foot medical office building.
- Built in 1963, the existing building most recently housed NJB Operations/Taco Bell Corporation offices and became vacant two years ago.
- At the January 14, 2019 Committee of the Whole meeting, the petitioners first requested a preliminary evaluation of a proposed text amendment to the Village Code to eliminate the existing 25% ground floor sales tax-generating use restriction in the B1 and B2



Business zoning districts. The Village Board referred the text amendment request to the Zoning Board (ZB) for a public hearing.

- After receiving general support from the Village Board for the text amendment, the petitioners requested a second Preliminary Evaluation for review of the site plan and building elevations which took place on March 18, 2019. The Village Board referred this request to the Architectural Review Board (ARB). The ARB is expected to review the building elevations, site plan, landscaping, and other aesthetic components of the proposal during summer 2019 before making a recommendation to the Village Board.
- A newspaper notice of the ZB public hearing was published in the May 31, 2019 edition of the Daily Herald. Certified notices to property owners within a 250' radius of the subject property were not required, as this text amendment will apply to all properties zoned B1 or B2.

Request & Staff Comments

- The B1 Retail Business and B2 General Business Districts comprise over 20 mixed-use, office, and vacant properties along Milwaukee Avenue, Aptakisic Road, Olde Half Day Road and the Tri State Tollway. Village Code prohibits more than 25% of the ground floor area of a principal structure on a B1 or B2 zoning lot to be used for non-sales tax-generating uses for buildings built after January 1, 1995 (see attached Document 4 and 5). The restriction was adopted in 1995 by Ordinance #95-1406-36. Staff believes this was intended to maximize sales tax revenue generation in the Village along commercial corridors. The same restriction was applied to the Village Green Center in 1995 (zoned R5 Mixed-Use Residence) as part of a redevelopment agreement between the Village and the center property owner; however, this agreement was terminated in 2010.
- The petitioner's cover letter outlines reasons for their desire to locate on this property and for the proposed text amendment. The petitioners indicated up to 20% of their medical practice will produce sales tax from the sale of medical products. Although the property was developed before January 1, 1995, its vacant status of more than 12 months triggers compliance with the sales tax use restriction, per Section 6-13-2-D-2 of Village Code (Non-Conforming Uses, Structures and Lots). As such, the petitioners are unable to establish their medical practices in the existing building because the property has been vacant for over one year.
- Staff believes 231 Olde Half Day Road and other B1 and B2 properties would benefit from the text amendment, as this would provide for a viable tenant mix with mutually supportive businesses throughout Lincolnshire's various shopping centers. Such action would be similar to recent Village Board-approved changes to the O/I Office-Industrial zoning district to remove the 25% medical use and testing of materials restriction as well as increasing the assembly use square footage cap.
- In recent years, the retail climate nationwide, as evidenced by numerous in-print and online publications, has shifted towards experiential retail and non-retail uses due to the proliferation of online shopping and the expansion of non-retail businesses in commercial zones (such as medical clinics, banks, financial institutions, gyms, fitness studios, and pet uses). For example, when Barnes & Noble closed its bookstore in the Lincolnshire Commons Center in 2015, the NorthShore University Healthcare medical clinic took over the building. The Village Board approved a Lincolnshire Commons Planned Unit Development

amendment at the time to allow the building conversion from retail to non-retail uses and to allow the 25% sales tax requirement to be calculated based on the building area of the shopping center as a whole rather than based on the building area of each lot, as currently required by code.

- The proposed amendment would provide B1 and B2 properties in the Village additional permissibility and leasing options to address long-term vacancies and to add new business offerings, including the CityPark Center, the former Walter E. Smithe furniture store building, the former Greenview Homes building, and other undeveloped B-zoned properties.
- The text amendment would not prevent or discourage sales-tax generating uses from locating in the B districts but would allow a greater number of non-sales tax generating uses to consider Village locations. Businesses that do not produce sales tax provide a variety of benefits, including filling a business/service need, employment, and offering consumers more reasons to stay in or visit the Village to meet their needs and patronize other establishments.
- In January 2019, Village staff surveyed several surrounding communities (i.e., Buffalo Grove, Deerfield, Lake Bluff, Lake Forest, and Highland Park) to inquire if they had similar sales tax-generating restrictions as Lincolnshire. All communities maintained similar restrictions yet applied them only to certain downtown areas, central business districts, and similar geographical areas. No community surveyed applied such a restriction across the entirety of their business-zoned districts.

Zoning Board Recommendation

- At its June 25, 2019 meeting, the Zoning Board held a public hearing to consider the text amendment request. The Zoning Board voted unanimously to forward a favorable recommendation to the Village Board for approval. Attached are the petitioners' responses to the required Standards of Findings of Fact for the text amendment. The Zoning Board reviewed the responses and found each standard was satisfactorily addressed.

Approval Process

1. Preliminary Evaluation at the Village Board. **COMPLETED**
2. The Zoning Board will hold a public hearing on the text amendment request. **COMPLETED**
3. The Village Board will consider the Zoning Board's recommendation on the text amendment and make a final determination. **CURRENT STAGE OF APPROVAL**
4. The ARB will review the site and building design, landscaping, signage, lighting, and site amenities. **TO BE HELD AT A FUTURE DATE**
5. The Village Board will consider the ARB's recommendations regarding site and building design, landscaping, signage, lighting, and site amenities and make a final determination on the new construction. **TO BE HELD AT A FUTURE DATE**

Recommendation

Approval of an ordinance to amend Sections 6-6A and 6-6B of the Lincolnshire Village Code, to eliminate the 25% ground floor sales tax-generating use requirement in the B1 and B2 Business zoning districts

Reports and Documents Attached

- Document 1: Cover letter prepared by Alexander and Julia Katsnelson dated April 24, 2019.
- Document 2: Planning and Zoning Application, dated June 24, 2019.
- Document 3: Draft ordinance, prepared by staff and the Village Attorney, and responses to standards of findings of fact for a text amendment, prepared by Drs. Alexander and Julia Katsnelson.
- Document 4: Redline revisions of Sections 6-6A and 6-6B of the Lincolnshire Village Code prepared by staff and the Village Attorney.
- Document 5: Zoning map, created by MGP Consortium.
- Document 6: Articles and publications detailing nationwide retail trends.
- Document 7: Minutes from the January 14, 2019 Committee of the Whole meeting.
- Document 8: Unapproved minutes from the June 25, 2019 Zoning Board meeting.

Meeting History	
Committee of the Whole – Preliminary Evaluation (Text Amendment)	January 14, 2019
Committee of the Whole – Preliminary Evaluation (Building, Landscape, and Site Plans)	March 18, 2019
Zoning Board – Public Hearing (Text Amendment)	June 25, 2019
Regular Village Board (current) – Text Amendment Approval	July 8, 2019

June 30, 2019

To: Mayor Brandt and Board of Trustees

1 Olde Half Day Rd,

Lincolnshire, IL 60069

In this letter we would like to propose to a text amendment to the B code to remove the restriction that no more than 25% of the ground floor can be for non-sales tax generating uses.

We are husband and wife who would like to open a practice which will combine both of our specialties. Dr. Alexander Katsnelson is a Board Certified Oral and Maxillofacial Surgeon. Dr. Julia Katsnelson graduated from Rush University Medical School (in Chicago) and finished her Dermatology Residency at New York Medical College, in New York City. The proposed building will have footprint of approximately 4800 sq ft, which will be built compliant to all the codes and stylistic requirements of the Village.

We feel that our practice would greatly benefit the Village of Lincolnshire public health for the following reasons:

- 1) There are no Oral and Maxillofacial Surgeons in the Lincolnshire area as well as within 3 miles around the proposed location. This location would be very convenient for students at Stevenson High School, since many high school students require Oral Surgery treatments.
- 2) There is only one Dermatology practice in the Lincolnshire area. Our practice would be beneficial for students at Half Day Road Elementary School (which is located next to our proposed location) and nearby schools, helping children miss less school by being seen quickly at a location close to their school.

Since we feel that our unique combination of Dermatology and Oral and Maxillofacial Surgery will bring patients to the village who will go on to purchase dermatology products in the office as well as make purchases in the surrounding area. Furthermore,

constructing a new building will lead to increased real estate taxes and therefore we will contribute more to the Village of Lincolnshire. Moreover, we will provide convenient access to specialty health services to the residents of Lincolnshire.

In Village of Lincolnshire Committee of the whole's memo from January 14th, staff mentioned that in recent years, the retail climate nationwide, as evidenced by numerous in-print and online publications, has shifted towards experiential retail and non-retail uses due to the proliferation of online shopping and the expansion of non-retail businesses in commercial zones (such as medical clinics, banks, financial institutions, gyms, fitness studios, and pet uses). The staff demonstrated, based on the articles from Industry Insights, Citylab, Crain's Chicago Business and KPMG that retail occupies less space, and more customers are visiting business areas designed for service industries, like healthcare industry.

At the Zoning board meeting on June 25th, 2019 our request for a text amendment was unanimously approved by the board members.

Please consider our request for a text amendment to remove the restriction that no more than 25% of the ground floor can be for non-sales tax generating uses.

Thank you very much,

Handwritten signatures of Alexander and Julia Katsnelson. The signature on the left is 'Alexander' and the signature on the right is 'Julia'. Both are written in black ink.

Drs. Alexander and Julia Katsnelson



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

PLANNING & ZONING APPLICATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Application Number: _____

PROPERTY ADDRESS: 231 Olde Half Day Road

PIN #(s): 15-15-400-039

APPLICANT NAME: Alexander and Julie Katznelson

APPLICATION REQUEST(S) Please check all that apply

- Amendment**
 - Text*
 - Annexation Agreement
 - Other
- Appeal of Administrative Decision**
- Annexation***
- Rezoning***
- Architectural Review Board (ARB)***
 - New Structure/Development
 - Modification to Structure/Development
 - New Signage
 - Modification to Signage
- Subdivision***
- Variance***
- Special Use***
 - New Special Use/PUD
 - Major Amendment to Special Use/PUD
 - Minor Amendment to Special Use/PUD

* Refer to the applicable **Information Packet** for additional information and required materials.

DESCRIPTION OF REQUEST(S):

Request to change the B code to remove the 25% restriction
non-sales tax generating uses of the ground floor area,

Attach additional pages if necessary

APPLICANT INFORMATION

Applicant Information

Name: Alexander and Julia Katsnelson Company: _____
Address: 488 Thorndale Drive Telephone: (847) 9029927
Buffalo Grove, IL, 60089 Fax: ()
Email Address: alex@katsnelson.net

Primary Contact Information (if different than Applicant Info)

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()
Email Address: _____

Property Owner Information (if a Trust, see attached Beneficiary Disclosure Form)

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()
Email Address: _____

REPRESENTATIVES INFORMATION

Attorney

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Architect/Land Planner

Name: Sara EF Gensburg LTD Company: _____
Address: 105 Revere Dr, #6 Telephone: (847) 715-9591
Northbrook, IL, 60062 Fax: ()

Engineer/Land Surveyor

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Landscape Architect

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Other:

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

REQUIRED MATERIALS

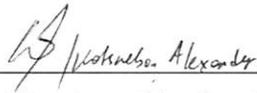
The materials identified below must be included with the Application, *incomplete submittals will not be accepted*. Prior to submitting an Application Packet, a pre-application meeting with the Planning Staff is recommended.

- Letter of Request:** The Applicant must provide a letter to the attention of the Mayor and Village Board of Trustees, with this application, which describes the request(s) and outlines the reason(s) for the request(s).
- Legal Description:** The legal description of all subject properties must be submitted in (1) an accurate and legible 8½" x 11" paper format, and (2) an electronic duplicate in Microsoft Word format.
- Plat of Survey:** An accurate Plat of Survey prepared by a registered land surveyor or professional engineer. The Plat of Survey must include all information required by the Illinois Survey Manual.
- Application Fee(s):** See page 4 of this Application.
- Cash Advance Account Deposit:** See page 4 of this Application
- Accompanying Documents Identified in Information Packet (if necessary)**

APPLICANT/OWNER ACKNOWLEDGEMENTS

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

1. I (We) have carefully and fully read this application, and all of the statements contained in this Application Packet are true.
2. I (We) fully understand and agree to comply with the terms and provisions outlined in this application and the Lincolnshire Village Code.
3. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).




Signature of Applicant _____ Signature of Property Owner _____

Date 6/24/19 _____ Date _____

**VILLAGE OF LINCOLNSHIRE
LAKE COUNTY, ILLINOIS**

ORDINANCE NO. 18-_____

AN ORDINANCE AMENDING TITLE 6 (ZONING) REPEALING PARAGRAPH 6-6A-2(D) AND PARAGRAPH 6-6B-2(D) OF THE LINCOLNSHIRE VILLAGE CODE TO ELIMINATE 25% GROUND FLOOR SALES TAX-GENERATING USE REQUIREMENTS IN THE B1 AND B2 BUSINESS ZONING DISTRICTS

WHEREAS, Njb Real Estate LLC (the “Owner”) is the owner of that certain real estate commonly known as 231 Olde Half Day Road and identified as P.I.N. 15-15-400-039 (the “Subject Property”) which is located in the B-1 Retail Business zoning district; and

WHEREAS, Alexander and Julia Katsnelson are contract purchasers of the Subject Property (the “Purchasers”) (the Owner and Purchasers are collectively known as the “Applicant”); and

WHEREAS, Applicant intends to develop the Subject Property with a new medical office which shall have minimum sales tax-generating use; and

WHEREAS, the Applicant has submitted a petition to amend the Zoning Code to permit non-sales tax-generating uses to be operated more easily in the business zoning districts by eliminating the regulation that no greater than 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses (the “Text Amendment Application”);

WHEREAS, the Board of Trustees referred to the Zoning Board (“Zoning Board”) the Text Amendment Application to research, consider and, if necessary, prepare text amendments to the Zoning Code to permit non-sales tax-generating uses to be operated more easily in the business zoning districts by eliminating the regulation that no greater than 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses; and

WHEREAS, following due publication of notice in the *Daily Herald* on May 31, 2019, a public hearing concerning the Text Amendment Application was convened and finally adjourned by the Zoning Board on June 25, 2019; and

WHEREAS, following deliberation and consideration on the evidence and testimony elicited during the public hearing and the recommendation of the Zoning Board, the Village Board desires to amend the Zoning Code to permit non-sales tax-generating uses to be operated more easily in the business zoning districts by eliminating the regulation that no greater than 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses; and

WHEREAS, the Village hereby finds that it is in the best interest of the Village and the public to amend its Zoning Code to promote the economic health and welfare 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; Findings.

A. The Corporate Authorities 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.

B. The findings of the Zoning Board of the Village of Lincolnshire, attached hereto as **Exhibit A**, are herein incorporated by reference as the findings of the Village Board to the same effect as if fully recited herein at length. All references in the Zoning Board's findings are made the references of the Mayor and Board of Trustees of the Village of Lincolnshire.

Section 2. Text Amendment; Sales Tax-Generating Uses.

A. Title 6, Chapter 6A (Retail Business District) of the Village of Lincolnshire Municipal Code (“Zoning”) is hereby revised by repealing paragraph 6-6A-2(D).

B. Title 6, Chapter 6B (General Business District) of the Village of Lincolnshire Municipal Code (“Zoning”) is hereby revised by repealing paragraph 6-6B-2(D).

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. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____th day of _____, 2019, by the Corporate Authorities of the
Village of Lincolnshire on a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED this ____th day of _____, 2019.

Elizabeth J. Brandt, Mayor

ATTEST:

Barbara Mastandrea, Village Clerk

Published by me in pamphlet form
this ____ day of _____, 2019.

EXHIBIT A

FINDINGS OF FACT

FINDINGS OF FACT TEXT AMENDMENT

Text Amendment to Section 6-6A-2-D-2 of the Lincolnshire Village Code

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

The intention of the proposed new building is to provide space for two medical clinics: oral and maxillofacial surgery and dermatology practices. These practices provide essential medical and dental services to the patients. There is currently no oral and maxillofacial surgeon in Lincolnshire and only one dermatology practice. Our clinics will be especially beneficial to the students of surrounding schools (Half Day Elementary School and Stevenson High School), because we will see pediatric and adolescent population (approximately 30%). Our goal is to bring state-of-the-art care to the residents of Lincolnshire and surrounding areas. In a Village staff memo from January 14, staff mentioned that in recent years, the retail climate nationwide, as evidenced by numerous in-print and online publications, has shifted towards experiential retail and non-retail uses due to the proliferation of online shopping and the expansion of non-retail businesses in commercial zones (such as medical clinics, banks, financial institutions, gyms, fitness studios, and pet uses). The staff demonstrated, based on the articles from Industry insights, Citylab, Crain's Chicago Business and KPMG that retail occupies less space, and more customers are visiting business areas designed for service industries, like healthcare industry.

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

This development will increase the value of the property, and surrounding properties by constructing a new building. The building will be compliant with all the building codes of the Village and will follow the architectural standards of Lincolnshire, particularly through reference to the Village's Design Guidelines, approved on November 23, 2015. More broadly, the text amendment will enhance property values throughout Lincolnshire shopping centers by reducing vacant retail spaces due to the flexibility afforded to retail-or non-retail uses locating in these spaces.

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

This development will avoid congestion in the public streets. The property is the first property at Olde Half Day Road – just off Milwaukee Avenue. Employees and patients will have the option of approaching the building two ways: from Milwaukee Avenue turning onto the Olde Half Day Road or from Half Day Road (Route 22) turning onto Olde Half Day Road. Additionally, the property currently has two points of access on Olde Half Day Road. We are proposing only one point of access, which may help prevent potential vehicular conflict with two points of access so close to one another. We do not anticipate the text amendment increasing congesting in either public streets or highways

Prepared by: Drs. Alexander Katsnelson and Julia Katsnelson, Petitioners

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: A, B1 Retail Business District



Sections:

- 6-6A-1: Intent and Scope of Regulations
- 6-6A-2: General Requirements
- 6-6A-3: Uses
- 6-6A-4: Lot Size Requirements
- 6-6A-5: Building Setbacks
- 6-6A-6: Building Height
- 6-6A-7: Signs
- 6-6A-8: Off-Street Parking and Loading
- 6-6A-9: Landscaping

6-6A-1: Intent and Scope of Regulations

This District is intended to provide a location suitable to accommodate a combination of retail, service and office uses in an intensive commercial core area. Permitted and special uses can be placed on relatively small zoning lots reflecting the historic development pattern of Half Day Road and to encourage a pedestrian environment in retail shopping areas.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6A-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced in the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.

~~D. Restrictions on Ground Floor Uses:~~

~~1. Non-sales tax generating uses shall be unlimited in structures constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.~~

~~2. Non-sales tax generating uses in structures constructed after January 1, 1995 shall be~~

subject to the following restrictions:

- ~~a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.~~
- ~~b. Variance: Any request for an increase in the above restriction shall be subject to the Variance procedures of Section 6-14-9 of this Title.~~

6-6A-3: Uses

Uses permitted in the B1 Retail Business District are identified in the table below:

P = Permitted

SU = Special Use

Uses	
Banks and financial institutions, with drive-through facilities	SU
Banks and financial institutions, without drive-thru facilities	P
Catering establishment	SU
Convenience store	P
Day care center	SU
Day Spa, with massage services	SU
Day Spa, without massage services	P
Educational institution, private, business, trade school	SU
Food store, including candy/confectionery stores, dairy products and bakeries	P
Funeral home	SU
General retail and services uses	P
Government building (subject to the regulations of Section 6-6A-2(D))	SU
Liquor sales, package only	P
Musical instrument sales and repair, including accessory instruction/lessons	P
Office, business and professional (subject to the regulations of Section 6-6A-2(D))	P
Personal fitness/instruction studio (yoga, martial arts, dance), not including health club/athletic facilities	P
Pet shop, with limited boarding and/or sale of live animals	SU
Physician's office	P
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Printing, publishing, blueprinting and photocopying establishments with retail sales only	SU
Repair or servicing of any article, the sale of which is from a permitted use in this District	SU
Restaurants with Live Entertainment	SU
Restaurants, excluding Live Entertainment	P
Restaurants, Fast Food with drive-thru	SU
Restaurants, Fast Foot without drive-thru facility	P
Retail pharmacy/ drug store, without drive-thru facility	P
Vehicle Fueling Station, may include convenience store	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6A-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	15,000 sq. ft.	100 ft.
Banks and financial institutions, with drive-through	40,000 sq. ft.	150 ft.
Funeral home	30,000 sq. ft.	200 ft.
Planned Unit Development	By Village Board	By Village Board
Restaurant with Live Entertainment	15,000 sq. ft.	100 ft.
Restaurant, Fast Food with drive-thru facility	45,000 sq. ft.	200 ft.
Special Uses, all others	7,500 sq. ft.	100 ft.
Vehicle Fueling Station, may include convenience store	45,000 sq. ft.	200 ft.

6-6A-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	10 ft.	8 ft.	10 ft.	15 ft.
Special Uses	10 ft.	8 ft.	10 ft.	15 ft.
Planned Unit Developments (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided along such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6A-6: Building Height

In the B1 District no building shall exceed two and one-half (2-1/2) stories or thirty feet (30') in height including rooftop equipment.

6-6A-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6A-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6A-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: B, B2 General Business District



Sections:

- 6-6B-1: Intent and Scope of Regulations
- 6-6B-2: General Requirements
- 6-6B-3: Uses
- 6-6B-4: Lot Sizes
- 6-6B-5: Building Setbacks
- 6-6B-6: Building Height
- 6-6B-7: Signs
- 6-6B-8: Off-Street Parking and Loading
- 6-6B-9: Landscaping

6-6B-1: Intent and Scope of Regulations

The intent of the B2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Often times such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6B-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and shall be incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced on the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.

~~D. Restrictions on Ground Floor Uses:~~

- ~~1. Non-sales tax generating uses shall be unlimited in structures constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.~~
- ~~2. Non-sales tax generating uses in structures constructed after January 1, 1995 shall be subject to the following restrictions:~~

- ~~a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.~~
- ~~b. Variance: Any request for an increase in the above restrictions shall be subject to the Variance procedures of Section 6-14-9 of this Title.~~

6-6B-3: Uses

Uses permitted in the B2 General Business District are identified in the table below:

P = Permitted

SU = Special Use

Uses	
Any Permitted Use in the B1 Retail Business District	P
Any Special Use in the B1 Retail Business District	SU
Assembly Uses, as defined in Chapter 2 of this Title	SU
Automotive service facility	SU
Bowling alley establishment	P
Colleges, universities, or vocational schools	SU
Convalescent, sheltered care facilities and group or nursing homes	P
Drinking establishments, including Live Entertainment	SU
Hotels	SU
Motor vehicle sales establishments	SU
Parks and playgrounds	P
Radio and television station, excluding transmission towers	SU
Recreation facility, public or private, as defined in Chapter 2 of this Title	SU
Retail shopping centers	P
Urgent medical care center/clinic	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6B-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	200 ft.
Automotive service/repair facility	30,000 sq. ft.	100 ft.
Motor vehicle sales establishment	30,000 sq. ft.	300 ft.
Planned Unit Developments (PUD)	By Village Board	By Village Board
Special Uses, all other	30,000 sq. ft.	200 ft.

6-6B-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	50 ft.	20 ft.	50 ft.	25 ft.
Special Uses, all others	50 ft.	20 ft.	50 ft.	25 ft.
Planned Unit Development (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided within such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6B-6: Building Height

In the B2 District no building shall exceed three and one-half (3-1/2) stories or forty two feet (42') in height including rooftop equipment.

6-6B-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6B-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6B-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code

Village of Lincolnshire

2019 Zoning District Map

1

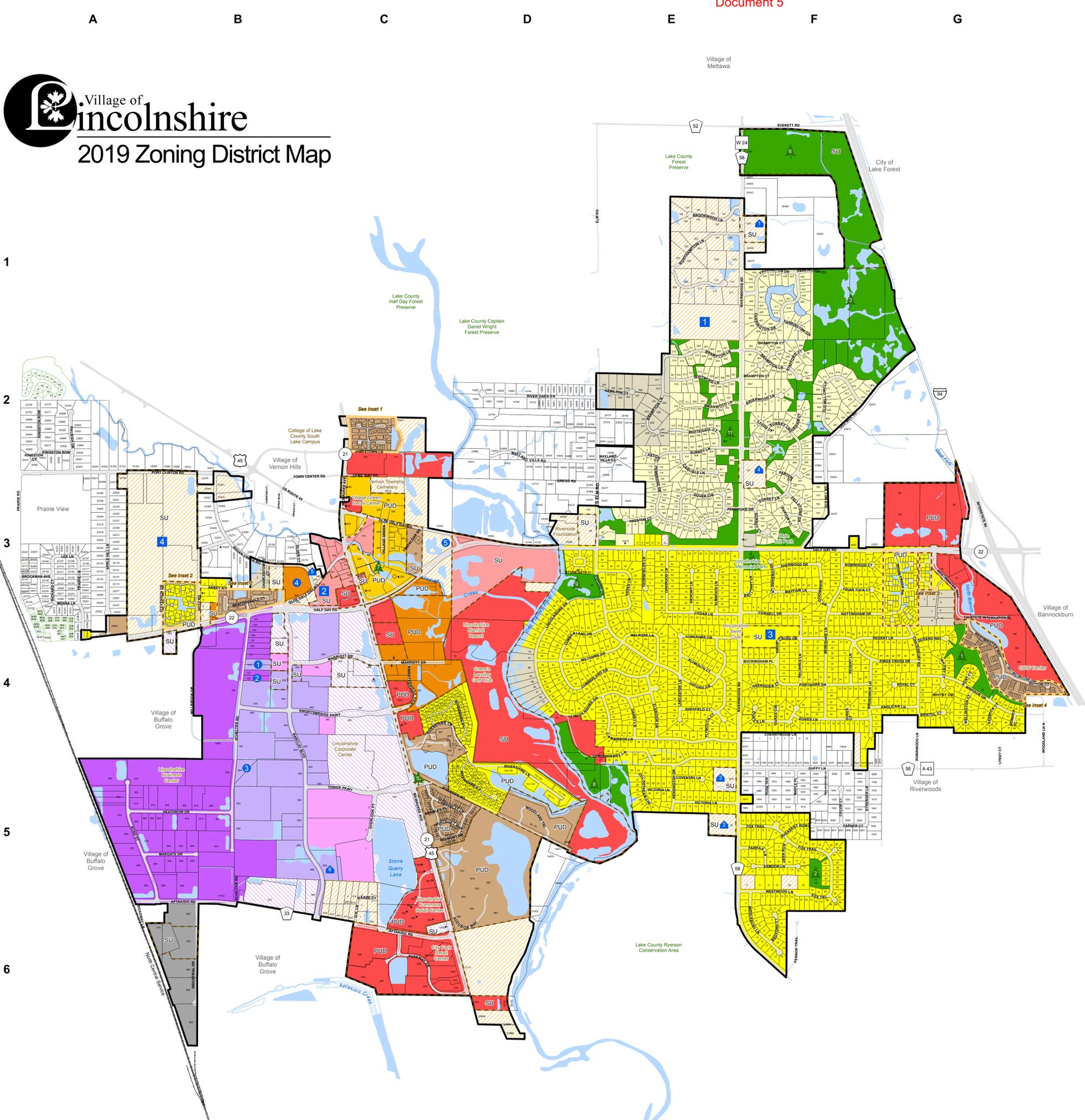
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6



Zoning District Classification

Residential	Commercial	Park/Recreational Area
R1 - Single Family	E	Balzer Park (G4)
R2 - Single Family	B1	Bicentennial Park (F5)
R2A - Single Family	B2	Florsheim Nature Preserve (F1)
R3 - Single Family	O/a	Lincolnshire Memorial Park (F3)
R4 - Multiple Family	O/b	Olde Mill Park (F3)
R5 - Mixed Use	O/c	North Park (F0)
M1	O/d	Pocket Park (C3)
M1	O/c	Rivershire Park (D-E, 4-5)
Open Spaces / Parks	OC	Spring Lake Park (D3)
Special Use Area / Planned Unit Development Area		Trailhead Park (C5)
		Whytegate Park (E2)

Other

- Property Line
- Railroad
- Water
- Corporate Limits

Place of Worship

- Ascension of Our Lord Greek Orthodox Church (F1)
- Lutheran Church of the Holy Spirit (E5)
- Community Christian Church (E5)
- Village Church of Lincolnshire (F2)
- Lincolnshire Korean Evangelical Church (C3)
- Willow Creek Community Church (C5)

Public Facility

- Lincolnshire-Riverwoods Fire Protection Dist. (B4)
- Post Office (B4)
- Village Public Works Facility (B5)
- Vernon Area Public Library (B3)
- Village Hall and Police Department (C3)

School

- Daniel Wright Middle School (E1)
- Half Day Elementary School (C3)
- Laura B. Sprague Elementary School (F4)
- Adlai E. Stevenson High School (A-B3)

Source Information

Property lines provided by Lake County GIS and modified by the Village. All other map layers developed by the Village of Lincolnshire GIS.

Village corporate limits as of January 1, 2019. Map printed 3/1/2019.

Contact Information

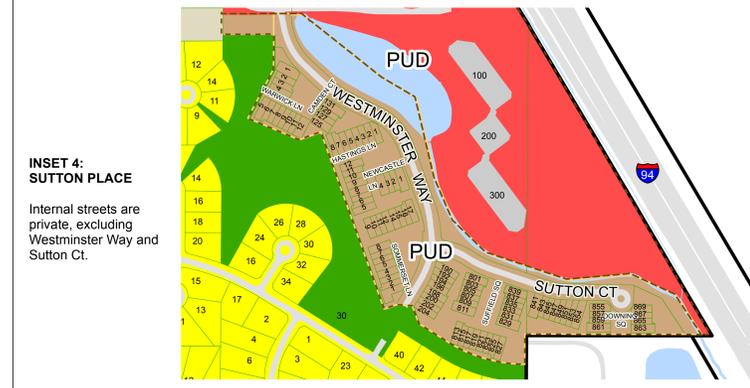
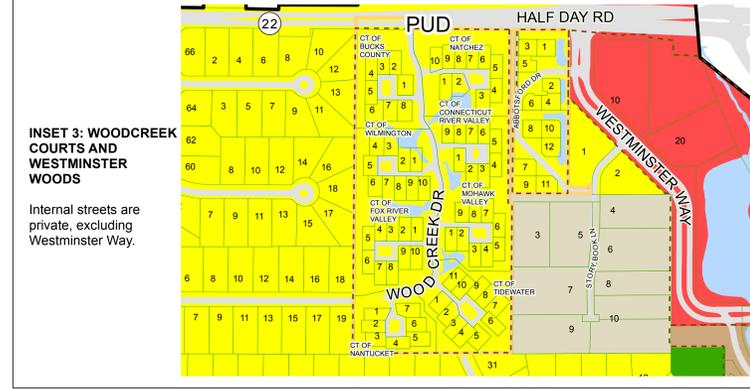
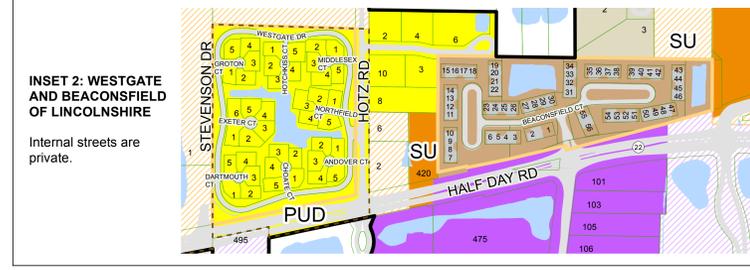
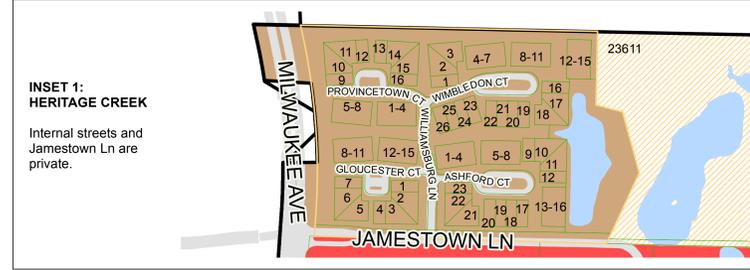
Department of Community and Economic Development
 One Olde Half Day Road
 Lincolnshire, Illinois 60069
 (847) 883-8600
 www.lincolnshireil.gov

Interact with this map online:
www.gisconsortium.org/mapoffice/?PL=VOL

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1 inch equals 600 feet

Map scale is not intended for use with the inset maps.



CRAIN'S CHICAGO BUSINESS

October 15, 2018 12:15 PM

Retail vacancies fall, but many landlords still struggling

Though the economy is booming, the local retail vacancy rate, at 11.1 percent, is still near recessionary levels, pulled up by the recent demise of retailers like Toys R Us and Sports Authority.

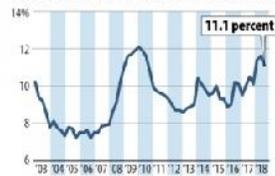
ALBY GALLUN



A REPRIEVE

The Chicago-area retail vacancy rate fell in the third quarter after jumping in the first half of the year.

VACANCY RATE FOR METRO AREA, BY QUARTER

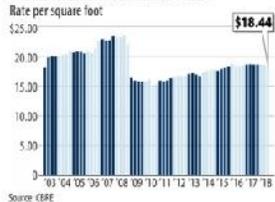


Though the economy is booming, the local retail vacancy rate, at 11.1 percent, is still near recessionary levels, pulled up by the recent demise of retailers like Toys R Us and Sports Authority.

CORRECTED

The local retail real estate market took a turn for the better in the third quarter, but it's still not good.

ASKING RENTS FOR METRO AREA



The Chicago-area retail vacancy rate fell to 11.1 percent in the quarter, down from **11.6 percent** in the second quarter, according to the Chicago office of CBRE. The decline will come as a relief to local landlords who have struggled to keep their shopping centers full as retail chains continue to retrench in the e-commerce era.

Though the economy is booming, the local retail vacancy rate is still near recessionary levels, pulled up by the recent demise of retailers like **Toys R Us** and Sports Authority. The rate is closer to its prior peak of 12.1 percent in 2010 than it is to its previous low of 8.6 percent in 2013.

But the recent drop shows that some landlords are finding ways fill space vacated by Sports Authority and other defunct chains, said Peter Graham, first vice president at CBRE. Apparel and other traditional retailers are out. Fitness and entertainment

Document 6

chains are in. In the biggest local retail lease of the quarter, Urban Air, a chain of indoor trampoline parks, took over a 50,000-square-foot Babies R Us store in Naperville that Toys R Us shut down during its bankruptcy liquidation. Another trampoline park, Altitude Trampoline, leased a 27,507-square-foot former Bed Bath & Beyond store in Oswego.

The narrative about brick-and-mortar retailing will remain negative, focusing on the rising threat from internet shopping. The [Sears bankruptcy](#) will only reinforce that story, especially if the department store ends up liquidating and closing all its stores. Most of its stores are in shopping malls, which are not included in CBRE's retail vacancy data.

But shopping center landlords are adapting to the changing market by pursuing e-commerce-resistant tenants like restaurants or bowling alleys and [redeveloping their properties](#) by adding new uses, like apartments, to diversify their rental income.

"You're turning it into something that's dynamic," Graham said.

Moreover, recent sales figures show the local retail market isn't as bad as some may think it is. Retail sales in the Chicago area rose 5.1 percent in the first quarter over the year-earlier period, and 3.9 percent year-over-year in the second quarter, according to Melaniphy & Associates, a Chicago-based consulting firm.

Still, most retail experts agree that the country has more retail space than it needs. In a brick-and-mortar market that's expected to shrink over the long term, the strong locations will win and the weak ones will lose.

"We'll continue to see people going after the good real estate," Graham said. "If it's 'C' real estate, they're going to continue to struggle."

Though the local vacancy rate dropped in the quarter, Graham doesn't see the beginning of a downward trend. He expects the rate to hover at about the same level over the next year.

The south suburbs had the highest vacancy rate, 22.8 percent, among all Chicago-area submarkets in the quarter, according to CBRE. The North Side of Chicago had the lowest rate, 5.7 percent.

Document 6



Thank you for printing content from www.citylab.com. If you enjoy this piece, then please check back soon for our latest in urban-centric journalism.



This map shows the millions of square feet in Sears store closures. // David Montgomery/CityLab

The 2018 Retail Apocalypse, in 6 Charts and a Map

DAVID MONTGOMERY DEC 28, 2018

Store closures are up as online shopping grows—but other measures suggest brick-and-mortar retail is still doing OK.

One of the big trends of 2017 was the ongoing “retail apocalypse,” the apparent disaster of declining sales and store closures facing brick-and-mortar retailers.

Document 6

Well, 2018 was more of the same. One year after rounds of store closures by J.C. Penney and Macy's, 2018 brought shutdowns by Sears and Toys "R" Us—not to mention Mattress Firm, Bon-Ton, Abercrombie & Fitch and more.

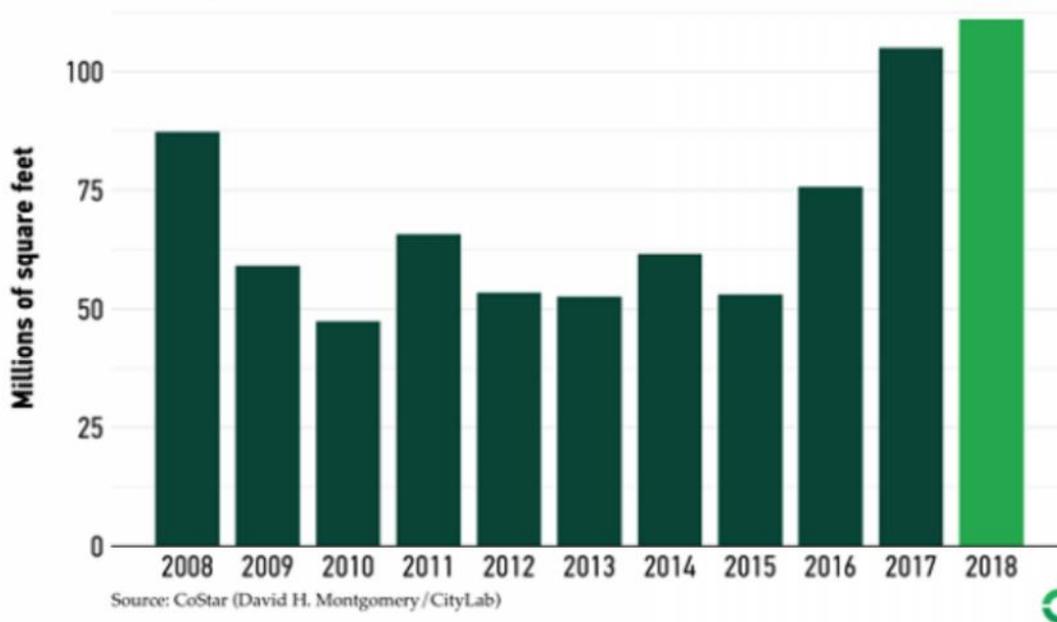
But just how apocalyptic is this retail apocalypse? CityLab took a closer look at the data and found a much more ambiguous picture than the headlines might suggest.

Store closures reached new highs

It's absolutely true that we're seeing a heightened level of retail closures. Even as of August, the U.S. had hit a 10-year high in retail square footage closed down—even higher than during the peak of the Great Recession.

Announced retail closures by square footage

2018 data as of August.



This has been driven by closures of some of America's most prominent retailers, which had been anchor tenants in major shopping centers. Sears, for example, is closing millions of square feet of its giant retail stores around the country as part of a bankruptcy.

Document 6

Millions of square feet of Sears stores are closing

Map shows only Sears stores with confirmed square footage.



Source: Thinknum Media, media.thinknum.com (David H. Montgomery/CityLab)

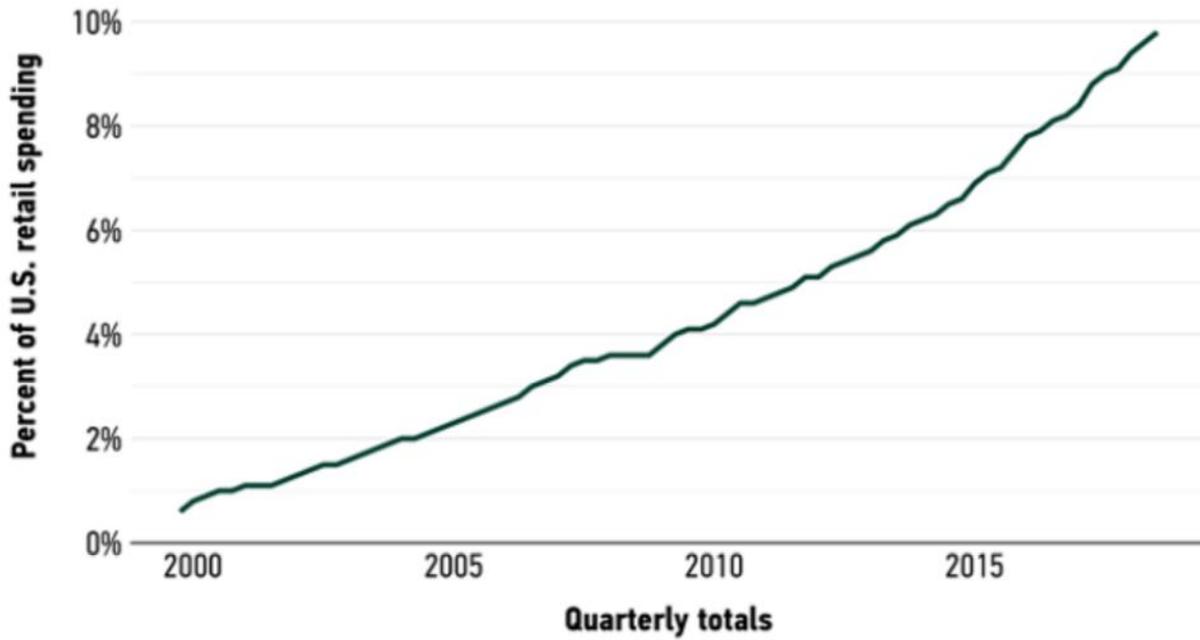


But what about sales?

All these closures are happening against a gradual move of retail from brick-and-mortar stores to the internet:

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Percent of U.S. retail spending made online



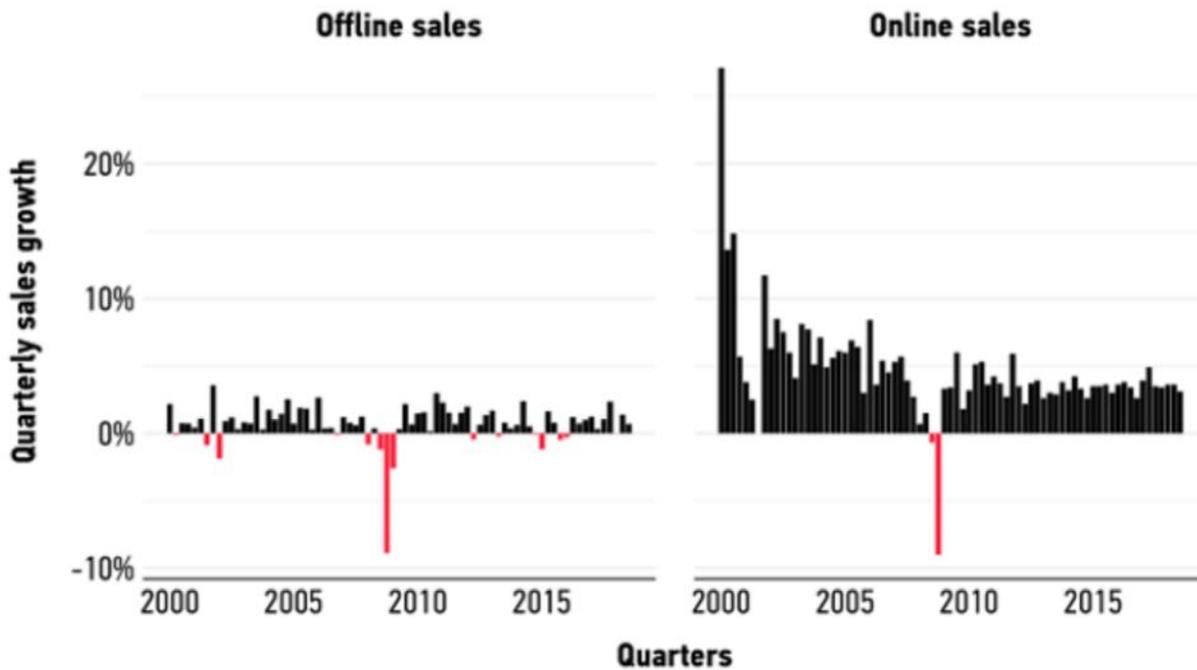
Source: U.S. Census (David H. Montgomery/CityLab)



But offline retail isn't actually on a downward trend. It's still growing—just more slowly than online retail.

Document 6

Offline retail has been growing much slower than online



Source: U.S. Census (David H. Montgomery/CityLab)

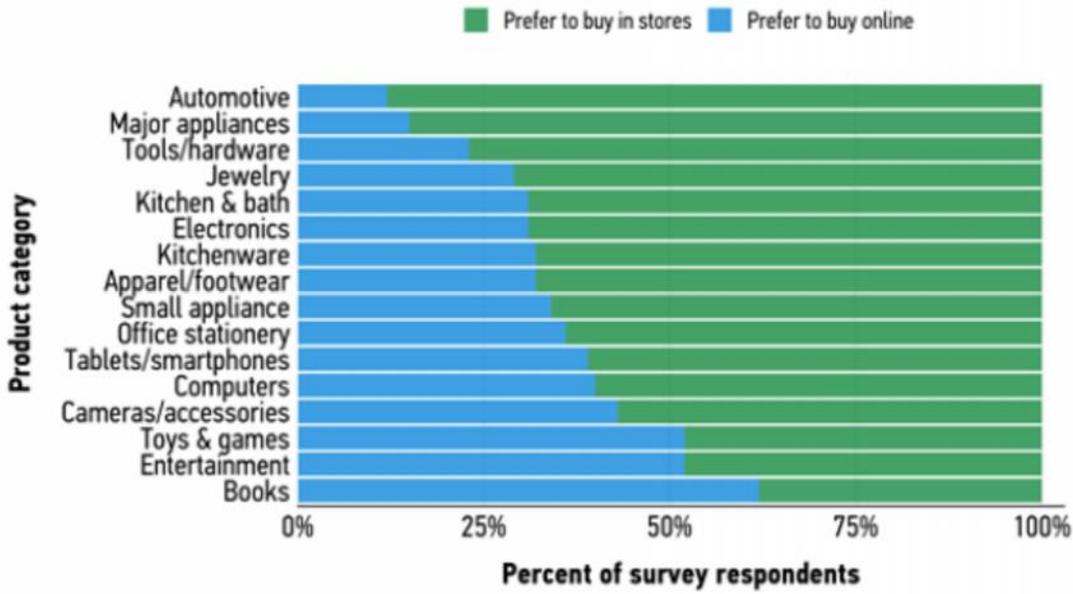


Some retail sectors are being hurt worse than others

A recent survey shows Americans like to buy things like books and games online—but still prefer to go in person for many other items, including cars, appliances, and jewelry.

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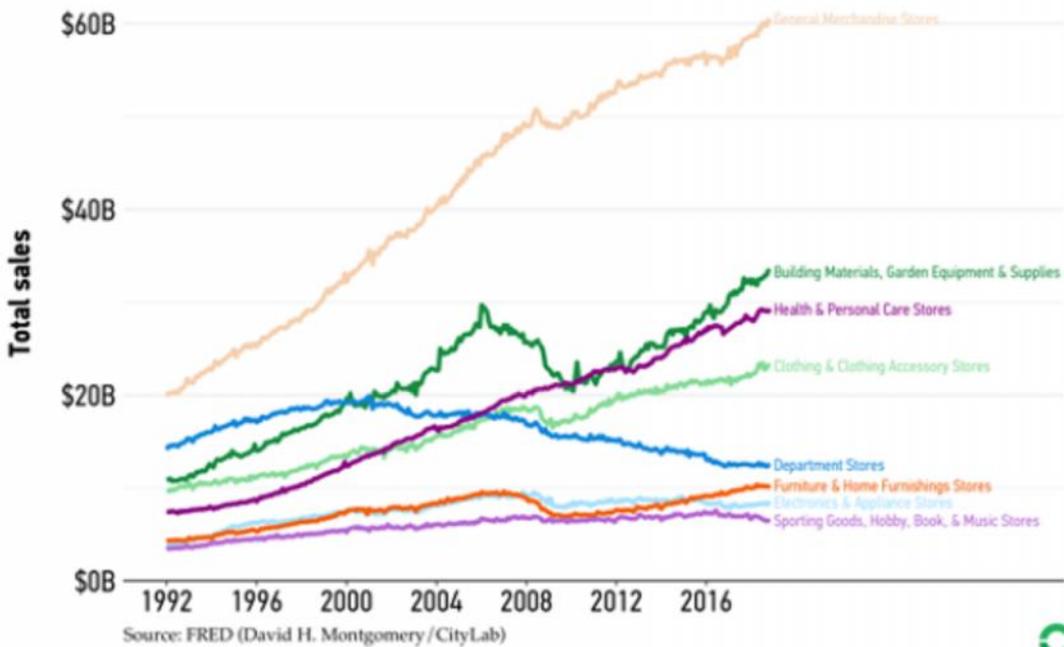
Americans still prefer to buy many goods in stores



Source: eMarketer/Statista (David H. Montgomery/CityLab)

This shows up in sales data. Department stores have had a rough go of it, while “general merchandise” stores like Target have been doing well. Electronics, sporting goods, books, and music have all seen total sales stagnate since the Great Recession.

Seasonally adjusted sales in U.S. retail sectors



Source: FRED (David H. Montgomery/CityLab)

Document 6

This ambiguity shows up in the stock market, too

Stock market funds tracking big retailers have had mixed results in recent years. Many have been flat for several years, but at least one has boomed until the recent stock market decline.

Retail exchange-traded-fund stock performance



The big picture

It's been a rough time for many prominent American retail chains—and the sector's future prospects don't look rosy. But "apocalypse" might be an overstatement. Some parts of the brick-and-mortar retail world are doing just fine, and despite pressure from online retail and some high-profile collapses—many driven by debt from leveraged buyouts—the brick-and-mortar retail sector is overall more limping than falling.



Industry Insights

April 12, 2018

Shopping Centers Becoming Consumer Centers

Alongside Traditional Retailers, Non-Retail Tenants are Providing Convenience and Experiences

Key Takeaways

- Large shares of consumers have patronized food and beverage service establishments (79%), leisure/entertainment venues (64%), medical/health/wellness facilities (51%), and other services (69%) in shopping centers in the first quarter this year.
- Roughly one-quarter (26%) of adults visit non-retail tenants all or most of the time while at the mall and slightly more (28%) do the same when visiting an open-air center.
- Nearly half (45%) of consumers say the presence of non-retail tenants increases the amount of time spent at the center, while about two-fifths (38%) claim they encourage more frequent visits.

Shopping center landlords seeking to accommodate consumer preferences for more convenient and engaging environments are adding more non-retail or service-based tenants. *By no means* does this indicate that retail is losing its status as the primary driver to shopping centers. An ICSC consumer survey¹ conducted earlier this year found the top reasons for visiting malls are still retail-related: “visiting department stores,” “browsing,” and “visiting specialty shops.” Services, like seeing movies and dining, ranked lower.

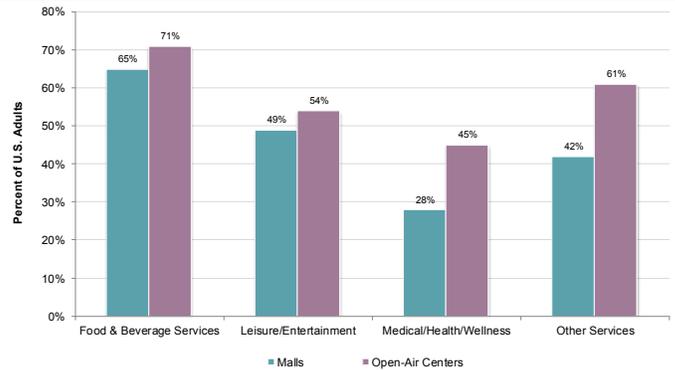
ICSC analysis of U.S. Census Bureau data shows that in 2017, **services, including food and beverage (F&B), salons, laundromats, movie theaters, fitness/recreational sports centers and others generated roughly one-fifth of sales at retail real estate**, while pure retail comprised the remaining share. Furthermore, data provided by CoStar Realty Information Inc., (www.costar.com), shows **non-retail/non-restaurant space in shopping centers specifically increased by 3.9 percentage points between 2012 and 2018 (from 19.2% to 23.1%)**. Because non-retail tenants represent a growing share of the retail real estate landscape, ICSC surveyed² consumers about the various concepts and evaluate the impact those are having on their shopping behaviors.

Non-Retail Tenants Popular, But Traditional Retail Paramount

Overall, in the first quarter of 2018, large shares of the U.S. adult population have visited shopping centers, both malls and open-air, and **spent on F&B (79%), leisure/entertainment (64%), medical/health/wellness (51%), and other services³ (69%)**. (See Chart 1.) Open-air

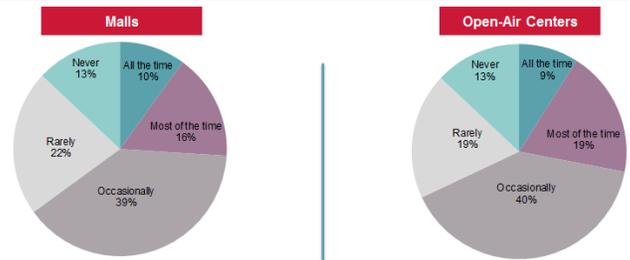
centers—unsurprisingly, since there are more of them, with a typically more diverse service tenant mix—saw a greater percentage of consumers spending in those categories, as shown in Chart 2. Malls, however, experienced nearly as much activity at restaurants and drinking establishments and at leisure/entertainment venues.

Chart 2:
Shares of Consumers Spending at Non-Retail Tenants by Shopping-Center Type



During their mall visits, roughly one-quarter (26%) of adults visit non-retail tenants all or most of the time and slightly more (28%) do the same when visiting open-air centers. (See Chart 3.) At each of those properties, only 13% say they never visit them. Millennials are more likely to visit these establishments more often compared with Gen X and baby boomers.

Chart 3:
Frequency of Spending at Non-Retail Tenants During Trips to Shopping Centers



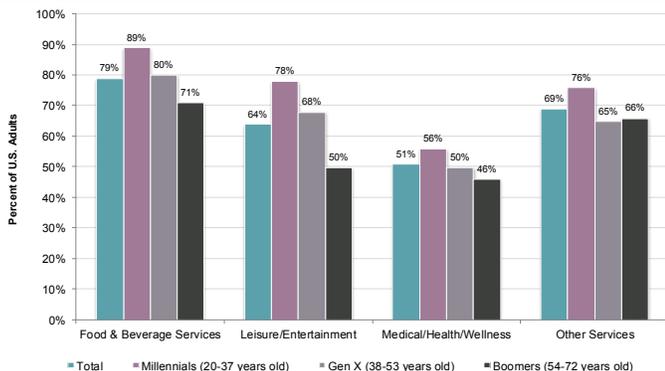
Despite the above data indicating that large shares of adults are patronizing non-retail tenants in shopping centers, this trend has *not* come at the expense of retailers; the establishments still primarily driving visits to those destinations. Proof of this lies in consumer expenditures by type of purchase. Since January, mall shoppers have spent on average 1.5 times more on goods than services, and at open-air centers, on average they spent 2.8 times more on goods.

Casual Restaurants and Movie Theaters See Largest Numbers

Non-retail concepts across a broad spectrum are setting up shop in traditional retail centers. Table 1 lists the most popular of those that consumers visited in the past three months, segmented by category and shopping center format. Although some of them are already well-established shopping center tenants, newer occupants, like food halls,

Chart 1:

Shares of Consumers Spending at Non-Retail Tenants in Shopping Centers by Category and Age in Q1 2018



¹ Findings from the “ICSC 2018 Mall Survey” were highlighted in: “[Consumers See a Bright Future in Malls](#),” *Industry Insights: Consumer Series*, March 2018.

² These results are based on a representative poll of 1,004 adults in the U.S., conducted between March 29 and April 1, 2018 by ORC International on behalf of ICSC.

³ This category includes services such as dry cleaners, banks, salons, pet-care facilities, childcare, places of worship, schools/training facilities, repair shops, and community gathering spaces

Table 1: Non-Retail Tenant Concepts Consumers Visited in the Past Three Months by Shopping Center Format		
	Malls	Open-Air Centers
Food & Beverage Services	<ol style="list-style-type: none"> 1. Food courts (66%) 2. Casual/fast-casual (48%) 3. Fast-food/coffee/yogurt (46%) 4. Food halls (26%) 5. Independent ("mom-and-pop") restaurants (20%) 	Casual/fast-casual (60%) Fast-food/coffee/yogurt (55%) Independent ("mom-and-pop") restaurants (46%) Craft breweries/beer gardens (28%) Market halls/farmers markets (27%)
Leisure/Entertainment	<ol style="list-style-type: none"> 1. Movie theaters (66%) 2. Bowling alley/billiards/arcade (28%) 3. Aquarium/amusement parks (19%) 4. Museum/cultural center (19%) 5. Sports/recreation center (18%) 	Movie theaters (61%) Performance/event gathering space (36%) Bowling alley/billiards/arcade (34%) Aquarium/amusement parks (32%) Museum/cultural center (27%)
Medical/Health/Wellness	<ol style="list-style-type: none"> 1. Dentist/eye care/hearing center (40%) 2. Gyms/fitness centers/yoga studio (34%) 3. Massage parlor/spas (33%) 4. Primary/urgent care clinic (31%) 5. Imaging centers/radiology (25%) 	Primary/urgent care clinic (51%) Dentist/eye care/hearing center (50%) Gyms/fitness centers/yoga studio (40%) Imaging centers/radiology (27%) Physical therapy/chiropractor (26%)
Other Services	<ol style="list-style-type: none"> 1. Hair/nail salon (43%) 2. Banks (37%) 3. Copy/print centers, pack & ship (20%) 4. Dry cleaners/laundromat (19%) 5. Pet grooming/animal care (19%) 	Banks (64%) Hair/nail salon (42%) Pet grooming/animal care (28%) Repair/maintenance shops (27%) Dry cleaners/laundromat (24%)

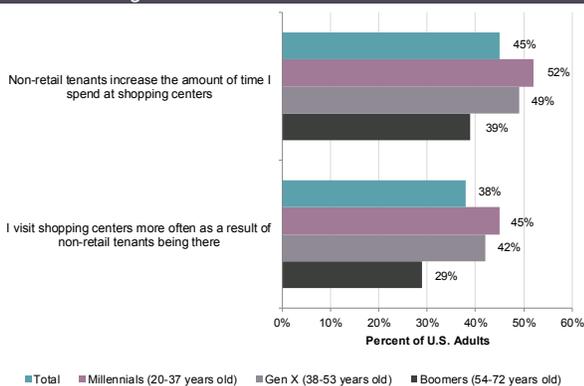
family entertainment attractions, sports/recreation centers, cultural centers, gyms, urgent care and pet-care facilities, did rank among the top venues consumers visited so far this year at malls and open-air centers.

Separately, within retail stores themselves, non-retail uses and services are also being incorporated for added consumer convenience. Within the past three months, **61% of adults have used a service within a retail establishment that is not part of the company's core business.** The most popular of these include: F&B (31%), banking/financial services (21%), health/medical clinic (18%) and salons (16%).

Longer Stays and More Frequent Visits

Consumers confirm changes to their behaviors as a result of the presence of non-retail or service tenants in shopping centers. **Nearly half (45%) say that as a result of those tenants specifically, they generally spend more time at shopping centers, while about two-fifths (38%) claim those establishments, encourage more frequent visits.** (See Chart 4.) *These findings do not imply that the remaining*

Chart 4:
Shares of Consumers Spending More Time at Shopping Centers and Visiting More Often Due to Non-Retail Tenants



shares of consumers either spend less time or make fewer visits, as they are not reflective of overall shopping center behaviors. They solely provide insight on the direct impact of non-retail tenants.

Additionally, consumers say non-retail tenants make their visits **more efficient and enjoyable (49%)** and they **prefer visiting centers that have a wide variety of those establishments compared with those that have few (44%).** This year's survey also showed that consumers value the entertainment component of shopping centers more than in the past. Only one-third (33%) of adults said entertainment was not something they looked forward to in shopping centers. When the same question was asked in the ICSC/Gallup Survey on Shopping Centers in 1990, two-thirds (66%) of adults said the same. The entertainment aspect of shopping centers has certainly become a mainstay over the 28-year period.

Still Room for More Non-Retail Tenants in Shopping Centers

Despite consumers' widespread use of non-retail and service tenants, they are interested in seeing more of them in the shopping centers they visit. Though already the most prevalent, **the top non-retail tenants consumers want to see more of are F&B services (34%).** Those are closely followed by entertainment (33%) as well as personal care services (20%), medical/health clinics (19%) and gyms/fitness centers (17%). There is a slight difference between the generational cohorts in terms of these preferences. While Gen Xers and boomers would like additional F&B services, millennials want to see more entertainment options.

Conclusion

Adding more non-retail tenants to shopping centers is a direct response within the retail real estate industry to accommodate changing shopping behaviors and new preferences. As many consumers shift their preference from spending mainly on goods to spending more on entertainment and experiences, today's successful retail destinations are diversifying their tenant mix, choosing more service-oriented concepts. **By expanding the offering and allowing consumers to get whatever they want, wherever they want, shopping centers are becoming consumer centers.**

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Global retail trends 2018

Global Consumer & Retail

March 2018



Introduction

Over the last few years, we've heard about the **disruption** that is coming. In reality, we are already **disrupted**. The new retail world that we have been promised is here.

The tools, strategies and technologies required to be successful in this new world are available. The toolbox for success is here, and it's up to retailers to choose the right tools from the toolbox in order to grow their business.

In this document, we discuss some of the biggest retail trends impacting our industry and highlight how some companies are responding.

If you would like more information regarding this document please contact [Dev Devani](#) or [Dan Coonan](#) from the Global Consumer & Retail team at KPMG.





Contents

Overview of 2018 retail trends	4
Trend 1 – The customer experience is more important than ever	6
Trend 2 – Artificial intelligence will gain more clout	10
Trend 3 – The rise of the conscious customer will continue	14
Trend 4 – The retail world we were promised is now here	18
Trend 5 – A tale of two hemispheres is playing out	22
Top 10 lessons for retailers	28
Contacts	32
Further publications	33



Top Retail trends

1

The customer experience is more important than ever

The customer experience is more important than ever as retailers are striving to differentiate themselves in a challenging and crowded market. Consequently, experience per square foot will be the new retail metric to measure success.

2

Artificial intelligence will gain more clout

Artificial Intelligence will gain more clout with some executives predicting that 85 percent of all transactions will be AI based by 2020. 2018 will be the year we see AI being deployed at scale.

3

The rise of the conscious customer will continue

The rise of the conscious customer will continue as consumers base their buying decisions on many factors beyond price. These new consumers, led and influenced by millennials, are exerting influence on retailers and forcing them to take action.



05 Trends for 2018



The retail world we were promised is now here

The retail world we were promised is now here – it has changed and will continue to impact the path to purchase. We've arrived at the intersection of elevated consumer expectations and technical possibility.

4

A tale of two hemispheres is playing out

A tale of two hemispheres is playing out as platform players and non traditional retailers expand their reach and offerings. The juxtaposition between what is happening in the West and the East will dominate the retail landscape with the latter in many cases moving faster than the former.

5

Trend 1:

The customer experience is more important than ever





Welcome to the experience economy where we have a new metric for a new era.

Experience per square foot will become an important metric for retailers.

Traditionally, the primary measure of retail performance has been sales per square foot. However, as stores become experience hubs as well as points of sale, retailers are thinking differently about the metrics they use to measure performance.

According to the 'Customers 2020 study by Walker, a customer intelligence consulting firm:

“ *Customer experience will overtake price and product as the key brand differentiator by the year 2020.* ”

Trend 1:

The customer experience is more important than ever

Successful retailing in 2018 comes down to obsessing about customer experience. Essential to achieving this is digital and physical touchpoints working together seamlessly.

Despite the notion of the demise of brick-and-mortar stores, physical retail isn't actually dead, but boring retail is. Store closures in certain countries hit all-time highs in 2017. The list of longstanding retail brands that shut their door is too long to list. Often overlooked is the fact that many stores opened as well. We will see a similar pattern in 2018. By January 2019, 90 percent of all retail will still be done in physical stores. Iconic retail brands like Apple, Sephora and Costco continue to succeed, despite relying mainly on brick-and-mortar stores.

As a consequence, new classes of retailers are emerging. There are retailers who started online and are moving to physical brick-and-mortar and others are merging "bricks and clicks." Retailers are seeking to understand their share of consumer spending, and how their consumers search, shop and buy in order to devise new retail models. Whether that means, having a show room or only having a strong presence in e-commerce, retailers are reinventing how they do business.

So, why aren't physical stores dead? Put simply, stores that are doing well offer a customer experience that meets or exceeds customer expectations. Joe Mach, the President of North America at Verifone predicts consumers will visit physical stores as long as there are new and interesting reasons to go. Leading retailers take advantage of their physical spaces to maximize experience per square foot and the real-life interactions customers have there. In summary, customers will shop where they enjoy their experience, this could be on a single channel or a combination of channels.



As retailers enter 2018, they are already seeing that if customers are going to visit a store, it needs to be about more than just the transaction. Retailers need to offer something you can't get online. They need to offer an experience.



Case studies

Nike

“Nike’s latest store in New York is like LEGOLAND for people who love sports.”

Nike opened a new five-story, 55,000 square foot store in New York City. It features a mini indoor basketball court, a treadmill, a system that simulates runs in different locations, a small soccer enclosure, a shoe bar where shoppers can personalize a pair of Nike Air Force and coaches who put customers through drills to test out different pairs of shoes. It is as much a place to play as it is a place to shop. Nike is demonstrating that it understands how brick-and-mortar retail is changing in the age of e-commerce and also how to create a memorable customer experience.

Ulta Beauty

Ulta Beauty is among the largest US beauty retailers and is currently the fastest-growing specialty retailer. In 2016, overall sales grew 23.7 percent. In 2017, Ulta’s digital sales grew a staggering 71 percent in the first quarter, contributing to a 14.3 percent increase in comparable sales.

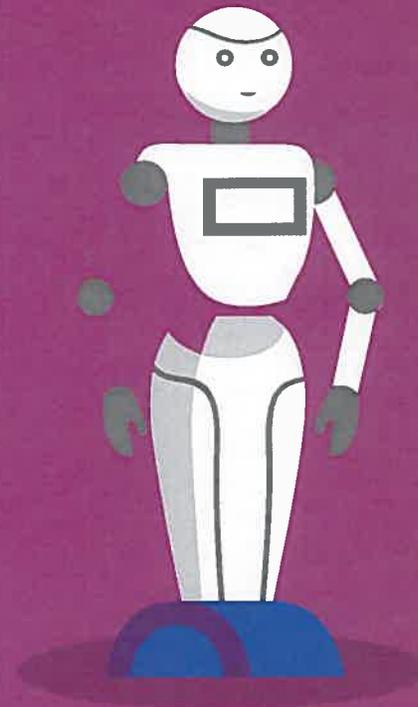
Ulta has a deep understanding of what customers want from their shopping experience. It combines high-end and drug store products to create a beauty superstore for its customers. Apart from this mix of products and beauty support, Ulta’s main differentiator is its in-store hair, skin and eyebrow treatments that keep customers in their stores longer.

“The notion of continuing to have a wonderful shopping experience with a great assortment of products and categories and brands, plus services, plus the ability to have a great online experience... we see a plenty of runway for us to continue to be a very relevant both brick-and-mortar and online player,” said CEO Mary Dillon.

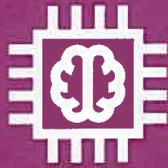


Trend 2

Artificial
intelligence
will gain
more clout



Retail experts at the National Retail Federation's 2018 Big Show said that retailers should be using artificial intelligence to solve specific problems, not just deploy it for its own sake. In 2018, **retailers will start to discover the value that AI can bring to their business.**



Definition of AI:

An area of computer science that deals with giving machines the ability to seem like they have human intelligence. In short, it is the power of a machine to copy intelligent human behavior.

Example: Robotic process automation (RPA) is being applied to highly repetitive tasks normally performed by humans.

Business examples:

- Machine learning algorithms are being integrated into analytics and Customer Relationship Management (CRM) platforms to uncover information on how to better serve customers.
- Chatbots have been incorporated into websites to provide immediate service to customers.

Charlie Cole, global Chief E-commerce Officer at Samsonite tells Forbes that 2018 is the year that:

“*Artificial intelligence will have its breakthrough moment. More and more retailers will start using it to power various parts of the retail and e-commerce experience.*”

Trend 2:

Artificial intelligence will gain more clout

Katrina Gosek, Director of commerce product strategy at Oracle, says that AI will “finally (be) something that helps retailers reach that holy grail” of personalization.

Back in 2016, Gartner predicted that by 2020, 85 percent of customer interactions would be managed without human involvement. In 2018 we will see AI adoption continue to rise with chatbots taking the lead. Due to increasing ease of deployment, instant availability and improved quality, chatbots will become more and more common to manage customer service queries and to make intelligent purchase recommendations. We will also see the rise of AI-powered conversational interfaces and voice assistants. Retailers can engage this kind of technology to answer routine questions and supplement human customer support with chat-based shopping or voice commerce.

Alongside having the technology available, retailers now also have a significant amount of data to power AI and deliver personalized, customized and localized experiences to customers. AI will be applied across the entire retail product and service cycle, from manufacturing to post-sale customer service interactions. Retailers using AI to its fullest potential will be able to influence purchases in the moment and anticipate future purchases, guiding shoppers towards the right products in a regular and highly personalized manner.

In order to maximize the impact of AI, in 2018 we will see new partnerships and collaborations between retailers and technology companies emerge. Retailers recognize that building or buying the technology they need isn't the best use of their resources. Instead, we will see a rise retailers partnering with niche technology players – collaboration will be the key to success.





Case studies

Taco Bell

Meet Tacobot. Taco Bell's chatbot that will never let you go hungry. Tacobot is currently in private beta mode and requires a quick install. However as soon as it is installed, you can start chatting and ask it questions about the menu, recommendations, special offers and dietary requirements and even ask how Tacobot is feeling.

Tacobot is connected to your ta.co account, so that all your favorites, including locations, are stored and transferred over. You can place your order for pickup or through their partnership with DoorDash, and have it delivered straight to your door.

Amazon

Not only is Amazon using AI, they are also selling it. They are penetrating the mass market with their Echo and Alexa devices, and nearly overnight it has become the norm to speak to a small device in your home, and to many it almost feels like part of the family.

The Amazon bot personality Alexa uses chatbot technology and voice recognition simultaneously. The goal of Echo is to create a seamless user experience anywhere in the user's home. By speaking directly to Alexa, you can place food orders, play music, plan events, check your calendar, make phone calls and so on. The list is endless and all you need to do is talk to her.

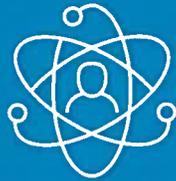
Voicebot estimates that total shipments of Amazon Echo devices were 20.54 million through Q3 of 2017. In Q4 of 2017, it is said Amazon sold "tens of millions" of Echo hardware devices. Echo Dot was the top-selling product on Amazon across all categories.

Trend 3

The rise of the
conscious
customer
will continue



Authenticity is on the tip of the tongue of every marketer today. The question is, why has it suddenly become a major factor in the customer decision-making process?



In an age of authenticity where consumer trust has plummeted,

customers are now demanding transparency. Honesty and authenticity have emerged as the attributes that matter most to customers. Consumers, more than ever before, are holding brands to a higher standard.

An international survey by Cohn & Wolfe found that **87 percent** of global consumers felt that it was important for brands to:

“*Act with integrity at all times, ranking authenticity above innovation (72 percent) and product uniqueness (71 percent) when asked what they valued most in a brand.*”

Trend 3:

The rise of the conscious customer will continue

Customers are demanding transparency as they take an increased interest in the ethical practices of the brands they buy from. Furthermore, customers today who are more tech savvy, have a much keener eye for authenticity versus marketing speak.

Today's customers have a well-developed sense of what is authentic and what is solely intended to drive sales. This has led to a rise in consumers who make values based judgements about what to buy and where to shop. These consumers believe their purchase habits have an impact on the world. To win customers today, businesses need to stand for something and reflect that message consistently throughout the entire business from senior leadership through to front line staff.

The conscious consumer movement is growing. One third of UK consumers, for example, claim to be very concerned about issues regarding the origin of products. In another example, a study from YouGov and the Global Poverty Project revealed that 74 percent of those surveyed would pay a higher cost for their clothes if there was a guarantee that workers were being paid fairly and working in safe conditions.

Authenticity is especially key unlocking the wallets of customers of all ages. Millennials are having a deep impact on the generations that came before them (Boomers, Gen X etc.) as well as the one that comes next: commonly referred to as Gen Z.

A Global Corporate Sustainability Report published by Nielsen indicates that, globally, 66 percent of consumers are willing to spend more on a product if it comes from a sustainable brand. Millennials gave an even more impressive showing, with 73 percent indicating a similar preference. Simply put, customers want the companies they buy from to practice sustainability, strong ethical behavior and transparency. Customers want to buy an honest brand.

Retailers have to be authentic and transparent, but they also need to communicate this in a sophisticated and trustworthy way, or consumers may turn to another brand.





Document 6

In this business environment, brands and retailers are required to focus more on corporate social responsibility. As Sir Martin Sorrell, head of the world's largest advertising group WPP, said "doing good is good business."



Case studies

Brandless

Brandless is an American company that openly states, "our mission is deeply rooted in quality, transparency, and community-driven values. Better stuff, fewer dollars. It's that simple."

It sells a wide variety of products for a universal flat fee of US\$3. On its website, it says that *BrandTax™* is the hidden costs you pay for a national brand. This is how they have managed to keep costs so low.

Brandless focuses on what matters to their customers. They offer organic, non-toxic, hypoallergenic products that haven't been tested on animals. They believe in helping the consumer and the world at the same time.

Gucci

Italian fashion designer, Gucci has banned the use of fur. The ban will take effect with its spring/summer 2018 collections. The company has now signed up for the Fur Free Alliance, an organization that promises to end the exploitation and killing of animals for fur, as part of a wider sustainability plan. Part of this alliance are competitors, Calvin Klein, Ralph Lauren, Armani and Tommy Hilfger.

Not only does this decision adapt to changing consumer tastes, but Marco Bizzarri the CEO of Gucci also says, "I need to do it because (otherwise) the best talent will not come to work for Gucci."

Bizzarri went on to say, "Being socially responsible is one of Gucci's core values, and we will continue to strive to do better for the environment and animals."

Trend 4

The retail world
we were
promised is
now here



When retailers analyze shopper behavior, it is remarkably clear that **consumers have changed dramatically**. Retailers need to understand and react to these changes.



Technology has made it easier than ever for shoppers to **consume information, find products or services** and **easily share their experiences**. This has resulted in **new customer expectations** that have created a new retail world.

Paul Wissmann Sector Leader for Media & Telecommunications at KPMG in the US says, **“Technology has become so embedded in our daily lives that consumers now view instant access as the norm.”**

“Over the last ten years, technology has opened the floodgates to a wave of unregulated new entrants that have both changed the way in which we manage the flows in and out of our wallet, **while also dramatically raising our expectations.**”

*Me, my life, my wallet –
KPMG Customer Insights
Program*

Trend 4:

The retail world we were promised is now here

As more retailers adapt to the changing expectations of customers, we are finally seeing the new retail world evolve. This is the consequence of significant behavioral shifts over the last few years.

Many retailers who haven't met customers demands are simply no longer in the game. Forrester anticipates this challenging new environment will "place harsh and unfamiliar demands on companies, requiring changes in how they develop, market, sell and deliver products and services."

The predictions and attributes that people have been talking about for years have now become customer expectations and have drastically changed the path to purchase. According to Forrester, we're five years into the Age of the Customer, in which newly empowered customers place elevated expectations on every interaction they have with brands.

New technologies have put customers in the driver's seat — they have the power. Apps like Snapchat, WeChat and WhatsApp show we are quickly moving toward a reality in which everything happens in real time. The natural outcome is that people want that instant gratification. This has had a deep impact on customer expectation.

This just in time gratification puts a huge strain on retailers. In a Salesforce.com report, 64 percent of consumers said they expect companies to respond to and interact with them in real time. The need for speed will only increase as technology enables and advances.

The point of engagement and the point of transaction are converging, meaning brands that can offer immediacy, instant gratification, personalization, authenticity and accessibility will win.

Well-performing retailers are changing their businesses to adapt to consumer demands. This is setting a new standard for the industry.



Amazon
Prime

USA

\$12.99

per month. OR

\$99.00

annual subscription.

UK

£79.00

annual subscription.



Case studies

Amazon

Nearly half of US households are now Amazon Prime subscribers.

Data from Kantar estimates that 45 percent of households in the US are willing to pay Amazon prime membership fees in exchange for the promise of free two-day shipping on eligible items, despite the yearly fee of \$99.

Not so long ago, it was acceptable to wait at least a week for delivery. This is no longer the case. Amazon has adapted to this expectation and Prime membership has boomed because of it. In the UK, Prime members can even receive same day delivery on selected items. Options like this, make consumers switch to brands who offer this just in time fulfillment.

Target

Target has announced that beginning in February with a roll out across the country throughout the year, the retailer will offer same day delivery as the retail wars heat up in the US.

The offering is a new way for Target to compete with other online shopping sites like Amazon, which dominates with 38 percent of all online shopping, and whose customers are now demanding faster speed, greater convenience and lower price. As Darren Seifer, a food and beverage industry analyst for NPD says "Target clearly sees the writing on the wall. If they're going to stay competitive, they need to up their convenience game to remain competitive with the likes of Wal-Mart, Jet, and Amazon."

Trend 5

A tale of two hemispheres is playing out



An ongoing competition between the hemispheres has been a topic of interest within the retail world. Who is actually leading? Who is growing quicker, and most importantly, who is going to win?



China takes another step towards a service economy.

China's economy continues its historic shift to becoming more consumption and service-driven that could help sustain the country's growth over the next decade and beyond."

“ It doesn't matter if I failed. At least I passed the concept on to others. Even if I don't succeed, someone will succeed. ”

*Jack Ma –
Executive chairman
of Alibaba Group*

Trend 5:

A tale of two hemispheres is playing out

For a long time, companies in China were known for taking products and business models from the West and adapting them to their local markets. However, with the move to a consumption-driven economy, home-grown platform businesses are redefining the Eastern landscape.

China has developed a unique innovation ecosystem that has resulted in a revolutionary approach on a mass scale. It is different from that in the West, and it is impacting both emerging and developed economies. China's innovative tech companies are dominating the local market and it may just be a matter of time before they themselves move West.

Chinese conglomerate, Alibaba Group, has significantly reshaped the retail world and its own business in a fast-growing economy – a stark contrast to record store closures faced by retailers in the West. Alibaba owned Taobao, an online marketplace, has 580 million active monthly users – mostly in China, demonstrating the incredible pace of growth in the East.

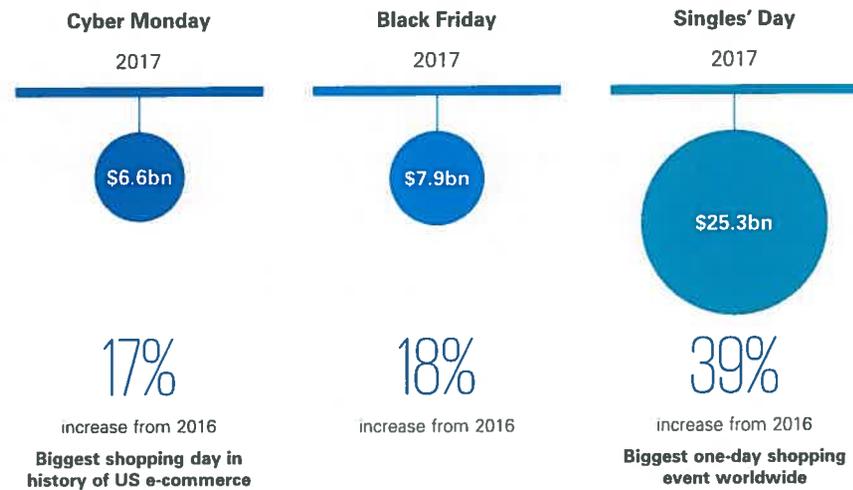


Document 6



In 2017, we witnessed Alibaba's Singles' Day (11/11) achieving record revenue of over \$25 billion. Single's day was much bigger than Black Friday and Cyber Monday combined.

In 2017, Singles' Day's record-breaking sales represented 39 percent YoY growth. Alibaba processed 812 million orders within 24 hours and its payment service, Alipay, handled 1.5 billion transactions, peaking at an incredible 256,000 transactions per second. Meanwhile, Cyber Monday became the largest online shopping day in US history with a record \$6.59 billion online transactions.



It is projected that by 2030, the Chinese middle class will add 800 million to one billion new consumers and over 200 cities will have populations over 1 million. To put this into context, the OECD has projected that Europe would add 16 million consumers by 2030 and has only 35 cities with populations over a million today.

With the middle class moving from a projected 12 percent to 73 percent of the Chinese population from 2009 to 2030, consumption in China is projected to be 2.5 times that of the US.

Already today, more Chinese consumers use mobile phones to access the internet than those in America, Brazil and Indonesia combined. About half of China's online sales take place via mobile, compared to barely a third in the US.



In China, **Tencent's WeChat** is the dominant messaging force for monopolizing mobile users' attention, via a platform that plugs in all sorts of additional third party services, from ride-hailing to banking to food ordering.



According to their own WeChat Data Report:

- WeChat monthly active users reached **963 million in Q2 2017**, representing YoY growth of **19.5 percent**.
- **Over 50 percent** use WeChat for over **1.5 hours every day**; **over one third over 4 hours per day**.
- Users make **100 million calls** per day on WeChat

Users can shop and pay within the App and use WeChat Pay to do so.

By the numbers



Singles' Day

An annual shopping holiday in China created by Alibaba, is the biggest online shopping event in the world.



Alipay:

400m
users



Chinese E-commerce

market pegged at

\$1.7 tn



Alipay:

#1
payment
service in China

Alibaba already accounts for more **than 80 percent** of all online purchases in China. But with just a **53 percent** internet penetration, there is still a great deal of potential for growth.

Top 10 lessons for retailers



one

Customer experience is the key to success. The commercial battleground is no longer just price, product or efficient supply chain. It is now customer experience.

two

New metrics for success are taking over. Experience per square foot will become an important metric.

three

Don't give up on brick and mortar. Understand the balance of digital and e-commerce required in order to reach your customer.

four

Understand how AI can help your business. In 2018 we will see more AI adoption. Retailers need to understand where AI fits within their organization.

five

Look externally to help build your technology. The best way for many companies to achieve successful implementation of technologies is to look outside their own four walls.

six

Stay true to the core of your brand. Customers want authenticity and transparency. They want to know exactly who they are buying from.

seven

Understand that the customer has changed. It is important to understand that the old ways of doing customer segmentation aren't sufficient. You need a multidimensional view of your customer.

eight

Recognize that customer expectations have changed and retailers who don't meet expectations are no longer contenders.

nine

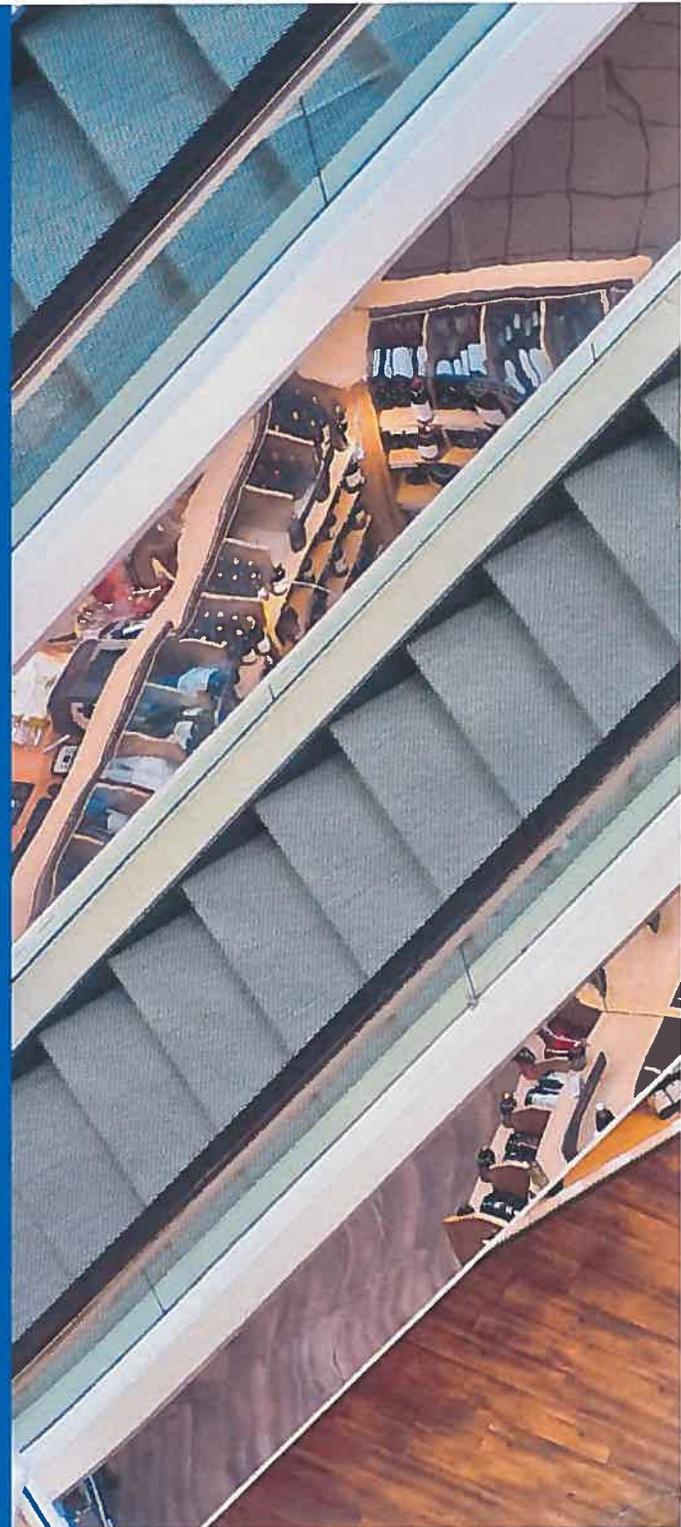
Be knowledgeable about what Eastern retailers are doing. Advances in the East could be an indication of how retail will change in the West.

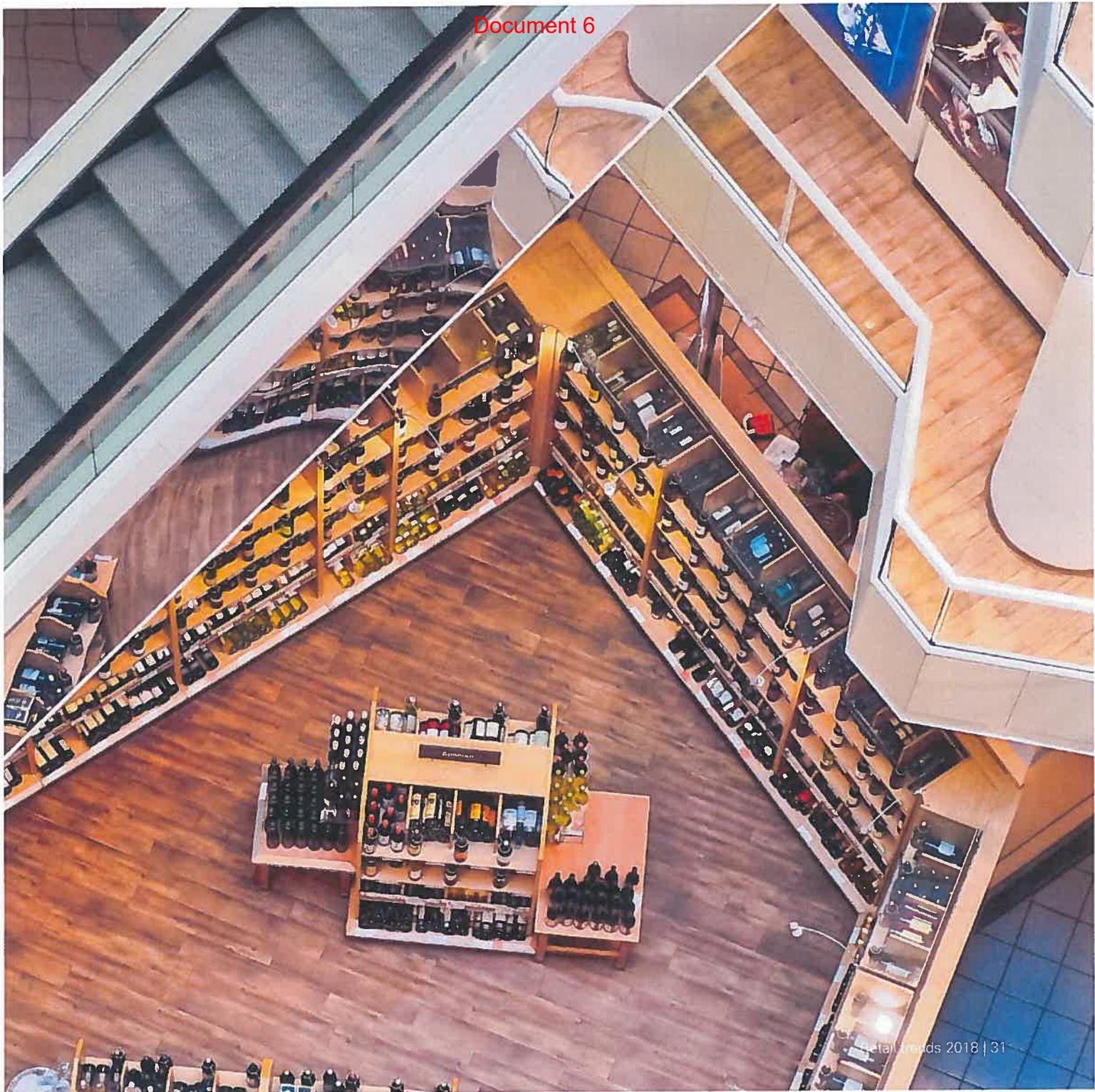
ten

Embrace the new retail world it is here. The tools and technologies to transform retail have arrived.

“ When you’re trying to make an important decision, and you’re sort of divided on the issue, ask yourself: If the customer were here, what would she (or he) say. ”

Dharmesh Shah
CTO of Hubspot





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currently is.

Mayor Brandt directed staff to poll the Trustees not in attendance and go with the consensus for size.

It was the consensus of the Board to refer this to the Architectural Review Board for a Public Hearing at the February 19, 2019 Meeting once staff makes noted changes and gets consensus on sign sizes from the absent Trustees.

3.12 Preliminary Evaluation Regarding a Text Amendment to Eliminate Ground Floor Sales Tax Generating Use Restrictions in B1 and B2 Business Zoning Districts (Alexander and Julia Katsnelson)

Assistant Village Manager/CED Director Gilbertson provided a summary of a preliminary evaluation regarding a text amendment to eliminate ground floor sales tax generating use restrictions in B1 and B2 Business Zoning Districts as petitioned by Alexander and Julia Katsnelson. The text amendment is necessary for them, as physicians, to establish new dermatology and oral, maxillofacial, and surgery practices at 231 Olde Half Day Road in the B1 zoning district. The proposal is supported and has been approved by property owner Njb Real Estate LLC.

Mayor Brandt asked if this was addressed a few weeks ago when the Board discussed this for the O/I District and thought the decision was already made. Assistant Village Manager/CED Director Gilbertson stated this is a different zoning district. Village Manager Burke noted Staff saw an opportunity to raise a broader conversation about the entirety of B1 and B2. Assistant Village Manager/CED Director Gilbertson noted staff would bring back changes for the entire zoning district but the petitioner would like to move forward with their business and this is the reason the request is being brought up separately.

Dr. Alex Katsnelson provided a presentation regarding their proposed business and petition for preliminary evaluation regarding a text amendment to eliminate ground floor sales tax generating use restrictions in B1 and B2 Business Zoning Districts.

Mayor Brandt asked how large the lot was and noted concern about building size and if parking requirements would be sufficient. Dr. Katsnelson stated they would present the findings at the next meeting but stated he felt parking would be adequate. Mayor Brandt asked if they had looked at other locations in Lincolnshire. Dr. Katsnelson stated they had but preferred this particular location given its accessibility on Olde Half Day Road and proximity to other businesses and institutions.

The consensus of the Board was to refer this to the Zoning Board.

3.13 Consideration of Amendments to Title 5 (Building Regulations and



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, June 25, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Bichkoff and Members Kalina, Udoni, Hersh, Curtin, Josephson and Trustee Liaison Harms Muth

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED)

ABSENT: Member Kelly

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

1.0 ROLL CALL

The roll was called by **AVM/CED Gilbertson**; **Chair Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Zoning Board held on Thursday, April 18, 2019.

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the April 18, 2019 Zoning Board meeting.

The motion passed unanimously by voice vote.

Chair Bichkoff introduced and welcomed newly appointed Members Denis Curtin and Scott Josephson to the Zoning Board.

3.0 ITEMS OF GENERAL BUSINESS

Chair Bichkoff reviewed the public hearing process, recessed the Zoning Board meeting, and opened the following Public Hearing:

3.1 Public Hearing regarding a Text Amendment to Sections 6-6A-2-D-2-A and 6-6B-2-D-2-A of the Lincolnshire Village Code to Eliminate the 25% Ground Floor Sales Tax-Generating Use Requirement in the B1 and B2 Business Zoning Districts (Alexander and Julia Katsnelson)

AVM/CED Gilbertson summarized the request before the Zoning Board, stating the petitioners are seeking to demolish the existing vacant structure built in 1963 to construct a new one-story, 5,000-square-foot medical office building in the B-1 Business zoning district. The petitioners are requesting a text amendment to the Village Code to eliminate the 25% ground floor sales tax-generating use restriction thereby allowing them to establish the new medical practice. He added the Committee of the Whole reviewed the proposal in January 2019 and March 2019 and referred the petitioners to the Zoning Board and Architectural Review Board for further consideration. **AVM/CED Gilbertson** stated the required legal

notice was published in the May 31, 2019 edition of the Daily Herald, and that notification to surrounding property owners is not required in this case as this text amendment will apply to all properties zoned B1 or B2.

In regards to the text amendment, **AVM/CED Gilbertson** stated the current regulation regarding sales tax-generation in the B1 and B2 zoning districts was adopted in 1995 to encourage retail development along main corridors. The Village Green had this requirement, but this was terminated in 2010 as part of a redevelopment agreement with the Village. He stated staff believes this property and other B1 and B2 properties would benefit from the proposed text amendments by providing a viable tenant mix and flexibility for the vacant spaces throughout the Village. He added staff conducted a survey of neighboring communities, with results indicating similar restrictions were imposed on specific for geographic areas such as a central business districts and downtown districts, rather than the entirety of a specific zoning district.

Dr. Alexander Katsnelson was sworn in by **Chair Bichkoff** and **Dr. Katsnelson** requested the findings of fact be entered into the record.

Dr. Alexander Katsnelson stated he and his wife will be opening a dermatology and oral surgery practice to serve the residents of the area. He added the current building is not ADA compliant, which encouraged them to construct a new office building. He stated they anticipate the dermatology practice will generate sales tax, but the current requirement of 25% ground floor area would not be feasible for a medical practice.

Chair Bichkoff stated the sales tax floor area restriction may have had a purpose in 1995 but places restraints on businesses today. **Member Curtin** asked if staff had looked at financial modeling and any effect this will have on sales tax moving forward. **AVM/CED Gilbertson** stated this was not part of staff's analysis; rather, staff's research focused on the retail climate nationally, on-line shopping trends, and expansion of non-retail uses in commercial zones. **Member Hersh** recalled previous discussions regarding vacancy rates in the business and office districts, and indicated the text amendment will be a benefit to the Village.

Chair Bichkoff opened the floor for members of the audience. No speakers came forward and there was no public testimony. There being for further questions or discussion, **Chair Bichkoff** closed the public hearing.

Member Kalina moved, seconded by **Member Udoni**, having made findings based on facts covered in a public hearing on June 25, 2019, the Zoning Board recommends approval to the Village Board a text amendment to Sections 6-6A-2-D-2-A and 6-6B-2-D-2-A of the Village Code, to eliminate the 25% ground floor sales tax-generating use requirement in the B1 and B2 Business zoning districts, as presented in the petitioner's presentation packet and based on the Text Amendment Findings of Fact.

Roll Call:

Ayes: Chair Bichkoff, Members Kalina, Udoni, Hersh, Curtin, Josephson

Nays: None

The motion passed unanimously.

AVM/CED Gilbertson stated the petitioner has submitted building design plans which will be reviewed by staff before being reviewed by the Architectural Review Board.

Chair Bichkoff reviewed once more the public hearing process, stating Items 3.2 through 3.7 are all requested by the same petitioner Knight Bridge LLC, and are related to their request to construct a 113-room Home2 Suites hotel by Hilton at 350 Knightsbridge Parkway. **Chair Bichkoff** stated given the relatedness between items 3.2 through 3.7, he recommended the Zoning Board consider all items under the same public hearing. **Chair Bichkoff** recessed the Zoning Board meeting and opened the following Public Hearings:

- 3.2 Public Hearing regarding a Special Use Permit to construct a 113-room Home2 Suites hotel by Hilton in the Office/Industrial (O/Ib) zoning subdistrict, per Section 6-8-5 of the Lincolnshire Village Code, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.3 Public Hearing regarding a Variation from Section 6-8-8 of the Lincolnshire Village Code to Reduce the Front Yard Setback from 56'-6" to 50', to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.4 Public Hearing regarding a Variation from Section 6-8-9 of the Lincolnshire Village Code to Exceed the Maximum Allowable Building Height from 45' to 51'-6", to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.5 Public Hearing regarding a Variation from Section 6-11-2-B-4 of the Lincolnshire Village Code to Reduce the Side Yard Landscape/Parking Setback from 15' to 12', to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.6 Public Hearing regarding a Variation from Section 6-11-2-B-4 of the Lincolnshire Village Code to Reduce the Rear Yard Landscape/Parking Setback from 15' to 10', to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.7 Public Hearing regarding a Text Amendment to Section 6-11-2 of the Lincolnshire Village Code to Revise Hotel Parking Requirements for Dining Areas (Knight Bridge Pky, LLC)

AVM/CED Gilbertson summarized the requests before the Zoning Board, stating the owners, Vaibhav Sevale and Kamlesh Patel of Knight Bridge Pky LLC, are seeking a special use, text amendment, and a number of variation approvals to construct a 113-room, 4-story Home2 Hotel on the 2.2 acre property at 350 Knightsbridge Parkway in the Lincolnshire Corporate Center. The project was