



VILLAGE OF LINCOLNSHIRE

MINUTES ZONING BOARD MEETING Tuesday, March 10, 2020

Present:

Chair Bichkoff	Member Udoni
Member Hersh	Member Curtin
Member Kalina	Member Josephson
Alternate Member Kelly	Trustee Harms Muth
Assistant Village Manager/Community & Economic Development Director Gilbertson	

1.0 ROLL CALL

Chair Bichkoff called the meeting to order 7:00 p.m. Assistant Village Manager/Community & Economic Development Director Gilbertson ("AVM/CEDD Gilbertson") called the roll and declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Zoning Board meeting held on Tuesday, November 12, 2019.

Member Kalina moved and Member Udoni seconded the motion to approve the minutes as presented for the November 12, 2019 Zoning Board.

AYES: Hersh, Kalina, Udoni, Curtin, Josephson, and Bichkoff

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Bichkoff declared the motion carried.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Public Hearing for a Major Amendment to a Special Use (Ordinance No. 92-1226-04), as Amended, for the Construction of a 106,400-Square-Foot Building Addition and Related Zoning Variances (1-3 Stevenson Drive - Adlai E. Stevenson High School District 125)

3.2 Public Hearing regarding Zoning Variances to Ratify Existing Improvements related to the Construction of a 106,400-Square-Foot Building Addition (1-3 Stevenson Drive - Adlai E. Stevenson High School District 125)

Chair Bichkoff recommended the Zoning Board consider public hearings for Items 3.1 and 3.2 together, given the relatedness between the requests. He reviewed the public hearing rules and procedures.

Chair Bichkoff recessed the Zoning Board meeting and convened the Public Hearings on items 3.1 and 3.2.

AVM/CEDD Gilbertson stated Adlai E. Stevenson High School District 125 (D125) seeks a major amendment to a special use to construct a 106,400-square-foot building addition to the existing field house to accommodate projected student enrollment growth. AVM/CEDD Gilbertson stated D125 is seeking the following variances to for the proposed building addition:

- Exceed the 0.25 floor area ratio requirement per Village code section 6-5A-3-A-4 (currently 0.2852, increasing to 0.3172).
- Exceed the 30% maximum impervious surface requirement per Village code section 6-5A-3-A-6 (currently 41.78%, increasing to 43.17%).
- Ratify a reduction in the minimum required length of a parking stall from 19' per Village code section 6-11-2-C (currently 18' in Lot D, immediately east of the proposed addition).
- Ratify a reduction in the minimum required width of drive aisles from 27' per Village code section 6-11-2-C (currently 24' aisles in Lot D).
- Request a reduction in the number of parking lot islands per Village code section 6-11-2-E-5 and Figure 2 in Village code section 6-11 (required number is 15, while D125 proposes 11).

AVM/CEDD Gilbertson summarized previous additions to the school campus. He added the Village Board was receptive of the proposal during the January 13, 2020, Committee of the Whole meeting; however, the Village Board requested D125 to focus on enhanced landscaping and balance of green space, and to provide additional detail on parking and circulation throughout the campus. AVM/CEDD Gilbertson stated staff has discussed these concerns with D125 in preparation for the public hearings.

AVM/CEDD Gilbertson stated the district is proposing this addition to accommodate an expected student enrollment increase of 10% over the next several years. In regards to current parking requirements, AVM/CEDD Gilbertson noted based upon school district projections, Village Code would require 1,231 parking spaces, and that the school currently provides 1,233 spaces. AVM/CEDD Gilbertson stated the proposed addition and site improvements will result in a loss of 95 of those parking spaces. Despite projections indicating an increase in enrollment, AVM/CEDD Gilbertson said a variance for total parking stalls is not appropriate because the projections may never materialize. AVM/CEDD Gilbertson stated the expansion project is under review with Lake County Storm Water Management Commission (SMC). Both the Village and D125 satisfied public hearing notification requirements.

Chair Bichkoff requested anyone representing the petitioner who would provide testimony be sworn in. The following persons were sworn in: Sean Carney, Assistant Superintendent of Business, Adlai E. Stevenson High School District 125; Kevin Havens, Architect, Wight and Company; Steve Corcoran, Traffic Engineer, Eriksson Engineering Associates; and Steve Gregory, Landscape Architect, Eriksson Engineering Associates.

Upon request of Mr. Carney, Chair Bichkoff entered into the record the findings of fact as presented in the petitioners packet.

Mr. Carney presented an overview of the addition referred to as the East Building Addition, Phase II, stating D125 anticipates student enrollment growth in the next several years as a result of multiple residential developments within the district as well as current student enrollment in the feeder schools. Mr. Carney stated that as a result of D125's reputation and awards, the district continues to draw families from outside the district.

Mr. Carney reviewed the student population projections compiled by their demographer. He stated current enrollment for fall 2019 is approximately 4,287, and that projected enrollment for the 2029-30 school year indicates an increase to 4,914 students.

Mr. Carney reviewed previous construction and improvement projects. He presented the goals for the Phase II expansion, consisting of non-traditional classrooms including a gym, open spaces, utility infrastructure, and energy efficiency structures and practices. He added student services areas will also be part of this space. Mr. Carney said the existing field house was built in 1994 and intended for a capacity of 1,000 students. Mr. Carney stated the expansion of the existing field house will be to north to Stevenson Drive and east into existing Parking Lot D.

Kevin Havens, Architect, Wright and Company stated the project will be undertaken in phases to include expansion of the existing peaker plant, relocation and upgrade of utilities, and finally expansion of the field house including a multi-level fitness area.

Mr. Carney presented the interior improvements to include student services expansion, locker rooms, and training area in the field house. The project will also include an open gathering area which will double as a break out area for students and teachers. Mr. Carney stated the second story will include a wellness area for students to attend physical education classes. The space would also provide more class options for students. He stated the second floor of the addition will include outdoor and indoor cardio spaces. Mr. Carney said while the space is being utilized during the day as curricular space, after school will allow students the opportunity to work out, gather, and relieve stress.

Mr. Havens presented the exterior elevations of the project which will provide a continuum of the existing architecture.

Steve Gregory, Landscape Planner, Erickson Engineering Associates presented the landscape plan and acknowledged the Village Board's prior comments during the January 13 Committee of the Whole meeting. Mr. Gregory stated additional green space has been added, and the plant pallet is identical to the Phase I east building. Mr. Gregory stated the school decided to plant trees with a minimum 4" caliper, which exceeds code requirements.

Mr. Carney discussed site and circulation improvements and efforts to improve the flow of traffic including reconfiguration of parking lots and reconfiguration of the Port Clinton Road entrance, noting these improvements have resulted in a reduction in vehicular back up. Mr. Carney discussed off-site parking arrangements with neighboring corporate centers for special events which utilize shuttle busing. Mr. Carney noted while the school does provide student parking, student parking is a privilege and not a requirement. Mr. Carney stated the school has worked with Lake County, adjacent municipalities, and Vernon Township to restrict off-site parking on area streets as well as turning restrictions on certain roads. He added the school continues to identify possible site and procedural changes. Additional bus routes have been added as have additional after school bussing options.

Steve Corcoran, Director of Traffic Engineering, Erickson Engineering Associates presented an overview of the traffic study. Mr. Corcoran stated the Phase II traffic study builds upon the study completed for the Phase I addition from 2017. Mr. Corcoran said their studies indicated 60% of student traffic comes from the west portion of the district. Mr. Corcoran discussed on-site circulation, separate bus lots, and student pick up locations. He stated based upon their traffic study, the school anticipates a 10% increase in traffic through 2027. Mr. Corcoran said traffic counts taken in November 2019 indicated approximately 2,700 vehicle trips into and out of the campus in the morning, with approximately 1,300 trips into and out of the campus in the afternoon. The difference between morning and afternoon trips is due to early release schedules. Mr. Corcoran added they anticipate the need for continued use of police traffic control at Port Clinton Road.

Mr. Corcoran reviewed the parking inventory and survey. He stated the peak demand showed 980 total parked cars, or 79% of total spaces. He presented a parking demand survey which indicated a surplus of spaces after construction of Phase II is complete. Mr. Corcoran referenced the parking stall size variances as part of the current request. If D125 were to comply with Village code parking stall size requirements, this would result in a 10-15% loss of spaces.

Mr. Carney discussed parking studies and current data, stating D125 wants to ensure enough capacity for staff and students but also keep unassigned spaces for visitors and contractors. He added current student parking trends indicated a drop in student parking now and in the future. Mr. Carney said while the Phase II project will reduce the total number of parking spaces, D125 is looking at plans and formulating ideas to reduce the number of student cars. One idea being considered is to introduce carpooling as an incentive. Those who carpool will be allowed additional grading periods to park and at a cheaper price. D125 is also evaluating bus and parent drop off/pick up, as well as possibly eliminating busses in certain lots to improve circulation. Mr. Carney stated the district is not considering above ground parking due to cost, safety, and aesthetics. He acknowledged the school is landlocked, and that D125 is always looking for opportunities to expand parking through property acquisition as they become available.

Mr. Carney discussed the need for additional emergency access on the east side of the campus, stating as part of the Phase II project the sidewalk connecting Stevenson Drive to Hotz Road will be widened to allow emergency vehicles into the site. Mr. Carney also discussed parking capacity during special events relative to required parking regulations, stating capacity during special events does not present problems as they are held after school, with D125 leadership planning ahead to use shuttles and off-site corporate parking. In closing, Mr. Carney said the schedule for Phase II will be for construction to begin in May 2020 with completion in August 2022.

Member Kelly commented on the variance requests relative to anticipated student growth. Member Kelly expressed concern regarding the increase in impervious surface and subsequent impact on drainage and flooding. Mr. Carney replied the campus has sufficient storm water detention in place, by way of recently added underground detention with the tennis court parking lot project in 2019.

George Dreger, Civil Engineer, Erickson Engineering Associates, was sworn in. Mr. Dreger stated two large storm traps and a detention pond were installed on site in 2019 with Phase II improvements in mind. AVM/CEDD Gilbertson stated the Lake County Stormwater Management Commission has final authority to approve stormwater detention plans. Member Kelly inquired about future staff growth and related parking needs. Mr. Carney stated with the reduction in student parking, staff growth will be accommodated, reiterating student parking is a privilege D125 provides. Member Kelly acknowledged a parking garage as a solution, and acknowledged cost implications of that solution, but so are the additions with marginal traditional classroom space being added. Mr. Carney replied the cost to construct a parking structure is \$30,000 per spot and said he does not feel the community would agree this was a good use of money. Member Kelly said argument on costs goes both ways. Mr. Carney noted this is the first year they have not sold out of parking spots for first and second grading periods. Member Kelly asserted a small sample of parking survey on one day may not be indicative of future trends. Mr. Dreger commented his and other Eriksson Engineering Associates' experience with parking was that spaces were available when they needed to be on campus. Member Kelly inquired about the parking stall variance request and what would happen to parking on campus if all stalls were code-compliant. Mr. Dreger said the campus would lose 10-15% of total parking stalls if they came into compliance with Village code.

Member Curtin inquired about staging of equipment and contractors during construction. Mr. Carney stated staging will take place in a temporary fenced parking lot across from field house. Member Curtin commented on the slow movement of traffic absent police control. Member Curtin asked if D125 had modeling on parking/circulation impact during construction. Mr. Carney stated the reduction in parking spaces will start in summer 2020. New bus lanes will immediately be constructed, and contractors will arrive and leave before students. Mr. Carney added the D125 school board will need to determine what to do with the temporary parking lot once Phase II project is complete.

Chair Bichkoff opened the floor to public comment.

Howard Jepsky, 23260 N. Hotz Road, was sworn in. Mr. Jepsky asked if the Prairie View Metra train station parking lot is part of the lots controlled by the school, and if only seniors permitted to park on campus. Mr. Carney said the Metra station lot is controlled by Vernon Township, and the Township is allowing student parking for a fee. Mr. Jepsky said there are numerous residences on his street permitting students to park in driveways and, as a result, he is concerned with traffic on Hotz Road. Mr. Jepsky also spoke of the number of cars parking on Indian Creek Road, and the Hotz Road / Indian Creek Road intersection is becoming a hazard. Mr. Jepsky also commented on lack of police presence enforcing parking restrictions.

Member Kalina acknowledged student growth in the district, but asked if more field house space was justified. Upon questioning from Member Kalina, Mr. Carney stated if the variances are not granted, there would be reductions in athletic and P.E. courses. Member Kalina asked if the school board has a mechanism to stop the growth in the district or possibly construct another school building off the current campus. Mr. Carney stated the district must educate students within their boundaries, and that he has concerns about residential growth in the surrounding communities and the impact on Stevenson. Member Curtin asked if redistricting is an option. Mr. Carney said neighboring towns and districts would have to be willing to accept students but added neighboring school districts are facing the same student population growth issues. Mr. Carney noted there are other school districts that have multiple school buildings, but that when a referendum was held in the early 1990's about building an additional school, voters indicated they did not want an additional school building.

Member Kelly inquired about parking pass costs. Mr. Carney said parking passes are \$60/term. Member Curtin stated D125 must develop a plan to deal with off campus parking and traffic issues if D125 continues to take away student spaces.

In response to resident Mr. Jepsky's comment about private parking in residential area, Mr. Carney stated Lake County code prohibits this, but D125 cannot enforce County parking regulations.

Chair Bichkoff asked if there are incentives to encourage students to take the bus. Mr. Carney stated they did try a program a few years ago but did not have an impact. D125 has considered ideas such as free Wi-Fi on busses to get students to ride and will continue to investigate incentives.

Member Josephson stated his concern with lack of coordination between municipalities and D125 in enforcing or restricting off-site student parking. Neighboring municipalities and Lake County need to enhance enforcement as Lincolnshire cannot deal with this alone. Member Curtin asked if the school has any regulation over students parking off-site and walking to the campus. Mr. Carney said no, students are allowed to walk to school. Mr. Carney said the district has worked with Buffalo Grove and Lake County to prohibit

parking in private driveways, D125 does not encourage the Metra to sell spaces.

Trustee Harms Muth noted the lack of options for Lincolnshire to enforce off-site parking. There was discussion regarding D125 coming up with a long-term solution for the parking limitations on campus. AVM/CEDD Gilbertson suggested a more formal report from the school district on different bussing options into and out of the site. There was discussion regarding D125 continuing to review opportunities for carpooling, shuttle services, and additional parking options. Member Josephson stated the projected student growth and parking shortage will continue to be a problem for Lincolnshire as students will park elsewhere. Member Josephson said he would like to see included in the motion to the Village Board a request for further study of both off-site and on-site parking.

AVM/CEDD Gilbertson discussed ways the Zoning Board could condition their motion for this item, including further analysis of parking and circulation being provided to the Village Board for further consideration.

Mr. Jepsky stated he does not see limiting students from driving or making them take the bus as a viable option. Better use of sidewalks or empty parking lots at neighboring business centers would be a more plausible option for students and their safety.

Chair Bichkoff asked if D125 is considering a green roof, and if this would alleviate the need for impervious surface requirements, Mr. Carney indicated it would not affect the request for the impervious surface variance request, but D125 intends to include solar panels on the new roof.

Joy Serauskas, 1 Fairfax Lane, was sworn in. Ms. Serauskas suggested the D125 consider a different surface to mitigate water and impervious surface. Ms. Serauskas suggested investigating parking regulations and enforcement in Buffalo Grove with respect to parking student vehicles on private property.

There was discussion regarding moving forward with a motion, and possibly continuing the hearing to address the parking/circulation issues, or requesting the Village Board to look further into the offsite parking issues.

Member Udoni stated physical education class selections are being impacted now, and there is a need for this expansion. Member Josephson asked if there was a study on the number of students parking off-site. Mr. Carney said estimated a couple of hundred students parking off-site.

There being no further testimony, Chair Bichkoff closed the public hearing at 9:09 p.m.

Chair Bichkoff reconvened the Zoning Board meeting.

Member Curtin moved, seconded by Member Kelly, to recommend approval to the Village Board the proposed major amendment to a special use for the construction of a 106,400-square-foot building addition located at 1-3

Stevenson Drive, and also moves to recommend approval to the Village Board the proposed zoning variances to ratify existing improvements related to the construction of a 106,400-square-foot building addition located at 1-3 Stevenson Drive, as presented in the petitioner's presentation packet, with the cover letter dated March 2, 2020, and further subject to additional study into alternative plans to address current parking issues on and off campus. The roll call vote was as follows:

AYES: Udoni, Hersh, Curtin, Kalina, Josephson, and Bichkoff

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Bichkoff declared the motions passed.

Chair Bichkoff recessed the Zoning Board at 9:14 p.m.

Chair Bichkoff reconvened the Zoning Board meeting at 9:19 p.m.

3.3 Public Hearing regarding Text Amendments to Revise Chapters 2 (Zoning Definitions) and 3 (General Zoning Regulations) of Title 6 (Zoning) of the Lincolnshire Village Code to Define and Regulate Certain Accessory Structures and Uses, including Greenhouses, Hoop Houses, the Harboring of Chickens on Residential Property, and the Harboring of Bees on Nonresidential Property (Village of Lincolnshire)

Chair Bichkoff recessed the Zoning Board meeting and convened the Public Hearings on item 3.3.

AVM/CEDD Gilbertson noted these items were presented to the Village Board during the Committee of the Whole meetings on January 27, 2020 and February 19, 2020. He added Village staff receives a few requests each year about keeping chickens. In October 2019, Village staff discovered a resident keeping chickens on their property, which provoked further consideration by the Village Board. AVM/CEDD Gilbertson stated the Marriott Lincolnshire Resort has been keeping 10-12 bee hives on their property for several years to use honey in their food products sold in their restaurants. AVM/CEDD Gilbertson said the Village expressed a desire to work with the Marriott to allow continuation of their beekeeping and further directed staff to investigate a pilot program to permit chicken coops in residential zoning districts.

In addition to the direction from the Village Board regarding a pilot chicken coop program, AVM/CEDD Director Gilbertson said the Village Board gave directions to proceed with regulations on hoop houses, high tunnels, and greenhouses to distinguish between seasonal structures and greenhouses while also tightening regulations regarding greenhouse structures in terms of structural maintenance. AVM/CEDD Gilbertson reviewed the regulations regarding temporary and accessory structures, adding that hoop houses or high tunnels can more easily fall into a state of disrepair, while green houses are a more permanent structure.

AVM/CEDD Gilbertson reviewed staff's recommendations on permitting bee hives in the B1 and B2 zoning districts to allow the Marriott to continue its beekeeping by way of its special use permit. There was discussion regarding safety issues with the public. AVM/CEDD Gilbertson stated Marriott staff indicated they have not had any complaints or incidents.

AVM/CEDD Gilbertson presented findings of chicken keeping surveys conducted by staff. He stated Lake Bluff and Highland Park are in a pilot program phrase which limits the number of total coops allowed in their respective towns as well as other regulations regarding location, size, and construction standards for coops. AVM/CEDD Gilbertson presented photos of a chicken coop located at a Deerfield residence. AVM/CEDD Gilbertson indicated if the Zoning Board and Village Board approve staff recommendations, this pilot program will be administered by CED staff for permit review, compliance, and code enforcement.

AVM/CEDD Gilbertson requested direction from the Zoning Board on the pilot program regulations presented by staff.

Member Kelly asked about enforcement. AVM/CEDD Gilbertson said it would be on a complaint basis for those not licensed and follow up by code enforcement on those that have obtained village licenses. Member Kelly asked if Village staff can legally enter property to check on licensed coops. AVM/CEDD Gilbertson indicated this would be written into the code.

Chair Bichkoff asked if there has been much interest or calls. AVM/CEDD Gilbertson stated one resident inquired about chicken keeping, and then advised staff of an existing coop.

Member Josephson inquired about fencing, and that requiring fences may be needed but that the Zoning Board would have to consider the open character of Lincolnshire. He noted his concern about children getting into the coop if not protected or properly fenced in.

Chair Bichkoff opened the floor to public comment.

Jodi Dirks, 35 Kings Cross, was sworn in. Ms. Dirks said she attended the Committee of the Whole meetings and did not recall discussions regarding setbacks. AVM/CEDD Gilbertson stated those requirements were not discussed as it was a conceptual discussion only. Ms. Dirks stated her property is on a corner lot and hill, and that relocating the coop to meet the proposed standards would be problematic. Member Kalina asked her about her coop. Ms. Dirks stated she had four hens and the coop is self-contained. This has provided both an educational experience and responsibilities for her children. She added they have had no complaints from neighbors. She noted she is more concerned about coyotes getting her dogs than into her coop.

Member Kelly asked if Ms. Dirks' coop would meet the requirements as proposed. AVM/CEDD Gilbertson said the height of six feet might be an issue depending on style, adding the Village Board indicating they did not want to go as high as 8 feet.

Joy Serauskas, 1 Fairfax Lane, was sworn in. She said one of the purposes of zoning is to protect property values. She believed allowing chickens and coops would not protect property values. She also asked who would ensure compliance, adding coops are an attractive nuisance with coyotes. While she understands a resident can be a responsible owner, not all residents may follow the rules. AVM/CEDD Gilbertson said CED staff would be responsible for enforcement, adding if one cannot meet the standards, the coop would not be permitted.

Chair Bichkoff read into the record an email from a resident who expressed concerns regarding diseases that poultry can cause. Member Kalina said while noteworthy, dogs can cause same problem. He also suggested staff further evaluate setbacks to prevent coops from being visible from the street. Member Josephson asked if staff has contacted a veterinarian, doctor, or realtor for their thoughts. AVM/CEDD Gilbertson indicated staff would look into this for further consideration.

Chair Bichkoff summarized the Zoning Board concurs with the recommendation for bee keeping in Business Districts as recommended by staff as well as prohibiting seasonal structures such as a hoop house or other temporary structure. Chair Bichkoff directed staff to get information or testimony from subject matter experts regarding public health implications and property values.

Member Josephson motioned, seconded by Member Udoni, to continue the public hearing to April 10, 2020.

AYES: Udoni, Hersh, Curtin, Kalina, Josephson, and Bichkoff

NAYS: None

ABSENT: None

ABSTAIN: None

Chair Bichkoff declared the motion passed

3.4 Public Hearing regarding Text Amendments to Chapters 2 (Zoning Definitions) and 3 (General Zoning Regulations) of Title 6 (Zoning) of the Lincolnshire Village Code to Define and Regulate Massage Businesses as Special Accessory Uses (Village of Lincolnshire)

The Zoning Board elected to not discuss this item and did not open the public hearing.

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZENS COMMENTS

Ms. Joy Serkauskas suggested staff perform research from communities that do not permit chicken coops.

7.0 ADJOURNMENT

Member Kalina moved and Member Udoni seconded the motion to adjourn the Zoning Board Meeting. The voice vote was unanimous and Chair Bichkoff declared the meeting adjourned at 10:25 p.m.

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