

**REQUEST FOR BOARD ACTION
Committee of the Whole
December 11, 2017**

Subject: Top Golf and The St James - Recreation, Entertainment, Fitness, Health & Wellness Complex Proposal, 90, 98 and 100 Half Day Road

Action Requested: Preliminary Evaluation of a Petition for a Rezoning from Office Campus to B2 General Business District and a Special Use for a Planned Unit Development

Originated By/Contact: Tonya Zozulya, Economic Development Coordinator
Department of Community & Economic Development

Referred To: Village Board

Background:

- GlenStar Properties, a Chicago-based development and investment company, seeks to rezone the Medline property from Office Campus to B2 General Business and obtain a Special Use for a Planned Unit Development (PUD) for a recreation, entertainment, fitness, health and wellness complex. The complex will house a Topgolf recreation/entertainment venue and The St James, a recreation/entertainment, fitness, health and wellness center. The request is supported by Medline, owner of the property.



- The 43-acre Medline property (90, 98 and 100 Half Day Road) is a key gateway site at the intersection of Tri-State Tollway I-94 and Half Day Road, as shown above and on the attached location/zoning map. To the north and west, is a 111-acre unincorporated Florsheim property which may be available for sale and development in the near future. To the east, is Tri-State I-94 Tollway. To the south, is Homewood Suites Hotel (zoned B2 PUD) and the Wood Creek Courts residential development (zoned R3 Single-Family Residential PUD).
- The Medline property is currently zoned Office Campus suitable for a planned office campus only as a primary use. Therefore, a rezoning to B2 General Business is necessary for the mix of proposed uses (see attached code sections). The Comprehensive Plan's recommended land use classification for this property is "Professional Office" (see attached). The plan contemplates preservation of existing wetlands along Half Day Road and landscape buffers along the west side of the property to minimize negative impacts on adjacent properties.
- The current property consists of three 2 & 3-story office buildings (plus a facilities maintenance building) developed on a dense wooded lot with detention areas (see attached current site plan from the listing brochure). The property was developed and annexed into the Village in phases in the 1970's and 1980's. Two western buildings were most recently used by Hewitt & Associates for their corporate headquarters before Hewitt's merger with Aon and subsequent relocation. One of the western buildings currently houses an Aon

Hewitt data center with approximately 10 employees. The third office building is located adjacent to the Tollway.

- In January 2015, Medline Industries acquired the property for a new corporate office park to accommodate its growth. In 2015, at Medline's request, the Village rezoned the entire property from Planned Development to Office Campus and increased the allowable building height from two stories to five stories.
- In October 2015, Medline announced they would not be moving forward with their plans for this location and would purchase the former Kraft Heinz site in Northfield which was available for immediate occupancy. In early 2016, Medline listed the property for sale. Since March 2016, staff has met with several developers interested in acquiring the property for a variety of uses, including retail/mixed use, senior housing, apartments, a media production center and office. In the course of these various meetings, staff learned about concerns regarding an underperforming office market. Medline representatives have indicated they have broadened the marketing of the property to a wider variety of uses including retail, entertainment, and grocery.
- The proposed development provides an opportunity to redevelop this large vacant property in a creative manner with uses having a regional draw, as well as uses often sought after by corporations and residents.

Proposal Summary & Staff Comments:

- Site Layout - The attached site plan depicts the Topgolf building in the northeast corner of the property and The St James building in the southwest corner of the property. All parking is proposed west of the two facilities. This will minimize the impact of the two facilities on any future uses on the adjacent Florsheim property. Detention is shown along Half Day Road and the west property line. Existing wetlands along Half Day Road are proposed to be preserved. A detailed site plan with setbacks and other site information will be prepared for staff analysis after the preliminary evaluation meeting.
- Rezoning/PUD Designation - The petitioner requests a zoning change from Office Campus to B2 PUD. The Zoning Code describes the intent of the B2 District as follows: "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." The nearest properties with this zoning designation are the Homewood Suites Hotel and CDW Center. Staff believes the proposed rezoning is appropriate.

If this proposal moves to the next step - the internal Development Review Team review - the petitioner will provide detailed zoning information to determine what zoning exceptions will be required for the proposed development.

- Topgolf Uses - The attached cover letter details information about Topgolf. Topgolf's operations will include a driving range, restaurants and meeting spaces for private parties. The petitioner proposes a 65,000-square-foot, 60' tall, 3-story building and 175' tall netting. While the building height will require a B2 Code exception as the B2 limit is 42', it will be below the 75' maximum height the current Office Campus zoning allows (the netting will be treated separately). The proposed hours of operation are 9 a.m. to 2 a.m. daily. Access will be provided via an existing signalized entrance off Half Day Road. The company will require 450-550 parking spaces to accommodate a maximum capacity of 1,500 people with

projected 400,000 visits per year. Topgolf will have up to 500 employees. The Code parking requirement will be determined once a detailed breakdown of the various uses and building area is provided following the preliminary evaluation meeting. This will be the third Topgolf location in the Chicagoland area after existing Naperville and Wood Dale facilities. Topgolf is proposed to be approved within the PUD as a “public recreation facility” and an “assembly use” with accessory uses.

- The St James Uses - The attached cover letter provides details about the proposed St James facility and a full list of proposed uses. Some of these uses include an indoor aquatics center; fields for soccer, football and other sports; ice rinks; a center for basketball, volleyball and other sports; gymnastics, dance; rock climbing walls; a health club, wellness center and a spa; fitness training and equipment sales; camps; and a cafe. The facility will offer both memberships and fee-based admission to the general public. The 450,000-square foot, 75' tall building will operate 24 hours a day, 7 days a week and require 800-1,000 parking spaces by their internal operations (the code parking requirement will be determined once all individual uses/building area within the facility are confirmed). The petitioner indicated St James will accommodate up to 1,300 visitors at any given time, with an additional 800 guests at special events, such as tournaments and meets. The business projects annual visits of 1.5 million. The St James will have up to 400 employees. This will be one of The St James' five new locations nationwide, with the first one under construction in Virginia outside Washington D.C. The St James is proposed to be approved within the PUD as a “public and private recreation facility,” with accessory uses.
- Tree Preservation - The property is heavily wooded in its current state. The Village has long been aware developers would seek flexibility and tree replacement relief for any type of commercial development. The petitioner indicated while their intent is to preserve as many trees as possible and provide for adequate buffering along the west property line with Florsheim, significant tree removals will be necessary for building footprints, parking lots, as well as enhanced visibility from the Tollway and Half Day Road. Many of the existing trees are either dead or in decline. Staff will work closely with the petitioner regarding this matter.
- Architectural Building Plans - Conceptual building elevations are attached for the Board's review. The petitioner discussed with staff their request to obtain PUD approvals without final building elevations to meet their negotiated required property acquisition timeframe with Medline. Similar PUD approvals without building elevations were previously granted for the Lincolnshire Commons outlot housing a multi-tenant building with Naf Naf, Chipotle and Menchie's (the building was approved together with the overall PUD but was not constructed until later). The Village Attorney confirmed this will be acceptable, and the petitioner will need to amend the PUD when they are ready to seek approvals for final architectural building plans.
- Traffic Impacts - The petitioner will provide a traffic study for the Half Day Road area to demonstrate projected traffic generation, road/intersection capacity and other impacts due to Topgolf and St James visitor and employee counts. Information on existing traffic counts and patterns from the neighboring CDW Office Center and adjacent residential and commercial uses will also be included.
- On-Site Detention - GlenStar is in the process of contacting the Lake County Stormwater Management Commission (SMC) regarding on-site detention for this development. A preliminary SMC approval will be provided after the preliminary evaluation meeting. A formal SMC permit or waiver will be required prior to final Village Board review.

Review & Approval Process:

V:\Subdivisions\Medline_Florsheim\Planning\GlenStar\2017_12_11_COW_Medline.doc

The Architectural Review Board will review the proposal regarding site layout, parking lot design, lighting, landscape screening and signage. The Village Board will consider the ARB's recommendation, hold a Public Hearing regarding the rezoning, as well as a Special Use for a PUD and potential zoning exceptions, and make the final determination regarding the request. Please note the Zoning Board will not be involved in the review due to a PUD by Code. Prior to the ARB review, the Village's internal Development Review Team will review the proposal and generate comments about fire access, circulation, traffic and other items.

Recommendation:

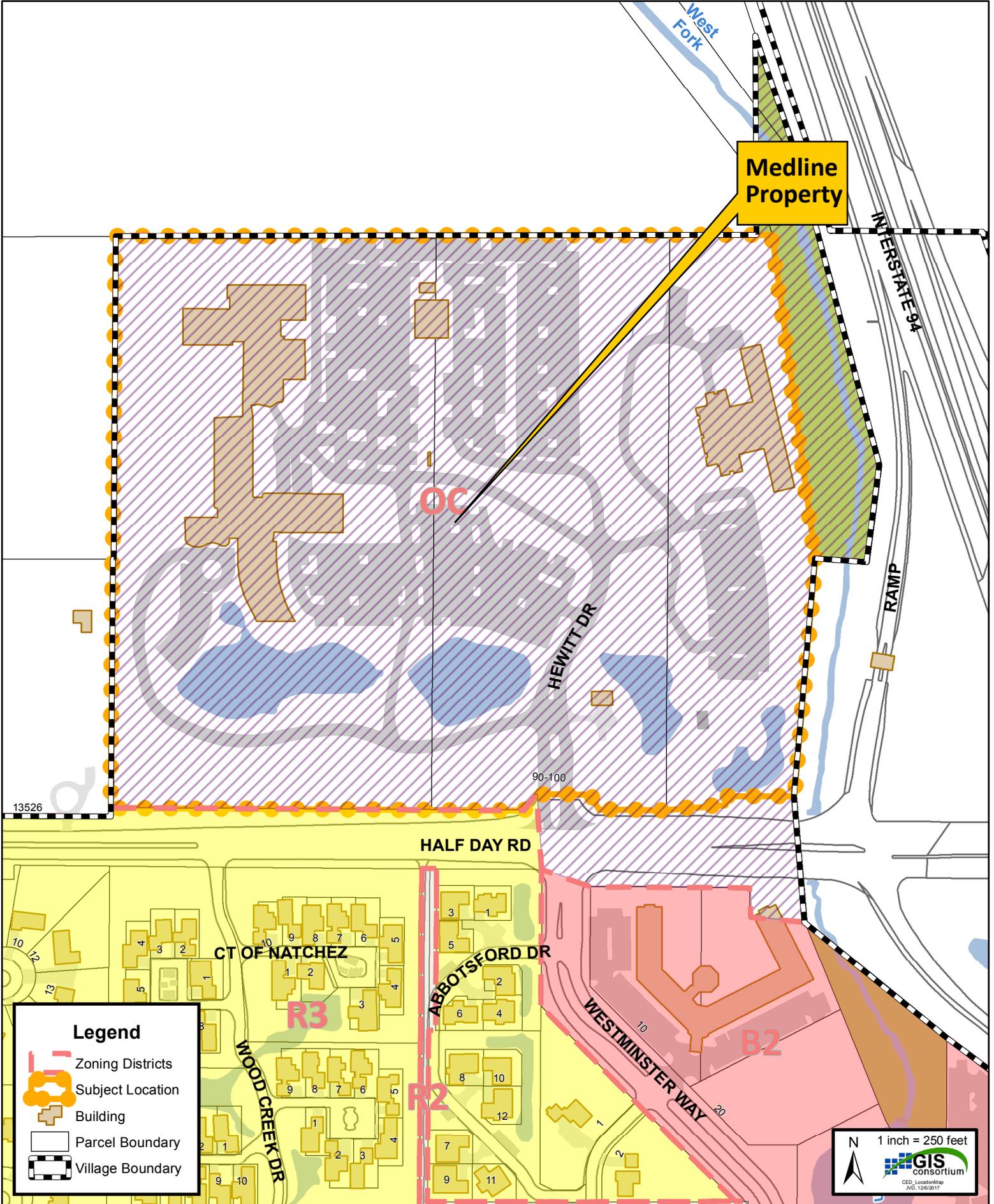
Preliminary evaluation and referral to the Architectural Review Board for design review.

Reports and Documents Attached:

- Location/zoning map, prepared by MGP GIS Consortium.
- Presentation packet, prepared by GlenStar, dated December 7, 2017.
- B1, B2 Business and Office Campus Code.
- Comprehensive Plan recommendations for the subject property.

Meeting History

Committee of the Whole discussion (current)	December 11, 2017
---	-------------------



90, 98 & 100 Half Day Road

December 7, 2017

Mayor Elizabeth Brandt and Village Trustees
Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: Medline Property, Route 22 and I-94

Dear Mayor Brandt and Village Trustees:

Thank you for the opportunity to submit this preliminary application for the development of the 43-acre parcel currently owned by Medline and located at the northwest corner of Route 22 and I-94, ("Subject Property"). Medline fully supports our proposal and this application. We have attached a legal description of the Subject Property to this letter. We look forward to your initial comments prior to the public hearing on our proposal.

Our plan is to create a premier sports, gaming and entertainment complex that would include a Topgolf facility and a sports, health & and fitness center operated as "The St James".

Typical Topgolf facilities include a multi-level driving range, restaurant and meeting spaces for private parties. Topgolf caters to families, individuals and corporations. The Topgolf facility will likely be 3-stories with approximately 65,000 square feet, a building height not to exceed 60 feet, netting not to exceed 175 feet and parking for 450 to 550 cars. The facility is expected to have a maximum capacity of approximately 1,500 people with +/-400,000 annual visits anticipated. Topgolf would expect to hire 400 to 500 local employees to service this location and project an annual local economic impact of roughly \$260 million over the next 10 years. There are currently two Topgolf facilities operating within Illinois, located in Naperville and Wood Dale, and 34 total locations nationwide. The proposed hours of operation are 9:00am to 2:00am daily.

The St James would be a large full-service 24/7 sports, health and fitness facility that includes traditional health and fitness equipment and classes as well as:

- A multi-purpose turf field for full-length competitive soccer, lacrosse, football, field hockey and softball
- Two NHL regulation-sized ice rinks for hockey, figure skating, open skating and curling
- Aquatics center/water park
- Spa, café, fitness-related merchandise store and athletic camps
- Basketball and volleyball center
- Baseball and softball center
- Golf and racquet center
- Gymnastics and dance center
- Laser tag, virtual gaming, rock climbing walls, and party rooms in a family entertainment center
- Health and wellness center that will include orthopedic medicine, pre- and post-operative rehabilitation and pediatric care
- Health club with cardio and strength training equipment and yoga, spinning and Pilates studios



The St. James facility will likely be approximately 450,000 square feet, with a building height not to exceed 75 feet for a portion of the structure and parking for 800 to 1,000 cars. The club would primarily be membership-based, but would also offer certain experiences and programs that will be accessible for a fee to anyone in the general public. The facility is expected to have a maximum capacity of 1,200 to 1,300 participants, plus 700 to 800 spectators for special events such as tournaments, meets or athletic showcases. Annual visits of +/- 1,500,000 is projected. St James would expect to hire 300 to 400 local employees to service the Lincolnshire facility. The first St James facility is currently under construction in Springfield, Virginia with a Fall 2018 opening anticipated. St James is in the process of exploring sites nationally for further future expansion and Lincolnshire would be one of their first five locations.

More information on each of these concepts can be found at their web sites: <https://topgolf.com/us/>, <https://www.thestjames.co/>.

Both Topgolf and the St James are particularly excited about the proposed Lincolnshire location. The Subject Property has well-established and easy access off I-94 and Route 22 and is in the heart of the affluent north suburban market. Demographics within a three and five-mile radius match or exceed the requirements of both companies. Although the current visibility is not sufficient for the proposed development, we will be proposing creative and reasonable solutions that will be specifically set forth as part of our submittal to the Architectural Board of Review and the Village Board.

We are confident that a development as we propose would provide many attractive amenities for the Lincolnshire community. Additionally, because our proposed facilities would be used over the course of the entire day, evenings and weekends, traffic into and out of the complex will not compete with traditional corporate users in the immediate vicinity, especially in the morning and at the end of the work day.

Included with our submittal is a preliminary site plan and renderings of typical facilities each company would develop. Because of our intended uses and the specifics of the likely layout on the Subject Property, it is our understanding and expectation that our proposal will be processed as a Planned Unit Development under Section 6-14-12 of the Lincolnshire Zoning Code. We will provide Lake County Stormwater Management Commission's conceptual approval regarding detention prior to completing the zoning process. Our anticipated development timeline from the time of receiving Village approval to completion is 18-24 months.

GlenStar Properties is a Chicago-based development and investment company. Over the past decade, GlenStar has developed or acquired office, retail, residential and medical-building assets. It currently owns and operates over 7 million square feet in the Chicago area. A recent similar scale development is the 40-acre mixed-use project in Glenview, IL at the northwest corner of Willow Road and I-294 (Astellas Pharma, Mariano's and LA Fitness). For more information on GlenStar Properties please visit the website at www.glenstar.com.



We are excited about this opportunity to redevelop this critically important and prominent Village location. We look forward to working with the Village to make our vision a reality. We believe it will be a great asset for the community.

Yours truly,

GlenStar Properties, LLC

A handwritten signature in black ink, appearing to read "Rand A. Diamond". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rand A. Diamond

Enclosures

Cc: Brad Burke, Village Manager

Site Plan



Golf Entertainment Facility



Golf Entertainment Facility



Health & Wellness Facility



Health & Wellness Facility



Health & Wellness Facility



Health & Wellness Facility



EXISTING SITE PLAN

(from Suvills Studley listing brochure)



TITLE: 6
CHAPTER 10: Office Campus



Sections:

- 6-10-1: Intent and Scope of Regulations
- 6-10-2: Uses
- 6-10-3: Lot Size
- 6-10-4: Floor Area Ratio (FAR)
- 6-10-5: Building Setbacks
- 6-10-6: Building Height
- 6-10-7: Signs
- 6-10-8: Off-Street Parking and Loading
- 6-10-9: Traffic Impacts
- 6-10-10: Landscaping

6-10-1: Intent and Scope of Regulations

The OC District is intended primarily to provide large, planned corporate campus sites immediately adjacent to interstates or within one thousand five hundred feet (1,500') thereof, for professional office campus and headquarters. These developments are to be conceived and implemented as comprehensive and unified developments, may contain multiple principal structures on the same lot, and shall be designed to achieve the conscientious preservation/enhancement of existing high quality natural environment and/or buffering of surrounding residential neighborhoods.

6-10-2: Uses

Uses permitted in the OC Office Campus District are identified in the table below:

Uses	P = Permitted SU = Special Use
Auxiliary use, subject to the following: <ul style="list-style-type: none"> • Shall be incidental to and to service the principal use or for the convenience of the employees, including but not limited to, financial institutions without drive-through facilities, pharmacy/drug store, retail sales, cafeteria, and private recreational facility. • Shall be located within the principal structure. • No exterior display of the auxiliary use shall be permitted. 	P
Attached or detached structured parking garages (accessory to principal use)	P
Office; business, professional and corporate headquarters	P
Research and development laboratory	SU

6-10-3: Lot Size

- A. Lot Area shall not be less than four hundred thousand (400,000) square feet.
- B. Lot Width shall not be less than five hundred feet (500').

6-10-4: Floor Area Ratio (FAR)

The maximum allowable floor area ratio (FAR), including all accessory buildings, shall be 0.50 of the gross lot area.

6-10-5: Building Setbacks

Front*	Corner Side*	Rear*	Side*
150 ft.	100 ft.	100 ft.	100 ft., except when abutting an R1, R2, R2A, and/or R3 Zoning District the setback shall not be less than 150 ft.

*When a required setback abuts an interstate highway, the setback may be reduced to no less than 50 ft.

6-10-6: Building Height

- A. The maximum building height shall be (5) stories or seventy-five feet (75’), including rooftop equipment and screening.
- B. The height of attached or detached structured parking garages shall be subordinate to the principal structure to which it serves.

6-10-7: Signs

Signs shall be subject to the regulations contained in [Title 12 of this Code](#).

6-10-8: Off-Street Parking & Loading

Off-street parking and loading facilities shall be provided as required in [Chapter 11 of this Title](#).

6-10-9: Traffic Impacts

Unless the planned office campus will be reusing the existing structures or occupying no greater than the existing number of parking spaces, a traffic impact study shall be prepared at the property owner/applicant’s expense, analyzing the impacts caused by the planned office campus development on the adjacent public roadways and highway systems, including associated traffic intersections. In the event the traffic study predicts that the performance of the existing traffic infrastructure decreases, the owner/applicant shall proactively mitigate the impacts described in the traffic study so that the traffic infrastructure serving the planned office campus, including any new improvements, performs no worse than pre-existing conditions.

6-10-10: 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:

Uses	P = Permitted	SU = Special Use
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

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:

Uses	P = Permitted SU = Special Use
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 Food 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

be removed in its entirety to permit the design of the subdivision and the reconfiguration of these roadways. The newly created intersection will provide the improved traffic flow necessary for the anticipated increase in residential traffic in this area.

Critical Area 4 (see map on page 24)

Area 4 consists of approximately 38 acres and contains three office buildings and off-street parking areas for the AonHewitt Half Day Road Campus located along the north side of Half Day Road, immediately west of Interstate Tollway 94. The campus was developed around the environmental features present in this Area through the preservation of significant woodlands and incorporation of required stormwater detention facilities. This planning area has long served as the Half Day Road Office Campus for Hewitt Associates, which was merged with Aon Corporation in 2010 and currently remains an active center of the restructured AonHewitt company. Access to the site is maintained by a divided four-lane entrance/exit from Half Day Road, directly north of Westminster Way.

Land Use Recommendation: Professional Office

As the improvements of this planning area consist of an aging office campus developed under outdated corporate office design standards, the ability for the site to sustain its current development design may not be reasonable in its existing form. In the latter years of the 2000's, corporations have streamlined internal operations and no longer operate under the surplus employee workforce as was standard prior. As a result, the overall planning area may be too expansive for one corporation, current or future, and future redevelopment of this area may be likely. The planning area's proximity to the nearby Tri-State International Office Center and adjacent Interstate Tollway 94 could foster future development pressure for commercial support services based on the high visibility and traffic generated by the surrounds. However, the "Professional Office" land use classification has been designated for this Critical Area to reinforce that professional office uses remain as the most appropriate land use classification for this planning area.

Any future redevelopment of this planning area should continue to be done so in a manner that miti-

gates any impacts on adjacent residential neighborhoods. Critical Area 3 is located to the north and west of this Area and is classified for future single-family residential development. Therefore, the dense woodlands along the perimeter to Area 3 should remain to provide a naturalized buffer for any such future residential development. The presence of wetlands along Half Day Road supports the preservation of the substantial tree coverage along this frontage and would also continue the semi-rural character of the Half Day Road corridor. In addition to the significant tree coverage, the West Fork of the North Branch of the Chicago River traverses the eastern boundary of the planning area and development is subject to the North Branch Chicago River Watershed Plan to ensure preservation and restoration of this waterway. Furthermore, the existing stormwater detention ponds constructed from the expansion of the AonHewitt Center should be reconditioned to current Best Management Practices (BMP's) and incorporate native plantings to further retain the natural setting of the campus.

Vehicular access to the site will remain at the current four-lane entrance to the Area, which provides signalization from the intersection to Half Day Road. Due to the recent reconstruction of the Half Day Road overpass of Interstate Tollway 94 in 2010, the intersection to this planning area can sustain an increase in traffic volumes that could be associated with any potential future office redevelopment.

Critical Area 5 (see map on page 26)

This planning area is composed of approximately 11 acres of land within the Village's corporate boundary and is zoned for the single-family residential land uses of the R-2 and R-3 residential zoning districts in consideration of the eight single-family homes that have existed in this area prior to the Village's annexation of this land area. With some exception, the majority of the existing residences are characterized as older rural-remnant structures that do not maintain any specific historical architectural significance.

This Area is nestled between the Tri-State International Office Center to the north and east, and the Wood Creek Courts of Lincolnshire residential community to the west. Access to the site is provided by Story Book Lane, a partially dedicated