



Village of Lincolnwood Plan Commission

Meeting
Thursday, December 20, 2018
7:00 P.M.

in the
Council Chambers Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
November 7, 2018 Meeting Minutes
4. **Case #PC-16-18: 3333 West Touhy Avenue – Amendments to Previously-Adopted Ordinances for a Planned Unit Development**
Request: Consideration of a request by Lincolnwood Town Center, LLC, property owner, to amend Ordinances previously adopted between 1988 and 2015 related to a Planned Unit Development, to accommodate exterior renovations and new wall signs on a portion of the Lincolnwood Town Center Mall at 3333 West Touhy Avenue.
5. **Case #PC-15-18: 7015 North Central Park Avenue – Special Use and Variations for the Construction of a Temporary Telecommunications Tower in the M-B Zoning District**
Request: Consideration of a request by the Village of Lincolnwood, property owner, requesting the following zoning approvals that would allow the construction of a temporary telecommunications tower at 7015 North Central Park Avenue: 1) a Special Use for a utility in the M-B Manufacturing and Business zoning District; 2) a Variation to allow for a structure with a height of 150 feet; and 3) Side and Rear Yard Setback Variations to allow the construction of a temporary telecommunications tower to be approximately 31 feet from the rear lot line and 26 feet from the side lot line.
6. **Case #PC-06-18: Zoning Code Text Amendment – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage (Continued from May 2, 2018, June 6, 2018, July 5, 2018, July 10, 2018, July 24, 2018, September 5, 2018, October 4, 2018, November 7, 2018, and December 5, 2018)**
Request: Consideration of a Village Board Referral of Zoning Code Text Amendments proposed to modify the permissibility and requirements for certain signage including: 1) Permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be “large-scale”; 2) Amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) Permitting Temporary Sign Coverings/Panels on Freestanding Signs; 4) Amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) Amending existing regulations related to specific design limitations for Portable Signs. *Note: Staff has requested that this matter be continued to January 3, 2019*
7. **Staff Update: 4656 West Touhy Avenue (Case #PC-09-18)**
8. **Next Meeting: January 3, 2019**
9. **Public Comment**
10. **Adjournment**



**DRAFT MEETING MINUTES
OF THE
PLAN COMMISSION
NOVEMBER 7, 2018 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

MEMBERS PRESENT:

Chairman Mark Yohanna
Sue Auerbach
Steven Jakubowski (arrived after approval of minutes)
Adi Kohn
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

STAFF PRESENT:

Steve McNellis, Community Development Director
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the October 4, 2018 Plan Commission Minutes was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Auerbach, Kohn, Novoselsky, and Yohanna

Nay: None

Motion Approved: 6-0

Chairman Yohanna announced a change in the order to hear Case #PC-14-18: Zoning Code Text Amendment for the Permissibility of Seasonal Ice Rinks first as there is a member of the audience wishing to address the Plan Commission.

VI. Case #PC-14-18: Zoning Code Text Amendment – Permissibility of Seasonal Ice Rinks

Chairman Yohanna announced Case #PC-14-18 for consideration of a Village Board Referral of a Zoning Code Text Amendment related to the permissibility and definition of ice rinks, either seasonal or permanent, as an accessory use.

Development Manager Hammel provided background on what precipitated the proposed text amendment. Accessory structures are permitted in Rear Yards only and must be set back from all lot lines at least ten feet, or the minimum required setback, whichever is greater. Photographs of two non-compliant ice rinks erected last winter were shown for review.

“Ice Rinks” are not explicitly restricted per Table 3.10.01 of the Zoning Code. Staff interprets ice rinks qualifying as “other courts”. If the Plan Commission concurs, staff recommends explicitly including “ice rinks” in the list of types of athletic amenities.

The proposed recommended definition would read “a level of ice that is kept frozen for people to skate on” or other specific characteristics, including permitted or overall height, lighting, installation dates, and maximum permitted area. Staff recommends incorporating physical and functional/operational regulations into the proposed text amendment for a maximum permitted area of 500-square feet.

Staff recommends amending Table 3.10.01 *Permitted Obstruction in Yards* to clarify “ice rinks” as permitted in the Rear Yard only; amend Section 2.02 *Definitions*, to include a general definition for an “ice rink”; and amend section 2.02 *Definitions* or Section 4.09 *Additional Use Standards* to include regulations regarding the physical and functional/operational characteristics of permitted ice rinks.

Chairman Yohanna swore in Mr. Troy Navarrete, 7396 West Crawford Avenue. Mr. Navarrete erected a 15-foot-by-30-foot ice rink last winter for personal skating in the Corner Side Yard unaware of any restrictions.

There was much discussion regarding placement of seasonal accessory structures, i.e., ice rinks, in the Side Yard versus the Rear Yard, including whether or not fencing or screening would be required due to aesthetics or safety issues.

Commissioner Novoselsky agreed the language should be amended to include ice rinks so there can be no interpretation. In response to comments regarding possible flooding, Mr. Navarrete said the ice is slowly melted to avoid flooding. Mr. Navarrete stated there have been no complaints. Commissioner Pauletto saw no reason to deny the installation of ice rinks.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend approval to amend Table 3.10.01 *Permitted Obstruction in Yards* to clarify “ice rinks” as a permitted use in Rear and Side Yards and to be set back ten feet from all property lines; amend Section 2.02 *Definitions*, to include a general definition for an “ice rink”;

and amend section 2.02 *Definitions* or Section 4.09 *Additional Use Standards* was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto and Sampen

Nay: Auerbach, Jakubowski, Kohn, Novoselsky, and Yohanna

Motion Failed: 2-5

Motion to recommend approval to amend Table 3.10.01 *Permitted Obstruction in Yards* to clarify “ice rinks” as a permitted use in Rear Yards only and to be set back ten feet, or the minimum required setback, whichever is greater, from all property lines; amend Section 2.02 *Definitions*, to include a general definition for an “ice rink”; and amend section 2.02 *Definitions* or Section 4.09 *Additional Use Standards* was made by Commissioner Novoselsky and seconded by Commissioner Auerbach.

Aye: Novoselsky, Kohn, Pauletto, and Yohanna

Nay: Auerbach, Jakubowski, and Sampen

Motion Failed: 4-3

Motion to recommend approval to amend Table 3.10.01 *Permitted Obstruction in Yards* to clarify seasonal ice rinks as a permitted use in Rear Yards and screened with deciduous evergreens in Side Yards to exceed the height of the ice rink, and to be set back ten feet, or the minimum required setback, whichever is greater, from all property lines; amend Section 2.02 *Definitions*, to include a general definition for an “ice rink”; and amend section 2.02 *Definitions* or Section 4.09 *Additional Use Standards* was made by Commissioner Jakubowski and seconded by Commissioner Pauletto. Case #PC-14-18 will be heard at the November 20, 2018 meeting of the Village Board.

Aye: Jakubowski, Pauletto, Auerbach, Kohn, Novoselsky, and Yohanna

Nay: Sampen

Motion Approved: 6-1

IV. Case #PC-06-18: Zoning Code Text Amendment – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage

Chairman Yohanna announced Case #PC-06-18 for consideration of a Village Board Referral of Zoning Code Text Amendments to consider modifying the permissibility and requirements for certain signage including: 1) permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be “large-scale”; 2) amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) permitting Temporary Sign Coverings/Panels on Freestanding Signs; 4) amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) amending existing regulations related to specific design limitations for Portable Signs.

Development Director McNellis reviewed background and business survey results pertaining to the proposed text amendments to modify the permissibility of certain sign types including Temporary Signs for Special Events/Grand Openings, Temporary Sign Panels/Covers, Sign

Location, and Portable Sign Design from Section 11.04 *Permitted on premises signs*. Discussion regarding electronic signs will be discussed at a later date.

Development Director McNellis provided proposed and modified Code language for Section 2.02 *Definitions* and Section 11.04 *Permitted on premises signs* for review. There was much Code language discussion pertaining to the number, location, setback, and duration of Temporary signs. The reasoning behind the text amendment language change is to proactively make the sign code more business friendly.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend continuation to the Wednesday, December 5, 2018 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Aye: Sampen, Novoselsky, Auerbach, Jakubowski, Kohn, Pauletto, and Yohanna

Nay: None

Motion Approved: 7-0

V. Case #PC-09-18: 4656 West Touhy Avenue – Review of a Special Use Related to Parking in the Front Yard and Variations Related to Building Setback, On-Site Parking Capacity, Landscaping Adjacent to a Residential Property, and Minimum Drive Aisle Width

Chairman Yohanna announced Case #PC-09-18 for consideration of a request by Onsite Healthcare Inc., SC, property owner, to approve a Special Use to permit two on-site parking spaces to be located in the Front Yard, and Variations to: 1) allow the building to be set back greater than the required 15-foot build-to line along Touhy Avenue in the B-3 Zoning District; 2) reduce the number of on-site parking by fourteen spaces; 3) waive the requirement of a ten-foot-wide landscape setback along the north lot line abutting a residential zoning district; and 4) allow the reduction in the minimum width of a drive aisle from twenty-four feet to twenty-one feet, two inches.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend continuation to the Wednesday, December 5, 2018 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Aye: Sampen, Novoselsky, Auerbach, Jakubowski, Kohn, Pauletto, and Yohanna

Nay: None

Motion Approved: 7-0

VII. 2019 Schedule of Plan Commission Meetings

Motion to recommend approval of the 2019 Plan Commission meeting schedule was made by Commissioner Sampen and seconded by Commissioner Auerbach.

Aye: Sampen, Auerbach, Jakubowski, Kohn, Novoselsky, Pauletto, and Yohanna

Nay: None

Motion Approved: 7-0

VI. Next Meeting

A next meeting of the Plan Commission is scheduled for Wednesday, December 5, 2018.

VII. Public Comment

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward.

VIII. Adjournment

Motion to recommend adjournment was made by Commissioner Pauletto and seconded by Commissioner Novoselsky. Meeting adjourned at 8:45 p.m.

Aye: Pauletto, Novoselsky, Auerbach, Jakubowski, Kohn, Sampen, and Yohanna

Nay: None

Motion Approved: 7-0

Respectfully submitted,

Kathryn Kasprzyk
Community Development Coordinator



Plan Commission Staff Report

Case # PC-16-18

December 20, 2018

Subject Property:

3333 West Touhy Avenue

Zoning District:

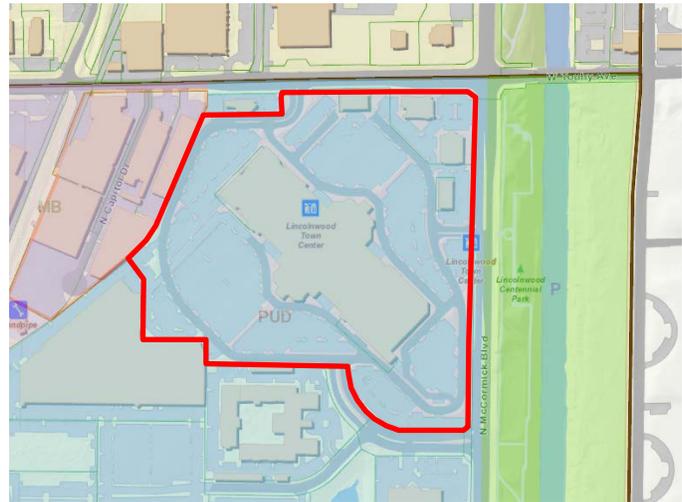
PUD Planned Unit Development

Petitioner:

Lincolnwood Town Center LLC/
Washington Prime Group, Property
Owner

Nature of Request:

Amendment to the original Planned Unit
Development (PUD) Ordinance, adopted
in 1988, to allow renovations to a
portion of the exterior façade of the
Lincolnwood Town Center Mall.



Notification: Notice was published in the Chicago Tribune on December 5, 2018, Public Hearing Signs were installed at 3333 West Touhy Avenue, and mailed legal notices dated December 3, 2018 were provided to properties within 250 feet.

Background

Lincolnwood Town Center LLC/Washington Prime Group, property owner of the Lincolnwood Town Center Mall, seeks permission from the Village to renovate and modernize a portion of the mall exterior enclosing the vacated Carson Pirie Scott retail area. The facades proposed for improvement include those located in the southeast portion of the mall.

Facades proposed for renovation



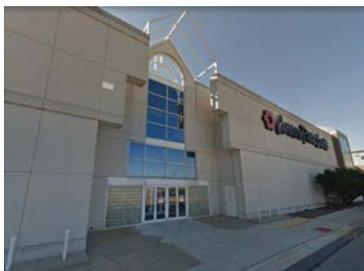
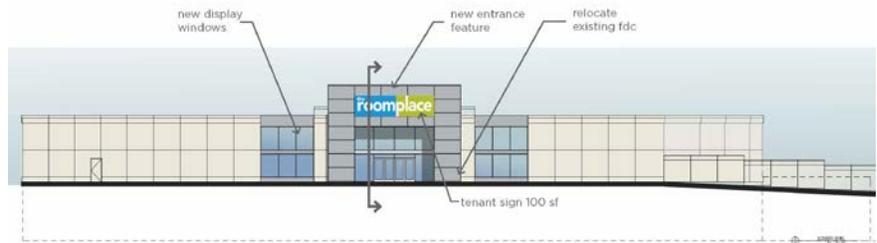
The proposed design includes the following characteristics:

- Removal of existing architectural frames over public entrances;
- Installation of new decorative entrances on the east and west walls consisting of a combination of ACM aluminum composite panels, decorative EIFS, and glass;
- Removal of upper story glass and infill to match existing precast concrete material above the entrance on the south wall;
- Installation of entrance signage for a new tenant on the east and west walls; and
- Installation of a new metal canopy and small wall signage at the customer pickup location on the south wall.

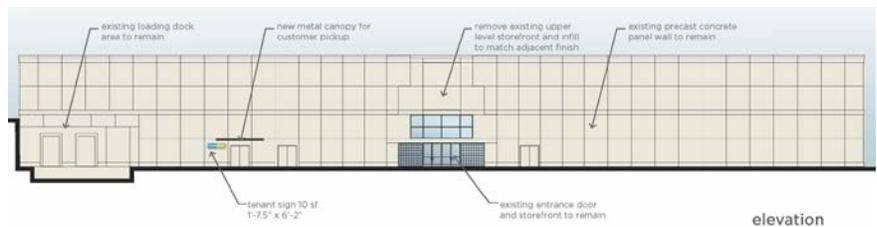
Existing and Proposed Façade Designs



West Façade



South Façade



East Façade



Required Approvals

The proposed renovation requires the following approvals:

- **Amendment to Ordinance No. 88-1801**: An Amendment to Ordinance No. 88-1801 is required to accommodate modifications to the exterior of the mall structure. (Since none of the previous Amendments address this portion of the exterior façade, there is no conflict with those previous Amendments);

- **Zoning Modification related to Exterior Materials**: The proposed façade improvements include the use of decorative ACM panels, which are made of an aluminum composite, and decorative EIFS for the west and east facades, and the use of precast concrete to match the existing material on the south façade. Section 6.04(3)b of the Zoning Ordinance requires that “not less than 75% of each exterior building elevation shall incorporate high-quality materials.” Based on this requirement, and the fact that the entirety of the façade uses non-qualifying materials, any area improved with new materials should utilize high-quality materials in order to reduce non-compliance. None of these materials – ACM, precast concrete, and EIFS – qualify as high-quality materials based on the list of materials provided in that section. In fact, Section 6.04(4) specifically prohibits EIFS. Being that this property is in a PUD, a Zoning Modification, rather than a Zoning Variation, from Sections 6.04(3)b and 6.04(4) of the Zoning Ordinance, is required in order to allow for these materials; and



South Façade Materials



East Façade Materials and Tenant Sign

- **Zoning Modification related to Sign Area**: Section 11.04(2)iii.1 states that “the area of a wall sign shall not exceed 1/3 of the signable wall area or 10 square feet, whichever is greater....” In this instance, the signable area for the west façade is 6-feet high and 39 feet, 8 inches-wide, or a total of approximately 238-square feet. Based on this signable area, the permitted size of a wall sign is approximately 79-square feet. The proposed tenant sign above the decorative entrance on the west facade has an area of 100-square feet. On the east façade, the signable area is 6-feet high and 37 feet, 2 inches-wide, or a total of approximately 223-square feet. The permitted size of a wall sign on the east façade is approximately 74-square feet. The proposed tenant sign on the east facade has an area of 100-square feet.

Therefore, a Zoning Modification from Section 11.04(2)iii.1 is required to permit 100-square foot wall signs on the west façade (79-square feet permitted) and east façade (73-square feet permitted).

Requested Action

The Petitioner requests the following actions:

1. An Amendment to Ordinance No. 88-1801 to allow for the renovation of a portion of the exterior façade at the Lincolnwood Town Center Mall;
2. A Zoning Modification from Section 6.04(3)b and Section 6.04(4) of the Zoning Ordinance to allow for the use of ACM, precast concrete, and EIFS as exterior building materials above the maximum permitted 25 percent coverage allowed by the Zoning Ordinance and as illustrated on the design plans attached to this report; and
3. A Zoning Modification from Section 11.04(2)iii.1 to permit a wall sign with an area of 100-square feet on the west façade (79-square feet permitted) and wall sign with an area of 100-square feet on the east façade (73-square feet permitted).

Documents Attached

1. Special Use/PUD Application
2. Proposed Design Plans
3. Relevant Code Sections



VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Special Use and PUD

SUBJECT PROPERTY

Property Address: 3333 W. Touhy Avenue, Lincolnwood, IL 60712

Permanent Real Estate Index Number(s): _____

Zoning District: PUD 1988-1801 Lot Area: _____

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

Lincolnwood Town Center retail shopping center

Are there existing development restrictions affecting the property? Yes No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

See Public Hearing Application Addendum A attached hereto.

REQUESTED ACTION

- Special Use - Residential Planned Unit Development (PUD)
 Special Use - Non-Residential Other

PROJECT DESCRIPTION

Describe the Request and Project: _____

See Public Hearing Application Addendum B attached hereto.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): Lincolnwood Town Center, LLC c/o Washington Prime Group

Address: 180 E. Broad Street, Floor 21, Columbus, OH 43215

Telephone: (614) 621-9000 Fax: (____) _____ E-mail: _____

Petitioner (if different from owner):

Sr Director, Development

Name: Matt Jurkowitz Relationship to Property: Washington Prime Group

Address: 180 E. Broad Street, Floor 21, Columbus, OH 43215

Telephone: (614) 887-5630 Fax: (____) _____ E-mail: matt.jurkowitz@washingtonprime.com

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	_____	Applicable Zoning Worksheet	_____
Site Plan	_____	Photos of the Property	_____
Proof of Ownership	_____	PDF Files of all Drawings	<u> X </u>
Floor Plans	_____	Elevations	<u> X </u>

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Matt Jurkowitz/Washington Prime Group
Address: 180 E. Broad Street, Floor 21
City, State, Zip: Columbus, OH 43215

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

See attached

Signature

Print Name

Date

PETITIONER: (If different than property owner)

See attached

Signature

Print Name

Date

VILLAGE OF LINCOLNWOOD
PUBLIC HEARING APPLICATION
SPECIAL USE AND PUD

ATTESTMENT AND SIGNATURE:

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

LINCOLNWOOD TOWN CENTER, LLC,
a Delaware limited liability company

By: Washington Prime Group, L.P.,
an Indiana limited partnership, its sole member

By: Washington Prime Group Inc.,
an Indiana corporation, its general partner

By: 
Matthew J. Jurkowitz
Sr. Director, Development

PETITIONER: *(if different from owner)*


Matthew J. Jurkowitz
Washington Prime Group Inc.
Sr. Director, Development



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These seven standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

NOT APPLICABLE

2. Please explain how the use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

NOT APPLICABLE

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

NOT APPLICABLE

SPECIAL USE STANDARDS (Continued)

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

NOT APPLICABLE

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

NOT APPLICABLE

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

NOT APPLICABLE

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

NOT APPLICABLE



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 Acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.

VILLAGE OF LINCOLNWOOD
PUBLIC HEARING APPLICATION

ADDENDUM A

PUD 1988-1801 AND AMENDMENTS

Ordinance No.	Description
1988-1801	Approved Simon/Lincolnwood's application for a planned unit development on approximately 72 acres.
1989 -1865	Approved Jerrold Cohan, chairman of a citizen advisory committee, application for the development of a portion of the Metropolitan Water Reclamation District for park. (Parcel 009 of MSD property)
1989-1889	Approved Lincolnwood Associates and CongreCare's application for the sale of "Regency Park" to CongreCare.
1990-1896	Approved Lincolnwood Associates and CongreCare's application for the sale of "Regency Park" to CongreCare (clarifies CongreCare entity) (amends Ordinance No. 1989-1889)
1990-1901	Approved Grossinger and Lincolnwood Associates' application to allow Lots 1, 2, 3 and 4 (as shown on Exhibit A-1 attached hereto) to be developed for the sale and service of motor vehicles and to allow for the sale of Lots 1 and 4 to Grossinger (with conditions). Previous use of lots designated in Ordinance No. 1988-1801: Lot 1 – Marriot Hotel Lot 2 – Storm Water Detention area Lot 3 – Six (6) flextech buildings Lot 4 – Warehouse building
1991-1994	Approved sale of Lots 1 and 4 to Grossinger and allowed for the change in use on a portion of Lot 3C and sale thereof to Grossinger.
1992-2002	Approved CongreCare sale of Lot 6 to United Community and Housing Development Corporation.
1992-2016	Approved Grossinger's application to sublease 27,000 sf of its warehouse facility to Bell & Howell Phillipsburg Co for rebuilding of used machinery. (Lot 4)
1992-2025	Approved Enterprise Rent A Car's application to allow operating of an automobile renting operation at the Grossinger MotorCorp service facility. (Lot 4)
1992-2027	Approved Grossinger's application to sublease 72,000 sf of its warehouse building to Aon Corporation for storage of non-current insurance files and forms. (Lot 4) (Repeals Ordinance No. 92-2016)
1992-2042	Approved Ruby Tuesday's application for the addition of an exterior sign above the restaurant (located on the building)
1993-2102	Approved Success National Bank's application for the installation of a wall sign above its windows facing the northeast.

1993-2121	Approved sale of Lot 7 to Success National Bank (acceptance by Simon 2-14-1994)
1994-2127	Approved Grossinger's application to allow for variation of Section 2, Subsection 8 or Ordinance 90-1901 for the outside display of banners. (Parcel 1, Lot 1)
1994-2160	Authorized the execution of a Parking and Traffic Control Agreement ** Agreement dated August 18, 1994 re "parking areas" shall include interior private roadways and drives and parking of motor vehicles; provides for the Village to exercise its powers within the parking area (erect stop signs, flashing signals, handicapped parking, regulation of turning vehicles, crossing of any roadway by pedestrians, adoption of parking and traffic control regulations, limitation of the stopping, standing or parking of vehicles in specified areas, designation of safety zones, removal of vehicles abandoned in parking area. Term of Agreement is 20 years. **Traffic and Parking Enforcement Agreement, dated May 18, 2015 sets forth the Village's authority in controlling roadways and parking areas. Term of Agreement is 20 years.
1995-2184	Approved sale of Lot 7 to Success National Bank (also amended Ordinance No. 93-2121)
1996-2267	Approved Simon's application to amend the business hours of the Lincolnwood Town Center.
1998-2393	Approved CFM Harris Systems' application to permit its tenancy in a portion of the "Warehouse Building" for operating of an artificial fireplace logs business (7084 North McCormick Blvd.) (Lot 4)
Z2000-077	Approved Simon's application to amend the Saturday business hours of the Lincolnwood Town Center.
Z2002-147	Approved Grossinger's application for use of property designated as "flextech" to be used as outdoor storage of motor vehicles by Grossinger. (Lot 3B and 3C)
Z2003-217	Approved Kohl's petition to allow it have year round retail hours different than the Mall's hours as set forth in Ordinance Nos. 96-2267 and Z2000-077. Allowed the Anchor Stores located on Lots 5A and 5C may have amended hours.
Z2005-316	Approved Grossinger's application for expansion and redevelopment of Lot 1 with conditions set forth in the Ordinance.
Z2007-361	(supersedes Z2005-316) Deleted language and replaced in its entirety Section 13 of Ordinance No. Z2005-316 re full force and effect of Ordinance.
2008-2803	Approved Collision Revision, Inc. application to construct a single story, 22,500 sf. Building, on an approximate 2-acre vacant parcel (6995 Central Park Avenue) with conditions re landscaping, irrigation, monument sign, wrought iron fence, parking)
Z2011-2971	Approval of the development, use and maintenance of the Outlots (Five Guys/Verizon and Vitamin Shoppe/Chipotle) in addition to execution of a Development Agreement.

2015-3181	Approved Begyle Brewing, LLC's application (lease of 24,111 sf building within the development for the production brewery, beer packaging facility and tap room) to exclude the proposed development from the retail restriction, bar and package liquor restriction and amendment to sign regulations. (7005 N. Central Park Avenue)
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RESTRICTIONS AND COVENANTS

1. Declarations of Covenants, Conditions, Restrictions, Rights and Easements by Lincolnwood Associates, as Declarant, dated March 22, 1989, as amended
2. Covenants, Conditions and Restrictions Agreement (Outlot LL/03) by and between Simon Property Group, L.P. and Success National Bank, dated September 27, 1994
3. Covenants, Conditions and Restrictions Agreement (Red Lobster Outlot and Olive Garden Outlot), by and between Simon Property Group (Illinois), L.P. and Red Garden, LLC, dated December 29, 2000
4. Covenants, Conditions, Restrictions and Easement Agreement (McCormick Parcel) by and between Simon Property Group (Illinois), L.P. and McCormick Investment Partners, LLC, dated December 9, 2011
5. Covenants, Conditions, Restrictions and Easement Agreement (Touhy Parcel) by and between Simon Property Group (Illinois), L.P. and Touhy Investment Partners, LLC, dated December 9, 2011

[remainder of page intentionally left blank]

VILLAGE OF LINCOLNWOOD
PUBLIC HEARING APPLICATION
ADDENDUM B

Project Description: The subject Project relates to the creation of a new 84,467 SF, 2-level furniture and accessory retail store within the now-vacant former Carson Pirie Scott box at Lincolnwood Town Center. Relevant elements of the Project include the renovation of existing exterior entrances, as depicted by elevation renderings attached hereto as Addendum B, Exhibit 1.

[remainder of page intentionally left blank]

VILLAGE OF LINCOLNWOOD
PUBLIC HEARING APPLICATION
ADDENDUM B – EXHIBIT 1

[see attached]

WASHINGTON PRIME GROUP™

LINCOLNWOOD TOWN CENTER | Lincolnwood, IL

ZONING CONCEPT DESIGN PACKAGE

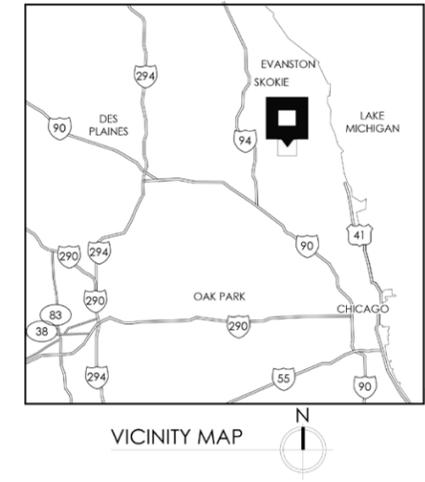
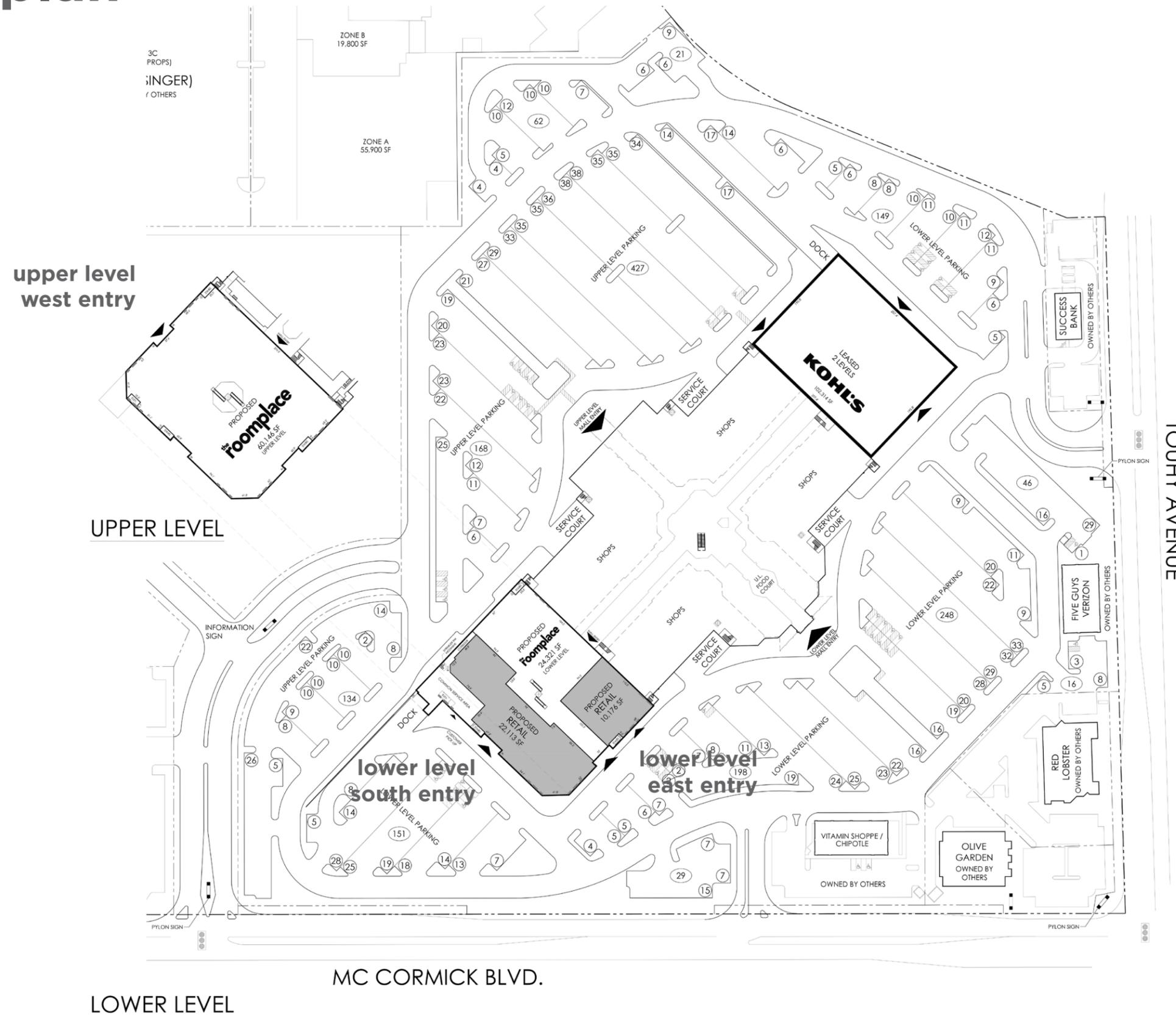
035780.000

NOVEMBER 26, 2018

FRCH |

CINCINNATI NEW YORK LOS ANGELES

site plan



TOUHY AVENUE

DEVELOPMENT PLAN DP57A



LOWER LEVEL

MC CORMICK BLVD.



south entry

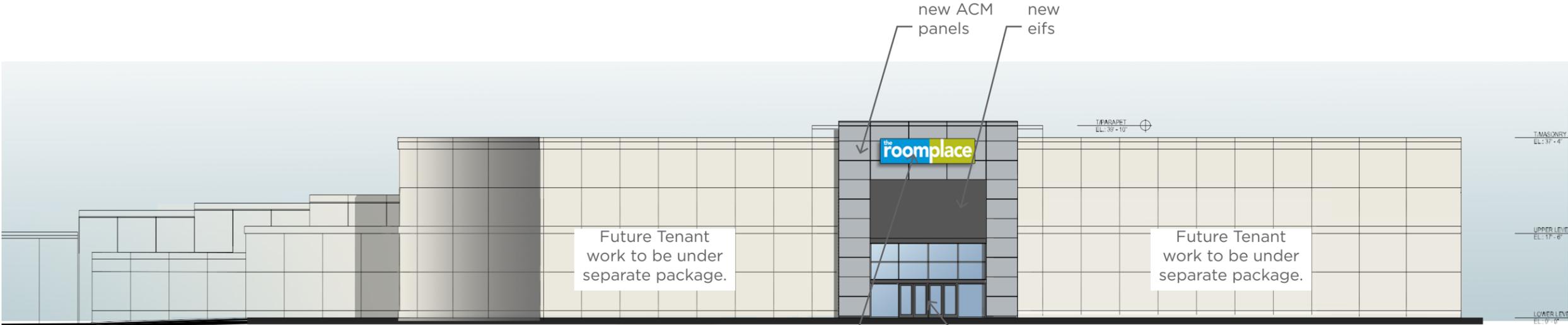


east entry

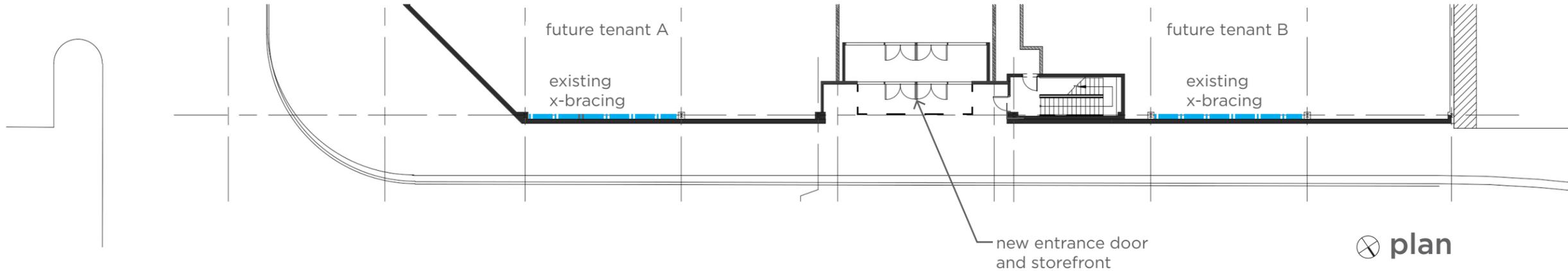


west entry

existing conditions

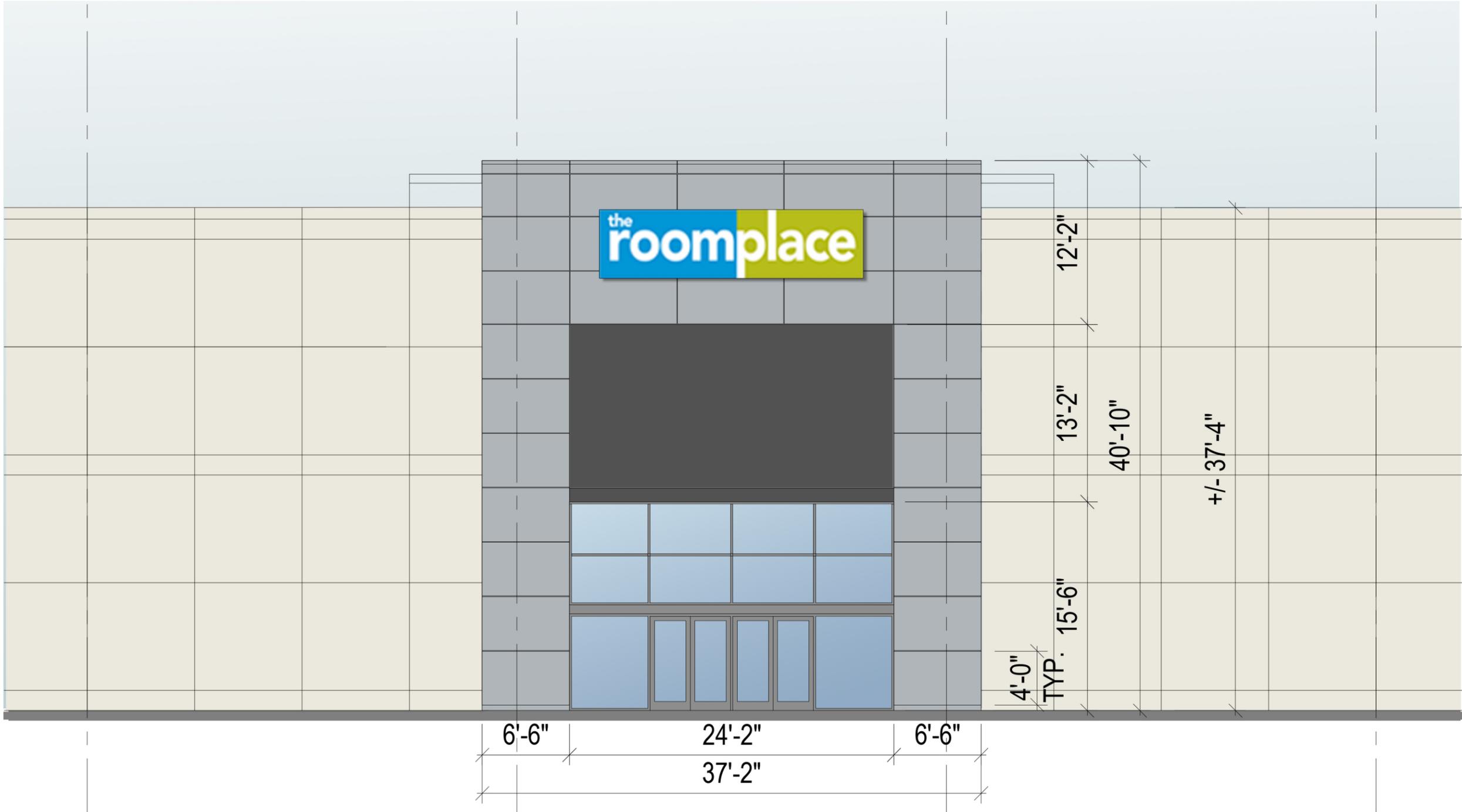


elevation

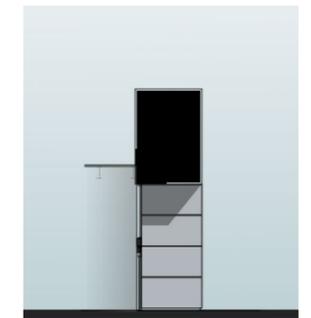
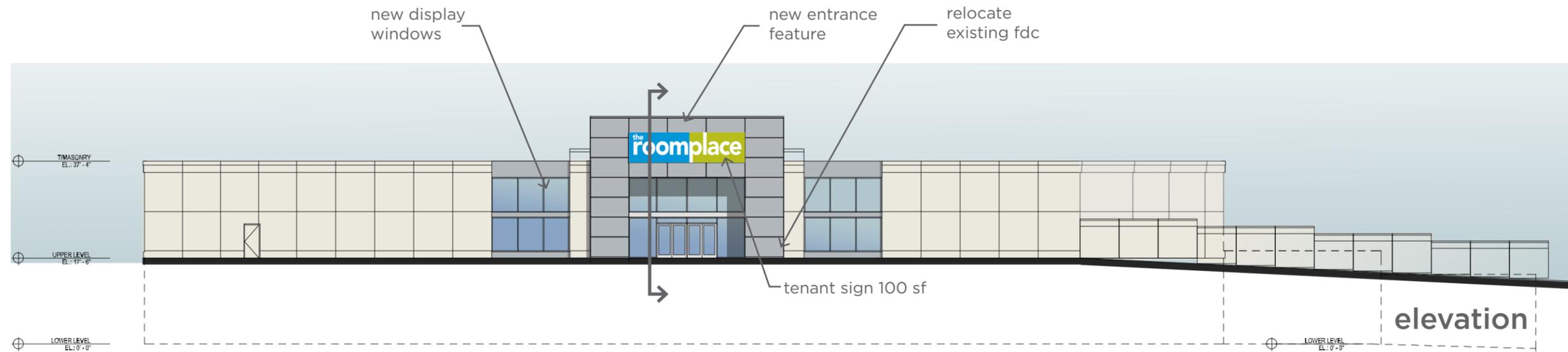


plan

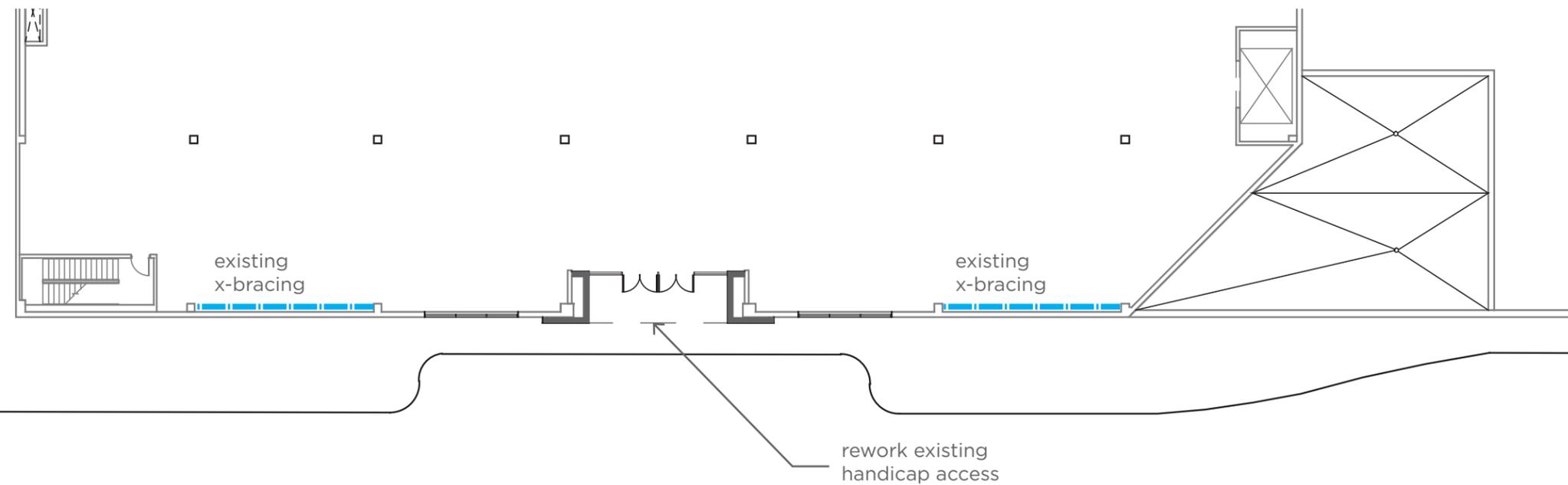
lower level east



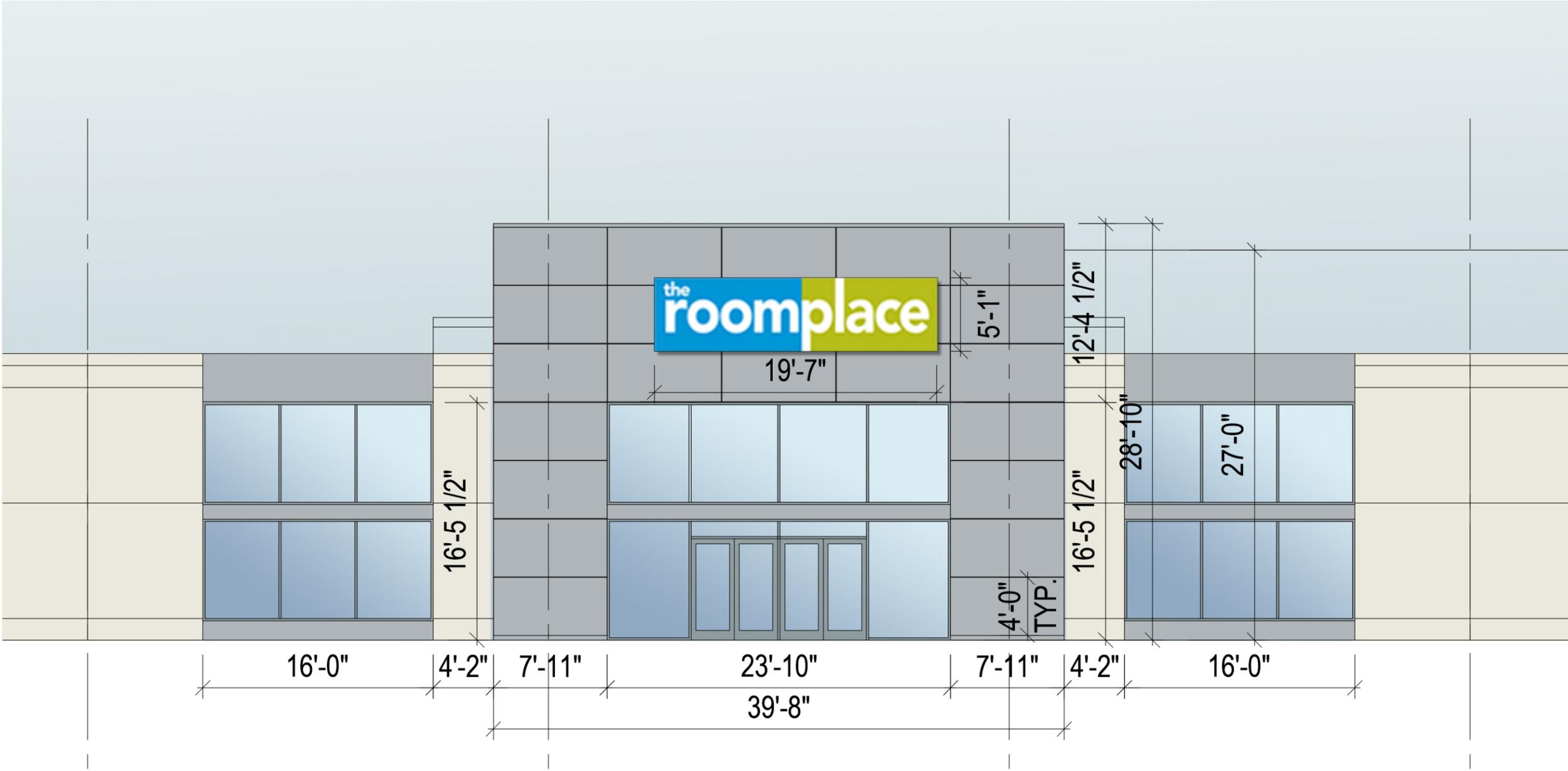
enlarged elevation- lower level east



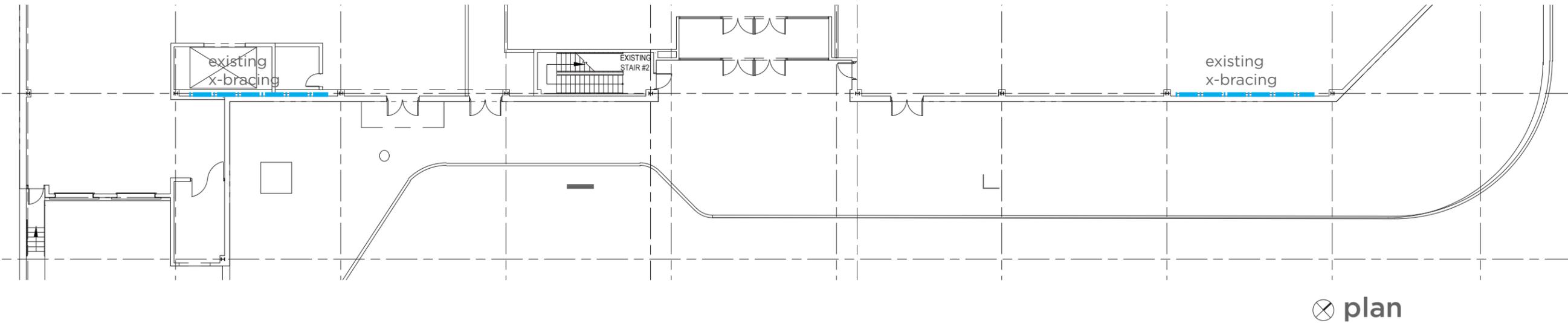
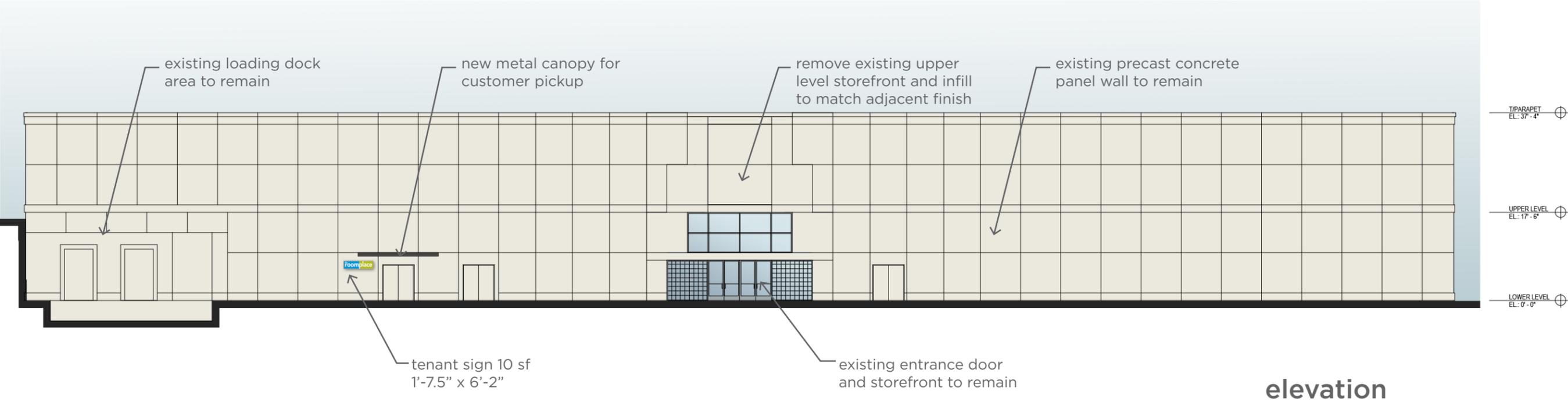
section



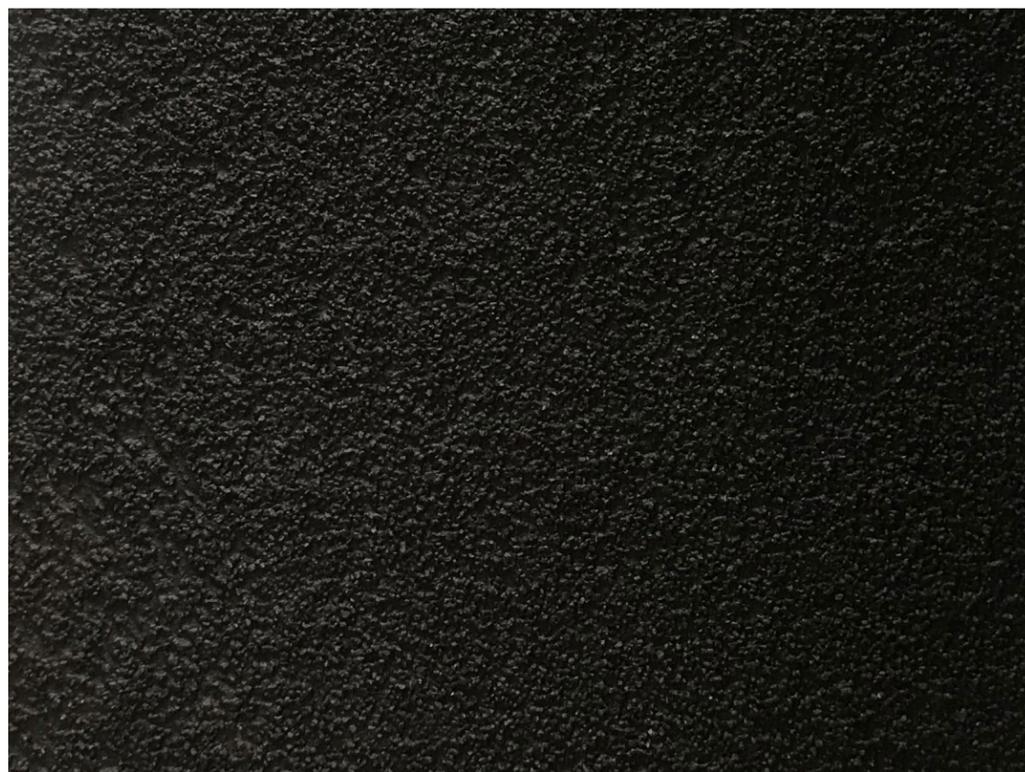
upper level west



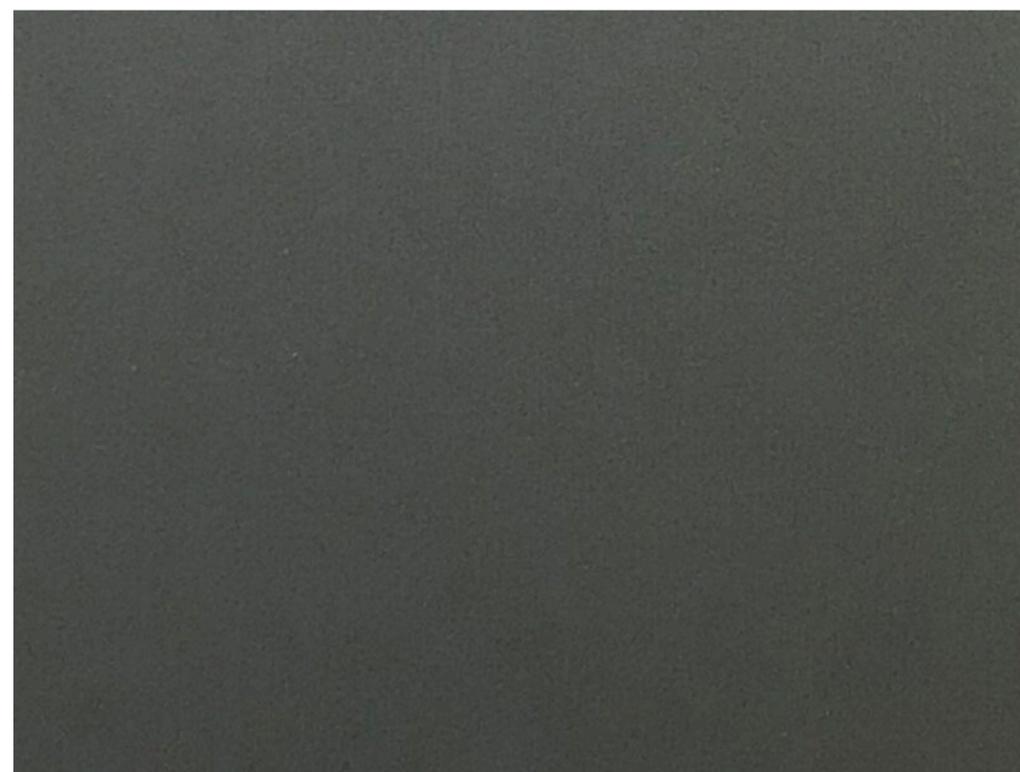
enlarged elevation- upper level west



lower level south



EIFS



ACM metal panel

proposed materials

thank you

FRCH | DESIGN WORLDWIDE

CINCINNATI NEW YORK LOS ANGELES

Attachment #13. Relevant Code Sections

Planned Unit Development Standards

Section 8.04 Standards.

The Plan Commission shall not recommend, and the Board of Trustees shall not approve, the issuance of a special use permit for a planned unit development except upon finding that the proposed PUD meets the following standards:

- (1) Objectives. A planned unit development must conform with the intent of the objectives set forth in Section 8.02 of this article.
- (2) Size and ownership. The site of the planned unit development must be under single ownership and/or unified control, and must be not less than two acres in area.
- (3) Compatibility. The planned unit development must be of a type and location so as to (a) cause no undue detrimental influence upon surrounding properties, and (b) be compatible with surrounding uses.
- (4) Land designation. The proposed planned unit development shall provide for the dedication of land for recreational purposes and permanent common open space. Alternatively, the Board of Trustees may accept a cash payment in lieu of actual land dedication, or may approve a combination of cash and land dedication.

a. Common open space. In residential or mixed-use residential planned unit developments, common open space shall be provided for recreational purposes. Such open space may be designed for active or passive recreational use. Common open space shall meet the following standards:

- i. Each parcel of common open space intended for active recreation shall be at least 12,000 square feet. The minimum width of the common open space shall allow for the safe participation in the active recreational activities for which it is designed. For trail purposes, the minimum open space width shall be 20 feet.
- ii. The common open space must be accessible to all the residents of the proposed residential planned unit development. Sidewalks, bike trails or pedestrian trails must link the parcels.
- iii. The slope of the common open space must be appropriate for the activities for which the common open space is intended.
- iv. Land dedicated to the Village may be included in the calculation of usable common open space.

b. Areas excluded from common open space. Common open space provided to satisfy the requirements of this Section 8.04(4) shall not include:

- i. Areas reserved for the exclusive use or benefit of an individual tenant or owner;
- ii. Dedicated streets, alleys, and other public rights-of-way;
- iii. Required detention areas, floodplains or wetlands, unless the Village Board determines that any such natural features, such as a creek or lake, will be a substantial amenity for the development;
- iv. Vehicular drives, or parking, loading and storage areas;
- v. Irregular or unusable narrow strips of land less than 50 feet wide, unless containing a trail or bicycle path; and
- vi. Existing permanent utility easements.

(5) Need. The applicant must demonstrate the desirability of the plan and its benefit to the community.

(6) Yards. The required yards along the periphery of the planned unit development shall be at least equal in width and depth to those required in the adjacent zoning district or districts, except as may be approved by the Board of Trustees.

(7) Setbacks. Buildings of more than 24 feet in height shall provide a setback from any property line of a depth equal to or greater than the height of such buildings, except as may be approved by the Board of Trustees.

(8) Parking requirements. Adequate parking shall be provided and in no event shall the parking be less than that required pursuant to this Zoning Ordinance, except as may be approved by the Board of Trustees.

(9) Traffic. Adequate provision shall be made to provide ingress and egress to the PUD so as to minimize traffic congestion in the public streets and promote safety.

(10) Design standards. The PUD shall adhere to the provisions of Article VI of this Zoning Ordinance, except as may be approved by the Board of Trustees.

Wall Signs

11.04 Permitted on premises signs.

(2) Wall signs.

iii. Sign area.

1. The area of a wall sign shall not exceed 1/3 of the signable wall area or 10 square feet, whichever is greater (See also Subsection 11.08(18) of this article.); provided, however, that in no case shall the wall sign area exceed 100 square feet.

Exterior Building Materials

6.04 Commercial, institutional and civic building design standards.

(3) All commercial, institutional and civic buildings shall be designed in accordance with the following:

- a. Buildings must consist of solid and durable facades on all sides of a building facing a public street and shall be compatible with the character and scale of the surrounding area.
- b. Not less than 75% of each exterior building elevation shall incorporate high-quality materials from the following list:
 - i. Brick with a minimum thickness of 2.25 inches;
 - ii. Natural stone;
 - iii. Sandstone;
 - iv. Other native stone;
 - v. Pre-cast decorative stone;
 - vi. Glass; or
 - vii. Precast stone or precast concrete, but only if the building is located in the M-B Light Manufacturing/Business District. Notwithstanding any provision of this Zoning Ordinance to the contrary, precast stone and precast concrete will not be permitted on a building elevation facing a residential district except upon issuance of a special use permit issued pursuant to Section 5.17 of this Zoning Ordinance.

The required high-quality materials shall at a minimum extend from ground level to the top of the first floor windows with minor accents allowed. The use of materials not included in the list of high-quality materials set forth in this Section 6.04(3)b on more than 25% of a building elevation will be allowed only upon issuance of a special use permit issued pursuant to Section 5.17 of this Zoning Ordinance.

(4) The use of concrete block, precast panels, and/or masonry stucco is permitted as a minor or accent building material, but is not permitted for use as a predominant building material. The exterior surface of a masonry wall shall consist of a textured finished surface, shall not have a flat surface, and shall not be constructed of concrete block or cinder block having a plain, flat surface. The use of exterior insulation finishing systems ("EIFS") and metal and vinyl lap board siding is prohibited.



Plan Commission Staff Report

Case # PC-15-18

December 20, 2018

Subject Property:

7015 North Central Park Avenue

Zoning District:

M-B Manufacturing and Business

Petitioner:

Village of Lincolnwood, Property Owner

Nature of Request:

Approval of: 1) a Special Use for a utility in the M-B Manufacturing and Business Zoning District; 2) a Variation to allow for a structure with a height of 150 feet; and 3) side and rear yard setback Variations to allow the construction of a temporary telecommunications tower to be approximately 31 feet from the rear lot line and 26 feet from the side lot line.



Notification: Notice was published in the Chicago Tribune on December 5, 2018, Public Hearing Signs were installed at 7015 North Central Park Avenue, and mailed legal notices dated December 3, 2018 were provided to properties within 250 feet.

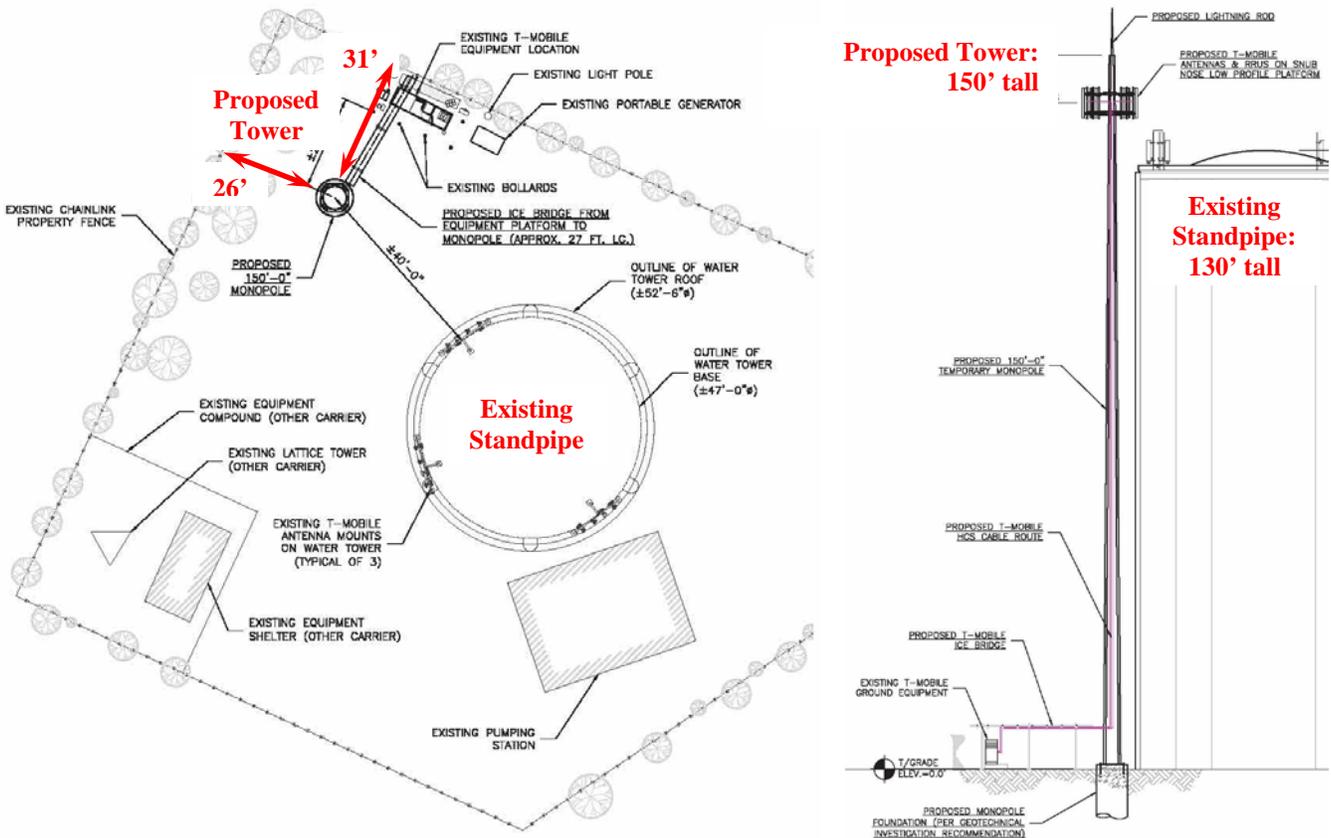
Background

The Village of Lincolnwood seeks permission for a temporary telecommunications tower to be installed on the property commonly known as 7015 North Central Park Avenue. The tower would accommodate telecommunications equipment for a private service provider while the Village's standpipe undergoes maintenance. This equipment is necessary to maintain existing cellular services offered by the provider and would tie into existing grade-level equipment. Upon completion of the maintenance to the standpipe, which is estimated to take one to two years, it is anticipated that the equipment would be relocated to the standpipe and the tower would be removed.

Required Approvals

The proposed temporary telecommunications tower requires the following approvals:

1. **Special Use Approval:** Table 4.01.1 Permitted and Special Uses in all Zoning Districts identifies “utilities” as needing special use approval. (“Utilities” are defined in the Zoning Ordinance as “all lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and include facilities for the generation of electricity”);
2. **Building Height Variation:** Section 4.14 of the Zoning Ordinance establishes a maximum permitted building height of 55 feet or 5 stories, whichever is less, in the M-B Zoning District. The proposed tower would be 150 feet in height. This is necessary to elevate the telecommunications infrastructure to its required height, and is only 20-feet taller than the Village’s standpipe that is proximate to the proposed location of the temporary tower;
3. **Side Yard Setback Variation:** Section 4.14 of the Zoning Ordinance establishes a maximum side yard setback of 5 feet, plus 1 foot of additional setback for each foot of building height above 45 feet. The total required setback for the proposed tower would be 110 feet. The proposed setback from the side lot line is 26 feet; and
4. **Rear Yard Setback Variation:** Section 4.14 of the Zoning Ordinance establishes a maximum rear yard setback of 5 feet, plus 1 foot of additional setback for each foot of building height above 45 feet. The total required setback for the proposed tower would be 110 feet. The proposed setback from the side lot line is 31 feet.



Considerations

There are several factors that may influence the Plan Commission's findings of the appropriateness of the requested Special Use and Variations, including:

- The temporary nature of the proposed improvement: The tower is anticipated to be in use for one to two years during the maintenance of the Village's standpipe. In order to assure the removal of the tower in a timely manner, staff recommends that the Plan Commission consider a condition of approval that would require removal of the tower within a reasonable period of time after the telecommunications infrastructure is relocated back to the standpipe after maintenance is performed;
- Proximity of other structures with a similar height: The proposed tower would be proximate to the Village's standpipe, which has a height of 130 feet and is substantially bulkier. As a result, the visual impact of the proposed tower may be minimal;
- The need for sustained telecommunications services: Staff believes the proposed tower will help assure that cellular services in the nearby area are sustained with minimal interruption while standpipe maintenance is undertaken. The proposed tower would allow the necessary infrastructure to be installed at a similar elevation to its current location on the standpipe; and
- Land use context: The subject property is surrounded by manufacturing or commercial properties, and the proposed tower would be located toward the rear of the property. Staff does not anticipate substantial impacts on surrounding uses.

Requested Action

The proposed use requires the following actions:

1. Approval of a Special Use to allow a utility to be installed in the M-B Manufacturing and Business Zoning District;
2. Approval of a Variation from Table 4.01.1 of the Zoning Ordinance to allow a structure with a height of 150 feet, rather than a maximum permitted height of 55 feet or 5 stories;
3. Approval of a Variation from Table 4.01.1 of the Zoning Ordinance to allow a side yard setback of 26 feet rather than the required setback of 110 feet; and
4. Approval of a Variation from Table 4.01.1 of the Zoning Ordinance to allow a rear yard setback of 31 feet rather than the required setback of 110 feet.

Staff recommends that these approvals be considered with the condition that the temporary tower be removed within a reasonable amount of time after the relocation of infrastructure back to the standpipe. This timeframe would be determined by staff in conjunction with the telecommunications provider.

Documents Attached

1. Special Use Application
2. Proposed Design Plans
3. Relevant Code Sections



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These seven standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

The Village maintains a lease agreement with T-Mobile to allow for cellular antennas to be placed on top of the standpipe. The lease agreement has been in place since 2000. The Village intends to repaint the standpipe as a maintenance activity, to ensure the long term viability of the tower, in 2019. While this work is occurring, the cellular equipment needs to be temporarily relocated and if a temporary facility is not provided, residents using T-Mobile's service may experience service interruptions. The proposed temporary monopole is 150 feet tall, the existing equipment is located approximately 132 feet above grade.

2. Please explain how the use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

The proposed monopole is located in an industrial district, adjacent to a structure of similar height. T-Mobile's consultant is reviewing the structural condition of the soil to determine the depth of the foundation to ensure the monopole is structurally secure.

3. Please explain how this use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

The site is in an industrial district with a structure of similar height adjacent to the proposed location of the monopole. Additionally, the adjacent parcel houses an existing cellular tower. Finally, the proposed monopole is a temporary improvement that will be removed at the conclusion of the Village's project.

SPECIAL USE STANDARDS (Continued)

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

The Village's comprehensive plan calls for the subject property to maintain a land use for utilities. The proposed improvement is in line with the prescribed use and furthers the Village's goal by ensuring that an existing utility facility, the standpipe, receives necessary maintenance to ensure its long term viability.

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

The proposed improvement is a temporary condition that will last for approximately one year, so there will be no long term adverse impact to the neighboring properties.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

The proposed improvement fits onto the existing parcel and does not impede any of the existing utilities, access roads, drainage, or other facilities.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

The proposed improvement relocates existing equipment and will not cause an increase to traffic.



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 Acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

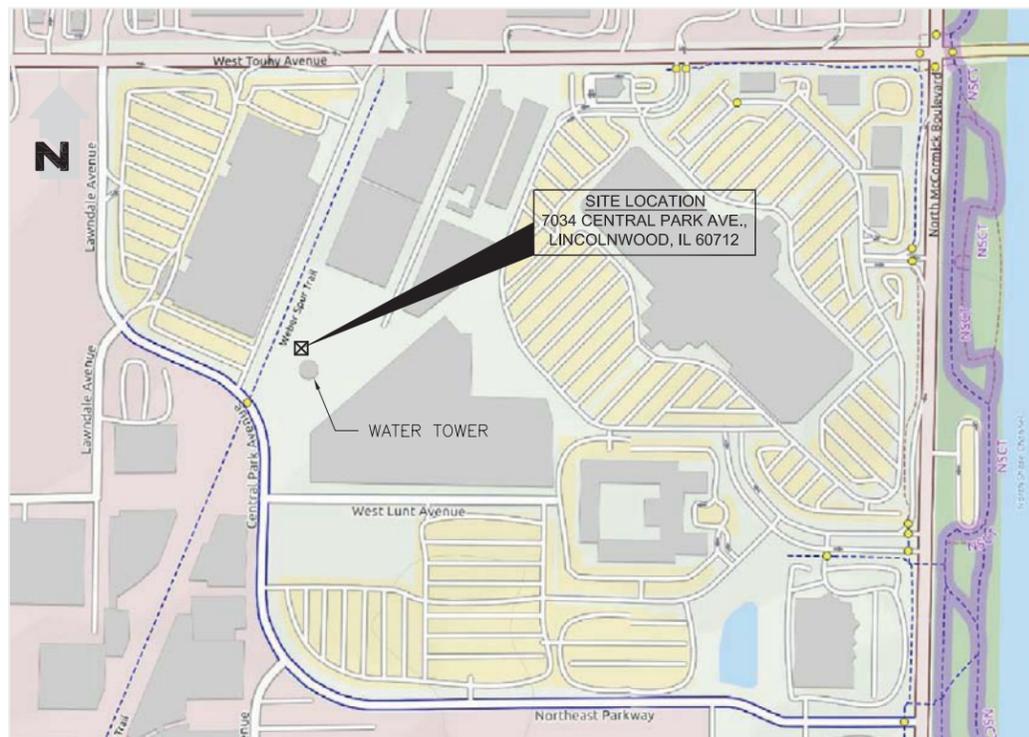
Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.

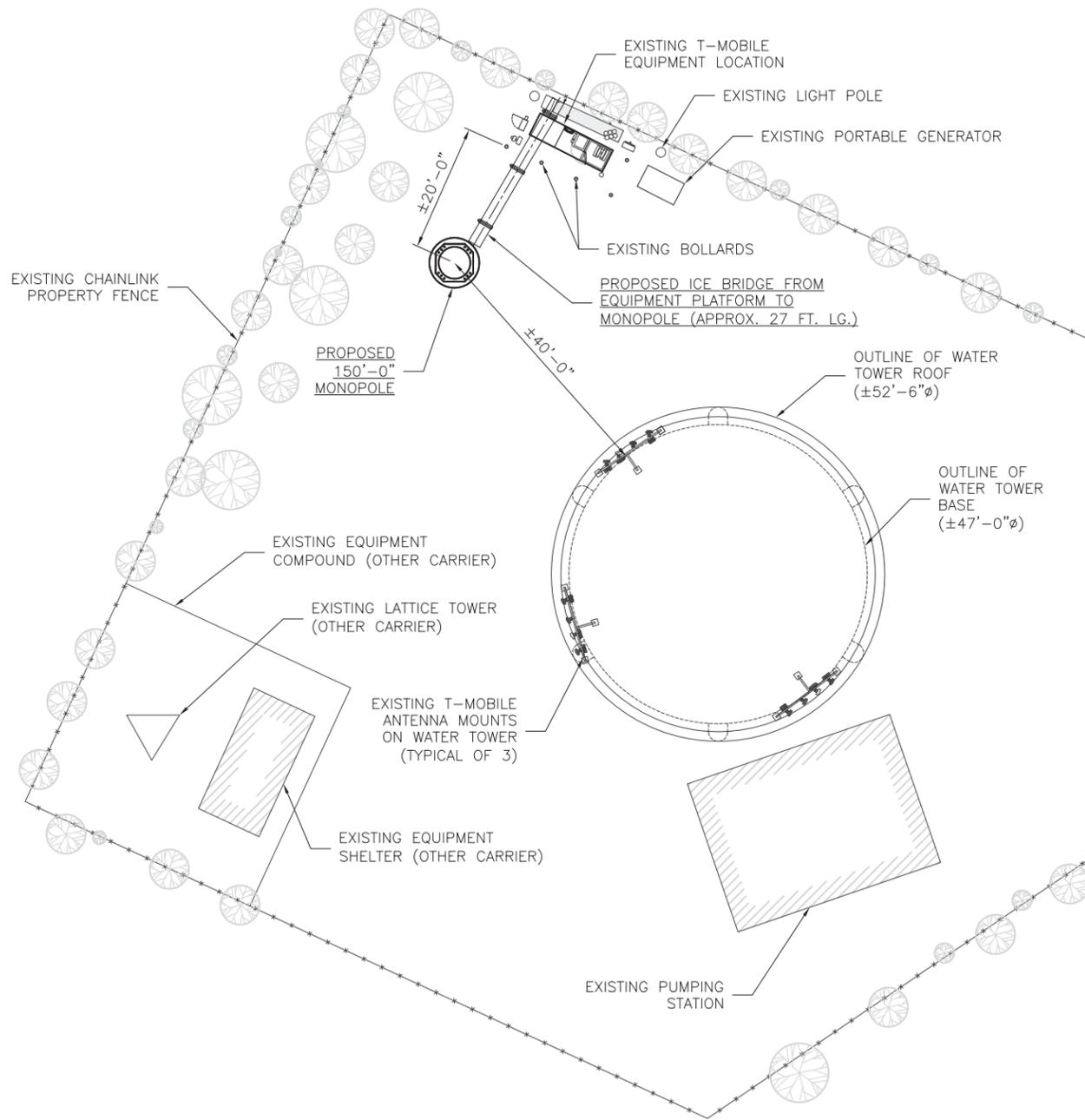


LINCOLNWOOD WATER TOWER
(N 42.0093483100°, W -87.7185239000°)



1 LOCATION MAP
LE-1 SCALE: N.T.S

NOTE:
PROPOSED EQUIPMENT AND ANTENNA INSTALLATION IS CONTINGENT UPON PASSING STRUCTURAL ANALYSIS OF PROPOSED MONOPOLE.



2 OVERALL SITE PLAN
LE-1 SCALE: 1" = 25'

T-Mobile
1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE:
FAX:

KCS CORPORATION
CONSULTING ENGINEERS
1125 REMINGTON RD., SCHAUMBURG, IL 60173
PHONE: 847-490-8200; FAX: 847-490-8225
www.kscorp.com

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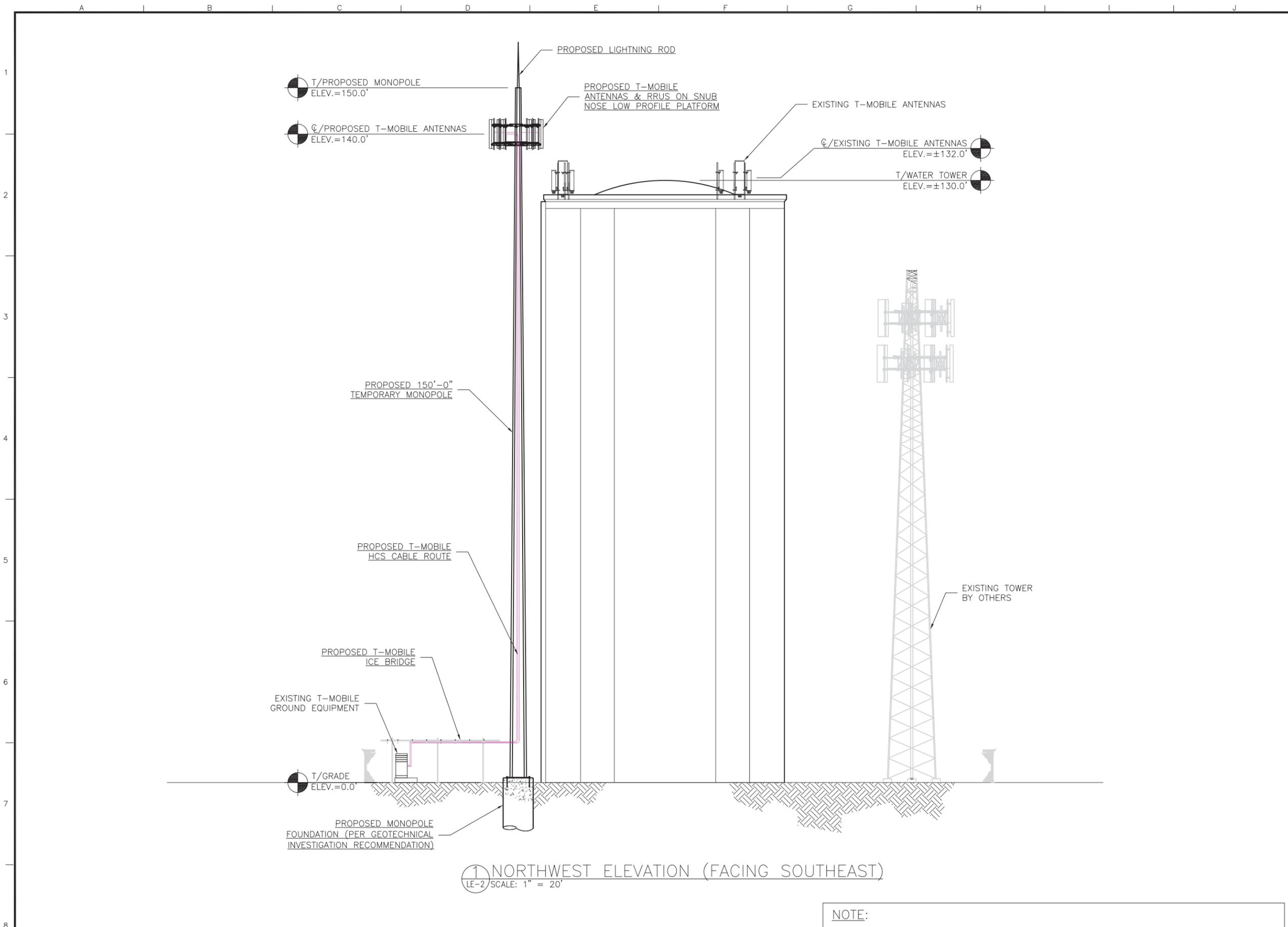
REV.	DESCRIPTION	DATE
-	ISSUED FOR REVIEW	10/18/18
-	ISSUED FOR REVIEW	10/17/18

CH11074A
LINCOLNWOOD WT-RELOCATION
7034 CENTRAL PARK AVE.,
LINCOLNWOOD, IL 60712

Drawing Title:
LOCATION MAP & OVERALL SITE PLAN

Project Number:	Drawn by: PA
Client Project Number:	Date: 10/15/18
Scale:	Checked by: MS
Drawing Number:	Date: 10/17/18
	Approved by:
	Date:

LE-1



1 NORTHWEST ELEVATION (FACING SOUTHEAST)
LE-2 SCALE: 1" = 20'

NOTE:
PROPOSED EQUIPMENT AND ANTENNA INSTALLATION IS CONTINGENT UPON PASSING STRUCTURAL ANALYSIS OF PROPOSED TOWER.

T-Mobile
1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE:
FAX:

KCS CORPORATION
CONSULTING ENGINEERS
1125 REMINGTON RD., SCHAUMBURG, IL 60173
PHONE: 847-490-8200; FAX: 847-490-8225
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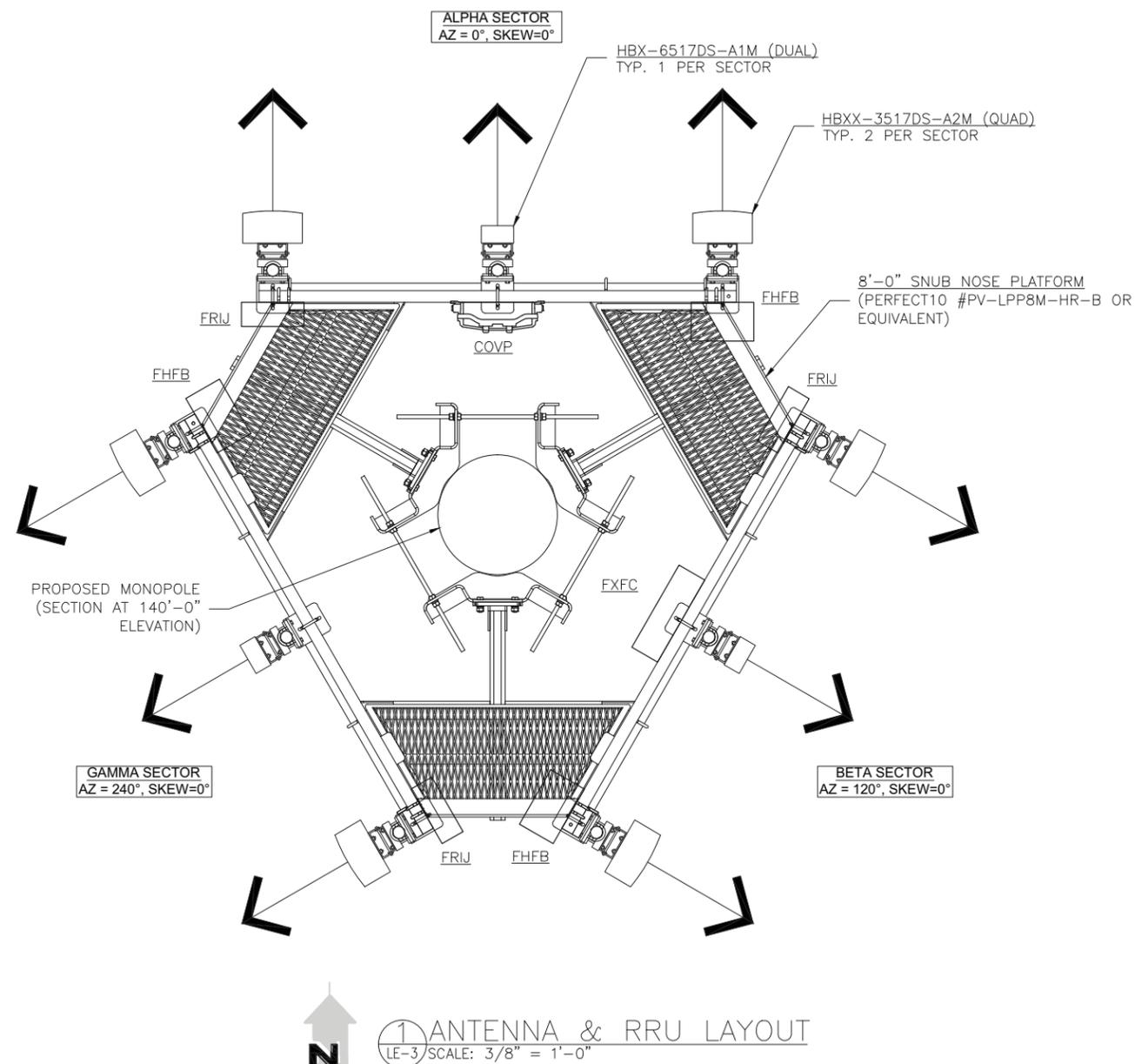
CH11074A
LINCOLNWOOD WT-RELOCATION
7034 CENTRAL PARK AVE.,
LINCOLNWOOD, IL 60712

Drawing Title:
ELEVATION, ANTENNA & RRU MOUNTING LAYOUT

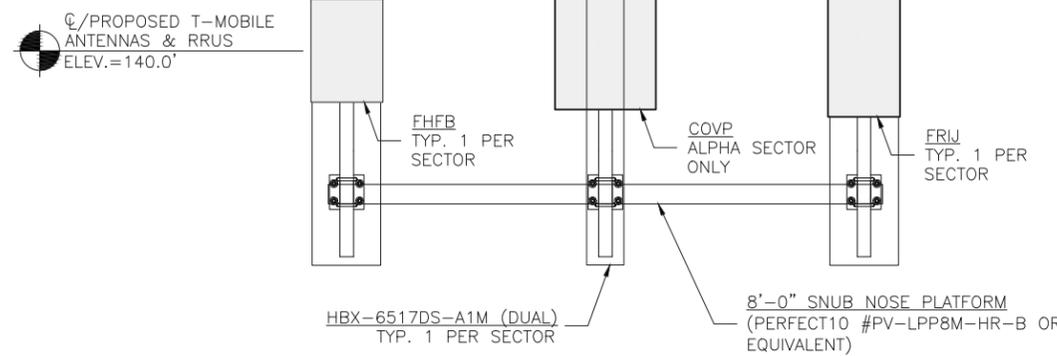
Project Number:	Drawn by: PA
Client Project Number:	Date: 10/15/18
Scale:	Checked by: MS
Drawing Number:	Date: 10/17/18
	Approved by:
	Date:

LE-2

NOTE:
 PROPOSED EQUIPMENT AND ANTENNA INSTALLATION IS CONTINGENT UPON PASSING STRUCTURAL ANALYSIS OF PROPOSED TOWER.



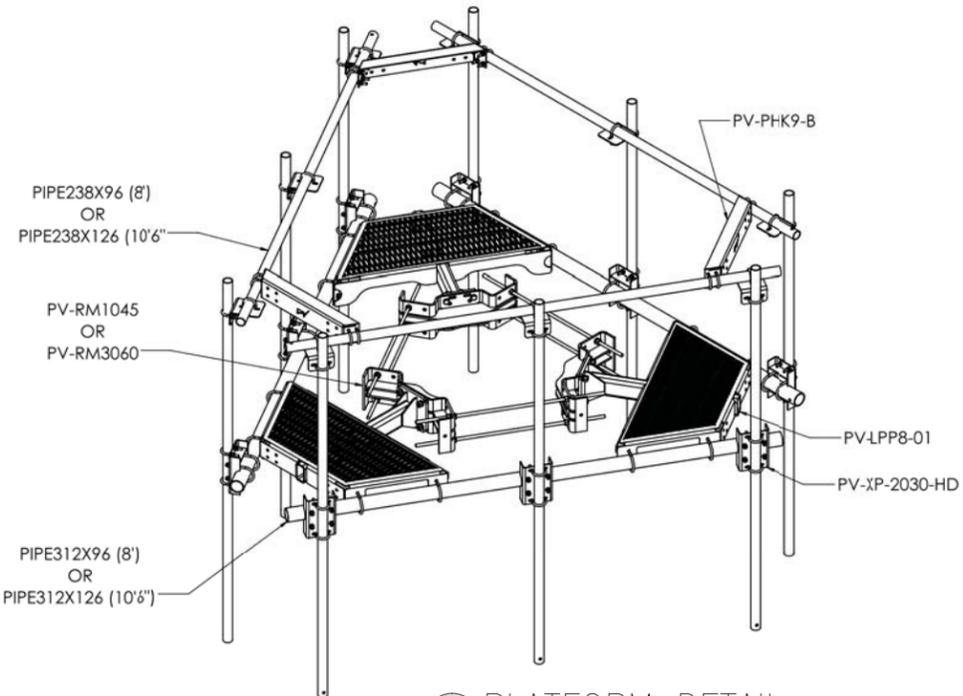
1 ANTENNA & RRU LAYOUT
 LE-3/SCALE: 3/8" = 1'-0"



2 ANTENNA & RRU MOUNTING LAYOUT
 LE-3/SCALE: 3/8" = 1'-0"

**PV-LPP
 L.I.F.E. MOUNT™ SNUB NOSE LOW PROFILE PLATFORM**

Part Number	Description	Compatible Pole OD (in)	Weight (lbs)
PV-LPP8M-B	8' Face Platform	10 - 40	930
PV-LPP8M-HR-B	8' Face Platform w/ Handrail	10 - 40	1140
PV-LPP10M-B	10' Face Platform	10 - 45	990
PV-LPP10M-HR-B	10' Face Platform w/ Handrail	10 - 45	1220
PV-LPP10L-B	10' Face Platform, Large Pole	30 - 60	1050
PV-LPP10L-HR-B	10' Face Platform w/ Handrail, Large Pole	30 - 60	1280



3 PLATFORM DETAIL
 LE-3/SCALE: N.T.S.

T-Mobile
 1400 OPUS PLACE, SUITE 700
 DOWNERS GROVE, IL 60515
 PHONE:
 FAX:

KCS CORPORATION
 CONSULTING ENGINEERS
 1125 REMINGTON RD., SCHAUMBURG, IL 60173
 PHONE: 847-490-8200; FAX: 847-490-8225
 www.kscorp.com

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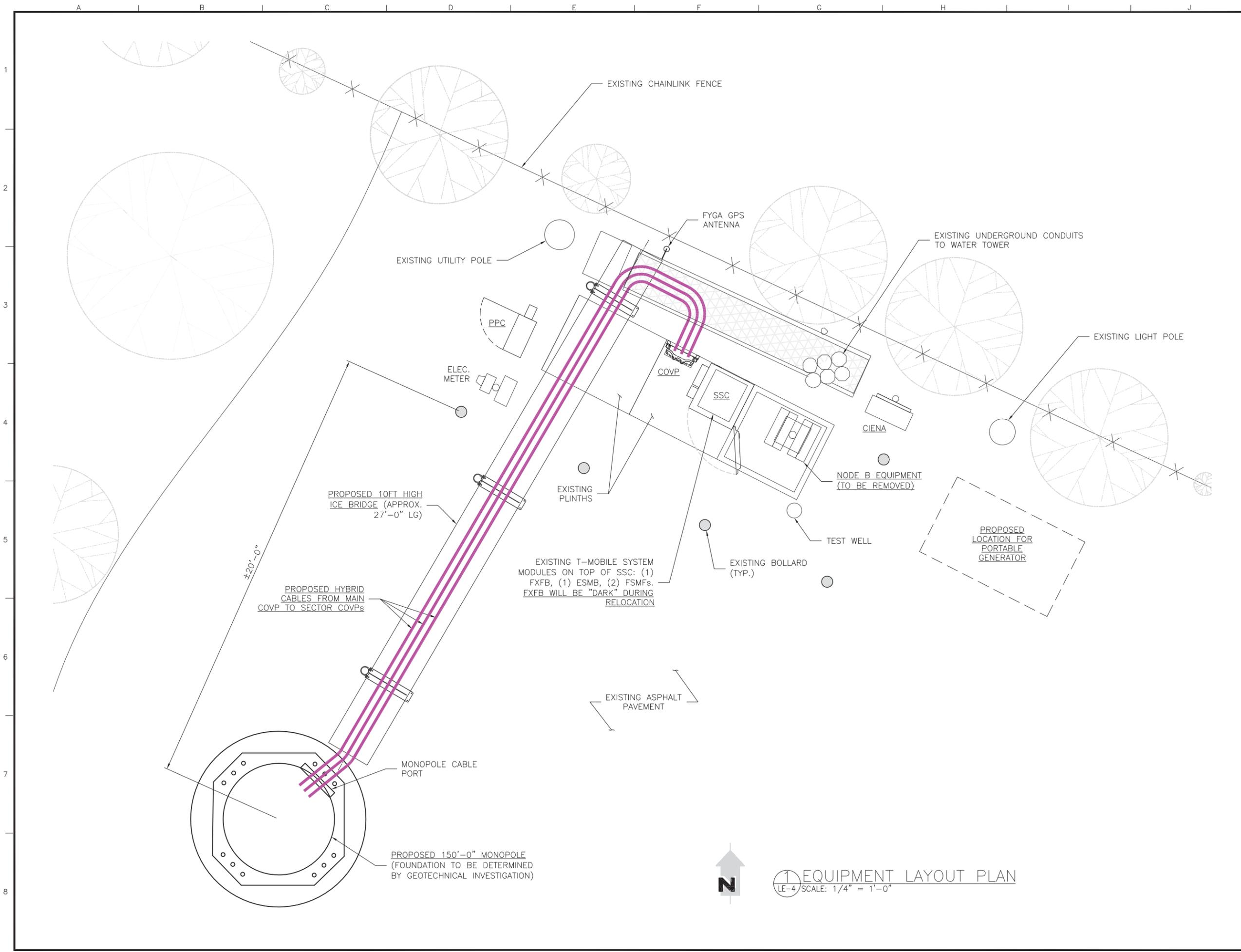
REV.	DESCRIPTION	DATE
-	ISSUED FOR REVIEW	10/18/18
-	ISSUED FOR REVIEW	10/17/18

**CH11074A
 LINCOLNWOOD WT-
 RELOCATION**
 7034 CENTRAL PARK AVE.,
 LINCOLNWOOD, IL 60712

Drawing Title:
**EQUIPMENT PLATFORM
 & ANTENNA ARRAY**

Project Number:	Drawn by: PA
Client Project Number:	Date: 10/15/18
Scale:	Checked by: MS
Drawing Number:	Date: 10/17/18
	Approved by:
	Date:

LE-3



T-Mobile
 1400 OPUS PLACE, SUITE 700
 DOWNERS GROVE, IL 60515
 PHONE:
 FAX:

KCS CORPORATION
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 1125 REMINGTON RD., SCHAUMBURG, IL 60173
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 CONSTRUCTION**

SIGNATURES: _____
 DATE: _____ EXPIRES: _____

REV.	DESCRIPTION	DATE
-	ISSUED FOR REVIEW	10/18/18
-	ISSUED FOR REVIEW	10/17/18

CH11074A
LINCOLNWOOD WT-RELOCATION
 7034 CENTRAL PARK AVE.,
 LINCOLNWOOD, IL 60712

Drawing Title:
PROPOSED SITE PLAN

Project Number:	Drawn by: PA
Client Project Number:	Date: 10/15/18
Scale:	Checked by: MS
Drawing Number:	Date: 10/17/18
	Approved by:
	Date:

1 EQUIPMENT LAYOUT PLAN
 LE-4 SCALE: 1/4" = 1'-0"



LE-4

Attachment #3. Relevant Code Sections

4.14 Area, bulk, density and setback standards: M-B District.

	Zoning District	
Standard	M-B	
Lot Standards		
Minimum lot size (square feet)	N/A	
Required setbacks (Note 1)		
Front yard (feet) (Note 5)	25	
	Front yard (feet) across from residential district	30
	Front yard (feet) fronting on Pratt Avenue	75
Side yard (feet) (Note 2)	5	
	Side yard (feet) adjoining a residential district	30
	Side yard (feet) abutting a street	10
Rear yard (feet) (Note 3)	5	
	Rear yard (feet) adjoining a residential district	15
Yards, general (Note 4)		
Building Standards		
Maximum building height (feet)	55 or 5 stories, whichever is less	
Floor area ratio (maximum)	1.2	
Notes:		
(Note 1):	Where a MB zoned lot abuts a residentially zoned lot, a transition yard shall be maintained. See Section 4.07(3) and Section 6.16 for transition yard requirements.	
(Note 2):	No side yard is required in the case of a party wall, or where a side lot line adjoins a railroad right-of-way.	
(Note 3):	No rear yard is required in the case of a party wall, or where a side lot line adjoins a railroad right-of-way or abutting wall in a manufacturing district.	
(Note 4):	Front, side and rear yards as required in Section 4.14 above shall be increased by one foot for each one foot of building height in excess of 45 feet.	
(Note 5):	See Section 4.10(2)b for an additional requirement concerning minimum front yard setbacks.	

5.15.7 Major Variation Standards

(7) Standards. In determining whether in a specific case there are practical difficulties or particular hardships in the way of carrying out the strict letter of this Zoning Ordinance, there shall be taken into consideration the extent to which the following facts are established:

- a. The requested major variation is consistent with the stated intent and purposes of this Zoning Ordinance and the Comprehensive Plan;
- b. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced;
- c. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same zoning district;
- d. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property;
- e. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
- g. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property;
- h. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; and
- i. For variations from Article XI of this Zoning Ordinance:
 - (1) The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of this Zoning Ordinance;
 - (2) The proposed sign complies with any additional standards or conditions set forth in Article XI of this ordinance;
 - (3) The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any; and
 - (4) The proposed sign conforms with the design and appearance of nearby structures and signs.

5.17.4 Special Use Standards

(4) Decisions. The Board of Trustees, upon report and recommendation of the Plan Commission and without further hearing, may approve or deny an application for a special use, or may refer it back to the Plan Commission for further consideration. In determining whether to approve or deny an application for a special use, there shall be taken into consideration the extent to which the following facts are established:

- a. The special use is necessary for the public convenience at that location, and the subject property is deemed suitable for the use;
- b. The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
- c. The special use would not cause substantial injury to the value of other property in the neighborhood in which it is located;
- d. The special use is consistent with the goals and policies of the Comprehensive Plan;
- e. The special use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying zoning district;
- f. The special use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities; and
- g. The special use is so designed to provide ingress and egress to minimize traffic congestion on public streets.



MEMORANDUM

TO: Chairman Yohanna
Members of the Plan Commission

FROM: Doug Hammel, AICP
Development Manager

DATE: December 20, 2018

SUBJECT: **Case #PC-06-18: Zoning Code Text Amendment – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage**

Consideration of a Village Board Referral of Zoning Code Text Amendments proposed to modify the permissibility and requirements for certain signage including: 1) Permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be “large-scale”; 2) Amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) Permitting Temporary Sign Coverings/Panels on Freestanding Signs; 4) Amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) Amending existing regulations related to specific design limitations for Portable Signs.

Due to research being conducted by staff as a result of the previous discussion on November 7, 2018, staff recommends that this case be continued to the January 3, 2019 regular meeting of the Plan Commission.

RECOMMENDED MOTION:

Move to continue, without discussion, Case #PC-06-18, to the January 3, 2019 regular meeting of the Plan Commission.