



**MEETING MINUTES
OF THE
PLAN COMMISSION
FEBRUARY 5, 2020 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Mark Yohanna
Steven Jakubowski
Adi Kohn
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

Sue Auerbach

STAFF PRESENT:

Steve McNellis, Community Development Director
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:03 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the January 8, 2020 Plan Commission Minutes was made by Commissioner Jakubowski and seconded by Commissioner Novoselsky.

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

Nay: None

Abstained: Pauletto

Motion Approved: 5-0

IV. Case #PC-10-18: 4500-4560 West Touhy Avenue & 7350 North Lincoln Avenue – Review of an Amendment to the Approved Preliminary Development Plan for a Proposed Planned Unit Development (PUD) to Allow Additional Zoning Modifications for a Proposed Hotel

Chairman Yohanna announced Case #PC-10-18 for consideration of a request by First Hospitality Group, as authorized by Touhy & Lincoln, LLC, Petitioner and Property Owner, to permit an additional Zoning Modification for a proposed hotel, related to a further increase in the maximum permitted building height to eighty-five (85) feet from the previously-approved height of eighty (80) feet.

Development Director McNellis provided background information regarding the Preliminary Development Plan and Preliminary Plat of Subdivision originally approved on October 4, 2018. He noted the Village Board subsequently approved a Resolution on November 20, 2018. Two additional Modifications and the Final Development Plan for the hotel lot were considered and approved by the Plan Commission at their January 8, 2020 meeting. The Plan Commission found the Final Development Plan for the hotel lot was in "substantial conformance" with the Preliminary Development Plan. While preparing final construction documents, the Petitioner determined an additional five feet of height may be required; therefore, an additional Modification is being requested.

Chairman Yohanna swore in the witnesses.

Ed Rohn, Director of Development and Construction for First Hospitality Group, explained that due to a difference in proposed structural systems being considered, up to an additional five feet in height may be required.

Commissioner Jakubowski asked staff if proper notice was provided to surrounding properties and if the Village received comments from the public. Director McNellis replied notice was provided as required by Village Code, and no public comment was received.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval of an Amendment to the Approved Preliminary Development Plan, to permit an additional Zoning Modification for a proposed hotel related to a further increase in the maximum permitted building height to eighty-five (85) feet from the previously-approved height of eighty (80) feet was made by Commissioner Pauletto and seconded by Commissioner Sampen.

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

Nay: None

Motion Approved: 6-0

Case #PC-10-18 will be heard at the February 18, 2020 meeting of the Village Board.

V. 4500-4560 West Touhy Avenue & 7350 North Lincoln Avenue – Review of a Special Use Approving a Final Development Plan for a Proposed Hotel in a Planned Unit Development (PUD)

Chairman Yohanna announced Case #PC-10-18 for consideration of a request by First Hospitality Group, as authorized by Touhy & Lincoln, LLC, Petitioner and Property Owner, for a Special Use Approving a Final Development Plan for a Proposed Hotel in a Planned Unit

Development (PUD), in accordance with the Planned Unit Development review procedures in Section 8.05(4) of the Zoning Code.

Development Director McNellis stated the purpose of reviewing the Final Development Plan and PUD documents is to ensure they are in “substantial conformance” with the approved Preliminary Development Plan.

Development Director McNellis noted that the petitioner had revised their plans since the January Plan Commission meeting to address the previous conditions of approval, which include: 1) all building elevations to consist of a minimum fifty percent glass and “new brick” composition; 2) the hotel restaurant sign on the northeast and northwest elevations to consist of individual back-lit channel letters similar to all other illuminated wall-mounted signs on the hotel and in the District 1860 development; 3) the restaurant sign on the first-floor projected overhang will have internally-illuminated individual letters; 4) Code-required landscaping to be provided at the base of the monument/directional sign at the entry to the hotel parking lot; and 5) the base of the monument/directional sign to be of a brick material to match the approved brick on the first floor of the hotel façade. All recommended conditions have been appropriately addressed and plans have been revised. Development Director McNellis also noted that the Plan Commission had requested follow-up information on the “new brick” material.

Staff presented a recap of the information learned in addressing the plan Commission’s requested follow-up on “new brick”, including a field visit to the Goodwill Center in Indianapolis, Indiana, and a restaurant under construction in Westfield, Indiana, to see the “new brick” in person. Staff can confirm the “new brick” looks and feels like real brick. It was also noted that other representatives visited a hotel in Kansas City, as well as a hotel in the Denver area, both of which incorporated this material, and that those representatives agreed with Village staff’s positive assessment of this material. Staff provided a list of ten other hotel projects around the country utilizing this material. Two Chicago-area projects which have been approved to utilize this material include a Dunkin Donuts in Lockport and the Chez Hotel in Arlington Heights. As requested, Staff also provided additional information pertaining to lawsuit research, patent information, follow-up from comparison communities, and contacts with developers who had used the product. All information presented the product in a favorable light.

Staff’s recommendation is to grant Special Use approval of a Final Development Plan for the hotel lot in the Planned Unit Development for District 1860 with the condition that First Hospitality Group coordinate with Tucker Development to ensure the color and pattern of the wood-look fiber cement proposed for the hotel match the mixed-use building and retail/commercial building.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval of a Special Use for a Final Development Plan for a Proposed Hotel in a Planned Unit Development (PUD), subject to the condition that First Hospitality Group coordinate with Tucker Development to ensure the color and pattern of the wood-look fiber cement proposed for the hotel match the mixed-use building and retail/commercial building was made by Commissioner Novoselsky and seconded by Commissioner Pauletto.

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

Nay: None

Motion Approved: 6-0

Case #PC-10-18 will be heard at the February 18, 2020 meeting of the Village Board.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, March 4, 2020.

VII. Public Comment

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

VIII. Adjournment

Motion to recommend adjournment was made by Commissioner Pauletto and seconded by Commissioner Sampen. Meeting adjourned at 7:30 p.m.

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

Nay: None

Motion Approved: 6-0

Respectfully submitted,



Kathryn Kasprzyk

Community Development Coordinator