MEETING MINUTES
OF THE
PLAN COMMISSION
JANUARY 8, 2020 – 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
Adi Kohn
Henry Novoselsky
Don Sampen

MEMBERS ABSENT:
Anthony Pauletto

STAFF PRESENT:
Steve McNellis, Community Development Director
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator
Hart Passman, Holland & Knight (Village Attorney)
Ray Witkowski, SAFEbuilt (Village Building Consultant)

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 December 4, 2019 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Aye: Sampen, Novoselsky, Auerbach, Jakubowski, and Yohanna
Nay: None
Abstained: Kohn
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 amend the Preliminary Development Plan for a proposed Planned Unit Development, to permit additional modifications for a proposed hotel, related to a further reduction in the width of perimeter screening area along the northwest property line, and a reduction in the requirement that a minimum of 75 percent of each exterior building elevation incorporate high-quality materials.

Development Director McNellis provided background on the Preliminary Development Plan and reviewed the Petitioner’s two Modification requests. Modifications are similar to Variations, but are not subject to the Variation’s hardship standards. The Modifications requested are to further reduce the width of the required perimeter screening area for an off-street parking lot along the northwest property line of the hotel lot to three feet from the previously-approved Modification of five feet (rather than the required eight feet required by Village Code), and to reduce the requirement that a minimum of 75 percent of each of the four exterior building elevations incorporate high-quality materials.

The perimeter screening area along the northwest corner of the property will include six-foot-tall juniper trees along the entire property line. This smaller planting area will not impact adjoining properties.

The hotel will incorporate many of the same materials and colors as the other buildings on the District 1860 property to create a cohesive look. Village Code lists high-quality materials as including: 2 ¼-inch thick brick, natural stone, sandstone, other native stone, precast decorative stone, and glass. Currently, the only high-quality material proposed is glass, which encompasses eighteen percent on the northeast and southwest elevations, twenty-six percent along the north façade facing the parking lot, and thirty-four percent for the elevation facing the Village Green. Instead of the required 75 percent high-quality materials, the Petitioner is requesting a level of 18-34 percent, all of which would be glass. If “new brick” was considered a high-quality material, the percentages would range from 45 to 57 percent.

Staff noted that “new brick” is not traditional brick, nor is it defined as brick per the Zoning Code, and has limited real world experience in the United States. Staff also voiced concerns about the aesthetics, strength, and durability of this product.

Chairman Yohanna swore in the witnesses.

Paul Eskenazi, Senior Vice President of Development and Renovations for First Hospitality Group, 10275 West Higgins Road, Rosemont, Illinois, stated they will be the owner, developer, and operator of the proposed Residence Inn and Spring Hill Suites. First Hospitality Group owns and operates 51 hotels throughout the Midwest and is considered one of the premier hospitality groups in the country. Mr. Eskenazi provided their rationale for using this brick material, with specific emphasis on the benefits of greater insulation and lack of water penetration, in contrast to standard brick.
John Powers, National Sales Manager and Technical Director for Dryvit Systems, One Energy Way, West Warwick, Rhode Island, provided an overview and background on the new brick material. Mr. Powers stated that New brick can be used for all construction types and withstands exposure to sunlight, moisture, and temperature extremes as well or better than brick. Its inorganic colorants are color-fast and UV-resistant, and won’t deteriorate due to moisture penetration and freeze/thaw cycling. New brick can save up to 36 percent in energy costs and is more impact resistant than traditional brick. Mortar is installed using conventional methods and can be installed over any type of frame construction.

There was a lengthy discussion between aesthetics versus building standards. Commissioner Jakubowski, understanding there were no developments in the area that utilized this material, stated he would like to have Village staff visit a completed project in order to see the new brick in person. He felt that it may be worthwhile to continue this request to another meeting to allow time for staff to conduct this field visit. Since this product is new on the market, Chairman Yohanna would like to know more about the history of this product. As an architect, Commissioner Auerbach stated it would be a disservice to the Village to only entertain traditional building methods. Commissioner Kohn, also an architect, said the new brick has a lot of positives and didn’t see a problem with its use.

Mohan Srinivasan, Principal of Norr Architects, 325 North LaSalle Street, Chicago, Illinois, the hotel’s architect, confirmed the color scheme of the hotel will complement the District 1860 development. Paul Eskenazi said he and Rich Tucker have talked extensively about this use. Staff confirmed Rich Tucker has been copied on all correspondence, and was aware of the concerns raised by Staff about the product. In Rich Tucker’s absence, his representative, Attorney Liz Butler of DLA Piper, 444 West Lake Street, Chicago, Illinois, stated Mr. Tucker did not make her aware of any issues or concerns. Village Attorney Hart Passman reiterated the term “high-quality materials” is a Lincolnwood Zoning Code term, and while it is not on this list in the Zoning Code, it does not mean this material is not of high quality.

Mohan Srinivasan said to increase the glass and New brick on the southwest elevation to fifty percent, per staff’s recommendation, they can replace some of the wood-look fiber cement with glass and combine some glass opening elements.

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 continuance** to the February 5, 2020 meeting of the Plan Commission was made by Commissioner Jakubowski. With no second, the motion failed and Chairman Yohanna requested a second motion.

**Motion to recommend approval** of an Amendment to the Approved Preliminary Development Plan, which granted Preliminary Planned Unit Development approval for a hotel, to grant further Modifications related to Perimeter Parking Lot Screening on the northwest property line and the required percentage of high-quality building materials on the exterior façade of the hotel building, with the caveat the percentage of high-quality materials and New brick be increased to a minimum of fifty percent on the southwest façade was made by Commissioner Sampen and seconded by Commissioner Jakubowski. This motion also includes the requirement for the Petitioner to provide staff with information regarding a list of projects, history, and patent information as well as for staff.
to personally visit a property incorporating the new brick material. Case #PC-10-18 will be heard at the January 21, 2020 meeting of the Village Board.

Aye: Sampen, Jakubowski, Auerbach, Kohn, Novoselsky, Sampen, and Yohanna
Nay: None
Motion Approved: 6-0

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 the Final Development Plan is to ensure the detailed final plans are in substantial conformance with the approved Preliminary Development Plans for the 220-room hotel property.

Mohan Srinivasan reviewed the hotel’s updated site, layout, signage, and landscaping plans. The revised plans are very similar to their previous submittal. Both hotel brands will share a common lobby and lounge which will look out over a patio area screened in by a nine-foot-tall landscaped perimeter wall. The outdoor area will feature outdoor fire pits. The hotel will have a fitness center, indoor pool, and restaurant. The Springhill Suites is a shorter-stay brand while the Residence Inn brand is an extended stay hotel that includes a kitchenette.

Staff noted the developers have made a lot improvements including expanded landscaping and new landscape beds at the outdoor terrace and rear of the building. The Lincoln Avenue façade has been improved to add verticality to the landscaping, the restaurant space has been increased from 2,500-square feet in the Preliminary Development Plan to 5,000-square feet in the Final Development Plan, and the required unified business center sign plan has now been provided and maintains the same illumination type and sign sizes as were proposed for the rest of the District 1860 development.

Staff recommendations include the following: 1) First Hospitality Group to coordinate with Tucker Development to ensure the color and pattern of wood-look fiber cement proposed for the hotel matches the mixed-use and retail/commercial buildings; 2) the restaurant sign on the northeast (Lincoln Avenue) and northwest elevations of the hotel 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 on the southeast elevation shall be permitted to be internally-illuminated individual letters; 4) Code-required landscaping is to be provided at the base of the monument/directional sign at the entry to the hotel parking lot; 5) monument/directional sign panels to consist of laser-cut letters that are internally illuminated; and 6) 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.
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 staff’s stated six recommendations, and the caveats of the previously-approved Modifications, including the requirement for the Petitioner to provide staff with information related to New brick regarding a list of projects, product history, and patent information as well as for staff to personally visit a property incorporating the New brick material was made by Commissioner Jakubowski and seconded by Commissioner Novoselsky. Case #PC-10-18 will be heard at the January 21, 2020 meeting of the Village Board.

**Aye:** Jakubowski, Novoselsky, Auerbach, Kohn, Sampen, and Yohanna  
**Nay:** None  
**Motion Approved:** 6-0

**VI. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, February 5, 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 Sampen and seconded by Commissioner Jakubowski. Meeting adjourned at 9:30 p.m.

**Aye:** Sampen, Jakubowski, Auerbach, Kohn, Novoselsky, and Yohanna  
**Nay:** None  
**Motion Approved:** 6-0

Respectfully submitted,

*Kathryn Kasprzyk*

Kathryn Kasprzyk  
Community Development Coordinator