MEETING MINUTES
OF THE
PLAN COMMISSION
JULY 24, 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
Adi Kohn
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

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 7:05 p.m.

II. Pledge of Allegiance

III. Approval of Minutes
Motion to recommend approval of the July 10, 2018 Plan Commission Minutes was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Auerbach, Jakubowski, Kohn, Novoselsky, and Yohanna
Nay: None
Motion Approved: 7-0

IV. Case #PC-10-18: Conceptual Plan Review of a Preliminary Development Concept for 4500 West Touhy Avenue
Chairman Yohanna announced Case #PC-10-18 for consideration of a request by Tucker Development Group, Inc., property owner, for Conceptual Plan Review of a development
proposal on the former Purple Hotel site, in accordance with the Planned Unit Development review procedures in Section 8.05(2) of the Zoning Code.

Chairman Yohanna swore in the Petitioner’s representatives.

The property is located on the northwest corner of Lincoln and Touhy Avenues in the B-3, Village Center PD Zoning District and within the Lincoln Touhy TIF District. This Zoning District is intended to create a mixed-use commercial area and pedestrian friendly environment. Development Director McNellis noted the concept plans are not yet detailed and show only proposed general locations. The 8.47-acre site has been vacant since 2013. Tucker Development became the contract purchaser on April 15, 2018.

Initial design comments included the following items: secure a higher-end hotel and meeting venue; provide sufficient public green space along Lincoln and Touhy Avenues; traffic circulation is important; tie-in a pedestrian connection to the Valley Line Trail and Touhy Avenue overpass, unique architectural design and materials should be incorporated; sustainability is important; and create a landmark space with rooftop amenities and public open spaces.

A PUD creates a specific set of design principles and standards. Zoning relief is anticipated to include off-street parking, building height, building setback, and signage. The Preliminary PUD Public Hearing is tentatively scheduled for the September 5, 2018 Plan Commission meeting.

Ms. Katie Jahnke-Dale of the law firm DLA Piper, thanked the Plan Commission for their time and consideration and look forward to hearing their feedback.

Mr. Richard Tucker provided background on the proposed project to be called District 1860 (named after the year when Abraham Lincoln was first elected President of the United States). The development will have two signal access points on Touhy Avenue and a proposed signal on Lincoln Avenue. At this time, there are no definitive plans for a hotel. The second parking level can accommodate approximately 350 parking spaces. There will be four levels of apartments with approximately 75 units per floor, a large courtyard for amenities, and a large-scale restaurant with outdoor seating. Tucker will undertake discussions with ComEd to create green space on the ComEd easement to connect with the proposed bike path.

Mr. Demetrios Stavrianos, project architect, stated the plan is to make this project an authentic downtown experience with Village green space that can be used for seasonal events without impeding circulation. Mr. Stavrianos reviewed the proposed site plan, signage, and building materials. The plan is to include a 46,000-square-foot private courtyard with different amenities. Not all units will have balconies.

The 300 residential units will mainly consist of one- and two-bedroom luxury rental apartments with high-end finishes. The target market is younger families and residents who vacation during the winter months. They do not envision many school-aged children. The goal is to make this a comfortable place to live and be accessible for seniors and/or people with disabilities.
There was discussion regarding proposed landscape screening on the property and the utilization of the ComEd easement to tie-in to the bike path. Commissioners stated a grocery store would be a welcome addition. Retail uses will most likely include service, fitness, and a variety of restaurant uses.

Mr. Tucker anticipates project approval by the end of 2018. From start to finish, construction plans and construction itself will take approximately 2 ½ years. A preliminary parking and traffic study will be provided at the September 5, 2018 Plan Commission meeting.

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 proceed with detailed plans for Preliminary PUD review, subject to Commissioner comments, was made by Commissioner Pauletto and seconded by Commission Sampen.

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

*Nay: None*

**Motion Approved: 7-0**

V. **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-04-18 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.

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.

**Motion to recommend continuation**, without discussion, to the September 5, 2018 Plan Commission meeting, was made by Commissioner Pauletto and seconded by Commissioner Sampen.

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

*Nay: None*

**Motion Approved: 7-0**

VI. **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.

Staff has requested this matter be continued to the September 5, 2018 Plan Commission meeting.

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.

**Motion to recommend continuation**, without discussion, to the September 5, 2018 Plan Commission meeting, was made by Commissioner Jakubowski and seconded by Commissioner Novoselsky.

Aye: Jakubowski, Novoselsky, Auerbach, Kohn, Pauletto, Sampen, and Yohanna
Nay: None
Motion Approved: 7-0

**VII. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, September 5, 2018.

**VIII. 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.

**IX. Adjournment**

**Motion to recommend adjournment** was made by Commissioner Sampen and seconded by Commissioner Novoselsky. Meeting adjourned at 8:00 p.m.

Aye: Sampen, Novoselsky, Auerbach, Jakubowski, Kohn, Pauletto, and Yohanna
Nay: None
Motion Approved: 7-0

Respectfully submitted,

Kathryn Kasprzyk
Community Development Coordinator