MEETING MINUTES
OF THE
PLAN COMMISSION
OCTOBER 4, 2018 – 7:00 P.M.
LINDONWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINDONWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Mark Yohanna
Sue Auerbach
Adi Kohn
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
Steven Jakubowski

STAFF PRESENT:
Steve McNellis, Community Development Director
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator
Hart Passman, Holland & Knight
Paul Bourke, Christopher Burke Engineering
Daniel Dem, Christopher Burke Engineering

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 September 5, 2018 Plan Commission Minutes was made by Commissioner Novoselsky and seconded by Commissioner Sampen.

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

Motion to recommend approval of the September 12, 2018 Plan Commission Minutes was made by Commissioner Kohn and seconded by Commissioner Novoselsky.
IV. **4500-4560 West Touhy Avenue and 7350 North Lincoln Avenue – Review of a Special Use for a Planned Unit Development, with Zoning Modifications, and a Resubdivision of Land (Continued from September 5, 2018)**

Chairman Yohanna announced the Petitioners will make their presentation first, then public comment will be heard, before Staff’s presentation.

Chairman Yohanna announced Case #PC-10-18 for consideration of a request by Tucker Development Group, Inc., contract purchaser, as authorized by Romspen Club Holdings, Inc., property owner, for Preliminary Approval of a Special Use to establish a Planned Unit Development, with zoning relief, and a Resubdivision of land, in accordance with the Planned Unit Development review procedures in Section 8.05(3) of the Zoning Code.

Chairman Yohanna swore in the witnesses.

Richard Tucker, President of Tucker Development, provided an update on revisions to the proposed access and signalization at Lincoln Avenue, circulation around the green for hotel drop off, and deceleration lanes along Touhy Avenue.

Keith Campbell, Vice President at CallisonRTKL, the project’s architect, summarized the issues raised at the last meeting, and their responses. A key change was to the proposed Village Green and access to Lincoln Avenue from it. The design of the access point has been revised from two separate lanes separated by an island to one curb cut to enter and exit along Lincoln Avenue, as well as a larger and wider green space in the middle, and a bypass lane for hotel guest dropoff. The revised plan increases functionality and usability of the green space, even with the loss of 25 parking spaces.

The south edge of the building along Touhy Avenue has been moved 11.6 inches north to accommodate the inclusion of the deceleration lanes. Commercial space has been reduced from 86,000-square feet to approximately 80-82,000-square feet. As requested, a sidewalk has been added on either side of the driveway into the structured parking, and there have been changes to simplify access to the loading docks inside the structured parking area.

Nick Patera, landscape architect at Teska Associates, reviewed changes to the landscape plan include making the Village green one grand space to make it as accommodating as possible. The design of the proposed green wall along Lincoln Avenue has been revised to screen the parking lot wall with a combination of street and deciduous trees. Also included is the installation of retractable bollards to allow entry and drop off to remain open during events. Second floor parking in the structured enclosed parking area has been reduced from 370 spaces to 344 spaces. The height of the hotel has been reduced from eight floors to seven.

Paul Eskenazi, Senior Vice President of Development & Renovations for First Hospitality Group (representing the developer for the proposed dual brand hotel) was introduced. Their proposal is
to create a 7-story, 220-room, 150,000-square-foot dual-branded Courtyard by Marriott and Residence Inn by Marriott. The hotel will be appropriate and complementary for this development. The hotel will have 120 Courtyard by Marriott rooms and 100 Residence Inn Extended Stay rooms. The Courtyard by Marriott will feature a 4,500-square-foot full-service restaurant, dual fitness center, indoor pool, landscaped outdoor seating, 1,200-square feet of meeting space, and 2,500-square feet of leased retail space. The Residence Inn Extended Stay hotel will feature a dedicated complimentary breakfast area. Examples of other dual brand hotels were shown for review.

Chairman Yohanna requested comment from the public.

Neil Siegel, 4545 West Touhy Avenue, questioned the parking study statistics, potential loss of parking, and the impact on surrounding properties.

Rick Katz, 4545 West Touhy Avenue, inquired about the inclusion of rooftop screening (green roofs).

Lynn Means, traffic consultant from Gewalt Hamilton & Associates, responded to Mr. Siegel by stating the parking study incorporates overall Village Code requirements, and is calculated based on the Institute of Transportation Engineers parking generation manual, and then these rates were adjusted based on time of day factors using the Urban Land Institute’s shared parking manuals. Changes from the previous study were due to the reduction of the building’s footprint from 86,000-square feet to 82,000-square feet. Not included in the study was the utilization of valet parking. Ms. Means stated the Village’s parking requirements are more stringent than other comparable Villages. Commissioner Sampen asked for clarification of their traffic configuration recommendations, which was provided.

Commissioner Auerbach had concerns about the view to a portion of the interior of the parking garage from across the street. Mr. Patera stated the rendering does not adequately show the proposed landscaping of vertical evergreens, which will screen this area.

Commissioner Novoselsky expressed his concern about the size and illumination of the District 1860 sign and inquired about the use of a different font. With regards to the unified sign plan, Mr. Tucker stated they will be asking for signage relief from the Zoning Code, but not at this time.

Hart Passman reviewed the standards for Preliminary and Final PUD approval.

Sue Simler, President of Hampton Place Condominiums, stated the view of the parking lot is a non-issue and would like to see this proposal get approved.

Development Director McNellis presented staff’s Recommendations for Preliminary Approval of a Special Use for a Planned Unit Development, with Zoning Modifications, a Variation from Chapter 6, Public Parks & Ways, and a Subdivision Code Variation, with the following conditions:

- Provide unique or “special plantings” on either side of the Village Green entry from Lincoln Avenue;
- Consider a different font for the District 1860 branded signage;
- Provide bollards for the protection of guests in the Village Green itself, as well as collapsible bollards in the roadway at the north and south end of the Village Green;
- Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway, and site access improvements;
- Waiver of the requirement that Covenants be submitted at this time;
- Review and approval of the submitted Fiscal Impact Studies and Property Covenants at the time of the Final PUD approval; and
- Screening of parking garage openings.

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** of the Preliminary PUD to include the following staff Recommendations: 1) Provide unique or “special plantings” on either side of the Village Green entry from Lincoln Avenue; 2) Provide bollards for the protection of guests in the Village Green itself, as well as collapsible bollards in the roadway at the north and south end of the Village Green; 3) Approval is subject to review and approval by IDOT of the conceptual off-site traffic signalization, roadway, and site access improvements; 4) Waiver of the requirement that Covenants be submitted at this time; 5) Review and approval of the submitted Fiscal Impact Studies and Property Covenants at the time of the Final PUD approval; and 6) Signs shown in preliminary plans are approved in concept, with specific sign sizes and locations to be determined as part of a Unified Business Center plan, to be approved at a later date, was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

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

**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/References 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.

**Motion to recommend continuation** to the November 7, 2018 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

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

Motion to recommend continuation to the November 7, 2018 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

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

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, November 7, 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 Novoselsky and seconded by Commissioner Pauletto. Meeting adjourned at 8:55 p.m.

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

Respectfully submitted,

\[Signature\]

Kathryn Kasprzyk
Community Development Coordinator