MEETING MINUTES
OF THE
PLAN COMMISSION
SEPTEMBER 4, 2019 – 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
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of seven 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 August 7, 2019 Plan Commission Meeting Minutes was made by Commissioner Novoselsky and seconded by Commissioner Jakubowski.

Aye: Novoselsky, Jakubowski, Kohn, Sampen, and Yohanna
Nay: None
Abstained: Pauletto
Motion Approved: 5-0

IV. Case #PC-17-19: 3333 West Touhy Avenue – Amendment to Ordinance No. 2019-3371, which Amended the Lincolnwood Town Center Planned Unit Development, to Further Amend Previously-Approved Wall Signage
Chairman Yohanna announced Case #PC-17-19 for consideration of a request by Lincolnwood Town Center, LLC, property owner, to amend wall signage previously approved for the southeast wing of the Mall building, per Ordinance No. 2019-3371, with the following Zoning Modifications, including: a) allow more than one wall sign per street frontage per business establishment; b) allow a permitted signable wall area with a height of approximately 9 feet, 6 inches on the southwest façade and approximately 15 feet on the northeast façade, rather than the permitted maximum signable wall area height of 6 feet; c) allow a total wall sign area of approximately 180-square feet on the southwest façade and 180-square feet on the northeast façade, rather than the maximum permitted sign area of 100-square feet; and d) allow a sign with an elevation of approximately 38 feet on the northeast façade, rather than the maximum permitted sign elevation of 30 feet.

Chairman Yohanna swore in Petitioner Mr. Matthew Jurkowitz, Vice President of Development for the Lincolnwood Town Center. Let the record state Mr. Jurkowitz submitted a signed copy of their application.

Development Manager Hammel provided background on the Petitioner’s request to amend Ordinance No. 2019-3371 to allow modifications and additional wall signs to the exterior façade of the Lincolnwood Town Center. The original PUD approval was granted in 1988. In January 2019, the Village Board adopted Ordinance No. 2019-3371 that allowed certain façade improvements. The Petitioner is seeking an Amendment to that Ordinance to allow additional wall signs on the southeast and northwest facades for tenant The Roomplace.

Since the property is regulated through a Planned Unit Development (PUD), the following relief is referred to as Zoning Modifications rather than Zoning Variations and not subject to the Variation hardship standards.

The requested Zoning Modifications include:

- Modification to allow more than one wall sign per street frontage per business establishment, where only one wall sign per street frontage per business is permitted;
- Modification to allow a permitted signable wall area with a height of approximately 9 feet, 6 inches on the southwest façade and approximately 15 feet on the northeast façade;
- Modification to allow a total wall sign area of approximately 186-square feet on the southwest façade and 294-square feet on the northeast façade, where only 100-square feet is allowed; and
- Modification to allow a sign with an elevation of 38 feet on the northeast façade, instead of the required 30 feet from finished grade. This Modification was not formally granted in Ordinance No. 2019-3371. This request will formalize approval of the sign height.

Requested approvals to amend Ordinance No. 2019-3371 include:

- Modification from Section 11.04(2)I to allow more than one wall sign per street frontage per business establishment;
- Modification from Section 11.04(2)ii to allow a permitted signable wall area with a height of approximately 9 feet, 6 inches on the southwest façade and approximately 15 feet on the northeast façade;
• Modification from Section 11.04(2)iii to allow a total sign area of approximately 186-square feet on the southwest façade and 294-square feet on the northeast façade; and
• Modification from Section 11.04(2)v to allow a sign with an elevation of approximately 38 feet on the northeast façade.

Chairman Yohanna asked if anyone from the audience would like to address the Plan Commission on this matter. Let the record state there were no comments. With no further discussion, Chairman Yohanna requested a motion.

**Motion to recommend approval** of the requested Modifications to Ordinance No. 2019-3371 was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Case #PC-17-19 will be heard at the September 17, 2019 meeting of the Village Board.

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

V. **Case #PC-18-19: 3333 West Touhy Avenue – Amendments to Previously-Adopted Ordinances, Granting and Amending a Planned Unit Development to Permit New Exterior Signage**

Chairman Yohanna announced Case #PC-18-19 for consideration of a request by Lincolnwood Town Center, LLC, property owner, to amend Ordinance No. 1988-1801 to permit new temporary wall signs and two replacement monument signs, with the following zoning modifications: a) allow 3 additional wall signs on the northeast primary façade with a total area of approximately 760-square feet; b) allow a permitted signable wall area with a height of 11 feet, 6 inches, rather than the permitted maximum signable wall area height of 6 feet; c) allow monument signs with a height of 32 feet (along Touhy Avenue) and 27 feet (along McCormick Boulevard); d) allow monument signs with a base that has a height of greater than 2 feet; d) allow monument signs with a total sign area of approximately 216-square feet (along Touhy Avenue) and approximately 166-square feet (along McCormick Boulevard); and e) allow monument signs without required decorative landscaping.

Development Manager Hammel reviewed the request to amend the original Ordinance No. 88-1801 to allow the installation of new monument and banner wall signs for The Roomplace at the Lincolnwood Town Center Mall. None of the subsequent Amendments relate to site design or the proposed signage now requested.

The three banner wall signs are proposed to be 22-feet wide by 11.5-feet tall, be used to advertise major tenants and the mall as a whole, and include architectural frames and decorative gooseneck lighting. The Petitioner also seeks approval to display these banner signs for a period of 18 months. Staff recommends this approval should be included in any motion.

Development Manager Hammel outlined the required Zoning Modifications for the proposed banner and monument signs:

• Modification to allow for three additional wall signs, where one wall sign per street frontage per business establishment shall be permitted; and
• Modification to allow a signable wall area with a height of 11.5 feet, instead of 6 feet is required;
• Modification to allow monument signs with a height of 24 feet, where 8 feet in height is permitted. The Petitioner originally requested a sign height of 32 feet. A pole/pylon sign up to 18-feet-tall can be approved through Special Sign approval;
• Modification to allow monument signs with a base of 4 feet, 5 inches where 2 feet is the maximum height;
• Modification to allow monument signs with a total area of 180-square feet. The Zoning Code states that no monument sign shall exceed 48-square feet per sign face for a single-tenant property or 48-square feet plus 6-square feet for each tenant over 5 tenants up to a maximum of 60-square feet for a multiple-tenant property; and
• Modification to waive or reduce the amount of required landscaping around the base of the proposed monument signs. Staff noted the Petitioner modified the Touhy Avenue monument sign to accommodate the required 360-square feet of landscaping and confirmed the McCormick Boulevard monument sign can also accommodate the 360-square feet of landscaping. As a result, the Modification for required landscaping has been removed by the Petitioner.

The monument sign, at the intersection of Touhy Avenue and Town Center Drive, is proposed to be 24 feet in height, a base of 4 feet, 5 inches, a total sign face area of 180-square feet, 3 primary tenant signs, and a 45-square-foot electronic message board. The revised location includes replacing the existing monument sign in the same location, alleviating staff’s concerns regarding visibility for right-hand turning vehicles and allows the sign landscaping requirements to be met.

The monument sign, at McCormick Boulevard and Town Center Drive, is proposed to be 24 feet in height, a base height of 4.5 feet, a total sign face of 180-square feet, and include 4 primary and 2 secondary tenant signs.

Due to the unique nature and large setbacks of this property, the Petitioner stated these monument signs are needed to help market the presence of their larger tenants. Staff recommended tenants be at least 15,000-square feet in size in order to be included on the monument sign. The Commissioners did not agree with this recommendation and felt it was a business decision to be decided by mall management. There was also disagreement to reduce the size of the monument sign on McCormick Boulevard, as Commissioner Novoselsky thought it was too tall. After some discussion, Commission Novoselsky agreed to the 24-foot-tall monument sign on McCormick.

Staff presented the PUD Standards for review and discussion.

Requested approvals include the following:
• Amend Ordinance No. 88-1081 and Modifications from Section 11.04(2) to allow for three additional wall signs, with the condition that they can remain in place for a period of 18 months, and from Section 11.04(2)iii to allow a signable wall area with a height of 11.5 feet.;
• Amend Section 11.04(1) to allow monument signs with a height of 24 feet with the condition that only tenants with spaces of 15,000-square feet or more can be represented on the monument sign, the electronic message display board on the Touhy Avenue monument sign be subject to the regulations recommended by staff;
- Amend Section 11.04(1)i to allow monument signs with a base that has a height of 4 feet, 5 inches; and
- Amend Section 11.04(1)iii to allow monument signs with a total area of 180-square feet.

Staff outlined the considerations for approval regarding electronic message center signs to include the following: 1) permit electronic message center signs to operate only between 7:00 a.m. and 11:00 p.m.; 2) prohibit animated video; 3) permit static images, as long as they transition no more frequently than every five seconds; and 4) lighting at night shall not exceed 0.3 footcandles over ambient lighting at a distance recommended by the International Sign Association. Should the Village Board approve a Zoning Code Text Amendment to permit electronic message center signs, the operation of these signs shall conform with the regulations in such Ordinance. Should the Village Board not approve electronic message center signs, the approval and standards as recommended herein would apply. The Petitioner is proposing a sign area of 45-square feet.

There was much discussion regarding the size of this electronic message center sign. Since there are no current regulations, the discussion centered on whether the Petitioner would be required to modify the existing sign if it does not conform to future regulations. Commissioner Sampen took issue with the size of this electronic message center sign and said the property should not be exempt from future regulations. Development Director McNellis stated as this request is a Special Use to amend the PUD, any recommended motion would include an electronic message center sign of 45-square feet. Furthermore, the operational standards would be subject to future regulations, but not the physical characteristics.

Chairman Yohanna asked if anyone from the audience would like to address the Plan Commission on this matter. Let the record state there were no comments. With no further discussion, Chairman Yohanna requested a motion.

**Motion to recommend approval** to amend Ordinance No. 88-1081 with the following Modifications was made by Commissioner Jakubowski and seconded by Commissioner Pauletto. These Modifications include: 1) Amend Section 11.04(2)i to allow for three additional wall signs; 2) Amend Section 11.04(2)ii to allow a signable wall area with a height of 11.5 feet; 3) Amend Section 11.04(1)i to allow monument signs with a height of 24 feet; 4) Amend Section 11.04(1)ii to allow monument signs with a base that has a height of 5 feet, 9 inches; and 5) Amend Section 11.04(1)iii to allow monument signs with a total area of 180-square feet. There is to be no restriction on tenant size to be included on monument sign.

This approval includes a recommendation to amend Section 11.04(2)i to allow for three additional banner wall signs to include architectural frames and decorative gooseneck lighting and amend Section 11.04(2)ii to allow a signable wall area with a height of 11.5 feet. This recommendation includes a timeframe of 18 months.

Case #PC-18-19 will be heard at the September 17, 2019 meeting of the Village Board.

**Aye:** Jakubowski, Pauletto, Kohn, Novoselsky, and Yohanna  
**Nay:** Sampen  
**Motion Approved:** 5-0
VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Thursday, October 3, 2019.

VIII. Public Comment

Chairman Yohanna asked if there was any member from the audience who would like to address the Plan Commission on any matter. Let the record state there were no comments. With no further discussion, Chairman Yohanna requested a motion to adjourn.

IX. Adjournment

Motion to recommend adjournment was made by Commissioner Pauletto and seconded by Commissioner Novoselsky. Meeting adjourned at 9:10 p.m.

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

Respectfully submitted,

[Signature]

Kathryn Kasprzyk
Community Development Coordinator