

REGULAR PLAN COMMISSION MEETING
MAY 9, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin and Jamie Vondruska were present. Plan Commissioners Angela Fanella, David Rodemann and Mohammed Saeed were excused. Also present were Village Planner Kelly Purvis, Associate Planner Cole Jackson, Trustee Liaison Craig Pryde and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Draft Minutes

Chairperson Loch pointed out a word error in the minutes which was corrected. Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to approve the amended minutes of the April 18, 2019 Special Plan Commission meeting. The motion carried unanimously by voice vote.

Chairperson Loch stated they cannot vote on the minutes from November 9, 2017 as there are only 3 Commissioners present who were at this meeting. Village Planner Purvis stated she will put these minutes on the next Plan Commission meeting agenda for a vote.

Public Hearing – 324 Roosevelt Road – Walgreens – Sign Variations

On the agenda was a public hearing to consider the application for approval of a Variation from the Sign Code, to allow the replacement of an electronic messaging sign board.

PUBLIC HEARING – 324 ROOSEVELT ROAD – WALGREENS – SIGN VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A VARIATION FROM THE SIGN CODE, TO ALLOW THE REPLACEMENT OF AN ELECTRONIC MESSAGING SIGN BOARD.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin, to open the public hearing at 7:02 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Purvis was sworn in and stated the petitioner is Philip Valenzo of Volkan Signs & Lighting, sign contractor for Walgreens Pharmacy, tenant of 324 Roosevelt Road, owned by Lambert Roosevelt, LLC, and Timothy Harris is at the meeting on behalf of Walgreens. Village Planner Purvis stated the petitioner has requested a Public Hearing regarding an application for approval of a Variation from the Sign Code, to allow the replacement of an electronic messaging sign board. Village Planner Purvis stated in order to replace the message board, the petitioner is specifically requesting approval of a variation from Section 4-5-15(B) of the Sign Code to allow a 24 square foot area of electronic message board in lieu of the 18 square feet permitted.

Village Planner Purvis stated the property on which the sign is located is on the northeast corner of Roosevelt Road and Lambert Avenue in the C3 Service Commercial District and is surrounded by commercial properties that are also zoned C3 Service Commercial District. Village Planner Purvis stated notice of the public hearing was published in the April 18, 2019 edition of the Daily Herald, and property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the property.

Village Planner Purvis stated the petitioner is proposing to replace the existing non-functional electronic message board with an approximate area of 24 square feet with a new, functional electronic message board with an approximate area of 24 square feet. Village Planner Purvis stated the message board is embedded within a larger freestanding sign that is located on the southwest corner of the property near the intersection of Lambert Avenue and Roosevelt Road. Village Planner Purvis stated the freestanding sign faces east/west.

Village Planner Purvis stated at the time of construction, the freestanding sign and electronic message board were in compliance with the Village Sign Code. Village Planner Purvis stated when the Sign Code was amended in 2014, the allowable area of an electronic message board was reduced from 23 square feet to 18 square feet. Village Planner Purvis stated this rendered the message board legal non-conforming, and Village Code requires legal non-conforming signs to be brought into compliance with the current Code or seek relief when structurally altered or replaced.

Village Planner Purvis stated in order for the petitioner to comply with the current Village Sign Code, the entire existing freestanding sign, including the brick structure surrounding the message board, would have to be removed and replaced. The variation request of 6 square feet

would allow for the existing freestanding sign to remain and for the broken electronic message board to be replaced.

Questions from the Plan Commission

Commissioner Heming-Littwin asked if there was a specific reason why the Sign Code was changed. Village Planner Purvis stated there is not a specific reason that she is aware of.

Petitioner's Presentation

Timothy Harris, with Kieffer & Company at 585 Bond Street in Lincolnshire, Illinois, the national sign vendor for Walgreens, was sworn in and stated they just would like to do a like-for-like replacement with a brand new sign as the parts for the current sign are no longer being made.

Questions from the Plan Commission

Commissioner Heming-Littwin asked if the light output would be the same to which Mr. Harris stated it would be.

Commissioner Mulherin stated in the application, Walgreens has indicated the sign would have space for community notices, storm warnings and other important items.

Persons in Favor of or in Opposition to the Request

None

Commissioner Heming-Littwin, seconded by Commissioner Mulherin, to close the public hearing at 7:09 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Mulherin stated he is completely in favor of this.

Commissioner Heming-Littwin stated she is in favor of this. Commissioner Heming-Littwin stated it is a plus that Walgreens will put community information and emergency information as well as other items on the sign. Commissioner Heming-Littwin stated the Plan Commission may need to look at the Sign Code again.

Commissioner Vondruska stated this is a sign for sign replacement, and he has no problems with it. Commissioner Vondruska stated it would not make sense to reconstruct 2 signs instead of replacing the 1 sign.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to recommend approval of a Variation from the Sign Code to allow the replacement of the electronic message board on the property at 324 Roosevelt Road.

Having considered the applications of Volkan Signs & Lighting for approval of a variation from the Sign Code to allow the replacement of an existing non-conforming electronic message board within a larger free-standing sign on the property at 324 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and presented by the petitioner at the public hearing, as well as the findings included in the deliberations of the Plan Commission, and recommends approval of the request, subject to the following conditions:

1. The sign shall be constructed in substantial conformance with the plans and testimony provided at the May 9, 2019 Plan Commission Public Hearing.

The motion carried with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Hartweg, Vondruska and Chairperson Loch voted "yes."

Village Planner Purvis stated she does not know when this will be on the Village Board agenda for a vote, but she will let the petitioner know in advance of the meeting.

Pre-Application Meeting – 403-407 Duane Street – Duane Street Townhomes – Zoning Variations

On the agenda was a pre-application meeting to discuss the proposal for a 4 unit, attached single-family townhome development requiring variations from the Zoning Code.

Staff Presentation

Village Planner Purvis presented the background on this proposed townhome development and stated the petitioner is Allied Design-Build Inc. on behalf of Elshafei Equity Partners, owner of the property at 403 Duane Street and Duane Street Properties, LLC, owner of the property at 407 Duane Street. Village Planner Purvis stated the petitioner is requesting a pre-application meeting regarding the proposed development of four, three-story attached single-family

townhomes on the property at 403-407 Duane St. Variations will be required to construct the project as proposed.

Village Planner Purvis showed an overview picture of the site and stated the subject properties are located on the south side of Duane Street between Melrose Avenue and Lorraine Road and both are zoned as R4 Residential District. Village Planner Purvis stated the surrounding land uses include:

Land Use	Zoning
North: Public Parking Lot	C5B Central Business District
South: Multi-family Residential	R4 Residential
West: Single-family Residential	R4 Residential
East: Multi-family Residential	R4 Residential

Village Planner Purvis stated The Comprehensive Plan highlights this part of the downtown as an “improvement and development site”, suggesting that “older structures be replaced with high-quality townhomes and similar multi-family developments”. Village Planner Purvis stated it is also suggested that “these properties have excellent proximity to a wide range of Downtown facilities and services as well as public transportation, and could be suitable locations for new townhomes or small condominium buildings, of a scale and character similar to the newer existing multi-family developments already located within this immediate area”.

Village Planner Purvis showed a rendering of the proposed townhome development and stated the petitioner has requested a pre-application meeting to discuss the proposed project which will include the consolidation of the two lots and construction of four three-story attached single-family townhomes on the newly created lot. Village Planner Purvis stated the petitioner is requesting feedback from the Commission prior to requesting formal approval of the Zoning Variations that would be required to construct the project. Village Planner Purvis stated the petitioner originally proposed a five unit development on the site that would have required eight variations, but after a pre-application conference with staff, the plans have been revised to show a four unit development requiring four variations.

Village Planner Purvis stated in order to proceed with the project, the petitioner would need to receive approval of a lot consolidation (reviewed and approved by staff), approval of Zoning Variations (reviewed by the Plan Commission and Village Board) and approval of the Exterior Appearance (reviewed by staff and approved by the Village Board). Village Planner Purvis stated the total site is approximately 10,000 square feet and both parcels are currently vacant. The petitioner is proposing to construct four, three-story townhomes, and each unit will feature three bedrooms and three full bathrooms and will offer identical floor plans with

approximately 2,450 square feet of living space. Village Planner Purvis stated each unit would have an attached rear deck and tandem 2-car attached garage on the first level of the townhome. Village Planner Purvis stated the two middle units would have a shared driveway that leads to separate garages while the end units would have their own driveways.

Village Planner Purvis stated in order to construct the project as proposed 4 variations will be required.

1. Density. The project is out of compliance with the density standards in the Zoning Code. The Code requires a lot area of 4,950 square feet per unit for attached single-family dwellings in the R4 district. In accordance with this requirement, two units would be permitted on this property while four are proposed (2,500 square feet per dwelling unit).
2. Building Setbacks. The project adheres to the required setbacks with the exception of the rear yard setback. A 30 foot rear yard setback is required and 25 feet 9 inches is proposed.
3. Impervious Surface Coverage. 35% or less of the front yard may be impervious surface in the R4 zoning district. The petitioner is proposing 47.5% impervious surface coverage in the front yard due to the individual driveways for each unit.
4. Deck. The deck proposed in the rear of the building encroaches into the rear yard setback and is not permitted to be taller than 7 feet above the average adjoining ground. While a dimension is not provided on the elevation, it would appear that the deck is at least 10 feet tall.

Village Planner Purvis stated this project will have one shared driveway and two individual driveways all of which are proposed to be 11 feet wide at their start. Village Planner Purvis stated the Code requires a minimum width of 9 feet for one-way driveways intended for cars. Village Planner Purvis stated while a variation would not be required for a driveway of this width, Village Engineers raised concerns that the shared driveway approach may be too narrow and cause difficulty reversing out of the driveways onto the roadway. Staff would suggest the shared driveway be widened at the approach.

Village Planner Purvis stated a landscape buffer of 6-7 feet is required around all property lines abutting residentially zoned properties. Village Planner Purvis stated while this plan set does not include a landscape plan, one will be required as part of the formal application. Village Planner Purvis stated the proposed use, lot dimensions, building height, and parking per unit for the project are all Code compliant.

Village Planner Purvis stated the Plan Commission is requested to conduct a pre-application conference for the proposed development and provide comments to the petitioner. Village Planner Purvis stated the Commission's review should concentrate on the development concept and any anticipated variation requests. The specific details of the plan will be reviewed after a complete application has been submitted.

In reviewing the project, the Plan Commission may wish to:

1. Discuss whether the Commission is generally supportive of the proposal.
2. Discuss and provide feedback regarding the anticipated variation requests including: a reduced lot area per dwelling unit, a reduced rear yard setback, increased impervious surface coverage in the front yard, and a taller deck height than is permitted when the deck encroaches into the rear yard setback.
3. Provide feedback on the shared driveway width.
4. Clarify any concerns.

Questions from the Plan Commission

Commissioner Berry asked for a review of the density calculation. Village Planner Purvis stated they are basically asking for double the density on the lots, and they would need approximately 20,000 square feet for 4 units to be Code-compliant.

Petitioner's Presentation

Shafic Budron, President of Allied Design-Build Inc. and Randy Bees, Architect, introduced themselves. Mr. Budron stated there were a number of economic factors involved in this proposed development, and they originally sought to do a 5-unit development. Mr. Budron stated after talking with Village staff, they came to the consensus that 4 is the minimum needed to make the development economically feasible. Mr. Budron stated the best possible scenario was to consolidate the 2 properties and make 1 development.

Mr. Bees stated a 4-unit development is not out of character based on what is already in the area. Mr. Bees stated they would not be putting something in so large that it is too big compared to the surrounding area.

Comments from the Plan Commission

Commissioner Mulherin asked where the mechanicals would be. Mr. Bees stated the mechanicals would be on the main level with access off the deck. Mr. Bees showed a picture of the Main Floor plan and stated these would be in an insulated bump-out area as these townhomes will be slab on grade. Commissioner Mulherin asked what the market would be for this as he has concerns about the vertical living, the tandem parking and the lack of a basement. Mr. Bees stated there is ample storage on the Main Floor and based on the average townhome, these units will have more storage square footage than most townhome units that do not have a basement. Mr. Bees stated this site is attractive due to the proximity to the downtown and the train station.

Commissioner Heming-Littwin asked if these units would be sold or rentals. Mr. Budron stated these are being built for sale and not for rental. Mr. Budron stated the market for these townhomes would be younger couples who are commuters and want to live near downtown amenities. Mr. Budron stated the younger couples are fine with living in a vertical space. Mr. Budron stated the wild card is the pricing which they are estimating in the \$550,000 range.

Commissioner Mulherin asked if a market study was done. Mr. Budron stated that a full market analysis has not been done, but they did a comparative analysis, and these numbers have been suggested by experienced brokers in the area. Mr. Budron stated what they are proposing fits well with the surrounding area and with what is coming down the road.

Commissioner Heming-Littwin stated she does not have a problem with this, and she doesn't know how else to pare down impervious surface without a tandem garage. Commissioner Heming-Littwin stated the area by the center units does go down too quickly and suggested they widen this area but not all with concrete. Mr. Budron stated they have looked at brick pavers for this area. Commissioner Heming-Littwin stated she thinks these units will do well due to where they are located. Commissioner Heming-Littwin stated she thinks the deck height is a hardship due to the height needed on the first floor.

Commissioner Berry stated he agrees with Commissioner Heming-Littwin.

Commissioner Vondruska stated he looked at the site, and there are 3-story apartment buildings in the same area. Commissioner Vondruska stated the setback is a nominal difference, and he is fine with widening the driveway using pavers. Commissioner Vondruska stated the renderings seem to fit the character of the Village.

Commissioner Hartweg stated they should move forward with this, and he feels this is somewhat of a creative design. Commissioner Hartweg stated he does not like the narrow drive, but pavers should help this. Commissioner Hartweg stated the backyard variation fits the area and the deck.

Chairperson Loch stated she agrees with the Commissioners.

Commissioner Mulherin asked how this townhome development will be governed. Mr. Budron stated they have not fully discussed this yet. Commissioner Mulherin stated the Village staff will need to have covenants approved by somebody to ensure maintenance of the commonly owned areas.

Mary Beth Nelms, who resides at 1N144 Stacy Court, stated her company took care of the Legacy while it was under construction and stated this is a good design which fits in with the Village. Ms. Nelms asked if an elevator is in the package. Mr. Bees stated they have not taken an elevator into consideration yet, but they could possibly do a single-person lift. Ms. Nelms stated some of the units at the Legacy have an elevator option which cost approximately \$60,000 to \$80,000 for the option. Ms. Nelms stated she likes the mechanicals in the back underneath which will make it easy to get to these. Ms. Nelms stated she supports this project.

Chairperson Loch stated the Plan Commissioner will not vote on this since this is a Pre-Application Meeting. Chairperson Loch stated that the petitioners can use the feedback they got and proceed with this proposed development.

Trustee's Report

Trustee Pryde stated the new Village Board has a training, and the new Trustees will be sworn in on Monday. Trustee Pryde stated this is his last Plan Commission meeting, and the new Trustee Liaison will be Bill Enright.

Trustee Pryde stated the parking garage is moving forward slowly, and the Village Board did approve a Phase I budget for utility relocation and demolition of the house which will allow a pedestrian connection to Main Street.

Chairperson Loch thanked Trustee Pryde for being the liaison to the Plan Commission.

Chairperson's Report

None

Staff Report

Village Planner Purvis introduced new Associate Planner Cole Jackson who will be the staff liaison to the Historic Preservation Commission.

Village Planner Purvis stated that the Plan Commission will review the draft downtown sub-area plan at the May 23rd meeting. Village Planner Purvis stated there may be a Pre-Application Meeting for the McChesney site in the next few months.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 7:50 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by Planner Purvis