



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, June 25, 2019
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

- 2.1 Approval of the Minutes of the Regular Zoning Board Meeting Held on April 18, 2019

3.0 GENERAL BUSINESS

- 3.1 Public Hearing regarding a Text Amendment to Sections 6-6A-2-D-2-A and 6-6B-2-D-2-A of the Lincolnshire Village Code to Eliminate the 25% Ground Floor Sales Tax-Generating Use Requirement in the B1 and B2 Business Zoning Districts (Alexander and Julia Katsnelson)
- 3.2 Public Hearing regarding a Special Use Permit to construct a 113-room Home2 Suites hotel by Hilton in the Office/Industrial (O/Ib) zoning subdistrict, per Section 6-8-5 of the Lincolnshire Village Code, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.3 Public Hearing regarding a Variation from Section 6-8-8 of the Lincolnshire Village Code to Reduce the Front Yard Setback from 56'-6" to 50', to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.4 Public Hearing regarding a Variation from Section 6-8-9 of the Lincolnshire Village Code to Exceed the Maximum Allowable Building Height from 45' to 51'-6", to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)
- 3.5 Public Hearing regarding a Variation from Section 6-11-2-B-4 of the Lincolnshire Village Code to Reduce the Side Yard Landscape/Parking Setback from 15' to 12', to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)



- 3.6 Public Hearing regarding a Variation from Section 6-11-2-B-4 of the Lincolnshire Village Code to Reduce the Rear Yard Landscape/Parking Setback from 15' to 10', to construct a 113-room Home2 Suites hotel by Hilton, 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)

- 3.7 Public Hearing regarding a Text Amendment to Section 6-11-2 of the Lincolnshire Village Code to Revise Hotel Parking Requirements for Dining Areas (Knight Bridge Pky, LLC)

- 4.0 UNFINISHED BUSINESS**
- 5.0 NEW BUSINESS**
- 6.0 CITIZEN COMMENTS**
- 7.0 ADJOURNMENT**

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Thursday, April 18, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Bichkoff and Members Kalina, Udoni, and Hersch

STAFF PRESENT: Tonya Zozulya, Planning and Development Manager

ABSENT: Member Hashemi and Trustee Liaison McDonough

CALL TO ORDER: **Chairman Bichkoff** called the meeting to order at 7:00 P.M.

1.0 ROLL CALL

The roll was called by **Planning and Development Manager (PDM) Zozulya** and **Chairman Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes for the Regularly Scheduled Zoning Board Meeting held on Tuesday, January 8, 2019.

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

Chairman Bichkoff recessed the Zoning Board meeting and opened the following Public Hearings:

3.1 A Public Hearing regarding a Rezoning of 2 Hotz Road Property from R1 Single-Family Residential to E Small Scale Office for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

3.2 A Public Hearing regarding a Major Special Use Amendment to Lincolnshire Animal Hospital Special Use Permit Granted by Ordinance #09-3083-06 for the Property at 420 Half Day Road to Add 2 Hotz Road Property to 420 Half Day Road Property Governed by Special Use and to Allow Parking Expansion onto 2 Hotz Road Property for Animal Hospital Operations for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

3.3 A Public Hearing regarding a Variation from Code Section 6-11-2(B)(4) to Locate Parking Spaces in a Front and Corner Side Yard for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

- 3.4 A Public Hearing regarding a Variation from Code Section 6-15-3(A)(1)(a)(i) to Locate a Yard Fence in a Required Corner Side Yard Setback for Lincolnshire Animal Hospital, 420 Half Day Road and 2 Hotz Road (Lincolnshire Animal Hospital)

PDM Zozulya presented a drone aerial video prepared by Community & Economic Development staff which provided the Zoning Board a current aerial view of the 420 Half Day Road, 2 Hotz Road, and surrounding properties.

Dr. Stuart Clarke, Lincolnshire Animal Hospital, provided historical facts regarding the hospital location and subsequent expansion since the original opening in 1972. In 2009, the hospital completed an expansion and remodel, which included a two-way access drive and rear parking lot. He stated the practice continues to experience growth and has added additional doctors and support staff. Customer and staff parking demands have resulted in patients parking in the access drive and disrupting traffic flow. **Dr. Clarke** stated their practice approached the current owners of 2 Hotz Road to purchase the parcel for additional parking and they are currently under contract. He added the subject property has drainage issues and many dead trees, and their intention is to provide a well-screened, low-impact parking area with attractive landscaping.

Dr. Clarke presented the proposed plans for the parking lot, lighting, and landscaping, and reiterated the request to rezone the 2 Hotz property, amend the existing hospital Special Use permit, and obtain variations for front, corner side yard parking, and fence location in the corner side yard setback. He further requested the Findings of Fact be entered into the record.

PDM Zozulya, reviewed procedural and code compliance items. A Zoning Board public notice was published in the April 3, 2019 Daily Herald and certified written notification to surrounding property owners was provided by the petitioner. Courtesy notices were also provided by the petitioner to the Westgate and Beaconsfield HOA Presidents. She stated staff received a statement from Mrs. Cheryl Pratt, the President of the Westgate HOA who is in support of the proposal as this is an opportunity to clean up the site and improve site visibility with less impact than an office building proposal.

PDM Zozulya reviewed the rezoning proposal, stating it will comply with the E Small Scale Office District requirements by providing a low-density use to serve as a transition to adjoining residential areas. An amendment to the Special Use permit is required due to the addition of a new property being for the Animal Hospital Special Use and construction of additional parking. The variations requested for parking lot and fence locations are presented as a hardship, given the footprint of the existing building, based on the petitioner's responses to the Findings of Fact Standards. The Zoning Board must review the responses and find each standard has been addressed in order to provide a favorable recommendation to the Village Board. She further explained the Special Use Permit approval becomes null and void if the improvements are not substantially under way within three years of Village approvals. The variation approval becomes null and void if the improvements are not substantially under way within one year of Village approvals and no one-time extension has been requested. Rezoning approvals, once granted, never become null and void regardless of the improvement status. The Village Board was supportive of the project but the

parking and fence variation was not part of the petitioner's initial presentation to the board but will be reviewed when this project goes back to the Village Board for final review and potential approval. The proposal will also appear before the Architectural Review Board in April for consideration of the parking layout and design, fencing, landscaping/tree removal, and lighting.

Chair Bichkoff opened the floor for members of the audience. No speakers came forward and there was no public testimony.

Member Udoni stated she is in full support of the project. **Member Kalina** said an office building would cause more congestion; this is better use of the property.

Chair Bichkoff asked if Zoning Board members had reviewed the Findings of Fact and if there were any questions or comments. The Public Hearings were closed and the Zoning Board meeting was reconvened.

Member Udoni moved, seconded by **Member Hersch**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a rezoning of the 2 Hotz Road property from R1 Single-Family Residential to E Small Scale Office, as presented in the petitioner's presentation packet and based on the Rezoning Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

Member Kalina moved, seconded by **Member Udoni**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a Special Use amendment to the Lincolnshire Animal Hospital Special Use Permit granted by Ordinance #09-3083-06 for the property at 420 Half Day Road to allow parking expansion onto 2 Hotz Road property for Animal Hospital operations, as presented in the petitioner's presentation packet and based on the Special Use Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

Member Hersch moved, seconded by **Member Kalina**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a variation from Code Section 6-11-2(B)(4) to locate parking spaces in a front and corner side yard, as presented in the petitioner's presentation packet and based on the Variation Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

Member Udoni moved, seconded by **Member Kalina**, having made findings based on facts covered in a Public Hearing on April 18, 2019, that the Zoning Board recommend approval to the Village Board of a variation from Code Section 6-15-3(A)(1)(a)(i) to locate a yard fence in a required corner side yard setback, as presented in the petitioner's presentation packet and based on the Variation Findings of Fact, dated April 2, 2019.

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

PDM Zozulya, stated Member Hashemi, who was recently elected to the District 103 School Board, has submitted her resignation from the Zoning Board effective May 16, 2019. Member Hashemi has been a member since 2017. She expressed the Village's appreciation for Member Hashemi's contributions to zoning reviews. **Chair Bickhoff** thanked Member Hashemi for her service to the Zoning Board.

There will be a total of two vacancies on the Zoning Board. PDM Zozulya stated any residents wishing to serve on the Zoning Board are invited to apply online.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Bickhoff** requested a motion for adjournment. **Member Kalina** moved, and **Member Hersh** seconded the motion to adjourn.

The meeting adjourned at 7:40 P.M.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development Department

REQUEST FOR BOARD ACTION
Zoning Board
June 25, 2019

Subject: B1 and B2 Business Zoning District Uses

Action Requested: Public Hearing regarding a Text Amendment to Sections 6-6A-2-D-2-A and 6-6B-2-D-2-A of the Lincolnshire Village Code, to Eliminate the 25% Ground Floor Sales Tax-Generating Use Requirement in the B1 and B2 Business Zoning Districts

Petitioners: Alexander and Julia Katsnelson

Originated By/Contact: Ben Gilbertson, Assistant Village Manager/Community & Economic Development Director

Referred To: Zoning Board & Architectural Review Board

Background

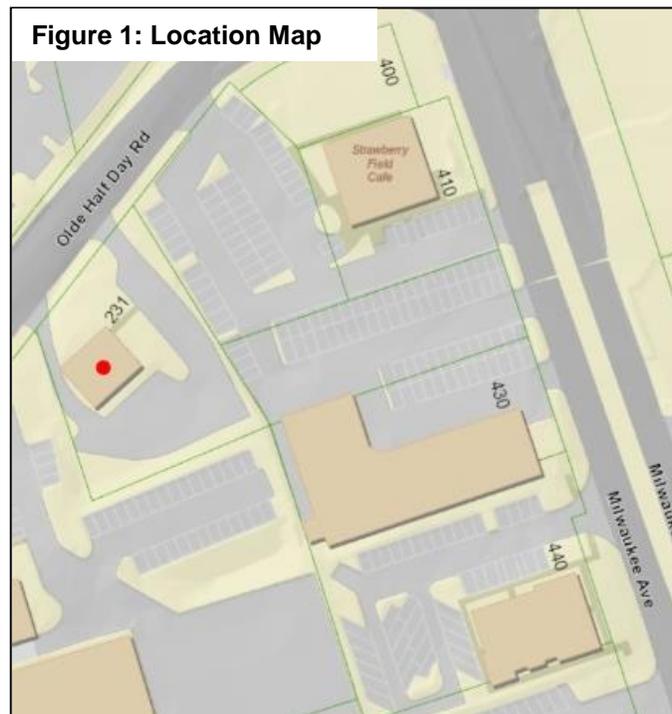
- Petitioners Alexander and Julia Katsnelson propose a text amendment to the Lincolnshire Village Code (Village Code) to eliminate the existing 25% ground floor sales tax-generating use restriction in the B1 and B2 Business zoning districts. The text amendment is necessary for them, as physicians, to establish new dermatology and oral, maxillofacial, and surgery practices at 231 Olde Half Day Road in the B1 zoning district. The proposal is supported and has been approved by property owner Njb Real Estate LLC.

- The 0.5-acre property at 231 Olde Half Day Road is located on the south side of Olde Half Day Road, west of Milwaukee Avenue, as marked with a red dot in Figure 1 (see attached Documents 1, 2, and 3). It is adjacent to the Oak Tree Corners shopping center and Half Day Elementary School.

- The petitioners plan to acquire the property, demolish the existing two-story, 4,572-square-foot vacant building and construct a new one-story 5,000-square-foot medical office building.

- Built in 1963, the existing building most recently housed NJB Operations/Taco Bell Corporation offices and became vacant two years ago.

- At the January 14, 2019 Committee of the Whole meeting, the petitioners first requested a preliminary evaluation of a proposed



text amendment to the Village Code to eliminate the existing 25% ground floor sales tax-generating use restriction in the B1 and B2 Business zoning districts. The Village Board referred the text amendment request to the Zoning Board (ZB) for a public hearing.

- After receiving general support from the Village Board for the text amendment, the petitioners requested a second Preliminary Evaluation for review of the site plan and building elevations which took place on March 18, 2019. The Village Board referred this request to the Architectural Review Board (ARB). The ARB is expected to review the building elevations, site plan, landscaping, and other aesthetic components of the proposal during summer 2019 before making a recommendation to the Village Board.
- A newspaper notice of the ZB public hearing was published in the May 31, 2019 edition of the Daily Herald. Certified notices to property owners within a 250' radius of the subject property were not required, as this text amendment will apply to all properties zoned B1 or B2.

Request & Staff Comments

- The B1 Retail Business and B2 General Business Districts comprise over 20 mixed-use, office, and vacant properties along Milwaukee Avenue, Aptakisic Road, Olde Half Day Road and the Tri State Tollway. Village Code prohibits more than 25% of the ground floor area of a principal structure on a B1 or B2 zoning lot to be used for non-sales tax-generating uses for buildings built after January 1, 1995 (see attached Document 4 and 5). The restriction was adopted in 1995 by Ordinance #95-1406-36. Staff believes this was intended to maximize sales tax revenue generation in the Village along commercial corridors. The same restriction was applied to the Village Green Center in 1995 (zoned R5 Mixed-Use Residence) as part of a redevelopment agreement between the Village and the center property owner; however, this agreement was terminated in 2010.
- The petitioner's cover letter outlines reasons for their desire to locate on this property and for the proposed text amendment. The petitioners indicated up to 20% of their medical practice will produce sales tax from the sale of medical products. Although the property was developed before January 1, 1995, its vacant status of more than 12 months triggers compliance with the sales tax use restriction, per Section 6-13-2-D-2 of Village Code (Non-Conforming Uses, Structures and Lots). As such, the petitioners are unable to establish their medical practices in the existing building because the property has been vacant for over one year.
- Staff believes 231 Olde Half Day Road and other B1 and B2 properties would benefit from the text amendment, as this would provide for a viable tenant mix with mutually supportive businesses throughout Lincolnshire's various shopping centers. Such action would be similar to recent Village Board-approved changes to the O/I Office-Industrial zoning district to remove the 25% medical use and testing of materials restriction as well as increasing the assembly use square footage cap.
- In recent years, the retail climate nationwide, as evidenced by numerous in-print and online publications, has shifted towards experiential retail and non-retail uses due to the proliferation of online shopping and the expansion of non-retail businesses in commercial zones (such as medical clinics, banks, financial institutions, gyms, fitness studios, and pet uses). For example, when Barnes & Noble closed its bookstore in the Lincolnshire

Commons Center in 2015, the NorthShore University Healthcare medical clinic took over the building. The Village Board approved a Lincolnshire Commons Planned Unit Development amendment at the time to allow the building conversion from retail to non-retail uses and to allow the 25% sales tax requirement to be calculated based on the building area of the shopping center as a whole rather than based on the building area of each lot, as currently required by code.

- The proposed amendment would provide B1 and B2 properties in the Village additional permissibility and leasing options to address long-term vacancies and to add new business offerings, including the CityPark Center, the former Walter E. Smithe furniture store building, the former Greenview Homes building, and other undeveloped B-zoned properties.
- The text amendment would not prevent or discourage sales-tax generating uses from locating in the B districts but would allow a greater number of non-sales tax generating uses to consider Village locations. Businesses that do not produce sales tax provide a variety of benefits, including filling a business/service need, employment, and offering consumers more reasons to stay in or visit the Village to meet their needs and patronize other establishments.
- In January 2019, Village staff surveyed several surrounding communities (i.e., Buffalo Grove, Deerfield, Lake Bluff, Lake Forest, and Highland Park) to inquire if they had similar sales tax-generating restrictions as Lincolnshire. All communities maintained similar restrictions yet applied them only to certain downtown areas, central business districts, and similar geographical areas. No community surveyed applied such a restriction across the entirety of their business-zoned districts.
- Attached are the petitioners' responses to the required Standards of Findings of Fact for the text amendment. The Zoning Board must review the responses and find that each standard has been satisfactorily addressed in order to provide a favorable recommendation to the Village Board.

Approval Process

1. Preliminary Evaluation at the Village Board. **COMPLETED**
2. The Zoning Board public hearing on the zoning requests. **IN PROCESS**
3. The ARB will review the site and building design, landscaping, signage, lighting, and site amenities. **TO BE HELD AT A FUTURE DATE**
4. The Village Board will consider the Zoning Board's and Architectural Review Board's recommendations and make the final determination. **TO BE HELD AT A FUTURE DATE**

Recommendation

Recommendation of approval to the Village Board regarding the proposed B1 and B2 zoning district text amendment to eliminate the ground floor sales tax-generating use restriction.

Motion

Having made findings based on facts covered in a public hearing on June 25, 2019, the Zoning Board recommends approval to the Village Board a text amendment to Sections 6-6A-2-D-2-A and 6-6B-2-D-2-A of the Village Code, to eliminate the 25% ground floor sales tax-generating use requirement in the B1 and B2 Business zoning districts, as presented in the petitioner's presentation packet and based on the Text Amendment Findings of Fact, and further subject to...

[Insert any additional conditions or modifications]

Reports and Documents Attached

- Document 1: Cover letter prepared by Alexander and Julia Katsnelson dated April 24, 2019.
- Document 2: Responses to Standards of Findings of Fact for a Text Amendment, prepared by Drs. Alexander and Julia Katsnelson.
- Document 3: Planning and Zoning Application, dated December 31, 2018
- Document 4: Certificate of public hearing notification publication in the May 31, 2019 edition of the Daily Herald.
- Document 5: Zoning map, created by MGP Consortium.
- Document 6: Current B1 and B2 Business Zoning District Regulations.
- Document 7: Articles and publications detailing nationwide retail trends.
- Document 8: Minutes from the January 14, 2019 Committee of the Whole meeting.
- Document 9: Minutes from the March 18, 2019 Committee of the Whole meeting.

Meeting History	
Committee of the Whole – Preliminary Evaluation (Text Amendment)	January 14, 2019
Committee of the Whole – Preliminary Evaluation (Building, Landscape, and Site Plans)	March 18, 2019
Zoning Board – Public Hearing (Text Amendment)	June 25, 2019

April 24, 2019

To: Brian Bichkoff

Zoning board

1 Olde Half Day Rd,

Lincolnshire, IL 60069

In this letter we would like to propose to a text amendment to the B code to remove the restriction that no more than 25% of the ground floor can be for non-sales tax generating uses.

We are husband and wife who would like to open a practice which will combine both of our specialties. Dr. Alexander Katsnelson is a Board Certified Oral and Maxillofacial Surgeon. Dr. Julia Katsnelson graduated from Rush University Medical School (in Chicago) and is finishing her Dermatology Residency at New York Medical College, in New York City, this summer. The proposed building will have footprint of approximately 4800 sq ft, which will be built compliant to all the codes and stylistic requirements of the Village.

We feel that our practice would greatly benefit the Village of Lincolnshire public health for the following reasons:

1) There are no Oral and Maxillofacial Surgeons in the Lincolnshire area as well as within 3 miles around the proposed location. This location would be very convenient for students at Stevenson High School, since many high school students require Oral Surgery treatments.

2) There is only one Dermatology practice in the Lincolnshire area. Our practice would be beneficial for students at Half Day Road Elementary School (which is located next to our proposed location) and nearby schools, helping children miss less school by being seen quickly at a location close to their school.

Since we feel that our unique combination of Dermatology and Oral and Maxillofacial Surgery will bring patients to the village who will go on to purchase dermatology products in the office as well as make purchases in the surrounding area. Furthermore, constructing a new building will lead to increased real estate taxes and therefore we will contribute more to the Village of Lincolnshire. Moreover, we will provide convenient access to specialty health services to the residents of Lincolnshire.

In Village of Lincolnshire Committee of the whole's memo from January 14th , staff mentioned that in recent years, the retail climate nationwide, as evidenced by numerous in-print and online publications, has shifted towards experiential retail and non-retail uses due to the proliferation of online shopping and the expansion of non-retail businesses in commercial zones (such as medical clinics, banks, financial institutions, gyms, fitness studios, and pet uses). The staff demonstrated, based on the articles from Industry insights, Citylab, Crain's Chicago Business and KPMG that retail occupies less space, and more customers are visiting business areas designed for service industries, like healthcare industry.

Please consider our request for a text amendment to remove the restriction that no more than 25% of the ground floor can be for non-sales tax generating uses.

Thank you very much,

Drs. Alexander and Julia Katsnelson

FINDINGS OF FACT TEXT AMENDMENT

Text Amendment to Section 6-6A-2-D-2 of the Lincolnshire Village Code

- 1) *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The intention of the proposed new building is to provide space for two medical clinics: oral and maxillofacial surgery and dermatology practices. These practices provide essential medical and dental services to the patients. There is currently no oral and maxillofacial surgeon in Lincolnshire and only one dermatology practice. Our clinics will be especially beneficial to the students of surrounding schools (Half Day Elementary School and Stevenson High School), because we will see pediatric and adolescent population (approximately 30%). Our goal is to bring state-of-the-art care to the residents of Lincolnshire and surrounding areas. In a Village staff memo from January 14, staff mentioned that in recent years, the retail climate nationwide, as evidenced by numerous in-print and online publications, has shifted towards experiential retail and non-retail uses due to the proliferation of online shopping and the expansion of non-retail businesses in commercial zones (such as medical clinics, banks, financial institutions, gyms, fitness studios, and pet uses). The staff demonstrated, based on the articles from Industry insights, Citylab, Crain's Chicago Business and KPMG that retail occupies less space, and more customers are visiting business areas designed for service industries, like healthcare industry.

- 2) *The request for an amendment shall conserve the value of property throughout the community.*

This development will increase the value of the property, and surrounding properties by constructing a new building. The building will be compliant with all the building codes of the Village and will follow the architectural standards of Lincolnshire, particularly through reference to the Village's Design Guidelines, approved on November 23, 2015. More broadly, the text amendment will enhance property values throughout Lincolnshire shopping centers by reducing vacant retail spaces due to the flexibility afforded to retail-or non-retail uses locating in these spaces.

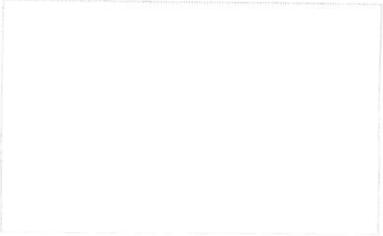
- 3) *The request for an amendment shall lessen or avoid congestion in the public streets and highways.*

This development will avoid congestion in the public streets. The property is the first property at Olde Half Day Road – just off Milwaukee Avenue. Employees and patients will have the option of approaching the building two ways: from Milwaukee Avenue turning onto the Olde Half Day Road or from Half Day Road (Route 22) turning onto Olde Half Day Road. Additionally, the property currently has two points of access on Olde Half Day Road. We are proposing only one point of access, which may help prevent potential vehicular conflict with two points of access so close to one another. We do not anticipate the text amendment increasing congesting in either public streets or highways

Prepared by: Drs. Alexander Katsnelson and Julia Katsnelson, Petitioners



One Olde Half Day Road
Lincolnshire, IL 60069
847.883.8600
www.lincolnshireil.gov



PLANNING & ZONING APPLICATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Application Number: _____

PROPERTY ADDRESS: 231 Olde Half Day Road

PIN #(s): 15-15-400-039

APPLICANT NAME: Alexander and Julia Katsnelson

APPLICATION REQUEST(S) Please check all that apply

- Amendment**
 - Text*
 - Annexation Agreement
 - Other
- Appeal of Administrative Decision**
- Annexation***
- Rezoning***
- Architectural Review Board (ARB)***
 - New Structure/Development
 - Modification to Structure/Development
 - New Signage
 - Modification to Signage
- Subdivision***
- Variance***
- Special Use***
 - New Special Use/PUD
 - Major Amendment to Special Use/PUD
 - Minor Amendment to Special Use/PUD

* Refer to the applicable **Information Packet** for additional information and required materials.

DESCRIPTION OF REQUEST(S):

Request to change the B code to remove the 25% restriction
non-sales tax generating uses of the ground floor area.

APPLICANT INFORMATION

Applicant Information

Name: Alexander and Julia Katsnelson Company: _____
Address: 488 Thorndak Drive Telephone: (847) 902-9922
Buffalo Grove, IL 60089 Fax: ()
Email Address: alex@Katsnelson.net

Primary Contact Information (if different than Applicant Info)

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()
Email Address: _____

Property Owner Information (if a Trust, see attached Beneficiary Disclosure Form)

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()
Email Address: _____

REPRESENTATIVES INFORMATION

Attorney

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Architect/Land Planner

Name: Sara EF Gensburg LTD Company: _____
Address: 105 Revere Dr, #G Telephone: (847) 715-9591
Northbrook, IL 60062 Fax: ()

Engineer/Land Surveyor

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Landscape Architect

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

Other:

Name: _____ Company: _____
Address: _____ Telephone: ()
_____ Fax: ()

REQUIRED MATERIALS

The materials identified below must be included with the Application, *incomplete submittals will not be accepted*. Prior to submitting an Application Packet, a pre-application meeting with the Planning Staff is recommended.

- Letter of Request:** The Applicant must provide a letter to the attention of the Mayor and Village Board of Trustees, with this application, which describes the request(s) and outlines the reason(s) for the request(s).
- Legal Description:** The legal description of all subject properties must be submitted in (1) an accurate and legible 8½" x 11" paper format, and (2) an electronic duplicate in Microsoft Word format.
- Plat of Survey:** An accurate Plat of Survey prepared by a registered land surveyor or professional engineer. The Plat of Survey must include all information required by the Illinois Survey Manual.
- Application Fee(s):** See page 4 of this Application.
- Cash Advance Account Deposit:** See page 4 of this Application
- Accompanying Documents Identified in Information Packet (if necessary)**

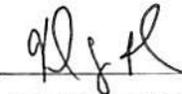
APPLICANT/OWNER ACKNOWLEDGEMENTS

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

1. I (We) have carefully and fully read this application, and all of the statements contained in this Application Packet are true.
2. I (We) fully understand and agree to comply with the terms and provisions outlined in this application and the Lincolnshire Village Code.
3. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).

 / 
Signature of Applicant

12/30/18
Date

 Neil Barkan [Njb Real Estate LLC]
Signature of Property Owner

12/31/18
Date



Village of Lincolnshire

2019 Zoning District Map

1

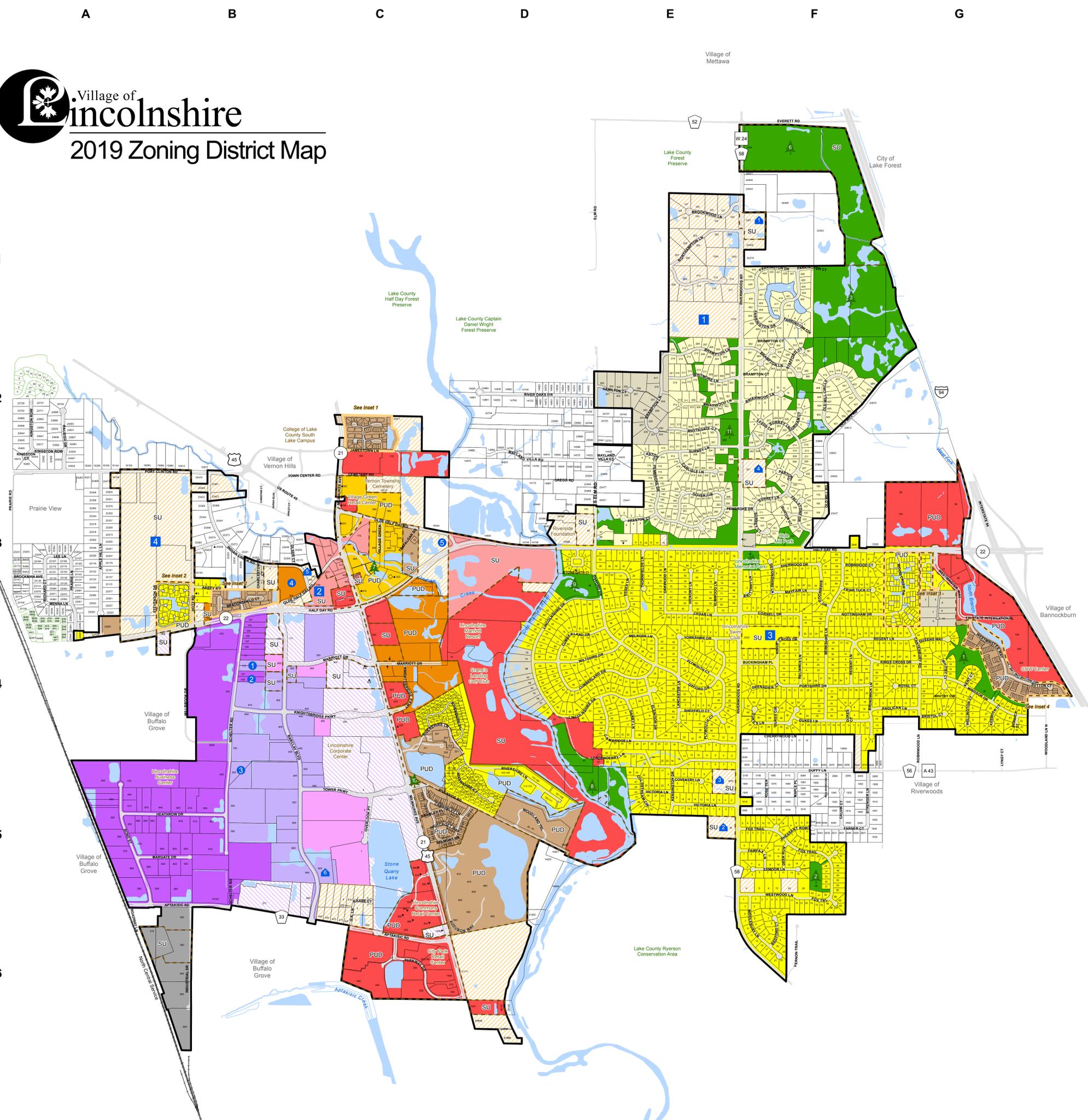
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6



Zoning District Classification

Residential	Commercial	Park/Recreational Area
R1 - Single Family	E	Balzer Park (G4)
R2 - Single Family	B1	Bicentennial Park (F5)
R2A - Single Family	B2	Florsheim Nature Preserve (F1)
R3 - Single Family	O/a	Lincolnshire Memorial Park (F3)
R4 - Multiple Family	O/b	Olde Mill Park (F3)
R5 - Mixed Use	O/c	North Park (F0)
	O/d	Pocket Park (C3)
	O/c	Riverside Park (D-E, 4-5)
	O/c	Spring Lake Park (D3)
	O/c	Trailhead Park (C5)
	O/c	Whytegate Park (E2)

Restricted Manufacturing
M1

Other
Open Spaces / Parks
Special Use Area / Planned Unit Development Area

Property Line
Water
Railroad
Corporate Limits

Place of Worship

- Ascension of Our Lord Greek Orthodox Church (F1)
- Lutheran Church of the Holy Spirit (E5)
- Community Christian Church (E5)
- Village Church of Lincolnshire (F2)
- Lincolnshire Korean Evangelical Church (C3)
- Willow Creek Community Church (C5)

Public Facility

- Lincolnshire-Riverwoods Fire Protection Dist. (B4)
- Post Office (B4)
- Village Public Works Facility (B5)
- Vernon Area Public Library (B3)
- Village Hall and Police Department (C3)

School

- Daniel Wright Middle School (E1)
- Half Day Elementary School (C3)
- Laura B. Sprague Elementary School (F4)
- Adlai E. Stevenson High School (A-B3)

Source Information
Property lines provided by Lake County GIS and modified by the Village. All other map layers developed by the Village of Lincolnshire GIS.
Village corporate limits as of January 1, 2019. Map printed 3/1/2019.

Contact Information
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www.gisconsortium.org/mapoffice/?PL=VOL

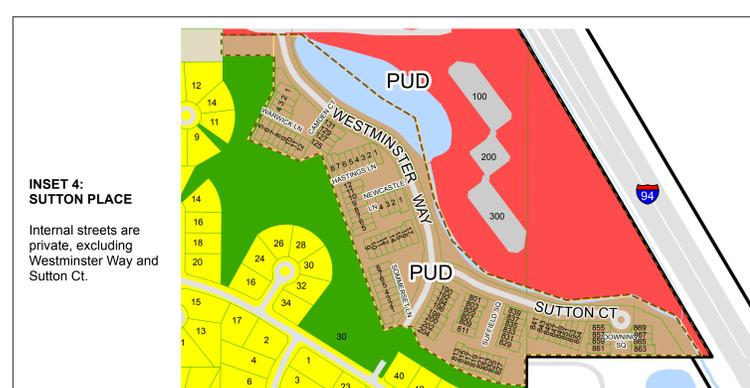
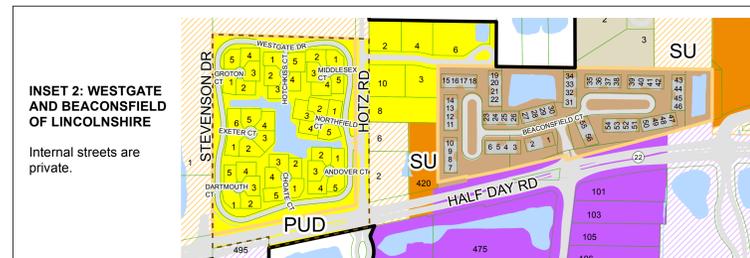
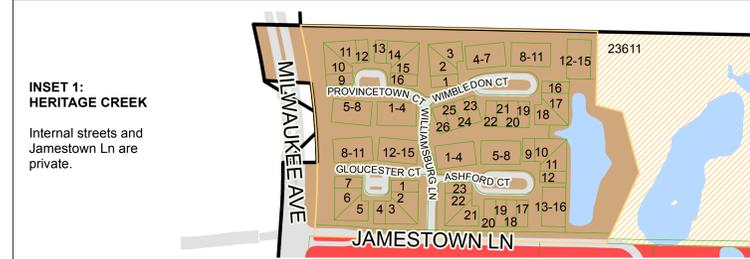
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1 inch equals 600 feet

Map scale is not intended for use with the inset maps.

GIS consortium

0 300 600 1,200 1,800 Feet



TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: A, B1 Retail Business District



Sections:

- 6-6A-1: Intent and Scope of Regulations
- 6-6A-2: General Requirements
- 6-6A-3: Uses
- 6-6A-4: Lot Size Requirements
- 6-6A-5: Building Setbacks
- 6-6A-6: Building Height
- 6-6A-7: Signs
- 6-6A-8: Off-Street Parking and Loading
- 6-6A-9: Landscaping

6-6A-1: Intent and Scope of Regulations

This District is intended to provide a location suitable to accommodate a combination of retail, service and office uses in an intensive commercial core area. Permitted and special uses can be placed on relatively small zoning lots reflecting the historic development pattern of Half Day Road and to encourage a pedestrian environment in retail shopping areas.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6A-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced in the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. Restrictions on Ground Floor Uses:
 - 1. Non-sales tax-generating uses shall be unlimited in structures constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.
 - 2. Non-sales tax generating uses in structures constructed after January 1, 1995 shall be

subject to the following restrictions:

- a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.
- b. Variance: Any request for an increase in the above restriction shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6A-3: Uses

Uses permitted in the B1 Retail Business District are identified in the table below:

Uses	P = Permitted SU = Special Use
Banks and financial institutions, with drive-through facilities	SU
Banks and financial institutions, without drive-thru facilities	P
Catering establishment	SU
Convenience store	P
Day care center	SU
Day Spa, with massage services	SU
Day Spa, without massage services	P
Educational institution, private, business, trade school	SU
Food store, including candy/confectionery stores, dairy products and bakeries	P
Funeral home	SU
General retail and services uses	P
Government building (subject to the regulations of Section 6-6A-2(D))	SU
Liquor sales, package only	P
Musical instrument sales and repair, including accessory instruction/lessons	P
Office, business and professional (subject to the regulations of Section 6-6A-2(D))	P
Personal fitness/instruction studio (yoga, martial arts, dance), not including health club/athletic facilities	P
Pet shop, with limited boarding and/or sale of live animals	SU
Physician's office	P
Planned Unit Development (PUD), as regulated in Section 6-14-12 of this Title	SU
Printing, publishing, blueprinting and photocopying establishments with retail sales only	SU
Repair or servicing of any article, the sale of which is from a permitted use in this District	SU
Restaurants with Live Entertainment	SU
Restaurants, excluding Live Entertainment	P
Restaurants, Fast Food with drive-thru	SU
Restaurants, Fast Food without drive-thru facility	P
Retail pharmacy/ drug store, without drive-thru facility	P
Vehicle Fueling Station, may include convenience store	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6A-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	15,000 sq. ft.	100 ft.
Banks and financial institutions, with drive-through	40,000 sq. ft.	150 ft.
Funeral home	30,000 sq. ft.	200 ft.
Planned Unit Development	By Village Board	By Village Board
Restaurant with Live Entertainment	15,000 sq. ft.	100 ft.
Restaurant, Fast Food with drive-thru facility	45,000 sq. ft.	200 ft.
Special Uses, all others	7,500 sq. ft.	100 ft.
Vehicle Fueling Station, may include convenience store	45,000 sq. ft.	200 ft.

6-6A-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	10 ft.	8 ft.	10 ft.	15 ft.
Special Uses	10 ft.	8 ft.	10 ft.	15 ft.
Planned Unit Developments (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided along such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6A-6: Building Height

In the B1 District no building shall exceed two and one-half (2-1/2) stories or thirty feet (30') in height including rooftop equipment.

6-6A-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6A-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6A-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code

TITLE: 6
CHAPTER 6: Business Districts
ARTICLE: B, B2 General Business District



Sections:

- 6-6B-1: Intent and Scope of Regulations
- 6-6B-2: General Requirements
- 6-6B-3: Uses
- 6-6B-4: Lot Sizes
- 6-6B-5: Building Setbacks
- 6-6B-6: Building Height
- 6-6B-7: Signs
- 6-6B-8: Off-Street Parking and Loading
- 6-6B-9: Landscaping

6-6B-1: Intent and Scope of Regulations

The intent of the B2 District is to accommodate those uses which require substantial land area, are major travel destinations, require substantial support parking and draw their clientele or employees from the regional market. Often times such uses require a high degree of access and roadside visibility or exposure from major thoroughfares.

As the village relies almost exclusively on retail sales generated from properties located in the village to fund its municipal services, this Article is also intended to regulate the conversion or elimination of retail sales establishments through the preservation and enhancement of sales tax generating uses, while also working with the property owners to maintain a viable tenant mix on various properties within this District.

6-6B-2: General Requirements

- A. Outdoor Business and Storage: All business, service, storage, merchandise display and repair processing, where allowed, shall be conducted only within a completely enclosed building except for off-street parking, off-street loading, open sales lots, automobile service facilities, and drive-thru facilities where such uses are allowed.
- B. Production of Goods: The production of any goods on the premises shall be associated with a Permitted and/or Special Use and shall be incidental to the principal use, unless otherwise specifically provided herein.
- C. Performance Criteria: The use of equipment and goods processed or produced on the premises shall not be objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter or water-carried waste.
- D. Restrictions on Ground Floor Uses:
 - 1. Non-sales tax-generating uses shall be unlimited in structures constructed prior to January 1, 1995, subject to Chapter 13, Non-Conforming Buildings & Uses, of this Title.
 - 2. Non-sales tax generating uses in structures constructed after January 1, 1995 shall be subject to the following restrictions:

- a. Gross Floor Area: A maximum 25% of the gross ground floor area per principal structure on a zoning lot shall be utilized for non-sales tax generating uses.
- b. Variance: Any request for an increase in the above restrictions shall be subject to the Variance procedures of Section 6-14-9 of this Title.

6-6B-3: Uses

Uses permitted in the B2 General Business District are identified in the table below:

Uses	P = Permitted SU = Special Use
Any Permitted Use in the B1 Retail Business District	P
Any Special Use in the B1 Retail Business District	SU
Assembly Uses, as defined in Chapter 2 of this Title	SU
Automotive service facility	SU
Bowling alley establishment	P
Colleges, universities, or vocational schools	SU
Convalescent, sheltered care facilities and group or nursing homes	P
Drinking establishments, including Live Entertainment	SU
Hotels	SU
Motor vehicle sales establishments	SU
Parks and playgrounds	P
Radio and television station, excluding transmission towers	SU
Recreation facility, public or private, as defined in Chapter 2 of this Title	SU
Retail shopping centers	P
Urgent medical care center/clinic	SU
Any other similar use not specifically permitted in this Chapter, but which has substantially similar impacts on public services, traffic, parking and property values as the uses expressly permitted herein, is consistent with the trend in development within the District, and is complementary to the Village's reliance on non-property taxes to finance municipal operations.	P

6-6B-4: Lot Sizes

Uses	Minimum Lot Area	Minimum Lot Width
Permitted Uses	30,000 sq. ft.	200 ft.
Automotive service/repair facility	30,000 sq. ft.	100 ft.
Motor vehicle sales establishment	30,000 sq. ft.	300 ft.
Planned Unit Developments(PUD)	By Village Board	By Village Board
Special Uses, all other	30,000 sq. ft.	200 ft.

6-6B-5: Building Setbacks

Uses	Front	Side	Corner Side	Rear
Permitted Uses	50 ft.	20 ft.	50 ft.	25 ft.
Special Uses, all others	50 ft.	20 ft.	50 ft.	25 ft.
Planned Unit Development (PUD)	By Village Board			

Where a side and/or rear yard abuts any residential zoning district, excluding the R5 District, a transitional yard measuring twice the minimum yard requirement shall be required. Landscaping or fence screening a minimum of seventy-five percent (75%) opacity shall be provided within such transitional yards. Transitional yards shall not contain any off-street parking or other structures, except driveways, sidewalks, and landscaping.

6-6B-6: Building Height

In the B2 District no building shall exceed three and one-half (3-1/2) stories or forty two feet (42') in height including rooftop equipment.

6-6B-7: Signs

Signs shall be subject to the regulations contained in Title 12 of this Code.

6-6B-8: Off-Street Parking and Loading

Off-street parking and loading facilities shall be provided as required in Chapter 11 of this Title. (Ord. 86-885-22)

6-6B-9: Landscaping

Landscaping shall be subject to the regulations contained in Title 13 of this Code

CRAIN'S CHICAGO BUSINESS

October 15, 2018 12:15 PM

Retail vacancies fall, but many landlords still struggling

Though the economy is booming, the local retail vacancy rate, at 11.1 percent, is still near recessionary levels, pulled up by the recent demise of retailers like Toys R Us and Sports Authority.

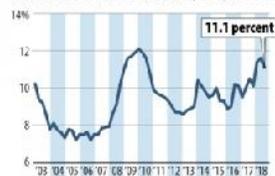
ALBY GALLUN



A REPRIEVE

The Chicago-area retail vacancy rate fell in the third quarter after jumping in the first half of the year.

VACANCY RATE FOR METRO AREA, BY QUARTER

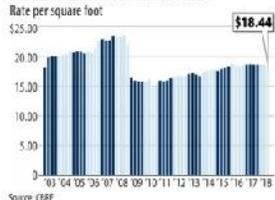


Though the economy is booming, the local retail vacancy rate, at 11.1 percent, is still near recessionary levels, pulled up by the recent demise of retailers like Toys R Us and Sports Authority.

CORRECTED

The local retail real estate market took a turn for the better in the third quarter, but it's still not good.

ASKING RENTS FOR METRO AREA



The Chicago-area retail vacancy rate fell to 11.1 percent in the quarter, down from **11.6 percent** in the second quarter, according to the Chicago office of CBRE. The decline will come as a relief to local landlords who have struggled to keep their shopping centers full as retail chains continue to retrench in the e-commerce era.

Though the economy is booming, the local retail vacancy rate is still near recessionary levels, pulled up by the recent demise of retailers like **Toys R Us** and Sports Authority. The rate is closer to its prior peak of 12.1 percent in 2010 than it is to its previous low of 8.6 percent in 2013.

But the recent drop shows that some landlords are finding ways fill space vacated by Sports Authority and other defunct chains, said Peter Graham, first vice president at CBRE. Apparel and other traditional retailers are out. Fitness and entertainment

chains are in. In the biggest local retail lease of the quarter, Urban Air, a chain of indoor trampoline parks, took over a 50,000-square-foot Babies R Us store in Naperville that Toys R Us shut down during its bankruptcy liquidation. Another trampoline park, Altitude Trampoline, leased a 27,507-square-foot former Bed Bath & Beyond store in Oswego.

The narrative about brick-and-mortar retailing will remain negative, focusing on the rising threat from internet shopping. The [Sears bankruptcy](#) will only reinforce that story, especially if the department store ends up liquidating and closing all its stores. Most of its stores are in shopping malls, which are not included in CBRE's retail vacancy data.

But shopping center landlords are adapting to the changing market by pursuing e-commerce-resistant tenants like restaurants or bowling alleys and [redeveloping their properties](#) by adding new uses, like apartments, to diversify their rental income.

"You're turning it into something that's dynamic," Graham said.

Moreover, recent sales figures show the local retail market isn't as bad as some may think it is. Retail sales in the Chicago area rose 5.1 percent in the first quarter over the year-earlier period, and 3.9 percent year-over-year in the second quarter, according to Melaniphy & Associates, a Chicago-based consulting firm.

Still, most retail experts agree that the country has more retail space than it needs. In a brick-and-mortar market that's expected to shrink over the long term, the strong locations will win and the weak ones will lose.

"We'll continue to see people going after the good real estate," Graham said. "If it's 'C' real estate, they're going to continue to struggle."

Though the local vacancy rate dropped in the quarter, Graham doesn't see the beginning of a downward trend. He expects the rate to hover at about the same level over the next year.

The south suburbs had the highest vacancy rate, 22.8 percent, among all Chicago-area submarkets in the quarter, according to CBRE. The North Side of Chicago had the lowest rate, 5.7 percent.

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This map shows the millions of square feet in Sears store closures. // David Montgomery/CityLab

The 2018 Retail Apocalypse, in 6 Charts and a Map

DAVID MONTGOMERY DEC 28, 2018

Store closures are up as online shopping grows—but other measures suggest brick-and-mortar retail is still doing OK.

One of the big trends of 2017 was the ongoing “retail apocalypse,” the apparent disaster of declining sales and store closures facing brick-and-mortar retailers.

Well, 2018 was more of the same. One year after rounds of store closures by J.C. Penney and Macy's, 2018 brought shutdowns by Sears and Toys "R" Us—not to mention Mattress Firm, Bon-Ton, Abercrombie & Fitch and more.

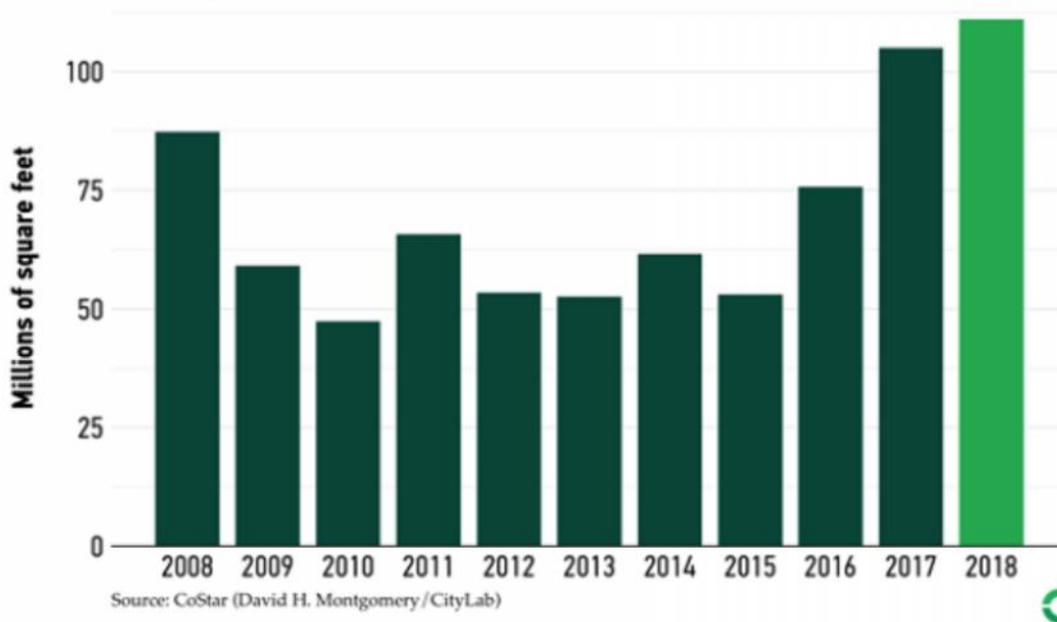
But just how apocalyptic is this retail apocalypse? CityLab took a closer look at the data and found a much more ambiguous picture than the headlines might suggest.

Store closures reached new highs

It's absolutely true that we're seeing a heightened level of retail closures. Even as of August, the U.S. had hit a 10-year high in retail square footage closed down—even higher than during the peak of the Great Recession.

Announced retail closures by square footage

2018 data as of August.



This has been driven by closures of some of America's most prominent retailers, which had been anchor tenants in major shopping centers. Sears, for example, is closing millions of square feet of its giant retail stores around the country as part of a bankruptcy.

Millions of square feet of Sears stores are closing

Map shows only Sears stores with confirmed square footage.



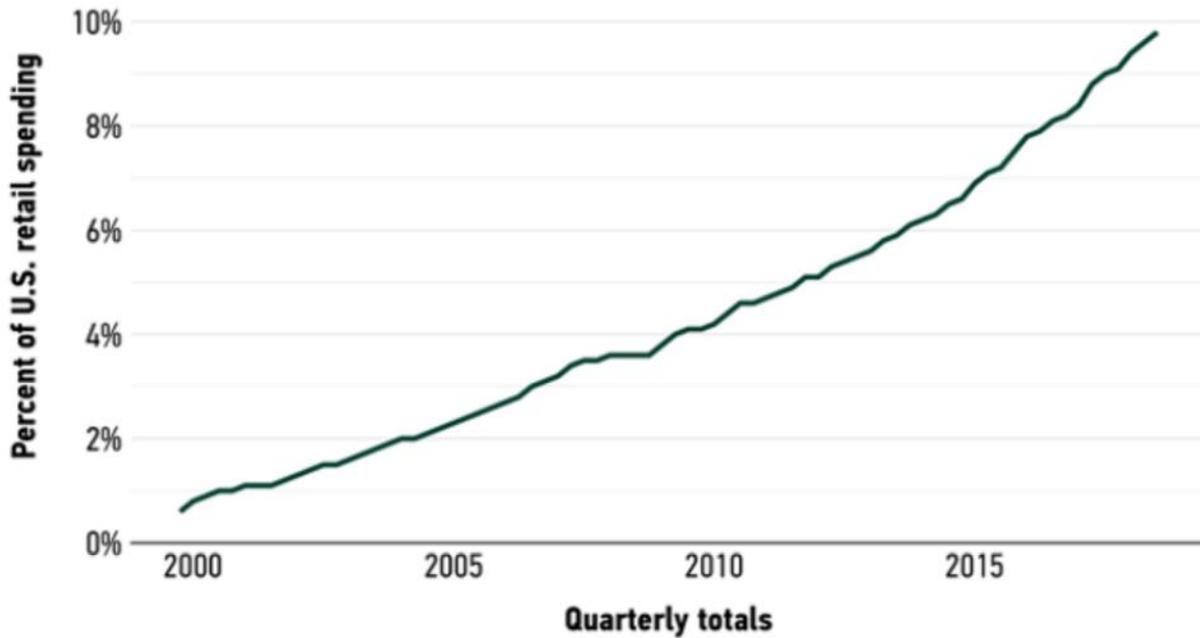
Source: Thinknum Media, media.thinknum.com (David H. Montgomery/CityLab)



But what about sales?

All these closures are happening against a gradual move of retail from brick-and-mortar stores to the internet:

Percent of U.S. retail spending made online

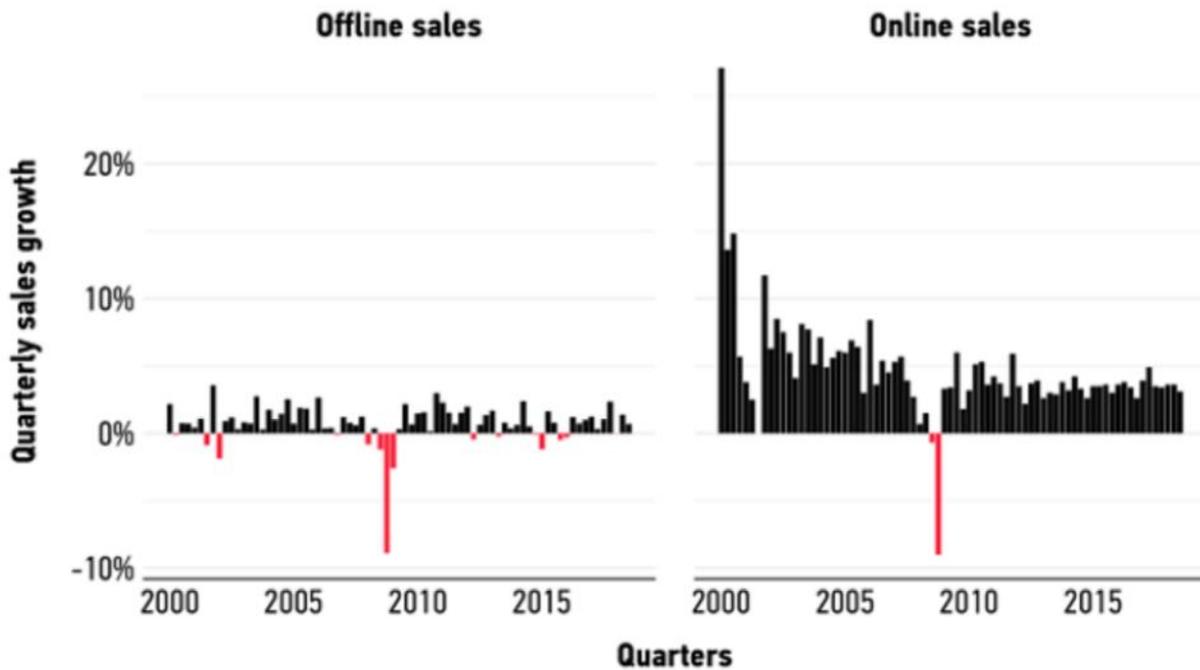


Source: U.S. Census (David H. Montgomery/CityLab)



But offline retail isn't actually on a downward trend. It's still growing—just more slowly than online retail.

Offline retail has been growing much slower than online



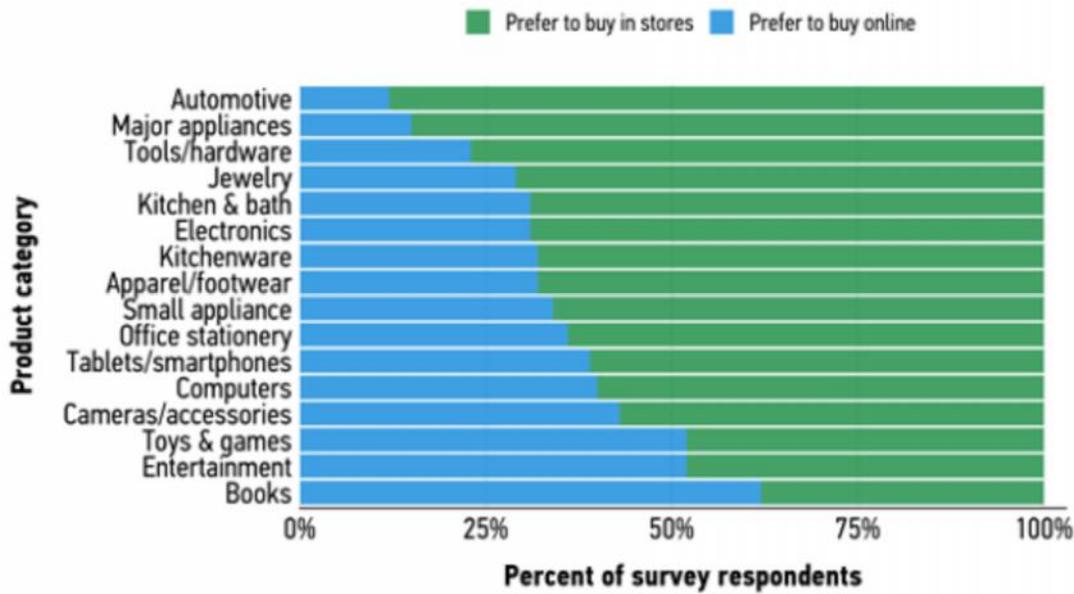
Source: U.S. Census (David H. Montgomery/CityLab)



Some retail sectors are being hurt worse than others

A recent survey shows Americans like to buy things like books and games online—but still prefer to go in person for many other items, including cars, appliances, and jewelry.

Americans still prefer to buy many goods in stores

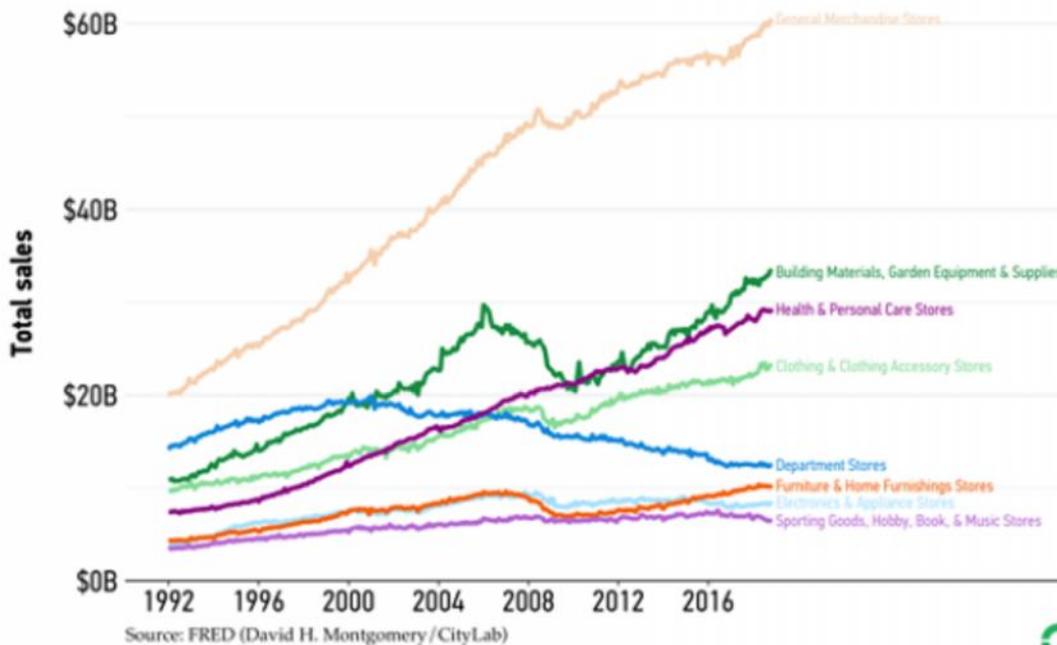


Source: eMarketer/Statista (David H. Montgomery/CityLab)



This shows up in sales data. Department stores have had a rough go of it, while “general merchandise” stores like Target have been doing well. Electronics, sporting goods, books, and music have all seen total sales stagnate since the Great Recession.

Seasonally adjusted sales in U.S. retail sectors



This ambiguity shows up in the stock market, too

Stock market funds tracking big retailers have had mixed results in recent years. Many have been flat for several years, but at least one has boomed until the recent stock market decline.

Retail exchange-traded-fund stock performance



The big picture

It's been a rough time for many prominent American retail chains—and the sector's future prospects don't look rosy. But "apocalypse" might be an overstatement. Some parts of the brick-and-mortar retail world are doing just fine, and despite pressure from online retail and some high-profile collapses—many driven by debt from leveraged buyouts—the brick-and-mortar retail sector is overall more limping than falling.

Shopping Centers Becoming Consumer Centers

Alongside Traditional Retailers, Non-Retail Tenants are Providing Convenience and Experiences

Key Takeaways

- Large shares of consumers have patronized food and beverage service establishments (79%), leisure/entertainment venues (64%), medical/health/wellness facilities (51%), and other services (69%) in shopping centers in the first quarter this year.
- Roughly one-quarter (26%) of adults visit non-retail tenants all or most of the time while at the mall and slightly more (28%) do the same when visiting an open-air center.
- Nearly half (45%) of consumers say the presence of non-retail tenants increases the amount of time spent at the center, while about two-fifths (38%) claim they encourage more frequent visits.

Shopping center landlords seeking to accommodate consumer preferences for more convenient and engaging environments are adding more non-retail or service-based tenants. *By no means* does this indicate that retail is losing its status as the primary driver to shopping centers. An ICSC consumer survey¹ conducted earlier this year found the top reasons for visiting malls are still retail-related: “visiting department stores,” “browsing,” and “visiting specialty shops.” Services, like seeing movies and dining, ranked lower.

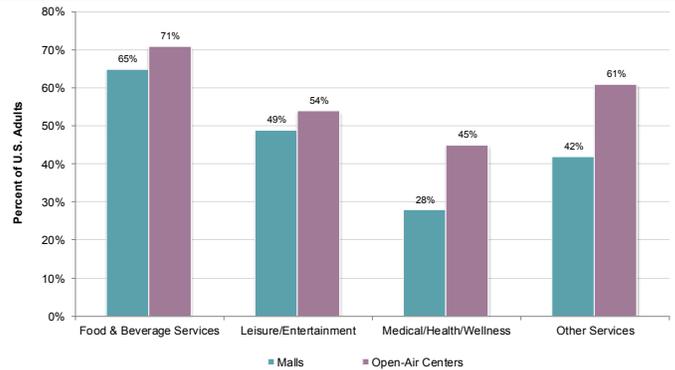
ICSC analysis of U.S. Census Bureau data shows that in 2017, **services, including food and beverage (F&B), salons, laundromats, movie theaters, fitness/recreational sports centers and others generated roughly one-fifth of sales at retail real estate**, while pure retail comprised the remaining share. Furthermore, data provided by CoStar Realty Information Inc., (www.costar.com), shows **non-retail/non-restaurant space in shopping centers specifically increased by 3.9 percentage points between 2012 and 2018 (from 19.2% to 23.1%)**. Because non-retail tenants represent a growing share of the retail real estate landscape, ICSC surveyed² consumers about the various concepts and evaluate the impact those are having on their shopping behaviors.

Non-Retail Tenants Popular, But Traditional Retail Paramount

Overall, in the first quarter of 2018, large shares of the U.S. adult population have visited shopping centers, both malls and open-air, and **spent on F&B (79%), leisure/entertainment (64%), medical/health/wellness (51%), and other services³ (69%)**. (See Chart 1.) Open-air

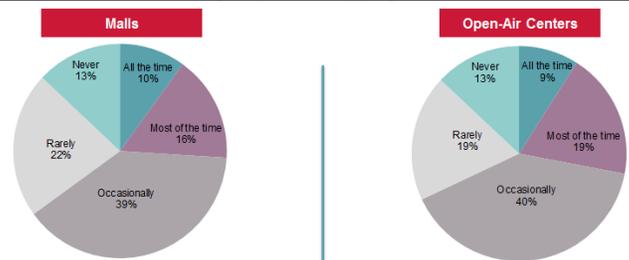
centers—unsurprisingly, since there are more of them, with a typically more diverse service tenant mix—saw a greater percentage of consumers spending in those categories, as shown in Chart 2. Malls, however, experienced nearly as much activity at restaurants and drinking establishments and at leisure/entertainment venues.

Chart 2:
Shares of Consumers Spending at Non-Retail Tenants by Shopping-Center Type



During their mall visits, roughly one-quarter (26%) of adults visit non-retail tenants all or most of the time and slightly more (28%) do the same when visiting open-air centers. (See Chart 3.) At each of those properties, only 13% say they never visit them. Millennials are more likely to visit these establishments more often compared with Gen X and baby boomers.

Chart 3:
Frequency of Spending at Non-Retail Tenants During Trips to Shopping Centers



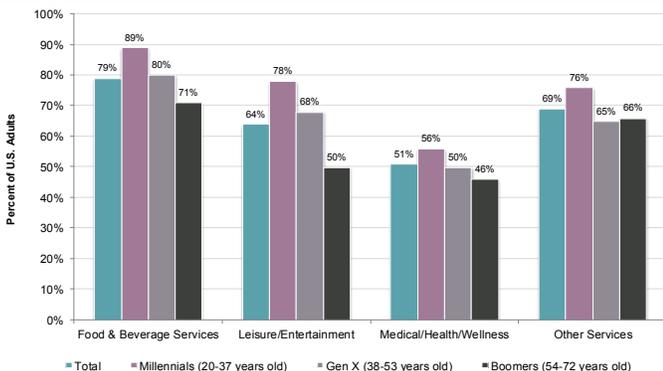
Despite the above data indicating that large shares of adults are patronizing non-retail tenants in shopping centers, this trend has *not* come at the expense of retailers; the establishments still primarily driving visits to those destinations. Proof of this lies in consumer expenditures by type of purchase. Since January, mall shoppers have spent on average 1.5 times more on goods than services, and at open-air centers, on average they spent 2.8 times more on goods.

Casual Restaurants and Movie Theaters See Largest Numbers

Non-retail concepts across a broad spectrum are setting up shop in traditional retail centers. Table 1 lists the most popular of those that consumers visited in the past three months, segmented by category and shopping center format. Although some of them are already well-established shopping center tenants, newer occupants, like food halls,

Chart 1:

Shares of Consumers Spending at Non-Retail Tenants in Shopping Centers by Category and Age in Q1 2018



¹ Findings from the “ICSC 2018 Mall Survey” were highlighted in: “[Consumers See a Bright Future in Malls](#),” *Industry Insights: Consumer Series*, March 2018.

² These results are based on a representative poll of 1,004 adults in the U.S., conducted between March 29 and April 1, 2018 by ORC International on behalf of ICSC.

³ This category includes services such as dry cleaners, banks, salons, pet-care facilities, childcare, places of worship, schools/training facilities, repair shops, and community gathering spaces

Table 1: Non-Retail Tenant Concepts Consumers Visited in the Past Three Months by Shopping Center Format		
	Malls	Open-Air Centers
Food & Beverage Services	<ol style="list-style-type: none"> 1. Food courts (66%) 2. Casual/fast-casual (48%) 3. Fast-food/coffee/yogurt (46%) 4. Food halls (26%) 5. Independent ("mom-and-pop") restaurants (20%) 	Casual/fast-casual (60%) Fast-food/coffee/yogurt (55%) Independent ("mom-and-pop") restaurants (46%) Craft breweries/beer gardens (28%) Market halls/farmers markets (27%)
Leisure/Entertainment	<ol style="list-style-type: none"> 1. Movie theaters (66%) 2. Bowling alley/billiards/arcade (28%) 3. Aquarium/amusement parks (19%) 4. Museum/cultural center (19%) 5. Sports/recreation center (18%) 	Movie theaters (61%) Performance/event gathering space (36%) Bowling alley/billiards/arcade (34%) Aquarium/amusement parks (32%) Museum/cultural center (27%)
Medical/Health/Wellness	<ol style="list-style-type: none"> 1. Dentist/eye care/hearing center (40%) 2. Gyms/fitness centers/yoga studio (34%) 3. Massage parlor/spas (33%) 4. Primary/urgent care clinic (31%) 5. Imaging centers/radiology (25%) 	Primary/urgent care clinic (51%) Dentist/eye care/hearing center (50%) Gyms/fitness centers/yoga studio (40%) Imaging centers/radiology (27%) Physical therapy/chiropractor (26%)
Other Services	<ol style="list-style-type: none"> 1. Hair/nail salon (43%) 2. Banks (37%) 3. Copy/print centers, pack & ship (20%) 4. Dry cleaners/laundromat (19%) 5. Pet grooming/animal care (19%) 	Banks (64%) Hair/nail salon (42%) Pet grooming/animal care (28%) Repair/maintenance shops (27%) Dry cleaners/laundromat (24%)

family entertainment attractions, sports/recreation centers, cultural centers, gyms, urgent care and pet-care facilities, did rank among the top venues consumers visited so far this year at malls and open-air centers.

Separately, within retail stores themselves, non-retail uses and services are also being incorporated for added consumer convenience. Within the past three months, **61% of adults have used a service within a retail establishment that is not part of the company's core business.** The most popular of these include: F&B (31%), banking/financial services (21%), health/medical clinic (18%) and salons (16%).

Longer Stays and More Frequent Visits

Consumers confirm changes to their behaviors as a result of the presence of non-retail or service tenants in shopping centers. **Nearly half (45%) say that as a result of those tenants specifically, they generally spend more time at shopping centers, while about two-fifths (38%) claim those establishments, encourage more frequent visits.** (See Chart 4.) *These findings do not imply that the remaining*

shares of consumers either spend less time or make fewer visits, as they are not reflective of overall shopping center behaviors. They solely provide insight on the direct impact of non-retail tenants.

Additionally, consumers say non-retail tenants make their visits **more efficient and enjoyable (49%)** and they **prefer visiting centers that have a wide variety of those establishments compared with those that have few (44%).** This year's survey also showed that consumers value the entertainment component of shopping centers more than in the past. Only one-third (33%) of adults said entertainment was not something they looked forward to in shopping centers. When the same question was asked in the ICSC/Gallup Survey on Shopping Centers in 1990, two-thirds (66%) of adults said the same. The entertainment aspect of shopping centers has certainly become a mainstay over the 28-year period.

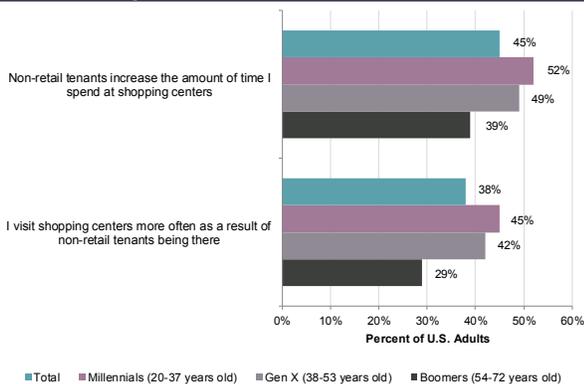
Still Room for More Non-Retail Tenants in Shopping Centers

Despite consumers' widespread use of non-retail and service tenants, they are interested in seeing more of them in the shopping centers they visit. Though already the most prevalent, **the top non-retail tenants consumers want to see more of are F&B services (34%).** Those are closely followed by entertainment (33%) as well as personal care services (20%), medical/health clinics (19%) and gyms/fitness centers (17%). There is a slight difference between the generational cohorts in terms of these preferences. While Gen Xers and boomers would like additional F&B services, millennials want to see more entertainment options.

Conclusion

Adding more non-retail tenants to shopping centers is a direct response within the retail real estate industry to accommodate changing shopping behaviors and new preferences. As many consumers shift their preference from spending mainly on goods to spending more on entertainment and experiences, today's successful retail destinations are diversifying their tenant mix, choosing more service-oriented concepts. **By expanding the offering and allowing consumers to get whatever they want, wherever they want, shopping centers are becoming consumer centers.**

Chart 4:
Shares of Consumers Spending More Time at Shopping Centers and Visiting More Often Due to Non-Retail Tenants



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Global retail trends 2018

Global Consumer & Retail

March 2018



Introduction

Over the last few years, we've heard about the **disruption** that is coming. In reality, we are already **disrupted**. The new retail world that we have been promised is here.

The tools, strategies and technologies required to be successful in this new world are available. The toolbox for success is here, and it's up to retailers to choose the right tools from the toolbox in order to grow their business.

In this document, we discuss some of the biggest retail trends impacting our industry and highlight how some companies are responding.

If you would like more information regarding this document please contact [Dev Devani](#) or [Dan Coonan](#) from the Global Consumer & Retail team at KPMG.





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Top Retail trends

1

The customer experience is more important than ever

The customer experience is more important than ever as retailers are striving to differentiate themselves in a challenging and crowded market. Consequently, experience per square foot will be the new retail metric to measure success.

2

Artificial intelligence will gain more clout

Artificial Intelligence will gain more clout with some executives predicting that 85 percent of all transactions will be AI based by 2020. 2018 will be the year we see AI being deployed at scale.

3

The rise of the conscious customer will continue

The rise of the conscious customer will continue as consumers base their buying decisions on many factors beyond price. These new consumers, led and influenced by millennials, are exerting influence on retailers and forcing them to take action.



05

Is for 2018



The retail world we were promised is now here

The retail world we were promised is now here — it has changed and will continue to impact the path to purchase. We've arrived at the intersection of elevated consumer expectations and technical possibility.

4

A tale of two hemispheres is playing out

A tale of two hemispheres is playing out as platform players and non traditional retailers expand their reach and offerings. The juxtaposition between what is happening in the West and the East will dominate the retail landscape with the latter in many cases moving faster than the former.

5

Trend 1:

The customer experience is more important than ever





Welcome to the experience economy where we have a new metric for a new era.

Experience per square foot will become an important metric for retailers.

Traditionally, the primary measure of retail performance has been sales per square foot. However, as stores become experience hubs as well as points of sale, retailers are thinking differently about the metrics they use to measure performance.

According to the 'Customers 2020 study by Walker, a customer intelligence consulting firm:

“ *Customer experience will overtake price and product as the key brand differentiator by the year 2020.* ”

Trend 1:

The customer experience is more important than ever

Successful retailing in 2018 comes down to obsessing about customer experience. Essential to achieving this is digital and physical touchpoints working together seamlessly.

Despite the notion of the demise of brick-and-mortar stores, physical retail isn't actually dead, but boring retail is. Store closures in certain countries hit all-time highs in 2017. The list of longstanding retail brands that shut their door is too long to list. Often overlooked is the fact that many stores opened as well. We will see a similar pattern in 2018. By January 2019, 90 percent of all retail will still be done in physical stores. Iconic retail brands like Apple, Sephora and Costco continue to succeed, despite relying mainly on brick-and-mortar stores.

As a consequence, new classes of retailers are emerging. There are retailers who started online and are moving to physical brick-and-mortar and others are merging "bricks and clicks." Retailers are seeking to understand their share of consumer spending, and how their consumers search, shop and buy in order to devise new retail models. Whether that means, having a show room or only having a strong presence in e-commerce, retailers are reinventing how they do business.

So, why aren't physical stores dead? Put simply, stores that are doing well offer a customer experience that meets or exceeds customer expectations. Joe Mach, the President of North America at Verifone predicts consumers will visit physical stores as long as there are new and interesting reasons to go. Leading retailers take advantage of their physical spaces to maximize experience per square foot and the real-life interactions customers have there. In summary, customers will shop where they enjoy their experience, this could be on a single channel or a combination of channels.





As retailers enter 2018, they are already seeing that if customers are going to visit a store, it needs to be about more than just the transaction. Retailers need to offer something you can't get online. They need to offer an experience.

Case studies

Nike

“Nike’s latest store in New York is like LEGOLAND for people who love sports.”

Nike opened a new five-story, 55,000 square foot store in New York City. It features a mini indoor basketball court, a treadmill, a system that simulates runs in different locations, a small soccer enclosure, a shoe bar where shoppers can personalize a pair of Nike Air Force and coaches who put customers through drills to test out different pairs of shoes. It is as much a place to play as it is a place to shop. Nike is demonstrating that it understands how brick-and-mortar retail is changing in the age of e-commerce and also how to create a memorable customer experience.

Ulta Beauty

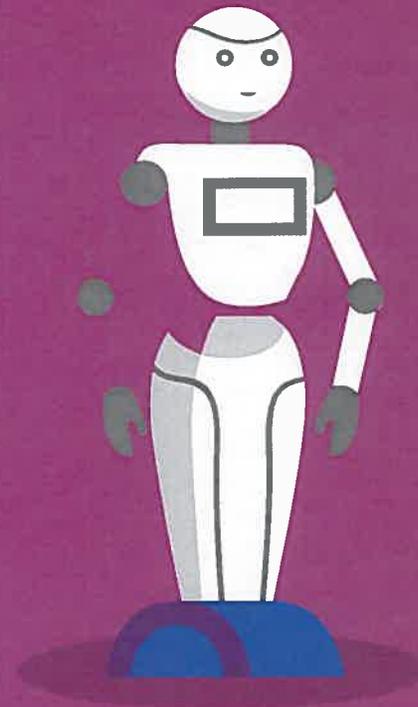
Ulta Beauty is among the largest US beauty retailers and is currently the fastest-growing specialty retailer. In 2016, overall sales grew 23.7 percent. In 2017, Ulta’s digital sales grew a staggering 71 percent in the first quarter, contributing to a 14.3 percent increase in comparable sales.

Ulta has a deep understanding of what customers want from their shopping experience. It combines high-end and drug store products to create a beauty superstore for its customers. Apart from this mix of products and beauty support, Ulta’s main differentiator is its in-store hair, skin and eyebrow treatments that keep customers in their stores longer.

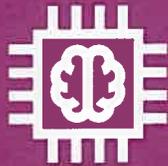
“The notion of continuing to have a wonderful shopping experience with a great assortment of products and categories and brands, plus services, plus the ability to have a great online experience... we see a plenty of runway for us to continue to be a very relevant both brick-and-mortar and online player,” said CEO Mary Dillon.

Trend 2

Artificial
intelligence
will gain
more clout



Retail experts at the National Retail Federation's 2018 Big Show said that retailers should be using artificial intelligence to solve specific problems, not just deploy it for its own sake. In 2018, **retailers will start to discover the value that AI can bring to their business.**



Definition of AI:

An area of computer science that deals with giving machines the ability to seem like they have human intelligence. In short, it is the power of a machine to copy intelligent human behavior.

Example: Robotic process automation (RPA) is being applied to highly repetitive tasks normally performed by humans.

Business examples:

- Machine learning algorithms are being integrated into analytics and Customer Relationship Management (CRM) platforms to uncover information on how to better serve customers.
- Chatbots have been incorporated into websites to provide immediate service to customers.

Charlie Cole, global Chief E-commerce Officer at Samsonite tells Forbes that 2018 is the year that:

“*Artificial intelligence will have its breakthrough moment. More and more retailers will start using it to power various parts of the retail and e-commerce experience.*”

Trend 2:

Artificial intelligence will gain more clout

Katrina Gosek, Director of commerce product strategy at Oracle, says that AI will “finally (be) something that helps retailers reach that holy grail” of personalization.

Back in 2016, Gartner predicted that by 2020, 85 percent of customer interactions would be managed without human involvement. In 2018 we will see AI adoption continue to rise with chatbots taking the lead. Due to increasing ease of deployment, instant availability and improved quality, chatbots will become more and more common to manage customer service queries and to make intelligent purchase recommendations. We will also see the rise of AI-powered conversational interfaces and voice assistants. Retailers can engage this kind of technology to answer routine questions and supplement human customer support with chat-based shopping or voice commerce.

Alongside having the technology available, retailers now also have a significant amount of data to power AI and deliver personalized, customized and localized experiences to customers. AI will be applied across the entire retail product and service cycle, from manufacturing to post-sale customer service interactions. Retailers using AI to its fullest potential will be able to influence purchases in the moment and anticipate future purchases, guiding shoppers towards the right products in a regular and highly personalized manner.

In order to maximize the impact of AI, in 2018 we will see new partnerships and collaborations between retailers and technology companies emerge. Retailers recognize that building or buying the technology they need isn't the best use of their resources. Instead, we will see a rise retailers partnering with niche technology players – collaboration will be the key to success.





Artificial Intelligence isn't just for the movies anymore. Customers are now demanding better, faster and personalized experiences. Retailers need to meet this demand and AI technology can help.

Case studies

Taco Bell

Meet Tacobot. Taco Bell's chatbot that will never let you go hungry. Tacobot is currently in private beta mode and requires a quick install. However as soon as it is installed, you can start chatting and ask it questions about the menu, recommendations, special offers and dietary requirements and even ask how Tacobot is feeling.

Tacobot is connected to your ta.co account, so that all your favorites, including locations, are stored and transferred over. You can place your order for pickup or through their partnership with DoorDash, and have it delivered straight to your door.

Amazon

Not only is Amazon using AI, they are also selling it. They are penetrating the mass market with their Echo and Alexa devices, and nearly overnight it has become the norm to speak to a small device in your home, and to many it almost feels like part of the family.

The Amazon bot personality Alexa uses chatbot technology and voice recognition simultaneously. The goal of Echo is to create a seamless user experience anywhere in the user's home. By speaking directly to Alexa, you can place food orders, play music, plan events, check your calendar, make phone calls and so on. The list is endless and all you need to do is talk to her.

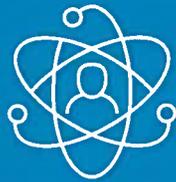
Voicebot estimates that total shipments of Amazon Echo devices were 20.54 million through Q3 of 2017. In Q4 of 2017, it is said Amazon sold "tens of millions" of Echo hardware devices. Echo Dot was the top-selling product on Amazon across all categories.

Trend 3

The rise of the
conscious
customer
will continue



Authenticity is on the tip of the tongue of every marketer today. The question is, why has it suddenly become a major factor in the customer decision-making process?



In an age of authenticity where consumer trust has plummeted,

customers are now demanding transparency. Honesty and authenticity have emerged as the attributes that matter most to customers. Consumers, more than ever before, are holding brands to a higher standard.

An international survey by Cohn & Wolfe found that **87 percent** of global consumers felt that it was important for brands to:

“*Act with integrity at all times, ranking authenticity above innovation (72 percent) and product uniqueness (71 percent) when asked what they valued most in a brand.*”

Trend 3:

The rise of the conscious customer will continue

Customers are demanding transparency as they take an increased interest in the ethical practices of the brands they buy from. Furthermore, customers today who are more tech savvy, have a much keener eye for authenticity versus marketing speak.

Today's customers have a well-developed sense of what is authentic and what is solely intended to drive sales. This has led to a rise in consumers who make values based judgements about what to buy and where to shop. These consumers believe their purchase habits have an impact on the world. To win customers today, businesses need to stand for something and reflect that message consistently throughout the entire business from senior leadership through to front line staff.

The conscious consumer movement is growing. One third of UK consumers, for example, claim to be very concerned about issues regarding the origin of products. In another example, a study from YouGov and the Global Poverty Project revealed that 74 percent of those surveyed would pay a higher cost for their clothes if there was a guarantee that workers were being paid fairly and working in safe conditions.

Authenticity is especially key unlocking the wallets of customers of all ages. Millennials are having a deep impact on the generations that came before them (Boomers, Gen X etc.) as well as the one that comes next: commonly referred to as Gen Z.

A Global Corporate Sustainability Report published by Nielsen indicates that, globally, 66 percent of consumers are willing to spend more on a product if it comes from a sustainable brand. Millennials gave an even more impressive showing, with 73 percent indicating a similar preference. Simply put, customers want the companies they buy from to practice sustainability, strong ethical behavior and transparency. Customers want to buy an honest brand.

Retailers have to be authentic and transparent, but they also need to communicate this in a sophisticated and trustworthy way, or consumers may turn to another brand.





In this business environment, brands and retailers are required to focus more on corporate social responsibility. As Sir Martin Sorrell, head of the world's largest advertising group WPP, said "doing good is good business."



Case studies

Brandless

Brandless is an American company that openly states, "our mission is deeply rooted in quality, transparency, and community-driven values. Better stuff, fewer dollars. It's that simple."

It sells a wide variety of products for a universal flat fee of US\$3. On its website, it says that *BrandTax™* is the hidden costs you pay for a national brand. This is how they have managed to keep costs so low.

Brandless focuses on what matters to their customers. They offer organic, non-toxic, hypoallergenic products that haven't been tested on animals. They believe in helping the consumer and the world at the same time.

Gucci

Italian fashion designer, Gucci has banned the use of fur. The ban will take effect with its spring/summer 2018 collections. The company has now signed up for the Fur Free Alliance, an organization that promises to end the exploitation and killing of animals for fur, as part of a wider sustainability plan. Part of this alliance are competitors, Calvin Klein, Ralph Lauren, Armani and Tommy Hilfger.

Not only does this decision adapt to changing consumer tastes, but Marco Bizzarri the CEO of Gucci also says, "I need to do it because (otherwise) the best talent will not come to work for Gucci."

Bizzarri went on to say, "Being socially responsible is one of Gucci's core values, and we will continue to strive to do better for the environment and animals."

Trend 4

The retail world
we were
promised is
now here



When retailers analyze shopper behavior, it is remarkably clear that **consumers have changed dramatically**. Retailers need to understand and react to these changes.



Technology has made it easier than ever for shoppers to **consume information, find products or services** and **easily share their experiences**. This has resulted in **new customer expectations** that have created a new retail world.

Paul Wissmann Sector Leader for Media & Telecommunications at KPMG in the US says, **“Technology has become so embedded in our daily lives that consumers now view instant access as the norm.”**

“Over the last ten years, technology has opened the floodgates to a wave of unregulated new entrants that have both changed the way in which we manage the flows in and out of our wallet, **while also dramatically raising our expectations.**”

*Me, my life, my wallet –
KPMG Customer Insights
Program*

Trend 4:

The retail world we were promised is now here

As more retailers adapt to the changing expectations of customers, we are finally seeing the new retail world evolve. This is the consequence of significant behavioral shifts over the last few years.

Many retailers who haven't met customers demands are simply no longer in the game. Forrester anticipates this challenging new environment will "place harsh and unfamiliar demands on companies, requiring changes in how they develop, market, sell and deliver products and services."

The predictions and attributes that people have been talking about for years have now become customer expectations and have drastically changed the path to purchase. According to Forrester, we're five years into the Age of the Customer, in which newly empowered customers place elevated expectations on every interaction they have with brands.

New technologies have put customers in the driver's seat — they have the power. Apps like Snapchat, WeChat and WhatsApp show we are quickly moving toward a reality in which everything happens in real time. The natural outcome is that people want that instant gratification. This has had a deep impact on customer expectation.

This just in time gratification puts a huge strain on retailers. In a Salesforce.com report, 64 percent of consumers said they expect companies to respond to and interact with them in real time. The need for speed will only increase as technology enables and advances.

The point of engagement and the point of transaction are converging, meaning brands that can offer immediacy, instant gratification, personalization, authenticity and accessibility will win.



Amazon Prime

USA

\$12.99

per month. OR

\$99.00

annual subscription.

UK

£79.00

annual subscription.

Well-performing retailers are changing their businesses to adapt to consumer demands. This is setting a new standard for the industry.



Case studies

Amazon

Nearly half of US households are now Amazon Prime subscribers.

Data from Kantar estimates that 45 percent of households in the US are willing to pay Amazon prime membership fees in exchange for the promise of free two-day shipping on eligible items, despite the yearly fee of \$99.

Not so long ago, it was acceptable to wait at least a week for delivery. This is no longer the case. Amazon has adapted to this expectation and Prime membership has boomed because of it. In the UK, Prime members can even receive same day delivery on selected items. Options like this, make consumers switch to brands who offer this just in time fulfillment.

Target

Target has announced that beginning in February with a roll out across the country throughout the year, the retailer will offer same day delivery as the retail wars heat up in the US.

The offering is a new way for Target to compete with other online shopping sites like Amazon, which dominates with 38 percent of all online shopping, and whose customers are now demanding faster speed, greater convenience and lower price. As Darren Seifer, a food and beverage industry analyst for NPD says "Target clearly sees the writing on the wall. If they're going to stay competitive, they need to up their convenience game to remain competitive with the likes of Wal-Mart, Jet, and Amazon."

Trend 5

A tale of two hemispheres is playing out



An ongoing competition between the hemispheres has been a topic of interest within the retail world. Who is actually leading? Who is growing quicker, and most importantly, who is going to win?



China takes another step towards a service economy.

China's economy continues its historic shift to becoming more consumption and service-driven that could help sustain the country's growth over the next decade and beyond."

“ It doesn't matter if I failed. At least I passed the concept on to others. Even if I don't succeed, someone will succeed. ”

Jack Ma –
Executive chairman
of Alibaba Group

Trend 5:

A tale of two hemispheres is playing out

For a long time, companies in China were known for taking products and business models from the West and adapting them to their local markets. However, with the move to a consumption-driven economy, home-grown platform businesses are redefining the Eastern landscape.

China has developed a unique innovation ecosystem that has resulted in a revolutionary approach on a mass scale. It is different from that in the West, and it is impacting both emerging and developed economies. China's innovative tech companies are dominating the local market and it may just be a matter of time before they themselves move West.

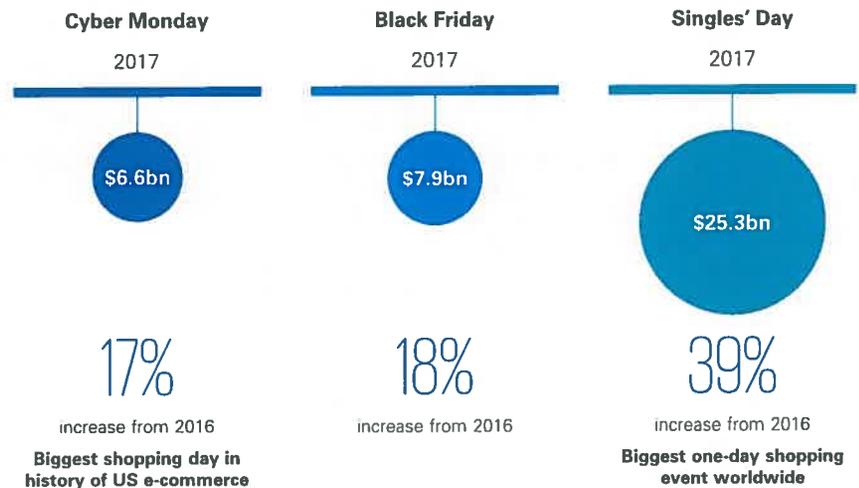
Chinese conglomerate, Alibaba Group, has significantly reshaped the retail world and its own business in a fast-growing economy – a stark contrast to record store closures faced by retailers in the West. Alibaba owned Taobao, an online marketplace, has 580 million active monthly users – mostly in China, demonstrating the incredible pace of growth in the East.





In 2017, we witnessed Alibaba's Singles' Day (11/11) achieving record revenue of over \$25 billion. Single's day was much bigger than Black Friday and Cyber Monday combined.

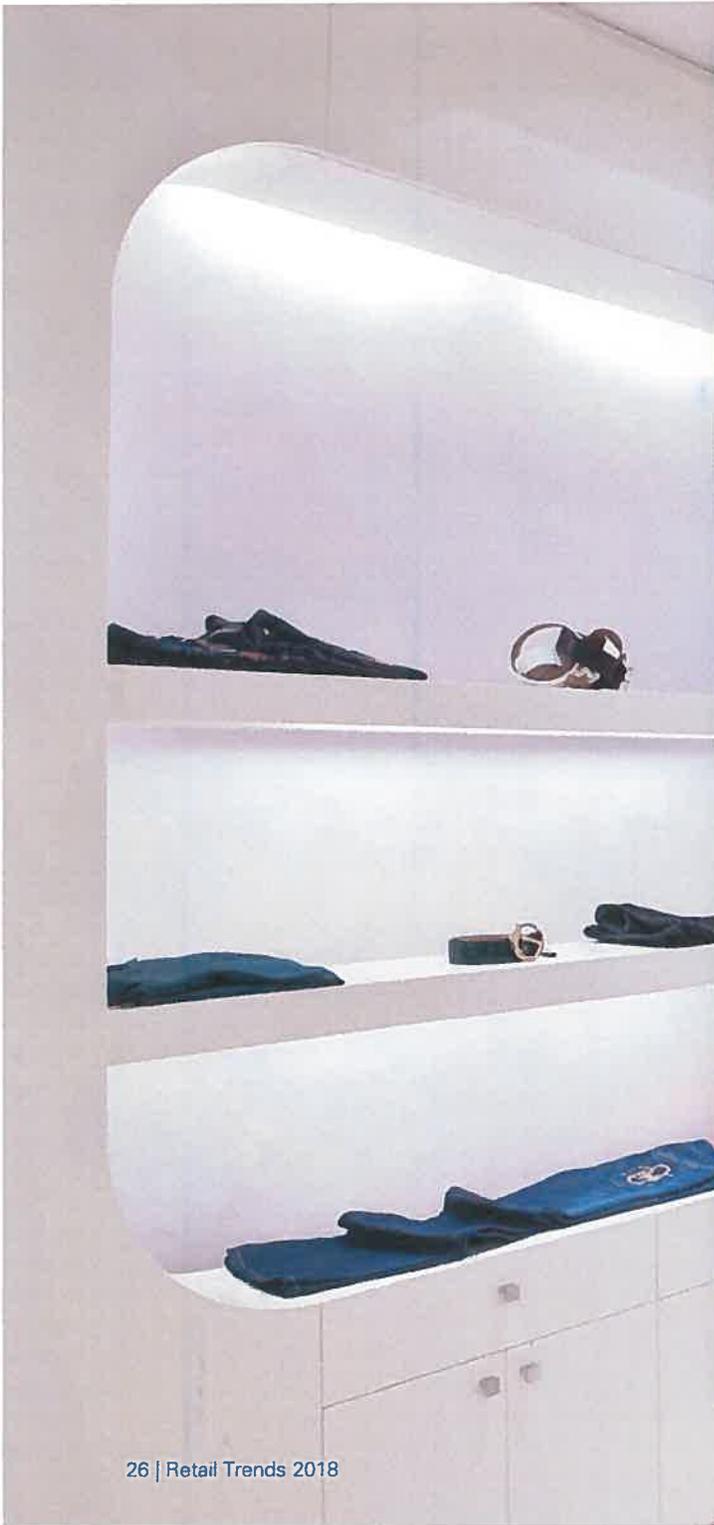
In 2017, Singles' Day's record-breaking sales represented 39 percent YoY growth. Alibaba processed 812 million orders within 24 hours and its payment service, Alipay, handled 1.5 billion transactions, peaking at an incredible 256,000 transactions per second. Meanwhile, Cyber Monday became the largest online shopping day in US history with a record \$6.59 billion online transactions.



It is projected that by 2030, the Chinese middle class will add 800 million to one billion new consumers and over 200 cities will have populations over 1 million. To put this into context, the OECD has projected that Europe would add 16 million consumers by 2030 and has only 35 cities with populations over a million today.

With the middle class moving from a projected 12 percent to 73 percent of the Chinese population from 2009 to 2030, consumption in China is projected to be 2.5 times that of the US.

Already today, more Chinese consumers use mobile phones to access the internet than those in America, Brazil and Indonesia combined. About half of China's online sales take place via mobile, compared to barely a third in the US.



In China, **Tencent's WeChat** is the dominant messaging force for monopolizing mobile users' attention, via a platform that plugs in all sorts of additional third party services, from ride-hailing to banking to food ordering.



According to their own WeChat Data Report:

- WeChat monthly active users reached **963 million in Q2 2017**, representing YoY growth of **19.5 percent**.
- **Over 50 percent** use WeChat for over **1.5 hours every day**; **over one third over 4 hours per day**.
- Users make **100 million calls** per day on WeChat

Users can shop and pay within the App and use WeChat Pay to do so.

By the numbers



Singles' Day

An annual shopping holiday in China created by Alibaba, is the biggest online shopping event in the world.



Alipay:

400m
users



Chinese E-commerce

market pegged at

\$1.7 tn



Alipay:

#1
payment
service in China

Alibaba already accounts for more **than 80 percent** of all online purchases in China. But with just a **53 percent** internet penetration, there is still a great deal of potential for growth.

Top 10 lessons for retailers



one

Customer experience is the key to success. The commercial battleground is no longer just price, product or efficient supply chain. It is now customer experience.

two

New metrics for success are taking over. Experience per square foot will become an important metric.

three

Don't give up on brick and mortar. Understand the balance of digital and e-commerce required in order to reach your customer.

four

Understand how AI can help your business. In 2018 we will see more AI adoption. Retailers need to understand where AI fits within their organization.

five

Look externally to help build your technology. The best way for many companies to achieve successful implementation of technologies is to look outside their own four walls.

six

Stay true to the core of your brand. Customers want authenticity and transparency. They want to know exactly who they are buying from.

seven

Understand that the customer has changed. It is important to understand that the old ways of doing customer segmentation aren't sufficient. You need a multidimensional view of your customer.

eight

Recognize that customer expectations have changed and retailers who don't meet expectations are no longer contenders.

nine

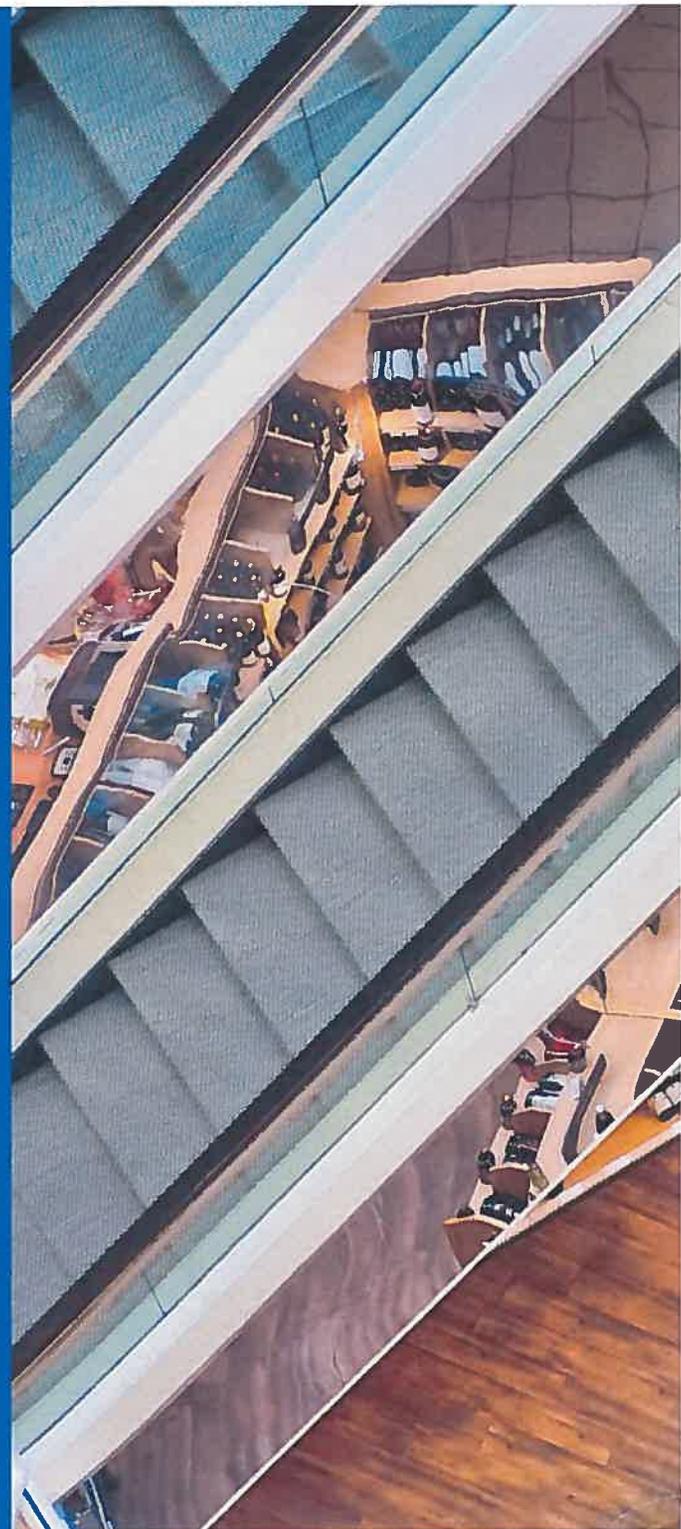
Be knowledgeable about what Eastern retailers are doing. Advances in the East could be an indication of how retail will change in the West.

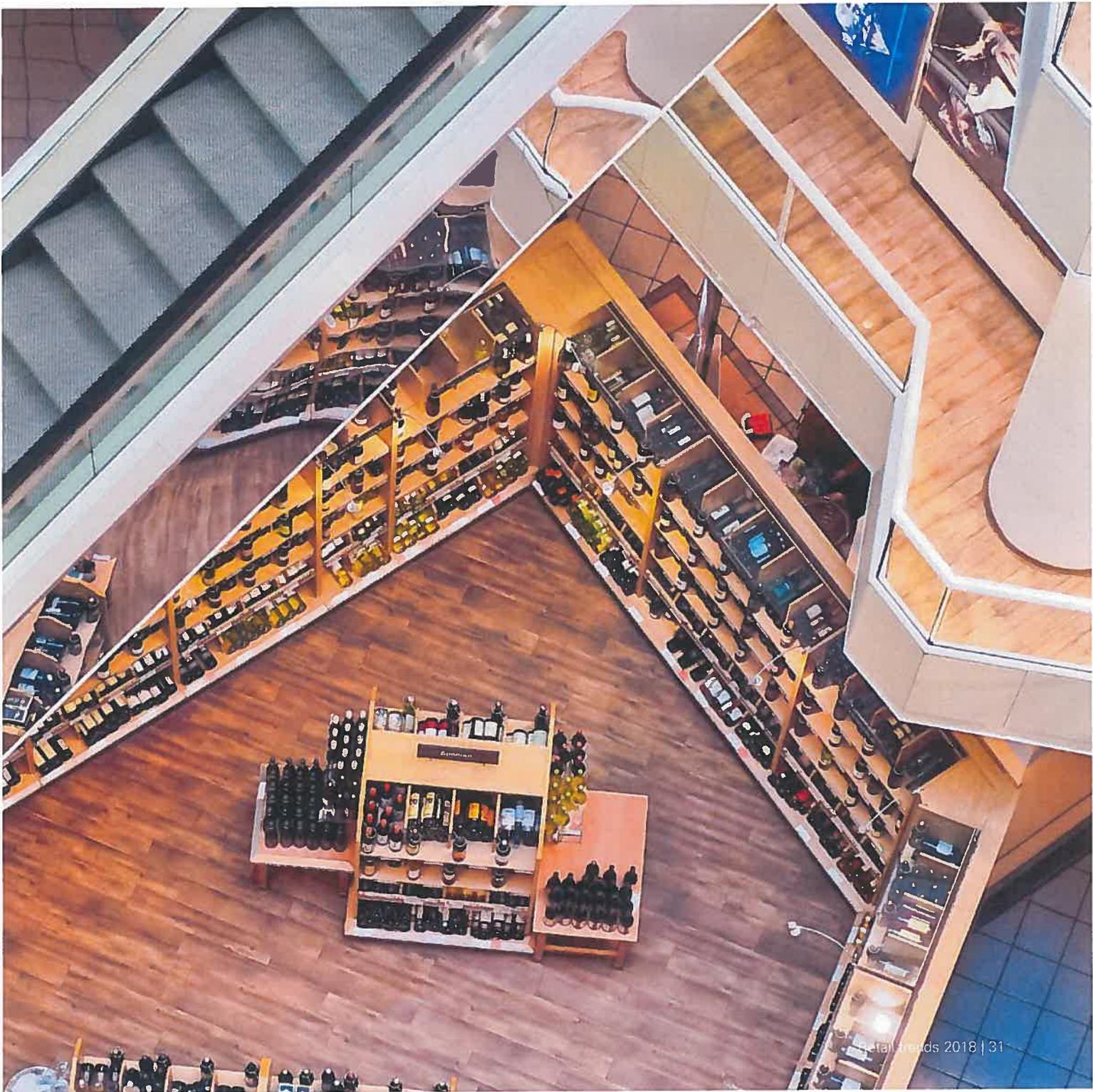
ten

Embrace the new retail world it is here. The tools and technologies to transform retail have arrived.

“ When you’re trying to make an important decision, and you’re sort of divided on the issue, ask yourself: If the customer were here, what would she (or he) say. ”

Dharmesh Shah
CTO of Hubspot





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currently is.

Mayor Brandt directed staff to poll the Trustees not in attendance and go with the consensus for size.

It was the consensus of the Board to refer this to the Architectural Review Board for a Public Hearing at the February 19, 2019 Meeting once staff makes noted changes and gets consensus on sign sizes from the absent Trustees.

3.12 Preliminary Evaluation Regarding a Text Amendment to Eliminate Ground Floor Sales Tax Generating Use Restrictions in B1 and B2 Business Zoning Districts (Alexander and Julia Katsnelson)

Assistant Village Manager/CED Director Gilbertson provided a summary of a preliminary evaluation regarding a text amendment to eliminate ground floor sales tax generating use restrictions in B1 and B2 Business Zoning Districts as petitioned by Alexander and Julia Katsnelson. The text amendment is necessary for them, as physicians, to establish new dermatology and oral, maxillofacial, and surgery practices at 231 Olde Half Day Road in the B1 zoning district. The proposal is supported and has been approved by property owner Njb Real Estate LLC.

Mayor Brandt asked if this was addressed a few weeks ago when the Board discussed this for the O/I District and thought the decision was already made. Assistant Village Manager/CED Director Gilbertson stated this is a different zoning district. Village Manager Burke noted Staff saw an opportunity to raise a broader conversation about the entirety of B1 and B2. Assistant Village Manager/CED Director Gilbertson noted staff would bring back changes for the entire zoning district but the petitioner would like to move forward with their business and this is the reason the request is being brought up separately.

Dr. Alex Katsnelson provided a presentation regarding their proposed business and petition for preliminary evaluation regarding a text amendment to eliminate ground floor sales tax generating use restrictions in B1 and B2 Business Zoning Districts.

Mayor Brandt asked how large the lot was and noted concern about building size and if parking requirements would be sufficient. Dr. Katsnelson stated they would present the findings at the next meeting but stated he felt parking would be adequate. Mayor Brandt asked if they had looked at other locations in Lincolnshire. Dr. Katsnelson stated they had but preferred this particular location given its accessibility on Olde Half Day Road and proximity to other businesses and institutions.

The consensus of the Board was to refer this to the Zoning Board.

3.13 Consideration of Amendments to Title 5 (Building Regulations and



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, March 18, 2019**

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Asprooth	Village Manager Burke
Finance Director/Treasurer Peterson	Public Works Director Woodbury
Chief of Police Leonas	Assistant Village Manager/Community &
Planning & Development Manager Zozulya	Economic Development Director Gilbertson

ROLL CALL

Mayor Brandt called the meeting to order at 7:25 p.m., and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the March 11, 2019 Committee of the Whole Meeting Minutes

The minutes of the March 11, 2019 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of a Site Plan and Building Elevations for New Medical Office Building - 231 Olde Half Day Road (Alexander and Julia Katsnelson)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided a summary of a site plan and building elevations for a proposed medical office building – 231 Olde Half Day Road. The petitioner plans to acquire the property, demolish the existing building, and build a new 5,000 square foot oral maxillofacial and dermatology medical office. Staff has encouraged the petitioner to work with the neighbors and talk about features of the site and possible cross access to Oak Tree Corners.

Dr. Alexander Katsnelson provided a presentation regarding a proposed site plan and building elevations for a proposed medical office building - 231 Olde Half Day Road which included benefits for the Village, renderings of the new building, site plan, parking of the proposed building, and a summary of his practice.

Trustee Hancock asked how placement of the building was determined for the proposed new structure. Dr. Katsnelson stated the proposed building was designed from the inside out and it was determined the need was for a wide building which fit best on the site where proposed.

Mayor Brandt asked if there was a fence between the property and Half Day School. Dr. Katsnelson confirmed there is a fence between the property and the school that would remain.

Trustee Grujanac stated there were many trees on the site and asked if the plan was to remove most of the trees, and are there any heritage trees on the site. Assistant Village Manager/CED Director Gilbertson stated he was not sure if there were heritage trees on the site, but this information would be obtained when reviewing the landscape/tree removal plan for the project.

Trustee Hancock asked if there was concern with the cross access to Oak Tree Corners. Dr. Katsnelson stated they would encourage the cross access to Oak Tree Corners and had plans to discuss this with the shopping center owners. Trustee Hancock asked if they would be willing to remove some parking spaces for access to Oak Tree Corners. Assistant Village Manager/CED Director Gilbertson noted staff would not encourage cross access if it is not feasible to meet the parking requirements on the proposed site.

Mayor Brandt asked what the hours of operation would be for the office. Dr. Katsnelson stated he believed the hours of operation would be normal business hours; 8 a.m. – 5 p.m.

A brief conversation regarding proposed signage followed.

It was the consensus of the Board to refer this item on the Architectural Review Board and Zoning Board.

- 3.2 Finance and Administration
- 3.3 Public Works
- 3.4 Public Safety
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Grujanac moved and Trustee Servi seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Brandt declared the meeting adjourned at 7:49 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Bradly J. Burke
Deputy Village Clerk

REQUEST FOR BOARD ACTION
Zoning Board
June 25, 2019

Subject: Home2 Hotel by Hilton – 350 Knightsbridge Parkway

Action Requested: 3.2 Public Hearing regarding a Special Use Permit to construct a 113-room Home2 Suites hotel by Hilton in the Office/Industrial (O/Ib) zoning subdistrict, per Section 6-8-5 of the Lincolnshire Village Code

3.3 Public Hearing regarding a Variation from Section 6-8-8 of the Lincolnshire Village Code to Reduce the Front Yard Setback from 56'-6" to 50', to construct a 113-room Home2 Suites hotel by Hilton

3.4 Public Hearing regarding a Variation from Section 6-8-9 of the Lincolnshire Village Code to Exceed the Maximum Allowable Building Height from 45' to 51'-6", to construct a 113-room Home2 Suites hotel by Hilton

3.5 Public Hearing regarding a Variation from Section 6-11-2-B-4 of the Lincolnshire Village Code to Reduce the Side Yard Landscape/Parking Setback from 15' to 12', to construct a 113-room Home2 Suites hotel by Hilton

3.6 Public Hearing regarding a Variation from Section 6-11-2-B-4 of the Lincolnshire Village Code to Reduce the Rear Yard Landscape/Parking Setback from 15' to 10', to construct a 113-room Home2 Suites hotel by Hilton

3.7 Public Hearing regarding a Text Amendment to Section 6-11-2 of the Lincolnshire Village Code to Revise Hotel Parking Requirements for Dining Areas

Petitioner: Knight Bridge Pky, LLC

Originated By/Contact: Ben Gilbertson, Assistant Village Manager/CED Director

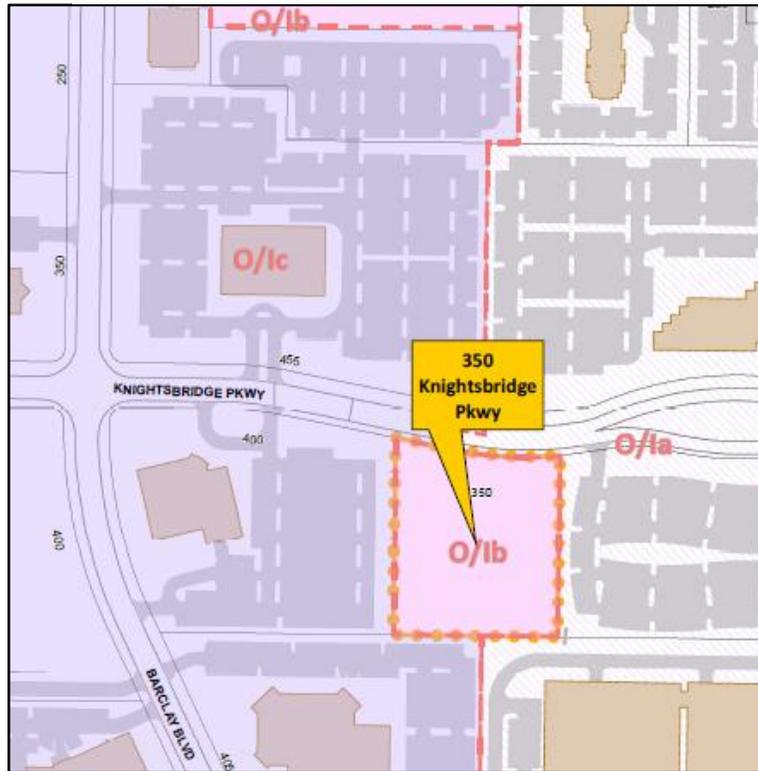
Referred To: Zoning Board & Architectural Review Board

Background:

- Vaibhav Sevale and Kamlesh Patel of Knight Bridge Pky, LLC (the "Petitioner"), owners of the 2.2-acre parcel at 350 Knightsbridge Parkway, seek the following:
 - A Special Use Permit to construct a 113-room Home2 Suites hotel by Hilton at 350 Knightsbridge Parkway, in the Office/Industrial (O/Ib) zoning subdistrict, per Section 6-8-5 of the Lincolnshire Village Code (Village Code).
 - A variation from Section 6-8-8 of the Village Code to reduce the front yard setback from 56'-6" to 50'.

- A variation from Section 6-8-9 of the Village Code to exceed the maximum allowable building height by 6'-6" (the proposed building height is 51'-6", compared to the 45' code-permitted maximum).
- A variation from Section 6-11-2-B-4 of the Village Code to reduce the side yard landscape/parking setback from 15' to 12'.
- A variation from Section 6-11-2-B-4 of the Village Code to reduce the rear yard landscape/parking setback from 15' to 10'.
- A request for a text amendment to Section 6-11-2 of the Village Code to revise hotel parking requirements for dining areas. The proposed calculation is: 1/unit + 0.5 employee + 1/50 SF of lounge or dining area ***open to the public*** (proposed language in ***bolded italics***).

Figure 1: Location Map of 350 Knightsbridge Parkway



- The property is located in the Lincolnshire Corporate Center amongst a mix of office and light industrial buildings. The subject property is directly north of Honeywell Analytics (zoned O/lc), west of a parking lot serving 300 Knightsbridge Parkway (zoned O/la), east of Nexus Pharmaceuticals (zoned O/lc), and south of two office buildings across Knightsbridge Parkway (zoned O/lc and O/la, respectively).
- The property is currently home to an inactive baseball field. In discussions between staff and the former property broker, the baseball field was built by Northgate Investments for local corporate leagues to use. After the Great Recession of 2007-2009, the office population decreased which impacted league participation and field use. The property has been largely unused and vacant over the last 10 years.
- On September 24, 2018, the petitioner requested Preliminary Evaluation of their request for a special use permit (SU) to construct the hotel. The property is zoned O/lb, which permits hotels as special uses. The petitioner also requested variations for (1) building height, (2) front yard setback, (3) rear yard landscape/parking setback, and (4) side yard landscape/parking setback. On January 24, 2019, the petitioner requested a second Preliminary Evaluation of a text amendment to revise the dining area parking requirement for hotels (i.e., parking must be provided only for hotels with lounge or dining area ***open to the public*** [proposed amendment in ***bolded italics***]). It was the consensus of the Village Board to refer this project to the Architectural Review Board (ARB) and Zoning Board (ZB).
- On June 18, 2019, the ARB held a workshop on the proposed building elevations and materials, landscaping, parking configuration, exterior lighting and storage, and overall site design and amenities. The ARB also held a public hearing regarding wall sign variation requests. The ARB

continued the public hearing to its July 16, 2019 meeting to consider the wall sign variation again in conjunction with revised architectural plans.

- A newspaper notice of the ZB public hearing was published in the May 31, 2019 edition of the Daily Herald. Additionally, the petitioner provided a certified notice to property owners within a 250' radius of the subject property and submitted a notarized Notification Affidavit.

Special Use Permit

- Per Village Code, the O/lb subdistrict “is intended primarily to accommodate office dominant uses where combinations of office/restricted light industrial or office-warehousing uses are to be accommodated as long as twenty five percent (25%) of the gross floor area of the original principal structure on the zoning lot is devoted to office activities.” A special use permit is required for the construction of a hotel on the subject property per Village code.
- The Corporate Center is currently home to two other hotels (Staybridge Suites and Springhill Suites), both zoned O/la with Special Use Permits. Lincolnshire has a total of six existing hotels, and hoteliers and developers have indicated demand for additional hotel rooms to serve business and leisure travelers.
- Van Vlissingen, commercial real estate broker and developer of the Lincolnshire Corporate Center, has expressed support for the proposed hotel use on the property.
- The petitioner submitted the attached responses to the required Special Use Findings of Fact Standards. The Zoning Board must review the responses and find that each standard has been satisfactorily addressed in order to provide a favorable recommendation to the Village Board.
- Per Section 6-14-11-G of the Village Code, any Special Use Permit becomes null and void if the improvements for which the Permit was granted are not substantially underway within three years of Village approvals.

Building Height, Front Yard Setback, Rear Yard Setback, and Side Yard Setback Variations

- The petitioner requests a variation to the number of stories (3) and building height (45') allowed within the O/lb subdistrict for “other permitted uses.” Specifically, the request calls for a 4-story building to accommodate additional rooms to enhance business viability. The proposed maximum building height is 51'-6”, or approximately 14% taller than the code-permitted maximum of 45'. The increased height is required to accommodate the “beacon,” which is a key architectural feature to the Home2 brand. Notwithstanding the beacon, the average height of the building is 44'-3” – less than the 45' maximum for the O/lb subdistrict.
- For comparison, the petitioner surveyed surrounding buildings to the subject property as part of their application. Those findings are shown in the table below. (Note: Village Code allows six stories or 85' in height for all buildings/mechanical equipment in the O/la subdistrict, and for office buildings in all O/lb, O/lc, and O/ld subdistricts).

Address	Building Height/Type
405 Barclay Boulevard	One-story office/warehouse
300 Marriott Drive	Six-story hotel
300 Knightsbridge Parkway	Four-story office building
333 Knightsbridge Parkway	Four-story office building
400 Knightsbridge Parkway	One-story office
455 Knightsbridge Parkway	Four-story office
4 Overlook Point	Six-story office; two-story parking structure

- The petitioner requests a variation to the front yard setback minimum of 50'. The O/Ib subdistrict requires a 1' increase in front yard setback for each 1' increase in building height above 45', up to 72', including roof-top mechanical equipment. For the proposed 51'-6" building height, this equates to a 56'-6" front yard setback. The proposed setback is 50', or 6'-6" shorter (13%) than what Village code requires.
- The petitioner requests a variation to the rear yard landscape/parking setback minimum of 15'. The proposed setback is 10'. The request is to (1) accommodate on-site vehicular circulation and (2) eliminate an 8'-wide foundation planting area along the south wall of the hotel to make room for an ADA-compliant sidewalk.
- The petitioner requests a variation to the side yard landscape/parking setback minimum of 15'. The proposed setback is 12'. The request is to accommodate sufficient parking and on-site vehicular circulation.
- The petitioner submitted the attached responses to the required Variation Findings of Fact Standards. The Zoning Board must review the responses and find that each standard has been satisfactorily addressed in order to provide a favorable recommendation to the Village Board.
- Per Section 6-14-9-E of the Village Code, any variation becomes null and void if the improvements for which the variation was granted are not substantially underway within one year of Village approvals, unless a one-time extension is granted by the Village Board without an additional public hearing.

Hotel Parking Requirement Text Amendment

- Currently, Village Code requires hotels to provide parking based on the following calculation:

$$1/\text{unit} + 0.5 \text{ employee} + 1/50 \text{ square feet of lounge or dining area}$$

The hotel use for the subject property calls for 113 units, equating to 113 spaces. With respect to the employee component of the calculation for the proposed use, Section 6-11-2-3 of the Village code requires parking spaces for employees be based on "the maximum number of employees on duty or residing on the premises at any one time." The Petitioner indicates a maximum of 10 employees would be on-site at any given time, yielding 5 spaces. The requested text amendment is to amend the 1/50 square feet of lounge or dining area component of the equation.

- Village Code requires parking spaces for dining or lounge area square footage regardless of whether the dining/lounge area is intended for hotel guests only, as opposed to guests and the public. Because Home2 Suites caters only to hotel guests, the Petitioner proposes to amend hotel parking requirements as follows (proposed language in ***bolded italics***):

$$1/\text{unit} + 0.5 \text{ employee} + 1/50 \text{ square feet of lounge or dining area } \textit{open to the public}$$

The proposed amendment would allow hotels with concepts similar to the Home2 Suites (e.g., a breakfast bar or café used primarily by only hotel guests) to right-size required parking, while hotels with brand-name restaurants or bars serving both the public and hotel guests (e.g., Marriott Resort) would continue to require one space for every 50 square feet of dining or lounge area.

- A March 2016 Northwest Municipal Conference survey of 14 area communities found parking regulations for new hotel developments vary in approach when estimating hotel parking. Generally, most communities require at least one space for every room. However, parking stalls based on the number of employees on duty, restaurant square footage, office space, and other factors differ between communities. Some communities explicitly require parking spaces for restaurants that can serve non-guests, while others are silent. Still other communities request petitioners to provide actual parking count data or evaluate hotel uses and required parking on case-by-case basis via special use ordinance process.

Review & Approval Process:

1. Preliminary Evaluation at the Village Board. **COMPLETED**
2. The ARB will review the site and building design, landscaping, signage, lighting, and site amenities. **IN PROCESS**
3. The Zoning Board public hearing on the zoning requests. **IN PROCESS**
4. The Village Board will consider the Zoning Board's and Architectural Review Board's recommendations and make the final determination. **TO BE HELD AT A FUTURE DATE**

Recommendation:

Recommendation of approval to the Village Board for the Special Use Permit; building height, front yard setback, rear yard setback, and side yard setback variations; and hotel parking requirement text amendment.

Motion – Special Use Permit:

Having made findings based on facts covered in a public hearing on June 25, 2019, the Zoning Board recommends approval to the Village Board of a Special Use Permit to construct a 113-room Home2 Hotel by Hilton at 350 Knightsbridge Parkway, in the Office/Industrial (O/Ib) zoning subdistrict, per Section 6-8-5 of the Lincolnshire Village Code, as presented in the petitioner's presentation packet and based on the Special Use Findings of Fact, and further subject to...

[Insert any additional conditions or modifications]

Motion – Building Height, Front Yard Setback, Rear Yard Setback, and Side Yard Setback Variations:

Having made findings based on facts covered in a public hearing on June 25, 2019, the Zoning Board recommends approval to the Village Board variations for building height, front yard setback, rear yard setback, and side yard setback for the property at 350 Knightsbridge Parkway, per Sections 6-8-8, 6-8-9, and 6-11-2-B-4 of the Lincolnshire Village Code, as presented in the petitioner's presentation packet and based on the Zoning Variations Findings of Fact, and further subject to...

[Insert any additional conditions or modifications]

Motion – Text Amendment:

Having made findings based on facts covered in a public hearing on June 25, 2019, the Zoning Board recommends approval to the Village Board a text amendment to Section 6-11-2 of the Lincolnshire Village Code, to revise hotel parking requirements for dining areas such that the proposed calculation is 1 space/unit + 0.5 spaces/employee + 1 space/50 square feet of lounge or dining area open to the public, as presented in the petitioner’s presentation packet and based on the Text Amendment Findings of Fact, and further subject to...

[Insert any additional conditions or modifications]

Reports and Documents Attached:

- Document 1: Cover letter, prepared by Shilpa Purohit, Project Architect, on behalf of property owners and Petitioner, dated June 20, 2019.
- Document 2: Responses to Standards of Findings of Fact for a Special Use Permit, Height and Setback Variations, and Text Amendment, prepared by Shilpa Purohit, Project Architect, on behalf of property owners and Petitioner.
- Document 3: Planning and Zoning Application, dated January 11, 2019.
- Document 4: Certificate of public hearing notification publication in the May 31, 2019 edition of the Daily Herald.
- Document 5: Notification of Public Hearing Affidavit and corresponding address list, dated June 3, 2019.
- Document 6: Presentation packet, prepared by Knight Bridge Pky, LLC and Purohit Architects, date stamped received June 13, 2019.
- Document 7: Northwest Municipal Conference Survey of hotel parking calculations, March 2016.
- Document 8: Title 6 (Zoning), Chapter 8 (Office/Industrial) of the Lincolnshire Village Code.
- Document 9: Minutes from the September 24, 2018 Committee of the Whole meeting.
- Document 10: Minutes from the January 28, 2019 Committee of the Whole meeting.
- Document 11: Unapproved minutes from the June 18, 2019 Architectural Review Board meeting.

Meeting History	
Committee of the Whole Meeting – Preliminary Evaluation (Special Use Permit, Height/Setback Variations)	September 24, 2018
Committee of the Whole Meeting – Preliminary Evaluation (Text Amendment)	January 28, 2019
Architectural Review Board – Site Design Workshop and Wall Sign Variation Public Hearing	June 18, 2019
Zoning Board – Special Use Permit, Height/Setback Variations, and Text Amendment Public Hearing	June 25, 2019

Architects & Planners

2020 E. Algonquin Rd., Schaumburg, IL 60173

Tel: (O) 487-496-5322; (C) 847-757-1618

Email: info@purohitarchitects.com

www.purohitarchitects.com

DATE: **JUNE 20TH 2019**

PAGES: **03**

<p>TO: Chairman Brian Bichkoff and Members of the Zoning Board</p>	<p>FOR: Home2 Suites by Hilton 350 Kinghtsbridge Pkwy, Lincolnshire, IL</p>
<p>Attn.: Mr. Ben Gilbertson, Assistant Village Manager/ Community & Economic Development Director One Old Half Day Road, Lincolnshire, IL 60069</p>	<p>PAI Project # 19112.00</p>
<p>Ph.: 847-913-2312 E-mail: bgilbertson@lincolnshire.gov</p>	

RE.: Petition for Special Use and Zoning Variances in O/Ib Zoning District

Please accept this letter and supporting drawings and documents on behalf of the owner/ petitioner requesting a Special Use and zoning relief for the development of a 113 room Home2Hotel by Hilton with respect to the Subject property. The reasons for this request are:

1. A special use is required per the ordinance for a Hotel Use in O/Ib district. (Section 6-8-5 of the Lincolnshire Village Code)
2. Ownership would like to bring a contemporary Home2 Hotel to the Village to serve and benefit the local corporate and residential communities. Below relief's are requested to incorporate the prototype room count, business viability concerns and the site constraints.

The following variations to the zoning ordinance are requested for the consideration:

1. Building Height- 3 story – 45 Ft.: The prototype for a Home2Hotel is a 4 story building with 107 rooms. Our proposal is for a (4) story building with 113 rooms. A (3)-story hotel on this site would only accommodate approximately 80 rooms and would not be viable business model. A variance to the (3) story maximum height is requested to allow a (4) story building. The adjacent properties to the northwest, north, northeast, east and southeast all exceed the (3) story limit. See Site Key Plan with adjacent building info. (Section 6-8-9 of the Village Code)
2. Building Height- 45 Ft. The proposed building height to the top of the "White Beacon" (A branding and trademark feature of the franchise hotel, that has a soft glow from external light source) is 51'-6". An approximately 14% additional to the allowable height is requested to accommodate the "Beacon light". Also, note the area of raised "Beacon" is about 3% only of the entire building foot print. Additionally, notwithstanding the beacon, the height of the building parapet is only 43'-6" and the height at the mechanical screen(s) shall be no more than 47'-10" above the finish grade. The variance in height is requested to allow the franchise's main feature, which in turn enhances the overall appearance while not increasing the building mass. (Section 6-8-9 of the Village Code)
3. Front Yard Setback 50 Ft. + 1' for each foot above 45' The required street setback is 50' + 6'-6"= 56'-6". The variation from section 6-8-8 of the village code, to reduce the front yard setback from 56'-6" to 50'-0" is

requested. Again the variation is needed to accommodate the “Becon” height- which is relatively small area compared to the entire building footprint. (Section 6-8-8 of the Village Code)

4. Rear yard landscape/ parking setback 15 Ft. A 5 Ft. rear yard setback variance is requested to accommodate on the site circulation drive aisle and the required sidewalk. A second part of this request, is the elimination of the 8 Ft. wide foundation planting area along the south wall. Due to the nature of the building footprint and the exit stair(s) being at the both the north and the south ends of the building- an accessible path/ sidewalk is required. Also the drive aisle is needed for the fire department. (Section 6-11-2-B-4 of the Village Code)
5. Side yard landscape/ parking setback 15' Ft. A 3t variance is requested to the 15 Ft. side yard Landscape/ Parking setback to accommodate the landscape area, sidewalk & drive aisles. The brand requires exterior patios to enhance the outdoor connection- both the patios fall within along the sides of the building, and due to the nature of site width, the full extent of the side yard setback is not achievable. (Section 6-11-2-B-4 of the Village Code)

Along with the above variances, a request is made for- A text amendment to Section 6-11-2 of the Village code, to revise hotel parking requirements for the dining areas. The proposed calculations is: 1/unit + 0.5/ employee + 1/50 SF of lounge or dining area ***open to the public*** (proposed language in ***bolded italics***).

Additional Supporting Note:

1. Staffing: The Owner anticipates a total of 22 employees with the maximum shift requirement of (8) staff at any given time.
2. Design Inspiration:
 - Survey conducted of the surrounding nearby buildings on Kingsbridge parkway, along with (3) franchise hotels in the vicinity.
 - 1. Most of the noticeable buildings on the Knightsbridge Parkway, were built over a decade ago. The prominent materials used are brown brick, off-white color precast & glass. All these buildings have heavy emphasis on depicting the horizontality. The Home2 by Hilton, has huge emphasis on horizontality and thus is a great fit/ blending building for this location. The building mass is also broken up artistically, to create visual interest.
 - 2. The three surrounding hotels in the vicinity are Courtyard, Springhill by Marriott & Stay bridge by Marriott. These building have materials such as Beige/ Grey color EIFS, Brown color Brick & Beige/ off-white color Stone. Home2 is a franchise hotel and the flexibility of design modifications from brand and its trademark features is limited. Having said that, Hilton offers varied pallet of color and material choices and massing options within their realm of branding. In our selection of color and material pallet, along with the recommendations from the staff- the proposed colors and materials played a good amount of role. Careful attention was made to choose the colors & materials that are in line with the surrounding buildings, but still maintaining its uniqueness of its association to exterior elements. Materials such as EIFS, Stone & Glass are specified; Colors such as terracotta red, Beige, White & Grays were chosen; Visually and spaciouly interesting outdoor patios further brings connectivity to its surroundings.

Attachments (Drawings/ Letters):

1. Site Plan
2. Building Elevations
3. Findings of Facts: Special Use
4. Standards for Zoning Variations
5. Findings of Fact: Text Amendment

Should have any questions or concerns, please do not hesitate to contact our office. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shilpa Purohit', with a stylized flourish at the end.

Shilpa Purohit, *Project Architect*
Purohit Architects, Inc.

Submitted on behalf of the Owner

KNIGHT BRIDGE PKY LLC
700 BECKER RD,
GLENVIEW, IL 60025

FINDINGS OF FACT FOR SPECIAL USE

350 Knightsbridge Parkway- Home2 Suites by Hilton (Hotel)

- 1. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.***

The corporate center is currently home to two other hotels (Staybridge Suites and Springhill Suites), both zoned O/la with a special use. The demand still exists for additional hotel rooms to serve business and leisure travelers. We believe the special use will not be injurious to the use and enjoyment of other property in immediate vicinity, for the purposes permitted, nor substantially diminish and impair property values within the adjacent neighborhood- rather it would benefit the neighborhood, in which it is proposed.

- 2. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.***

Currently the 350 Knightsbridge site- a baseball field has not been in used for multiple years. This, is a vacant site- with the surrounding properties already develop either with buildings or parking. Developing the site in the way we envision -will allow for the mature trees and the existing curve-linear walkway along the Knightsbridge Parkway, which ultimately leads to the wooden bridge at the south-east corner to remain.

- 3. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.***

No new roads will be needed; connections to the Village's water and sanitary sewer systems will be provided. The drainage will be enhanced and the existing shared storm water facilities for the Corporate Center shall be used. LED Parking lot lights/ building mounted lights shall be per the required ordinance and shall eliminate any lighting impact on the neighboring properties.

- 4. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.***

The traffic for the proposed hotel will ingress & egress from two proposed curbs cuts off of the Knightsbridge Parkway. Adequate onsite parking has also been provided. The proposed development would be well within the property lines and is designed to minimize traffic congestion in the public street.

- 5. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village as amended.***

Comprehensive Plan is silent on hotel uses generally and hotel uses within the Office/Industrial district (i.e., does not contradict the plan). The proposed hotel is intended to serve the corporate guest of nearby corporate/ industrial buildings.

- 6. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter.***

The special use shall, in all other respects, conform to applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of the ordinance.

The following special use, variances and text amendments are requested and that we are pursuing them through the appropriate mechanism.

- A special use for a Hotel Use in O/lb district.
- Following Variations to the zoning ordinance for consideration:
 - Building Height- 3 story and 45 Ft
 - Front Yard Setback 50 Ft. + 1' for each foot above 45'
 - Rear yard landscape/ parking setback 15 Ft.
 - Side yard landscape/ parking setback 15' Ft.
- A text amendment to Section 6-11-2 of the Village code, to revise hotel parking requirements for the dinning areas. The proposed calculations is: 1/unit + 0.5 employee + 1/50 SF of lounge or dinning area ***open to the public*** (proposed language in ***bolded italics***).

Please do not hesitate to contact us should you have any questions or concerns regarding this matter. Thank you.

Prepared by:
Shilpa Purohit, Project Architect
Purohit Architects, Inc.
2020 E. Algonquin Road, Suite 302
Schaumburg, IL 60173

Submitted on behalf of the Owner

KNIGHT BRIDGE PKY LLC
700 BECKER RD,
GLENVIEW, IL 60025

STANDARDS FOR ZONING VARIATIONS

350 Knightsbridge Parkway- Home2 Suites by Hilton (Hotel)

- 1. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out:**

The zoning variation requested for height and the number of stories are necessary to accommodate the franchise prototype brand. Due to the nature of the size and the shape of the existing site, variations such as setbacks and landscape are required to accommodate the required parking, fire access and ADA compliant sidewalks. Without the zoning variation, the building would have to be shrunk in depth and length, which is not achievable due to the nature of its use (guest rooms) and the building being a franchise hotel.

- 2. *The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located:***

The property is tight in width and depth to accommodate all the setback requirements and still achieve the required parking count and fire lane. Moreover, for the franchise to have a viable business model a 4-story & minimum 110-115 rooms are essential.

- 3. *The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification:***

This is a unique situation, as the property in question is one of the most desired vacant lot available for this facility, even though it has its own challenges in terms of the width and depth of the lot. The variances are requested, as we cannot possibly reduce or decrease the number of guest rooms. Nor move the proposed building in any direction to achieve all the required setbacks and landscape needs

- 4. *The purpose of the variation is not based primarily upon a desire to increase financial gain:***

The proposed variation, are not based primarily upon a desire to increase financial gain. The variations are to allow a brand's prototype building requirements, to be accommodated on the site in question.

- 5. *The alleged difficulty is caused by this Title and has not been created by any persons presently having an interest in the property:***

The variances requested to allow setback reductions, height increase of the building and landscape reductions are due to code requirements, and are not caused by the current owner. They are based on site constraints and the franchise requirement for branding.

- 6. *The granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:***

The requested variance to allow the needed height & stories, along with the setback & landscape reductions will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood. The proposed building after the variances shall still have all the required parking, drainage, site amenities and will help preserve property values of the neighboring homeowner and not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Furthermore, the hotel shall be an additional asset to the corporate center

7. *The granting of the variation will not alter the essential character of the neighborhood or locality:*

The variances requested will not alter the essential character of the neighborhood. The surrounding buildings are mostly taller and are anywhere from 2-7 stories high. The proposed hotel is very much coordinated with the character of the neighborhood, in terms of its design, nature of use and massing.

8. *The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood:*

The setback, height or landscape variation will not impair an adequate supply of light and air to adjacent property or substantially increase congestion of public streets or increase danger of fire, impair natural drainage or create drainage problems. Currently the site in question is surrounded on three sides by large parking lots and one side to the public street- so reduction in light or air is not in question to the neighboring buildings. All requirements such as fire lane, fire hydrant as needed by fire departments are also provided. The requirements for the drainage is meet.

9. *The proposed variation is consistent with the Official Comprehensive Policies Plan of the Village and other development codes of the Village.*

Comprehensive Plan is silent on hotel uses generally and hotel uses within the Office/Industrial district (i.e., does not contradict the plan). The proposed hotel is intended to serve the corporate guest of nearby corporate/ industrial buildings.

Please do not hesitate to contact us should you have any questions or concerns regarding this matter. Thank you.

Prepared by:
Shilpa Purohit, Project Architect
Purohit Architects, Inc.
2020 E. Algonquin Road, Suite 302
Schaumburg, IL 60173

Submitted on behalf of the Owner

KNIGHT BRIDGE PKY LLC
700 BECKER RD,
GLENVIEW, IL 60025

FINDINGS OF FACT TEXT AMENDMENT

Text Amendments to Sections 6-11-2 of the Lincolnshire Zoning Code

1. *The request for an amendment shall serve the purpose of promoting the public health, safety, and general welfare.*

The request for an amendment will serve the purpose of promoting the public health, safety and general welfare by better aligning the Village's zoning regulations with the current market conditions for office and industrial property, As a result, the properties across all applicable zoning districts will more easily be developed and/or occupied, leading to additional investments, new development and increased property values. It will further benefit the local corporate and residential communities. In addition CBRE Study conducted in 2017, which talks about the estimated average occupancy rate of the hotel- further amplifies the need for the text amendment.

2. *The request for an amendment shall conserve the value of property throughout the community.*

The request for an amendment will conserve and improve the value of property throughout the community. By better aligning the Village's zoning regulations with the current market conditions for office and industrial property, areas located within the O/lb zoning districts will more easily be developed and/or occupied. It is the expectation, that this leads to additional investment and new development, all of which contribute to the conservation and growth of property values.

3. *The request for an amendment shall lessen or avoid congestion in the public streets and highways.*

The request for an amendment shall not result in any aggravation of the congestion in public streets or highways. To the extent any use suggested in the application will result in traffic patterns or trips which are viewed as creating a conflict with the traffic related to the existing uses allowed in the O/lb districts, such uses shall be reviewed as special use so conditions can be enforced which mitigate or avoid such a conflict.

Prepared by:
Shilpa Purohit, Project Architect
Purohit Architects, Inc.
2020 E. Algonquin Road, Suite 302
Schaumburg, IL 60173

Submitted on behalf of the Owner

KNIGHT BRIDGE PKY LLC
700 BECKER RD,
GLENVIEW, IL 60025



Village of
Lincolnshire

One Olde Half Day Road
Lincolnshire, IL 60069
847.883.8600
www.lincolnshireil.gov

PLANNING & ZONING APPLICATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

Application Number: _____

PROPERTY ADDRESS: 350 Knights Bridge Pkwy, Lincolnshire

PIN #(s): _____

APPLICANT NAME: Vaibhav Sevale

APPLICATION REQUEST(S) Please check all that apply

Amendment

Text*

Annexation Agreement

Other

Appeal of Administrative Decision

Annexation*

Rezoning*

Architectural Review Board (ARB)*

New Structure/Development

Modification to Structure/Development

New Signage

Modification to Signage

Subdivision*

Variance*

Special Use*

New Special Use/PUD

Major Amendment to Special Use/PUD

Minor Amendment to Special Use/PUD

* Refer to the applicable **Information Packet** for additional information and required materials.

DESCRIPTION OF REQUEST(S):

A request for special use for a new 4-Story 'Home2' Hotel by "Hilton" with (112) Guest Suites within an existing O/Ib zoning district with a specific variances as requested in the attached letter. Thank you.

Attach additional pages if necessary

APPLICANT INFORMATION

Applicant Information

Name: VAIBHAV SEVALE Company: Knight Bridge Pky LLC
Address: 8365 W MAYNARD RD Telephone: (847) 331 4095
NILES, IL 60714 Fax: ()
Email Address: victor.sevale@gmail.com

Primary Contact Information (if different than Applicant Info)

Name: _____ Company: _____
Address: _____ Telephone: () _____
_____ Fax: () _____
Email Address: _____

Property Owner Information (if a Trust, see attached Beneficiary Disclosure Form)

Name: Kamlesh Patel Company: Knight Bridge Pky LLC
Address: 700 Becker Road Telephone: (847) 508 4049
Glenview, IL 60025 Fax: ()
Email Address: kamleshp19@gmail.com

REPRESENTATIVES INFORMATION

Attorney

Name: _____ Company: _____
Address: _____ Telephone: () _____
_____ Fax: () _____

Architect/Land Planner

Name: Hemal Purohit Company: Purohit Architects, Inc
Address: 2020 E Algonquin Rd, #302 Telephone: (847) 496-5322
Schaumburg, IL 60173 Fax: ()

Engineer/Land Surveyor

Name: William J Zalewski, P.E. Company: Advantage Consulting Engineers
Address: 80 Main St, Suite #17 Telephone: (847) 260-4758
Lemont, IL 60439 Fax: ()

Landscape Architect

Name: Paul Bednar Company: Paul Bednar Planning &
Address: 16 Rugby Place Telephone: (847) 987-7526 DBA
Elgin, IL 60120 Fax: ()

Other:

Name: _____ Company: _____
Address: _____ Telephone: () _____
_____ Fax: () _____

REQUIRED MATERIALS

The materials identified below must be included with the Application, *incomplete submittals will not be accepted*. Prior to submitting an Application Packet, a pre-application meeting with the Planning Staff is recommended.

- Letter of Request:** The Applicant must provide a letter to the attention of the Mayor and Village Board of Trustees, with this application, which describes the request(s) and outlines the reason(s) for the request(s).
- Legal Description:** The legal description of all subject properties must be submitted in (1) an accurate and legible 8½" x 11" paper format, and (2) an electronic duplicate in Microsoft Word format.
- Plat of Survey:** An accurate Plat of Survey prepared by a registered land surveyor or professional engineer. The Plat of Survey must include all information required by the Illinois Survey Manual.
- Application Fee(s):** See page 4 of this Application.
- Cash Advance Account Deposit:** See page 4 of this Application
- Accompanying Documents Identified in Information Packet (if necessary)**

APPLICANT/OWNER ACKNOWLEDGEMENTS

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

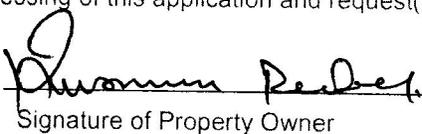
1. I (We) have carefully and fully read this application, and all of the statements contained in this Application Packet are true.
2. I (We) fully understand and agree to comply with the terms and provisions outlined in this application and the Lincolnshire Village Code.
3. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).



Signature of Applicant

January 11, 2019

Date



Signature of Property Owner

January 11, 2019

Date

Development Review Fee Schedule

In order for an application to be placed on a meeting agenda, cash or check payment in the amount equal to the total application fees plus the required Cash Advance Account for each request must accompany the application.

The Cash Advance Account System is to provide immediate funds for payment of actual expenses incurred by the Village as a result of processing the application. The Cash Advance Account is established based on the estimated costs for services to be rendered. If the actual costs for the services exceed the amount of the initial deposit, the applicant will be required to replenish the account upon request. Any funds remaining in the account at the completion of the project will be refunded to the applicant.

All checks made payable to "Village of Lincolnshire"

Request	Application Fee	Cash Advance Account Deposit
Amendment	\$500.00	\$1,000.00
Annexation	\$500.00 per acre	\$1,000.00
Appeals to Administrative Decision	\$100.00	
Architectural Review Board		
Minor Improvement(s)	\$250.00	\$250.00
Major Improvement(s)	\$500.00 per structure	\$500.00
Planned Unit Development	\$2,000.00	\$4,000.00
Pre-Annexation Agreement	\$500.00	
Development Review Team		
Single-Family Residential Lot of Record	\$150.00	
Non-Residential Property	\$50.00 per acre (Minimum Charge: \$150.00) (Maximum Charge: \$2,500.00)	
Special Use		
Single-Family Residential Lot of Record	\$500.00	\$500.00
All Other Requests	\$500.00	\$1,000.00
Subdivision*	\$1,000.00	\$3,000.00
*Additional Acreage Impact and Donation Fees may be required, please refer to the Subdivision Supplemental Information Packet.		
Variance		
Single-Family Residential Lot of Record	\$250.00	\$250.00
All Other Requests	\$250.00	\$500.00

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of the Village of Lincolnshire will conduct a Public Hearing on Tuesday, June 25, 2019, beginning at 7:00 P.M., or as soon thereafter as practical, in the Meeting Room of the Lincolnshire Village Hall, One Olde Half Day Road, Lincolnshire, Illinois to consider the following requests:

1. A Special Use Permit to construct a 113-room Home2 Hotel by Hilton at 350 Knightsbridge Parkway, in the Office/Industrial (O/Ib) zoning subdistrict, per Section 6-8-5 of the Lincolnshire Village Code (Village Code).
 2. A variation from Section 6-8-8 of the Village Code, to reduce the front yard setback from 56'-6" to 50'.
 3. A variation from Section 6-8-9 of the Village Code, to exceed the maximum allowable building height by 6'-6" (the proposed building height is 51'-6", compared to the 45' code-permitted maximum).
 4. A variation from Section 6-11-2-B-4 of the Village Code, to reduce the side yard landscape/parking setback from 15' to 12'.
 5. A variation from Section 6-11-2-B-4 of the Village Code, to reduce the rear yard landscape/parking setback from 15' to 10'.
 6. A request for a text amendment to Section 6-11-2 of the Village Code, to revise hotel parking requirements for dining areas. The proposed calculation is: 1/unit + 0.5 employee + 1/50 SF of lounge or dining area *open to the public* (proposed language in **bolded italics**).
- The property is commonly known as 350 Knightsbridge Parkway and identified as Property Index Number (PIN) 15-22-203-011. The petitioners and property owners are Vaibhav Sevale and Kamlesh Patel of Knight Bridge Pkwy, LLC. The project file is available for viewing in the Community & Economic Development Department of the Village of Lincolnshire during normal business hours to any interested persons who wish to obtain additional information regarding this request. All interested persons present at the Public Hearing will be given an opportunity to be heard. Interested parties may also submit written evidence or testimony in advance to the Community & Economic Development Department. The above indicated public hearing may be continued from time to time and without further notice, on the motion of the Zoning Board, s/ Brian Bichkoff, Chairman
Zoning Board
Village of Lincolnshire
05/29/2019
Published in Daily Herald
May 31, 2019 (4525856)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffnan Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 31-MAY-19 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laula Baltz*
Authorized Agent

Control # 4525856

SCANNED



Public Notification for Public Hearings

Applications for Amendment, Rezoning, Variance, and Special Use requests must provide public notification of the public hearing. The Applicant must obtain a list of all owners of record for all lots within 250 feet of the subject parcel for which the Application is being sought. Information on all persons to whom the current real estate tax bills are sent, mailing address, property address, and Permanent Index Number (PIN) for all properties within 250 feet of the subject parcel(s) is available at the **Vernon Township Assessor's Office, 3050 Main Street, Buffalo Grove, Illinois, (847) 634-4602.**

The Planning Staff will provide the Applicant with an electronic copy of the public hearing language for use in mailing. The Applicant will be required to send such notices by certified or registered mail, with return receipt requested, no more than thirty (30) calendar days nor less than fifteen (15) calendar days in advance of the Public Hearing. Upon completion of the public notification mailings, a sworn affidavit (see Notification of Public Hearing Affidavit below) verifying mailing shall be filed with the Department of Community Development no less than four (4) business days in advance of the Public Hearing.

Notification of Public Hearing Affidavit

I, Kamlesh Patel, hereby certify under penalty of perjury as follows:

1. That on the 3rd day of June, 2019, such day being not less than 15 days before the hearing so described, affiant caused to be mailed, through certified or registered mail, return receipt requested, in the Post Office of Jenerson Park - Chicago, IL copies of the attached Notice of Public Hearing to the owners, as recorded in the office of the recorder of deeds or the registrar of titles of the county in which the property is located and as appears from the authentic tax records of such county, of all property within 250 feet in each direction of the location for which the application has been filed, excluding public rights of way of the subject site, located at 350 Knights Bridge Pky, and to the owners, or representatives, of property listed as exempt.

2. That the parties to whom said notice was mailed are set forth on the attached list.

[Please attach list to this Affidavit]

[Signature]
Signature

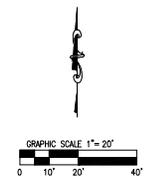
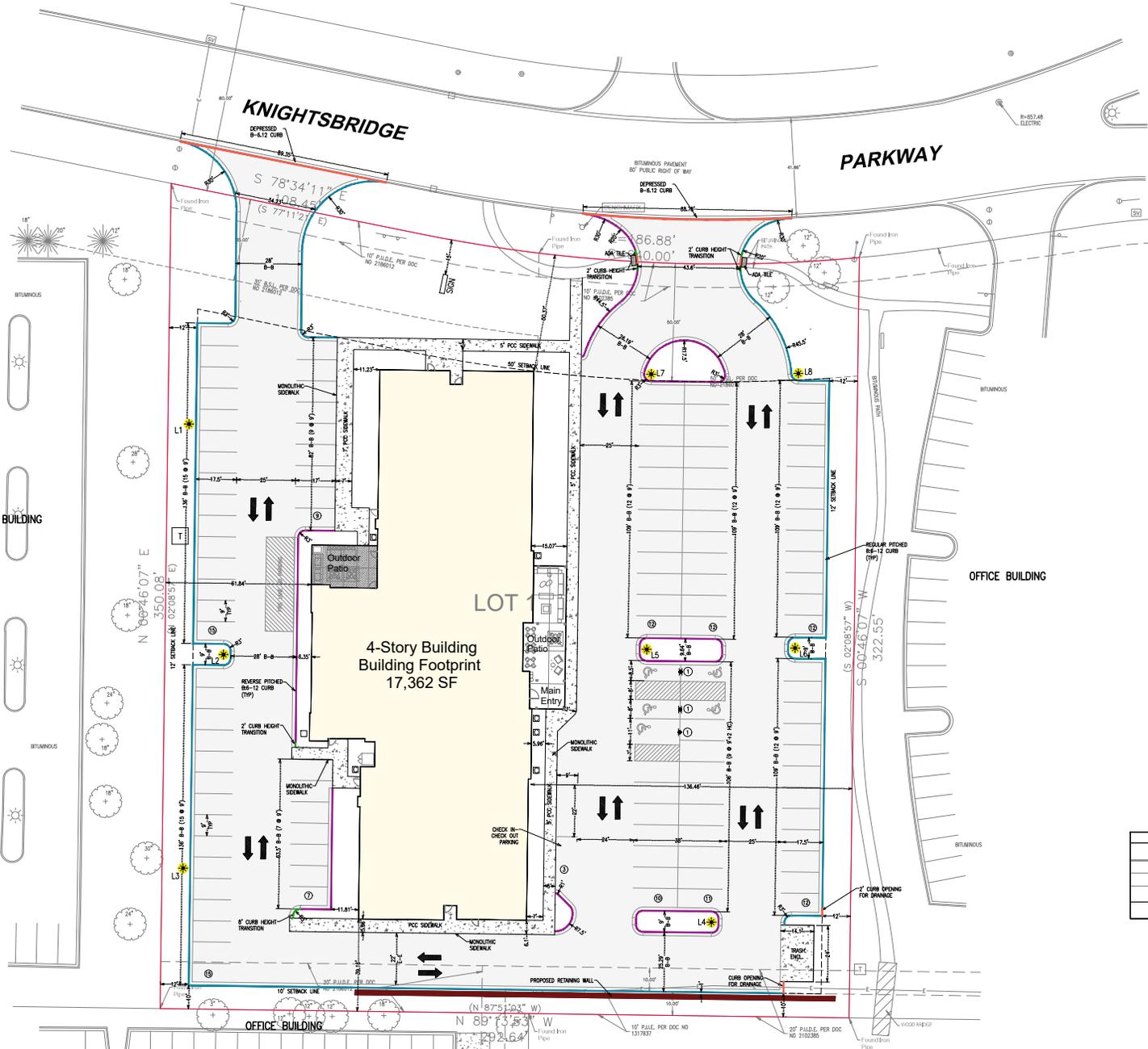
Subscribed and sworn to before me, Kamlesh K. Patel,
this 03rd day of June, 2019.

[Signature]
Notary Public



PIN	PHYSICALADDRESS	COMMUNITYNAME	STATE	ZIPCODE	OWNERNAME
1522403028	4 OVERLOOK PT	LINCOLNSHIRE	IL	60069	ARC ACLSHIL001 LLC
1522203013	405 BARCLAY BLVD	LINCOLNSHIRE	IL	60069	BIG BOX PROPERTY OWNER C LLC
1522104005	400 KNIGHTSBRIDGE PKWY	LINCOLNSHIRE	IL	60069	HAV INVESTORS
1522203011	300 KNIGHTSBRIDGE PKWY	LINCOLNSHIRE	IL	60069	NORTHGATE INVESTMENT INC
1522202006	333 KNIGHTSBRIDGE PKWY	LINCOLNSHIRE	IL	60069	VAN VLISSINGEN & CO
1522202027	455 KNIGHTSBRIDGE PKWY	LINCOLNSHIRE	IL	60069	VAN VLISSINGEN & CO
1522203012	300 KNIGHTSBRIDGE PKWY	LINCOLNSHIRE	IL	60069	VAN VLISSINGEN AND CO.

OWNERADDRESS	OWNERCITY	OWNERSTATE	OWNERZIP	OWNERNAME
100 HALF DAY RD	LINCOLNSHIRE	IL	60069	ARC ACLSHIL001 LLC
101 W ELM ST STE 600	CONSHOHOCKEN	PA	19428-2075	BIG BOX PROPERTY OWNER C LLC
PO BOX 1400	LINCOLNSHIRE	IL	60069-1400	HAV INVESTORS
770 LAKE COOK RD STE 350	DEERFIELD	IL	60015-4940	NORTHGATE INVESTMENT INC
1 OVERLOOK PT STE 100	LINCOLNSHIRE	IL	60069-4339	VAN VLISSINGEN & CO
1 OVERLOOK PT STE 100	LINCOLNSHIRE	IL	60069-4339	VAN VLISSINGEN & CO
1 OVERLOOK PT STE 100	LINCOLNSHIRE	IL	60069-4313	VAN VLISSINGEN AND CO.



- CURB LEGEND (COLOR CODED):**
- DEPRESSED CURB OR CURB OPENING
 - TRANSITION CURB
 - 86-12 REGULAR PITCH C&G
 - 86-12 REVERSE PITCH C&G

- GEOMETRIC NOTES**
1. ALL DIMENSIONS ARE TO BACK OF CURB OR OUTSIDE FACE OF BUILDING.
 2. REFER TO LEGEND FOR PITCH OF CURB & GUTTER.
 3. ALL RADII ARE 3'-IT UNLESS NOTED OTHERWISE.
 4. ALL PAVEMENT MARKINGS SHALL BE 4-INCH WHITE PAINT UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR ON THE DETAILS.
 5. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 6. FOUNDATION, STAR AND DOWNDRAW LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY ARCHITECT FOR EXACT DIMENSIONS AND LOCATIONS.

- SIGN LEGEND:**
- ① HANDCAP SIGN WITH FINE SIGN

PARKING SUMMARY

REGULAR PARKING STALLS	113
H/C PARKING STALLS	5
TOTAL PARKING STALLS	118

RUNOFF COEFFICIENT

ITEM	AREA (AC)	C	A'C
IMPERVIOUS AREA	1.07	0.95	1.59
PERVIOUS AREA	0.54	0.30	0.16
TOTAL	2.21		1.75
C(Comp)		0.794	

REVISIONS

NO.	DATE	DESCRIPTION
1.	04/07/19	ISSUED PER VALUE
2.	05/27/19	ISSUED PER VALUE

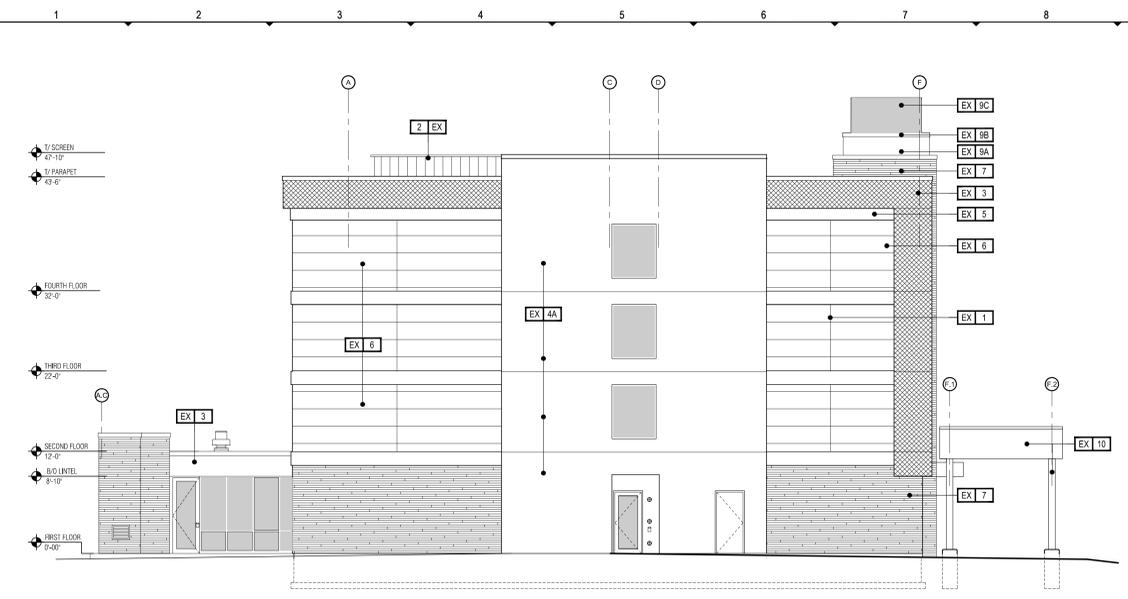
ADVANTAGE
CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17 - LEANOR, ILLINOIS 60469
(708) 564-4399



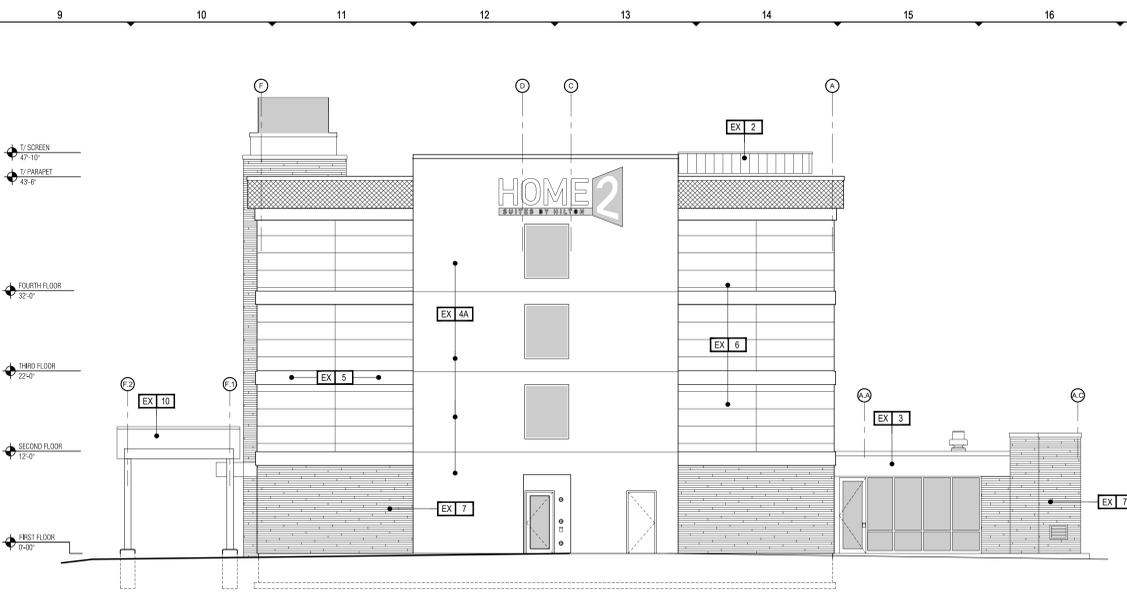
GEOMETRIC PLAN
HOME 2 HOTEL BY HILTON
350 KNIGHTSBRIDGE PARKWAY
LINCOLNSHIRE, IL

KNIGHT BRIDGE PARKWAY, LLC
700 BECKER ROAD
GLENVIEW, IL 60025

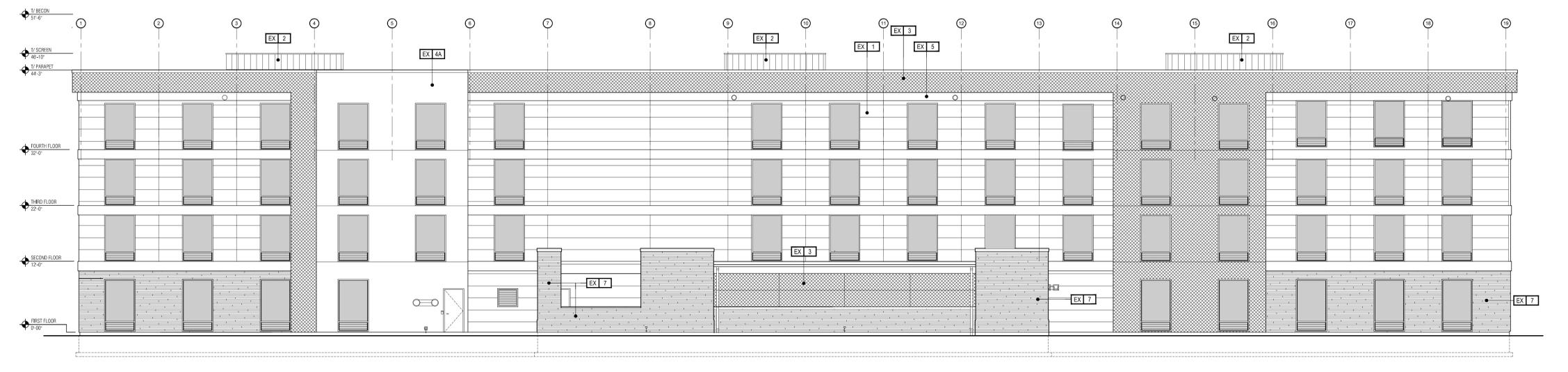
MARCH 1, 2019
JOB: 18-040
SHEET:
L1
5 OF 14



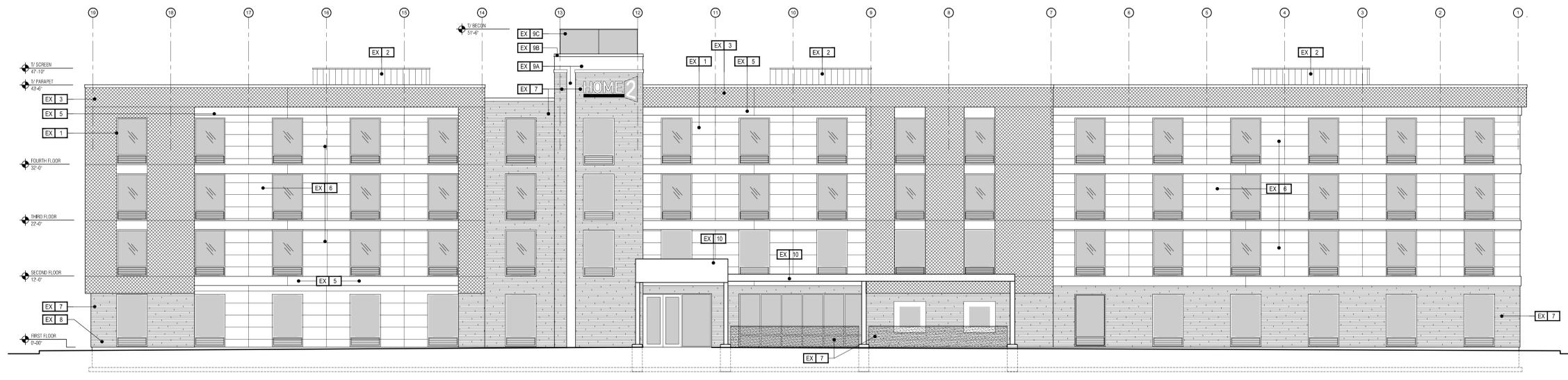
3 EXTERIOR ELEVATION- SOUTH
A5.02 SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION- NORTH
A5.02 SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION- WEST
A5.02 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION- EAST (MAIN ENTRY)
A5.02 SCALE: 1/8" = 1'-0"

ARCHITECTURAL ELEMENTS:

- ENVELOPE: exterior skin
- EX 1 ACCENT BAND: articulation
Vertical 3D band of the CORE. Sufficient depth (2" min) to create distinct shadow line. No visible joints.
MATERIAL: BECON METAL.
MATERIAL AT OTHER ELEVATIONS: EES
 - EX 2 ROOF SCREEN: Surrounding the rooftop units (8" min. above the height of the equipment screened).
MATERIAL: Aluminum (White Color)
 - EX 3 WRAP: wrapover
Unified element set proud (1/2" min) from the CORE.
MATERIAL: EPS (White Color- Sand Finish)
 - EX 4A LINK: connection
Piece to break up large segments of the WRAP.
MATERIAL: EPS (Dark Brown Color- Sand Finish)
 - EX 4B KEEP: element of the BEACON (see below)
 - EX 5 ACCENT BAND: articulation
Horizontal 3D band proud of the CORE. Sufficient depth (2" min) to create distinct shadow line. No visible joints.
MATERIAL: EPS (Light Beige Color- Sand Finish)
 - EX 6 CORE: body
Building for layering of all other materials.
MATERIAL: EPS (Concrete Red Color)
 - EX 7 SUPPORT: base
Material extends into the Lobby Area.
MATERIAL: STONE (Borussia Stone- European Ledge 2"x4")
 - EX 8
 - EX 10 CANOPY: covered roof system
Welcome zone at pedestrian entrance. Covered in front of doors, installed in walkway areas. Hidden gutter system, minimal joints. Flush with the building facade. Decorative, non-slip surface (wooden board board), matching the walls finish under the CANOPY.
MATERIAL: METAL AT CANOPY (Painted White Color)
MATERIAL: NATURAL WOOD AT TRELIS (Medium Brown Color Wood)
- BEACON: iconic tower
- EX 4B KEEP: bringrout
Placed on primary building entry elevation in conjunction with the port canopy and with clear visibility from the Heritage road. Extends up beyond the WRAP. Background for primary building high EPS (Dark Brown Color)
 - EX 9 BEAM: vertical element
Set back in plane from the KEEP. extends to the ground. Composed of three elements:
EX 9A REVEAL: vertical element extending through the KEEP (Green Color- Per brand)
EX 9B BAND: horizontal element capping the reveal (Green Color- Per brand)
EX 9C EYE: circular: monolithic element resting on the BAND, intended to be visible from the site and beyond. Light glow on it from top of the roof, for a slight glow. (White color)

PROTOTYPICAL MATERIALS:

- SUPPORT
- Materiality: Building material authentic and substantial material with clean long lines such as brick, stone, stone, decorative masonry units (cmu) or brick.
- Color: Light to Medium value, natural inherent in the material.
- Texture: Sandstone-like, ground face, bush hammered or smooth.
- Contrast: High textural contrast to WRAP and ACCENT BAND. Medium color contrast to all other elements. High material contrast to all other elements.
- CORE
- Materiality: Building material with strong directionality and high relief to create shade and shadow such as textured EPS, shuoco, brick wood Sluico, cement fiber board or corrugated metal.
- Color: Medium value, 40-60% value, earth toned, painted or natural depending on material.
- Texture: Medium to coarse texture.
- Contrast: High textural contrast to WRAP and ACCENT BAND. Medium to high contrast to SUPPORT and ACCENT BAND. Low to medium material contrast to WRAP & ACCENT BAND.
- WRAP
- Materiality: Building material with a minimal amount of joints and connections and a smooth finish such as EPS, shuoco or metal panels.
- Color: Light to medium value, painted.
- Texture: Smooth or Fine finish.
- Contrast: Low textural contrast to SUPPORT. Medium to high textural contrast to CORE. Low to high contrast to SUPPORT and ACCENT BAND. Low to high material contrast to CORE.
- LINK & KEEP
- Materiality: Building material with a strong horizontal direction and high relief to create shade and shadow. Smooth finish material: EPS and shuoco. Strong horizontal materials: brick, wood, cement fiber board or metal.
- Color: Medium to Dark value, painted or natural depending on material.
- Texture: Smooth to Coarse.
- Contrast: Low to High textural contrast to WRAP and ACCENT BAND. High color contrast to WRAP. Low to High material contrast to WRAP.
- ACCENT BAND
- Materiality: Building material with a minimal amount of joints and connections and a smooth finish ACCENT BAND on the BEACON elevation must be metallic finish. EPS or Shuoco.
- Color: Light to Dark value. Color must match or complement window and door frames throughout the design.
- Texture: Smooth or Fine finish.
- Contrast: Low textural contrast to WRAP. Medium to High color contrast to WRAP and CORE. Low material contrast to WRAP. Low to High material contrast to CORE.
- CANOPY
- Materiality: Must be durable material such as metal, the overhead of soffits or trills must be warm, natural wood. Smooth joints with no exposed fasteners.
- Color: High visual contrast to the other building elements. Off white/light gray preferred. Dark or metallic gray acceptable.
- Texture: Smooth, painted finish.

ADDITIONAL EXTERIOR ELEMENTS:

- ROOFTOP EQUIPMENT
- Rooftop Equipment must be screened and must not draw any attention from below. The screening materials must match the paint color of the WRAP.
- ANCILLARY BUILDINGS
- Ancillary Buildings must be minimal structures created to screen the garden storage and waste areas. They must be finished and painted to match the CORE material of the building.
- WINDOWS
- Windows must be standard aluminum storefront, thermally broken, with clear dual glazing with a factory painted finish. Louvers for the wind P/M/C units must be integrated with windows and provided by window manufacturer.
- LIGHTING
- Lighting must be provided to highlight the KEEP entry and exterior gathering areas, patio, and outdoor lounge. Light levels must be low to medium contrast to avoid harsh shadows and not intrude into adjacent parcels. Flood the entire building with light is not permitted. Refer to the Home2 Lighting Standards for correct foot candle requirements.
- PAVING
- Feature Paving is required to highlight the entry and gathering areas. Color must reference earth tones and control driver and walk. Texture must be distinctive, yet smooth enough for comfortable use by guests.
- SIGNAGE
- (2) primary building sign on the most prominent elevation, and (1) monument sign marking the entry to the property. Building sign must show the Home2 Suites by Hilton brand logo in its entirety and be internally illuminated for visibility at night. For material and finish details, please refer to the Home2 Global Sign Manual.
- BUILDING SIGNAGE
- ALL SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SIGNAGE CONTRACTOR TO SUBMIT SIGNAGE SHOP DRAWINGS TO THE VILLAGE FOR SIGNAGE PERMIT.
- MINIMUM 3/4" PLYWOOD BACKBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASADA OR SPACE AVAILABLE FOR SIGN.
- ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
- RACEWAYS/ WIREWAYS ARE NOT ALLOWED.
- PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
- GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR BE INSTALLED PRIOR TO CLOSING UP THE WALL. PERMIT FOR LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.



DO NOT SCALE THE DRAWING. PUROHIT ARCHITECTS, INC. ASSUMES NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL LISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR DISCOVERS ANY ERROR, OMISSION OR CONFLICT WITH REGARD TO THE PROPER EXECUTION AND COMPLETION OF THE WORK, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OR THE ARCHITECT AND SEEK CORRECTIONS OR INTERPRETATION THEREOF PRIOR TO STARTING THE AFFECTED WORK.



IP A
PUROHIT ARCHITECTS
2020 E. Algonquin Rd., Suite 302
Schaumburg, IL 60173
Tel. (847) 496-5322
Cell. (847) 757-1618
shilpa@purohitarchitects.com
www.purohitarchitects.com

Home2 Hotel by Hilton
350 Knightsbridge Parkway
Lincolnshire, IL 60069

ISSUE INFORMATION	
VERSION 2.2	REVISIONS
02/25/2019	25% Preliminary Plans- Hilton
03/06/2019	DRT submission to village
04/09/2019	DRT submission to village
06/07/2019	50% Design Dev - Hilton
06/10/2019	ARB submission to village
06/18/2019	ARB Meeting

SHEET INFORMATION
EXTERIOR ELEVATIONS-
SIGNATURE
ARCHITECTURAL
ELEMENTS

PAI # 19112.00
A5.02

Parking Regulations for New Hotel Developments Survey

March 2016

Municipality	How does your municipality regulate parking for new hotel developments?	What sorts of factors does your municipality take into consideration when calculating parking requirements for new hotel developments? (e.g. Number of rooms in hotel, number of employees working in hotel, types of uses/functions in hotel)	How is meeting room space, convention areas, and/or office space taken into consideration when calculating parking requirements?
Arlington Heights	One parking space is required for every lodging room within a new hotel, plus spaces required for any restaurant within the hotel. Parking beyond 50% of what is required by code is prohibited.	Parking is calculated by number of rooms. If the hotel has a restaurant, the parking requirement for the restaurant is in addition to that as required for the hotel. If the hotel has other uses (i.e. banquet hall, convention center, etc.), then parking for those ancillary uses is required in addition to what is required for the hotel.	These areas are in addition to the parking requirement for the hotel. However, if these spaces are intended for use only by guests of the hotel, then parking for them is not required (such as a business office for guests of the hotel). But if these areas can be utilized by people who are not guests of the hotel, then parking for them is required in addition to that for the hotel.
Buffalo Grove	Zoning Ordinance.	Number of rooms in hotel, number of employees working in hotel, retail/service/entertainment functions in hotel.	Those uses aren't specifically listed in the parking requirements.
Deerfield	Zoning Code - Article 8 Off-Street Parking and Off-Street Loading.	1.4 parking spaces per guest room for hotels, and 1.1 parking spaces per guest unit for extended stay lodging facilities.	They are considered ancillary to hotel use and no additional spaces required for meeting room space and convention areas if these are primarily for the registered hotel guests.
Des Plaines	The Zoning Ordinance requires 1 space per guestroom, plus 1 space per 200 square feet of area devoted to offices.	1 space per guestroom, plus 1 space per 200 square feet of area devoted to offices.	Office space is included in Zoning Ordinance required parking. Convention centers are not included within Zoning Ordinance.
Elk Grove Village	One space for each sleeping room or suite, plus one space for each employee on duty at any one time.	See response #1.	If a restaurant in an integral part an additional space for each 100 sq. ft. of area is required. If assembly rooms are added, 1/2 of parking required (.5 x 1/5 of room capacity) shall be added.
Glenview	1 space for each sleeping room or suite, plus 1 additional space for each employee on duty at any one time, 1 parking space for every 100 sq. ft. of meeting rooms/bars/cocktail lounges. Restaurants, retail sales or offices which do not exclusively serve the hotel shall provide parking based on the requirements for those uses in the Village standards.	Number of rooms, max number of employees on duty at any one time, square footage of the other rooms in the hotel including event/convention space/bars/offices.	1 parking space for each 100 square feet of meeting rooms/bar/cocktail lounge. If there are other restaurants not directly associated with the hotel they need to provide 1 per 3 seats in the restaurant, office/retail to provide 1 per 300 sq. ft.
Hoffman Estates	Subdivision code is a guideline-1.1 Spaces/Guest Room we ask the developer to provide documentation of parking from actual counts could support # higher/lower than guidelines. Published data from ITE parking Generation, ENO Foundation report on parking, ULI, ETC are researched.	Site specific data on # rooms average/peak, occupancy, data from other similar uses programming of space, ETC. other spaces in hotels such as on-site restaurants, meeting rooms, and conference centers are considered too. # of employees/shift, shift times also can be used.	Prefer to have info from actual parking demand counts at similar sites. Alternative is to estimate internal capture rates from restaurants, conference/meeting spaces, etc.

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March 2016

Municipality	How does your municipality regulate parking for new hotel developments?	What sorts of factors does your municipality take into consideration when calculating parking requirements for new hotel developments? (e.g. Number of rooms in hotel, number of employees working in hotel, types of uses/functions in hotel)	How is meeting room space, convention areas, and/or office space taken into consideration when calculating parking requirements?
Lincolnshire	1 space/unit + 0.5 space/employee + 1 space/50 SF of lounge or dining area.	Number of rooms, employees and the size of the lounge/dining area.	They are not factored in for parking calculation purposes.
Morton Grove	While the Village's Unified Development Code does have a parking requirement per hotel room, a hotel use requires a special use permit for approval. The Board of Trustees, per code, establishes required parking per use for each approved special use ordinance through individual analysis of the proposal.	Hotels require a special use permit for approval. All special use applications require a traffic and parking study submitted with the application. The Village Board of Trustees, on the recommendation of the Plan Commission, will establish the amount of required parking in the final special use permit ordinance.	The submitted traffic study should take each of the above aspects into consideration. The plan commission, through a public hearing, will also inquire of the applicant how a proposed parking plan will adequately address each aspect before providing a recommendation to the Board of Trustees.
Niles	Village Zoning Ordinance X(B)(10) provides parking requirements for different land-uses. Subsection (d) states that 5 parking spaces plus one parking space for each guest or sleeping room or suite is required for the first 100 room. One additional space for each 20 rooms over the first 100 is required if there are more than 100 rooms. Secondary uses, such as restaurants or lounges within the hotel, require additional parking.		Parking for these 'secondary uses' is required in addition to/above-and-beyond what is required for just the hotel and as provided in Section X(B)(10) of the Village's zoning ordinance for that particular use.
Park Ridge	1.25 spaces per room; any other identifiable uses within hotel would be addressed per separate use requirement	Number of rooms; other uses included within hotel.	Meeting room, convention area not identified separately; office space = 4 spaces per 1,000sf GFA.
Skokie	Parking must be provided based on code. No fee can be charged for the parking.	1 space for each room.	1 space for each 100 sq. ft. of dining, meeting rooms and bars. Other uses open to public such as retail, offices, etc. must provide parking based on requirements for the use.
Streamwood	We have general requirements in our zoning code but we currently do not have any hotels in town.		
Winnetka	The Village of Winnetka does not have parking regulations specific to hotel developments.		N/A.

TITLE 6: Zoning

CHAPTER 11: Off-Street Parking and Loading

Sections:

- 6-11-1: General Requirements**
- 6-11-2: Off-Street Parking Facilities**
- 6-11-3: Off-Street Loading Facilities**

6-11-1: General Requirements

- A. General Applicability: Off-street parking and loading facilities for all existing and new structures and uses of land within the Village of Lincolnshire shall be in accordance with the provisions of this Chapter.
- B. Increase in Intensity: Whenever the intensity of use of any structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities shall be required for such increases in intensity.
- C. Change in Use: Whenever a use existing on the effective date of this Chapter is changed to a new use, parking or loading facilities shall be provided as required herein for such new use.
- D. Responsibility: The duty to provide and maintain off-street parking spaces and/or loading facilities shall be the joint and several responsibility of the operator and/or owner of the use and/or owner of the land for which off-street parking spaces and/or loading facilities are required to be provided and maintained hereunder.
- E. Design Plan: Parking and loading facilities shall be illustrated on a site plan to be submitted with all applications for Building Permits or Certificates of Occupancy in accordance with the provisions of this Chapter.
- F. Snow Removal: Accommodations shall be made for the storage and/or removal of snow from all parking and loading facilities. Areas for snow storage shall be designated reasonably close to drains or catch basins. Snow storage within landscaped areas should be avoided to prevent damage to plant material.

6-11-2: Off-Street Parking Facilities:

- A. General Requirements
 - 1. Use: Required off-street parking facilities shall be solely for the parking of vehicles used for the transportation of occupants, patrons, employees or materials of the uses to which they are accessory. Each required parking space shall be kept available at all times for parking of such vehicles. No required parking space shall be rented, leased or used for any purpose other than that for which said space is required.
 - 2. Access: Off-street parking facilities shall be designed and located to provide appropriate means of vehicular access to adjacent streets or alley ways in a manner

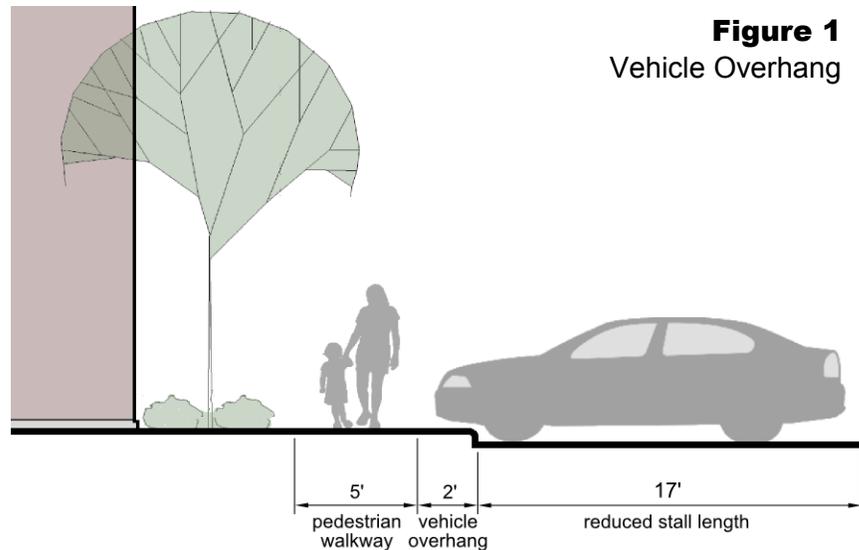
which will least interfere with traffic movements. Parking spaces shall open directly upon an aisle or driveway of such width and designed to provide safe and efficient means of vehicular access to such parking space at all times.

3. Computation: When the number of parking spaces required herein results in a fractional space, any fraction shall require one (1) additional parking space. Parking spaces required on a square footage basis shall be based on the gross square footage of the structure/leasable space. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing on the premises at any one time.
4. Shared Parking Facilities: Parking spaces required for separate structures and uses may be provided collectively on the same lot, provided use of such spaces shall not occur at the same time based on the operations of the uses they are serving. The minimum number of required parking spaces shall be established by the primary use or the highest parking generating use, whichever is more.
5. Land Banking: The Zoning Administrator may authorize a reduction in the total number of off-street parking spaces required herein, subject to the following:
 - a. No more than 50% of the required parking spaces shall be landbanked.
 - b. Prior to authorization of landbanked spaces, the lot owner or tenant must demonstrate that required parking spaces are excessive as applied to the use of the zoning lot, including but not limited to employee counts, lack of public customers, or similar scenarios.
 - c. Every request for landbanking of required parking spaces shall be accompanied by a detailed parking plan identifying the area(s) reserved for future parking and the landscape treatment of such open space.
 - d. The property owner shall file with the Zoning Administrator his/her unconditional agreement in form and substance satisfactory to the Village Attorney that the area(s) reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking in compliance with this Chapter. Such agreement shall be recorded with the Lake County Recorder's Office.
 - e. The Zoning Administrator, in his/her sole discretion, shall have the authority to require the property owner or successor, at any time, to increase the number of parking spaces required by this Chapter.

B. Location:

1. All parking facilities shall be located in the same zoning lot as the structure or use to which they serve. Parking facilities of ten (10) or more parking spaces may be located on a separate lot provided said parking spaces are located within the development in which such parking spaces are serving.
2. Parking facilities solely for employees, may be located on a separate lot provided no such parking spaces shall be located in excess of six hundred feet (600') measured along a paved pedestrian circulation route to the nearest building entrance.

3. Residential zoning: Parking facilities containing three or more spaces shall not be located in a Front, Side, or Rear Setback, as defined in Chapter 2 of this Title, except when a garage structure is located within the Rear Setback. Surfaced driveways may be used as parking spaces in addition to the requirements herein.
 4. All Other Zoning Districts: Required parking spaces shall not be located in a Front or Corner Side Yard, as defined in Chapter 2 of this Title, and shall be located a minimum of twenty five (25) feet from the property line of any adjoining residential zoning district, except as permitted in Section 6-8-11(B) of this Title. Required parking spaces may be located in an interior side yard or rear yard in all non-residential zoning districts, provided in the O/I districts a fully landscaped and maintained strip of at least fifteen feet (15') in the O/Ia and O/Ib subdistricts or eight feet (8') in the O/Ic and O/Id subdistricts is installed and maintained continuously along the perimeter of the applicable rear and interior side yards (excluding driveway or sidewalk entrances, or railroad track frontage).
- C. Size: Every parking space shall conform to the parking dimensions identified on the Off-street Parking Chart found at the end of this Chapter, exclusive of access drive aisles, ramps, etc., and have a minimum vertical clearance of seven (7) feet. For parking spaces adjacent to a curb, the parking space length shall be shortened by two (2) feet to provide sufficient vehicle overhang (see Figure 1). For parking spaces where vehicle overhang is adjacent to a pedestrian walkway, the walkway width shall be a minimum of seven (7) feet to provide unobstructed pedestrian access (see Figure 1).



D. Design and Maintenance:

1. Surfacing:

- a. Single-Family Residential: Off-street parking facilities accessory to single-family residential (attached or detached) shall be paved or otherwise surfaced with an all-weather dustless material. The portion of the driveway connecting from the curb line to the property line shall be paved with concrete, asphaltic materials or permanent materials, in accordance with Village Codes.

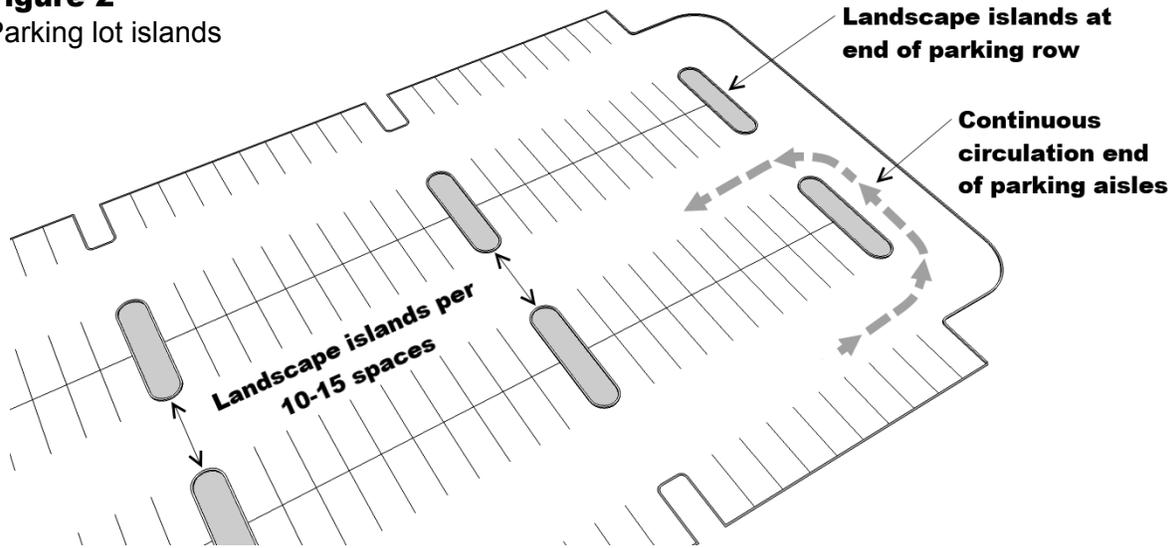
- b. All Other Uses: The minimum required off-street parking facilities, spaces and access drives shall be improved with a compacted macadam base, or equal, not less than six inches (6") thick, surfaced with asphaltic concrete or comparable all-weather, dustless material. Any portion of a parking facility containing parking spaces in excess of 10% of the minimum number required herein shall implement innovative stormwater management features (commonly identified as Best Management Practice techniques, BMP), including but not limited to alternate paving surface materials, use of light colored concrete, recycled asphalt permeable pavement materials, bioretention areas, swales, or similar techniques approved by the Village of Lincolnshire; unless it can be demonstrated no further increases in impervious surface coverage will be produced.
2. Drainage: All parking facilities shall be designed to prevent the drainage of stormwater onto adjoining property and to effectively manage stormwater and snowmelt on-site in accordance with Village Codes and the Lake County Watershed Development Ordinance (WDO), including the use of stormwater BMP techniques.
3. Screening and Landscaping: Parking facilities shall be landscaped in accordance with Section 13-2-4 of Title 13.
4. Illumination: Illumination of off-street parking facilities shall be in accordance with Section 6-3-15 of this Title. All lighting should create an identity for parking facilities and be appropriately designed for the location, context, and scale of the areas being illuminated.
5. Curbing: All parking facilities, drives, access roadways, and landscape islands must be bordered by a six (6) inch high concrete barrier curb. Such curbing shall not be required if essential to the design and implementation of stormwater BMP techniques, as approved by the Village and Lake County Stormwater Management Commission (SMC).

E. Parking Lot Standards:

1. Parking facilities containing twenty (20) spaces or more shall have one (1) landscape island for every ten (10) parking spaces (see Figure 2). Landscape islands shall be a minimum width of nine (9) feet and a minimum length of nineteen (19) feet. Landscaping shall be in accordance with Section 13-2-4 of Title 13.
2. Landscape islands shall be located at the end of every parking row and shall be landscaped in accordance with Section 13-2-4 of Title 13 (see Figure 2).
3. Parking facilities containing two (2) or more parking aisles shall provide continuous vehicular circulation at each end of the parking aisles and shall be landscaped in accordance with Section 13-2-4 of Title 13 (see Figure 2).
4. A minimum eight (8) foot landscaped area shall be required between all building façades and parking facilities, including parking spaces and circulation drives, and shall be landscaped in accordance with Section 13-2-4 of Title 13.
5. Parking facilities containing forty (40) parking spaces or more shall have one (1) landscape island for every fifteen (15) parking spaces (see Figure 2). Landscape islands shall be a minimum width of nine (9) feet and a minimum length of nineteen

(19) feet. Landscaping shall be in accordance with Chapter 2, Landscaping, of Title 13.

Figure 2
Parking lot islands



F. Accessible (ADA) Parking Spaces: Off-street parking spaces required herein shall comply with the 2010 ADA Standards for Accessible Design and Illinois Accessibility Code, except for single-family dwellings, which shall be in accordance with the following requirements:

1. Required Accessible Spaces: ADA accessible parking spaces shall be included in the total number of required parking spaces as required in following table:

ACCESSIBLE PARKING SPACES	
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

2. Van Parking Spaces: For every six (6) or fraction of six (6) accessible parking spaces required by (B)(1) above, at least one (1) accessible space shall be a van parking space.

- G. Specific Requirements: Off-street parking spaces shall be provided in accordance with the minimum requirements listed below. The format in identifying the minimum number of required spaces is as follows:

{Number of spaces} 10/1,000 {Per square footage, units, seats, etc.}

Unspecified Use: When the use of a structure or lot is known, but not identified in the following parking table, the minimum number of parking spaces required shall be determined based on a reasonably comparable and/or similar use identified.

SEE OFF-STREET PARKING TABLE ON NEXT PAGE

Use	Minimum Number of Required Spaces
Residential	
Single-family detached dwelling	2/dwelling
Single-family attached dwelling, townhome	2.5/dwelling
Single-family attached dwelling, duplex	2.5/dwelling
Continuing care retirement campus (CCRC)	1/independent living unit + 1/employee + 4% of the total required parking for visitor parking
Multi-family dwelling/condominium	1.5/efficiency studio and 1 bedroom units 2.5/2 or more bedroom units
Recreational	
Bowling alley	4/lane + 12/1,000 sq. ft. of lounge or dining area
Golf course	80/9 holes
Park and playground	None for first acre. 5/1 to 5 acres + 5 for each acre in excess of 5 acres + 1/5 persons of design capacity of any structure or facility
Forest preserve/nature preserve	By Village Board
Personal fitness/instruction studio	1/4 persons based on maximum occupancy +1/employee
Private or public recreation facility and community buildings	1/3 persons based on maximum occupancy +1/employee + 1/100 sq. ft. of water surface area for any swimming pool facilities
Assembly Uses	
Art galleries, libraries and museums	1/500 SF
Exhibition and convention facilities	1/100 SF
Meeting and events center	1/4 persons at max occupancy
Private clubs, fraternal lodges	1/3 persons at maximum occupancy
Religious institutions	1/4 seats
Theater	1/3 seats

OFF-STREET PARKING TABLE CONTINUED ON NEXT PAGE

Use	Minimum Number of Required Spaces
Institutional	
Child day care center	1/500 SF
College/university or vocational, private educational institution, business or trade school	1/each employee + 1/3 students
Elementary, junior high school	1/each employee
High school	1 each employee + 1/4 students aged 16 years or older
Hospital	1/500 SF + 0.5/ employee
Municipal and government buildings	1/250 SF
Nursing/rest homes	1/1,000 SF
Urgent medical care center/clinic	1/200 SF + 1/employee, including doctors
Industrial	
Cargo and freight terminals	
Cartage and express facilities	
Laboratories or research and development facilities	
Light manufacturing, fabricating, processing, assembly, repairing, storing, servicing or testing of materials, goods or products	1/250 SF of Office Space + 1/1,000 SF of Manufacturing Space + 1/2,000 SF of Warehouse Space
Research laboratories	
Warehouse and storage, distribution facilities	

OFF-STREET PARKING TABLE CONTINUED ON NEXT PAGE

Use	Minimum Number of Required Spaces
Commercial	
Automotive repair facility, service facility	0.5/employee + 2/service bay
Banks and financial Institutions	1/250 SF + 2 stacking spaces/ATM + 3 stacking spaces/drive-up service window
Car rental facilities	1/400 SF of gross leasable area + sufficient parking for rental cars
Catering establishment	
Office, business or professional	
Printing, publishing, blueprinting and photocopying establishments	1/250 SF
Radio and television stations	
Day spa	1/150 SF of gross leasable area
Dispensary organization	1/175 SF of office space + 1/2,000 SF of warehouse/storage space
Hotels	1/unit + 0.5/employee + 1/50 SF of lounge or dining area
Convenience store	
Drinking establishment	
Food store, including candy/confectionery stores, dairy products and bakeries	
Funeral home	
General retail and service use	
Pharmacy/drug store	1/200 SF
Liquor sales, package goods	
Musical instrument sales and repair shop	
Motor vehicle sales	
Pet shop	
Shopping center	
Performing and visual arts studios	1/employee + 1/every 3 students
Pet daycare, grooming and training	1/500 SF
Physician's office	1/employee + 2/examination room
Restaurants (fast food with drive-thru)	10/1,000 SF + 4 stacking spaces/drive-up service window + 2 stacking spaces for each additional ordering station
Restaurants (fast food)	13/1,000 SF
Restaurants (table service, convenience dining)	12/1,000 SF
Salon (hair, nails, makeup), barber shop	1/employee + 2/chair

Tutoring centers

1/employee + 1/every 3 students

Vehicle fueling station

1/fueling pump + 1/employee + 1/500 SF of convenience store area

END OF OFF-STREET PARKING TABLE

Off-Street Parking Chart

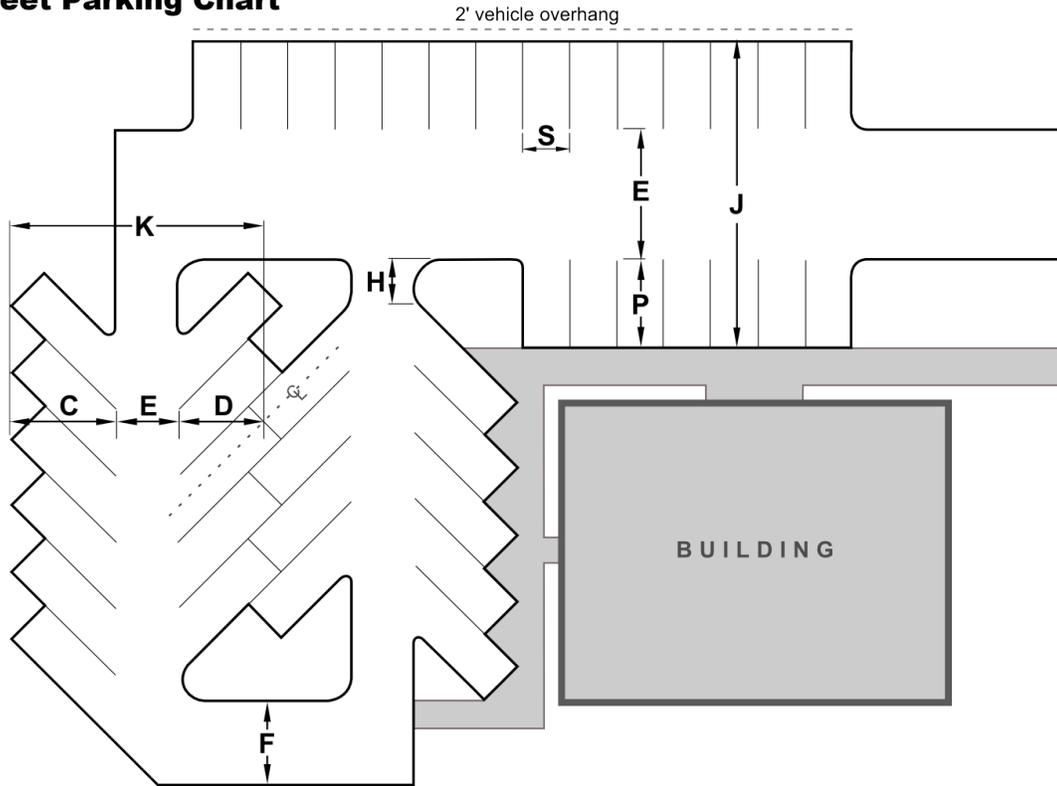


TABLE OF DIMENSIONS (IN FEET)

	S	P	C*	D	E	F	H	J	K*
0°	8.0	22.0	8.0	8.0	12.0			28.0	8.0
	8.0	24.0	8.0		11.0			27.0	8.0
	8.0	26.0	8.0	8.0	10.0			26.0	8.0
30°	8.5	19.0	16.9	13.2	10.0		6.0	43.8	40.1
	9.0	19.0	17.3	13.4	9.0		6.0	43.6	39.7
45°	8.5	19.0	19.4	16.4	10.8	15.5	9.5	49.6	46.6
	9.0	19.0	19.8	16.6	10.0	16.0	9.0	49.6	46.4
	9.5	19.0	20.1	16.7	9.5	16.5	8.5	49.7	46.3
	10.0	19.0	20.4	16.9	9.0	17.0	8.0	49.8	46.3
60°	8.5	19.0	20.8	18.7	18.0	15.0	12.5	59.6	57.5
	9.0	19.0	21.0	18.8	17.0	15.0	12.0	59.0	56.8
	9.5	19.0	21.3	18.9	15.5	15.0	11.5	58.1	55.7
	10.0	19.0	21.5	19.0	14.0	15.0	11.0	57.0	54.5
90°	8.5	19.0	19.0	19.0	27.0	20.0		65.0	65.0
	9.0	19.0	19.0	19.0	25.0	20.0		63.0	63.0
	9.5	19.0	19.0	19.0	24.0	20.0		63.0	62.0
	10.0	19.0	19.0	19.0	23.0	20.0		61.0	61.0

Notes:

$$J = C + E + C$$

$$K = C + E + D$$

*Except as shorten for 2 ft. vehicle overhang per Section 6-11-2(A)(3).

6-11-3: Off-Street Loading Facilities

A. General Requirements

1. Location: All required loading berths (docks) shall be located on the same zoning lot as the structure or use to be served. No loading berth shall be located within twenty five (25) feet of the nearest point of intersection of any two (2) public or private streets; nor shall it be located in a required front or side yard.
2. Design
 - a. Maneuvering: All loading berths shall be designed so that all maneuvering and standing of vehicles shall be performed on the zoning lot, except in parking lots with a capacity of less than fifty (50) cars in the O/Ic, O/Id and M Districts.
 - b. Screening: All loading berths shall be fully screened from view of any public or private street and any adjacent property zoned for residential use. Screening materials shall consist of landscaping, walls, berms or any other permanent material which will provide continuous screening throughout the entire year.
 - c. Access: All loading berths shall be accessed by appropriate means of vehicular access to a street, alley, or circulation drives which least interferes with traffic movements.
3. Surfacing: All open loading berths shall be improved with a compacted macadam base not less than seven inches (7") thick, or equal, surfaced with not less than two inches (2") of asphaltic concrete or comparable all-weather, dustless material. The use of alternate paving surface materials, including but not limited to the use of light colored concrete, recycled asphalt, and permeable pavements such as porous pavement and alternate pavers is encouraged.
4. Repair and Service: Storage of any kind shall be prohibited, unless such loading berth is located entirely within an enclosed structure. No vehicle repair work or service of any kind shall be permitted within any loading berth.
5. Space Allocated: Space allocated to a required loading berth shall not be used to satisfy off-street parking space requirements.

- B. Specific Requirements: Off-street loading facilities shall be provided in accordance with the following minimum requirements:

SEE OFF-STREET LOADING TABLE ON NEXT PAGE

Use	Gross Floor Area (Square Feet)	Number of Loading Facilities	Loading Berth Size
Office, business or professional	Less than 10,000	1 loading/unloading area	N/A
	10,001 – 100,000	1 loading berth	12' x 55'
	100,001 – 500,000	2 loading berths + 1 loading berth per each additional 500,000 SF or fraction in excess of 500,000 SF	12' x 55'
Industrial and manufacturing	Less than 7,000	1 loading/unloading area	N/A
	7,000 – 40,000	1 loading berth	12' x 55'
	40,001 – 100,000	2 loading berths + 1 loading berth per each additional 100,000 SF or fraction thereof	12' x 55'
Warehouse	5,000 – 40,000	1 loading berth	12' x 55'
	40,000 – 100,000	2 loading berths +1 loading berth per each additional 100,000 SF or fraction thereof	12' x 65'
	Less than 5,000	1 loading/unloading area	N/A
Commercial	7,000 – 20,000	1 loading berth	12' x 30'
	20,001 – 35,000	2 loading berths	12' x 30'
	35,001 – 60,000	2 loading berths	12' x 55'
	60,001 – 100,000	3 loading berths	12' x 55'
	100,001 +	3 loading berths + 1 loading berth per each 200,000 SF or fraction thereof	12' x 55'

the Public Hearing regarding a request for a Major Amendment to the Lincolnshire Market place Planned Unit Development to permit existing Culver's wall signs to be internally illuminated.

Mayor Brandt sore in Mr. Kevin Weasler, owner of Culver's.

Mr. Weasler provided a presentation regarding a request for a Major Amendment to the Lincolnshire Market place Planned Unit Development to permit existing Culver's wall signs to be internally illuminated.

Mayor Brandt noted the presentation would be entered in to the records as Findings of Facts.

Mayor Brandt closed the Public Hearing and reconvened the Committee of the Whole meeting at 7:58 p.m.

It was the consensus of the Board to place these items on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.12 Preliminary Evaluation of a Petition for a Special Use Permit and Variance for Building Height, Front Yard Setback, Rear Yard Landscape/Parking Setback, and Side Yard Landscape/Parking Setback for Home2 Hotel by Hilton (Silva Architects, Ltd. – 350 Knightsbridge Parkway)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided a summary of the preliminary evaluation of a petition for a Special Use Permit and Variance for building height, front yard setback, rear yard landscape/parking setback, and side yard landscape/parking setback for Home2 Hotel by Hilton.

Mr. Steve Silva with Silva Architects, Ltd., representing Home2 Hilton provided a presentation with proposed site, elevation and landscaping plans regarding the preliminary evaluation of a petition for a Special Use Permit and Variance for building height, front yard setback, rear yard landscape/parking setback, and side yard landscape/parking setback for Home2 Hotel by Hilton.

Trustee Servi noted his interest in moving the project forward but had some concerns with what is being called a "beacon" at the top of the building. Mr. Silva stated the attention getting device known as the beacon would comply with the code related to lighting.

Trustee McDonough asked about parking being below grade. Mr. Silva noted on the south of the building there will be a driveway which goes down to parking below.

Mayor Brandt asked if any other sites were looked at where no variance would be needed, and there would not be the need to install

underground parking. Mr. Silva stated other sites were looked at, but the price came in around the same so it was the desire to pursue the proposed location. Mr. Silva noted there is still visibility from Milwaukee Avenue from the proposed site.

It was the consensus of the Board to refer this to the ARB and Zoning Board.

3.13 Consideration of Permit Fee Waiver Per Section 5-3-2A of the Lincolnshire Village Code (Riverside Foundation)

Assistant Village Manager/CED Director Gilbertson provided a summary of permit fee waiver request from Riverside Foundation.

It was the consensus of the Board to place these items on the Consent Agenda for approval at the next Regular Village Board Meeting.

~~**3.14 Consideration of an Ordinance Amending Title 12 (Signs) Regarding Changes to Chapter 3 (Definitions), Chapter 8 (Sign Construction & Design: General Standards), Chapter 11 (Prohibited Signs), Chapter 12 (Exempt Signs, and Chapter 13 (Temporary Signs) (Village of Lincolnshire)**~~

~~**3.15 Consideration of Text Amendment to Chapter 2 (Definitions), and Chapter 3 (General Zoning Regulations, of the Lincolnshire Zoning Code (Title 6) Regarding Small Wireless Facilities (Village of Lincolnshire)**~~

Mayor Brandt moved Items 3.14 and 3.15 down on the agenda to allow requests from Citizens and Village Organizations.

3.2 Finance and Administration

3.21 Receipt of Requests from Citizen and Village Organizations Regarding Proposed Fiscal Year 2019 Budget (Village of Lincolnshire)

Village Manager Burke provided a brief summary regarding annual requests from citizens and Village organizations regarding proposed fiscal year 2019 budget. Village Manager Burke introduced Maureen Reidy with Visit Lake County and Brad LaJoie who is the new General Manager for the Marriott Lincolnshire Resort. Ms. Reidy will be providing a Visit Lake County year in review. Village Manager Burke noted a request recently came in from the Brushwood Center and was provided to the Board tonight for further discussion during the budget process.

Ms. Maureen Reidy, President of Visit Lake County, provided an overview of Visit Lake County and what the organization does to market Lake County as a tourism destination, how Visit Lake County is funded, and current marketing strategies. Ms. Reidy presented the "Let's Go!"



**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, January 28, 2019**

Present:

Mayor Brandt	Trustee Harms Muth
Trustee Grujanac	Trustee Hancock
Trustee McDonough	Trustee Servi
Trustee Leider	Village Clerk Mastandrea
Village Attorney Simon	Village Manager Burke
Finance Director/Treasurer Peterson	Public Works Director Woodbury
Chief of Police Leonas	Assistant Village Manager/Community &
Planning & Development Manager Zozulya	Economic Development Director Gilbertson

ROLL CALL

Mayor Brandt called the meeting to order at 7:31 p.m. and Village Manager Burke called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the January 14, 2019 Committee of the Whole Meeting Minutes

The minutes of the January 14, 2019 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Preliminary Evaluation of a Petition for a Text Amendment to Revise Hotel Parking Requirements for Dining Areas (Knight Bridge Pkwy, LLC – Home2 Hotel by Hilton – 300 Knightsbridge Parkway)

Assistant Village Manager/Community & Economic Development (CED) Director Gilbertson provided background and a summary of the request for a petition by Home2 Hotel by Hilton for a text amendment to revise hotel parking requirements for dining areas. If the Board approves the petition, it would go to the Zoning Board and Architectural Review Board for review before coming back to the Village Board. Assistant Village Manager/CED Director Gilbertson noted staff supports the request, and noted the dining areas for many hotels is space related to serving only hotel guests and not the general public. As such, the parking requirements based upon parking spaces per each hotel room, should address parking demand for the hotel use.

Mr. Bill Zalewski, Engineer and Partner with Advantage Consulting

Engineers, representing Home2 Hotel by Hilton provided a brief summary of the petition for a text amendment to revise hotel parking requirements for dining areas.

Trustee Grujanac asked if there was any meeting spaces in the hotel. Mr. Zalewski stated there are no meeting spaces in the hotel other than an area for a small group of 8 which can only be used by individuals staying at the hotel.

Mayor Brandt asked if breakfast was complimentary for the patrons. Mr. Zalewski stated breakfast was complimentary for patrons at the hotel.

Trustee McDonough stated he did not have a problem with the request.

Mayor Brandt stated her opinion was that there is parking all around and did not see the petition as an issue.

Village Attorney Simon stated that when this gets to the Special Use amendment and comes back before the Village Board, the recommendation would include a stipulation of the Special Use for the dining room area be reserved only for guests of the hotel so the parking would match with what is being requested.

It was the consensus of the Board to refer this to the Zoning Board.

3.12 Consideration of Zoning Board Non-Recommendation Regarding Text Amendment to Single-Family Residential Bulk Regulations in Title 6, Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code (Village of Lincolnshire)

Assistant Village Manager/CED Director Gilbertson provided background and a summary of the Zoning Board's recent non-recommendation regarding a text amendment to single-family residential bulk regulations in Title 6 Chapters 5A (R1, R2 and R3 Single-Family Residence Districts) and 5B (R2A Single-Family Residence District) of the Lincolnshire Village Code. The non-recommendation is only dealing with the zoning components discussed previously by the Village Board in 2017. Assistant Village Manager/CED Director Gilbertson provided staff recommendations as listed in the packet are to reduce the Floor Area Ratio (FAR) across all residential zoning districts which would vary depending on lot size as well as the zoning district.

Village Attorney Simon asked for clarification on maximum lot area, inquiring if a property owner would stop accruing square footage for a home after the lot reaches a certain size, rather than capping lot square footage exclusively. Assistant Village Manager/CED Director Gilbertson confirmed this.



UNAPPROVED Minutes of the regularly scheduled **ARCHITECTURAL REVIEW BOARD** held on Tuesday, June 18th in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Members Orzeske, McCall, Baskin and Santosuosso

ABSENT: Chair Kennerley, Member Tapia and Trustee-Liaison Hancock

ALSO PRESENT: Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED) and Tonya Zozulya, Planning and Development Manager (PDM).

CALL TO ORDER

1.0 ROLL CALL

AVM/CED Gilbertson called the roll and declared a quorum to be present.

With the absence of Chair Kennerley, **Member Baskin** moved, seconded by **Member Santosuosso**, to declare Member Orzeske Chair Pro Tem.

Roll Call:

Ayes: Members Baskin, Santosuosso, McCall.

Nayes: None

Motion passed unanimously.

2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board (ARB) held on Tuesday May 21, 2019. Chair Pro Tem Orzeske entertained a motion for approval.

Member Baskin moved, seconded by **Member Santosuosso**, to approve the minutes as presented for the Tuesday, May 21, 2019 Architectural Review Board meeting.

Motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Consideration of a Public Hearing regarding Wall Sign Variations to Increase the Sign Face Height from the Maximum Permitted 3' to 4'-3¼" (East Elevation); Increase the Sign Face Height from the Maximum Permitted 3' to 6'-10" and Increase the Sign Letter Height from the Maximum Permitted 2' to 3' (North Elevation); and Provide Internal Illumination through the Face of Individual Letter Sets (Both Elevations) – 350 Knightsbridge Parkway (Knight Bridge Pky, LLC)



- 3.2 Workshop regarding Site Design, Building Elevations, Landscape Plans, Exterior Lighting, Parking and Exterior Signage for a Proposed Hotel Building.

Chair Pro Tem Orzeske stated both agenda items relate to the proposed hotel at 300 Knightsbridge Parkway, and proposed the ARB discuss both items during the public hearing portion of the agenda.

Chair Pro Tem Orzeske opened the public hearing and reviewed the procedures and process for the public hearing.

AVM/CED Gilbertson summarized the request before the ARB, stat the petitioner is seeking to construct a 113-room hotel on a 2.2 acre parcel, which is currently a vacant baseball field in the Lincolnshire Corporate Center. He added the petitioner is seeking variations from the Village for the north and east wall signs, building height, front yard setback, rear yard landscape/parking setback and side yard landscape/parking setback. **AVM/CED Gilbertson** noted the items to be considered by the ARB are limited to wall signage, site plan, elevations and overall aesthetics of the proposal. The Zoning Board, at a future meeting, will review the variations for height and setbacks, text amendment for parking requirements, and the special use permit for the hotel within the zoning district. **AVM/CED Gilbertson** further noted the petitioner appeared before the Village Board for a Preliminary Evaluation in 2018 and 2019. The Village Board was receptive to the proposal and referred the petitioner to the ARB and Zoning Board for a public hearing and reviews.

AVM/CED Gilbertson summarized the petitioners' request for wall sign variances in order to gain more visibility from Knightsbridge Parkway.

- Wall Sign – East Elevation. Increase the maximum permitted sign face height from 3' to 4'-3 1/4" and to provide internal channel letter illumination through the face of individual letter sets rather than code-required reverse channel illumination.
- Wall Sign – North Elevation. Increase the maximum sign face height from 3' to 6'-10". Increase the maximum sign letter height from 2' to 3'. Provide internal illumination through the face of individual letter sets rather than code-required reverse channel illumination.

AVM/CED Gilbertson provided historical data regarding Sysmex Corporation at 577 Aptakistic Road which was granted a wall sign variation for height in 2012 and also Heathrow Scientific at 325 Marriott Drive for lettering, logo height and sign face height variations in 2018. He noted public hearing notifications for the current request were published in the May 31, 2019 edition of the Daily Herald and the petitioner provided a certified notice of the Public Hearing to property owners within the code-required 250' radius of the property. In closing, **AVM/CED Gilbertson** stated the property is subject to previously recorded land covenants with Van Vlissingen who is supportive of the proposed use. A drone video from March 2019 taken by Building Official Mike Jesse was played for the ARB to provide an aerial overview of the site and surrounding corporate center.



Shilpa Purohit, Purohit Architects, architect for the petitioner, was sworn in. **Chair Orzeske**, at the request of the petitioner, entered the findings of facts into the record following several typographical error corrections noted by the ARB.

Shilpa Purohit presented plans for the hotel. She stated the monument sign meets code requirements; however, the wall signs will require variations. **Member Baskin** asked if there were comparative renderings of wall signs that showed code-compliant signage versus the variations. **Shilpa Purohit** stated they did not have such renderings available. **Chair Orzeske** requested clarification on the lettering sizes which were reviewed by the **Shilpa Purohit**. **Member Baskin** asked if the centering of the sign elevations on the north elevation were appropriate, or if she had considered placing the logo off-center. **Shilpa Purohit** replied this style of building and signage is Hilton's prototype; however, they would go back to Hilton with recommendations from the ARB to explore wall sign location options. Discussion occurred regarding the trademark green color, and ARB members requested color samples to be submitted for future review. **Member McCall** inquired about the green and white beacon. **Shilpa Purohit** stated Van Vlissingen was not in favor of the beacon as originally proposed due to its brightness. It is to be lit on all four sides. The design now includes a green ribbon EIFS with a white ribbon on top above the Home2 sign on the front elevation. **Member Orzeske** inquired about the illumination requirements and consistency in ground and wall signage. **AVM/CED Gilbertson** clarified there is no code requirement for ground and wall signs to be unified in illumination.

Member McCall noted EIFS may not be the best exterior element for use at ground level in terms of maintenance. He encouraged the petitioner to look at other alternatives to EIFS. **Shilpa Purohit** stated Hilton wanted to break up the exterior using EIFS and other design elements including the wrap around concept; a landscape buffer could be provided against the EIFS. She stated the inspiration for the exterior design came from the surrounding corporate neighborhood and hotels, adding many changes from the initial design were made based upon comments from Community & Economic Development staff including the addition of stone and terra cotta color, but she would take into consideration recommendations from the ARB. **Chair Orzeske** also commented on the amount of EIFS and the need to have a plan to control the staining of the EIFS, given the lighter colors. **Member Baskin** commented the top of the building does not appear to "have an end" and that the design does not quite come together.

Chair Orzeske asked if any members of the audience have any comments or questions. No one came forward.

Member Baskin moved, seconded by **Chair Orzeske**, the public hearing be continued to the July 16, 2019 ARB meeting to allow the petitioner to take into consideration the recommendations of the ARB, including revised elevation materials and colors, the wrap around design, details on focal points in and out of the site, material and color samples of the signs, and benchmarks for the sign variation review with the renderings depicting true colors to match samples.



Roll Call:

Ayes: Members Baskin, Santosuosso, McCall and Orzeske

Nayes: None

Motion unanimously passed.

In regards to the landscape design, **Member Baskin** commented there should be a rational approach to the design that complements the building, with thought given to what people will see when they come in and out of the building. **Jeff Torrins, Landscape Architect** for the project, presented an overview of the landscape plan, stating the petitioner's desire to plant above code requirements and to provide seasonal and year-round color and a sense of scale to the project. **Member Baskin** stated focal points of the landscape design throughout the site will be very important, especially at ground level rooms.

4.0 UNFINISHED BUSINESS

None

5.0 NEW BUSINESS

Member Baskin requested staff provide an update on the landscape progress of the Loft 21 banquet venue located at 1501 Milwaukee Avenue. He is concerned no landscaping improvements approved by the ARB have been completed. Staff stated they will provide an update at the next ARB meeting.

6.0 CITIZENS COMMENTS

None

7.0 ADJOURNMENT

There being no further business, the meeting adjourned at 8:17 p.m.

Respectfully Submitted,

Carol Lustig

Administrative Assistant, Community & Economic Development Dept.