



**APPROVED
AS AMENDED**

Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, June 25, 2019 in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Chair Bichkoff and Members Kalina, Udoni, Hersh, Curtin, Josephson and Trustee Liaison Harms Muth

STAFF PRESENT: Ben Gilbertson, Assistant Village Manager/Director of Community and Economic Development (AVM/CED)

ABSENT: Member Kelly

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

1.0 ROLL CALL

The roll was called by **AVM/CED Gilbertson**; **Chair Bichkoff** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Zoning Board held on Thursday, April 18, 2019.

Member Kalina moved and **Member Udoni** seconded the motion to approve the minutes of the April 18, 2019 Zoning Board meeting.

The motion passed unanimously by voice vote.

Chair Bichkoff introduced and welcomed newly appointed Members Denis Curtin and Scott Josephson to the Zoning Board.

3.0 ITEMS OF GENERAL BUSINESS

Chair Bichkoff reviewed the public hearing process, recessed the Zoning Board meeting, and opened the following Public Hearing:

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)

AVM/CED Gilbertson summarized the request before the Zoning Board, stating the petitioners are seeking to demolish the existing vacant structure built in 1963 to construct a new one-story, 5,000-square-foot medical office building in the B-1 Business zoning district. The petitioners are requesting a text amendment to the Village Code to eliminate the 25% ground floor sales tax-generating use restriction thereby allowing them to establish the new medical practice. He added the Committee of the Whole reviewed the proposal in January 2019 and March 2019 and referred the petitioners to the Zoning Board and Architectural Review

Board for further consideration. **AVM/CED Gilbertson** stated the required legal notice was published in the May 31, 2019 edition of the Daily Herald, and that notification to surrounding property owners is not required in this case as this text amendment will apply to all properties zoned B1 or B2.

In regards to the text amendment, **AVM/CED Gilbertson** stated the current regulation regarding sales tax-generation in the B1 and B2 zoning districts was adopted in 1995 to encourage retail development along main corridors. The Village Green had this requirement, but this was terminated in 2010 as part of a redevelopment agreement with the Village. He stated staff believes this property and other B1 and B2 properties would benefit from the proposed text amendments by providing a viable tenant mix and flexibility for the vacant spaces throughout the Village. He added staff conducted a survey of neighboring communities, with results indicating similar restrictions were imposed on specific geographic areas such as a central business districts and downtown districts, rather than the entirety of a specific zoning district.

Dr. Alexander Katsnelson was sworn in by **Chair Bichkoff** and **Dr. Katsnelson** requested the findings of fact be entered into the record.

Dr. Alexander Katsnelson stated he and his wife will be opening a dermatology and oral surgery practice to serve the residents of the area. He added the current building is not ADA compliant, which encouraged them to construct a new office building. He stated they anticipate the dermatology practice will generate sales tax, but the current requirement of 25% ground floor area would not be feasible for a medical practice.

Chair Bichkoff stated the sales tax floor area restriction may have had a purpose in 1995 but places restraints on businesses today. **Member Curtin** asked if staff had looked at financial modeling and any effect this will have on sales tax moving forward. **AVM/CED Gilbertson** stated this was not part of staff's analysis; rather, staff's research focused on the retail climate nationally, on-line shopping trends, and expansion of non-retail uses in commercial zones. **Member Hersh** recalled previous discussions regarding vacancy rates in the business and office districts, and indicated the text amendment will be a benefit to the Village.

Chair Bichkoff opened the floor for members of the audience. No speakers came forward and there was no public testimony. There being for further questions or discussion, **Chair Bichkoff** closed the public hearing.

Member Kalina moved, seconded by **Member Udoni**, 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.

Roll Call:

Ayes: Chair Bichkoff, Members Kalina, Udoni, Hersh, Curtin, Josephson

Nays: None

The motion passed unanimously.

AVM/CED Gilbertson stated the petitioner has submitted building design plans which will be reviewed by staff before being reviewed by the Architectural Review Board.

Chair Bichkoff reviewed once more the public hearing process, stating Items 3.2 through 3.7 are all requested by the same petitioner Knight Bridge LLC, and are related to their request to construct a 113-room Home2 Suites hotel by Hilton at 350 Knightsbridge Parkway. **Chair Bichkoff** stated given the relatedness between items 3.2 through 3.7, he recommended the Zoning Board consider all items under the same public hearing. **Chair Bichkoff** recessed the Zoning Board meeting and opened the following Public Hearings:

- 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)

AVM/CED Gilbertson summarized the requests before the Zoning Board, stating the owners, Vaibhav Sevale and Kamlesh Patel of Knight Bridge Pky LLC, are seeking a special use, text amendment, and a number of variation approvals to construct a 113-room, 4-story Home2 Hotel on the 2.2 acre property at 350

Knightsbridge Parkway in the Lincolnshire Corporate Center. The project was presented to the Village Board in September 2018 and again January 2019, adding it was the consensus of the Village Board to refer this project to the Architectural Review and Zoning Boards. He further stated the ARB held a workshop and public hearing on June 18, 2019, requested additional information for further deliberation at the continued public hearing scheduled for July 16, 2019. He further stated there are currently six hotels in Lincolnshire, and noted staff has heard of additional hotel demand. He also stated the petitioner has been in contact with the developer of the Lincolnshire Corporate Center, Van Vlissingen, who are in support of the proposed hotel.

AVM/CED Gilbertson further summarized the special use requirement for hotels in the O/I district and variation requests. The petitioner requested height variation from the maximum of 3 stories / 45' to 4 stories / 51'-6". The height variation is requested to accommodate a "beacon," a key architectural element in the Home2 Hotel branding, into the building design. He added the petitioner is requesting a front yard setback variation which predicated upon the building height variation. The petitioner is also requesting side and rear yard setback variations to accommodate parking and traffic circulation in addition to the building height and design. He stated the petitioner provided a survey of building height in the corporate park area and is included in the board packet. In regards to the parking variation, **AVM/CED Gilbertson** stated because of the extended stay concept, the hotel will not be marketing the dining/lounge area to the public, which would not require them to provide additional parking dining/lounge use (as is required under the current code). Hotels with restaurants available to the public will still be required to provide dedicated parking stalls.

A drone video was played to provide an aerial overview of the site and surrounding area.

Shilpa Purohit, Purohit Architect for the petitioner was sworn in by **Chair Bichkoff**. **Shilpa Purohit** requested the findings of fact be entered into the record.

Ms. Purohit stated due to site limitations and building design, a number of variations are requested. She noted the setback variations are due to the building height and to accommodate traffic circulation, landscaping, and parking lot design. **Ms. Purohit** also discussed the parking requirements, stating the dining/lounge features of the hotel are for guests only and not open to the public. Therefore, the requirement of providing 1 space per 50 square feet of dining area is excessive and is requesting relief from this requirement.

Member Kalina asked about their customer base. **Ms. Purohit** stated most of their guests are anticipated to be corporate clients that will stay at the hotel during the week. **Member Udoni** asked about the number of parking spaces and the surrounding property. **Ms. Purohit** stated 118 spaces are provided and parking lots of adjacent office buildings surround the site. **Member Kalina** inquired about the possibility of a full parking lot on any given day. **Ms. Purohit** stated many clients are using alternative transportation such as Uber and did not anticipate all parking stalls to ever be occupied. **AVM/CED Gilbertson** stated the petitioner provided a parking study specific to Home2 Hotels and found for the majority of the year, the hotels did not reach their parking capacity.

Member Curtin asked if there would be a conference center. **Ms. Purohit** replied only a small conference room is available to the guests and was not intended as a conference center. **Chair Bichkoff** asked if the petitioner considered acquiring additional property adjacent to the subject property to reduce the number of variance requests. **Ms. Purohit** stated the property owners had not considered this as a viable option. **Member Josephson** inquired about Hilton's corporate input into the design and site selection, asking if they had other design options for a smaller footprint. **Ms. Purohit** stated the footprint and the rooms are a prototype dictated by Hilton and cannot be altered. **Member Josephson** asked if they considered reducing the number of rooms by eliminating one vertical row of the building, thereby eliminating the request for the setback variances. **Shilpa Purohit** stated this would reduce the number of rooms to 105 rooms which was not acceptable to Hilton nor did Hilton accept a 3-story design.

Vaibhav (Victor) Sevale, Knight Bridge LLC, came forward and was sworn in. He stated Hilton required a minimum of 107 rooms and as part of their financial analysis, and a reduction in room count would not be feasible in terms of revenue generation. **Member Udoni** asked if the petitioner considered purchasing other properties. **Mr. Sevale** stated other parcels were too small or too large, and that this property best suited their proposed site plan. **Ms. Purohit** noted Hilton required more patio space for the hotel guests, which further added to the variation requests. **Ms. Purohit** stated she felt this is a good fit for the property which includes outdoor amenities for guests.

Chair Bichkoff opened the floor for members of the audience. No speakers came forward and there was no public testimony. There being for further questions or discussion, **Chair Bichkoff** closed the public hearing.

Member Kalina asked other members and staff if there is something which would preclude this use in the center of a corporate office park. **AVM/CED Gilbertson** said the traffic flow from the hotel was not a concern. **Member Udoni** stated while the number of variations concerned her, the drone view was informative and she did not see issues with the surrounding properties and granting the requested variances. **Chair Bichkoff** also said he was initially concerned about the number of variations but agreed with **Member Udoni** regarding the context of the property. **Member Udoni** further stated she supported the text amendment.

There being no further discussion; the following motions were made:

Member Udoni moved, seconded by **Member Kalina**, 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.

Roll Call:

Ayes: Bichkoff, Kalina, Udoni, Hersh, Curtin and Josephson.

Nayes: None

The motion passed unanimously.

Member Udoni moved, seconded by **Member Kalina**, 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.

Roll Call:

Ayes: Bichkoff, Kalina, Udoni, Hersh, Curtin and Josephson.

Nayes: None

The motion passed unanimously.

Member Hersh moved, seconded by **Member Curtin**, 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.

Roll Call:

Ayes: Bichkoff, Kalina, Udoni, Hersh, Curtin and Josephson.

Nayes: None

The motion passed unanimously.

AVM/CED Gilbertson stated the ARB public hearing for a wall sign variation will continue on July 16th, 2019, with additional consideration for landscape and design elements of the building. After a recommendation from the ARB, this project will go before the Village Board possibly in August or September.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

6.0 CITIZENS COMMENTS.

Chair Bichkoff thanked the new members and also Trustee Harms Muth for attending the meeting and looked forward to her participation in the future.

7.0 ADJOURNMENT

There being no further business, **Chair Bichkoff** requested a motion for adjournment. **Member Udoni** moved, and **Member Josephson** seconded the motion to adjourn. The meeting adjourned at 8:15 P.M.

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