March 9, 2020
Regular Village Board
Item 7.11

ITEM SUMMARY

Reviewing Body: Regular Village Board
Meeting Date: March 9, 2020
Subject: The St. James Private and Public Recreation Facility
Property Address: 90, 98, and 100 Half Day Road
Petitioner: TSJ Lincolnshire Property LLC
Action Requested: Consideration and Approval of an Ordinance Approving a Major Amendment to a Special Use for a Planned Unit Development with Sign Code Exceptions, and Approving Preliminary Development Plans for a Large, Full-Service, 24/7 Recreation, Health, and Fitness Facility

Prepared By: Tonya Zozulya – Planning & Development Manager
Staff Recommendation: Approval of the Ordinance

Meeting History:
Committee of the Whole – February 25, 2019
Architectural Review Board – November 19, 2019
Architectural Review Board – December 16, 2019
Architectural Review Board – January 21, 2020
Committee of the Whole – February 24, 2020

Reports and Documents Attached:
1) Draft ordinance, prepared by the Village Attorney
2) Petitioner’s supplemental packet, submitted by TSJ Lincolnshire Property LLC, dated March 9, 2020
3) February 24, 2020, Committee of the Whole presentation packet.

Background
TSJ Lincolnshire Property LLC ("TSJ"), petitioner and property owner, seeks a major amendment to the existing Planned Unit Development ("PUD") and approval of preliminary development plans and preliminary plat of subdivision for The St. James private and public recreation facility with the following exceptions to Title 12 (Sign Control), Chapter 9 (Sign Construction & Design: Specific Standards by Sign Type) of the Lincolnshire Village Code ("Village code"):

- An exception from the dimensions permitted in the Commercial Sign District by Village Code Section 12-9-1(A), Table 1 to permit a single-tenant ground monument sign identifying The St. James facility that meets the following specifications:
  - Sign area = 99 sq. ft. (compared to the code-permitted 60 sq. ft.)
  - Sign length = 22’ (compared to the code-permitted 10’)
  - Sign setback = 10’7” (compared to the code-permitted 15’)

- An exception from the dimensions permitted in the Commercial Sign District by Village Code Section 12-9-1(A), Table 1 to permit a multi-tenant ground monument sign identifying the tenants of the subject property that meets the following specifications:
  - Sign length = 12’ (compared to the code-permitted 10’)
  - Sign setback = 4’6” (compared to the code-permitted 15’)

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An exception from the dimensions permitted in the Commercial Sign District by Village Section 12-9-1(B), Table 3 to permit a wall identification sign for The St. James facility’s east building elevation that meets the following specifications:
- Sign length = 64’1” (compared to the code-permitted 18’)
- Sign letter height = 5’ (compared to code-permitted 2’)
- Sign face height = 5’ (compared to the code-permitted 3’)

An exception from the dimensions permitted in the Commercial Sign District by Village Code Section 12-9-1(G) to permit directional signs for the subject property that meet the following specifications:
- Sign area = 13 sq. ft. (compared to the code-permitted 3 sq. ft.)
- Sign height = 6’ (compared to the code-permitted 4’)

The Village Board (“Board”) held a public hearing on February 24, 2020, and received testimony from staff, the petitioner, and the public. At the conclusion of the meeting, the Board closed the public hearing and requested the petitioner to share additional information at a future meeting prior to making a final determination, including physical roof material and color samples, consideration of sustainable design elements (i.e., solar panels, LEED or comparable certifications), and financial information. In response to the Board’s request, staff has summarized TSJ’s responses below, and these are further articulated in the attached cover letter and supplemental packet.

The petitioner is presenting three standing seam metal roof color options for the Board’s consideration: Shasta White, Cityscape, and Zinc Grey (the originally proposed color was “Onyx White Silver”). TSJ requests the Board’s review of the color options and selection of the preferred color for the standing seam roof. The membrane (TPO) roof color, which will not be visible from the street, and is to remain white.

With respect to the Board’s interest in environmental sustainability within the building design, the petitioner provided a list of sustainable areas incorporated in the proposal and their intent to partner with ComEd on energy efficiency strategists. TSJ has also explored LEED and similar certifications; however, they do not believe these certifications are achievable based on the site location, building design, and other parameters.

Projected annual revenues to the Village based on sales tax (including home rule and food & beverage tax) as well as a potential 1.5% - 4% admission tax could range between $59,000 and $69,000 in the first full year of The St. James operation and between $151,000 and $175,000 in Year 5 of The St. James opening. The annual property tax to the Village is estimated at $70,000. These revenue projections do not include future commercial uses on the TSJ property or positive economic impact to existing Lincolnshire restaurants and hotels.

Staff provided an email courtesy notice of the March 9 meeting to interested individuals on the Village’s notification list for this project, which is consistent with past meetings on this application.

Approval Process
Should the Village Board grant approval of the current major PUD amendment, preliminary development plan, and preliminary plat of subdivision, the petitioner will need to submit an application for approval of the final development plan and final plat of subdivision per Village Code Section 6-14-12. The final development plan and final plat of subdivision does not require a public hearing or advisory board review.

Staff Recommendation
Staff recommends approval of the ordinance with a condition regarding the preferred standing seam metal roof color option.