



Village of Lincolnwood Plan Commission

Meeting
Wednesday, March 1, 2023
7:00 P.M.

in the
Gerald C. Turry Village Board Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Case #PC-04-23: 6731-35 North Lincoln Avenue – Preliminary Plat of Consolidation and Subdivision Variation**
Request: Consideration of a request by Esad Hoxha, property owner, to approve: 1) a Preliminary Plat of Consolidation that would result in four existing parcels being consolidated into one parcel; and 2) Subdivision Variations from Section 16-5-2(B) of the Subdivision Ordinance to permit a lot with more than four sides, and Section 16-5-2(D)(2) to allow the consolidation of more than two parcels. The Plan Commission may also consider any additional relief that may be discovered during the review of this case.
4. **Case #PC-05-23: 6731-35 North Lincoln Avenue – Special Use and Variations Related to a Proposed Mixed-Use Development**
Request: Consideration of a request by Esad Hoxha, property owner, to approve: 1) A Special Use for 11 residential units above a ground floor commercial use; 2) Variation from Sections 4.13 and 8.12 to allow a building height of 50.5' (38' permitted); 3) Variation from Section 4.13 and 8.12 to all for only a portion of the front façade being located within the maximum 5' build-to line along Lincoln Avenue; 4) Variation from Section 6.03(2)b to allow a driveway access point less than 30' from a driveway access point on an adjacent property; 5) Variation from Section 6.04(3) to allow less than 75% of "high quality" façade materials for the north, south, and east facing elevations; 6) Variation from Section 6.04(11) to allow a structure that does not include the required number of roofline design characteristics; 7) Variation from Section 6.15(1) to waive all required foundation landscaping, and; 8) Variation from Section 7.10 to reduce the amount of required off-street parking from 32 spaces to 18 spaces. The Plan Commission may also consider any additional relief that may be discovered during the review of this case.
5. **Discussion: Update Regarding Recent Plan Commission Cases**
6. **Next Regular Meeting: Wednesday, April 5, 2023**
7. **Public Comment**
8. **Adjournment**

Posted: February 24, 2023