



Village of Lincolnwood Plan Commission

Special Meeting
Wednesday, May 10, 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. **Approval of Minutes**
April 3, 2023, Meeting Minutes
4. **Case #PC-06-23: Planned Unit Development Amendment, Special Use, and Zoning Modifications for a Proposed Development at 6995 North Central Park Avenue**
Request: Consideration of a request by Faruk Daudbasic, a representative of BECCA, on behalf of Dora LLC, property owner related to the following: 1) Amendment to Ordinance No. 1988-1081, which established the Town Center Planned Unit Development, and its subsequent amendments to permit a religious institution at the property commonly known as 6995 North Central Park Avenue; 2) Special Use as per Section 7.06(5) of the Zoning Ordinance to allow open-air parking in the front yard; and 3) relief in the form of Zoning Modifications to permit a) a reduction in the rear yard setback along the east lot line from ten feet to six feet, one-half inch; b) a reduction in the minimum percentage of qualifying “high quality” materials for the design of one or more of the building elevations; c) a reduction in the required depth of a loading space from 55 feet to approximately 16 feet; d) a reduction in the total amount of required off-street parking from 425 spaces to 103 spaces, and; e) a reduction in the required width of parking lot landscape screening from eight feet to six feet, six inches along the north and south lot lines. The Plan Commission may also consider any additional relief that may be discovered during the review of this case.
5. **Case #PC-04-23: 6731-35 North Lincoln Avenue – Final Plat of Consolidation and Subdivision Variation**
Request: Consideration of a request by Esad Hoxha, property owner, to approve: 1) a Final 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.
6. **Case #PC-10-22: Zoning Code Text Amendment – Permissibility of Certain Use in Various Zoning Districts Throughout the Village**
Request: Referral by the Village Board to consider potential Zoning Code Text Amendments related to the permissibility of certain uses in various Zoning Districts throughout the Village, including the B-1, B-2, B-3, O, and M-B districts. Discussion during this hearing may

relate to Table 4.01.1 Permitted and Special Uses in All Zoning Districts, Section 2.02 Definitions, and Sections 4.07, 4.08, and 4.09, which pertain to standards and regulations related to uses in those zoning districts. During this Hearing, the Plan Commission may consider any additional Text Amendments related to this case.

- 7. Discussion: Update Regarding Recent Plan Commission Cases**
- 8. Next Regular Meeting: Wednesday, June 7, 2023**
- 9. Public Comment**
- 10. Adjournment**

Posted: May 5, 2023