



Village of Lincolnwood Plan Commission

Public Meeting
Wednesday, August 7, 2024
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**
June 5, 2024, Meeting Minutes
4. **Case #PC-06-24: Zoning Text Amendment – Zoning Text Amendment Regarding the Permissibility of a College or University in the B-2 General Business Zoning District**
Request: Consideration of a request by the Hebrew Theological College, Petitioner and contract purchaser, on behalf of 3420 Devon Building LLC, property owner, to Amend Table 4.01.1 Permitted and Special Uses in All Zoning Districts, to allow by Special Use colleges or universities in the B-2 General Business zoning district. This hearing may also consider possible Zoning Text Amendments to a) Section 2.02 to revise the definition of the term “college or university” and to add a definition for the term “dormitory”, b) Section 4.07 to establish new use regulations specifically related to a “college or university” in the B-2 zoning district, or c) Section 7.10 to establish minimum off-street parking requirements for a college or university with dormitories. The Plan Commission may consider any additional amendments to other relevant provisions of the Zoning Ordinance discovered during this case.
5. **Case #PC-07-24: 3420 West Devon Avenue – Approval of Special Uses, Zoning Variations, and Parkway Parking for the Proposed Redevelopment of 3420 West Devon Avenue**
Request: Consideration of a request by the Hebrew Theological College, Petitioner and contract purchaser, on behalf of 3420 Devon Building LLC, property owner, to approve certain Special Uses, Zoning Variations, and parkway parking in order to accommodate the development of a college or university at the address commonly known as 3420 West Devon Avenue. Requested Special Uses include those pursuant to a) Section 4.01.1 to allow a college or university in the B-2 General Business zoning district (assuming the Plan Commission recommends approval of a Text Amendment as a result of case #PC-06-24) and b) Section 7.06(5) to allow parking in the corner side yard abutting the east lot line of the subject property. Requested Zoning Variations include relief from a) Section 3.13(13)e to allow a masonry fence in the corner side yard abutting the south and east lot lines of the subject property; b) Section 4.07(3) to waive the requirement for a setback of thirty feet when abutting the rear yard of a residential property, allow the required buffer yard to be used for parking, and waive the required landscape screening when windows exist more than 20 feet above grade; c) Section 4.07(5) to allow for outdoor operations to accommodate an open-air courtyard and second story

terrace; d) Section 4.13 to allow a building with a height greater than 35 feet to accommodate a building with a height of 47' to predominant parapet, 51' to the secondary parapet; e) Section 6.03(c) to waive the requirement for a 5'-foot wide sidewalk along the rear façade of the building to accommodate on-site parking; f) Section 6.04(3)b to allow a building that does not incorporate specified high-quality materials into at least 75% of each elevation; g) Section 6.14(1) to waive or reduce the width of landscape screening along the west, east and north sides of the parking lot; h) Section 6.14(2) to waive or reduce the width of required landscape islands at each end of parking aisles in the parking lot and rear parking area; i) Section 6.16(1) to waive the required transition yard setback and landscape screening requirements; j) Section 7.10 to reduce the amount of required off-street parking; and k) Section 7.10 to waive the requirement for a loading space. The Petitioner also seeks approval to install parkway parking in the public right-of-way on the east side of Trumbull Avenue adjacent to the subject property in accordance with Chapter 6 Public Parks, Ways, and Properties, Article 5 Parkway Landscaping and Maintenance, Section 17 of the Village Code, and one Parkway Parking Variation from Section 6-5-18-A to allow the removal of a portion of a sidewalk in the public right-of-way. The Plan Commission may consider any additional relief discovered during this case.

6. Case #PC-08-24: Zoning Text Amendment – Zoning Text Amendment Regarding the Permissibility Retail Tobacco Stores in All Zoning Districts

Request: Consideration of a referral by the Village Board Committee of the Whole to 1) amend Section 2.02 Definitions of the Zoning Ordinance to establish a definition for a term intended to describe retailers whose predominant revenue is derived from the sale of tobacco, tobacco-related products, alternative nicotine products, or electronic smoking devices and 2) amend Table 4.01.1 Permitted and Special Uses in All Zoning Districts to prohibit such uses in all zoning districts. The Plan Commission may consider any additional amendments to other relevant provisions of the Zoning Ordinance discovered during this case.

7. Next Regular Meeting: September 4, 2024

8. Public Comment

9. Adjournment