



# Village of Lincolnwood Plan Commission

*Special Public Meeting*  
**Tuesday, September 3, 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**  
August 7, 2024, Meeting Minutes
4. **Case #PC-09-24: 6850 North McCormick Boulevard – Amendment to an Existing Planned Unit Develop to Designate Auto Sales and Service with Outdoor Display and Storage as a Permitted Use**  
**Request:** Consideration of a request by AutoCanada Inc. and ACIA CH Property LLC, on behalf of Lincolnwood Holdings, LLC, property owner, to amend Ordinance No. 2015-3173 to allow auto sales and service uses with exterior storage and display at the property commonly known as 6850 North McCormick Boulevard. The Plan Commission may also consider amendments to any other Ordinances governing permitted uses at that property in order to accommodate the Petitioner’s request.
5. **Case #PC-010-24: Zoning Text Amendment – Zoning Text Amendment Regarding Permitted Access to Parking Spaces in the M-B Light Manufacturing and Business Zoning District**  
**Request:** Consideration of a referral by the Village Board Committee of the Whole to amend Section 7.06 of the Zoning Ordinance to allow the stacking of parking spaces in the M-B Light manufacturing and Business zoning district, without each space having direct access to a drive aisle or right-of-way. The Plan Commission may consider any additional amendments to other relevant provisions of the Zoning Ordinance discovered during this case.
6. **Case #PC-011-24: Zoning Text Amendment – Zoning Text Amendment Regarding Minimum Drive Aisle Clearance Width for All Parking Spaces**  
**Request:** Consideration of a referral by the Village Board Committee of the Whole to amend Section 7.06(3) of the Zoning Ordinance to establish a minimum clearance width for drive aisles, driveways, and garage doors providing access to required off-street parking spaces. The Plan Commission may consider any additional amendments to other relevant provisions of the Zoning Ordinance discovered during this case.
7. **Next Meeting: September 4, 2024**
8. **Public Comment**
9. **Adjournment**



**Draft MEETING MINUTES  
OF THE  
PLAN COMMISSION  
August 7, 2024 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

**Present:** Acting Chairman Steven Jakubowski, Commissioners Adi Kohn, Mark DeAngelis, Henry Novoselsky, Don Sampen, and Sue Auerbach

**Absent:** Chairman Mark Yohanna

**Staff Present:** Planning and Economic Development Manager Doug Hammel, Community Development Director Scott Magnum, Community Development Coordinator Marcos Classen, and Village Attorney Hart Passman

**I. Call to Order**

Commissioner Jakubowski noted a quorum and called the meeting to order at 7:02 pm.

There was discussion to nominate Commissioner Jakubowski as Acting Chairman for tonight's meeting.

*A Motion was made by Commissioner Novoselsky to appoint Commissioner Jakubowski as Acting Chairman for tonight's meeting.*

*The motion was seconded by Commissioner DeAngelis.*

*Aye: Commissioners Kohn, DeAngelis, Novoselsky, Sampen and Auerbach*

*Nay:*

*Abstain: Commissioner Jakubowski*

*Motion Approved: 5-0*

**II. Pledge of Allegiance**

**III. Approval of Minutes**

*Motion to approve the June 5, 2024, Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Novoselsky.*

*Aye: Commissioners Kohn, DeAngelis, Novoselsky, Sampen and Auerbach*

*Nay:*

*Abstain: Acting Chairman Jakubowski*

*Motion Approved: 5-0*

- IV. **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**
- V. **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**

Planning and Economic Development Manager Doug Hammel explained that there was an issue with the public notice and the properties that should have been notified about the case by the Village were not mailed a notification letter. As a result, the meeting cannot move forward until proper notices are mailed out. It is currently planned for this item to return at next month's meeting.

*A Motion was made by Commissioner Sampen to continue both cases to the next regular scheduled meeting on September 4<sup>th</sup>.*

*The motion was seconded by Commissioner Novoselsky.*

*Aye: Acting Chairman Jakubowski and Commissioners Kohn, DeAngelis, Novoselsky, Sampen and Auerbach*

*Nay:*

*Abstain:*

*Motion Approved: 6-0*

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

Planning and Economic Development Manager Doug Hammel presented background about recent discussions and actions by the Village Board regarding the appropriateness of tobacco retailers throughout the Village. The Village Board is undertaking a series of actions to limit the number of such retailers and ultimately prohibit them as a distinct use.

Currently in the there is no distinction between a tobacco retailer and other general retailers in the Zoning Code. With the current definition tobacco retailers are permitted in the B-1, B-2, and B-3 districts, and in the portions of the M-B district within the Retail Overlay Zone.

Mr. Hammel spoke about changes the Village Board has taken outside of the Zoning Code to help regulate tobacco retailers throughout the Village. In Chapter 10 of the Village Code a “retail tobacco store” is defined as “a retail establishment that derives more than 80% of its gross revenue from the sale of loose tobacco, plants, or herbs and cigars, cigarettes, pipes, and other

smoking devices for burning tobacco and related smoking accessories and in which the sale of other products is merely incidental.” Based on this definition there are currently 8 tobacco retailers in Lincolnwood.

Commissioner DeAngelis asked if the 80% of its gross revenue included online revenue.

Mr. Hammel stated that he did not have that information at this time.

Mr. Hammel went over data that staff collected comparing the number of tobacco retailers in Lincolnwood versus the other local municipalities. Based on the data researched by staff it showed that Lincolnwood has close to twice as many retail tobacco stores per capita than the next closest community and between three and five times as many per capita than Skokie, Park Ridge, Glenview and Niles.

Mr. Hammel spoke about why the Village Board referred this matter to the Plan Commission with the intent that a Zoning Text Amendment could be enacted that would a) distinguish retail tobacco stores from other types of general retail uses, and b) prohibit retail tobacco stores throughout the community.

Mr. Hammel went over the proposed text amendment language which would affect section 2.02 zoning code by adding definitions for “Alternative Nicotine Products” as well as adding a definition for “Retail Tobacco Stores” which would build upon the definition in Section 10-3-2 of the Village Code by adding a 10% of floor space threshold. Definitions for “Tobacco Accessories” and “Tobacco Products” would also be created.

Mr. Hammel also went over the proposed amendment of Table 4.01.1 of the Zoning Code to add a line item for “retail tobacco stores” and indicate that “retail tobacco stores” are prohibited in all zoning districts

There was discussion of distinguishing between a retail tobacco store and a cigar shop. There was additional discussion about the perceived intended use of “Tobacco Accessories”.

There was discussion about taxes and whether different taxes could be applied to this type of product. Attorney Hart Passman stated that Illinois State law only allows for tobacco to be taxed separately if the tax existed prior to January 1, 1993. Staff was not able to find any record of a tax existing prior to that date so no new tax can be created.

There was discussion about how the steps the Village Board was the first step in regulating these types of businesses and how Zoning Ordinances is often a way that villages and municipalities regulate the types of businesses allowed in their jurisdictions. Defining the terms associated with “Retail Tobacco Stores” allows the Village to properly regulate not only if a business of this type can move forward but which zoning districts they would be allowed to operate.

Commissioner DeAngelis pointed out that this is similar to how the Village currently defines businesses that sell liquor that the proposed text amendment would create language on how to identify and regulate “Retail Tobacco Stores”.

There was discussion about the impact the text amendment would have on existing “Retail Tobacco Stores”.

There was discussion about making the process to open a “Retail Tobacco Stores” subject to a Special Use approval as part of any text amendment.

Acting Chairman Jakubowski took a poll of the Commissioners to gauge if the Commissioners felt that “Retail Tobacco Stores” needed to be defined differently from other general retailers. All the commissioners agreed with this except for Commissioner DeAngelis.

There was discussion of differentiating between using tobacco or nicotine to define these types of businesses. There was also discussion about how to include paraphernalia used to ingest tobacco/nicotine.

Mr. Hammel suggested that the name may not be as important as determining the definition. Once there is a set definition then there could be a discussion about the proper terminology.

There was discussion about the intent of tonight’s meeting and there was no consensus from the commissioners about the actual item up for discussion tonight.

Commissioner DeAngelis suggested that the terms being used are outdated and not sufficient to accurately describe the intent if the proposed text amendment.

Mr. Passman suggested that the language was derived from what is currently in the village code in the tobacco section. So rather than focusing on that the Commission should figure how to define “these stores” going forward.

There was discussion about how the Village handled the recent Video Gaming text amendment.

Acting Chairman Jakubowski took a poll to determine if the definition for “these stores” should include more than just tobacco products. All the commissioners agreed except for Commissioner Sampen.

There was discussion about the intent of the Village Board to prohibit “these stores” in the Village of Lincolnwood. There was additional discussion about what impacts that would have on existing stores.

***A Motion was made by Commissioner Novoselsky to amend the text of the zoning ordinance to prohibit vape shops on the use table, noting that any existing businesses would be able to continue as legal non-conforming.***

***The motion was seconded by Commissioner Auerbach.***

***No public comment.***

Acting Chairman Jakubowski asked for clarification if the motion was intended to use the definition for “these stores” created by the commission as the basis for prohibiting them on the use table. Commissioner Novoselsky agreed with that assessment.

Commissioner DeAngelis stated that it doesn’t make sense to vote when we don’t have a definition yet.

It was noted that this motion would reflect the general consensus of the Commission that vape shops should be prohibited, but that specific definition of that terms is yet to be vetted by the Plan Commission.

***Aye: Acting Chairman Jakubowski and Commissioners Kohn, Novoselsky, Sampen and Auerbach***

***Nay: Commissioner DeAngelis***

***Abstain:***

***Motion Approved: 5-1***

***A Motion was made by Commissioner Sampen for staff to compile a definition for the commission to consider.***

***The motion was seconded by Commissioner Novoselsky***

***Aye: Acting Chairman Jakubowski and Commissioners Kohn, Novoselsky, Sampen and Auerbach***

***Nay: Commissioner DeAngelis***

***Abstain:***

***Motion Approved: 5-1***

***A Motion was made by Commissioner Sampen to continue this case to the September 30<sup>th</sup> meeting.***

***The motion was seconded by Commissioner Novoselsky.***

Prior to the role call for this motion, it was noted that staff would withhold the Plan Commission’s previous recommendation regarding the prohibition of vape shops until a definition for the nature of the use being prohibited is established.

***Aye: Acting Chairman Jakubowski and Commissioners Kohn, Novoselsky, Sampen and Auerbach***

***Nay:***

***Abstain: Commissioner DeAngelis***

***Motion Approved: 5-0***

## **VII. Next Meeting**

The next meeting of the Plan Commission is scheduled for Tuesday, September 3, 2024.

**VIII. Public Comment**

Acting Chairman Steven Jakubowski announced the opportunity for additional comments from the public. Let the record show that no one came forward.

**IX. Adjournment**

*A Motion was made by Commissioner Auerbach to adjourn the meeting.*

*The motion was seconded by Commissioner Kohn.*

*Aye: Acting Chairman Jakubowski and Commissioners Kohn, DeAngelis, Novoselsky, Sampen and Auerbach*

*Nay:*

*Abstain:*

*Motion Approved: 6-0*

The meeting ended at 8:23 pm.

Respectfully submitted,

Marcos Classen  
Community Development Coordinator



## Plan Commission Staff Report

Case # PC-09-24

September 3, 2024

**Subject Property:**

6850 North McCormick Boulevard

**Zoning District:**

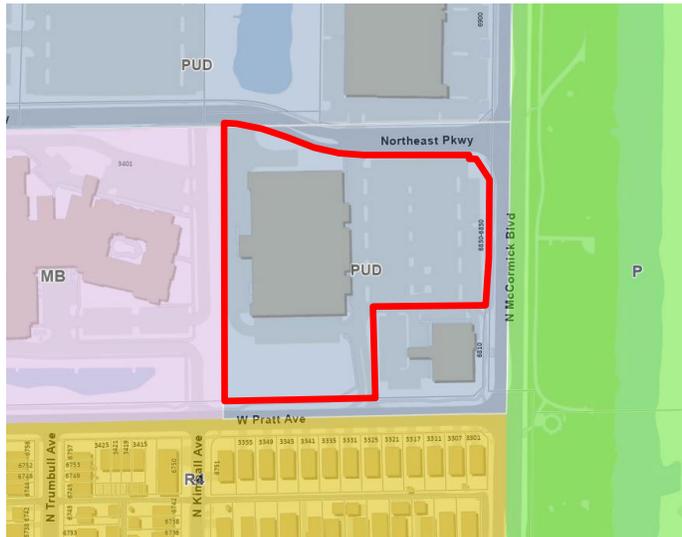
Planned Unit Development (PUD)

**Petitioner:**

AutoCanada Inc. and ACIA CHJ Property LLC, on behalf of Lincolnwood Holdings, LLC, property owner

**Nature of Request:**

Approval of a PUD Amendment to allow Auto Sales and Service uses with exterior storage and display



**Notification:** Notice was published in the Lincolnwood Review on August 15, 2024, Public Hearing Signs were installed at the subject property, and mailed legal notices dated August 14, 2024, were sent to properties within 250 Feet.

**Background**

AutoCanada Inc. and ACIA CHJ Property LLC, on behalf of Lincolnwood Holdings, LLC, property owner, seek approval of an amendment to the Planned Unit Development (PUD) Ordinance governing the types of uses that are permitted at the property commonly known as 6850 North McCormick Boulevard. The intent of the Petitioner's request is to establish the permissibility of an auto sales and service use with exterior storage and display. (The PUD currently only allows auto sales and services uses without exterior storage and display.) This would allow the Petitioner to proceed with the acquisition of the property, and then would return at a later date for approval of a specific development plan.

The rendering on the following page illustrates the Petitioner's vision for the proposed use. It should be noted, however, that this rendering is conceptual in nature and may not reflect all the characteristics of a final development plan. A more detailed development plan would be considered by the Plan Commission at a later date if the Village approves the Petitioner's current request related to uses at the subject property.



*Conceptual Rendering of the Proposed Use*

### **Regulatory Context**

The subject property is regulated as a Planned Unit Development originally approved in 1999 (Preliminary PUD) and 2000 (Final PUD). That original PUD allowed for the development of the property as a grocery store with an outlot building near the southeast corner of the property. (Prior to the development of that grocery store, the property was part of the larger Bell & Howell property that operated in that portion of the Village for several decades.)

Since the original approval of the PUD, the following amendments have been approved:

- Ordinance No. Z2000-064 approving a Final Plat for the establishment of parcels related to the redevelopment of the property;
- Ordinance No. 2000-018 approving Variations related to wall signage for the approved grocery store;
- Ordinance N0. Z2003-170 approving the development of a medical office building in the outlot in the southeast portion of the property;
- Ordinance No. 2003-228 approving a Sign Plan for the medical office building;
- Ordinance No. Z2004-236 approving extended hours of operation for the grocery store;
- Ordinance No. 2008-2824 approving additional signage for the grocery store;
- Ordinance No. 2015-3173 approving several uses as permitted uses and allowing for the development of a second outlot building in the northeastern portion of the property following the closure of the grocery store;
- Ordinance No. 2018-3362 approving modifications to the parking lot, installation of delivery canopies, and signage variations related to the build-out of a pick-up grocery store; and
- Ordinance No. 2019-3393A establishing that previous entitlements would be restored if the pick-up grocery store use is abandoned.

**Requested Amendment**

At this time, the Petitioner's requested amendment specifically relates to Ordinance No. 2015-3173. Exhibit I to that Ordinance establishes a list of permitted uses for the PUD. That list specifically includes "auto sales and service with no exterior storage/display." The Petitioner is seeking to amend that Ordinance and its Exhibit I to state that auto sales and service uses with exterior storage and display are permitted at the subject property.

It is important to note that at this time the Petitioner is not seeking approval of other improvements to the property that would be necessary to accommodate an auto sales and service use with exterior storage and display. Rather, any such improvements would be subject to a subsequent PUD Amendment and public hearing process.

**Required Subsequent Approvals**

Assuming the Village is inclined to approve the Petitioner's current request regarding the general permissibility of auto sales and service uses with exterior storage and display, the following Village Board approvals would have to be procured before the use could be initiated:

- An amendment to a 2015 Development Agreement between the Village and then-property owner to allow the proposed use at the subject property, since the redevelopment agreement references the same list of permitted uses as Exhibit I in Ordinance No. 2015-3173; and
- An additional PUD Amendment to accommodate any deviations from the approved development plans or Zoning Modifications to provide relief from other applicable zoning regulations. Such an amendment would require a public hearing process with the Plan Commission, and would provide the opportunity for the appropriate level of scrutiny related to site planning and design, architectural design, lighting, landscaping, traffic generation and management, and other characteristics of a specific development and operational plan.

**Public Comment**

Staff did not receive any public comments prior to the public posting of this packet. Any comments received prior to the September 3 public hearing will be provided to the Plan Commission at that time.

**Requested Action**

The Petitioner requests approval of an amendment to Exhibit I of Ordinance No. 2015-3173 to specify that auto sales and service with exterior storage and display is a permitted use in the PUD governing development at the subject property.

**Documents Attached**

1. Plat of Survey for Subject Property
2. Relevant Excerpts from Ordinance No. 2015-3173



# MM SURVEYING CO., INC.

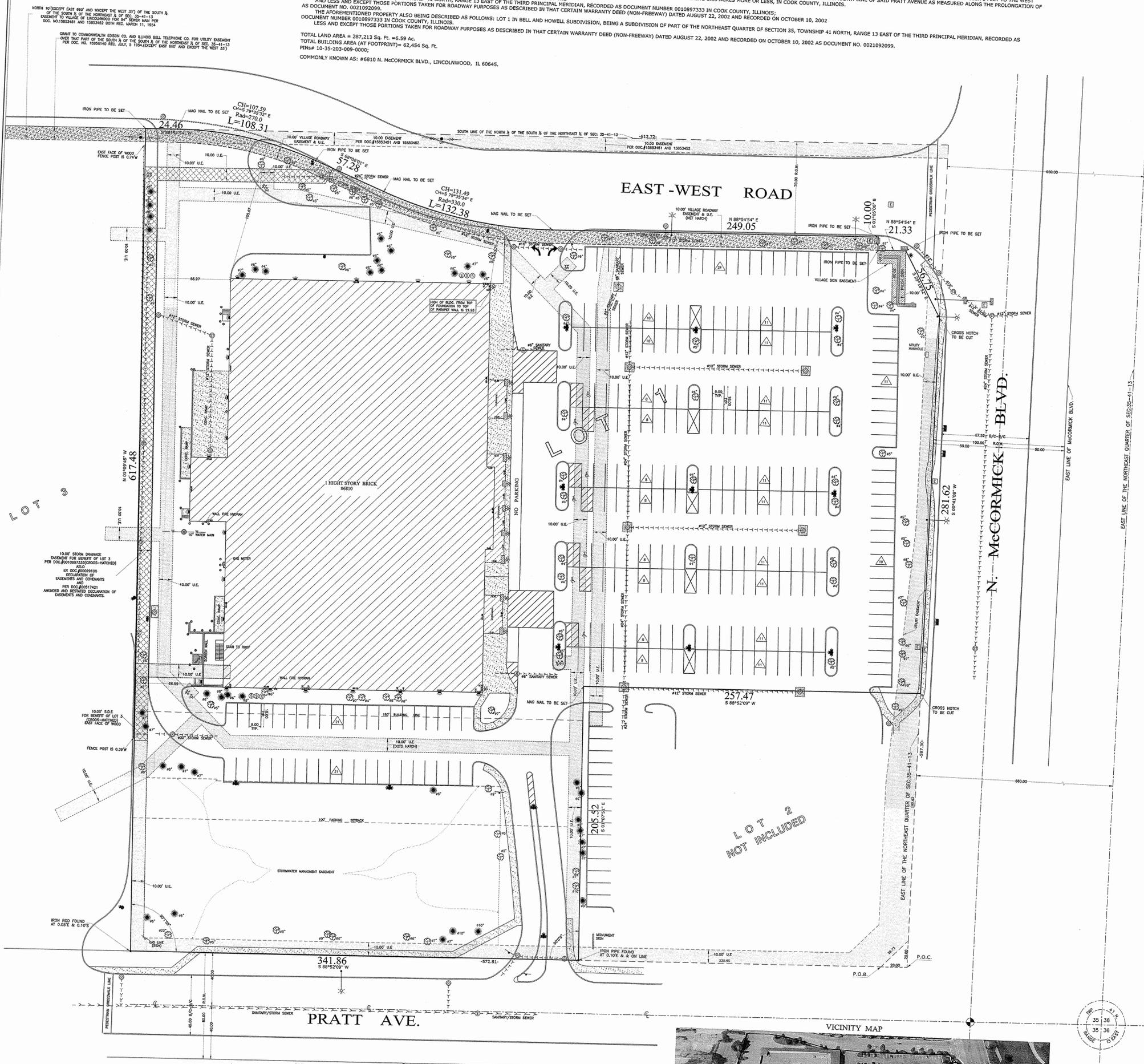
PROFESSIONAL DESIGN FIRM NO. 184-003233

## ALTA/ACSM Land Title Survey

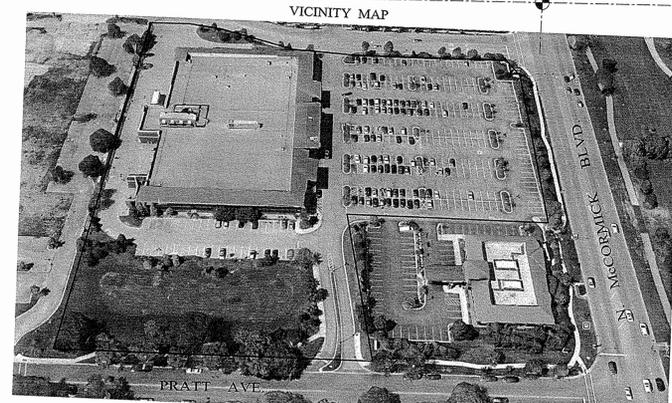
OF

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 (BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF PRATT AVENUE) AND THE WEST LINE OF THE EAST 650 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 35, THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 572.81 FEET; THENCE NORTH 01 DEGREES 54 MINUTES 22 SECONDS WEST, A DISTANCE OF 612.40 FEET TO THE SOUTH LINE OF SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID PARALLEL LINE, A DISTANCE OF 597.79 FEET TO A POINT 20.00 NORTH OF THE NORTH R.O.W. LINE OF SAID PRATT AVENUE AS MEASURED ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 28.73 FEET TO THE POINT OF BEGINNING CONTAINING 8.53 ACRES MORE OR LESS, IN COOK COUNTY, ILLINOIS.  
LESS AND EXCEPT LOT 2 IN BELL AND HOWELL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0010897333 IN COOK COUNTY, ILLINOIS;  
AND LESS AND EXCEPT THOSE PORTIONS TAKEN FOR ROADWAY PURPOSES AS DESCRIBED IN THAT CERTAIN WARRANTY DEED (NON-FREEWAY) DATED AUGUST 22, 2002 AND RECORDED ON OCTOBER 10, 2002 AS DOCUMENT NO. 0021092099.  
THE AFORESAID PROPERTY ALSO BEING DESCRIBED AS FOLLOWS: LOT 1 IN BELL AND HOWELL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 0010897333 IN COOK COUNTY, ILLINOIS.  
LESS AND EXCEPT THOSE PORTIONS TAKEN FOR ROADWAY PURPOSES AS DESCRIBED IN THAT CERTAIN WARRANTY DEED (NON-FREEWAY) DATED AUGUST 22, 2002 AND RECORDED ON OCTOBER 10, 2002 AS DOCUMENT NO. 0021092099.

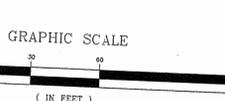
TOTAL LAND AREA = 287,213 Sq. Ft. = 6.59 AC.  
TOTAL BUILDING AREA (AT FOOTPRINT) = 62,454 Sq. Ft.  
COMMONLY KNOWN AS: #6810 N. MCCORMICK BLVD., LINCOLNWOOD, IL 60645.



- ### LEGEND:
- CONCRETE PAVEMENT
  - BRICK PAVEMENT
  - UTILITY EASEMENT
  - COMMODORION
  - OPEN BRICK PORCH
  - 80'-0" B/C - DISTANCE BETWEEN CURVES
  - R.O.W. - RIGHT OF WAY
  - STRAND - WIRES TWISTED TOGETHER TO FORM A BUNDLE OR ON THE LINE
  - WIRES - COMMUNICATION WIRES; TELEPHONE, WIRELESS, TELEVISION, ETC.
  - SHAWNY LINE
  - STORM LINE
  - WATER LINE
  - UNIDENTIFIED MANHOLE
  - SOBER MANHOLE
  - CATCH BASIN
  - WATER MANHOLE
  - GREASE TRAP
  - WATER METER MANHOLE
  - ELECTRIC MANHOLE
  - UTILITY POLE W/ WIRES
  - WALL LIGHT
  - LIGHT POLE
  - STREET LAMP
  - DRAIN
  - STREET SIGN
  - GAS VALVE
  - WATER VALVE
  - CENTER LINE
  - SATELLITE ANTENNA
  - FIRE HYDRANT
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - GREASE TRAP (EKENRAG)
  - PARKING BARRIER (7x10')
  - CONCRETE/ZONE GUARD
  - SECURITY CAMERA
  - PARKING STALL COUNT
  - TRAFFIC LIGHT



**NOTE:**  
TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 1300002129 WITH EFFECTIVE DATE: OCTOBER 21, 2013.  
**NOTE:**  
TABLE A ITEMS:  
9. THERE ARE 291 LINED PARKING SPACES AND 7 HANDICAP SPACES FOUND WITHIN THE SURVEYED PROPERTY.



ORDER NO. **82310**  
SCALE: 1 INCH = 30 FEET  
FIELDWORK COMPLETION DATE: FEBRUARY 27, 2014  
ORDERED BY: STOTTIS & BAIRO KOSTAS CLOS.

**FLOOD CERTIFICATION:** (PER FEMA WEBSITE)  
THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
FLOODING MAP: N/A  
FLOODING ON PROPERTY: NO  
MAP USED: RATE MAP  
COMMUNITY NAME: LINCOLNWOOD VILLAGE OF  
COMMUNITY NUMBER: 171001  
PANEL NUMBER: 2005  
MAP NUMBER: 1703102285.1  
EFFECTIVE DATE: AUGUST 19, 2008  
FLOOD ZONE: X  
DATUM: NAVD 88

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND ACCORDANCE WITH THE 2011 MINIMUM STANDARD SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.  
DATE: MARCH 4, 2014  
SIGNATURE: *Yb Demoyth*  
REGISTRATION NO. 35-2289  
LIC. EXP. 11/30/2014

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2015-3173**

**AN ORDINANCE APPROVING AN AMENDMENT TO  
THE PRATT/MCCORMICK PLANNED UNIT DEVELOPMENT**

(6810-6850 North McCormick Boulevard)

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS 6<sup>th</sup> DAY OF OCTOBER, 2015.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois this  
6<sup>th</sup> day of October, 2015



Village Clerk

**AN ORDINANCE APPROVING AN AMENDMENT TO  
THE PRATT/MCCORMICK PLANNED UNIT DEVELOPMENT**

(6810-6850 North McCormick Boulevard)

WHEREAS, R&R Global Partners, LLC ("**Applicant**") is the contract purchaser of that certain parcel of real property consisting of approximately 6.59 acres, located at the address commonly known as 6850 N. McCormick Boulevard, Lincolnwood, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Property**"); and

WHEREAS, the Village President and Board of Trustees adopted: (i) Ordinance No. Z99-044 on June 17, 1999, approving a special use permit for a planned unit development of the Property and an adjacent property and a preliminary plat of planned unit development; and (ii) Ordinance No. Z2000-064 on March 16, 2000, approving a final plat of planned unit development for the Property and the adjacent property (collectively, the "**PUD Ordinances**"); and

WHEREAS, the PUD Ordinances authorized the development of the Property as a planned unit development for use as a grocery store; and

WHEREAS, the Village President and Board of Trustees subsequently amended the PUD Ordinances by adopting Ordinance Nos. Z99-051, 2000-018, Z2003-179, Z3003-228, Z2004-236, and 2008-2824 (collectively, the PUD Ordinances and their amendments are the "**Pratt/McCormick Planned Unit Development**"); and

WHEREAS, pursuant to the Pratt/McCormick Planned Unit Development, the Property was developed and is improved with: (i) one 62,000 square-foot retail building formerly used as a grocery store ("**Existing Building**"); and (ii) an 83,843 square-foot surface parking lot located adjacent to, and to the east of, the Existing Building ("**Parking Lot**"); and

WHEREAS, the Applicant desires to: (i) redevelop the Existing Building on the Property for use by three tenants for various possible retail or commercial uses, including a health club; and (ii) construct one new building within the Parking Lot on the Property for use by two tenants for various possible retail or commercial uses ("**New Building**") (collectively, (i) and (ii) are the "**Proposed Development**"); and

WHEREAS, in order to permit the construction of the Proposed Development, and pursuant to Article VIII, Part A of the "The Village of Lincolnwood Zoning Ordinance," as amended ("**Zoning Ordinance**"), the Applicant, with the consent of the owner, filed an application with the Village for approval of an amendment to the Pratt/McCormick Planned Unit Development ("**Requested Relief**"); and

WHEREAS, a public hearing of the Plan Commission of the Village of Lincolnwood to consider approval of the Requested Relief was duly advertised in the *Lincolnwood Review* on July 16, 2015, and was held on August 5, 2015; and

WHEREAS, on August 5, 2015, the Plan Commission made findings and

recommendations in support of the Requested Relief, subject to specified conditions; and

WHEREAS, the Applicant has agreed to execute and record a development agreement prepared by the Village Attorney, governing the use and development of the Proposed Development and the Property and incorporating the conditions set forth in this Ordinance, the text of which development agreement is in substantially the form attached to and, by this reference, made a part of this Ordinance as **Exhibit B ("Development Agreement")**; and

WHEREAS, the Village President and Board of Trustees have determined that the Proposed Development complies with the required standards for special use permits and planned unit developments set forth in Articles V and VIII of the Zoning Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to approve the Requested Relief, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:**

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. APPROVAL OF AMENDMENTS TO PRATT/MCCORMICK PLANNED UNIT DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Village President and Board of Trustees hereby approve amendments to the Pratt/McCormick Planned Unit Development, as follows:

- A. Proposed Development. The Pratt McCormick Planned Unit Development is hereby amended to permit the development of the Proposed Development on the Property, in accordance with, and pursuant to, Articles V and VIII of the Zoning Ordinance and the home rule powers of the Village;
- B. Deletion of Lighting Restrictions. The Pratt McCormick Planned Unit Development is hereby amended to delete the parking lot lighting restrictions set forth in Section 4.9 of Ordinance No. Z99-044 and Section 6.6 of Ordinance No. Z2000-064; and
- C. Repeal of Sign Variations. The Pratt McCormick Planned Unit Development is hereby amended by repealing Ordinance No. 2000-018, which granted certain sign variations within the Pratt McCormick Planned Unit Development, in its entirety.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Ordinance, or any other rights the Applicant may have, the approval granted in Section 2 of this Ordinance will be, and is hereby, expressly subject to and contingent upon the development, use, and maintenance of the

Proposed Development and the Property in compliance with each and all of the following conditions:

A. Development Agreement.

1. Execution and Recordation. Within 30 days after the adoption of this Ordinance, the Applicant must execute the Development Agreement.
2. Compliance. The development, use, operation, and maintenance of the Proposed Development and the Property must at all times comply with all terms, conditions, restrictions, and provisions of the Development Agreement.

B. Standard Conditions.

1. Compliance with Regulations. The development, use, operation, and maintenance of the Proposed Development and the Property must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.
2. Compliance with Final Development Plan. Except for minor changes and site work approved by the Village Zoning Officer or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards, the development, use, operation, and maintenance of the Proposed Development and the Property must comply with the following plans and documents (collectively, the ***“Final Development Plan”***):
  - a. That certain plan titled “McCormick and Pratt Retail Center Proposed Site Plan A” prepared by OKW Architects, consisting of one sheet, with a latest revision date of July 27, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit C**;
  - b. That certain plan titled “McCormick and Pratt Retail Center Overall Landscape Plan” prepared by OKW Architects, consisting of one sheet, with a latest revision date of July 27, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit D**;
  - c. That certain plan titled “McCormick and Pratt Retail Center Landscape Plan – Area 1” prepared by OKW Architects, consisting of one sheet, with a latest revision date of July 27, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit E**;

- d. That certain plan titled “McCormick and Pratt Retail Center Landscape Plan – Areas 2 & 3” prepared by OKW Architects, consisting of one sheet, with a latest revision date of July 27, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit F**;
  - e. That certain plan titled “McCormick and Pratt Retail Center Proposed Elevations” prepared by OKW Architects, consisting of two sheets, with a latest revision date of July 27, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit G**; and
  - f. That certain plan titled “McCormick and Pratt Retail Center Photometrics – Site Plan ‘A’” prepared by OKW Architects, consisting of one sheet, with a latest revision date of July 27, 2015, a copy of which is attached to and, by this reference, made a part of this Ordinance as **Exhibit H**.
- C. Approved Use List. The Proposed Development may not be used for any principal use except those uses set forth on the Approved Use List attached to and, by this reference, made a part of this Ordinance as **Exhibit I**.
- D. Security and Safety Measures.
- 1. Knox Boxes. The Village will have the right to refuse to issue a certificate of occupancy for the Proposed Development prior to the installation by the Applicant of Knox Boxes in a manner, and at specific locations on the Property, approved by the Village Fire Chief in his or her sole discretion.
  - 2. Security Plan. The Village will have the right to refuse to issue a certificate of occupancy for the Proposed Development prior to the approval by the Village Chief of Police of a security plan for Proposed Development, which plan may include the installation of alarms, cameras, lighting, and other devices intended to deter crime and to improve public safety, and which approval may be withheld in the sole and absolute discretion of the Village Chief of Police.
- E. Hours of Operation. The health club on the Property may be open for business to the public 24 hours per day. No other tenant within the Proposed Development may be open for business to the public 24 hours per day.
- F. Signage. Notwithstanding anything to the contrary depicted in the Final Development Plan:
- 1. No wall signs facing Pratt Avenue may be installed on the Existing Building.

2. No wall signs may be installed on the west elevation of the Existing Building, other than identification signs necessary to facilitate deliveries to the Existing Building.
  3. The number of wall signs installed on the east elevation of the Existing Building and each New Building will not exceed the number of tenants then occupying each respective building.
- G. Installation and Maintenance of Northeast Parkway Sidewalk. The Applicant must install and maintain, to the satisfaction of the Village Engineer, in his or her sole discretion: (1) a sidewalk along the south side of the Northeast Parkway right-of-way ("**Sidewalk**") between the west property line of the Property and the west edge of the marked pedestrian crosswalk described in the following clause; and (2) a marked pedestrian crosswalk, located where the Sidewalk crosses the driveway that is located adjacent to, and to the north and west of, the Existing Building, and that provides access to the Property from the Northeast Parkway right-of-way.
- H. Fence Repair. The Applicant must repair or replace the existing wood fence located along the west property line of the Property.

#### SECTION 4. CONTINUED EFFECT; CONFLICTS.

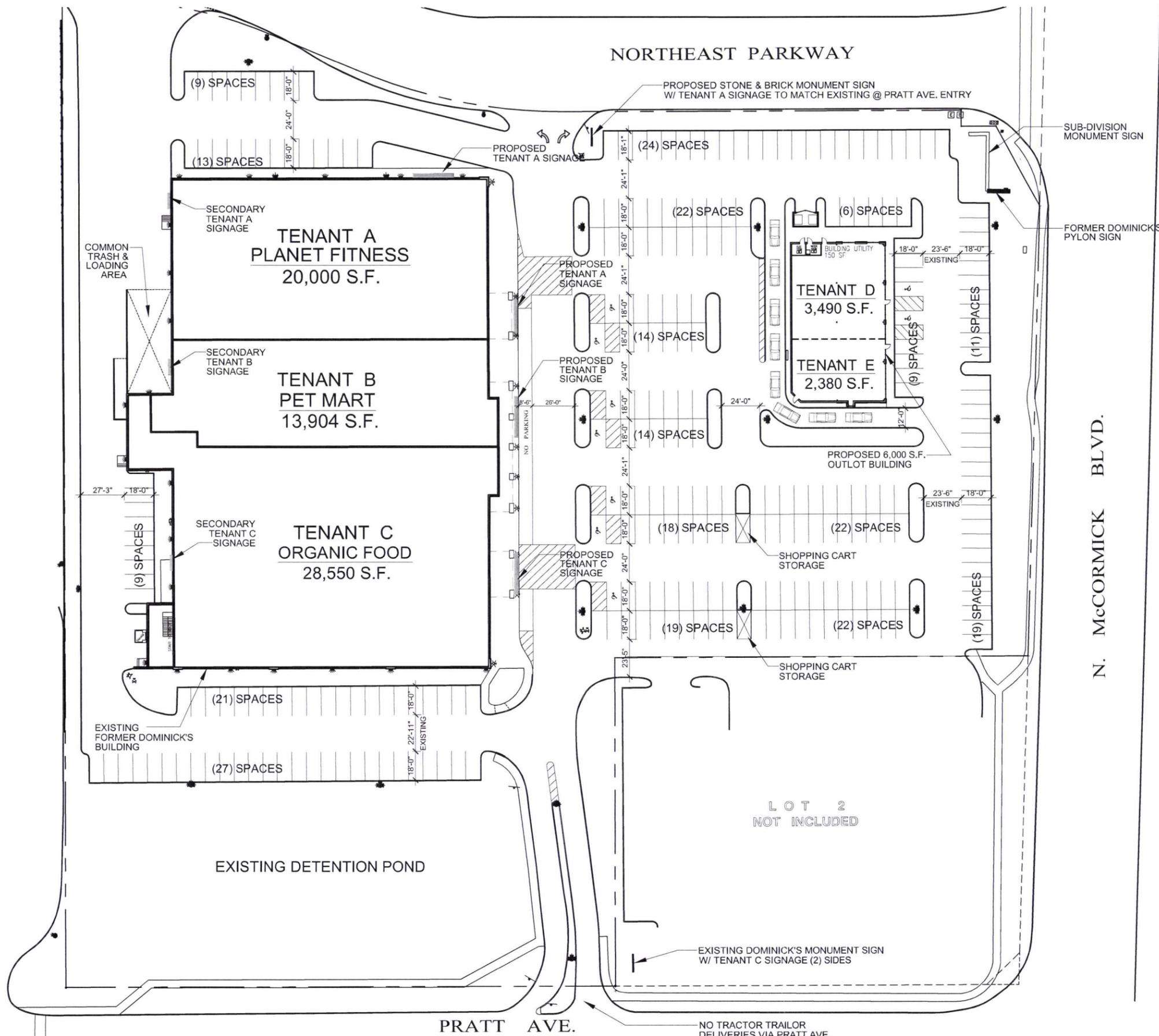
- A. Except as expressly modified by this Ordinance, the Pratt/McCormick Planned Unit Development will remain in full force and effect, and the Applicant must comply with all requirements, conditions, and restrictions in the Pratt/McCormick Planned Unit Development. Any violation of this Ordinance will be deemed a violation of the Pratt/McCormick Planned Unit Development and the Zoning Ordinance.
- B. In the event of a conflict between the provisions of any of the Ordinances comprising the Pratt/McCormick Planned Unit Development and the provisions of this Ordinance, the provisions of this Ordinance will control.

SECTION 5. RECORDATION; BINDING EFFECT. A copy of this Ordinance must be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein run with the Property and inure to the benefit of, and are binding upon, the Applicant and its respective personal representatives, successors, and assigns.

SECTION 6. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approval granted in Section 2 of this Ordinance will, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village

**EXHIBIT C**

**Proposed Site Plan A**



**PARKING SUMMARY**

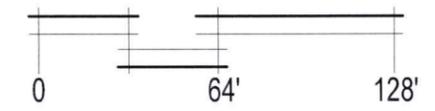
- REQUIRED PARKING**
- TENANT A (HEALTH CLUB):**  
1 PER (3) PERSONS + 1 PER (2) EMPLOYEES  
215 OCCUPANTS + 10 EMPLOYEES = (77) REQ'D SPACES
  - TENANT B (RETAIL):**  
3.3 SPACES PER 1,000 S.F. = (46) REQ'D SPACES
  - TENANT C (GROCERY):**  
4.5 SPACES PER 1,000 S.F. = (129) REQ'D SPACES
  - TENANT D (DRY CLEANER):**  
4 SPACES PER 1,000 S.F. = (14) REQ'D SPACES
  - TENANT E (RESTAURANT):**  
10 SPACES PER 1,000 S.F. = (24) REQ'D SPACES

TOTAL REQUIRED SPACES = (290) REQ'D SPACES  
 TOTAL PROVIDED = (279) ACTUAL SPACES

— PROPOSED SIGNAGE

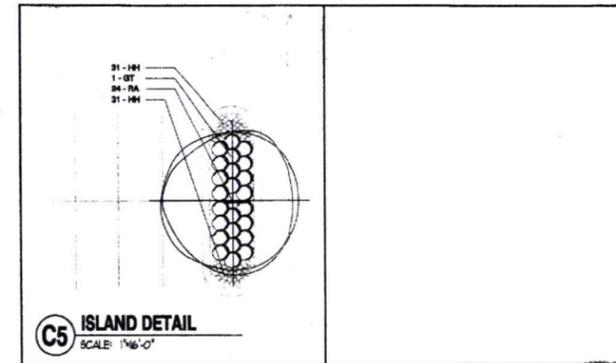
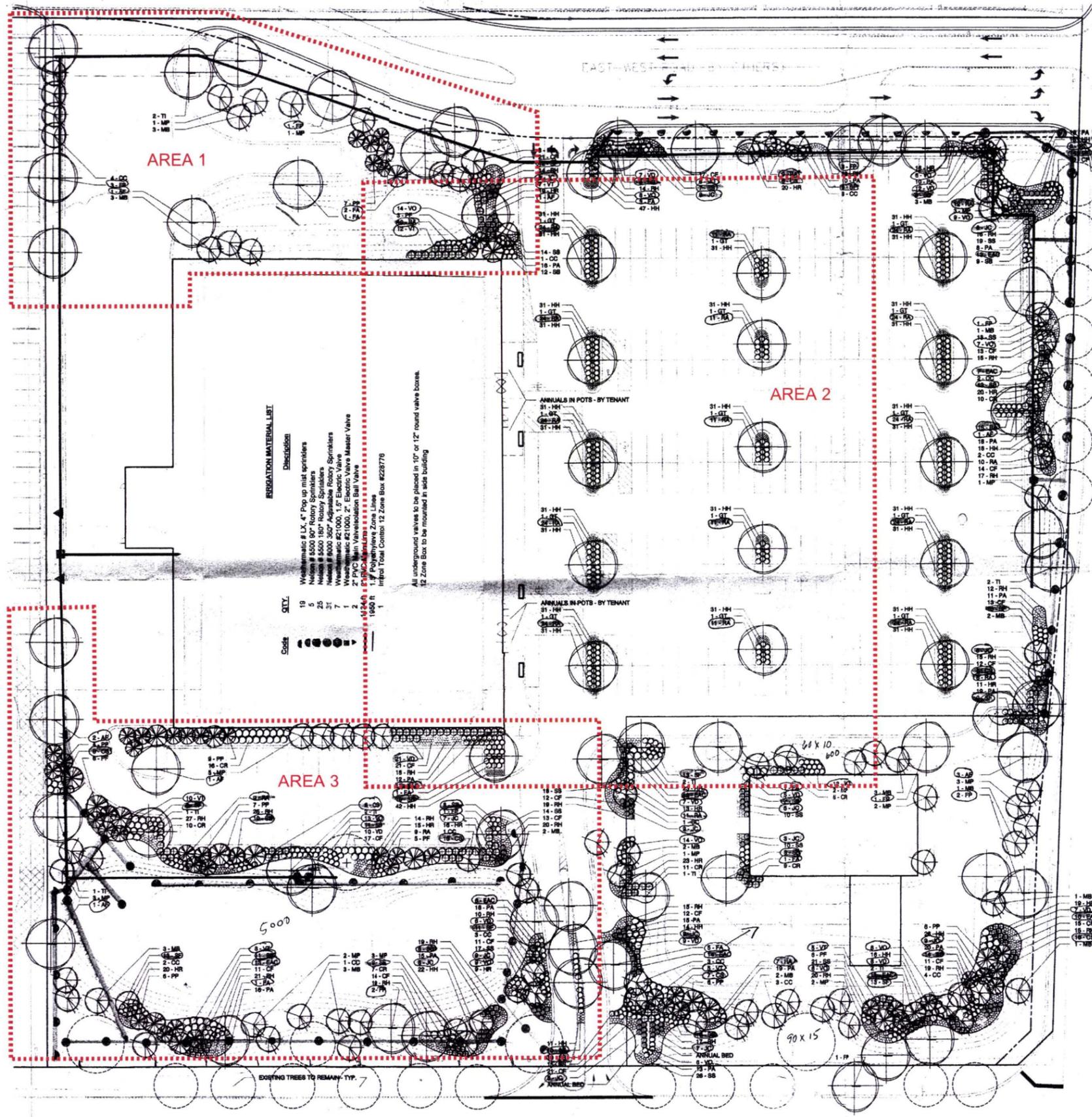


SCALE: 1/64" = 1'-0"



**EXHIBIT D**

**McCormick and Pratt Retail Center Overall Landscape Plan**



**SHADE TREES**

AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3 1/2" BB
FA	Fraxinus americana 'Autumn Purple'	White Ash	3" BB
FP	Fraxinus pennsylvanica 'Marshalls'	Seedless Green Ash	4" BB
GT	Gleditsia triacanthos 'Skyline'	Thornless Honeylocust	3" BB
TI	Tilia tomentosa	Silver Linden	3" BB

**ORNAMENTAL + EVERGREEN TREES**

CC	Crataegus crus-galli 'Inermis'	Cockspur Hawthorn	8" BB
MB	Malus 'Beverly'	White Crabapple	2" BB
MP	Malus 'Prairiefire'	Red Crabapple	2" BB
PP	Picea pungens 'Glauca'	Green Spruce	7" BB, 10" BB
PF	Pinus flexilis	Limber Pine	7" BB, 10" BB

**SHRUBS**

CR	Cornus racemosa	Gray Dogwood	3" BB
CS	Cornus sericea	Red dozier Dogwood	3" BB
EAC	Euonymus alatus 'compacta'	Compact Burningbush	24" BB
JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" BB
RA	Rhus aromatica 'Gro-Low'	Gro- Low Sumac	18" BB
SB	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	24" BB
SF	Spiraea x bumalda 'Froebell'	Froebel Spirea	24" BB
VD	Viburnum dentatum	Arrowwood Viburnum	3" BB
VO	Viburnum 'Bailey'	Bailey's Viburnum	24" BB
VT	Viburnum Trilobum,	Amer. Cranberrybush Vib.	3" BB

**PERENNIALS**

HH	Hammercallis 'Stella d'Oro'	Stella Daylilly	1 QT
HR	Hammercallis 'Carey Quinn'	Red Daylilly	1 QT
CF	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL
PA	Pennisetum alopecuroides	Fountain Grass	1 GAL
RH	Rudbeckia 'Goldstrum'	Black-eyed Susan	1/2 GAL
SS	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 QT

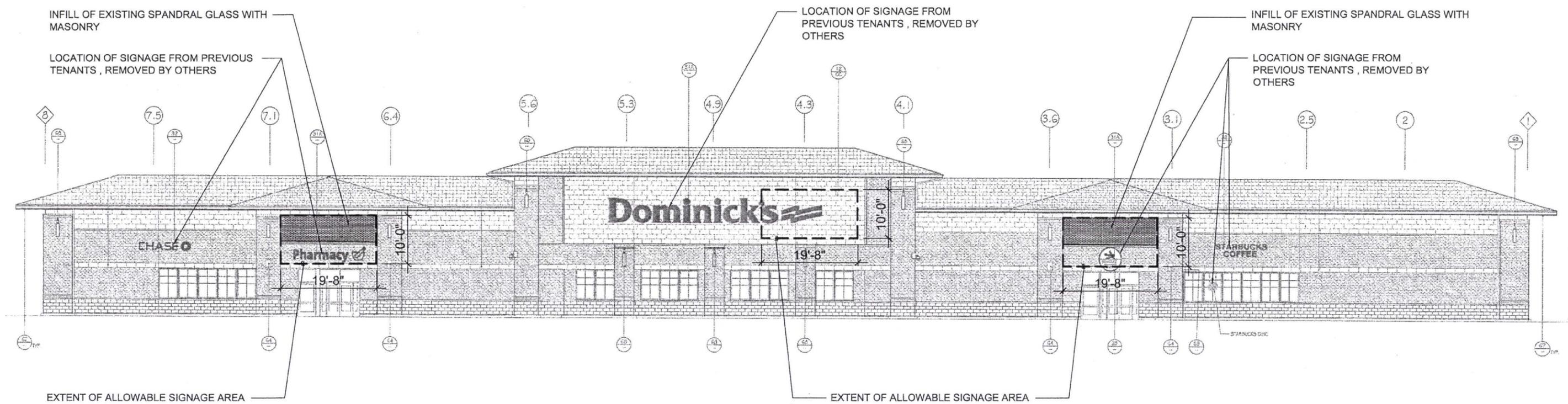


SCALE: NTS

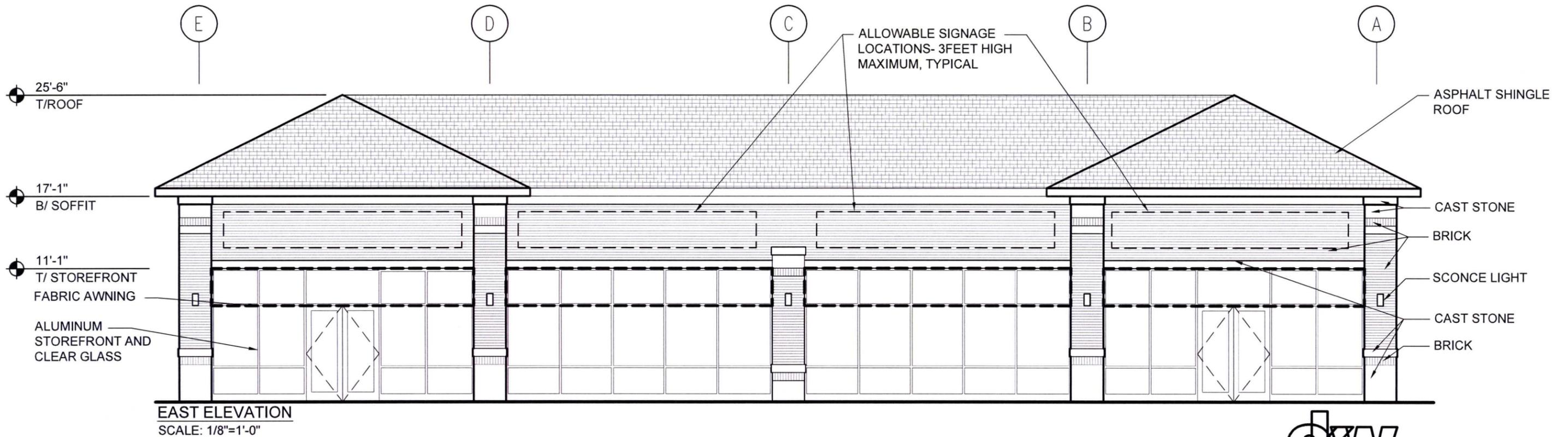
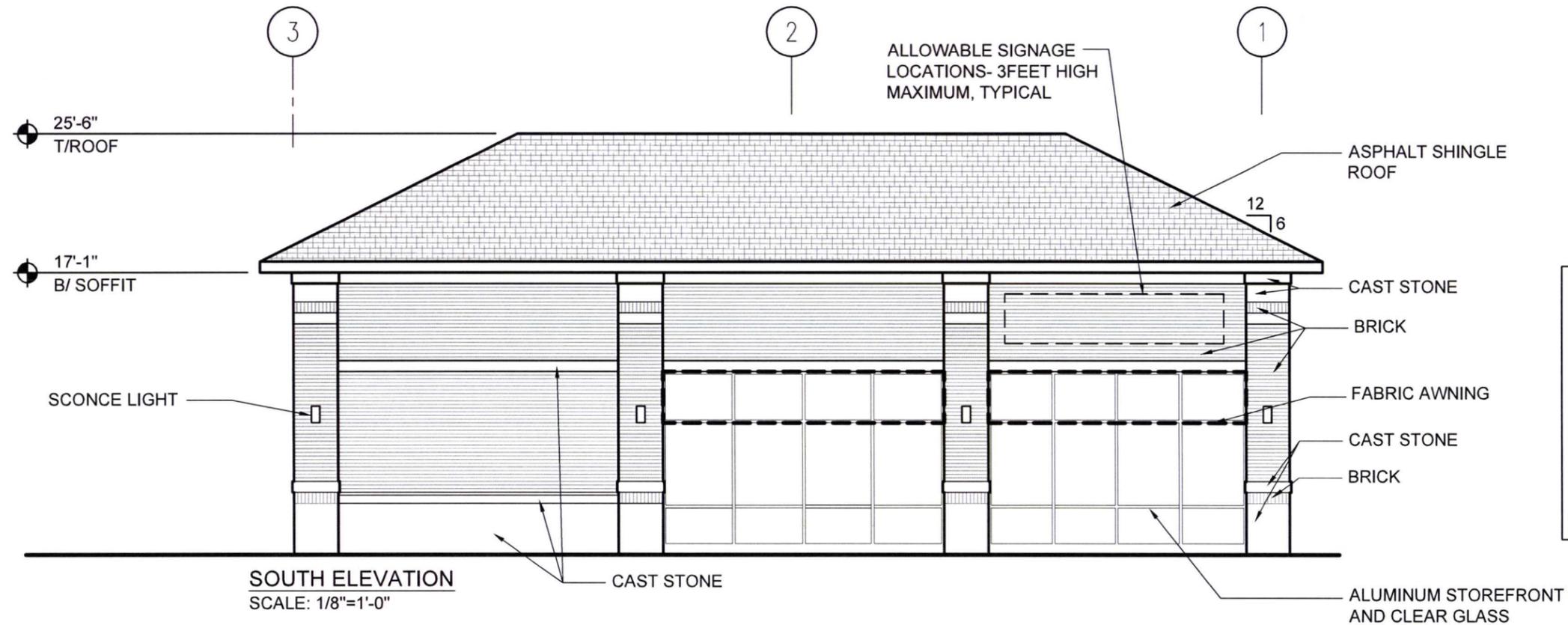


**EXHIBIT G**

**McCormick and Pratt Retail Center Proposed Elevations**



**EXISTING BUILDING-EAST ELEVATION**  
 SCALE: 1"=20'-0"



**MCCORMICK AND PRATT RETAIL CENTER**  
LINCOLNWOOD, ILLINOIS

**PROPOSED ELEVATIONS**

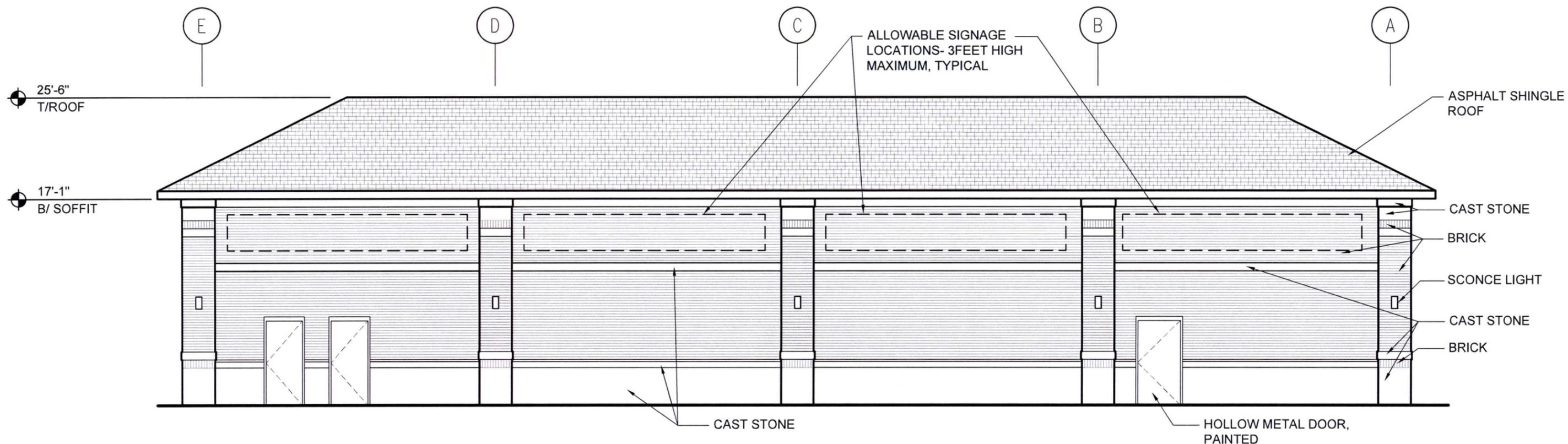


OKW Architects

DATE: JULY 27, 2015

PROJECT NUMBER: 15050

**SIGNAGE NOTE:**  
 EACH TENANT WILL BE ALLOWED 1 BUILDING SIGN PER EXTERIOR WALL OF THEIR SPACE. THE OVERALL SIZE OF SIGNS TO BE A PERCENTAGE OF LINEAR FOOTAGE OF FRONTAGE AND WILL NOT EXCEED 3 FEET IN HEIGHT.



WEST ELEVATION  
 SCALE: 1/8"=1'-0"

MCCORMICK AND PRATT RETAIL CENTER  
 LINCOLNWOOD, ILLINOIS

PROPOSED ELEVATIONS



OKW Architects

DATE: JULY 27, 2015

PROJECT NUMBER: 15050

**EXHIBIT I**

**Permitted Use Categories**

Lincolnwood, IL  
Permitted Use Categories for PUD Amendment

Apparel and Accessories – All  
Art Supplies  
Auto Parts  
Auto Sales with no Exterior Storage/Display  
Banks  
Bar  
Bookstores  
Candy  
Cards / Party Supply  
Cellular Phones  
Coffee  
Convenience  
Cookware  
Cosmetics / Beauty Supply  
Craft / Fabric  
Doughnuts  
Drug Store  
Dry Cleaners / Laundromat (w/On-site Plant)  
Green Technology  
Education / School Supply  
Electronics  
Fast Food – All Types  
Floor Coverings  
Florist  
Food Specialty  
Furniture  
Glass  
Grocery  
Hair Care / Salon  
Hardware Store  
Healthcare  
Health Club / Recreation  
Hobby Store  
Home Décor  
Home Improvement  
Ice Cream  
Jewelry  
Linens  
Liquor Store, Package Goods  
Mattress  
Music  
Musical Instruments  
Office, General or Professional  
Office, Medical or Dental  
Office Supplies

Lincolnwood, IL  
Permitted Use Categories for PUD Amendment

Optical  
Pet Store  
Pet Supplies  
Pharmacy  
Photo / Camera  
Physical Therapy  
Postal Service/Package Delivery & Logistics  
Printers  
Private Membership Organization/Fraternal  
Organizations  
Records  
Rent to Own  
Restaurant – All Types  
Shoes  
Signs  
Sporting Goods (Sale of Guns Prohibited)  
Swim School  
Tanning Salon  
Tobacco Products  
Toys / Hobbies  
Urgent Care  
Vitamins / Supplements  
Weight Loss  
Windows



## Plan Commission Staff Report

### Case # PC-10-24

September 3, 2024

#### **Nature of Request:**

Consideration of a referral by the Village Board Committee of the Whole to amend Section 7.06 of the Zoning Ordinance to allow the stacking of parking spaces in the M-B Light manufacturing and Business zoning district, without each space having direct access to a drive aisle or right-of-way.

**Notification:** Notice was published in the Lincolnwood Review on August 15, 2024.

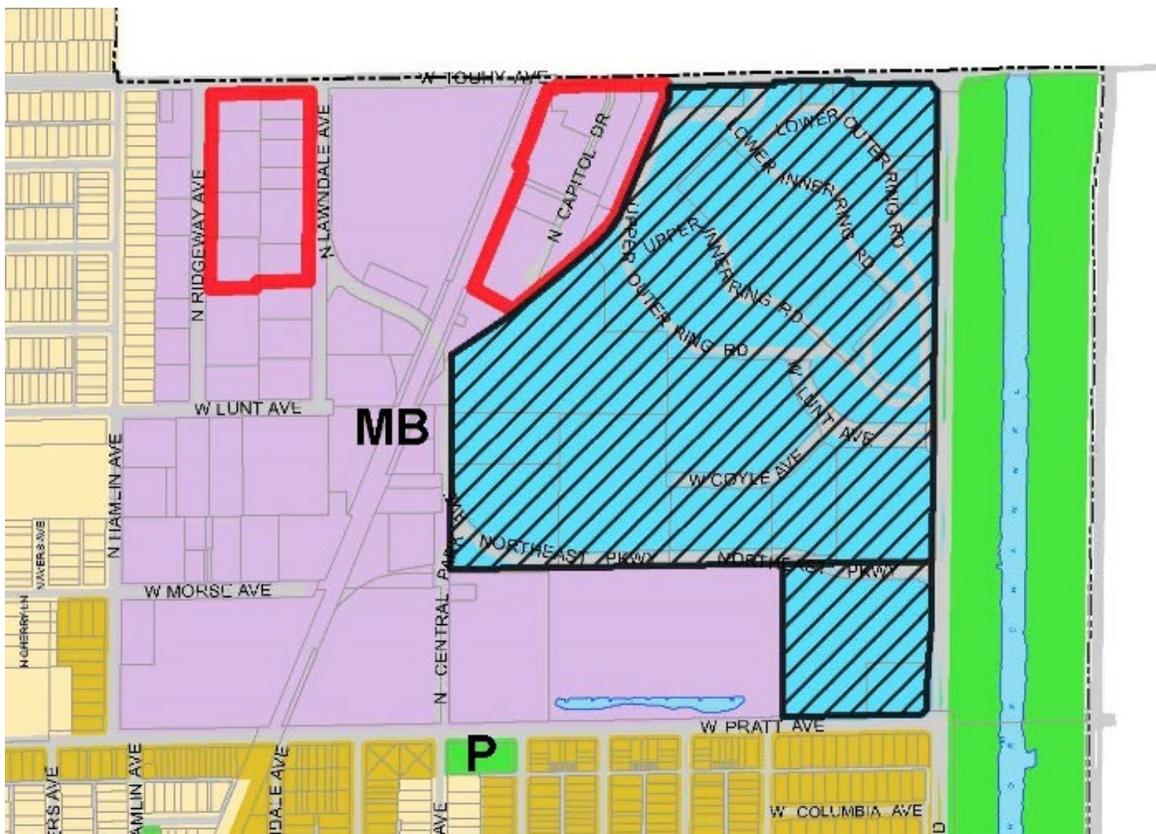
#### **Background**

Over the past several months, staff has been conducting analysis related to parking capacity and design in the M-B Light Manufacturing zoning district. The full scope of that analysis includes an assessment of the design of the public right-of-way, parking restrictions formally enacted by the Village, parking restrictions posted by individual properties, and parking practices on private properties. The intent is to determine what actions the Village can take to support businesses in the M-B zoning district as they seek to address parking concerns and enhance traffic circulation for private vehicles and trucks.

The results of staff's analysis have been presented to the Village Board Committee of the Whole on two separate occasions. Most recently, in June 2024, Trustees provided the following direction based on findings provided by staff:

- The Village should conduct outreach to business in the M-B zoning district to better understand the effectiveness of restrictions enacted by the Village.
- The Village should conduct outreach to business in the M-B zoning district to determine if restrictions posted by businesses are effective and should be formally enacted by the Village.
- The Plan Commission should conduct a public hearing to consider a Zoning text Amendment that would provide greater flexibility for the configuration of parking on private properties in the M-B zoning district.

Based on that direction, the Plan Commission is being asked to consider the information set forth in this staff report and consider whether certain Zoning Text Amendments are appropriate.



*Images showing the boundaries of the M-B Light Manufacturing and Business zoning district (properties shown in purple)*

**Observed Parking Conditions**

Generally, on-street parking is widely used throughout the Northeast Industrial District (NEID), which is the portion of the M-B zoning district immediately west and southwest of the Town Center PUD. In the southern portion of the M-B zoning district, generally bound by Proesel Avenue, Lincoln Avenue, and Devon Avenue, on-street parking is utilized but generally not to the same extent.

In the NEID district, staff observed some instances of private properties utilizing stacked parking to accommodate additional vehicles. According to the Zoning Ordinance, this configuration is not permitted because it does not maintain direct access to a drive aisle or right-of-way for each parking space that counts toward the minimum required amount of off-street parking. Nonetheless, users are utilizing this technique to accommodate more vehicles than would otherwise be permitted with zoning-compliant configurations. Based on this observed behavior, the Village Board Committee of the Whole has asked the Plan Commission to consider potential Zoning Text Amendments that would allow this type of configuration while also mitigating against potentially detrimental unforeseen impacts.



*Photos showing examples of stacked parking arrangements in the M-B zoning district*

### **Potential Zoning Code Text Amendment**

Section 7.06(3) of the Zoning Ordinance states that *“each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.”* Based on this language, the stacked parking configurations observed in the M-B zoning district are not permitted because the designated on-site spaces are not provided a safe and efficient means of access to the public street.

This provision could be amended to allow stacked parking configurations on properties located in the M-B zoning district as follows:

- Stacked parking plan would submitted by a property owner to the Community Development Department;
- The parking plan would be required to indicate which spaces are eligible for stacking versus those that cannot be obstructed from safe and efficient access to a drive aisle or public street;
- The parking plan would have to describe the nature of the use and demonstrate that arrival and departure patterns for occupants using the stacked spaces will not create regular conflict of those spaces are blocked by other vehicles;

- The approval would be subject to the discretion of the Director of Community Development, with advice or direction being provided by the Fire Chief, Chief of Police, and Director of Public Works; and
- The approval could be subject to certain conditions or required improvements, including but not limited to signage, the painting of curbs, or modifications to curb cuts to clearly distinguish between spaces that are eligible for stacking and others where stacking is prohibited.

### **Public Comment**

At the time of the drafting of this report, staff had not received any public comment regarding this matter. Any comments received after the distribution of this report will be provided to the Plan Commission during the public hearing.

### **Requested Action**

Staff requests feedback from the Plan Commission regarding the proposed zoning concepts set forth in this report. Should the Plan Commission conclude that any Zoning Text Amendments are appropriate, staff requests a recommendation regarding the nature of such Amendments.

### **Documents Attached**

1. Photos of parking conditions in the M-B Light Manufacturing and Business zoning district
2. Relevant Regulations

Attachment #1. Photos of Parking Conditions in the MB Zoning District



## Attachment #2. Relevant Regulations

### Article 7 Off-Street Parking and Loading

#### 7.06 General standards for off-street parking facilities.

Off-street parking facilities shall be provided in accordance with regulations hereinafter set forth.

(3) Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.



## Plan Commission Staff Report

### Case # PC-11-24

September 3, 2024

#### **Nature of Request:**

Consideration of a referral by the Village Board Committee of the Whole to amend Section 7.06(3) of the Zoning Ordinance to establish a minimum clearance width for drive aisles, driveways, and garage doors providing access to required off-street parking spaces.

**Notification:** Notice was published in the Lincolnwood Review on August 15, 2024.

#### **Background**

Section 7.06(3) of the Zoning Ordinance states that *“each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.”* This provision was recently brought into question when the Zoning Officer denied a permit application for a residential alteration that included the reduction in width of an existing garage door from eight feet to six feet. While the provision noted above does not establish a specific minimum width for a garage door, the Zoning Officer determined that the reduced garage door width would not provide “safe and efficient means of vehicular access” to the required parking space in the garage.

After notifying the Applicant of the denial, the Applicant filed a zoning appeal that was heard by the Zoning Board of Appeals (ZBA) in June 2024. The ZBA concluded that the Zoning Officer had appropriately applied the code. That finding was supported by the Village Board in July 2024 and the appeal was formally rejected.

As part of the discussions with the ZBA and Village Board, staff presented the following research as the basis for his determination:

- A search of several sources, including retailers of garage doors, found that the standard minimum width of a one-car garage door is eight feet. While it is acknowledged that custom doors of any size can likely be produced, most doors that are generally available for residential use are either eight feet or nine feet in width. No retailers list six-foot wide doors as available as a standard size, and staff found no online resources that specifically identify six feet as a viable garage door width in the United States.

- A review of architectural plans of other single-family properties in the same vicinity as the Appellant's property showed that one-car garage door openings tend to be either eight feet or nine feet in width.
- Research regarding the standard width of vehicles generally available on the private market showed that while some models are less than six feet in width, most vehicle body types exceed six feet, with some SUV's and trucks approaching seven feet in width.

Officially, the ZBA and Village Board were asked to opine only as to whether the Zoning Officer appropriately applied the Zoning Ordinance when denying a six-foot wide opening, but not to identify what specific minimum standard should be established. However, in each of their discussions, the ZBA and Village Board supported staff's broader opinion that an eight-foot garage door is an appropriate minimum standard. Based on their support for that opinion, the Village Board referred this matter to the Plan Commission for consideration of a Zoning text Amendment that would establish a definitive minimum standard for the width of a garage door.

### **Proposed Text Amendment**

In formulating a specific minimum standard for the clear width of a residential garage door opening, it is important to consider practical factors of installation and construction. As noted earlier in this report, eight-foot wide garage doors are an industry standard. However, based on the mounting mechanism and trim on the interior of the rough opening, the clear dimension of the finished opening may be reduced to seven feet, six inches. Based on that, staff recommends the following amendment to Section 7.06(3) of the Zoning Ordinance:

“Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. **All residential garages shall provide a finished opening with a minimum width of 7.5 feet when the garage door is in its open position.**”

### **Public Comment**

At the time of the drafting of this report, staff had not received any public comment regarding this matter. Any comments received after the distribution of this report will be provided to the Plan Commission during the public hearing.

### **Requested Action**

Staff requests feedback from the Plan Commission regarding the proposed Zoning Text Amendment set forth in this report. Should the Plan Commission conclude that the proposed Zoning Text Amendment is appropriate, staff requests a recommendation to the Village Board.

**Documents Attached**

1. Staff research regarding minimum garage door width
2. Relevant Regulations

## Attachment #1. Staff Research Regarding Minimum Garage Door Width

### Industry Standards for Residential Garage Doors

Staff research found several sources, including retailers of garage doors, that state that the standard minimum width of a one-car garage door is eight feet. While it is acknowledged that custom doors of any size can likely be produced, most doors that are generally available for residential use are either eight feet or nine feet in width. No retailers list six-foot side doors as available as a standard size, and staff found no online resources that specifically identify six feet as a viable garage door width in the United States.

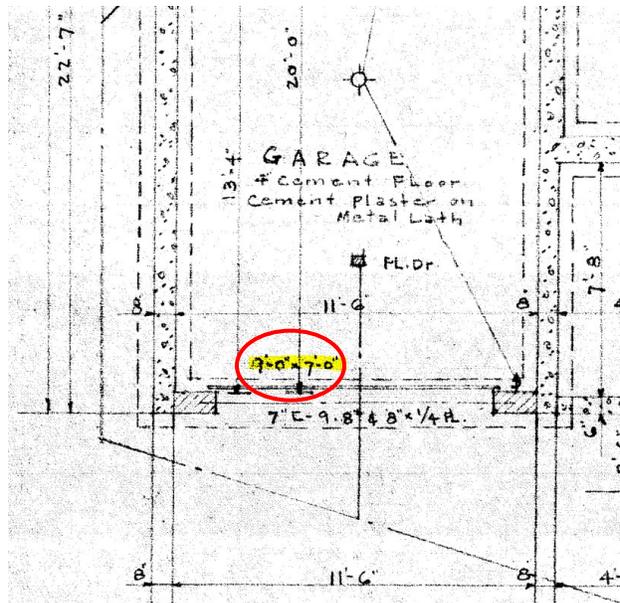
### Local Examples of One-Car Garages

Staff researched the size of one-car garage doors commonly used in certain portions of the Village. Several of those properties have garage doors with a width of eight feet, and one has a width of nine feet. None of the surrounding properties have a garage door width of less than eight feet.

The following summarizes the characteristics of the on-car garages on some properties. The dimensions of the garage door openings were determined based on a review of the construction plans for the original homes.

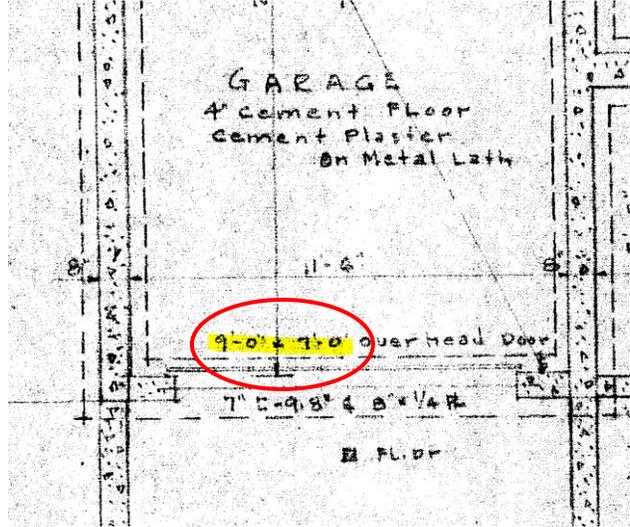
*6552 N Christiana Ave (property to the north)*

**Garage Opening: 9'**



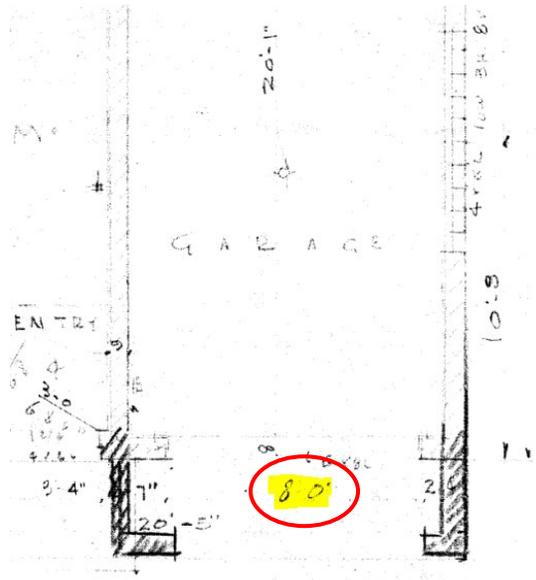
6557 N Christiana Ave (property across the street)

**Garage Opening: 9'**



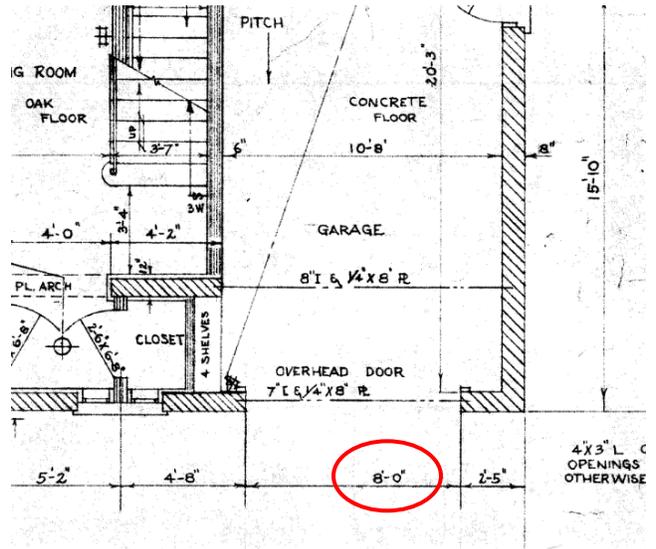
6549 N Christiana Ave (property across the street)

**Garage Opening: 8'**



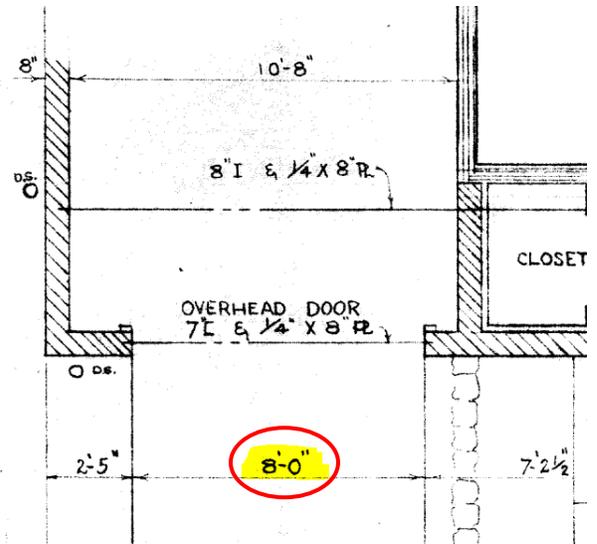
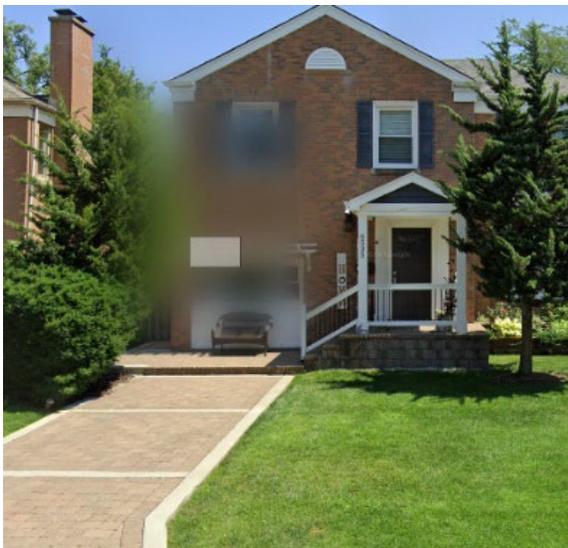
6543 N Christiana Ave (property across the street)

**Garage Opening: 8'**



6535 N Christiana Ave (property across the street)

**Garage Opening: 8'**



## Typical Vehicle Sizes

Staff conducted research regarding typical vehicle widths. The following table summarizes that research.

<b>Category of Car</b>	<b>Average Car Width (Mirrors not included)</b>
<b>Compact Cars</b>	5.8' to 6'
<b>Midsize Cars</b>	About 6'
<b>Full-Size Cars</b>	Greater than 6'
<b>Sports Cars</b>	5.7' to 6.5'
<b>SUVs and Crossovers</b>	6' to 7'
<b>Pickup Trucks</b>	6.3' to 6.8'
<b>Minivans</b>	6' to 6.8'
<b>Luxury Cars</b>	About 6'
<b>Station Wagons</b>	5.8' to 6.2'

It is important to note that the dimensions shown above do not include the additional width of side view mirrors. As the table above indicates, there are some categories of vehicles, or at least some specific makes and models within certain categories, that would fit into a garage with a six-foot opening. However, there are many categories of vehicles regularly purchased in the United States that would not.

## Attachment #2. Relevant Regulations

### Article 7 Off-Street Parking and Loading

#### 7.06 General standards for off-street parking facilities.

Off-street parking facilities shall be provided in accordance with regulations hereinafter set forth.

(3) Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.