



Village of Lincolnwood Plan Commission

Meeting
Wednesday, September 7, 2022
7:00 P.M.

in the
Council Chambers 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 3, 2022, Regular Meeting Minutes
4. **Potential Special Plan Commission Meeting: September 28, 2022**
5. **Case #PC-13-22: 4010 West Touhy Avenue – Approval of Special Uses and Variations Related to the Development of a Restaurant Use with a Drive-Through Facility**
This public hearing was previously continued during the August 3, 2022, meeting

Request: Consideration of a request by Meherally Property Holdings LLC, on behalf of Stanley and Sophia Bazianos, property owner, to approve the following for the development of a restaurant use with a drive-through facility at the property commonly known as 4010 West Touhy Avenue: 1) Special Use approval for the operation of a drive-through facility; 2) Special Use to allow the operation of a commercial use prior to 7:00 AM and/or after 11:00 PM; 3) Special Use to permit parking in the front yard; 4) Special Use for the construction of a masonry fence/wall; 5) Variation to allow a fence in the front yard; 6) Variation to allow the drive-through menu and canopy to be located within the required building setback buffer; 7) Variation to allow a portion of the required transition yard setback buffer to be used for vehicular circulation; 8) Variation to reduce the amount of required on-site parking from 21 parking spaces to 12 spaces; 9) Variation to permit the “Lincolnwood runs on Dunkin” and “Something fresh always brewing” signs; 10) Variation to permit wall signs with an area greater than 1/3 of the signable wall area; 11) Variation to waive the requirement for two parking lot islands and to reduce the required width of one parking lot island; 12) Variation to waive the requirement for foundation landscaping along the north and east building facades; and 13) Variation to reduce the percentage of high-quality building materials for certain building facades. During this Hearing, the Plan Commission may consider any additional relief that may be discovered during the review of this case.
6. **Case #PC-07-22: Zoning Code Text Amendment – Temporary Structures**
This public hearing was previously continued during the April 6, May 4, June 1, and August 3, 2022, meetings

Request: Referral by the Village Board to consider potential Zoning Code Text Amendments related to the establishment of a definition of “temporary structures”, as well as related standards for the approval and installation of temporary structures on residential and commercial properties. During this Hearing, the Plan Commission may consider any additional Text Amendments related to this case.
7. **Case #PC-11-22: Zoning Code Text Amendment – Fence Regulations Pertaining to Properties Abutting Prominent Street or Arterial Streets**
This public hearing was previously continued during the June 1 and August 3, 2022, meeting

Request: Referral by the Village Board to consider potential Zoning Code Text Amendments related to fence regulations found in Section 3.13(11) for portions of residential properties abutting prominent streets or arterials, specifically focusing on 1) the permissibility of six-foot tall solid fencing in the rear yard, 2) the permissibility of six-foot tall solid fences along corner side yards, and the permissibility of fencing to encroach into the corner side yard. During this Hearing, the Plan Commission may consider any additional Text Amendments related to this case.
8. **Case #PC-10-22: Zoning Code Text Amendment – Permissibility of Certain Use in Various Zoning Districts Throughout the Village**
This matter is continued from the June 1 and July 6, 2022, Plan Commission meeting

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.
9. **Discussion: Plan Commission Rules and Regulations**
10. **Next Regular Meeting: Monday October 3, 2022**
11. **Public Comment**
12. **Adjournment**

Posted: September 2, 2022