



**MEETING MINUTES
OF THE
PLAN COMMISSION
January 5, 2022 – 7:00 P.M.**

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

Present:, Chairman Mark Yohanna , Commissioners Henry Novoselsky, Suzanne Auerbach, Adi Kohn, Steven Jakubowski, Mark DeAngelis and Don Sampen

Absent: None

Staff Present: Community Development Director Scott Mangum, and Community Development Manager Doug Hammel, Village Attorney Hart Passman, Village Attorney Liz Butler, Community Development Coordinator Marcos Classen

I. Call to Order

Chairman Mark Yohanna noted a quorum and called the meeting to order at 7:07 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the December 1, 2021 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Auerbach.

Aye: Jakubowski, Auerbach, Kohn, Novoselsky and Sampen

Nay: None

Abstain: Yohanna, DeAngelis

Motion Approved: 5-0

IV. Case #PC-01-22: 3757 West Touhy Avenue – Approval of Special Uses and Zoning Variations to Allow for the Development of a Car Wash

Community Development Manager Doug Hammel introduced the case requesting a number of variations and special uses to be granted for the development of an acre sized carwash at 3757 Touhy. The existing building would be torn down and a new building would be built at the property. Mr. Hammel went over the suggested traffic pattern for the proposed development and the suggested flow that customers would take at the facility. Mr. Hammel went through the requested action for this request.

The Petitioner seeks approval of the following:

1. Special Use to allow for a drive-thru facility;
2. Special Use to allow for parking in the front yard;
3. Variation from Section 4.08(2) related to outdoor operations to accommodate the vacuum stations;
4. Variation from Section 3.08(4)a related to accessory structure setback;
5. Variation from Section 4.14 related to the required setback from properties in a residential zoning district.
6. Variation from Section 6.16(1) related to a structure in the required transition yard.
7. Variation from Section 3.13(9)c related to a fence in the front yard.
8. Variation from Section 6.07(2)d related to levels of illumination.
9. Variation from Section 6.04(4) related to exterior building materials.
10. Variation from Section 6.03(2)b related to the spacing of curb cuts.
11. Variation from Section 6.15(1) related to foundation landscaping.
12. Variation from Section 7.10 related to on-site parking capacity.

Chairman Yohanna called for public comment on this item.

Terry Sterling - Owner of 7150 Ridgeway expressed concerns about the traffic that will be created by the new facility. He stated that Ridgeway is used by larger delivery trucks and that it would impact traffic on an already congested Touhy Avenue. He is against the approval of the new facility.

Nancy Tammo - Owner of 7169 Hamlin expressed concerns in regards to the additional traffic that the car wash would bring. She stated that there is a danger of increased car accidents with adding more traffic to an already congested area. She is against the approval of a new facility.

Martin Tommo – Owner of 7169 Hamlin spoke about his misgivings about how this case was previously handled in 2020. Stated that he was against the request.

Yogesh Parikh – participating remotely – Owner of 7111 Hamlin spoke about how traffic is already bad in the area and this would only increase the traffic in the area. He stated that he is against the request.

Mr. Hammel read two emails submitted by the public into the record.

Bakker Family – They stated that a similar request was denied back in 2020 and didn't understand why it was able to be brought back up again so quickly. They stated they are against the request

Josh Gross – 7101 Ridgeway stated that the increase in traffic would be bad for the area and would interfere with the large delivery truck that already use the area. He stated that he was against the request

Chairman Yohanna then called for the petitioners from Fuller's Car Wash to make their presentation. Attorney for the petitioner Matt Holmes spoke about how the previous proposal from November 2020 was approved at the Commission level but ultimately didn't get Village Board approval. He also stated that per Village Code that there was a one year period required before they could submit an amended plan. Mr. Holmes updated the commission confirming that the petitioners have purchased the property at the proposed location and that the new submittal addresses the concerns from the citizens. Mr. Holmes also spoke about how the updated submittal takes into account changes that have been seen on the car wash industry over the past number of years. Mr. Holmes went over items that were issues in the original submission and how the new submittal addresses those issues including lighting, sound, and traffic issues. As a comparison Mr. Holmes notes the Fuller Car wash located in Harwood Heights. He also states that variation number 6 (listed above) is no longer needed. The main building is set to be installed in the middle of the lot to further the distance from nearby residences. Lighting was set up to be directed away from residences as well.

Architect/Engineer for the project Christian Kalischefski spoke about the masonry wall that is planned for the west border line. The eight (8) foot masonry wall is going to be installed 5 feet in from the property line and not directly at the property line and the petitioner is willing to place landscaping on the other side of the wall to further minimize and sound impacts.

Mr. Hammel addressed the commission for clarification if concrete brick would be used for the proposed wall.

Mr. Kalischefski stated that yes it would be concrete masonry unit. He stated that based on the experience from a similar facility they built in Harwood Heights that the residences in Lincolnwood are two times further away than that of the facility in Harwood Heights and that there have been no sound complaints since that facility opened. Air blowers are at least 30 feet away from border.

Chairman Yohanna opened up the floor to the commissioners for any questions or concerns based on the presentation so far.

A few commissioners raised questions about the traffic that could potentially arise from the car wash. But there is still a traffic study to be introduced that will answer questions about those issues.

There was a question about the hours of operation and why the car wash would be open so late.

Standard hours would be 7 am – 9 pm 7 days a week. The petitioner stated that the standard time for car washes of this time usually go till 10 or 11 pm, not 9 pm.

There was a question about the noise that would escape the facility when the entry and exit doors open and close.

Projections were made based on the Harwood heights facility but real tests would be made after the facility is built to ensure that Illinois standards are met.

There was a question about the lighting and how it would impact the neighborhood. According to projections, there would be no increase in lighting on Hamlin from the new facility.

It was asked if the petitioner would commit to this being a condition of approval.

They said they would agree to that condition.

There were questions about how many staff would be on site at a given time and where employees would park.

There would be a maximum of 3 employees and the parking is directly southwest of the building and that would be marked for employee parking only.

A question was asked about the decibel level at the property line.

The petitioner stated that a reading would need to be taken but they are confident that they would meet the Lincolnwood requirements. They state that the noise would be less than the regular noise made by traffic and that they would agree with making this a condition of approval as well.

There were questions about how excess sounds would be evaluated.

Mr. Hammel stated that if a complaint was received staff would monitor using a sound meter and they would be cited as necessary and the Village would work with the site to come into compliance.

The petitioner stated that additional light screening could be installed along with additional sound dampening materials. But they stated that they believe based on the experience gained from other locations they own that the plan they put forth for Lincolnwood will not cause any light or sound issues for nearby residents on Hamlin.

There was some clarification of how the fence on the west side of the property would extend into the front yard to allow for additional sound dampening.

Chairman Yohanna sought clarification regarding flexible bollards shown at the southern end of the egress point of the car wash tunnel. The Petitioner stated that these are consistent with the previous plans. In the chat function of the virtual meeting platform, Commissioner DeAngelis shared the following link to product information about flexible bollards:

https://www.postguard.com/bollards-bendable?utm_source=bing&utm_medium=cpc&utm_campaign=8%20-%20Flexible%20%2F%20Retractable%20%2F%20Bendable&utm_term=%20flexible%20%20Bollard&utm_content=8A%20-%20Flexible%20Bollard

There was some discussion about the need for this type of use at this particular location.

There was some discussion about stacking of vehicles at this location.

Chairman Yohanna talked about how back in 2020 he was the only member of the plan commission who voted against this item. After he voted against the item he went and visited the Harwood Heights location and urged residents who have an issue with proposed car wash should visit this site so they can see what the potential impact would be on the area.

There was a question about how loud music from vehicles using the vacuuming area.

The petitioner stated that there would be signage stating no loud music allowed and staff would be on site to make sure that music is not kept loud.

The chairman asked if the petitioner would be against continuing the meeting until the next plan commission meeting. The petitioner stated that he had no objections.

Motion to recommend that this item is continued until the next Plan Commission meeting on February 2, 2022 made by Commissioner Sampen and seconded by Commissioner Jakubowski.

Aye: Novoselsky, Auerbach, Sampen, Kohn, Jakubowski, and Yohanna

Nay: DeAngelis

Motion Passed: 6-1

This item will be brought back to the Plan Commission at the next meeting on February 2, 2022.

One final email from a resident was read into the record by Doug Hammel

Allison Sloane – She strongly opposed this project and states that it’s not right that the owners of the proposed car cash have already bought the property before getting zoning approval.

V. Case #PC-02-22: Zoning Text Amendment – Standards Related to Requests for Zoning Variations

Motion to recommend that this item is continued until the next plan commission meeting on February 2, 2022 made by Commissioner Sampen and seconded by Commissioner Kohn.

Aye: Novoselsky, Auerbach, Sampen, Kohn, Jakubowski, and Yohanna

Nay: DeAngelis

Motion Passed: 6-1

This item will be brought back to the Plan Commission at the next meeting on February 2, 2022.

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, February 2, 2022.

VIII. Public Comment

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

IX. Adjournment

Motion to recommend adjournment was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Aye: Novoselsky, Auerbach, Sampen, Kohn, Jakubowski, and Yohanna

Nay: DeAngelis

Motion Passed: 6-1

Meeting adjourned at 9:44 p.m.

Respectfully submitted,

Marcos Classen
Community Development Coordinator