



**MEETING MINUTES
OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS – Regular Meeting
January 21, 2026 – 6:00 P.M.**

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

Present: Chairman Bruce Heller, Commissioners Sue Auerbach, Rizwan Hussain, Steven Jakubowski, Henry Novoselsky, and Jennifer Spino

Absent: Commissioner Mark Yohanna

Staff Present: Assistant Director of Community Development Rati Akash, Community Development Coordinator Marcos Classen, Associate Planner Abigail Honeycutt, Village Attorney Caitlyn Culbertson, and Village Trustee Atour Toma Sargon

I. Call to Order

A call to order was made at 6:01pm
Commissioner Novoselsky arrived at 6:02pm

II. Pledge of Allegiance

III. Approval of Minutes

A Motion was made by Commissioner Spino to approve the November 19, 2025, meeting minutes.

The motion was seconded by Commissioner Jakobowski

Aye: Chairman Heller, Commissioners Auerbach, Hussain, Jakobowski, Novoselsky, and Spino

Nay:

Abstain:

Motion Approved: 6-0

IV. Case # VAR-17-25 - 3325 W Arthur Ave - Approval of a 5ft Fence in the Corner Side Yard

**Case # SFNC-18-25 - 3325 W Arthur Ave - Approval of Natural Screening
in the Public Right of Way**

Assistant Director of Community Development Rati Akash gave an overview of the request. Discussion between Commissioner Novoselsky and Chairman Heller to clarify perpendicular orientation and location of fences in corner side yard. Commissioner Novoselsky asked about height requirements for arborvitae and the code requirements. Further discussion ensued about fence location and what would be permitted versus the current request.

Commissioner Novoselsky asked for clarification about height requirements regarding the arborvitae in the corner side yard.

Commissioner Jakubowski wanted to emphasize prior requests to understand past decisions.

Petitioners: Gina and Shai Berdugo

Homeowners 3325 W Arthur

Gina and Shai Berdugo shared when they moved in 2020 there were existing tall bushes. The bushes were in bad shape and removed, replaced with arborvitae. Arborvitaes were installed in 2021.

The petitioners shared their reasons why the fence was installed prior to the issuance of a permit, highlighting they were not aware that their trees were in the ROW. Additionally, expressing concerns over the permitting process and Village communication.

Mrs. Berdugo shared a packet she put together highlighting safety concerns in the surrounding area. She shared there are different fence requirements for their property because they are not exactly abutting McCormick.

Commissioner Novoselsky stated he understands the desire and need for privacy but sought further clarification as to why it was necessary to extend into the corner side yard and right of way and not just along the alley to the front, perpendicular to the house.

The petitioners clarified that they want to utilize as much of their corner side yard as possible while also having the privacy of a fence.

Commissioner Auerbach asked about other trees that are tall throughout the neighborhood. Assistant Director Akash shared that the Special Fence for natural screening in the right of way was adopted in 2016 making all trees installed in the right of way before that time are legal-nonconforming.

Chairman Heller shared that once the bushes were removed, they lost legal nonconforming status and are bound by the updated code.

Further discussion ensued about previous natural screening and the existence of a deck.

Public comment was called for regarding this case:

John Yun: Homeowner of 6444 N Christiana

Shared his comment that he is in favor of the Berdugo's variation and Special Fence. He stated that he had initially called in concerned and after reviewing it and hearing the discussions at tonight's meeting, he understands the need for security.

Discussion between the commissioners and the petitioners regarding the next steps. Petitioners agreed to revise the plan as they desire to have a 5ft fence with arborvitae in front of it, but have no intention of being in the right of way.

A motion was made by Commissioner Hussain to continue this case to the meeting on March 4th, 2026.

The motion was Seconded by Commissioner Auerbach

Aye: Chairman Heller, Commissioners Auerbach, Hussain, Jakubowski, Novoselsky, and Spino

Nay:

Abstain:

Motion Approved: 6-0

V. Staff Update

Assistant Director Rati Akash shared a brief overview of developments coming forward. The February 4th meeting will have a discussion on parking pads. Additionally, she shared that she requests commissioners to respond to emails from staff so they can know quorum.

VI. Public Comment

No additional public comment.

VII. Adjournment

A Motion was made by Commissioner Jakubowski to adjourn the meeting.

The motion was seconded by Commissioner Auerbach

Aye: Chairman Heller, Commissioners Auerbach, Hussain, Jakubowski, Novoselsky, Spino

Nay:

Abstain:

Motion Approved: 6-0

The meeting ended at 7:32 pm.

Respectfully submitted,

Abigail Honeycutt

Associate Planner