



**MEETING MINUTES
OF THE
PLAN COMMISSION
February 2, 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 7:08 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the January 5, 2022 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

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

Nay: None

Abstain:

Motion Approved: 7-0

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 gave a recap of the request as this case was continued from last month including an updates since the meeting on January 5, 2022.

Some revisions to the submittal were made and they include:

- 1) The previously discussed wall on the west lot line would be made of Concrete Masonry Units (CMU) as opposed to the masonry that was discussed in January. This resulted in variation # 10 listed below

- 2) The addition of an 11 foot high wall added to the south end of the car wash tunnel as a sound mitigation effort

Based on those revisions, the updated list of Required Variations is as follows:

1. Section 4.08(2) related to outdoor operations to accommodate the vacuum stations;
2. Section 3.08(4)a related to accessory structure setback;
3. Section 4.14 related to the required setback from properties in a residential zoning district;
4. Section 3.13(9)c related to a fence in the front yard;
5. Section 6.07(2)d related to levels of illumination;
6. Section 6.04(4) related to exterior building materials;
7. Section 6.03(2)b related to the spacing of curb cuts;
8. Section 6.15(1) related to foundation landscaping;
9. Section 7.10 related to stacking capacity; and
10. Section 6.16(1) related to the material of a wall in a required landscape buffer area.

The petitioner started with the Architect Chris Kalischefski going over the decision about the CMU wall on the west lot line and the 11 foot wall at the exit of the car wash.

The floor was then turned over the traffic consultant from KLOA Luay Aboona. Mr. Aboona spoke about the traffic pattern/flow proposed for the car wash. The entrance would be on Ridgeway to allow stacking of vehicles. There would be an exit onto Ridgeway when exiting the car wash, if vehicles choose to vacuum their vehicles then the only exit would be a right turn onto Touhy.

There was some discussion about vehicles that were exiting on to Ridgeway with the intent of making a left turn onto Touhy (westbound).

Mr. Kalischefski stated that this site was configured differently than their other car washes. Typically the vacuuming stations are available either before or after going through the car wash. In this case vacuuming is only available after going through the car wash, so they anticipate that 50% of clients will use the vacuuming stations and will limit the amount of vehicles that are trying to make a left onto Touhy.

Commissioner Jakubowski brought up serious concerns about the traffic study and stated that increasing the amount of vehicles trying to cross Touhy could be very hazardous and suggested having the exit on Ridgeway be a right only turn to limit vehicles that are trying to cross Touhy.

There was some discussion about IDOT's jurisdiction over how this project is set up. There was also discussion about if Skokie has any issues with the proposed development.

There was some discussion about different traffic patterns such as making the car wash exit on Hamlin a right turn only to eliminate the congestion from vehicles attempting to cross Touhy and make a left turn.

There was also discussion about having a provision to have a look back after a reasonable amount of time after the facility is opened to see what the impact on traffic is.

Dr. Tom Thunder, audiologist and acoustical engineer testifying on behalf of the petitioner, spoke about the impact the car wash could potentially have on the surrounding area. Dr. Thunder spoke about measuring the current sound levels in the area and stated that if the car wash generates less sound than that than it can be considered to not have an impact on the noise level of the area. Dr. Thunder spoke about the various sound mitigating factors taken into consideration when designing this facility. He spoke about the blowers in the car wash being 30 feet from the exit, sound dampening materials included in the canopy at the exit of the car wash, the CMU wall along the west lot line, and how the volume of the pay stations could be adjusted. Dr. Thunder also spoke about how the vacuuming area being on the east side of the building allows the building itself to mitigate the sounds for the neighbors to the west.

There was some discussion about noise generated by vehicles playing loud music while utilizing the vacuuming stations. There was also some discussion about what the decibel limit is according to the code and what the ambient sound levels are currently.

There was talk of including a provisional look back for sound after a reasonable amount of time to determine the impact the new facility has on the area.

Commissioner Novoselsky talked about the need for the petitioner to show that the project is necessary for the public convenience.

There was some discussion about the impact of a state of the art updated car wash in the area.

The floor was then opened up to the public for comments.

Nancy Tammo – 7169 N. Hamlin – talked about the current traffic issues and feels that it hasn't been properly addressed.

Eric B – 7139 N. Hamlin – spoke about the number of variances needed for this project being excessive, spoke that the IDOT number do not take into consideration other accidents on Touhy. He also talked about stacking at the car wash will cause air pollution issues in his rear yard.

Mr. Hammel then read 2 emails into the record.

Rabbi Yossi Fuerst expressed concerns about traffic issues and that added vehicles would add a tremendous stress to existing deliveries that already take place.

Nicole Suss feels that car wash would negatively impact the right to the healthy and quiet enjoyment of the property and homes of the residents. She stated that after reviewing the meeting from the previous month that the Commission was not listening to what the residents of the area want.

There was some discussion about impacts of the car wash could have on the air quality of the area.

Motion to recommend that the requested Special Uses and Zoning Variations be approved was made by Commissioner Jakubowski and seconded by Commissioner Auerbach.

That motion included the following conditions: 1) that within a reasonable time period after the opening of the facility, the Petitioner will provide a study conducted by a traffic engineer demonstrating any impacts of the development, and staff having the ability to impose left-hand turn restrictions onto Ridgeway Avenue during peak traffic hours, 2) that a Building permit may be withheld pending approval from IDOT related to the pattern of egress onto Touhy Avenue, 3) that outdoor lighting will be reduced to security levels from the close of the business to sunrise each day, 4) that the Petitioner will make any modifications to lighting necessary to mitigate glare or spillover onto adjacent properties, and 5) that the Petitioner will measure ambient sound prior to redevelopment of the property, then again within a reasonable time after the operation of the facility commences, to ensure that ambient noise levels do not increase.

Commissioner Novoselsky asked for additional discussion prior to vote as he wanted to address the Special Use and Variation standards that the Plan Commission is to consider when reviewing a case.

Commissioner Jakubowski revised his original motion, which was then re-seconded by Commissioner Auerbach.

The revised motion approved comments from the staff report as findings of fact, and included the reiteration of several other findings of fact deliberated during the course of the hearing related to the appropriateness of the special use, measures the Petitioner has taken to minimize impacts on neighboring properties, and conditions appropriate to monitor the operation of the facility.

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

Nay: None

Motion Passed: 7-0

This item will go to the Village Board on February 15, 2022.

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 March 2, 2022 made by Commissioner Novoselsky and seconded by Commissioner Sampen.

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

Nay: None

Motion Passed: 7-0

This item will be brought back to the Plan Commission at the next meeting on March 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, DeAngelis, and Yohanna

Nay: None

Motion Passed: 7-0

Meeting adjourned at 10:28 p.m.

Respectfully submitted,

Marcos Classen
Community Development Coordinator