



**MEETING MINUTES
OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS – Regular Meeting
February 4, 2026 – 6:00 P.M.**

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

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

Absent: Commissioner Steven Jakubowski

Staff Present: Assistant Director of Community Development Rati Akash, Community Development Coordinator Marcos Classen, Associate Planner Abigail Honeycutt, Village Attorney Hart Passman, and Community Development Director Patrick Ainsworth

I. Call to Order

A call to order was made at 6:02pm

II. Pledge of Allegiance

III. Approval of Minutes

A Motion was made by Commissioner Spino to approve the January 21, 2026, meeting minutes.

The motion was seconded by Commissioner Novoselsky

*Aye: Chairman Heller, Commissioners Auerbach, Hussain, Novoselsky, and Spino
Nay:*

Abstain: Yohanna

Motion Approved: 6-0

IV. Case # SFNC-14-25 4557 W. North Shore Ave - Approval of Natural Screening in the Public Right of Way

Assistant Director of Community Development Rati Akash gave an update of the case that was originally heard at the November 2025 PC/ZBA meeting.

It was noted that the petitioners could not be in attendance at this meeting, however, they did have a representative attend on their behalf.

Petitioner's Representative: Amir Kalamperovic

There was discussion between Commissioners and Village Attorney Passman about the continuance of the case due to the petitioners not being able to attend.

Initially the petitioner stated that he was there so the case could be heard at this meeting without a continuance but after some additional discussion he formally made a request for the case to be continued.

There was some discussion about which meeting to continue the meeting to.

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

The motion was Seconded by Commissioner Yohanna

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

Nay:

Abstain:

Motion Approved: 6-0

V. Case #TXTA-04-25: Zoning Text Amendments – Regarding Regulations for Open-Air, Off-Street parking spaces (a.k.a. Parking Pads) in Residential Zoning Districts

Assistant Director Rati Akash gave an updated presentation on open air off street parking pads, including requested research from the previous commission meeting. Mrs. Akash highlighted the history of parking pads including the 2016 text amendment, which removed the ability for parking pads in the side yard by right. Additionally, there was an overview of the number of parking pads in the village and overall policy considerations.

Commissioner Novoselsky noted that he does not believe they should be limited by zoning districts but by lot width.

Mrs. Akash shared diagrams showing potential front and side yard parking pad configurations.

Commissioner Yohanna shared that he had concerns about requiring a driveway to lead to a garage and that street parking in certain areas of the Village is quite difficult.

Commissioner Novoselsky shared that he believes the pad should be attached to a driveway or to a garage. He is opposed to free standing pads. He wants limitation to the total square footage of a driveway attached to a pad in the side yard.

Commissioners discussed side yard parking pads.

Commissioner Hussain asked about current screening requirements for side yard driveways that lead to detached garages. He shared that he believes there can be a side yard parking pad without any added requirements besides the coverage and setback restrictions.

Chairman Heller asked about screening location and if there can be a limitation on the number of cars that are allowed to be parked on the side parking pad.

Commissioner Hussain was in support of a special use for a side yard so neighbors can express concern or desire for screening at a public hearing.

Commissioner Novoselsky shared that he agreed with the restrictions of other municipalities. Noted that these should only be allowed in an interior side yard and should not be in the front yard. Highlighted a potential increase in the side yard setback.

Commissioner Hussain and Commissioner Spino emphasized Commissioner Novoselsky's points about increased side setback and interior side yard location.

Commissioner Auerbach discussed her experience seeing shared driveways and the uniqueness of parking pads in the Village. She highlighted the impact of the 50% landscaping requirement as it will be able to restrict the construction of parking pads in the front yard.

Commissioner Yohanna emphasized his concerns about the different parking situations regarding the availability of on street parking by zoning district.

Commissioners discussed some picture examples of parking pads in Lincolnwood, highlighting concerns for front yard parking pads.

Chairman Heller asked if it would be possible to restrict parking on sidewalks in the front yard.

Commissioner Novoselsky emphasized he does not believe parking pads in the side yard would work in the R3 and R4 districts.

Further discussion ensued among commissioners regarding R3 and R4 off street parking options, noting rear yard garage restrictions. Noting a preference for rear yard parking pads.

Commissioner Auerbach noted a preference for permitted by right based on block configuration (access to an alley or not)

Commissioner Hussain would like the option for people to apply for a special use for parking pads.

Village Attorney Hartman gave an overview about the difference between a special use and variation in the context of parking pads.

Commissioner Spino shared that side yard parking in R3 and R4 if they are able to manage it based on lot width. Commissioners shared in their opinion regarding front yard parking pads.

Informal vote among commissioners regarding yard locations and special use vs by right.

Commissioner Hussain stated conditions he would like to see drafted into the text amendment. Front yard parking pad would require a variation; side yard parking pad would be a special use with restrictions of being in an interior yard, three foot setback, not encroach into the front yard, minimum lot width requirement,

A Motion was made by Commissioner Spino to continue the meeting to May 6th, 2026.

Motion was seconded by Commissioner Yohanna

VI. Staff Update

Assistant Director Rati Akash asked Commissioners to confirm attendance to the February 19th, 2026 PC/ZBA meeting.

VII. Public Comment

No additional public comment.

VIII. Adjournment

A Motion was made by Commissioner Yohanna 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 8:11 pm.

Respectfully submitted,

Abigail Honeycutt

Associate Planner