



**MEETING MINUTES  
OF THE  
PLAN COMMISSION  
February 7, 2024 – 7:00 P.M.**

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

**Present:** Chairman Mark Yohanna, Commissioners Adi Kohn, Mark DeAngelis, Henry Novoselsky, Don Sampen and Sue Auerbach

**Absent:** Commissioner Steven Jakubowski

**Staff Present:** Planning and Economic Development Manager Doug Hammel, Community Development Director Scott Magnum, Community Development Coordinator Marcos Classen, Village Trustee Atour Sargon, and Village Attorney Greg Smith

**I. Call to Order**

Chairman Yohanna noted a quorum and called the meeting to order at 7:02 pm

**II. Pledge of Allegiance**

**III. Approval of Minutes**

*Motion to approve the January 10, 2024, Plan Commission Minutes was made by Commissioner Novoselsky and seconded by Commissioner Sampen*

*Aye: Chairman Yohanna and Commissioners Kohn, DeAngelis, Novoselsky, Sampen, and Auerbach*

*Nay:*

*Abstain:*

*Motion Approved: 6-0*

**IV. #Case #PC-14-23: 4517 West North Shore Avenue, 4525 West North Shore Avenue, and 6647 North Kolmar Avenue – Final Plat of Subdivision and Consolidation**

Planning and Economic Development Manager Doug Hammel reviewed the Preliminary Plat of Subdivision case that was recommended for approval by the Plan Commission on December 6, 2023 and was approved by the Village Board on December 19, 2023. The Petitioners (owners of

4525 West North Shore Avenue, 4517 West North Shore Avenue, and 6647 North Kolmar Avenue) sought approval of a Final Plat of Subdivision.

It was discussed that an additional approval, not originally discussed as part of the previous Plan Commission hearing, was added at the request of the Village Attorney. The additional approval was a subdivision variation related to Section 16-5-2(D)(2). The section states “*no consolidation of more than two lots shall be permitted unless a variation is granted pursuant to Article 9 of this Chapter 16.*” Therefore, because three properties would be impacted by the proposed subdivision and consolidation, a Variation from the provision would be required.

Mr. Hammel then explained some of the considerations discussed during the Preliminary Review. He reiterated the staff recommendation that the existing structure at 6647 North Kolmar Avenue would have to be demolished before the executed Plat could be recorded with Cook County. He stated that the Petitioner had already initiated the demolition permit process for the home, indicating their intention of following that condition.

Mr. Hammel reminded the Commissioners that there would be a change to some of the setbacks as new parcel lines were drawn. It was discussed that ComEd was agreeable to the action the Petitioners proposed.

There was some discussion about future development including either relocating or burying the utility lines. Commissioner DeAngelis asked if the Petitioners were seeking relief from the easements. Mr. Hammel explained that the current case was to approve the Final Plat of Subdivision in its current state (with a variation for the utility lines to remain above ground), but with the Village understanding that a relief for the relocation of the easement could be considered in the future. If the petitioner wanted to move the easement in the future, that request would require Village approval.

Mr. Hammel informed the Commissioners that the Village Engineer had reviewed and approved the Final Plat of Subdivision.

Chairman Yohanna asked if the Plan Commission were to deny approval of the Variation to allow the utility lines to remain above ground, would the Petitioners be required to bury the utility lines. Mr. Hammel clarified that, yes, the Petitioners would need to bury the lines, but the engineering considerations about the feasibility of that action were unknown.

Mr. Hammel briefly explained the discussion and approval of the Preliminary Plat of Subdivision by the Village Board.

Actions since the Approval of the Preliminary Plat by the Village Board included the removal of the word “preliminary” from the Final Plat of Subdivision and a confirmation from the Village Attorney that relevant utility companies would not need to be signatories on the Final Plat of Subdivision since their rights as granted by the original easement would not change in either location or substance.

Mr. Hammel reviewed the requested actions for approval of a Final Plat of Subdivision in accordance with Section 16-4-5 of the Subdivision Ordinance, and for:

- Approval of a Subdivision Variation related to Section 16-5-2(B) to allow a subdivision that would result in a lot that does not have a four-sided lot;
- Approval of a Subdivision Variation related to Section 16-5-6(B)(1) to allow overhead utilities to remain as installed and not be buried; and
- Approval of a Subdivision Variation related to Section 16-5-2(D)(2) to allow a consolidation involving more than two lots

Petitioners:

Ayowale Alao

Damilola Ajayi

Chairman Yohanna asked Mr. Alao about his interactions with ComEd and the status of burying utility lines. Mr. Alao stated that ComEd would not provide a final determination on the feasibility of burying the utility lines until their field engineer assessed the property. Ms. Ajayi stated that a visit from the engineer would occur in three to five business days.

There was some discussion about the relevance of the Commissioners discussing the burying of utility lines as it was not staff's recommendation to condition approval on the Petitioners ability to bury the lines.

There was no public comment.

***A Motion to approve the Final Plat of Subdivision with the three associated variations and staff's recommended condition that the existing structure at 6647 North Kolmar Avenue be demolished was made by Commissioner Sampen.***

***The motion was seconded by Commissioner DeAngelis.***

***Aye: Chairman Yohanna and Commissioners Kohn, DeAngelis, Novoselsky, Sampen, and Auerbach***

***Nay:***

***Abstain:***

***Motion Approved: 6-0***

This matter will go to the Village Board on February 20<sup>th</sup>, 2024.

#### **V. Discussion: Update Regarding Past Plan Commission Cases**

Planning and Economic Development Manager Doug Hammel gave updates on recent cases.

#### **VI. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, March 6, 2024.

**VII. Public Comment**

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

**VIII. Adjournment**

*A Motion was made by Commissioner Novoselsky to adjourn the meeting.*

*The motion was seconded by Commissioner Auerbach.*

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

*Nay:*

*Abstain:*

*Motion Approved: 6-0*

The meeting ended at 7:33 pm.

Respectfully submitted,

Marcos Classen  
Community Development Coordinator