



**MEETING MINUTES
OF THE
PLAN COMMISSION
March 1, 2023 – 7:00 P.M.**

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

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

Absent: Chairman Mark Yohanna; Commissioner Suzanne Auerbach

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

I. Call to Order

Planning and Economic Development Manager Doug Hammel noted that Chairman Yohanna would not be available for tonight's meeting.

A vote was called to select an Acting Chairman.

Motion for Steven Jakubowski as acting Chairman for tonight's meeting was made by Commissioner Novoselsky and seconded by Commissioner Kohn.

Aye: Kohn, DeAngelis, Novoselsky, and Jakubowski

Nay:

Abstain:

Motion Approved: 4-0

Acting Steven Jakubowski noted a quorum and called the meeting to order at 7:02 p.m.

II. Pledge of Allegiance

Commissioner Sampen arrived at 7:04 pm

III. Case #PC-04-23: 6731-35 North Lincoln Avenue – Preliminary Plat of Consolidation and Subdivision Variation

Planning and Economic Development Manager Doug Hammel presented aspects of the Petitioner's request. This request is in conjunction with the other case of the evening and the applicant is looking to combine multiple parcels into a single lot. He went over the technical process for approving a Plat including what the required approvals are. The reason for the request is due to the petitioner looking to create one developmental lot. The proposed consolidation would preserve the existing easements along the rear of the property which was created due to the alley being vacated in 1962. Mr. Hammel went over the list of considerations from staff including a recommendation that the Final Plat is not approved until the existing structures are demolished.

There was discussion about the proposed condition and Commissioner DeAngelis asked why this condition was needed. The discussion around this focused on whether granting a Plat of Consolidation would then create a non-conforming situation for the existing building and if the building remained in use no change would be needed. Mr. Hammel stated that staff believed that the Village should not create a non-conforming situation. Attorney Passman stated that he would work with staff to see if this condition is needed based on points raised in the discussion. Commissioner DeAngelis also stated that it should be up to the petitioner if they wanted this condition as a part of the consolidation request.

There was discussion about the variance needed due to the lot not having four defined sides. Commissioner Novoselsky pointed out some specific language in the zoning code that suggested that this variation may not be needed. Attorney Passman stated that the Village was looking to take a consistent approach to these types of cases and that he felt that including this Variation would demonstrate the Village doing its due diligence.

Speaking on behalf of the petitioner:

Dan George: Architect

Rebeka Hoxa: Owner

Acting Chairman Jakubowski asked the petitioner about the variation regarding the lot having more than four distinct sides. Mr. George stated that the current configuration of the lot is due to the previously vacated alley.

The discussion went back to the condition that the buildings be demolished before a Final Plat is approved. Mr. Hammel stated that the act of consolidating the Plat would cause a non-compliant situation. Attorney Passman stated that this would be a matter of structure, not the intended use of the lot. Having two buildings on a single lot is the prevailing issue. Mr. Hammel went further to say, if the consolidation were passed and the two buildings were to remain they would not be able to be developed any further, as any request to modify the structure would require the buildings to come into compliance with the Village Code

Acting Chairman Jakubowski asked what the intended new use would be at the property. Mr. George stated that the plan was to develop a three-story mixed-use building.

A Motion to recommend approval of the Preliminary Plat of consolidation and the two variances referenced by staff was made by Commissioner DeAngelis and seconded by Commissioner Novoselsky.

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

Nay:

Abstain:

Motion Approved: 5-0

This item will go to Village board March 21, 2023.

IV. Case #PC-05-23: 6731-35 North Lincoln Avenue – Special Use and Variations Related to a Proposed Mixed-Use Development

Planning and Economic Development Manager Doug Hammel went over the proposed development for the subject property. The petitioner is looking to develop a three-story mixed-use building with underground parking. The underground parking area would include eighteen parking spaces, the entire first floor would be a commercial space, and the second floor would have one small commercial space along with five residential units. The third floor would have six additional residential units. There is also a rooftop deck and pergola planned for this development. This development would require one special use and eight variations.

Commissioner Novoselsky asked if the variation regarding the rooftop height could more specifically indicate that the intended variation is only for a pergola and not for some other use or structure. There was discussion about this but there was a consensus that as a part of any approval granted there would be specific architectural plans attached to that approval. The developer would need to build based on the approved plans and would not be allowed to change the design without seeking a separate variation. Acting Chairman Jakubowski asked about the potential of the pergola overlooking nearby neighbors. Mr. Hammel stated that the pergola is situated away from the nearby residential properties and is situated towards the Lincoln Avenue frontage of the property.

Mr. Hammel went over the other required variations and there was some discussion about what's considered a "high quality" material by the Village Code. Both Commissioners Novoselsky and DeAngelis stated that the Village should look at updating these requirements as some materials that were once not considered "high quality" may now reach that threshold.

There was additional discussion about the transition yard variance at the rear of the property that abuts a residentially zoned lot. This lot is currently being used as a parking lot for a nearby restaurant. Mr. Hammel noted that the petitioner has attempted to work with the parking lot owner but as of this meeting no formal agreements in writing were available.

Mr. Hammel noted that based on the size of the commercial space and the number of residential units a total of thirty-two spaces would be needed based on the Village Code, however the proposed plans show a total of eighteen parking spaces in the underground parking lot. He noted that there are three spaces in the rear of the property but there is a potential issue with vehicular

access to the rear of the property so these spaces could not be counted toward meeting the required parking capacity.

Speaking on behalf of the petitioner:

Dan George: Architect

Rebeka Hoxa: Owner

Acting Chairman Jakubowski asked about the issue with rear access to the building. Mrs. Hoxa stated that the area is currently used, and the proposed plans also show this area, as a loading zone/garage area and they do not anticipate any issues with maintaining access to the rear of the building. Currently the rear of the building is only accessible via the parking lot owned by the restaurant next door. There was talk about contingencies if they were no longer to have access to the rear of the property. They are including a secondary trash enclosure near the Lincoln frontage in case they lose access to the rear of the building. Commissioner DeAngelis expressed concerns if trash collection needs to take place on Lincoln Avenue. He also expressed concern for the effect this type of pick up could have on a busier street like Lincoln Ave. There was discussion about available on street parking on Lincoln and different configurations for trash collection if Lincoln Ave needs to be used.

This led to discussion about the easement currently in place for the rear of the building as it states that it allows for access to any utilities at the property. The Commission discussed if trash could be considered as a “utility” for easement access. Attorney Passman stated that he does not believe that trash collection could be recognized as a “utility” in this context. There was also talk about this project requiring an IDOT review and how that may impact the final design.

The discussion then went on to discuss the types of materials planned for this development. Mr. George stated that there are a few different types of materials they have narrowed down their list to and that he feels that the materials being considered are of a high quality. He spoke of the aesthetics that they are looking to implement with this development and how the selected materials are consistent with what was approved for other developments in the Village, most notably the District 1860 development. The Commission asked if the materials would be like the ones used in the District 1860 development or would be the same as the ones used in the District 1860 development. The petitioner agreed to using the exact same materials approved for the District 1860 development.

There was some discussion about the height of the building and Mr. George and Mrs. Hoxa explained that the parapet around the top of the building would be mainly glass consistent with the aesthetic of the development.

Commissioner Kohn asked if the petitioner would be agreeable to adding landscaping where possible, based on staff recommendations. The petitioner agreed with putting in the landscaping wherever possible and as a result the variation related to foundation landscaping would no longer be needed. There was clarification from staff to the petitioner that any landscaping would need to be permanent landscaping.

There was discussion about the shape of the roofline and Mr. George stated that having a continuous and uniform roofline doesn't follow the aesthetic of the proposed development. They

are looking to avoid a boxy look for the building. Commissioner DeAngelis noted that he appreciated the modern looking approach included with this development.

There was discussion about how the number of parking spaces needed for this property was calculated. There was talk about the intended use for the commercial space. It was indicated by Mrs. Hoxa that the intended use was a furniture/interior design showroom that would have customers by appointment only. They feel that this will limit the amount of parking needed for the commercial portion of the property.

A Motion was made by Commissioner Sampen to recommend approval of the requested Special Use and seven Variations, with the condition that the exterior façade material be the same product that was approved for use at the District 1860 development. That motion was seconded by Commissioner Kohn.

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

Nay:

Abstain:

Motion Approved: 5-0

This item will go to Village board on March 21, 2023.

V. Update on other cases

Mr. Hammel gave updates on recent cases that were overseen by the plan commission including:

- 4370 Touhy – Special Use
- 3900 Devon – Text Amendment
- 7336 Kenneth – Reasonable Accommodation

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Monday April 3, 2023.

VII. Public Comment

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

VIII. Adjournment

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

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

Nay:

Abstain:

Motion Approved: 5-0

Meeting adjourned at 9:19 p.m.

Respectfully submitted,

Marcos Classen
Community Development Coordinator