



Draft MEETING MINUTES
OF THE
PLAN COMMISSION
March 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 Liz Butler, Community Development Coordinator Marcos Classen

I. Call to Order

Chairman Mark Yohanna noted a quorum and called the meeting to order at 7:21 p.m.
Commissioner Novoselsky had some technical issues but joined the meeting at 7:29 pm

II. Pledge of Allegiance

III. Approval of Minutes

Commissioner DeAngelis stated that he thinks that the minutes should be more detailed in regards to motions made by the committee, but he had no specific revisions for the current minutes but may add notes to future minutes.

Motion to approve the February 2 2022 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Kohn.

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

Nay: None

Abstain: DeAngelis

Motion Approved: 5-0

IV. Case #PC-03-22: 3333 West Touhy Avenue – Amendment to Ordinance No. 1988-1801, which Established the Lincolnwood Town Center Planned Unit Development, and a Zoning Modification to Permit an Expanded Wall Sign for Kohl’s

Community Development Manager Doug Hammel went over the request by Kohl's Department Store, on behalf of JPMCC 2014- C20 Lincolnwood Town Center LLC, property owner, to 1) amend Ordinance No. 1988-1801, and 2) to approve a Zoning Modification for wall signs with a signable area with a height of approximately nine feet, to allow the expansion of wall signs on the northeast and northwest facades of the Kohl's Department Store at the property commonly known as 3333 West Touhy Avenue.

Mr. Hammel spoke about the research staff partook in looking for the original approvals for the existing Kohl's sign and the only PUD amendments evidenced in the archives were for the Lincolnwood Town Center as a whole and not specifically for Kohl's. There was evidence of an approved building permit back in 2003 issued by the Village. He stated that based on how the Village currently calculates allowed sign area an amendment would be needed for the sign to be installed. Mr. Hammel spoke about the differences between a zoning modification versus a zoning amendment and how the proposed signage would offer only an incremental impact over the existing signage.

Chairman Yohanna spoke about how he believed that the current sign ordinances may not have existed at the time this sign was installed.

There was minimal additional discussion among the Commissioners including talk about distance between the proposed signage and Touhy Avenue and with comments from Commissioner DeAngelis stating that he believes this case is a perfect example of how the Village needs to look at the zoning code as a whole and look to update and modernize it.

Commissioner Sampen moved to approve the requested actions as presented by staff, the motion was seconded by Commissioner DeAngelis.

The requested action by staff included the following:

1. Amendment to Ordinance No. 1988-1801 to allow for expanded wall signs on the northeast and northwest facades of the Kohl's tenant space at the north end of the Lincolnwood Town Center Mall structure;
2. Zoning Modification from Section 11.04(2)ii to allow a total sign height of approximately 10'; and
3. Zoning Modification Section 11.04(2)iii.1 to allow each sign to have a maximum sign area of 378.8 square feet.

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

Nay: None

Motion Passed: 7-0

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

V. Case #PC-02-22: Zoning Text Amendment – Standards Related to Requests for Zoning Variations

Community Development Manager Doug Hammel began by giving a timeline about how this discussion item came to be. It started with a discussion by the Village Board and there was also a discussion by the Zoning Board of Appeals. The framework for this discussion was to not only look at how the Plan Commission applies the current zoning standards but to see if the Village should look at updating the wording in the current zoning standards.

Mr. Hammel spoke about how the initial line in the zoning standards “There shall be taken into consideration how the following facts are established” differs from other local communities, where that wording may be more encompassing where all standards must be met to be considered. Whereas in Lincolnwood based on the wording the standards only need to be considered as a part of the findings of fact.

There was some discussion on how the findings of fact are recorded when a motion is being made and how more detailed records of those findings should be kept in the meeting minutes and in documents shared with other committees and the public outside of the meeting recordings.

There was also discussion about how the standards are applied in commercial cases versus residential cases and how flexibility is the key in Lincolnwood being more appealing to prospective businesses.

There was some discussion about how with the current standards that some lots are not buildable and that the standards could be modernized and looked at more in depth.

There was some discussion about the hardship provision with points made about whether the definition of “hardship” should be more fully defined.

Village attorney Liz Butler noted that the Village Code does offer some guidance as to how the “hardship” provision should be applied.

Some Commissioners stated that they believed that the hardship language needs to be amended.

There was discussion about how to synergize how different Committees apply the Zoning standards across the Village.

Commissioner DeAngelis stated that expanding permitted uses may offer relief in people needing to apply for a variation.

There was discussion about the zoning standards being weighted before being applied to a case.

There was some discussion about how cases with residents with disabilities are handled. It was clarified that those cases are handled under the purview of a Reasonable Accommodation process, which is subject to different standards than those applied to Variations.

There was discussion and direction to staff that there should be more defined procedures for findings of facts as opposed to making changes to the current code.

Motion to recommend that this item is continued until the next plan commission meeting on April 6, 2022 made by Commissioner Sampen and seconded by Commissioner Kohn.

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 April 6, 2022.

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, April 6, 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 08:52 p.m.

Respectfully submitted,

Marcos Classen
Community Development Coordinator