



**MEETING MINUTES
OF THE
PLAN COMMISSION
April 3, 2023 – 7:00 P.M.**

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

Present: Chairman Mark Yohanna Commissioners, Steven Jakubowski, Mark DeAngelis, and Don Sampen

Absent: Commissioners Adi Kohn, Henry Novoselsky, Suzanne Auerbach

Staff Present: 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

Chairman Yohanna noted a quorum and called the meeting to order at 7:03 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve February 22 ,2023 Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Sampen.

Aye: Jakubowski, DeAngelis, Sampen

Nay:

Abstain: Yohanna

Motion Approved: 3-0

Motion to approve March 1,2023 Plan Commission Minutes was made by Commissioner Jakubowski and seconded by Commissioner Sampen.

Aye: Jakubowski, DeAngelis, Sampen

Nay:

Abstain: Yohanna

Motion Approved: 3-0

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

Planning and Economic Development Manager Doug Hammel noted that no action was taken on this item at the most recent Village Board meeting, and as a result this item needs to be continued until the Preliminary Plat hearing has been resolved

A Motion was made by Commissioner DeAngelis to continue this case until the May 10th Plan Commission meeting.

The motion was seconded by Commissioner Sampen.

Aye: Jakubowski, DeAngelis, Sampen, and Yohanna

Nay:

Abstain:

Motion Approved: 4-0

V. Case #PC-10-22: Zoning Code Text Amendment – Permissibility of Certain Use in Various Zoning Districts Throughout the Village

This matter is continued from the June 1, July 6, Septe~~M-B~~ber 7, Septe~~M-B~~ber 28, Nove~~M-B~~ber 2, Dece~~M-B~~ber 7, 2022, and January 4, February 1, and February 22, 2023 meetings

Planning and Economic Development Manager Doug Hammel spoke about the history of the case and briefly went over aspects of the case that have already been vetted by the Plan Commission. Tonight’s discussion is being geared toward staff recommendations for the M-B zoning district in the Village as well as recommendations on how “Ghost Spaces” would be handled by the Village.

The discussion began with potential regulatory and policy context for the areas within the M-B Manufacturing and Business zoning district. Mr. Hammel went over three zoning concepts that were previously discussed at the February 22 Plan Commission Meeting.

1. Amend the permissibility of uses currently included in Table 4.01.1 to expand the scope permitted uses: The thought process behind this approach is to make the M-B zoning district more active and vital. For this point staff are looking at uses that already exist in our zoning table, but would make them permitted in the M-B district as well. An additional step would be noting if any of the indicated uses should be permitted by right or if any should be flagged to be permitted as a special use.
2. Amend Table 4.01.1 to include and permit a series of new uses not already identified in that table: This approach would establish new uses that are not currently on the Zoning

Table. It would also be important to determine if any of the indicated uses would require special use approval.

3. Amend the permissibility of uses currently included in Table 4.01.1 to prohibit less active uses like vehicle storage, outdoor storage, general storage: This approach would prohibit new instances of these business in the M-B zoning districts. Mr. Hammel went over potential ramifications this would have on already established uses in the M-B zoning districts in the Village.

Commissioner Jakubowski asked how this could affect surrounding residential properties and asked if the proposed changes would directly affect a residential property. Mr. Hammel stated that there is only one residential property located in the M-B zoning district ~~on~~ near Devon Ave.

Chairman Yohanna spoke about how the Village should be looking to maintain flexibility in its zoning districts.

Commissioner DeAngelis stated that he believes that it is not fair to existing warehouses to not allow them to expand. If the area is affluent enough the market would make the area not viable for some uses and would correct itself. He also feels that all the uses discussed should be permitted as a right. Chairman Yohanna stated that he feels that some of the uses should garner special use approval.

Commissioner Jakubowski asked why some of the proposed uses could require special use approval. Mr. Hammel stated that while some of the included uses would typically be similar regardless of where that use is (i.e., ~~C~~convenience Stores-stores or ~~G~~rocery-grocery Stores stores) as an example, some uses such as an entertainment venue could have much different potential impacts on a given area and may ~~require-warrant~~ more evaluation before being ~~implemented~~ approved. Commissioner DeAngelis asked what issues are we really worried about when it comes to larger venues? He noted issues regarding traffic, parking, and noise as the primary concerns. He feels there are already ordinances in place to control these issues so the Village should be looking to make development easier in the Village not more difficult. There was some discussion about how liquor licenses are processed and administered in the Village.

Commissioner Jakubowski suggested that based on the list of uses provided by staff that convenience stores, grocery stores, and personal service establishments be allowed as a permitted uses and that all other uses listed be allowed as ~~a~~ special uses.

No Public Comment.

A Motion was made by Commissioner Jakubowski to amend Table 4.01.1 to 1) allow grocery stores, convenience establishments, and personal service establishments as a-permitted uses in the M-B district, ~~grocery stores, convenience establishments, and personal service establishments~~ and 2) allowed as special uses the rest of the uses proposed by staff in the M-B district in the Plan Commission packed would be allowed via a special use approval

The motion was seconded by Commissioner Sampen.

Aye: Sampen, Jakubowski and Yohanna

Nay: DeAngelis

Abstain:

Motion Approved: 3-1

This item is proposed to go to Village board April 24, 2023.

~~There was discussion about what the next steps would be if this item also is approved by the Village Board and how the Village would look~~

The second item for this case started with a summary of the February discussion in regard to “ghost” uses. Mr. Hammel stated that staff’s goal was not to define “ghost” uses then allow them but to identify and categorize the specific characteristics of a “ghost” use and establish provisions specifically related to a “delivery-orientated business”. To achieve this it would require updating multiple sections of the zoning code.

Section 2.02 would require changes to the current definition of “retail sales and services” as well as establishing a definition for “delivery-orientated businesses”.

Section 4.07 would need to be updated to establish new standards for “delivery-orientated businesses”.

Section 7.07 would need to be updated to allow for the relief from the current parking space requirements for a business if it can be categorized as primarily a “delivery-orientated business”.

There was discussion about making some of the process an administrative approval once other factors were determined. There was also discussion about making sure the definition of “delivery-orientated businesses” included the term “predominately” instead of the term “typically” and that staff should work with the Village attorney to make sure the definition is fully vetted before an ordinance is drafted.

There was discussion about when these provisions would be applied, and Mr. Hammel stated that a prospective business would still need to get whatever approvals are needed based on the zoning classification for the intended use.

There was discussion about how these provisions would be applied when multiple businesses share the same space.

There was no public comment.

***A Motion to amend the zoning code as presented by staff was made by Commissioner Sampen
The motion was seconded by Commissioner Jakubowski.***

Aye: Sampen, Jakubowski, DeAngelis, and Yohanna

Nay:

Abstain:

Motion Approved: 4-0

This item will go to the board on April 24.

Mr. Hammel noted that this public hearing has been open for a number of months and at this time staff believes that it no ~~longer~~ requires a continuance. When new items are ready to be brought forward ~~staff~~ would issue a new legal notice when appropriate.

VI. Recent cases

Mr. Hammel went over some recent cases and gave an update to the Plan Commission.

One of the items updated was the Availability of PUD's on the Village website. Staff is collecting all relevant Ordinances and they should be posted in the next couple of weeks, due to the complexity of the Town Center PUD, staff is also looking to make sure that resources are available for the public when they reach out to staff with questions.

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday May 10, 2023.

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 Jakubowski and seconded by Commissioner Sampen.

Aye: Sampen, Jakubowski, DeAngelis, and Yohanna

Nay:

Abstain:

Motion Approved: 4-0

Meeting adjourned at 8:13 p.m.

Respectfully submitted,

Marcos Classen
Community Development Coordinator