



**MEETING MINUTES
OF THE
PLAN COMMISSION
July 6, 2022 – 7:00 P.M.**

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

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

Absent: Commissioner Steven Jakubowski

Staff Present: Community Development Director Scott Mangum, 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 7:03 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the June 1, 2022, Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Novoselsky.

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

Nay: None

Abstain:

Motion Approved: 6 - 0

Chairman Yohanna spoke about how items would be moved around and case PC-10-22 would be moved to the end of the meeting

IV. Case #PC-12-22: Zoning Code Text Amendment – Permissibility of Outdoor Dining and Additional Temporary Commercial Signage

Request: Referral by the Village Board to consider potential Zoning Code Text Amendments related to 1) the permissibility of outdoor dining as it relates to Section 4.07(6) Outdoor Dining and Drinking and/or Section 7.09 Relief from Off-street Parking and Loading Requirements of the Zoning Ordinance, and 2) the permissibility of certain types of temporary commercial signage as it relates to Section 11.04 permitted Signs on

Premises, Section 11.06 Prohibited Signs, and/or Section 11.07 General Regulations of the Zoning Ordinance. During this Hearing, the Plan Commission may consider any additional Text Amendments related to this case.

Community Development Director Scott Mangum went over current regulations and what special provisions were put into place for COVID relief in 2020.

The purpose of this discussion is to determine if, now that restaurants are allowed to be back at full capacity should regulations that were enacted due to COVID go back to what they were pre-COVID, should the temporary allowances be made permanent, or should other provisions/allowances be made.

There was discussion about if there have been any complaints due to reduced available parking due to extended outdoor dining allowances. Mr. Mangum stated that staff has not received any substantial complaints.

There was some discussion about restaurants that did take advantage of relaxed COVID regulations (L woods, Psistaria).

There was discussion about the need for continued access to outdoor dining for health and safety reasons.

There was discussion about sidewalk dining and if the sidewalks are wide enough in Lincolnwood to accommodate these requests.

There was discussion about the beautification plans and if outdoor dining areas are being considered for these areas (Devon Avenue).

There was discussion about allowing 10% of required parking as potential outdoor parking. IE by code the restaurant requires 10 parking spaces then 1 could be designated to be used for outdoor dining area.

There was discussion if allowing outdoor dining to be permanent that it would exacerbate the already difficult parking situations around the Village.

There was discussion about how other communities are handling outdoor dining.

No public comment for this item.

A Motion was made by Commissioner Novo to extend current COVID outdoor dining protocols until October 31, 2023, The motion was seconded by Commissioner DeAngelis.

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

Nay: Auerbach

Abstained:

Motion Passed: 5-1

This will go to the Village Board on August 16.

The discussion turned to temporary commercial signage that has been allowed due to special COVID regulations.

This mainly applied to feather signs, banner signs, streamers, or pennant flags

There was talk about why allowances were granted for these types of signs.

There was discussion about feather signs and the aesthetics of this grouping of signs.

There was talk about going back to pre-COVID regulations.

No Public comment on this issue

A Motion was made by Commissioner Auerbach to not extend current COVID sign regulations The motion was seconded by Commissioner Sampen.

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

Nay:

Abstained: DeAngelis

Motion Passed: 5-0

This will go to the Village Board on August 16.

V. Discussion: Plan Commission Rules and Procedures

Community Development Director Scott Mangum spoke about discussion at the April 27, 2022 workshop and based on that updated rules and procedures have been created and are part of the packet.

There was discussion about super majority versus simple majority (majority of overall number of members of the committee versus majority of members present).

There was some discussion about how some of the wording on the revised document seemed geared towards the Zoning Board of Appeals and not the Plan Commission

There was discussion about how these rules would be adopted and how they would affect public hearing going forward.

Article 7 was discussed about cleaning up language to make the directives clear.

Article 3 was discussed about who could represent an applicant at a hearing.

There was discussion about updating the language of the articles in regard to determining the order of the meetings.

No public comment for this item

Articles will be adjusted and brought back to the Commission at a future meeting.

VI. 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, 2022 Plan Commission meeting

Request: Referral by the Village Board to consider potential Zoning Code Text Amendments related to the permissibility of certain uses in various Zoning Districts throughout the Village, including the B-1, B-2, B-3, O, and M-B districts. Discussion during this hearing may relate to Table 4.01.1 Permitted and Special Uses in All Zoning Districts, Section 2.02 Definitions, and Sections 4.07, 4.08, and 4.09, which pertain to standards and regulations related to uses in those zoning districts. During this Hearing, the Plan Commission may consider any additional Text Amendments related to this case

Community Development Director Scott Mangum talked about the discussion the commission had at the previous meeting, that tonight’s discussion would be focused on the following items

Residential Mixed use

Ghost spaces

Permitted uses in the MB district in relation to the NEID TIF Conceptual Redevelopment Plan

Mr. Mangum sent over each of the discussion topics emphasizing points of interest for each item before going back to the Commission for further discussion.

Residential Mixed Use discussion

There was discussion about the current state of the zoning code

There was discussion about how other communities in California and other areas are looking for ways to expand residential mixed use

There was discussion about the scope of this discussion and if the Plan Commission is equipped to re-write the zoning code.

There was discussion about utilizing a consultant to look over the zoning code in regard to residential mixed use.

There was discussion about how District 1860 is going to change the landscape of Lincolnwood due to the influx of rental units.

There was discussion about how many rental units currently exist in Lincolnwood (not including District 1860)

There was some discussion about planned rental units around the Village.

There was discussion about setting up an ad hoc committee for further discussion to narrow the focus of this discussion.

No public comment about this item

Commissioner Novoselsky moved to continue this case until the September 7 meeting to allow staff to update findings based on this meeting's discussion.

The Motion was seconded by Commissioner Sampen

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

Nay:

Motion Passed: 6-0

VII. Staff Update Regarding Past Plan Commission Cases

- a. 3477 West Touhy Avenue – Text Amendment and Special Use to Allow a Craft Cannabis Grower
- b. Zoning Text Amendment Regarding Rear Yard Fences Abutting Prominent Streets

Community Development Director Scott Mangum gave updates on some recent cases that came through the Plan Commission.

VIII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, August 3, 2022.

IX. Public Comment

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

X. Adjournment

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

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

Nay:

Abstained:

Motion Passed: 6-0

Meeting adjourned at 8:41 p.m.

Respectfully submitted,

Marcos Classen
Community Development Coordinator