



**MEETING MINUTES
OF THE
PLAN COMMISSION – Special Meeting
September 3, 2024 – 7:00 P.M.**

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

Present: Chairman Mark Yohanna and 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, Village Manager Anne Marie Gaura, Village Trustee Artour Sargon, Community Development Coordinator Marcos Classen, and Village Attorney Caitlyn Culbertson

I. Call to Order

Call to order at 7:01 pm

II. Pledge of Allegiance

Commissioner Sampen and arrived at 7:02

III. Approval of Minutes

Motion to approve the August 7, 2024, Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Novoselsky.

Aye: Commissioners DeAngelis, Novoselsky, Sampen and Auerbach

Nay:

Abstain: Chairman Yohanna

Motion Approved: 4-0

Commissioner Kohn arrived at 7:03 pm

IV. Case #PC-09-24: 6850 North McCormick Boulevard – Amendment to an Existing Planned Unit Develop to Designate Auto Sales and Service with Outdoor Display and Storage as a Permitted Use

Planning and Economic Development Manager Doug Hammel reviewed the history of the property and noted that it is a part of a Planned Unit Development (PUD). The petitioner is looking to build an auto sales and services use with exterior storage. Mr. Hammel gave a summary of PUD amendments related to this property, specifically mentioning a 2015 ordinance that resulted in allowing auto sales in this PUD district, however that ordinance specifically called out that there be no outside storage or display. This meeting is only to discuss potentially changing this specific part of the ordinance with the actual development to follow at a future meeting if the amendment is ultimately adopted by the Village Board.

There was some discussion about other car dealerships in the area and why there were currently able to have outdoor storage and display, and Mr. Hammel noted that the other area dealerships are a part of a different PUD district, so the restrictions are different for those locations. The request tonight is to allow for a new development to be able to have the same characteristics of other area dealerships.

There was additional discussion about what may have caused this restriction to be added as a part of the 2015 Ordinance. Mr. Hammel noted that he was not a part of that process but he noted that this PUD district is adjacent to a residential area and that may have been a factor in the restriction being added.

Petitioners:

Betsy Alfold – Attorney for Petitioner

Nick Butuc – Representative for AutoCanada

The petitioners spoke about their existing three dealerships in Lincolnwood and spoke about the new dealership they are hoping to add to the area. This would be to relocate a Honda dealership (North City Honda) from Chicago to Lincolnwood. The location in Chicago currently works out of multiple locations and this is an effort to consolidate those locations into one location. The plan for the subject property would be to remodel the former Walmart site while maintaining the second tenant (Planet Fitness) through the term of their current lease.

A Motion was made by Commissioner DeAngelis to approve the request to amend the PUD district to allow outside storage and use as presented by staff

The motion was seconded by Commissioner Novoselsky

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

Nay:

Abstain:

Motion Approved: 6-0

This item will go to the board on September 17, 2024

V. **Case #PC-010-24: Zoning Text Amendment – Zoning Text Amendment Regarding Permitted Access to Parking Spaces in the M-B Light Manufacturing and Business Zoning District**

Planning and Economic Development Manager Doug Hammel presented details of research staff has conducted and analysis related to parking capacity and design in the M-B Light Manufacturing zoning district. Mr. Hammel spoke about two separate occasions this topic has been discussed at the Committee of the Whole and highlighted the direction given by the board and the steps taken by staff as a result.

Mr. Hammel noted there are two main M-B Districts included in the research done by staff, the Northeast Industrial District (NEID) and the South Industrial Triangle.

In the NEID District, on-street parking is heavily used to the point where two-way private vehicle traffic and truck traffic is impacted, also some private properties utilize stacked parking to increase off-street or curbside parking capacity

In the South Industrial Triangle on-street parking is utilized enough to impact two-way truck traffic, but not to the same extent as in the NEID.

Mr. Hammel went over the requested action which would be to consider a Proposed Zoning Concept pertaining to a potential Text Amendment to Section 7.06(3) created by staff including the following:

- Stacked parking could be approved by the Director of Community Development, with advice or direction being provided by the Fire Chief, Chief of Police, and Public Works Department, provided that...
- Stacked parking plan would be submitted by a property owner to the Community Development Department
- The parking plan would be required to indicate the spaces eligible for stacking versus those that cannot be obstructed from safe and efficient access to a drive aisle or public street
- The parking plan would describe the nature of the use and demonstrate that arrival and departure patterns for occupants using the stacked spaces will not create regular conflict of those spaces are blocked by other vehicles
- The approval could be subject to certain conditions or required improvements, including but not limited to signage, the painting of curbs, or modifications to curb cuts to clearly identify spaces eligible for stacking

Commissioner Auerbach asked about potential issues with public parking blocking stacked parking locations. Mr. Hammel noted that general public parking cannot be reserved for a particular use so any plans would need flexible thinking when coming up with various site plans.

Commissioner Sampen asked if staff was looking to create an amendment to regulate parking on private property. Mr. Hammel stated that proposed parking plans would be more relevant when directly addressing private parking, but that the Village may need to look at additional impacts on public parking when looking to approve individual parking plans.

Commissioner DeAngelis stated that the approach from staff is a little disjointed. He suggested that the Village look at moving the sidewalk locations in these areas closer to the buildings while introducing stacked diagonal parking to allow for more overall parking spaces.

Mr. Hammel noted that these types of concepts were discussed but the Village Board and staff looked at the constraints of any potential capital expenditure and time it would take for redevelopment and determined that looking for short term solution could help alleviate issues now and would allow for a potential redesign of the areas to be considered by the Village down the road.

There was discussion about whether parking regulations could be used to change the parking behaviors of the area. Mr. Hammel stated that he believes the intent of the proposed changes is to give the businesses more flexibility when trying to meet the current parking requirements for a given use. Currently if on street parking is blocking a private parking area, these private spaces can't be used in any zoning calculations to determine if parking requirements are being met. The intent of the zoning concept for the area is to align how the parking is being used with how the Zoning Ordinance is enforced.

Chairman Yohann conducted a straw poll of the commissioner and there was consensus among the commissioners that staff should bring this item back with more specific language.

No public comment

Commissioner DeAngelis asked if the Village considered conducting a highest and best use analysis of the area.

Mr. Hammel noted that there hasn't been a formal analysis of the area but stated that the Village has looked to increase the types of businesses allowed in the zoning district by passing various text amendments.

A Motion was made by Commissioner DeAngelis to continue this item to the September 30th meeting to allow staff to update the language for a proposed text amendment.

The motion was seconded by Commissioner Kohn

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

Nay:

Abstain:

Motion Approved: 6-0

VI. Case #PC-011-24: Zoning Text Amendment – Zoning Text Amendment Regarding Minimum Drive Aisle Clearance Width for All Parking Spaces

Planning and Economic Development Manager Doug Hammel presented background about Section 7.06(3) of the zoning code which states that *“Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.”* there is currently no minimum set width stated in the code.

Earlier this year there was a permit application for the installation of a 6-foot-wide garage door at a residential property. The zoning officer denied the application as it would have eliminated “safe and efficient access” to a space required to meet zoning requirements. This decision resulted in zoning appeal hearing conducted by the Zoning Board of Appeals in June and July of this year. The result of the hearing was that both the ZBA and Village Board supported the Zoning Officer’s finding that a 6’-wide door is inadequate.

The Village Board referred the matter to the Plan Commission for a public hearing regarding a potential Text Amendment to establish a minimum clear dimension for residential garages.

Mr. Hammel went over staff research that that showed that the standard minimum width of a one car garage is 8 feet. Research also showed that the actual clear dimension (when accounting for mounting and trim) is as narrow as 7 feet 6 inches

Staff proposed that language be added to Section 7.06(3) text amendment that reads: *“All residential garages shall provide a finished opening with a minimum width of 7.5 feet when the garage door is in its open position.”*

The Chairman asked if anyone from the public wished to provide comment, Let the record show that no one came forward.

Commissioner DeAngelis asked for clarification on parking requirements for residential properties. He asked if both garage parking and driveway parking are counted towards the off-street parking requirements.

Mr. Hammel stated that currently open-air parking spaces are currently not allowed to be counted toward zoning parking requirements, so driveway parking cannot officially be counted towards the off-street parking requirements. He did note that there have been ongoing conversations at the Village Board level about open-air parking spaces and potentially amending the code in relation to these regulations.

There was some discussion about why the Village is looking to regulate garage door widths. Commissioner Auerbach stated that when someone buys a property there is an assumption that their vehicle will fit in their garage. Commissioner DeAngelis stated its not up to the Village to make sure a prospective resident does their due diligence. Commissioner DeAngelis further stated that with the potential change to the code where open-air parking may be allowed the size of a garage door will no longer be relevant as the garage space will not be needed to accommodate off street parking requirements.

A Motion was made by Commissioner Auerbach to adopt the proposed language from staff stating that the minimum garage door width while open be at least 7.5 feet.

The motion was seconded by Commissioner Sampen

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

Nay: Commissioner DeAngelis

Abstain:

Motion Approved: 5-1

This item will go to the Village Board on September 17th, 2024

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, September 4, 2024.

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

A Motion was made by Commissioner Sampen to adjourn the meeting.

The motion was seconded by Commissioner Auerbach.

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

Nay:

Abstain:

Motion Approved: 6-0

The meeting ended at 8:07 pm.

Respectfully submitted,

Marcos Classen

Community Development Coordinator