



**MEETING MINUTES
OF THE
PLAN COMMISSION – Special Meeting
October 21, 2024 – 7:00 P.M.**

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

Present: Chairman Mark Yohanna and Commissioners Mark DeAngelis, Henry Novoselsky and Don Sampen, Sue Auerbach

Absent: Commissioners Steven Jakubowski and Adi Kohn

Staff Present: Community Development Director Scott Magnum, Mayor Jasel Patel, Community Development Coordinator Marcos Classen, and Village Attorney Caitlyn Culbertson

I. Call to Order

Call to order at 7:03 pm

II. Pledge of Allegiance

III. Approval of Minutes

A motion to approve the September 30, 2024, Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Novoselsky

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

Nay:

Abstain:

Motion Approved: 4-0

IV. Case #PC-012-24: Zoning Text Amendment – Zoning Text Amendment Regarding References to Plan Commission and Zoning Board of Appeals

Community Development Director Scott Mangum went over the referral of this item from the Village Board. Mr. Mangum spoke about how the Plan Commission and Zoning Board of Appeals used to be one body in the past.

Mr. Mangum went over a brief history of both committees over the last 3 years. He stated that the new commission would be Plan Commission / Zoning Board of Appeals or PC/ZBA. For the joint commission, there are required amendments to the Zoning code as well as 3 other sections of the code that are under the purview of the Village Board.

The new joint commission (PC/ZBA) would meet on the first Wednesday of the month with a second meeting on the third Wednesday as needed. Meetings will start at 6:30 pm.

Chairman Yohanna spoke about when the committees used to be combined and how things have changed. Chairman Yohanna thinks there should be a look back provision for one year to make sure that the new body is not overworked.

Commissioner Auerbach stated that she believes that changes to how the Village handles legal non-conforming structures have led to less overall public hearings for variances.

Commissioner DeAngelis is opposed to the idea of merging the two committees. He believes that finding people committed to the workload will be difficult and joining them will add an unnecessary burden to the new committee members.

Commissioner Yohanna asked the mayor if any of the proposed changes would affect Economic Development Committee (EDC).

Mayor Patel spoke briefly about the EDC. He moved to speak more directly about why the Village Board referred this topic to the Plan Commission. Additionally, he discussed how the ZBA has a low caseload and how the presence of one body allows for more focus on the comprehensive plan by a separate committee while still making sure requests are being heard/worked through the system. He noted that having multiple entities interpret similar cases differently could be problematic and having one voice to see over similar cases could be a benefit to the community.

Commissioner DeAngelis discussed that there are a lot of upcoming items so now is not the time to be consolidating committees. He introduced his concerns about constitutional problems due to the fact of one entity making rules and enforcing them. He emphasized again that he believes the workload is too large for one committee.

Commissioner Sampen spoke about how courts are regularly both the entities that make rules along with enforcing them. He agreed with Commissioner DeAngelis that maybe two separate committees would be better for a larger caseload.

Mayor Patel stated ZBA and PC workload are very different than the planning work at onset. He discussed how the planning work should focus on the revision and review of the comprehensive plan. He noted the work that has already been done by the Plan Commission since the split and while there is still work to do, he feels that a lot of positive changes have been made to both the Village Code and to the way the Village processes building permit applications. Mayor Patel also

indicated that the intent is to create a new ad-hoc committee to help update the Comprehensive Plan with oversight of the Committee to be handled by the new PC/ZBA.

Commissioner Novoselsky asked for clarification from Mayor Patel about an ad-hoc committee to help with comprehensive plan that would be separate from the PC/ZBA.

Mayor Patel confirmed that that is the latest update, but any recommendations made by this “CPC” committee to the comprehensive plan would have to have a public hearing before the PC/ZBA and then the Village Board.

Commissioner DeAngelis was still opposed and thinks having the two separate committees is in the best interests of the Village.

Commissioner Auerbach discussed how the transition between joint PC/ZBA and separate committees isn't difficult so the decision can always be reversed.

A motion was made by Commissioner Novoselsky to approve the text amendment as submitted by staff in its report.

Motion seconded by Commissioner Sampen.

No Public Comment

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

Nay: Commissioner DeAngelis

Abstain:

Motion Approved: 4-1

This item will go to the board on November 19, 2024.

V. Discussion: Plan Commission 2022-2024 Biennial Report

Community Development Director Scott Mangum went over the Biennial report.

Commissioner Novoselsky noted that this report would be useful in the Village Board discussion on the consolidation discussion.

Commissioner DeAngelis stated that the Village is violating its own code, specifically Section 3-5-3 (B), and states that this should be an annual report from the Plan Commission.

Village Attorney Caitlyn Culbertson made a note of the potential need to look at this report and determine if it needs to be updated more frequently in the future.

A motion was made by Commissioner Sampen to approve the Biannual Report.

Motion seconded by Commissioner Novoselsky.

No Public Comment

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

Nay: Commissioner DeAngelis

Abstain:

Motion Approved: 4-1

Currently slated to go to board in December but staff will look to bundle this with the PC/ZBA consolidation discussion.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Thursday, November 7, 2024.

VII. Public Comment

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

VIII. Adjournment

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

The motion was seconded by Commissioner Novoselsky.

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

Nay:

Abstain:

Motion Approved: 5-0

The meeting ended at 7:46 pm.

Respectfully submitted,

Marcos Classen

Community Development Coordinator