



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

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

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

Absent: None

Staff Present: Community Development Director Scott Magnum, Public Works Director John Welch, Village Manager Anne Marie Gaura, Village Trustee Atour Sargon, Community Development Coordinator Marcos Classen, and Village Attorney Hart Passman

I. Call to Order

Call to order at 7:03 pm

II. Pledge of Allegiance

III. Approval of October 21, 2024, ZBA Meeting Minutes

Motion: Commissioner DeAngelis motioned to approve the previous meeting minutes.

Commissioner Jakubowski seconded the motion.

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

Abstain: *Commissioners Kohn and Jakubowski*

Motion Approved: 7-0

IV. Case #PC-07-24: 3420 West Devon Avenue – Approval of Special Uses, Zoning Variations, and Parkway Parking for the Proposed Redevelopment of 3420 West Devon Avenue

Community Development Director Scott Magnum gave a brief overview of the case, noting discussion from the previous meeting. The ZBA recommended approval of a text amendment to

allow for a College in the B-2 Zoning District. Mr. Mangum noted previous concerns of the ZBA in regard to height and setback requirements, along with the decision of the board to grant the case a continuance to modify plans before today's meeting.

Mr. Mangum discussed the new proposed changes and supplementary information to the development which included reduced building height by 3'-9", increased 2nd and 3rd story rear setback by 9' reducing GFA by 2,687 SF, reduced 4 student beds, letters for Off-Site Parking for Special Events, condition of approval for Traffic and Parking Management Plan. He reiterated the remaining necessary approvals and variations, Special Uses, Zoning Variations, and Parkway Parking.

Mr. Mangum gave a brief overview of each floor's new site plan and operational characteristics of the development, noting changes relevant to previous discussions and necessary approvals.

The petitioner's requested action includes 2 Special Use Approvals, 11 Zoning Variations, Approval of parkway parking, and 1 Parkway Parking Variation.

Petitioners:

Hal Francke – Attorney

Rabbi Shmuel Schuman – Director

Dr. Chani Tessler – Dean

David Hartman – Family Representative

Michael Thompson – Architect

Peter Lemmon – Traffic Engineer

Alexa Falbo - Civil Engineer

Brenden Penny – Attorney

Mr. Hal Francke presented their new proposed development.

The commissioners then began their discussion about the case.

Mr. Mangum clarified for Commissioners that the new proposed development still requires the same number of relief as the initial proposal, but the amount of relief for height variances is reduced. He also clarified that the changes to the initial proposal did not impact the amount of parking spaces needed (45) with the proposed number of parking spaces still being 28.

Chairman Yohanna raised concerns about the R-4 zoning North of the development, discussing the presence of one car garages and reliance on street parking.

Commissioner Novoselsky asked the petitioners about any community outreach to neighbors to address their concerns. Mr. Francke stated that the parking issue has be present before the proposal of this development but that the petitioners took these concerns into account and created the Traffic and Parking Management Plan. He further explained that the Traffic and Parking

Management Plan would direct students/staff/visitors to Devon Avenue instead of the surrounding residential streets such as Kimball and Trumbull Avenue.

Commissioner DeAngelis asked the petitioner’s traffic expert about a traffic comparison between the proposed college and a potential other use such as a retail organization. The traffic expert discussed that a retail organization such as the previous restaurant would create more traffic due to the flexibility of consumers, whereas the College has a fixed amount of students and staff, making traffic more predictable.

Mr. DeAngelis noted that surrounding communities have a height allowance of 45 feet in their business districts and the commission should take this into account during their discussion.

Mr. Francke discussed the potential for resident parking only streets.

Mr. DeAngelis strongly supported the notion that parking on the residential streets would not be a problem due to the fixed number of individuals coming to the college daily and the proposed traffic and parking plan.

Petitioner and Commissioners discussed a 12-month Look Back provision.

Commissioners further discussed the parking situation.

Chairman Youhana stated his concerns about the future of zoning in the Village if the development is approved as it is proposed and believes the development is too large to fit in the parcel.

Commissioner Novoselsky raised concerns about the lack of natural screening between the development and neighboring houses along with the potential impact of the development on property values.

Public Comments:

Linda Lampert 6431 North Kimball Ave

Ms. Lampert shared parking challenges on her street due to limited garage space, number of cars per household, and business employees utilizing their street for parking. She stated the proposed 28 parking spaces, when the required is 45, is inadequate and unfair to residents. The development would be tax exempt, but the residents negatively impacted by the development are taxpayers.

Marla Lampert 6431 North Kimball Ave

Ms. Lampert reiterated similar concerns to her sister stating the changes are not adequate and the development is too large for the parcel. She brought up concerns about a commissioner’s tie to the proposed development

Paul Kopak 6615 N Ramona

Mr. Kopak asked for further clarification about potential ways of enforcing parking issues such as fines and also asked about the longevity and validity of the offsite parking letters.

Commissioners discussed a previous case of offsite/overflow parking along with potential provisions to protect offsite parking agreements.

Commissioner Jakubowski brought up the presence of available parking both on Devon Avenue and with nearby property to the West that has limited use, allowing potential for more parking spaces, eliminating the parking issue on residential streets.

Deirdre Alcantara 6423 North Kimball Avenue

Ms. Alcantara stated the college would be a benefit to the community, however, it is too big for the space and also is worried about parking. She emphasized the importance of maintaining available resident parking on 6400 block of Kimball Avenue because of the elderly individuals who live on the block and may struggle with mobility.

Mark Ahmad 3372 West Devon Avenue

Parking has always been an issue for surrounding businesses and residents. Development could increase value or devalue surrounding properties.

Commissioner Auerbach sought clarification about the necessary height due to proposed structure of labs on the first floor and resulting structural elements such as space for utilities in the ceiling. She discussed concerns about relying on other lots and the street for parking. Also noted that as the college grows, new challenges will arise.

Commissioner DeAngelis shared insight into parking at the property to the West of the college and that recent changes in a tenant has created more space in the parking lot, which the college can benefit from.

Commissioner Novoselsky concerned about alley usage for entry, garbage truck loading, and emergency services.

Commissioners discussed alley usage and design of proposed development for entry.

Petitioners clarified measurements and traffic flow within the alley; alley is 16 feet wide, two ways, with 10 spots in the alleyway and Eastbound exits.

Commissioners and Petitioner's traffic and civil engineer discussed logistics of the college and compared parking necessity at other college location. Peak parking was 17 cars parked at other college with a ratio of .23 spots per student.

Traffic Engineer provided more insight into traffic patterns during busiest times and how it the amount of traffic in the alley would face little to no increase.

Commissioners discussed transitional yard standards.

Petitioner and Commissioners started discussion about necessary approvals one by one. Stated that all approvals are subject to the following conditions:

A. That prior to the issuance of a Building Permit the Petitioner either a) agree to reconstruct the entire footprint of the east-west alley north of the subject property as part of the permitted scope of work, or b) provide a payment in lieu of improving the alley, equivalent to the cost for the Village to reconstruct the alley, with the scope of work or payment amount to be determined by the Director of Public Works;

B. That prior to the issuance of a Building Permit the Petitioner enter into an agreement with the Village ensuring that the sidewalk located on the west side of the development site between the proposed parkway parking and west building façade be made available for use by the public and provide reasonable connections to other segments of the sidewalk network;

C. That the provision of bike racks in the public right-of-way be contingent upon separate approval from the Village, along with any appropriate agreements, indemnification, or other provisions deemed appropriate by the Village Attorney;

D. That the installation and maintenance of the proposed parkway parking be subject to the standards and considerations in Sections 6-5-17 through 6-5-23 of the Village Code, and that the Petitioner recognize that those parking spaces cannot be reserved for the exclusive use by the proposed development;

E. That at any point within 12 months of the initiation of the active operation of the proposed use, the Village may request with 30 days' notice that the Petitioner contract with a third-party consultant and deliver to the Village the results of a survey of on-street parking on the 6400 blocks of Trumbull Avenue and Kimball Avenue, or a geographic area to be determined by the Village, with the intent of gathering data to determine whether the standards related to resident-only parking restrictions are being met;

F. That the Petitioner cannot object to any resident-only parking restrictions that may be applied for (by either adjacent residents or the Village) on the 6400 blocks of Trumbull Avenue and Kimball Avenue, or a geographic area to be determined by the Village; and

G. That the Petitioner provide a minimum of 15 days' advance notice of any special events at the subject property that exceed the capacity of the normal day-to-day operation of the use for educational instruction, and present to the Director of Community Development a parking plan for the event that may include valet parking in accordance with Chapter 9, Article 18 of the Village Code, agreements with nearby properties for remote parking, or other strategies as deemed appropriate by the Village.

H. That prior to the issuance of a Certificate of Occupancy signage be installed in the alley to the satisfaction of the Director of Public Works directing non-resident motorists south toward Devon Avenue when exiting the on-site parking areas on the proposed development site; and

I. That prior to the issuance of a Certificate of Occupancy signage be installed near the parkway parking spaces on Trumbull Avenue to the satisfaction of the Director of Public

Works directing non-resident motorists into the alley north of the proposed development site and subsequently south to Devon Avenue.

J. That prior to the issuance of a Certificate of Occupancy the Petitioner install wheel stops for each parkway parking space in order to prevent vehicle overhang onto the proposed sidewalk located between the parking spaces and west façade of the proposed building.

K. That Petitioner must circulate its Traffic and Parking Management Plan to its students, faculty and employees at the beginning of each semester, and use good faith efforts to enforce the elements of the Plan on an ongoing basis. Among other things, the Plan shall require that the college’s students, faculty and employees park on-site or in designated off-site locations, and it shall inform those individuals that they are not to park on neighborhood streets north of the college or park overnight on Kimball Avenue and Trumbull Avenue next to or across from the college.

A Motion was made by Commissioner DeAngelis to recommend approval of a Special Use to Section 4.01.1 to allow for a college in the B-2 zoning district subject to staff conditions from pages 28 and 29 of report including sub item K be included as conditions for approval.

The motion was seconded by Commissioner Jakubowski.

Aye: Commissioners Auerbach, DeAngelis, Kohn, and Jakubowski

Nay: Chairman Yohanna and Commissioners Sampen and Novoselsky

Abstain:

Motion Approved: 4-3

Goes to Village Board December 3, 2024.

A Motion was made by Commissioner Jakubowski to allow the Special Use to Section 7.06(5) to allow parking in the corner side yard abutting the east lot line of the subject property. subject to the conditions A-K.

The motion was seconded by Commissioner DeAngelis

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

Nay: Commissioner Sampen

Abstain:

Motion Approved: 6-1

Mr. Francke returned to the podium to provide insight into standards for variation approval(s).

Discussion about fence height and design.

A Motion was made by Commissioner Kohn to recommend approval of a variation to Section 3.13(e) to allow a masonry fence in the corner side yard abutting the south and east lot lines of the subject property subject to the conditions A-K.

The motion was seconded by Commissioner DeAngelis

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

Nay:

Abstain:

Motion Approved: 7-0

Goes to Village Board December 3, 2024.

Mr. Francke returned to the podium to provide insight into standards for variation approval(s).

Discussion about setback requirements and buffers.

A Motion was made by Commissioner DeAngelis to recommend approval of a variation for Section 4.07(3) to allow the development to deviate from the transitional buffer subject to the conditions of A-K.

Motion withdrawn.

A Motion was made by Commissioner Novoselsky to recommend approval of a variation to Section 4.07(3) for a required setback of 20 feet for the 2nd and 3rd floors subject to conditions of A-K.

The motion was seconded by Commissioner Jakubowski

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

Nay: Chairman Yohanna

Abstain:

Motion Approved: 6-1

A Motion was made by Commissioner Sampen to recommend approval for a variation to Section 4.07(3) allow the required buffer yard to be used for parking and waive the required landscape screening when windows exist more than 20 feet above subject to conditions A-K.

The motion was seconded by Commissioner Kohn

Aye: Commissioners Jakubowski, Kohn, DeAngelis, and Auerbach

Nay: Chairman Yohanna and Commissioners Novoselsky and Sampen

Abstain:

Motion Approved: 4-3

A Motion was made by Commissioner Sampen to recommend approval of Section 4.07(5) to allow outdoor operations to accommodate open air courtyard toward the center of the site subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

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

Nay:

Abstain:

Motion Approved: 7-0

A Motion was made by Commissioner Sampen to recommend approval of section 4.13 to allow a building with a height greater than 35 feet to accommodate a building with a height of 43 ft 3 inches to predominant parapet, 51' to the secondary parapet subject to conditions A-K.

The motion was seconded by Commissioner Auerbach.

Aye: Commissioners Jakubowski, Kohn, DeAngelis, and Auerbach

Nay: Chairman Yohanna and Commissioners Sampen and Novoselsky

Abstain:

Motion Approved: 4-3

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.03c to waive the requirement for a 5'-foot wide sidewalk along the rear façade of the building to accommodate on-site parking subject to conditions A-K.

The motion was seconded by Commissioner DeAngelis

Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach, and Sampen

Nay: Chairman Yohanna and Commissioner Novoselsky

Abstain:

Motion Approved: 5-2

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.043b to allow a building that does not incorporate specified high-quality materials into at least 75% of each elevation subject to conditions A-K.

The motion was seconded by Commissioner Auerbach.

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

Nay:

Abstain:

Motion Approved: 7-0

A Motion from Commissioner Sampen to recommend approval of a variation to Section 6.14(1) to reduce the width of landscape screening on the East, West, and North sides of the parking lot subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

Aye: Chairman Yohanna and Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,

Nay: Commissioners Sampen, and Novoselsky

Abstain:

Motion Approved: 5-2

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.14(2) to waive or reduce the width of landscaped islands at each end of the parking aisles in the parking lot and rear parking area subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

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

Nay:

Abstain:

Motion Approved: 7-0

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 6.16(1) to waive the required transition yard setback and landscape screening requirements subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,

Nay: Chairman Yohanna and Commissioners Sampen, and Novoselsky

Abstain:

Motion Approved: 4-3

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 7.10 to reduce the amount of required off street parking subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

Aye: Commissioners Jakubowski, Kohn, DeAngelis, Auerbach,

Nay: Chairman Yohanna and Commissioners Sampen, and Novoselsky

Abstain:

Motion Approved: 4-3

A Motion was made by Commissioner Sampen to recommend approval of a variation to Section 7.08(2) to waive the required loading space subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky

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

Abstain:

Motion Approved: 4-3

A Motion was made by Commissioner Sampen to recommend approval of parkway parking, pursuant to Sections 6-5-17 through 6-5-23 of the Village Code, to allow for the installation of seven spaces on the east side of Trumbull Avenue

The motion was seconded by Commissioner Novoselsky

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

Nay: Chairman Yohanna

Abstain:

Motion Approved: 6-1

A Motion was made by Commissioner Sampen to recommend approval of a Parkway Parking Variation from Section 6-5-18-A to allow the removal of a sidewalk in the public right-of-way as part of a parkway parking improvement subject to conditions A-K.

The motion was seconded by Commissioner Novoselsky.

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

Nay:

Abstain:

Motion Approved: 7-0

All motions will go to the Village Board on December 3rd, 2024

V. Next Meeting

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

VI. Public Comment

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

VII. Adjournment

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

The motion was seconded by Commissioner Novoselsky.

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

Nay:

Abstain:

Motion Approved: 7-0

The meeting ended at 10:31 pm.

Respectfully submitted,

Abigail Honeycutt
Community Development Intern