

**MEETING MINUTES OF THE
PLAN COMMISSION**

November 7, 2012

7:00 P.M.

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN**

MEMBERS PRESENT:

Chairman Paul Eisterhold
Don Sampen
Steve Jakubowski
Mark Yohanna
Patricia Goldfein
Sue Auerbach
George Touras

MEMBERS ABSENT:

Don Sampen

STAFF PRESENT:

Community Development Manager Aaron N. Cook, AICP
Community Development Coordinator Lauren Wolf

VILLAGE COUNSEL

None.

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members present and called the meeting to order at 7:02 p.m.

II. APPROVAL OF MINUTES

Motion to approve the September 5, 2012 Plan Commission minutes was made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 4-0. With Commissioner Touras' abstention.

III. Approval of Plan Commission 2013 Meeting Schedule

Motion to approve the Plan Commission 2013 Meeting schedule was made by Commissioner Yohanna and Seconded by Commissioner Goldfein. Motion approved 5-0.

III. Public Hearing Procedures

Commissioner Yohanna explained that Commissioner Sampen requested this agenda item and would like to be present for the conversation. Unfortunately, Commissioner Sampen is traveling on business and was unable to attend. Commissioner Yohanna made a motion to continue until next meeting. Commissioner Auerbach seconded. Approved 5-0.

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IV. Public Hearing: Commercial Masonry Requirements – Zoning Code Text Amendment *(Continued from September 5, 2012 & August 1, 2012)*
Request: Text Amendment to Modify the Commercial Design Standards Relative to Masonry Requirements and to Consider Definition of “Masonry”

Development Manager Cook began with a short power point presentation. Five items are up for discussion. 1. Requirements of Lincoln Avenue Overlay and Remainder of Village. Currently, the Zoning Ordinance allows for all buildings to be constructed of masonry only. The Zoning Code also doesn't have a clear definition of masonry. The Village Board would like the Plan Commission to review the design standards for nonresidential buildings and the requirement of the Lincoln Avenue Overlay District. 2. Calculating Commercial, Institutional and Civic Building Design Standards. Currently, the Zoning Code requires that all commercial structures be constructed with a predominance of high quality materials. Staff will need a clear requirement for “predominance” and acceptable materials. 3. Acceptable High Quality Materials needs to be revisited. Staff asks Plan Commission to revise the current list of acceptable materials. 4. Definition of High Quality Materials also needs to be revisited. The definition of “masonry” needs to be clearly defined. 5. Unacceptable Materials need to be clearly identified in order for Staff to indicate to builders what is undesirable to the Village.

Zoning Board of Appeals Commissioner O'Brien was in attendance and discussed prior knowledge of the Village masonry requirements.

Commissioner Touras suggested Staff speak with members of the Lincoln Avenue Task Force and get a clear idea of why the Village went with the all masonry requirement, before things are changed.

Commissioner Auerbach explained that there was a desire to be like the Glen, in Glenview, with the all masonry uniformity.

Commissioner Goldfein stated that this Ordinance should be different for commercial stand a-lone buildings and maybe lessen the standard for multi-tenant construction.

It was suggested that Staff look at other communities design standards and present at the next meeting.

Discussion ensued.

Commissioner Jakubowski made a motion to continue to December 5, 2012 meeting. Seconded by Commissioner Yohanna. Motion carries 6-0.

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**V. PUBLIC HEARING: Off-Street Parking Standards, Requirements and Definitions – Zoning Code Text Amendment
Request: Text Amendment to Modify Pertinent Parking Standards, Parking Requirements, and Related Definitions**

Commissioner Auerbach made a motion to continue to December 5, 2012 meeting. Seconded by Commissioner Yohanna. Motion carries 6-0.

VI. PUBLIC COMMENT: None.

VII. ADJOURNMENT:

The next Plan Commission meeting is scheduled for December 5, 2012 at 7:00 PM. Hearing no further business, Motion to adjourn made by Commissioner Yohanna. Seconded by Commissioner Touras. Motion approved unanimously 6-0. Meeting adjourned at 9:02 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator