

**MEETING MINUTES OF THE
PLAN COMMISSION
December 5, 2012
7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Paul Eisterhold
Don Sampen
Patricia Goldfein
Sue Auerbach
George Touras
Don Sampen

MEMBERS ABSENT:

Steve Jakubowski
Mark Yohanna

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 7:01 p.m.

II. APPROVAL OF MINUTES

Motion to approve the November 7, 2012 Plan Commission minutes was made by Commissioner Auerbach and Seconded by Commissioner Goldfein. Motion approved 4-0.

III. Public Hearing: Commercial Masonry Requirements – Zoning Code Text Amendment *(Continued from November 7, 2012, 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”

Chairman Eisterhold opened the public discussion with background information from the previous meetings. Previously, Commissioners questioned if the Lincoln Avenue Task Force was behind the all masonry requirement. With Staff research, that was not the case. Development Manager Cook began with a short power point presentation. Highlighting the new information in the packet. It is important to note that the LATF suggested a sub-committee be created to create guidelines. No such sub-committee has been created. Staff does not have any research or findings whether it be minutes or formal recommendations made in document form to this body or Village Board in which a specific

December 5, 2012

recommendation for masonry on Lincoln Avenue was made. Staff believes that the all masonry standard is from the community, identifying themselves as an all masonry community.

Commissioner Auerbach noted that almost none of the nearby north shore communities have the all masonry requirement and they all turned out pretty nice. The Glen in Glenview and downtown Park Ridge were developed with a conscious decision to develop a PUD and use the masonry requirement. Also, when the LATF was created they did an excellent job. They tried to create some sort of downtown Lincolnwood. In 2005, we had a totally different economic climate, buildings were sprouting up with little thought of cost. Now developers put up buildings with a lot more thought, and keeping with the evolution of the world, we need to modify that.

Chairman Eisterhold explained that if we go with the 75% masonry up to the first floor windows can still have glass or something else. Predominance at street level would still be masonry.

Commissioner Sampen noted that there is not a big change from predominance to minimum of 75% masonry. The larger issue is defining and making a list of “high quality” materials.

Development Manager Cook stated that if there is a change in the Zoning Code we can always monitor the change for a year and revisit the change. If it doesn't work out for the Village we can always modify it.

Discussion ensued.

Chairman Eisterhold took a roll call from Commissioners for the four suggested items.

1. Should there be one design standard of all non-residential districts 5-0 Aye.
2. Minimum 75% per elevation of high quality materials and remove “predominance” 4-1 Aye. Commissioner Auerbach Nay.
3. Acceptable high quality material:
 - Brick -2.25 Inch
 - Split Face Brick -greater than .5 Inch
 - Stone
 - Pre-Cast Stone
 - Glass
 - Concrete Masonry Unit (CMU) – well sealed and coated
 - Decorative Concrete Block

The Plan Commission agrees with Staff proposed definitions and Staff can proceed with the definitions. Also suggested eliminating shall not paint exterior brick.

4. Unacceptable List:
 - Exterior Insulation Finish Systems (EIFS)
 - Metal & Vinyl Siding Lap Board
 - Pre-Cast Concrete Panels

December 5, 2012

Commissioner Sampen made a motion to continue to January 9, 2013 meeting. Seconded by Commissioner Touras. Motion carries 5-0.

III. 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 Touras made a motion to continue to January 9, 2013 meeting. Seconded by Commissioner Auerbach. Motion carries 5-0.

V. PUBLIC HEARING: Parking Requirements – Zoning Code Text Amendment
Request: Text Amendment to Review Permitted Location for Off-Street Parking and Review of Related Definitions

Commissioner Sampen made a motion to continue to January 9, 2013 meeting. Seconded by Commissioner Goldfein. Motion carries 5-0.

VI. OTHER BUSINESS:

Chairman reminded all Commissioners to complete the Open Meetings Act requirement.

On January 23, 2013 proposing a workshop to discuss the Purple Hotel Site.

VII. PUBLIC HEARING PROCEDURES:

Commissioner Sampen is concerned that the Petitioner is giving an unlimited amount of time to speak at the Plan Commission Meetings. The public who come out to speak should have a similar amount of time to speak before the Commission. It gives an idea of favoritism. Also, suggest a meeting time cap, proposes 9:30 P.M.

Chairman Eisterhold noted that Petitioners pay for the time and the Commission needs to hear what they need to say. Suggested all Commissioners think about the issues at hand and continue to the January 9, 2013 meeting for further discussion.

VIII. PUBLIC COMMENT: None.

IV. ADJOURNMENT:

The next Plan Commission meeting is scheduled for January 9, 2013 at 7:00 PM. Hearing no further business, Motion to adjourn made by Commissioner Touras. Seconded by Commissioner Goldfein. Motion approved unanimously 5-0. Meeting adjourned at 9:15 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator