

**MEETING MINUTES OF THE
PLAN COMMISSION
February 6, 2013
7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Paul Eisterhold
Patricia Goldfein
George Touras
Mark Yohanna
Sue Auerbach

MEMBERS ABSENT:

Steve Jakubowski
Don Sampen

STAFF PRESENT:

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

VILLAGE COUNSEL

Hart Passman

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members present and called the meeting to order at 7:10 p.m.

II. APPROVAL OF MINUTES

Motion to approve the January 9, 2013 Plan Commission minutes was made by Commissioner Touras and Seconded by Commissioner Goldfein. Motion approved 3-0-2 two abstentions Commissioners Auerbach and Yohanna.

Motion to approve the January 23, 2013 Plan Commission workshop minutes was made by Commissioner Touras and Seconded by Commissioner Auerbach. Motion approved 4-0-1 one abstention from Commission Yohanna.

III. PUBLIC HEARING: Commercial Masonry Requirements – Zoning Code Text Amendment *(Continued from January 9, 2013, December 5, 2012, 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 started the public hearing by opening all agenda items to discuss at Commission leisure.

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Development Manager Cook stated at the last meeting the Commission discussed in more detail the acceptable masonry materials.

Commissioner Auerbach noted that she wanted to eliminate split faced brick greater than .5 inches in thickness, sealed and coated concrete masonry unit (CMU), and decorative concrete block.

The Commission agreed. The Commission also wanted to change the wording slightly in regards to Unacceptable Materials in Section 6.04(4) “The use of ~~concrete block, split face block,~~ pre-cast panels, and/or masonry stucco is permitted as a minor accent building material, but is ~~strongly discouraged~~ **not permitted** for use as a predominant building material.

Chairman Eisterhold would like Staff to make a final draft and look over at the next meeting. Chairman asked if anyone in the audience wanted to speak. There was none. Commissioner Auerbach made a motion to continue to March 6, 2013 meeting. Seconded by Commissioner Goldfein. Motion carried 5-0.

IV. 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 (*Continued from January 9, 2013, December 5, 2012 and November 7, 2012*)

Development Manager Cook summarized other Communities standards and agreed that the most common areas that are excluded. Commissioner Auerbach explained that different uses have different purposes for parking and did not like the way this has been calculated in the past, it needed a change.

Commissioner Yohanna explained that it is different for a one story building rather than a four story building, agreed in eliminating stairway, elevator shaft, and bathrooms.

Chairman Eisterhold noted that it should be specified that an equipment room is a mechanical room, telephone server room, and electrical equipment. The storage area is the most controversial.

Staff and Commissioners recommends excluding from floor area definition for off-street parking:

1. Restrooms & Locker Rooms for Employees
2. Hallways
3. Stairways
4. Elevator Shafts
5. Equipment Areas: Including mechanical, telephone and electrical equipment.

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Chairman Eisterhold asked if anyone in the audience would like to speak on this matter. There was none. Commissioner Auerbach made a motion to exclude for floor area definition for off-street parking purposes; restrooms and locker rooms for employees, hallways, stairways, elevator shafts, and equipment areas including mechanical, telephone and electrical equipment. Seconded by Commissioner Touras. Motion carries 5-0.

**V. PUBLIC HEARING: Miscellaneous Sections – Zoning Code Text Amendment
Request: Text Amendment to Eliminate References to Building Department,
Building Commissioner and PC/ZBA**

Development Manager Cook explained this is simple text clean-up. Building Department should be changed to Community Development Department. Building Commissioner should be changed to Zoning Officer. PC/ZBA should be changed to Plan Commission and Zoning Board of Appeals because they are two separate bodies now.

Chairman Eisterhold asked if anyone in the audience would like to speak on this matter. There was none. Motion to approve the zoning code clean-up and changing references #1-13 as listed in staff report made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion carries 5-0.

**VI. PUBLIC HEARING: Land Use Requirements – Zoning Code Text Amendment
Request: Text Amendment to Correct Section References**

Development Manager Cook explained that this is a correction of section references of Interpretation of Uses. Section 4.01 Interpretation is incorrect, the correct section is 4.05 Interpretation of Uses.

Chairman Eisterhold questioned if anyone in the audience wanted to speak on this matter. There was none. Motion made by Commissioner Goldfein to make suggested change as presented by Staff. Seconded by Commissioner Auerbach. Motion carried 5-0. Aye.

**VII. PUBLIC HEARING: Off-Street Parking Schedule – Zoning Code Text
Amendment
Request: Text Amendment to Modify Land Use Category Office, Medical (In-
Patient Only)**

Development Manager explained that the parking requirement land use listed office medical in-patient only is incorrect. In-patient office is for overnight stay, that is a separate land use. The land use table considers medical office as out-patient only. Staff has concluded this reference to in-patient only is intended to mirror the land use out-patient only.

Chairman Eisterhold asked if anyone in the audience wanted to speak on this matter. There was none. Commissioner Goldfein made a motion to make the change for the correct section reference. Seconded by Commissioner Auerbach. Motion carried 5-0 Aye.

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VIII. PUBLIC HEARING: Sign Requirements – Zoning Code Text Amendment
(Continued from January 9, 2013)

Request: Text Amendment to Review Requirements for A-Frame, Sandwich Board, and Similar Signs

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

IX. PUBLIC HEARING: Notice Requirements – Zoning Code Text Amendment
(Continued from January 9, 2013)

Request: Text Amendment to Review Notice Requirements for Public Hearings

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

X. PUBLIC HEARING: Definitions – Zoning Code Text Amendment *(Continued from January 9, 2013)*

Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Not Limited to “Floor Area, Gross; Lot Coverage, and Development Site.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XI. PUBLIC HEARING: Health Club or Private Recreation and Firearms Shooting Ranges – Zoning Code Text Amendment

Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Limited to Health Club or Private Recreation and Firearms Shooting Ranges as a Special Use in M-B District Subject to Certain Restrictions, and the Addition or Modification of Off-Street Parking Requirements for Firearms Shooting Ranges, Commercial Recreation Facility, or Other Similar Uses

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XII. PUBLIC HEARING: Definitions – Zoning Code Text Amendment

Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Not limited to Banquet Facility, Banquet Hall, Façade, Fence or Semi Private Fence, Restaurant and Restaurants, Fast-Food or Carryout

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

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**XIII. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment
Request: Text Amendment to Permitted Obstructions in Required Yards Section to
consider Modifying Regulations Including but Not Limited to Open Balconies,
Porches, and Open Patios or Terraces**

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

**XIV. PUBLIC HEARING: Compliance Deadlines for Fences – Zoning Code Text
Amendment**

**Request: Text Amendment to Consider Modifying or Eliminating Compliance
Deadlines Associated with Fence Violations**

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

**XV. PUBLIC HEARING: Land Use Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Massage Therapy as Permitted, Special Use,
or Prohibited Use in Certain Zoning Districts**

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

**XVI. PUBLIC HEARING: Appeals of Administrative Order or Zoning Officer –
Zoning Code Text Amendment**

**Request: Text Amendment to Consider Modification Concerning the Zoning Board
of Appeals as the Final Administrative Determination Body for the Village of
Lincolnwood**

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

**XVII. PUBLIC HEARING: Vote Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Modifying or Eliminating Voting Deadlines
for Plan Commission and Zoning Board of Appeals**

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

**XVIII. PUBLIC HEARING: Driveway Requirements – Zoning Code Text
Amendment**

Request: Text Amendment to Consider Residential Driveway Requirements

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

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XXIV. PUBLIC HEARING: Final Approval Procedure of Planned Unit Development – Zoning Code Text Amendment

Request: Text Amendment to Consider Requiring Public Hearing for Final Approval of Planned Unit Development

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XXV. PUBLIC HEARING: Illumination/Glare Requirements for Signs – Zoning Code Text Amendment

Request: Text Amendment to Organize or Modify References to Glare Reduction Regulations for Signs

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to March 6, 2013 made by Commissioner Yohanna and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XXVI. OTHER BUSINESS:

Public Hearing Procedures will discuss at a future meeting.

On February 20, 2013 there will be another workshop to discuss the Purple Hotel Site.

XXVII. PUBLIC COMMENT: None.

XXVIII. ADJOURNMENT:

The next Plan Commission meeting is a scheduled workshop for February 20, 2013 at 7:00 PM. The next Plan Commission public hearing will be held on March 6, 2013. Hearing no further business, Motion to adjourn made by Commissioner Yohanna. Seconded by Commissioner Goldfein. Motion approved unanimously 5-0. Meeting adjourned at 9:22 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator