

**MEETING MINUTES OF THE
PLAN COMMISSION
April 3, 2013
7:00 P.M.**

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

MEMBERS PRESENT:

Vice Chairman Mark Yohanna
Steve Jakubowski
Don Sampen
George Touras

MEMBERS ABSENT:

Chairman Paul Eisterhold
Patricia Goldfein
Sue Auerbach

STAFF PRESENT:

Community Development Director Timothy M. Clarke, AICP
Community Development Manager Aaron N. Cook, AICP
Community Development Coordinator Lauren Wolf

VILLAGE COUNSEL

Hart Passman

I. CALL TO ORDER

Vice-Chairman Yohanna noted a quorum of four members present and called the meeting to order at 7:07 p.m.

II. APPROVAL OF MINUTES

Commissioner Sampen made a motion to approve the March 6, 2013 Plan Commission minutes. Seconded by Commissioner Jakubowski. Motion approved 3-0 with one abstention.

**III. PUBLIC HEARING: Preliminary Plat of Subdivision – 3400 West Pratt Avenue
Request: Review of Preliminary Plat of Subdivision and Certain Variations from
the Subdivision Ordinance.**

Vice-Chairman Yohanna opened the meeting swearing in all three petitioners: Hal Francke Attorney for CenterPoint Properties Trust, Edward Harrington from CenterPoint Properties Trust, and Hubert Loftus the Engineer for the project from Manhard Consulting.

Vice-Chairman Yohanna confirmed that all due notices have been received prior to the meeting.

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Development Manager Cook began with a brief presentation to outline the subject matter, and helped the Plan Commission understand a relatively new subdivision process. CenterPoint Properties Trust seeks approval of a Preliminary Plat of Subdivision to divide the property at 3400 West Pratt Avenue into three parcels. The proposed subdivision is within the MB Light Manufacturing/Business District. CenterPoint has indicated the proposed subdivision is for the purpose of developing one lot for use as a medical office building. The matter before the Plan Commission is only consideration of the Preliminary Plat of Subdivision. Prior to the Plan Commission meeting, staff held a Developmental Team Review Meeting with a representative from each department to discuss the proposed subdivision.

The Developmental Team Review notes that there is a portion of the CenterPoint property located to the west of the proposed subdivision that is approximately 18 feet wide. This property is located between the public parking lot and ATF. Staff raised concerns that this “sliver” of property could potentially pose property maintenance concerns in the future.

Staff also noted that there is a requirement to establish an Owner’s Association and covenant to govern maintenance obligations relative to retention/detention ponds. This covenant needs to be prepared submitted at the time of Final Plat of Subdivision.

The team also noted that the Subdivision Code requires the installation of a five foot wide public sidewalk along Northeast Parkway. Because of the existing parkway trees, the result may be the need for easements on the subject property for such sidewalks in order to avoid the existing trees. It was also noted that an easement will be required for existing 10” water main running through the property. Staff also recommends that the new sidewalks be constructed after the Final Plat of Subdivision rather than when each parcel is developed.

Development Manager Cook concluded that the property owner is seeking approval of a Preliminary Plat of Subdivision and variations from the Subdivision ordinance for public sidewalks and parkway trees. This is the required first step in a two-step process to gain approval to subdivide the property. Upon approval of the Preliminary Plat of Subdivision, the property owner will next file for Plan Commission consideration and Village approval on a Final Plat of Subdivision.

Vice-Chairman Yohanna noted that it would be more logical to take a grant of easement for a straight line for the space for sidewalks south of the utility poles. Then it will encroach a foot onto the property and therefore will be a straight line sidewalk, rather than meandering around the trees and utilities. Development Manager Cook agreed.

Attorney Hal Francke spoke on behalf of CenterPoint. In 1999, the Village adopted two Ordinances, and the Dominick’s and the Bell and Howell Site, which contemplated the subdivision of the site before the Plan Commission this evening. The Ordinance wanted each lot to have four sides, which is why that “sliver” is not included. However, that “sliver” will need to be maintained and is part of the PUD Ordinance Z99-51. Two years

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ago we came before the Plan Commission to propose a potential subdivision and this Commission and the Village Board acted on a Text Amendment to allow the developing of assisted living facilities in this district. In terms of the parkway trees, CenterPoint does not have an issue adding more parkway trees if needed and happy to work with the Village Arborist. The police department noted that the berm will pose a potential problem with visibility to the site, which the Village made CenterPoint install in the first place. In the future as the site is developed they can minimize the berm. Also, an association is not needed on this site because it is under single ownership of CenterPoint. Today this is not a need for an association or any covenants. A condition can be put on in the future for Final Plat of Subdivision approval. Village Attorney Passman did not have a problem handling the association discussion in the future.

Mr. Francke explained that the issue is the sidewalk. CenterPoint does not have a problem with the sidewalk on Pratt Avenue. Would like to put the sidewalk in on Pratt Avenue at the time it is being developed, not at final plat of subdivision. CenterPoint would seek a waiver on the timing of Pratt Avenue sidewalk installation. CenterPoint Engineer Loftus passed out a site plan showing the site. The problem is the sidewalk on Northeast Parkway. There is a complete sidewalk running along the north side of Northeast Parkway and one is not necessarily needed on the south side, and it will connect to nothing. CenterPoint desired a waiver on the Northeast Parkway sidewalk installation.

Commissioner Sampen stated he understands the petitioner's' position.

Development Department Director Clarke stated that the town center was developed without a public sidewalk surrounding it. The development of the Dominick's was a milestone in the Village. One member of the Village Board raised why sidewalks were not developed. A small sidewalk was added to try and attend to that concern. Since that time, the Village has tried to connect the Village through sidewalks. Will not get to a place where you have a walkable Village if you do not start somewhere. Vice-Chairman Yohanna agreed, and stated need to think about what will be there in twenty-five years. It would be a wise move to put this sidewalk in with an easement on the property.

Development Director Clarke noted that there is a big emphasis on health. One of the benefits of Lincolnwood is the connectivity, and that residents can walk. The subdivision ordinance was developed to begin to require sidewalks to be placed on those properties at the time of development.

Mr. Francke stated that an additional goal of the community is to avoid installing impervious surfaces, due to the amount of flooding that exists. Don't know why you would want to put a sidewalk there; there is a complete sidewalk on the other side of the street. Vice-Chairman questioned the expense of the sidewalks. Engineer Loftus noted that it would cost around thirty thousand dollars.

Vice-Chairman Yohanna questioned Mr. Francke about the "sliver". The railroad still appears on the deed. The only logical use would be for the Village to expand that

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parking lot. Edward Harrington from CenterPoint stated that they could do something when someone is interested in that third parcel.

Commissioner Jakubowski stated that the Pratt Avenue sidewalk should be immediately constructed. People are always walking on it and it is a safety hazard.

Counsel can work out association information with Village Board at the Final Plat Approval and Recording.

Vice-Chairman Yohanna asked if anyone in the audience wanted to speak on the matter. No additional comment was presented. Commissioner Jakubowski made a motion to approve with conditions

1. Pratt Avenue sidewalk installed upon approval of Final Plat Subdivision
2. Sidewalk on North East Parkway developed at the time of developing the adjoining parcel
3. Declaration of easements
4. Water main easement that the public works department suggested
5. Counsel to look into the “sliver” of land, the former railroad property

Seconded by Commissioner Touras. Motion carried 4-0.

IV. PUBLIC HEARING: Zoning Map Amendment and Text Amendment – Retail Overlay District in MB District

Request: Consideration of a Retail Overlay District in the MB District

Development Manager Cook explained this is a consideration of a retail Overlay District on certain properties within the MB district. Public Hearing signs were installed in advance of the hearing at Touhy Avenue/Capitol Drive; at 3701 W Touhy Avenue; at 7060 Lawndale Avenue; at 7085 N Ridgeway Avenue; and at 3725 W Touhy Avenue. Also, installed on the signs were maps of the parcels for consideration.

In considering both the previous retail analysis performed for the Lincolnwood Business Park and with pending development of a Wal-Mart store in Skokie at Touhy and Lawndale, on July 25, 2012, the EDC determined that a retail overlay district in a portion of the Light Manufacturing-Business Zoning District would be appropriate. As conceived, the purpose of an overlay district would be to allow, as added alternative uses to the existing manufacturing zoning, retail uses in a specified portion of the MB district. As a guide for development of this overlay district, the EDC recommended utilizing the Village’s B2 use regulation as a template.

A meeting was held with area business owners and property owners by the EDC on December 19, 2012. Approximately 18 people attended the meeting. At this meeting much clarification was sought. Some attendees expressed concern that the proposal would make it difficult for them to expand their business. The EDC clarified that existing businesses in this area were important and the Village has no interest in having any leave in the community. In order to establish an Overlay District, the Plan Commission must consider amendments to the Zoning Code. The Village currently has

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three overlay districts all within the B1 District and all situated along Lincoln Avenue. In order to establish the area in which the overlay standards will apply the Plan Commission must consider a map amendment to the Village's Zoning Map. The EDC recommended two areas for consideration, for future redevelopment in the Village.

Commissioner Jakubowski questioned if we start to generate all this new traffic, where will people park. Development Manager Cook responded that the same B2 requirements are in place. Mr. Cook stated that the current off street parking requirements would apply to any new development which would likely mean new retail users would need to purchase multiple parcels in order to comply with off-street parking requirements.

Vice-Chairman Yohanna asked if anyone in the audience wanted to speak on this matter.

Mr. Adams from 7140-7150 Lawndale attended the EDC meetings as well. Mr. Adam's stated his full support or the Overlay District zone as long as the current Manufacturing District is not affected. Vice-Chairman Yohanna thanked him for his time and coming to the Plan Commission Meeting.

Commissioner Sampen made a motion to recommend acceptance of the proposed text amendment and map amendment to the Village Board and approve as a B2 Overlay District. Commissioner Jakubowski seconded. 4-0 Aye.

V. OTHER BUSINESS:

Public Hearing Procedures will discuss at a future meeting.

VI. PUBLIC COMMENT:

None.

VII. ADJOURNMENT:

The next Plan Commission public hearing will be held on April 24, 2013. Hearing no further business, Motion to adjourn made by Commissioner Touras. Seconded by Commissioner Sampen. Motion approved unanimously 4-0.

Meeting adjourned at 9:59 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator