

**MEETING MINUTES OF THE
PLAN COMMISSION
July 10, 2013
7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Paul Eisterhold
Irving Fishman
Don Sampen
Mark Yohanna
Patricia Goldfein
Sue Auerbach
Steve Jakubowski

MEMBERS ABSENT:

STAFF PRESENT:

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

VILLAGE COUNSEL:

Hart Passman

OTHERS PRESENT:

Mayor Turry
Trustee Cope

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of six members present and called the meeting to order at 7:06 p.m. Chairman Eisterhold notified the public that Commissioner Jakubowski would be late.

II. APPROVAL OF MINUTES

Motion to approve the June 5, 2013 Plan Commission minutes was made by Commissioner Fishman and Seconded by Commissioner Yohanna with minor grammatical changes. Motion approved 5-0-1 with Commissioner Auerbach abstaining.

**III. Public Hearing: Final Plat of Consolidation – 3700 West Pratt Avenue
Request: Review of Final Plat of Consolidation and Certain Variations from the
Subdivision Ordinance**

Chairman Eisterhold swore in petitioners present, Mr. Leo Budzik and Mr. Thomas Budzik.

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Development Manager Cook explained that the request is to consolidate eleven parcels and combine them into one parcel. The property owners indicated that no work and no improvements will occur on the property, it is simply to consolidate the property. Variations are being sought because the subdivision ordinance treats all requests the same. Mr. Cook explained the subdivision ordinance requires street lights, sidewalks, and other landscaping requirements to be installed. Five technical variations are required; lot shapes, consolidations, landscaping, streetlights, and sidewalks are being sought for relief.

Commissioner Jakubowski explored having the installation of sidewalks in front of the property along Pratt Avenue. However, the parkway trees are too close to the street and property to install proper sidewalks.

Mr. Leo Budzik explained that years ago street lights, and landscaping were installed on the property per the request of the Village. The only reason they are seeking this is to alleviate receiving eleven tax bills and only want to receive one.

Chairman Eisterhold noted that the Trim-Tex building has made many upgrades and modifications to the property and over all made it a very clean campus. All the landscaping is fairly new. They definitely made that area more attractive.

Mr. Leo Budzik indicated this request has no impact on the easements and it will remain the same as it is now.

Mr. Passman explained that they would need approval from the easement holder. The easement is enforced regardless of the lot lines.

Commissioner Goldfein questioned if this would have an impact on the tax bill amounts. Mr. Passman indicated that he was unaware of that happening in this case.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none.

Commissioner Yohanna made a motion to approve the Final Plat of Consolidation and five subdivision ordinance variations; lot shapes, consolidations, landscaping, streetlights and sidewalks to consolidate eleven parcels into one lot of record. Seconded by Commissioner Auerbach. Motion carried 7-0.

IV. PUBLIC HEARING: Health Club or Private Recreation and Firearms Shooting Ranges – Zoning Code Text Amendment (*Continued from May 1, 2013, March 6, 2013 and February 6, 2013*)

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, Consideration of Firearms Shooting Ranges as a Special Use in M-B District Subject to Certain Restrictions, and the Addition or

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Modification of Off-Street Parking Requirements for Firearms Shooting Ranges, Commercial Recreation Facility, or Other Similar Uses

Development Manager Cook explained that the current definition needs to be clarified. Consideration to modify and/or add certain definitions including but not limited to Health Club or Private Recreation and Firearms Shooting Ranges. The consideration of Firearms Shooting Ranges as a Special Use in the M-B District subject to certain restrictions. Lastly, the addition or modification of off-street parking requirements for Firearms Shooting Ranges, Commercial Recreation Facility, or other similar uses. Staff proposed three new definitions for the commission to consider for Firearms Shooting Range, Health Club and Commercial Recreational Facility.

Chairman Eisterhold noted that the proposed Firearms Shooting Range definition is lacking and needs to have specified what is the principal use. Should add language for recreational, sport, educational or training for proficiency.

Mr. Passman explained to the Commission that the Village Board wants the Plan Commission to formally codify Shooting Ranges.

Commissioner Jakubowski stated that there is no harm in clarifying a definition to create a standard for a Special Use. Define it in broad terms that permits firearms, then during the Special Use the Commission and Village Board can place restrictions. Any establishment process that permits the use of Firearms for any purpose excluding municipalities should be placed in the definition of Special Use.

Mr. Passman suggested that if the Commission wants to see updated text and work with Staff to put it in the right format is a great starting point. Could take input tonight and update the text and bring back to the next discussion.

Commissioner Auerbach stated that the definition should describe the use and not the facility, sound proof should not be included.

Commissioner Fishman explained that all requests should come before the Commission and Village Board for special use approval. Then they can determine how many parking spaces should be, and the special provisions there should be, why does this need to be defined there now. In respect to allowed places within the Village for firearms, only a small part of the Village in the M-B District could even be considered as a location.

Development Manager Cook created a power point presentation specific to parking requirements. With the addition of a separate listed use in the Use Table for Firearms Shooting Ranges, staff recommends the addition of a parking standard for this use. Staff recommended a parking standard for shooting ranges as follows; Two parking spaces per shooting range station plus three spaces per 1,000 square feet of floor space not devoted to indoor shooting range. Should the Plan Commission concur with the separation in the Use Table for "Health Club" and "Commercial Recreation Facility", staff would also like to review appropriate parking standards for these uses for possible amendment.

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Currently, the parking standard for “Health Club or Recreation Facility, Private: is 1 space per 3 persons+ 1 space per /2 full time employees. Note that currently a separate parking standard already exists for bowling alleys is five spaces per lane.

Discussion ensued.

Development Manager Cook had a short presentation on additional conditions. An 800 foot minimum distance between use and park zoned property or residentially zoned property. Performance Standards included; range design must conform to US Department of Energy’s Range Design Criteria, dated June 4, 2012 or subsequent editions, range must conform to US Department of Labor Occupational Safety and Health Administration (OSHA) requirements, range must be in conformance with established range and safety plan approved with Chief of Police, security plan approved by Chief of Police, and lead and noise restrictions.

Commissioner Jakubowski wanted to add the phrase “at a minimum”. Give Village some flexibility, but have minimum criteria for what we would consider for a Firearms Shooting Range approval.

Mr. Passman agreed. It is good to identify minimums, but with a Special Use you can look at all aspects and leave room for any additional conditions the Village may impose.

Commissioner Yohanna suggested dropping the minimum feet away standard. How low would we consider. Development Manager Cook indicated that our GIS system can give a new map showing 75-100 feet for residential properties, and 250-500 feet for all non-residential and including office.

Discussion ensued.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. Mr. Charles Halevi from 4224 Pratt Avenue. Spoke in favor of allowing Shooting Ranges in Lincolnwood.

Motion was made by Commissioner Yohanna to continue to September 11, 2013. Seconded by Commissioner Sampen. Motion approved 7-0 Aye.

Commissioner Sampen left the Plan Commission Meeting.

V. PUBLIC HEARING: Appeals of Administrative Order or Zoning Officer – Zoning Code Text Amendment (*Continued from May 1, 2013, March 6, 2013, & February 6, 2013*)

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

Development Manager Cook explained that the Village received its first appeal of Zoning Officer consideration of Zoning Board of Appeals Final Administrative Determination

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recently. Staff researched nearby communities and seven of the eight surveyed review appeals the same as Lincolnwood.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none.

Motion to make no amendment to this provision of the code made by Commissioner Yohanna. Seconded by Commissioner Auerbach. Vote 6-0 Aye.

**VI. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment
(Continued from May 1, 2013, March 6, 2013 & February 6, 2013)
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 September 11, 2013 made by Commissioner Yohanna and
Seconded by Commissioner Goldfein. Motion approved 6-0.

VII. OTHER BUSINESS:

Public Hearing Procedures will discuss at a future meeting.

VIII. PUBLIC COMMENT: None.

IX. ADJOURNMENT:

The next Plan Commission public hearing will be held on August 7, 2013. Hearing no further business, Motion to adjourn made by Commissioner Yohanna. Seconded by Commissioner Fishman. Motion approved unanimously 6-0. Meeting adjourned at 9:52 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator