MEETING MINUTES  
OF THE  
PLAN COMMISSION  
NOVEMBER 5, 2014 – 7:00 P.M.  
LINCOLNWOOD VILLAGE HALL  
COUNCIL CHAMBERS  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:  
Chairman Paul Eisterhold  
Irving Fishman  
Patricia Goldfein  
Anthony Pauletto  
Don Sampen  

MEMBERS ABSENT:  
Steven Jakubowski  
Mark Yohanna  

STAFF PRESENT:  
Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

Chairman Eisterhold noted a quorum of five members and called the meeting to order at 7:05 p.m.

Motion to approve the October 22, 2014 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Goldfein.

Aye: Fishman, Goldfein, Pauletto, Sampen, and Eisterhold  
Nay: None  
Motion Approved: 5-0

III. Public Hearing: Residential Uses in Lincoln Avenue Corridor – Zoning Code Text Amendment

Mr. Cook presented background information regarding the Lincoln Avenue Task Force report of the Comprehensive Plan. The Plan Commission reviewed and recommended a text amendment to the Comprehensive Plan which modified the recommendation relative
to residential uses. The Comprehensive Plan is the document which provides the long range vision and planning for the village. The Plan Commission recommended to the Village Board a Zoning Code Text Amendment to consider residential uses within the Lincoln Avenue Corridor as a Special Use. The definitions of the Special Use Standards were presented.

The Village Board adopted a moratorium on the issuance of building permits for residential developments for property located along Lincoln Avenue within the B-1 Business District. This Ordinance was adopted in July 2014 and will expire on January 12, 2015.

The discussion revolved around the consideration of residential uses within the Lincoln Avenue Corridor. The land use table defines permitted residential uses as residential units above first floor commercial, townhouses, and multiple-family dwellings. In the Business/Residential Transition area, ground floor residential is permitted as is upper floor residential. In the Lincoln-Pratt-Crawford Hub and the Devon-Lincoln Hub, upper floor residential is permitted.

The Plan Commission initially agreed that residential uses within the Lincoln Avenue Corridor do have merit and should not be prohibited in all instances. As a result, there was discussion that perhaps residential uses along Lincoln Avenue be changed from Permitted Uses to Special Uses. The Village Board had also asked the Plan Commission to consider residential uses be prohibited for property adjacent to Lincoln Avenue, south of Pratt Avenue, and the east side of Lincoln Avenue.

The Commissioners discussed the east side of Lincoln Avenue and the shallowness of the lots on that side of the street. Due to the odd shape of the lots, the Commissioners believe that a Special Use makes more sense. There is also the option of combining lots to make them more effective for developing.

Ronald Cope, a Trustee for the Village, spoke regarding the concerns of the families who live along Lawndale regarding the lack of privacy they now endure because of the multi-story residential development at Lawndale and Lincoln Avenues. Trustee Cope also believes that multi-family housing units should not be built along Devon Avenue on the Whistler’s Restaurant site. It is not a suitable location for multi-story, multi-family housing units.

Trustee Cope agreed with the Plan Commissioners that due to the shallowness of the lots, the Village needs to be careful what to build there. Trustee Cope doesn’t believe that the residential uses envisioned by the Lincoln Avenue Task Force between Pratt and Devon can be accommodated. Trustee Cope mentioned that maybe north of Pratt or the west side of Lincoln Avenue would be more suitable. Trustee Cope agreed that a Special Use provision would be appropriate which would give the surrounding neighbors an opportunity to voice their concerns.

When questioned by Commissioner Fishman, Trustee Cope explained that he has visited the sites between Pratt and Devon and these sites would not be suitable for a residential
development. Per IDOT estimates, Trustee Cope stated that there are over 30,000 vehicles that travel on Lincoln Avenue between Devon an Touhy on a daily basis. A multi-family residential development so close to a major arterial road is not an ideal setting and is not suitable for the health and welfare of residents who would live there. Trustee Cope believes that there are some small independent commercial uses that would fit on these lots.

Commissioner Sampen questioned Trustee Cope whether the Special Use provision should be limited only to multi-family dwellings. Trustee Cope does not believe that any residential uses should be built on these lots.

Commissioner Fishman disagreed that there are no lots suitable for residential development. He agreed with Commissioner Sampen that it is up to developers and users to determine whether or not the traffic is or is not appropriate for their use. Commissioner Fishman expressed that the Village should not block out that possibility. Trustee Cope asked the advantage to residents of Lincolnwood to live on tiny lots located on Lincoln Avenue. Commissioner Fishman believes that vacant boarded up stores along Lincoln Avenue is a blight on the community.

Commissioner Sampen asked if the current Permitted Uses for the different business hubs would stay intact. Mr. Cook reiterated that the Plan Commission is leaning toward any residential project along Lincoln Avenue would be a Special Use whether they are either on the ground floor use or upper floor uses. The Commissioners discussed the Special Use Standards and how they are applied and if some developments would be excluded from the Special Use process.

Commissioner Goldfein asked staff what the building height requirements are. Mr. Cook answered that the maximum height is 38 feet or three stories is applicable to all developments along Lincoln Avenue.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing.

Jackie Boland, Chamber of Commerce Director, said that the Village needs to keep their options as flexible as possible and to have a Special Use provision would be easier to work with. The Village needs to work with developers to find creative uses for these lots due to the uniqueness of Lincoln Avenue.

Motion to approve that residential uses along the Lincoln Avenue Corridor will require a Special Use was made by Commissioner Pauletto, and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Fishman, Goldfein, and Eisterhold
Nay: None
Motion Approved: 5-0
IV. Approval of 2015 Plan Commission Schedule

Motion to approve the revised 2015 Plan Commission Workshop Schedule was made by Commissioner Pauletto, and seconded by Commissioner Goldfein.

Aye: Pauletto, Goldfein, Fishman, Sampen, and Eisterhold
Nay: None
Motion Approved: 5-0

V. NEXT MEETING

Chairman Eisterhold declared that the next Plan Commission meeting will be held on Wednesday, December 3, 2014.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

VI. ADJOURNMENT

Hearing no further business, motion to adjourn was made by Commissioner Fishman, and seconded by Commissioner Sampen. Meeting adjourned at 8:40 p.m.

Aye: Fishman, Sampen, Goldfein, Pauletto, and Eisterhold
Nay: None
Motion Approved: 5-0

Respectfully Submitted,

[Kathryn M. Kasprzyk]
Kathryn M. Kasprzyk
Community Development Coordinator