



**MEETING MINUTES
OF THE
PLAN COMMISSION
APRIL 4, 2019 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

MEMBERS PRESENT:

Chairman Mark Yohanna
Adi Kohn
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

Sue Auerbach
Steve Jakubowski

STAFF PRESENT:

Anne Marie Gaura, Village Manager
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order

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

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the March 6, 2019 Plan Commission Meeting Minutes was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

Aye: Pauletto, Novoselsky, Sampen, and Yohanna

Nay: None

Abstained: Kohn

Motion Approved: 4-0

Chairman Yohanna announced a change in order and swore in potential witnesses.

IV. Case #PC-10-19: 3757 West Touhy Avenue – Special Use and Variations for a Health Club, Partial Building Demolition, and Construction of a New Parking Lot

Chairman Yohanna announced Case #PC-10-19 for consideration of a request by LSSC LLC, Petitioner, on behalf of CSRE 3757 Touhy LLC, property owner, to approve: 1) a Special Use for a health club in the M-B Manufacturing and Business Zoning District; 2) a Special Use for parking in the front yard; 3) a Variation allowing a building foundation landscape area with a width of less than six feet along the north building wall; and 4) a Variation allowing for parking lot landscape islands with a width of 5.5 feet at the east end of the proposed parking lot.

Development Manager Hammel reviewed the subject property's request and current definition of a health club. The proposed use is for Crossfit Factorial which incorporates one-on-one training, typically by appointment, versus a traditional health club.

Property improvements include approximately 3,600-square feet of demolition on the front portion of the building to accommodate 26 new parking spaces, a new front façade facing Touhy Avenue, a 30-inch-tall masonry wall on the north side for parking lot screening, an eight-foot-tall masonry wall on the west front side of the property, and interior renovation of a portion of the building to accommodate a future tenant. Revised elevation drawings were distributed prior to the Hearing.

Development Manager Hammel outlined the Special Use and Variation requests which include the following:

- A Special Use for a health club in the M-B Manufacturing and Business Zoning District;
- A Special Use for parking in the front yard;
- A Variation for foundation landscaping. The Petitioner is proposing 3.13 feet of foundation landscaping, where 6 feet is required along the front façade;
- A Variation for parking lot landscape islands with a width of 5.5 feet at the east end of the proposed parking area instead of the required 18-foot-by-9-foot landscape island;
- A Variation for exterior façade design. If the revised north and east elevations are approved, this Variation would no longer be applicable; and
- A Variation to allow an eight-foot-tall masonry wall located in the front yard, where fences are not required, and with a maximum height of seven feet.

Chairman Yohanna inquired whether the Petitioner would be open to discuss alternative materials instead of the required masonry design for the proposed fence in the front yard. The project architect and Petitioner's representative, Jonathan Dress, stated they would be open to alternative building materials even though, aesthetically, they believe lush greenery would be preferred in order to provide the appropriate aesthetic.

Development Manager Hammel presented the Standards for Granting Special Uses and Variations for review and discussion and restated the requested approvals.

The discussion centered around the location and amount of masonry and transition yard screening. Development Manager Hammel stated the design will be similar to Stefani's by incorporating arborvitae to minimize visual impact.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval to grant a Special Use for a health club to be located in the M-B Manufacturing and Business Zoning District, a Special Use for parking in the front yard, and Variations for foundation landscaping of 3.13 feet instead of the required 6 feet, a Variation for parking lot landscape islands with a width of 5.5 feet at the east end of the parking area instead of the required 18-foot-by-9-foot landscape island, and an eight-foot-tall masonry wall to run from the south end to the north end of the structure to screen the residential lots immediately to the west with plantings from the end of the wall to the north property line, to be approved by staff, was made by Commissioner Sampen and seconded by Commissioner Pauletto. The revised elevations distributed prior to the Hearing will be included which will eliminate the exterior façade Variation. Case #PC-10-19 will be heard at the April 16, 2019 meeting of the Village Board.

Aye: Sampen, Pauletto, Kohn, Novoselsky, and Yohanna

Nay: None

Motion Approved: 5-0

V. Case #PC-11-19: Planned Unit Development Ordinance Amendment – Amendment to Ordinance No. 2018-3362 to Clarify the Effectiveness of Previously Granted Approvals Regarding the Development of an Out Lot Building

Chairman Yohanna announced Case #PC-11-19 for consideration of a request by Lincolnwood Holdings, LLC, Petitioner, to amend Ordinance No. 2018-3362 to clarify the effectiveness of previously granted approvals regarding the development of an out lot building. Chairman Yohanna swore in potential witnesses.

Development Manager Hammel outlined the request to amend Ordinance No. 2018-3362 to preserve the development approvals granted through Ordinance No. 2015-3173 that was adopted when Dominick's vacated the property. In 1999, Ordinance No. Z99-044 and Ordinance No. Z2000-064 established the development of a grocery store and a single out lot building. Ordinance No. 2015-3173 allowed subdivision of the grocery store for up to three tenants, allowed for the development for an additional out lot building, replaced lighting restrictions and established a new photometric plan, modified wall sign permissibility, an approved list of permitted uses, and approval of the 24-hour Planet Fitness. Ordinance No. 2018-3362 granted approval of a 41,700-square-foot grocery store, approved hours of operation from 5:00 a.m. to Midnight, approved larger wall signs and on-site directional signs, modified on-site circulation and created a one-way drive aisle, approved canopy structures and modified landscape islands, and a revised photometric plan. The site plan did not indicate the out lot building that was approved in 2015. Ordinance No. 2018-3362 does not explicitly state what would happen if Walmart vacated the premises. The property owner's lease with

Walmart requires the property be restored to its pre-existing condition and seeks an Amendment to Ordinance No. 2018-3362 that would generally restore the approvals granted by Ordinance 2015-3173.

Mr. Richard Dubin, 123 North Wacker Drive, Chicago, stated the property owners are looking to reinstate the ability to develop the out lot, as granted by the 2015 Ordinance, if Walmart did vacate the property.

There was much discussion about site restoration and proposed Ordinance language, which repeals the general effect of the 2018 Ordinance approvals, restores rights, without requiring special Village approval, to 2015 Ordinance approvals, and maintains approvals in 2018 Ordinance related to wall sign number and area. Chairman Yohanna asked if this discussion was premature as these approvals would only take effect if, and when, Walmart vacates the property. Commissioner Sampen was in agreement and did not see the need for this amendment. The Plan Commission's consensus was while their request is feasible, there are certain details that need more discussion.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend denial of the request to amend Ordinance No. 2018-3362 to clarify the effectiveness of previously granted approvals regarding the development of an out lot building was made by Commissioner Novoselsky and seconded by Commissioner Sampen. Case #PC-11-19 will be heard at the April 16, 2019 meeting of the Village Board.

Aye: Novoselsky, Sampen, Kohn, Pauletto, and Yohanna

Nay: None

Motion Approved: 5-0

VI. Case #PC-08-19: Zoning Code Text Amendment – Definition of “College or University” to Include Post-High School Skills Training Facilities and Allow Such Uses as a Special Use in the O Office and M-B Manufacturing and Business Zoning Districts

Chairman Yohanna announced Case #PC-08-19 for consideration of a Village Board referral of a request by Niles Township High School District 219, Petitioner, to consider a Zoning Code Text Amendment regarding the definition of “college or university” to include post-high school training facilities, which, if adopted, would allow “college or university” as a Special Use in the O Office and M-B Manufacturing and Business Zoning Districts. Chairman Yohanna swore in potential witnesses.

School District 219 seeks to develop a facility in the O Office Zoning District for its Bridges Job Training Program for students ages 18 through 21 who have met graduation requirements and provides services to help students become contributing members of the community. Students are brought in by vans, the faculty escorts students anytime they leave the facility,

and include limited outdoor activities. The proposed use is supported by the Comprehensive Plan.

Development Manager Hammel indicated there are similar definitions, but not applicable to this use. The “college or university” definition should be amended to read “*an educational institution either authorized by the State of Illinois to award associate, baccalaureate, or higher degrees, or operated by a local School District to provide post-high school training related to employment and life skills*”. Commissioner Novoselsky asked if the definition was too broad. Development Manager Hammel stated that the including of a school district as a permitted purveyor of the use significantly narrows the definition and permissibility of that use.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Following are comments from the public.

Steven Isoye, Superintendent of District 219, 7700 Gross Point Road, Skokie, recognized the supporters in attendance and read into the record a letter of support from the Lincolnwood Public Library. The students are actively employed but need some assistance for living skills, employment skills, and support.

Linda Lampert, 6431 North Kimball Avenue, School District 219 board member and Lincolnwood resident, said Lincolnwood is a perfect location for this type of program.

Mary O’Connor, 8715 Georgiana Avenue, Morton Grove, whose son Brian attends the Bridges Program. The current location in Niles West High School is inadequate and does not allow the program to operate effectively.

Patrick Gallivan, 6907 North East Prairie Road, stated this facility will be an amazing enhancement to Lincolnwood.

Joseph Nowik, School District 219 board member, has a son that graduated out of the Bridges Program. The current location is detrimental to foster life and work related skills.

Rifath Khan, 3445 West Howard Street, Skokie, founder and CEO of the Douglas Center and Lincolnwood resident, works closely with school districts for individuals with special needs. The training provided is an important part of their lives.

Jeffrey Evans, 7030 North Kilpatrick Avenue, stated, as a future District 74 board member, he supports these programs that allow individuals with special needs to live more fulfilling lives.

Linda Hansen, 10103 Old Orchard Court, Skokie, stated her support for the Bridges Program and their need to expand.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval for a Zoning Code Text Amendment regarding the definition of “college or university” to include post-high school training facilities, which, if adopted, would allow a “college or university” as a Special Use in the O Office and M-B

Manufacturing and Business Zoning Districts was made by Commissioner Sampen and seconded by Commissioner Novoselsky. Case #PC-08-19 will be heard at the April 16, 2019 meeting of the Village Board.

Aye: Sampen, Novoselsky, Kohn, Pauletto, and Yohanna

Nay: None

Motion Approved: 5-0

VII. Case #PC-09-19: 4700 West Chase Avenue – Special Use for a Post-High School Training Facility in the O Office Zoning District

Chairman Yohanna announced Case #PC-09-19 for consideration of a request by Niles Township High School District 219, Petitioner, to approve a post-high school skills training facility as a Special Use. Chairman Yohanna wore in potential witnesses.

Development Manager Hammel provided background on the subject property. Proposed improvements are to include demolition of the east end of the building, reconfiguration of the existing loading dock parking area to accommodate transport vehicles, parking lot reconfiguration to increase parking from 28 to 43 spaces, exterior façade improvements, and interior renovation. Approval for this use is predicated on the Village Board approving the proposed text amendment language regarding the definition of “college or university” as a Special Use in the O Office and M-B Manufacturing and Business Zoning Districts.

Staff recommends approval with the conditions that 1) outdoor activities will be limited to the existing rear yard on the north side of the building, 2) the property owner submit building plans for archival and informational purposes, and 3) the property owner allow a walk-through inspection prior to Certificate of Occupancy. As the facility falls under the purview of the Regional Office of Education, North Cook Immediate Services Center, the Village will not issue a building permit. The School District had no objections to these conditions.

Standards for Granting Special Uses were presented for review and discussion.

Commissioner Novoselsky inquired about the days and hours of operation. Ms. Bridget Connelly, Assistant Superintendent for Special Education and Student Services for School District 219, reiterated any outdoor activities would take place on the north side of the building. Program hours will be 9:00 a.m. to 2:00 p.m. Monday through Friday. This renovation will improve neighborhood aesthetics. Commissioner Novoselsky asked if permitted hours of operation of 8:00 AM to 5:00 PM would accommodate the proposed use. The petitioner stated that those hours would be satisfactory.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval of a post-high school skills training facility as a Special Use in the O Office District, with the conditions recommended by staff as well as the condition that hours of operation be limited to 8:00 AM to 5:00 PM on weekdays, excluding federal holidays, was made by Commissioner Pauletto and seconded by Commissioner Kohn. Case #PC-09-19 will be heard at the April 16, 2019 or May 1, 2019 meeting of the Village Board.

Aye: Pauletto, Kohn, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 5-0

VIII. Case #PC-06-18: Zoning Code Text Amendment – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage

Chairman Yohanna announced Case #PC-06-18 for consideration of a Village Board Referral of Zoning Code Text Amendments proposed to modify the permissibility and requirements for certain signage including: 1) Permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be “large-scale”; 2) Amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) Permitting Temporary Sign Coverings/Panels on Freestanding Signs; 4) Amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) Amending existing regulations related to specific design limitations for Portable Signs.

Motion to recommend continuation, without discussion, to the June 5, 2019 Plan Commission meeting was made by Commissioner Sampen, and seconded by Commissioner Kohn.

Aye: Sampen, Kohn, Novoselsky, Pauletto, and Yohanna

Nay: None

Motion Approved: 5-0

IX. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, May 1, 2019.

X. Public Comment

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward. With no further discussion, Chairman Yohanna requested a motion to adjourn.

XI. Adjournment

Motion to recommend adjournment was made by Commissioner Novoselsky and seconded by Commissioner Sampen. Meeting adjourned at 9:05 p.m.

Aye: Novoselsky, Sampen, Kohn, Pauletto, and Yohanna

Nay: None

Motion Approved: 5-0

Respectfully submitted,

Kathryn Kasprzyk
Community Development Coordinator