MEETING MINUTES
OF THE
PLAN COMMISSION
APRIL 1, 2015 – 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
Steven Jakubowski (arrived at 7:20 p.m.)
Don Sampen
Mark Yohanna

MEMBERS ABSENT:
Anthony Pauletto

STAFF PRESENT:
Timothy M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Ryan Johnson, Community Development Intern

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members and called the meeting to order at 7:03 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to approve the March 4, 2015 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Yohanna.

Aye: Fishman, Yohanna, Goldfein, Sampen, and Eisterhold
Nay: None

Motion Approved: 5-0

Chairman Eisterhold changed the order of the meeting to hear the Conceptual Plan Review for 6733 North Lincoln Avenue first.

IV. Workshop: Conceptual Plan Review: 6733 North Lincoln Avenue

Sue Auerbach of Auerbach Architects, 4707 Farwell Avenue, Lincolnwood, presented the proposed conceptual plan for the redevelopment of the property located at 6733 North Lincoln Avenue which was purchased by Ed and Rebeka Hoxha to build a remodeling and cabinetry business. Images of the existing
and proposed buildings were shown. The Petitioners are asking the Plan Commission for some direction
on which way to go with this building moving forward.

Presently, residential uses are considered a Special Use on Lincoln Avenue. The property is zoned B-1
Mixed Use Hub in the Lincoln Avenue Overlay District. The Hoxha’s would like to build a three-story,
2,500-square-foot commercial/residential building with a showroom on the first floor, an office and a
residential rental property on the second floor, and two residential rental units on the third floor. The
residential units will be approximately 1,400-square feet.

To accommodate 2,500-square feet of retail space, the property owners would be required to have an
eight-foot landscape buffer and a twelve-foot drive aisle which would leave only seven parking spaces in
the rear of the building which makes the site unusable. The existing building is set back 25 feet which
aligns with Caremark to the south and Grossingers to the north. Sue Auerbach stated that bringing the
structure to the build-to line would look awkward, and the property owners would like to keep the
building set back.

Currently, there are parking spaces in front of the building. Tim Clarke stated that parking in the front is
unsafe and the Zoning Code prohibits parking in front of buildings. They are aware that they will need
Variations for landscaping, parking, and the building setback requirement.

The existing parking is accessible only through the adjoining properties’ parking lots. There are no cross
access agreements with the owners of the adjoining properties. Additionally, a brick wall will need to be
built between the commercial and residential spaces. There is an alley that was vacated in July 1962. Sue
Auerbach said that there will be a drive through to access the parking lot in the back. The large parking
area in the back is owned by Great Bejing and zoned residential.

When asked if a three-story building was acceptable, Commissioners Fishman and Sampen said they were
in favor of having two stories of residential above a first floor commercial space, but did not think that
building to the build-to line was a good idea. Chairman Eisterhold agreed with not building to the build-
to line, but have the property set back 25-30 feet. Commissioner Goldfein felt that the building was very
attractive.

The plans also call for a roof deck and landscaping on the second floor in front of the building and could
also include some balconies in the back. They plan on showroom windows on the second floor as well as
the main floor to make the structure more attractive. The finished height will be 38 feet.

Chairman Eisterhold closed the Workshop portion of the meeting.

V. Case #PC-02-15: Public Hearing: Proposed Text Amendment

The Public Hearing is a continuation of the February 4, 2015 Plan Commission meeting to provide the
requested information regarding louvered fences. Louvered fence design images were shown and are not
allowed under the current definition; only vertical boards are allowed. Staff also showed images of
horizontal shadow box fences as well for their consideration. Horizontal boards are not allowed, per our
Zoning Code, should this fence style be considered. The issue is what is the intent of a semi-private
fence. A horizontal shadow box style would not allow a view at any angle unlike a vertical shadow box
fence. A horizontal shadow box fence will allow light and air through it, just not sight.

A draft definition was presented to clarify that semi-private fences include shadow box and louvered
fences. The reference to the open space between vertical fence boards shall not exceed 85% of the width
of the boards on the same side of the fence was eliminated.
Chairman Eisterhold asked the Commissioners if there should only be solid and open fences or keep the third option of semi-private fences. Chairman Eisterhold explained that the semi-private fence option came about in an effort to reduce the number of chain link fences in the Village or as an alternative to natural screening.

Commissioner Fishman thought the Plan Commission should recommend to the Village Board that the requirement for semi-private fences be eliminated. Commissioners Sampen and Goldfein do not believe there is a downside to semi-private fences, but actually gives the homeowner another option if an open fence is not desired.

Commissioner Goldfein thought that a louvered fence is an attractive and popular example of a semi-private fence and should be included in the definition. What needs to be discussed is how to define louvered fences and how to regulate their use. Commissioner Goldfein proposed that the open space between the louvers could be regulated. Assuming the louvers are fixed in position, a measure of the empty space from the midpoint of one louver to the next should be at least fifty percent of the width of the entire louver.

There was a discussion regarding the standards that would apply to the openness of a louvered fence. Commissioner Jakubowski mentioned that if you can see through the fence at any angle from six feet on either side of the fence, it should be considered open. This type of fence also provides some privacy.

Mr. Cook summarized the Plan Commission’s desire to add louvered fences to the definition of semi-private fences with the condition that you are able to see through it. The definition should include regulating the minimum amount of open space between the louvers whether it’s either a percentage amount or a measurable amount.

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

**Motion to continue** to the May 6, 2015 Plan Commission meeting was made by Commissioner Sampen, and seconded by Commissioner Jakubowski.

Aye: Sampen, Jakubowski, Fishman, Goldfein, Yohanna, and Eisterhold
Nay: None
Motion Approved: 6-0

VI. **Case #PC-07-15: Public Hearing: Proposed Text Amendment**

Chairman Eisterhold swore in Mr. Damian Kadaros, President of the Lincolnwood Chamber of Commerce and Industry.

Staff presented an image of the types of banners being discussed. This text amendment is to allow the Village Board to authorize banners to be placed on street light poles within the public rights-of-way. This text amendment is not to approve any specific banner or program, but to amend the Zoning Code to allow these types of signs which would otherwise be prohibited. The size of the banners would not exceed eight feet in length. The Village Board will approve the size and design of the banners.

Mr. Kadaros said that this program is an effort by the Chamber to improve upon the community by adding these signs to show where Lincolnwood is located. The signs will be paid for through sponsorship by the businesses that would participate. Initially, the banners would be placed on Touhy Avenue between Crawford Avenue and McCormick Boulevard. It will be up to the Village Board whether or not these banners will be placed in residential areas.
The Chamber’s proposal is to hire a company that will install and maintain the banners. The Village Board’s intent is for this program to be a fundraiser for the Chamber of Commerce. There is no compensation to the Village. This is not an advertising program; it’s a beautification program for the Village. The Chamber believes this is an asset to the community.

When asked about approval for installing these banners since the Village does not own the poles or the land they sit on, Mr. Clarke answered that the Public Works Department has been in contact with the Illinois Department of Transportation, and they indicated that this would be allowed.

The proposed text amendment language was presented and discussed with specific emphasis on the size of the banners. The Village Board cannot approve the banner design without the approval of the owner of the pole and the owner of the right-of-way.

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

**Motion to recommend** to the Village Board to eliminate the language from Section 11.05 and 11.06 of the Zoning Code prohibiting street pole banners so as to allow the Village Board to negotiate with the Chamber for a banner program and to add the word “such” to Section 11.05(25)ii. was made by Commissioner Sampen, and seconded by Commissioner Jakubowski.

**Aye:** Sampen, Jakubowski, Fishman, Goldfein, Yohanna, and Eisterhold  
**Nay:** None  
**Motion Approved:** 6-0

**VII. NEXT MEETING**

Chairman Eisterhold announced that the next Plan Commission meeting will be held on Wednesday, May 6, 2015.

**VIII. ADJOURNMENT**

Hearing no further business, **motion to adjourn** was made by Commissioner Yohanna, and seconded by Commissioner Goldfein. Meeting adjourned at 9:10 p.m.

**Aye:** Yohanna, Goldfein, Fishman, Jakubowski, Sampen, and Eisterhold  
**Nay:** None  
**Motion Approved:** 6-0

Respectfully Submitted,

[Signature]

Kathryn M. Kaspryzk  
Community Development Coordinator