MEETING MINUTES
OF THE
PLAN COMMISSION
DECEMBER 3, 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
Steven Jakubowski (arrived at 7:10 p.m.)
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
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 November 5, 2014 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Pauletto.

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

Chairman Eisterhold recommended changing the order of the Public Hearings to accommodate residents wishing to speak so the Public Hearing on Painting Exterior Brick Facades will be heard first. Let the record state that there were no objections to this request.

This Public Hearing is a result of a specific Variation request heard by the Zoning Board of Appeals. The property owner at 6557 Keating Avenue requested the Variation. This new property owner painted the exterior brick as part of other property improvements. Staff was made aware of the painted brick and advised the property owner of the prohibition who was given the option to remove the paint or file for a Variation request.

The Zoning Board of Appeals forwarded to the Village Board a recommendation to approve the Variation by a vote of 4-3 to allow the property owner to maintain the painted brick. The Village Board directed the Plan Commission to hold a Public Hearing to review the prohibition of painting brick which is currently prohibited by the Zoning Code on all building types. The Variation request was continued indefinitely by the Village Board until the Plan Commission has had a chance to deliberate and forward a recommendation on the code provision for the prohibition of painting brick.

Staff reported that there is not much legislative history available on the subject of painting bricks. In November 2005, the Lincoln Avenue Task Force Report suggested the incorporation of building design guidelines within the Lincoln Avenue Corridor. This was the first time this subject was discussed in a formal matter. In May 2006, the Committee of the Whole (COTW) considered an Appearance Review Commission to improve the aesthetics of private development. In September 2006, COTW reviewed the draft appearance standards and guidelines. This was the first time the text appeared prohibiting the painting of masonry. Staff could not find any documentation on the prohibition of painting brick. In July 2007, the PC/ZBA modified the text to reflect the wording change from “masonry” to “brick” in this prohibition. On November 6, 2008, the comprehensive update of the Zoning Code was adopted to include the prohibition of painting brick facades.

Staff reviewed the Zoning Code requirements of neighboring communities and found no other community prohibits the painting of exterior brick facades.

Staff referenced that the Plan Commission packet contains material which includes the opposite views of Trustee Renee Sprogis-Marohn who supports the painting of exterior brick facades and ZBA Board Member Kathy O’Brien who opposes the painting of exterior brick facades.

The Commissioner’s discussion centered on the fact that they don’t believe there should be a prohibition on painting exterior brick facades, but that hopefully it is done in a tasteful manner. Mr. Cook informed the Commissioners that there are no regulations regarding the staining of brick.

Commissioner Jakubowski questioned whether residents should require a building permit in order to give the building inspector the opportunity to make sure that the materials used are used correctly. Mr. Cook answered that if the wrong paint was applied or it was applied incorrectly, this would become a property maintenance issue. Commissioners Sampen and Fishman felt strongly against requiring a building permit.
Staff cautioned against formally adopting a code in relation to the paint material that is available today due to the fact that there may be vastly improved products in the future.

Chairman Eisterhold recognized Mr. Patrick Kaniff who resides at 6557 Keating Avenue. Mr. Kaniff explained that they had the brick painted to give the house a more cohesive and pleasing appearance due to damaged and mismatched brick. Mr. Kaniff researched the steps necessary for proper preparation and installation. The paint has a 15-year warranty and assured the Commissioners that he would do whatever steps were necessary to maintain the appearance of his residence.

When asked whether he would be adverse to securing a permit for this application, Mr. Kaniff answered that he applied for permits for the other remodeling work that they have done in the past and felt that it would be helpful to the residents and the Village if the materials and preparation are reviewed so they are done correctly.

When asked by Chairman Eisterhold what is being done in regards to permitting, Mr. Cook replied that the Community Development Department has a single-page handout which illustrates what projects do and do not require a permit. Painting did state that it did not require a permit. The handout suggested that painting did not need a permit; therefore, you can do it. The wording has been changed to emphasize that the painting of brick is prohibited.

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 amend the Zoning Code to permit the painting of brick facades on all types of buildings subject to obtaining a building permit shall not be unreasonably denied was made by Commissioner Jakubowski, and seconded by Commissioner Pauletto.

Commissioner Sampen did not believe that the motion goes far enough and the building permit requirement should be eliminated. Commissioner Fishman concurred.

Aye: Jakubowski, Pauletto, Goldfein, and Eisterhold
Nay: Sampen and Fishman
Motion Approved: 4-2

Staff indicated that his matter will be heard at the January 6, 2015 meeting of the Village Board.

IV. Public Hearing: Lincoln Avenue Plan – Amendment to Comprehensive Plan

Mr. Cook presented recent highlights regarding the Lincoln Avenue Plan. The Plan Commission was originally tasked with the review relative to residential uses along Lincoln Avenue. The Plan Commission recommended an Amendment to the Comprehensive Plan by a unanimous vote on September 3, 2014. On November 5, 2014, the Plan Commission recommended a Text Amendment to the Zoning Code to reconsider residential uses from a Permitted Use to a Special Use. The Village Board concurred and directed the village attorney to prepare the requisite Ordinance.
The Village has budgeted $50,000 and authorized a review of the entire Comprehensive Plan, not just the Lincoln Avenue Task Force Report. An Ad Hoc Citizen Committee and consultant will be selected this winter to begin the Comprehensive Plan review. The comments from this Ad Hoc Committee will ultimately be reviewed and approved by the Plan Commission. There is no specific directive as to when the Committee’s comments are to be completed. The Committee would consist of one or two Trustees, a representative from the Plan Commission, Zoning Board of Appeals, Economic Development, and Beautification Commissions as well as a citizen at large.

There was discussion regarding the timetable and interpretation of the Ad Hoc Committee’s decisions. Commissioner Jakubowski suggested that the Plan Commission work hand-in-hand with this Committee as their ideas develop and not after decisions have been made. Mr. Cook informed the Plan Commissioners that they would be advised of their meeting dates and would be provided meeting minutes so they can monitor the Committee’s progress.

Commissioners Goldfein and Jakubowski presented their findings in regards to the Devon-Lincoln Business Hub. The intersection is a unique hub in that it’s shared with the City of Chicago. The Chicago side is fully developed with a medical building on the southwest corner and a small shopping mall and several fast food places on the east side. There’s also a sizable residential neighborhood (Sauganas/ Peterson Park) that tends to be overlooked behind the Chicago buildings west of Lincoln Avenue.

The Lincolnwood side has one high-quality property which is the MB Financial Bank on the northeast corner. This was a private/public development that gave the bank a vacated portion of a side street to provide more parking and, in turn, the bank agreed to provide and maintain extra landscaping. It is beautifully kept and would fit in any North Shore suburb.

Unfortunately, the MB property is surrounded on the west side by a dated-looking Shell station surrounded by a patchwork of parking lots that partly rests on public land from a vacated street. To the west and northwest of the Shell station is the Bunny Hutch and Novelty Golf.

This is a significant piece of property that could rival the Purple Hotel development in changing the face of Lincolnwood. It has several access points off of Lincoln Avenue and would accommodate an office building and parking. Its neighbors are both low-rise commercial properties which would allow a multi-story building here without troubling nearby residents. Special consideration should be given to the visual impact of the building and its compatibility with the MB Bank building.

On the east side of MB Financial is a string of single-story buildings that look untouched since the 1960s. Prudential Realty occupies the corner and only one of the remaining four storefronts is occupied. Next to these is a white multi-story office building that seems to be in good condition. This area should be developed with storefronts on the traditional front lot line and parking in the rear to keep some separation from nearby residents.

The recently enacted TIF legislation included all the Lincolnwood buildings along Devon from the 3924 building just west of Proesel Avenue to Spaulding (or McCormick) with the exception
of two lots—the townhomes at Hamlin Avenue and the 3730 building east of Ridgeway Avenue. Many of the properties are occupied and well kept, not what comes to mind when a TIF is discussed.

Along Lincoln Avenue, the TIF extends to Proesel on the west side and nearly to Avers on the east side, stopping just after 6609 Lincoln Avenue. It includes a few empty, rundown buildings mixed in with well-kept recent developments like the BP service station and Oberweis store. The landscape requirements of two different eras are hugely apparent—there is enough greenery around the BP station that it is more visually appealing than the offices with barren front lots. It’s evident that consistent landscaping throughout the village needs to be a priority.

This middle section of Lincoln Avenue is an area where appropriate shared residential/business or pure residential development could work. In some areas, (i.e., LaGrange Avenue intersection), residences are less than 100 feet from Lincoln Avenue because of the shallowness and odd shape of the commercial lots.

Commissioners Fishman and Sampen presented their findings in relation to the Lincoln-Pratt-Crawford-Business Hub. A problem with the current plan is that it created nonconforming uses of every major development in that area with the exception of the library, and it is not appropriate to create zoning that puts them in that position. The current design standards need to adopt more reasonable standards and goals that will encourage developers to build here, not to burden them with unrealistic expectations.

Commissioner Jakubowski left the meeting at 8:40 p.m.

Commissioners Pauletto and Yohanna were tasked with the Lincoln-Touhy Business Hub. The Commissioners believe that this is a very important business hub and should be anchored by a boutique hotel. They have concerns about the current retail climate and would not like to see this development depend on too much retail. Destination restaurants would be preferred. Even though this is a high profile commercial site, Commissioner Pauletto believes that quality residential housing may be a solution.

Chairman Eisterhold indicated that the developer has proposed scaling back the number of small retail shops and has proposed a pediatric office, grocery store, a health club, and some entertainment venues.

**Motion to close** the Public Hearing of the Lincoln Avenue Task Force Report review based upon the understanding that the entire Comprehensive Plan will be reviewed in the near future by the Ad Hoc Committee who will then forward their recommendations to the Plan Commission was made by Commissioner Sampen, and seconded by Commissioner Fishman.

**Aye:** Sampen, Fishman, Goldfein, Pauletto, 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, January 7, 2015.

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 Sampen, and seconded by Commissioner Pauletto. Meeting adjourned at 9:00 p.m.

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

Respectfully Submitted,

[Signature]

Kathryn M. Kasprzyk
Community Development Coordinator