MEETING MINUTES OF THE
PLAN COMMISSION
JULY 2, 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
Don Sampen
Mark Yohanna

MEMBERS ABSENT:
Steven Jakubowski

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

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members and called the meeting to order at 7:07 p.m.

II. PLEDGE OF ALLEGIANCE

III. Public Hearing: 6530 North Lincoln Avenue – Map Amendment, Special Uses, and Variations

Chairman Eisterhold swore in the Petitioners John Myefski and Shane Cary of Myefski Architects, and Mimi Salas and Patricia Godinez of Brickyard Bank.

Mr. Cook outlined the requested actions for Brickyard Bank. The Map Amendment is requested to solve a zoning map anomaly. The subject property is currently in both the B-1 Business/Residential Transition District and the M-B Light Manufacturing/Business District. The Petitioner would like to consolidate into the B-1 Zoning Business/Residential Transition District. The bank building would be in one Zoning District and the parking lot in another.

The first of two requested Special Uses is to relocate within the B-1 Business/Residential Transition Area. Banks are currently not permitted in the B-1 District. The Village Board last month approved a Text Amendment allowing existing nonconforming banks to move within this Zoning District via a Special Use. The second Special Use request is to allow a drive-through at
this location. Any drive-through would requires Special Use approval. Currently, there are seven banks and four other uses either approved or already in place that have drive-throughs. Mr. Cook then presented the Variation requests. The first request is for perimeter landscaping along the southeast lot line. The Zoning Code requires an 8-foot perimeter landscape area, and they are proposing 4 1/2 feet. The second Variation concerns the foundation plantings in the area adjacent to the drive-through. Foundation plantings are required, but with the drive-through, there are practical difficulties of installing the plantings next to the building. The third request is for a fence Variation. A fence would have to be installed along the entire frontage of Lincoln Avenue between the building and the right-of-way. Staff believes this is intended to be regulation that is applicable to residential development and not for commercial. The fourth Variation is to permit a commercial development to exceed the maximum first floor area of 2,500-square feet. The 2,500-square foot maximum is believed to be intended to limit the size of any one space within a multi-tenant space. No one user should be dominant in a multi-tenant building. The fifth and final Variation is to remove the requirement for second floor residential use. There will be no residential units with this use.

Mr. Myefski, the Petitioner, submitted revised site plans to the Commission. The six curb cuts were reduced to three. They have reduced the curb cuts along Arthur Avenue from two to one. The perimeter landscape plan has been updated. They have provided more screening and separation than previously for the drive-through. They have narrowed the exit onto Lincoln Avenue for one-way traffic only. There will be no traffic turning in from Lincoln Avenue. There will be entrances on Hamlin and Arthur Avenues. Landscaping will be located across the building and around the perimeter which would sufficiently screen the building. The perimeter sidewalk was originally planned to be adjacent to the street, but now it will be placed adjacent to the property line.

The Petitioners will submit a detailed landscape plan at the time of permits. A photometric plan will be submitted at that time as well. All plans will be submitted with the date of July 2, 2014. All sidewalks will be new. There were no comments to the Petitioners’ written answers on the applications. The Commissioners also agreed that with the number of positive changes, the Petitioners do not need to submit a traffic study.

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

**Motion to recommend approval** was made by Commissioner Yohanna, and seconded by Commissioner Fishman for the following:

- A Map Amendment to consolidate the property into the B-1 Business/Residential Transition District;
- Special Use approval for the bank relocation and the installation of the drive-through;
- Variations approval including the reduction in the width of the landscaping on the southeast side from 8 feet to 4 1/2 feet, removal of the fencing requirement, drive-through plantings, and the removal of the required second floor residential use;
The motion was made with subject to the following conditions:

- Approval will also be based upon the plans dated July 2, 2014, subject to staff approval of a corrected floor plan, landscaping plan, and photometric plan, egress configuration approval from staff and IDOT, and signage approval. A full set of updated building and elevation plans are to be submitted in advance of Village Board consideration, and all other documents that were referenced be available before permit issuance; and

- Compliance with all police and fire recommendations.

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

**IV. NEXT MEETING:**

Chairman Eisterhold declared that the next Plan Commission meeting will be held on Wednesday, July 23, 2014.

**V. ADJOURNMENT:**

Hearing no further business, **motion to adjourn** was made by Commissioner Yohanna, and seconded by Commissioner Goldfein. Meeting adjourned at 7:59 p.m.

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

Respectfully Submitted,

Kathryn M. Kasprzyk  
Community Development Coordinator