



**MEETING MINUTES
OF THE
PLAN COMMISSION
JUNE 3, 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
Don Sampen
Mark Yohanna

MEMBERS ABSENT:

Steven Jakubowski
Anthony Pauletto

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager
Ryan Johnson, Community Development Intern

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Motion to approve the April 1, 2015 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Sampen.

Aye: Fishman, Sampen, Goldfein, Yohanna, and Eisterhold

Nay: None

Motion Approved: 5-0

Motion to approve the May 6, 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

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

Mr. Cook presented draft text amendment language relative to the definition of semiprivate fences. The definition states that a fence, semiprivate or semiprivate fence is a fence which is not a solid nor an open fence. Examples of these fence types are shadow box and louvered fences. Louvered fences are to be designed as follows: 1) the board-width to board-gap ratio must be a minimum of 2 to 1; 2) the angle of the boards cannot exceed 45 degrees; and 3) the fence shall allow the ability to see from one side of the fence through to the other side.

With regards to cost, Mr. Johnson explained that louvered fences are more expensive to install than solid fences due to the material required and the labor intensive installation. Shadowbox fences are constructed in panels, while louvered fences are custom made.

Chairman Eisterhold asked if the Commissioners were agreeable to a 45-degree angle since a 60-degree angle would be considered a solid fence and a 30-degree angle would be considered an open fence. Mr. Cook explained that a fence with louvers at a 45-degree angle or less is a design type that would be accepted under the semiprivate definition. Mr. Cook further explained that the above-mentioned degree numbers were used for illustrative purposes. The 2-to-1 ratio came about in an effort to control the board width because if the boards are installed too close together vertically, even at 45 degrees, you are, in essence, creating a solid type fence.

Commissioner Sampen questioned the board-width to board-gap ratio part of the definition and pointed out that this part of the definition should be reversed because if you increase the width of the boards, the more private it becomes. Commissioner Sampen asked if the word "maximum" when referring to the 2-to-1 ratio should be part of the definition. Commissioner Goldfein agreed with Commissioner Sampen and stated that she would like to see the definition include that the gap has to be 50 percent or more of the board width so the definition is easier to understand.

Commissioner Fishman believes that the semiprivate fence requirement puts an additional financial burden on our residents and is strongly opposed to this concept.

Mr. Cook presented a new draft definition to read: "Examples of this fence type are shadow box and louvered fences. Louvered fences are to be designed as follows: 1) the gap between boards must be a minimum of 50% the board-width (e.g. a six-inch board width must have a minimum three-inch gap between boards); 2) the angle of the boards cannot exceed 45 degrees; and 3) the fence shall allow the ability to see from one side of the fence through to the other side." It was agreed that a diagram should be included with the definition.

There was discussion regarding what angle should be appropriate and what the language should read with regards to both horizontal and vertical louvered fences.

It was agreed that the draft text amendment language is to read as follows: "Examples of this fence type are shadow box and louvered fences. Louvered fences are to be designed as follows:

1) the gap between boards must be a minimum of 50% the board-width (e.g. a six-inch board width must have a minimum three-inch gap between boards); 2) the angle of the boards cannot exceed a 50-degree angle from horizontal or vertical; and 3) the fence shall allow the ability to see from one side of the fence through to the other side.”

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 approve was made by Commissioner Yohanna to approve the text amendment and allow staff to draft language in such a way to make clear that this amendment will allow both horizontal and vertical fences, and seconded by Commissioner Sampen.

Aye: Yohanna, Sampen, Goldfein, and Eisterhold

Nay: Fishman

Motion Approved: 4-1

V. NEXT MEETING

Chairman Eisterhold announced that there will be a Plan Commission Workshop meeting that will be held on Wednesday, June 24, 2015 to discuss a senior housing congregate care facility at the old Bell and Howell site.

VI. ADJOURNMENT

Hearing no further business, **motion to adjourn** was made by Commissioner Yohanna, and seconded by Commissioner Fishman. Meeting adjourned at 7:45 p.m.

Aye: Yohanna, Fishman, Goldfein, Sampen, and Eisterhold

Nay: None

Motion Approved: 5-0

Respectfully Submitted,

Kathryn M. Kasprzyk
Community Development Coordinator