MEETING MINUTES
OF THE
PLAN COMMISSION
DECEMBER 20, 2018 – 7:00 P.M.

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

MEMBERS PRESENT:
Chairman Mark Yohanna
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
Sue Auerbach
Steven Jakubowski
Adi Kohn

STAFF PRESENT:
Doug Hammel, Community Development Manager
Andrew Letson, Public Works Director
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order

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

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the November 7, 2018 Plan Commission Minutes, as amended, was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

Aye: Pauletto, Novoselsky, Sampen, and Yohanna
Nay: None
Motion Approved: 4-0

IV. Case #PC-16-18: 3333 West Touhy Avenue – Amendments to Previously-Adopted Ordinances for a Planned Unit Development

Chairman Yohanna announced Case #PC-16-18 for consideration of a request by Lincolnwood Town Center, LLC, property owner, to amend Ordinances previously adopted between 1988 and 2015 related to a Planned Unit Development, to accommodate exterior renovations and new wall signs on a portion of the Lincolnwood Town Center Mall.
Chairman Yohanna swore in the witnesses.

Development Manager Hammel reviewed the subject property’s existing facades and proposed improvements on the west, south, and east facades. The request is for the renovation of the former Carson Pirie Scott store to accommodate a new commercial tenant. The proposed renovation will include:

- removal of existing architectural frames over public entrances;
- installation of new decorative entrances on the east and west walls consisting of a combination of ACM aluminum composite panels, decorative EIFS, and glass;
- removal of upper story glass and infill to match existing precast concrete material above the entrance on the south wall;
- installation of entrance signage for a new tenant on the east and west walls; and
- installation of a new metal canopy and small wall signage at the customer pickup location on the south wall.

Matt Jurkowitz, Senior Director of Development for Washington Prime Group, indicated they are rescinding their request for EIFS material for the east façade of the building and will install material deemed appropriate by the Plan Commission.

Development Manager Hammel reviewed the standards for a Modification versus a Variation. A Variation request is subject to hardship standards, and a Modification aligns with the PUD standards of the original intent. Staff believes the proposed modifications are not outside the intent of the PUD. The aluminum composite material, even though it is not a “high-quality” material, is appropriate for this use.

Required approvals consist of the following:

- An Amendment to Ordinance No. 88-1801 to allow for the renovation of a portion of the exterior façade at the Lincolnwood Town Center Mall;
- A Zoning Modification from Section 6.04(3)b and Section 6.04(4) of the Zoning Ordinance to allow for the use of ACM and precast concrete as exterior building materials above the maximum permitted twenty-five percent coverage; and
- A Zoning Modification from Section 11.04(2)iii.1 to permit a wall sign with an area of 100-square feet on the west façade (79-square feet permitted) and wall sign with an area of 100-square feet on the east façade (73-square feet permitted). The proposed signs are significantly smaller than the current Carson Pirie Scott signage.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to recommend approval** of an Amendment to Ordinance No. 88-1801 to allow for the renovation of a portion of the exterior façade with stucco instead of EIFS; a Zoning Modification from Section 6.04(3)b and Section 6.04(4) to allow for the use of ACM and precast concrete as exterior building materials above the maximum permitted twenty-five percent coverage; and a Zoning Modification from Section 11.04(2)iii.1 to permit wall signs with an area of 100-square feet on the west and east facades was made by Commissioner Pauletto and seconded by Commissioner Novoselsky. Case #PC-16-18 will be heard at the January 2, 2019 meeting of the Village Board.
V. Case #PC-15-18: 7015 North Central Park Avenue – Special Use and Variations for the Construction of a Temporary Telecommunications Tower in the M-B Zoning District

Chairman Yohanna announced Case #PC-15-18 for consideration of a request by the Village of Lincolnwood, property owner, requesting the following zoning approvals that would allow the construction of a temporary telecommunications tower. Approvals to include a Special Use for a utility in the M-B Manufacturing and Business zoning District; a Variation to allow for a structure with a height of 150 feet; and Side and Rear Yard Setback Variations to allow the construction of a temporary telecommunications tower to be approximately 31 feet from the rear lot line and 26 feet from the side lot line.

Development Manager Hammel reviewed the request to accommodate telecommunications equipment for a private service provider while the Village’s standpipe undergoes maintenance. This equipment is necessary to maintain existing cellular services offered by the provider and would tie into existing grade-level equipment. Upon completion of the standpipe maintenance it is anticipated the equipment would be relocated to the standpipe, and the tower would be removed. Public Works Director Andrew Letson stated the project will take approximately two years to complete.

Required approvals consist of the following:

- Approval of a Special Use to allow a utility to be installed in the M-B Manufacturing and Business Zoning District;
- Approval of a Variation from Table 4.01.1 of the Zoning Ordinance to allow a structure with a height of 150 feet, rather than a maximum permitted height of 55 feet or 5 stories;
- Approval of a Variation from Table 4.01.1 of the Zoning Ordinance to allow a Side Yard setback of 26 feet rather than the required setback of 110 feet; and
- Approval of a Variation from Table 4.01.1 of the Zoning Ordinance to allow a Rear Yard setback of 31 feet rather than the required setback of 110 feet.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend approval of a Special Use to allow a utility to be installed in the M-B Manufacturing and Business Zoning District and Variations to allow a structure with a height of 150 feet, rather than a maximum permitted height of 55 feet or 5 stories, to allow a Side Yard setback of 26 feet rather than the required setback of 110 feet; and to allow a Rear Yard setback of 31 feet rather than the required setback of 110 feet was made by Commissioner Pauletto and seconded by Commissioner Novoselsky. Case PC-15-18 will be heard at the January 2, 2019 meeting of the Village Board.

Aye: Pauletto, Novoselsky, Sampen, and Yohanna
Nay: None
Motion Approved: 4-0
VI. **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 to consider modifying 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** to the January 3, 2019 Plan Commission meeting was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Novoselsky, and Yohanna
Nay: None
Motion Approved: 4-0

VII. **Staff Update**

Development Manager Hammel announced the Petitioner for 4656 West Touhy Avenue has formally withdrawn their request and will no longer be heard by the Plan Commission.

VIII. **Next Meeting**

A next meeting of the Plan Commission is scheduled for Thursday, January 3, 2019.

IX. **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.

X. **Adjournment**

**Motion to recommend adjournment** was made by Commissioner Novoselsky and seconded by Commissioner Pauletto. Meeting adjourned at 7:35 p.m.

Aye: Novoselsky, Pauletto, Sampen, and Yohanna
Nay: None
Motion Approved: 4-0

Respectfully submitted,

Kathryn Kasprzyk
Community Development Coordinator