MEETING MINUTES
OF THE
PLAN COMMISSION
DECEMBER 4, 2019 – 7:00 P.M.
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Mark Yohanna
Sue Auerbach
Steven Jakubowski
Henry Novoselsky
Anthony Pauletto
Don Sampen

STAFF PRESENT:
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator

MEMBERS ABSENT:
Adi Kohn

I. Call to Order

Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the November 6, 2019 Plan Commission Minutes was made by Commissioner Jakubowski and seconded by Commissioner Auerbach.

Aye: Jakubowski, Auerbach, Novoselsky, Sampen, and Yohanna
Nay: None
Abstained: Pauletto
Motion Approved: 5-0

IV. Case #PC-21-19: Subdivision Text Amendment to Establish Minimum Lot Width in the R-2, R-3, and R-4 Residential Zoning Districts

Chairman Yohanna announced Case #PC-21-19 for consideration of a Village Board referral to establish a Subdivision Code Text Amendment establishing minimum lot width requirements in the R-2 Residential, R-3 Residential, and R-4 Residential Zoning Districts.
In September 2018, the Village Board adopted a Subdivision Ordinance Text Amendment stating new subdivisions in the R-1 Residential Zoning District must have a minimum lot width of 75 feet. Since that adoption, the Village Board has requested the Plan Commission consider minimum lot width standards for the R-2, R-3, and R-4 Residential Zoning Districts. At the October 2, 2019 meeting of the Village Board, they expressed concern relating to future subdivisions possibly compromising neighborhood character and the creation of nonconforming lots.

Staff analyzed lot widths in the R-2, R-3, and R-4 Residential Zoning Districts. Staff identified four parcels in the R-2 Residential District that could be subdivided, thirty-two parcels in the R-3 Residential District, and two parcels in the R-4 Residential District. The minimum lot area for the R-2 Residential District is 7,000-square feet and 5,400-square feet for the R-3 and R-4 Residential Zoning Districts.

Staff’s analysis and recommendations included amending the Subdivision Ordinance, rather than the Zoning Ordinance, in order to meet the goal of regulating minimum lot width for future development; applying minimum lot width standards in the R-4 Residential Zoning District to single-family and multi-family development; and consider minimum lot widths in the R-2, R-3, and R-4 Residential Zoning Districts. Staff’s recommendation also included a minimum lot width of 65 feet for the R-2 Residential District, 50 feet for the R-3 Residential District, and 45 feet in the R-4 Residential District.

There was much discussion how to fairly assess lot width standards and whether square footage should be the indicator instead of a fixed lot width. Commissioner Jakubowski’s recommendation was to divide the current minimum lot areas by the lot depth. This recommendation would result in a minimum lot width of 55 feet in the R-2 Residential District, and 45 feet in both the R-3 and R-4 Residential Zoning Districts. Chairman Yohanna and Commissioner Jakubowski had concerns about whether or not notice should be given to residents in the R-2, R-3, and R-4 Residential Zoning Districts.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state no one came forward. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval of a Zoning Code Text Amendment to amend Section 16-5-2 of the Zoning Code establishing minimum lot widths in the R-2, R-3, and R-4 Residential Zoning Districts in accordance with staff’s minimum lot width standards of 60 feet in the R-2 Residential Zoning District, 50 feet in the R-3 Residential Zoning District, and 50 feet in the R-4 Residential Zoning District was made by Commissioner Jakubowski and seconded by Commissioner Pauletto.

Discussion related to the motion took place. Commissioners concurred that properties whose subdivision rights may be impacted by the minimum lot widths proposed in the motion should be notified prior to the Board taking final action on the matter.

Commissioner Auerbach stated that a minimum lot width of 45 feet may be more appropriate in the R-4 district. Commissioner Jakubowski amended his motion to recommend minimum lot width standards of 60 feet in the R-2 Residential Zoning District, 50 feet in the R-3 Residential Zoning District, and 45 feet in the R-4 Residential Zoning District. The amended motion was seconded by Commissioner Pauletto.

Aye: Jakubowski, Pauletto, Auerbach, Novoselsky, Sampen, and Yohanna
Nay: None
Motion Approved: 6-0
V. **2020 Proposed Plan Commission Meeting Schedule**

The 2020 proposed Plan Commission meeting dates were presented for review and approval. Due to a religious observance, Commissioner Jakubowski asked if the October 7, 2020 meeting could be rescheduled to Wednesday, October 14, 2020. Development Manager Hammel said this change would be possible as long as this date does not conflict with other scheduled meetings.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state no one came forward. With no further discussion, Chairman Yohanna requested a motion.

**Motion to recommend approval** of the 2020 Plan Commission schedule was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Aye: Sampen, Novoselsky, Auerbach, Jakubowski, Pauletto, and Yohanna
Nay: None
Motion Approved: 6-0

VI. **Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, January 8, 2020.

VII. **Public Comment**

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

VIII. **Adjournment**

**Motion to recommend adjournment** was made by Commissioner Sampen and seconded by Commissioner Auerbach. Meeting adjourned at 8:15 p.m.

Aye: Sampen, Auerbach, Jakubowski, Novoselsky, Pauletto, and Yohanna
Nay: None
Motion Approved: 6-0

Respectfully submitted,

\[Signature\]

Kathryn Kasprzyk
Community Development Coordinator