MEETING MINUTES
OF THE
PLAN COMMISSION
NOVEMBER 1, 2017 – 7:00 P.M.
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Mark Yohanna
Sue Auerbach
Adi Kohn
Anthony Paletto
Don Sampen (left at 8:00 p.m.)

MEMBERS ABSENT:
Steven Jakubowski
Henry Novoselsky

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

I. Call to Order
Chairman Yohanna 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 recommend approval of the October 2, 2017 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Paletto.

Aye: Sampen, Paletto, Auerbach, Kohn, and Yohanna
Nay: None
Motion Approved: 5-0

V. Case #PC-10-17: Zoning Code Text Amendment – Natural Screening on Residential Properties (Continued from October 2, 2017, September 6, 2017, August 2, 2017 and July 5, 2017)
Chairman Yohanna announced the continuation of Case #PC-10-17 for consideration of a Zoning Code Text Amendment to modify the permissibility and requirements for Natural Screening on residential properties and adjacent Natural Screening defined as a Special Fence due to its location on public rights-of-way and utility easements.

Development Director McNellis reviewed current requirements and conditions for natural screening on single-family residential properties and in public rights-of-way adjacent to single-family residential properties. Additional information to be provided by staff include: 1) Ensure that landscaped areas in close proximity to the building facade are exempted from landscape screening regulations; 2) Consider more relaxed regulations in Corner Lot Side Yards (and adjacent Rights-of-Way) than Front Yards (and adjacent Rights-of-Way); 3) Provide photos depicting examples of existing natural screening in Front and Corner Lot Side Yards; 4) Consider a maximum natural screen height similar to the permitted fence height in a Corner Lot Side Yard; 5) Ensure natural screening does not obscure the house number from the street; and 6) Consider whether or not natural screening should be permitted in the Right-of-Way adjacent to the Corner Lot Side Yard by right, with no relief process required.

Examples of existing natural screening in Lincolnwood, as well as other North Shore suburban communities, were shown for review and discussion.

Requested action is for feedback and direction to staff to prepare appropriate code language for consideration at the December 6, 2017 Plan Commission meeting. This request came from the Village Board due to a ZBA case where the Petitioner wanted to plant along the sidewalk in the Corner Side Yard and Front Yard. The Zoning Board of Appeals recommended natural screening on the Corner Side Yard but not on the Front Yard.

Commissioner Pauletto mentioned line of sight issues and would recommend limitations to natural hedging in Corner Side Yards. Commissioner Auerbach was opposed to hedges along the Corner Side Yard up to the front door as this does not promote a neighborhood feel. A hedge should not serve as a fence. Commissioner Auerbach was not averse to planting in the right-of-way. Commissioner Sampen stated he was not opposed with screening in the Corner Lot Side Yard up to the front door, and hedging up to four feet in the Front Yard. Commissioner Kohn agreed that hedges in the Front Yard can be used as a barrier. Chairman Yohanna stated the Village should be able to make residents remove hazardous plantings in the right-of-way and is opposed to plantings in the right-of-way by right.

Commissioner Auerbach asked if the wording of the text amendment should be based on the curb or sidewalk versus the property line as many homeowners do not have a survey or know where the property line is.

Front Yard barrier plantings were opposed by all Commissioners except for Commissioner Sampen who thought plantings could be up to 48 inches tall. The current Code allows plantings up to 30 inches in height in the Front Yard. Plantings in Corner Side Yards in the right-of-way were opposed by all Commissioners, but approved on private property, with a defined height, was agreed to by the Commissioners. Residential property facing commercial or industrial uses may be allowed a four-foot hedge in the Front Yard.
Development Manager McNellis will present the draft language for review and discussion at the December 6, 2017 Plan Commission meeting.

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 continue Case #PC-10-17 to the December 6, 2017 Plan Commission meeting was made by Commissioner Pauletto and seconded by Commissioner Auerbach.

Aye: Pauletto, Auerbach, Kohn, Sampen, and Yohanna
Nay: None
Motion Approved: 5-0

V. Case #PC-13-17: Text Amendment for the Permissibility of Auto/Light Truck Sales and Service Uses as Special Uses in the O, Office District

Chairman Yohanna announced the continuation of Case #PC-13-17 for consideration of a Zoning Code Text Amendment to consider permitting Auto/Light Truck Sales and Service Uses as Special Uses in the O, Office District, as well as other potential regulations specifically related to Auto/Light Truck Sales and Service uses in the O, Office District that could be deemed relevant to such permissibility.

Development Manager Hammel stated that the O, Office District currently includes light manufacturing, general and medical offices and clinics, parking facilities, and parks and playgrounds. Rationale for the proposed amendment includes the similarity of auto truck sales and service, relationship to the Comprehensive Plan, location along prominent arterial corridors, size of existing lots, and greater flexibility for sales tax generating uses.

Key policy questions include: 1) should the Code require a minimum lot size for auto/light truck sales and service uses, 2) should the Code regulate the location of service operations relative to surrounding uses; and 3) should the Code permit service uses without a related auto sales use, and should the Code include requirements related to traffic and parking management.

Requested action includes feedback regarding policy considerations related to a potential Text Amendment permitting Auto/Light Truck Sales as a Special Use in the O, Office District and direction to staff to prepare appropriate code language for consideration at the December 6, 2017 Plan Commission meeting.

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 continue to the December 6, 2017 Plan Commission meeting was made by Commissioner Pauletto and seconded by Commissioner Auerbach.

Aye: Pauletto, Auerbach, Kohn, and Yohanna
Nay: None
Motion Approved: 4-0
VI. Approval of 2018 Plan Commission Schedule

Motion to approve the 2018 Plan Commission schedule was made by Commissioner Pauletto and seconded by Commissioner Auerbach.

Aye: Pauletto, Auerbach, Kohn, and Yohanna
Nay: None
Motion Approved: 4-0

VII. Other Business

Development Director McNellis stated that the Hyatt Hotel petition has been formally withdrawn. Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission. Let the record state that no one came forward.

VIII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, December 6, 2017.

IX. Adjournment

Motion to adjourn was made by Commissioner Pauletto and seconded by Commissioner Auerbach. Meeting adjourned at 8:15 p.m.

Aye: Pauletto, Auerbach, Kohn, and Yohanna
Nay: None
Motion Approved: 4-0

Respectfully submitted,

Kathryn M. Kasprzyk
Community Development Coordinator