MEETING MINUTES
OF THE
PLAN COMMISSION
DECEMBER 6, 2017 – 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
Adi Kohn
Henry Novoselsky
Don Sampen

MEMBERS ABSENT:
Anthony Pauletto

STAFF PRESENT:
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 November 1, 2017 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Kohn.

Aye: Sampen, Kohn, Auerbach, and Yohanna
Nay: None
Abstained: Jakubowski and Novoselsky
Motion Approved: 4-0

IV. Case #PC-08-17: 6530 North Lincoln Avenue – Two-Lot Resubdivision, Rezoning of One Resubdivided Lot, and Variations for Building Setbacks and Parking Lot Design
Chairman Yohanna announced Case #PC-08-17 for consideration of a request by property owner Bais Medrash Binyan Olam (BMBO) for Resubdivision for the rezoning of one of the resulting lots and amendments for both resulting lots related to building setbacks and parking lot design. Chairman Yohanna swore in the witnesses.

Development Manager Hammel presented background for the proposed development which includes the renovation and reuse for a teacher resource center at the front of the building and a medical transport service at the rear of the building. The project includes façade enhancements, new signage, parking lot resurfacing, site landscaping, and tree plantings.

Requested Regulatory Actions include: 1) Resubdivision from three existing parcels to two new parcels; 2) Rezoning of one parcel from the B-1, Traditional Business Zoning District to the M-B, Manufacturing and Business Zoning District; 3) Special Use to permit parking in the front yard of each resulting parcel; and 4) two Variations related to parking lot design and setbacks. Regarding the Special Use and Variations for Lot A, a six-inch curb is required, but they are proposing none; the ten-foot rear yard setback is not provided; and parking in the front yard requires a Special Use. Regarding the Special Use and Variations for Lot B, a six-inch curb is required, but they are proposing none; the five-foot rear yard setback is not provided; the five-foot side yard setback is not provided; and parking in the front yard requires a Special Use.

Mr. Jordan Matyas, Attorney for BMBO, which is a not-for-profit organization, spoke about the overall vision of the project. The building will be enhanced to make it more attractive. Signage will be minimal. Mr. Matyas said they were asked by the Village to match the aesthetics on the opposite side of Lincoln Avenue.

There was much discussion regarding whether or not the six-foot curb along Lincoln Avenue was required. Commissioner Jakubowski asked if the absence of the curbs would be a safety concern. Commissioner Auerbach asked about the specific hardship for not installing the curbs. Mr. Matyas reiterated the request to mirror the other side of Lincoln Avenue as their hardship.

Mr. Clifford Town, Project Architect, said that as Hatzalah Chicago is a not-for-profit and are doing more landscaping improvements than is required, installing the curbs were cost prohibitive. Commissioner Auerbach said that cost should not be a hardship standard, and granting their request could set a bad precedent. Development Manager Hammel stated that landscaping Variations were not required as they are resurfacing the parking lot, not replacing it.

Mr. Steve Montrose of Hatzalah Chicago, said their ambulances are currently parked at this location for storage. Their medical transport business could be operational within a year. Mr. Montrose explained their business practices whereas they augment existing ambulatory services. They receive calls directly, not through 911. Their geographical area encompasses Lincolnwood, Skokie, Peterson Park, and Rogers Park in Chicago.

Chairman Yohanna said he had reservations about taking a commercial property and turning it into a non-sales tax generating use.

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 the Resubdivision from three existing parcels to two new parcels; Rezoning of one parcel from the B-1, Traditional Business Zoning District to the M-B, Manufacturing and Business Zoning District; Special Use to permit parking in the front yard of each resulting parcel; and Variations for Lot A and Lot B, subject to arborist approval, was made by Commissioner Sampen and seconded by Commissioner Jakubowski. Case #PC-08-17 will be heard at the December 19, 2017 Village Board meeting.

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

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 (Continued from November 1, 2017)

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 reiterated the rationale for the proposed amendment and related policy questions. The definition and usage of “light truck” was clarified and discussed. The minimum lot requirement of 2.5 acres would be required for this type of use, of which there are only four parcels this size in the Village.

Commissioner Novoselsky was opposed to extending the Overlay in the O, Office District that is adjacent to any single-family residential use. It was noted that there are currently several auto uses that are adjacent to residential uses. There was discussion regarding whether or not inventory and employee parking should be on the same property or if the use of “satellite” lots would be allowed, the proposed Ordinance language, and what lots would be acceptable for this use. Commissioner Jakubowski had issue with the wording “greatest extent possible” in Section 4.07(19)e of the proposed Ordinance language. Development Manager Hammel will redraft the proposed language for review at the January 3, 2018 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-13-17 to the January 3, 2018 Plan Commission meeting was made by Commissioner Sampen and seconded by Commissioner Jakubowski.

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

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.

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, without discussion, to the January 3, 2018 Plan Commission meeting was made by Commissioner Sampen and seconded by Commissioner Auerbach.

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

VII. **Case #PC-14-17: Public Hearing: Zoning Code Text Amendment for Building Coverage Related to the Construction of a Two-Car Garage**

Chairman Yohanna announced Case #PC-14-17 for consideration of a Zoning Code Text Amendment to consider modifying Building Coverage regulations as they relate to the construction of the two-car garage depending on certain property characteristics.

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-14-17, without discussion, to the January 3, 2018 Plan Commission meeting was made by Commissioner Novoselsky and seconded by Commissioner Sampen.

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

VIII. **Further Consideration and Approval of 2018 Plan Commission Schedule**

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

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

IX. **Next Meeting**

The next meeting of the Plan Commission is scheduled for January 3, 2018.

X. **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.
XI. **Adjournment**

Motion to adjourn was made by Commissioner Auerbach and seconded by Commissioner Novoselsky. Meeting adjourned at 9:05 p.m.

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

Respectfully submitted,

[Kathryn Kasprzyk]

Kathryn Kasprzyk
Community Development Coordinator