



**MEETING MINUTES
OF THE
PLAN COMMISSION
FEBRUARY 8, 2017 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Mark Yohanna
Patricia Goldfein
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

Steven Jakubowski

STAFF PRESENT:

Steve McNellis, Community Development Director
Jim Amelio, Village Engineer
Andrew Letson, Acting Public Works Director
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order

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

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the December 7, 2016 Plan Commission Minutes was made by Commissioner Novoselsky and seconded by Commissioner Pauletto.

Aye: Novoselsky, Pauletto, Goldfein, Sampen, and Yohanna

Nay: None

Motion Approved: 5-0

IV. Case #PC - 01-17: Public Hearing: Proposed Text Amendment – First Floor Height Calculation for Single-Family Residential Structures

Chairman Yohanna announced Case #PC-01-17 for consideration of a Text Amendment to Article IV, Sections 4.11 and 4.12 of the Zoning Code to clarify the location from which the finished first floor height of a single-family residential building is calculated in the R-1, R-2, R-3, and R-4 Zoning Districts.

Jim Amelio stated that the Public Works and Engineering Department periodically review Village Code for potential upgrades to improve clarity. The calculation for finished floor height is not clearly defined, lacks clarity, and the calculation method makes it difficult to determine top of curb measurements. This Text Amendment would revise the Bulk Regulations Sections 4.11 and 4.12 defining how to calculate top of curb which, in turn, determines the allowable three-foot maximum finished first floor elevation of a residential home. A sample exhibit of a typical home was presented for review. Since elevations differ along the same lot, it is problematic to calculate first floor height. The recommended language should be modified to read "*top of curb elevation at the highest elevation point*". The Village's attorney is in the process of drafting a new definition to reflect this new language.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

Motion to approve the proposed definition to include the language "*top of curb elevation at the highest elevation point*" to calculate the three-foot maximum finished first floor elevation of a residential home was made by Commissioner Pauletto and seconded by Commissioner Sampen.

Aye: Pauletto, Sampen, Novoselsky, Goldfein, and Yohanna

Nay: None

Motion Approved: 5-0

V. Other Business

The Plan Commission recognized the resignation and accomplishments of former Commissioner Irving Fishman. Any candidates wishing to be considered for this vacancy should contact the Mayor's office. Development Director McNellis presented updates on the proposed Hyatt Hotel, the construction status of the Sacred Learning Center, and the Purple Hotel site. Development Director McNellis stated that interviews are underway for the Development Manager position.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, March 1, 2017.

VII. Adjournment

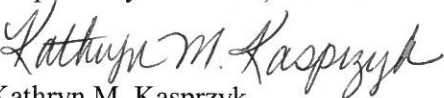
Motion to adjourn was made by Commissioner Pauletto and seconded by Commissioner Goldfein. Meeting adjourned at 7:35 p.m.

Aye: Pauletto, Goldfein, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 5-0

Respectfully submitted,



Kathryn M. Kasprzyk

Community Development Coordinator