MEETING MINUTES OF THE
PLAN COMMISSION
JULY 2, 2019 – 7:00 P.M.

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

MEMBERS PRESENT:
Chairman Mark Yohanna
Steven Jakubowski (remotely)
Adi Kohn (arrived after roll call)
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
Sue Auerbach

STAFF PRESENT:
Steve McNellis, Community Development Director
Doug Hammel, Community Development Manager
Kathryn Kaspryzk, 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. Chairman Yohanna called the roll for Commissioner Jakubowski’s remote participation. There were no objections.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the June 5, 2019 Plan Commission Meeting Minutes was made by Commissioner Novoselsky and seconded by Commissioner Sampen.

Aye: Novoselsky, Sampen, Kohn, Pauletto, and Yohanna
Nay: None
Abstained: Jakubowski
Motion Approved: 5-0
IV. **Case #PC-13-19: Zoning Code Text Amendment – Permissibility of Animal Hospitals/Veterinarian’s Offices as a Special Use in the B-1 Zoning District**

V. **Case #PC-14-19: 6927 North Lincoln Avenue – Special Use for an Animal Hospital/Veterinarian’s Office**

Chairman Yohanna announced Case #PC-13-19 for consideration of a Village Board referral of a request by Ross Mahowald, DVM, Petitioner, on behalf of Lincolnwood Commons, LLC, property owner, to consider a Zoning Text Amendment regarding the permissibility of “animal hospitals/veterinarian’s offices” as a permitted Special Use in the B-1 Traditional Business Zoning District. Chairman Yohanna also announced Case #PC-14-19 (request for approval of a Special Use for an animal hospital/veterinarian’s office for the property at 6927 North Lincoln Avenue) and stated that both Cases will be heard simultaneously, as they are inherently related to one another. Chairman Yohanna swore in the witnesses, Ross Mahowald, DVM, and Jason Sanderson of RWE Management Company whose company specializes in animal care facilities.

Development Manager Hammel provided an overview of the proposed use. There will be no overnight boarding, grooming, or outside operations. Animal grooming/pet sales and outpatient office medical uses are a permitted use in the B-1, B-2, B-3, and M-B Zoning Districts. Office and medical uses are also permitted in the O Office District but do not permit overnight stays. This use would have minimal impact on neighboring properties.

Village Board concerns included cleanliness of interior space and animal waste in public areas. Public comment included a call from a tenant about cleanliness, noise, attracting other vermin or pests, and the impact on existing tenants. Two other calls from current tenants were received after publication of the staff report. Mr. Sanderson stated they intend to install a spigot on the front of the building to wash away animal droppings.

Development Manager Hammel presented the Standards for Granting Special Uses.

Mr. Sanderson provided slides showing the proposed floor plan and upscale finishes for the clinic. Dr. Mahowald and RWE Management are both accredited members of the Fear-Free National Program which focuses on lowering an animal’s anxiety through hospital design and operation. Mr. Sanderson’s firm has designed over 250 clinics in the Chicagoland area which are adjacent to other medical offices and restaurants. This clinic will treat only dogs and cats. Dr. Mahowald’s intends to voluntarily seek certification through the American Animal Hospital Association. Only fifteen percent of animal hospitals have this certification.

Commissioner Jakubowski asked if the Petitioner was willing to agree their clinic will be accredited if this Special Use is granted. Commissioners Novoselsky and Sampen believed this is an onerous standard and should not be a condition for approval.

Chairman Novoselsky asked if this use was appropriate use for a multi-tenant shopping center. Commissioner Pauletto thought this use was appropriate as pet owners keep are responsible to keep their animals under control. Commissioner Sampen was surprised the tenants have not spoken to the building’s owner about their concerns. Mr. Sanderson replied that the building’s owner is amenable to this use.
Chairman Yohanna asked if anyone in the audience would like to address the Plan Commission on the proposed Text Amendment or Special Use at 6927 North Lincoln Avenue.

Dr. Robert Silvers, a dentist with his practice in the Lincolnwood Commons, stated this use would have a negative impact on existing tenants. He had concerns about aggressive animals and animal waste.

Ms. Jackie Silvers, manager of her husband’s dental practice, reiterated his concerns.

Mr. Yam Le, 6925 North Lincoln Avenue, owns the dry cleaners next door and was concerned about potential loss of business.

Mr. George Youhanna, 6930 North Kedvale Avenue, lives behind the Lincolnwood Commons, had concern about animals waste. Mr. Youhanna presented photographs of his property for review.

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

**Motion to recommend approval** in Case #PC-13-19 to amend the Zoning Code to allow animal hospitals/veterinarian’s offices as a Special Use in the B-1 Zoning District was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

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

**Motion to recommend approval** in Case #PC-14-19 to amend the Zoning Code to allow a Special Use for an animal hospital/veterinarian’s office for the property at 6927 North Lincoln Avenue was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

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

VI. **Case #PC-12-19: 7101, 7111, and 7125 North Lincoln Avenue & 4255 and 4301 West Touhy Avenue—Amend and Restate Previously-Adopted Ordinances for a Planned Unit Development with Modifications, Special Uses for Parking in the Front Yard and a Special Fence, and Rezone Property at 7125 North Lincoln Avenue from B-3, Village Center PD to B-1, Traditional Business Zoning District (Loeber Motors)**

Chairman Yohanna announced Case #PC-12-19 for consideration of a request by Loeber Motors Inc., Petitioner, as authorized by Loeber Clark Street Limited Partnership, property owner, to: 1) rezone the property at 7125 North Lincoln Avenue from B-3, Village Center PD to B-1, Traditional Business Zoning District; 2) approve a Special Use to permit existing and proposed off-street parking in a Front Yard at all five addresses; 3) approve a Special Use to authorize an
existing wrought iron fence as a Special Fence at 4255 West Touhy Avenue; and 4) amend and restate Ordinances previously adopted between 2002 and 2007 related to a Planned Unit Development, all for the properties at 7101, 7111, and 7125 North Lincoln Avenue & 4255 and 4301 West Touhy Avenue. The requested amended and restated PUD for the existing and proposed buildings at the above addresses includes, without limitation, modifications to the minimum build-to-line, screening of rooftop equipment, driveway widths, building materials and roof treatments, site lighting, parking size and configuration, off-street parking lot perimeter and interior landscaping, foundation landscaping, wall signage, and building height.

Community Development Director Steve McNellis provided a staff presentation that summarized the following required approvals:

1. Rezone property at 7125 North Lincoln Avenue from B-3, Village Center PD to B-1, Traditional Business Zoning District;

2. Special Use to permit existing and proposed off-street parking at all five addresses in the front yard of Lincoln and Touhy Avenues;

3. Special Use to amend and restate the existing Planned Unit Development authorized by Ordinance No. Z2007-344;

4. Modification to the minimum build-to-line of 5 feet to permit a setback of 34 feet for 7101 North Lincoln Avenue and 25 feet for the existing building at 7125 Lincoln Avenue;

5. Modification to the maximum building height to permit a height of approximately 41 feet for the existing building at 4255 West Touhy Avenue, rather than the maximum permitted height of 38 feet;

6. Modification to reduce the required driveway width for an existing two-way access drive to North Tripp Avenue from 24 feet to approximately 20 feet;

7. Modification to waive the requirement that new and existing rooftop equipment at 7101 North Lincoln Avenue, 4255 West Touhy Avenue and 4301 West Touhy Avenue be screened and enclosed to mask the equipment from view from all sides;

8. Modification to waive the requirement that a minimum of 75 percent of each exterior building elevation incorporate high-quality materials. For the east, west, south, and a portion of the north elevation of the new and re-clad building at 7101 North Lincoln Avenue;

9. Modification to waive the requirement that the existing out lot building at 7125 North Lincoln Avenue, which will be part of an amended Planned Unit Development, reflect the style, materials and design elements of the main building in the PUD;

10. Modification to waive the requirement that the roofs on the commercial buildings at 7101 and 7125 North Lincoln Avenue & 4255 and 4301 West Touhy Avenue incorporate at least one of the code-required architectural treatments;
11. Modification to permit new and existing outdoor lighting illumination levels that are increased in intensity over the permitted maximum illumination;

12. Modification to reduce the minimum standards for the length and width of parking stalls and the width of driving aisles for buildings at 7101 and 7125 North Lincoln Avenue and 4255 and 4301 West Touhy Avenue;

13. Modification to reduce the width of the required perimeter screening area for off-street parking lots at 7101 and 7125 North Lincoln Avenue and 4255 and 4301 West Touhy Avenue;

14. Modification to reduce the minimum required height for new and existing selected shrubs, at the time of installation, from the required 36-inch minimum height for off-street parking lots at 7101 North Lincoln Avenue and 4255 and 4301 West Touhy Avenue;

15. Modification to waive the requirement for the location of interior planting islands in parking lots at 7101 and 7125 North Lincoln Avenue and 4255 and 4301 West Touhy Avenue;

16. Modification to waive the requirement for a tree to be planted in each parking lot interior planting island at 7101 North Lincoln Avenue and 4255 and 4301 West Touhy Avenue;

17. Modification to waive the foundation planting requirement for various buildings and elevations at 7101 and 7125 North Lincoln Avenue and 4255 and 4301 West Touhy Avenue.

Director McNellis pointed out that these actions fell into three categories: 1) approvals that had already been granted and were being brought forward as part of the restated PUD; 2) built characteristics that were not formally approved by previous Ordinances but reflect plans attached to those Ordinances; and 3) new relief related to the proposed addition of the new property to the PUD and partial reconstruction of the Porsche dealership building. Director McNellis noted that two aspects of the published notice – a Special Fence approval and wall signage – had been withdrawn by the Petitioner.

Public input consisted of a resident on North Tripp Avenue was concerned about employee parking on east side of the street and concern about the impact of the new or reconfigured lighting. One resident was notified that illumination levels will remain the same or potentially reduced from current levels. That resident seemed satisfied and voiced no other concerns.

Chairman Yohanna swore in Mike Loeber and Hal Franke, counsel for Mr. Loeber. The newly acquire warehouse building has space for 100 cars which will add an additional 125 parking spots. Mr. Loeber provided background information regarding the evolution of Loeber Motors in Lincolnwood and the benefits of the proposed improvements to the Village. Mr. Loeber stated that the improvements could increase sales by approximately 100 vehicles per year.

Commissioners had questions about on-site parking capacity. Mr. Loeber stated that the capacity would be increased by about 125 spaces based on the acquisition of the new property.
Commissioners sought clarification regarding the aesthetics of the newly acquired building. Mr. Loeber stated that it is designed to be distinct from the dealership so as to not confuse patrons. The newly acquired building is intended to not draw customers to that building.

Regarding a resident’s concern regarding employee parking on Tripp Avenue, Commissioner Novoselsky stated that such a concern should be taken to the Traffic Commission for their consideration of restricted parking. Commissioner Jakubowski stated he feels employee parking restrictions could be considered as a condition of this approval.

Director McNellis presented the following proposed conditions should the Plan Commission find it appropriate to recommend approval of the requested actions:

- A tree be located in the proposed new landscaped areas immediately south of 7125 Lincoln Avenue;
- New rooftop mechanical units be painted gray to blend in with the sky;
- No vehicle road tests can take place on Tripp Avenue or Estes Avenue; and
- All parking lot and exterior lighting must be turned off between the hours of 11 p.m. and 7:00 a.m., with the exception of security lighting as approved by Loeber Motors and the Community Development Department.

The Petitioner stated he is agreeable to all of these conditions.

Commissioner Jakubowski inquired about technical reviews from other Village departments. Director McNellis stated that those reviews had taken place and that the Petitioner satisfied their comments.

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

Motion to recommend approval of the requested actions, as well as the recommended conditions presented by staff, was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

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

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, August 7, 2019.

VIII. Public Comment

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

Motion to recommend adjournment was made by Commissioner Pauletto and seconded by Commissioner Novoselsky. Meeting adjourned at 9:15 p.m.

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

Respectfully submitted,

[Signature]

Kathryn Kasprzyk
Community Development Coordinator