



**MEETING MINUTES
OF THE
PLAN COMMISSION
MARCH 1, 2017 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Mark Yohanna
Patricia Goldfein (arrived at 7:04)
Steven Jakubowski (arrived at 7:06)
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

STAFF PRESENT:

Steve McNellis, Community Development Director
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of four members and called the meeting to order at 7:02 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the February 8, 2017 Plan Commission Minutes was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

Aye: Pauletto, Novoselsky, Sampen, and Yohanna

Nay: None

Motion Approved: 4-0

**IV. Case #PC - 03-17: Waiver of Preliminary Plat Requirement – Consolidation
And Re-subdivision at 6649 North Lincoln Avenue, 6653 North East Prairie
Road, and 6659 North East Prairie Road**

Chairman Yohanna announced Case #PC-01-17 for consideration to eliminate the Preliminary Plat requirement for a Major Subdivision required by the recent Lou Malnati's restaurant expansion as authorized by Section 16-4-3 of the Village Code.

Development Director McNellis presented the proposed plat and background in order to waive the requirement of a Preliminary Plat review for Consolidation of nine lots and Resubdivision to one commercial and one residential lot associated with the recent Lou Malnati's construction of a separate carryout entrance and related parking. A Special Use and Variations were approved by the Village Board in April 2016. Part of the approval was the stipulation that a six- to seven-foot strip of land at the north end of the property be transferred to the residential property owner which is intended as a buffer from the masonry wall between the parking lot and his property.

Since only one of the two lots is in a Residential Zoning District, this request needs to be treated as a Major Subdivision. Minor Subdivisions are permitted to go directly to a Final Plat, without the necessity of a Preliminary Plat.

Staff recommends waiving the requirement for a Preliminary Plat as is permitted in Subdivision Code Section 16-4-3, Discretionary Elimination of Preliminary Plat Review, and as detailed in the staff memo.

Chairman Yohanna inquired as to why the easement north of the masonry wall was so small, and less than five feet. Chairman Yohanna swore in Sasha Milosavljevich, Director of Facilities for Lou Malnati's, who stated that the easement is smaller than five feet so as to not impede the neighbor to the north. Staff concurred with Chairman Yohanna's assertion that a five foot easement may be more appropriate and noted this issue will be reviewed by the Village Engineer.

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

Motion to approve the elimination of the Preliminary Plat Requirement for a Major Subdivision, per Section 16-4-3 of the Subdivision Code, was made by Commissioner Sampen and seconded by Commissioner Pauletto.

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

Nay: None

Motion Approved: 6-0

V. Other Business

Development Director McNellis updated the Commissioners on the Sacred Learning Center construction status and the Purple Hotel site. He noted the foreclosure process for the Purple Hotel site was completed in January 2017. The next step in the Foreclosure process is for the property to be sold at auction. The Village Board has begun the steps to redesignate the Lincoln-Touhy TIF. An eligibility study will be done for a proposed new TIF at the same location, followed by termination of the existing TIF.

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.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Thursday, April 6, 2017.

X. Adjournment

Motion to adjourn was made by Commissioner Pauletto and seconded by Commissioner Sampen. Meeting adjourned at 7:17 p.m.

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

Nay: None

Motion Approved: 6-0

Respectfully submitted,



Kathryn M. Kasprzyk
Community Development Coordinator