



**MEETING MINUTES
OF THE
PLAN COMMISSION
MAY 1, 2019 – 7:00 P.M.**

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

MEMBERS PRESENT:

Chairman Mark Yohanna
Sue Auerbach (arrived after Pledge of Allegiance)
Steve Jakubowski
Adi Kohn
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:

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 7:03 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the April 4, 2019 Plan Commission Meeting Minutes was made by Commissioner Pauletto and seconded by Commissioner Novoselsky.

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

Nay: None

Abstained: Jakubowski

Motion Approved: 5-0

Development Manager Hammel announced Case #PC-06-18 was inadvertently included on tonight's agenda. As this Case was previously continued to the June 5, 2019 Plan Commission meeting, no discussion will take place.

IV. Case #PC-01-19: 7373 North Cicero Avenue and 7384 North Lincoln Avenue – Final Plat of Subdivision and Subdivision Variations

Chairman Yohanna announced Case #PC-01-19 for consideration of a request by Puig Holding Company and Heartland Arena, LLC, property owners of 7373 North Cicero Avenue and 7384 North Lincoln Avenue, respectively, to approve a Subdivision of 7373 North Cicero Avenue and a Consolidation of lots for 7384 North Lincoln Avenue, including the following approvals: 1) Variation from Section 16-5-2(B) related to lot shape (applicable to both properties); 2) Variation from Section 16-5-2(D) to allow the consolidation of more than two lots for 7384 North Lincoln Avenue; and 3) Variation from Section 16-5-2(E)(2) to allow 7384 North Lincoln Avenue to have access to a street solely through another lot by means of an easement. Chairman Yohanna swore in the Petitioner's representative, Mr. Dan Lauer.

Development Manager Hammel reviewed the required approvals which include Final Plat review and Subdivision Variations pertaining to the shape of the resultant lots, consolidation of more than two lots, and street access.

A portion of the property at 7373 North Cicero Avenue was conveyed to the Heartland Ice Arena to preserve long-term parking. The Heartland Ice Arena is prepared to enter into an easement agreement with Zeigler, as the prospective purchaser of 7373 North Cicero Avenue, to allow vehicular access through the auto dealership property to Cicero Avenue for the purpose of accessing the Ice Arena's parking area. Any conveyance of a parcel requires Subdivision and Consolidation approval, and Zeigler cannot develop the property until these approvals are fully recorded. This agreement is only terminable with the approval of both parties. Staff recommends recording the Final Plat not occur until the easement agreement is fully executed and recorded and the demolition of the existing structure at 7373 North Cicero Avenue. Revisions to the Plat will also require approval by the Village Engineer before Village Board consideration.

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. With no further discussion, Chairman Yohanna requested a motion.

Motion to recommend approval of the Subdivision of 7373 North Cicero Avenue and a Consolidation of lots for 7384 North Lincoln Avenue to include: 1) a Variation from Section 16-5-2(B) related to lot shape; 2) a Variation from Section 16-5-2(D) to allow the consolidation of more than two lots at 7384 North Lincoln Avenue; and 3) a Variation from Section 16-5-2(E)(2) to allow 7384 North Lincoln Avenue to have access to a street solely through another lot by means of an easement in addition to the conditions recommended by Staff that the Easement Agreement must be executed and recorded before recordation of the Plat, demolition of the existing structure at 7373 North Cicero Avenue must be completed before recordation of the Plat, and revisions must be made to the Plat to the satisfaction of the Village Engineer before the Village Board consideration was made by Commissioner Sampen and seconded by Commissioner Novoselsky. Case #PC-01-19 will tentatively be heard at the May 21, 2019 meeting of the Village Board.

Aye: Sampen, Novoselsky, Auerbach, Jakubowski, Kohn, Pauletto, and Yohanna

Nay: None

Motion Approved: 7-0

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, June 5, 2019.

VII. 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. With no further discussion, Chairman Yohanna requested a motion to adjourn.

VIII. Adjournment

Motion to recommend adjournment was made by Commissioner Pauletto and seconded by Commissioner Sampen. Meeting adjourned at 7:30 p.m.

Aye: Pauletto, Sampen, Auerbach, Jakubowski, Kohn, Novoselsky, and Yohanna

Nay: None

Motion Approved: 7-0

Respectfully submitted,



Kathryn Kasprzyk
Community Development Coordinator