MEETING MINUTES  
OF THE  
PLAN COMMISSION  
SEPTEMBER 12, 2018 – 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 (arrived after Pledge of Allegiance)  
Adi Kohn  
Henry Novoselsky  
Don Sampen

MEMBERS ABSENT:  
Anthony Pauletto

STAFF PRESENT:  
Steve McNellis, Community Development Director  
Doug Hammel, Community Development Manager  
Kathryn 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. Case #PC-12-18: 6850 North McCormick Boulevard – Amendments to Previously-Adopted Ordinances for a Planned Unit Development

Chairman Yohanna announced Case #PC-12-18 for consideration by Walmart Inc., Petitioner, as authorized by Lincolnwood Holdings, LLC, Property Owner, to 1) approve a Special Use for extended hours of operation for a commercial use, and 2) amend Ordinances previously adopted between 1999 and 2015 related to a Planned Unit Development. The requested Amendments relate to parking capacity and configuration, on-site vehicular circulation, new accessory structures, modifications to existing signage, and the removal of or relocation of landscaped areas in the parking lot. Chairman Yohanna swore in the witnesses.

Development Manager Hammel provided background on the proposed action. The property includes a partially vacant building with the northern portion occupied by Planet Fitness and the former Dominick’s grocery store. There will be approximately 41,700-square feet of interior
inventory space. The property is adjacent to the R-4 Residential Zoning District and the Carrington at Lincolnwood. The project is classified as a grocery store per the Zoning Code definition. The business model includes on-line ordering with at-your-vehicle loading.

Development Manager Hammel elaborated on each of the Requested Approvals which includes Special Use approval for extended hours of operation and Amendments to the original PUD (1999-2000) and subsequent PUD Amendments (2000-2015) related to hours of operation, signage, parking lot circulation, parking lot landscaping, and canopies as accessory structures. The Special Use and PUD Standards were presented for review and discussion.

Per the Zoning Code, business hours are from 7:00 a.m. to 11:00 p.m. for properties within 150 feet of residentially-zoned properties. The 2004 PUD Amendment allows business hours from 6:00 a.m. to 11:00 p.m. The requested hours of operation will be from 4:00 a.m. to 12:00 a.m. for early morning deliveries and nighttime stocking/cleanup. Customer grocery pick up is proposed to be from 8:00 a.m. to 8:00 p.m.

Public comment was received by the owner of 6810 North McCormick Boulevard. They are supportive of this proposal but are concerned about traffic circulation and preservation of the current parking agreement.

Kevin Thompson, Public Affairs Director for Walmart, stated this concept is the first of its kind in the United States. Deliveries will occur between 4:00 a.m. and 5:00 a.m. The larger Walmart truck delivery schedule typically includes two deliveries per day; one for produce and one for general merchandise. Smaller vendor trucks will deliver merchandise throughout the day.

Commissioner Novoselsky had concerns about added traffic on Pratt Avenue and asked if ingress/egress traffic be routed to Northeast Parkway. Keith Moore confirmed delivery truck traffic will only be accessed via Northeast Parkway.

The closest residential use is the memory care wing of The Carrington at Lincolnwood which is 140 feet away. There is some landscape screening screening between the loading docks and the Carrington, but no solid sound barrier. Due to Carrington’s height, a wall would not be viable for screening or noise abatement.

There was much discussion regarding the proposed morning hours of operation. The Petitioners stated they would be willing to negotiate alternative opening hours. The Petitioners were also amenable to a trial period to ascertain noise complaints and what triggers would require review. The Petitioners requested any relief before 7:00 a.m. would be appreciated.

Mr. Thompson explained the ordering process. The order can be placed the same day or up to two days in advance. You then select a specific time for merchandise pick up. The order is tracked through their mobile app when you are on your way to the store or you can call the designated phone number when you arrive. The groceries are then brought to your car in one of their 24 bays. The delivery process takes little more than ten minutes. Initial projections are for 60-70 orders per day. Traffic can be controlled to avoid traffic backups.

Concerns about traffic circulation were discussed and whether additional directional signage should be required.
Chris Carlson of LK Architecture, Inc., project architect, said the canopies are made out of a rigid steel frame and the canopy is a Kevlar carbon fiber material that wraps around. The canopies are twelve-feet high and are shipped and assembled on site. The canopy lights turn on with the absence of natural light. The lights will be on even during off hours.

Lincolnwood was chosen for this concept due to its density and customer base. They do not believe the Walmart stores in Skokie or Niles would have a negative effect on this location.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter.

Craig Klatzco, 7108 North Karlov Avenue, asked if alcohol will be sold. Mr. Klatzco stated the meeting packet said there would be up to 30 deliveries a day. Also, a continuous stream of vehicles will affect traffic on Pratt Avenue.

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**, subject to an agreement to recirculate left turn only traffic by the medical center, modification of delivery times from 4:30 a.m. to 12:00 a.m., and a 450-square-foot wall sign was made by Commissioner Jakubowski and seconded by Commissioner Novoselsky. Case #PC-12-18 will be heard at the October 3, 2018 meeting of the Village Board.

Aye: Jakubowski, Novoselsky, Auerbach, Kohn, and Sampen
Nay: None
Motion Approved: 5-1

IV. **Case #PC-13-18: Zoning Code and/or Subdivision Code Text Amendment – Minimum Lot Width in the R-1, Residential Zoning District**

Chairman Yohanna announced Case #PC-13-18 for consideration of a Village Board referral of Zoning Code and/or Subdivision Code Text Amendment to consider modifying standards to require a minimum lot width of 75 feet in the R-1, Residential Zoning District.

Development Manager Hammel reviewed the Recommended Action to amend the Zoning Code to allow a 75-foot minimum lot width. Currently the minimum lot size is 9,000-square feet with no minimum lot width.

Commissioner Novoselsky requested if Chairman Yohanna could refer to the Village Board a minimum lot width requirement for the R-2 and R-3 Residential Zoning Districts for Plan Commission consideration.

Two options were provided for consideration; either amend the Subdivision Ordinance or the Zoning Ordinance. Approval to vary a Subdivision request is not based on hardship; rather, Subdivision Variations are based on not having adverse impacts on surrounding properties, unlike Zoning Code Amendments which requires proof of hardship. The recommended
language to amend the Text Amendment states “In the R-1 Residential Zoning District, any parcels resulting from a Subdivision shall have a minimum lot width of 75 feet”.

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.

**Motion to recommend approval** to amend the Subdivision Ordinance was made by Commissioner Novoselsky and seconded by Commissioner Sampen. Case #PC-13-18 will be heard at the September 20, 2018 meeting of the Village Board.

**Aye:** Novoselsky, Sampen, Auerbach, Kohn, and Yohanna  
**Nay:** Jakubowski  
**Motion Approved:** 5-1

V. **Next Meeting**

The next meeting of the Plan Commission is scheduled for Thursday, October 4, 2018.

VI. **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.

VII. **Adjournment**

**Motion to recommend adjournment** was made by Commissioner Sampen and seconded by Chairman Yohanna. Meeting adjourned at 9:00 p.m.

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

Respectfully submitted,

[kathryn kasprzyk]

Kathryn Kasprzyk  
Community Development Coordinator