MEETING MINUTES
OF THE
PLAN COMMISSION
MAY 6, 2015 – 7:00 P.M.

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

MEMBERS PRESENT:
Chairman Paul Eisterhold
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Anthony Pauletto
Don Sampen (arrived at 7:05)
Mark Yohanna

MEMBERS ABSENT:

STAFF PRESENT:
Timothy M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Ryan Johnson, Community Development Intern

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

The minutes from the April 1, 2015 Plan Commission meeting will be presented for approval at the June 3, 2015 Plan Commission Meeting.

Chairman Eisterhold requested a change in the order. Case #PC-05-15 will be heard first.

IV. Case #PC-05-15: Public Hearing: Proposed Text Amendment

Tim Clarke reviewed the Public Hearing notice distribution for tonight’s meeting. In addition to the required 250-foot surrounding area mailing, over 1,000 notices were mailed out to addresses bounded by Devon, McCormick, Pratt, and Lincoln Avenues per direction of the Village Board.
This Public Hearing came about relative to a proposal that initially came from the Economic Development Commission (EDC) regarding the Devon Avenue Corridor, which is a four-block area between Drake Avenue and McCormick Boulevard in the B-2 Zoning District. The R-4 Residential Zoning District is to the north of the Corridor, and the City of Chicago is to the south.

On October 21, 2014, the Village Board’s Committee of the Whole requested the EDC to review a mixed-use concept for the Whistler’s Restaurant site at 3420 Devon Avenue. This proposal included ground level commercial space with two levels of residential units above. Residential uses are currently prohibited in the B-2 Zoning District. A concept rendering of possible development was presented for review. The EDC reviewed current Village policies and plans at their November 19, 2014 meeting and felt that allowing residential uses as part of a mixed-use development in the Corridor could spur much needed revitalization. By a 7-0 vote, the EDC recommended a change to the Zoning Code to allow, as a Special Use, residential units above ground level in the Devon Avenue Corridor. The recommendation is limited to residential (not senior housing or assisted living). A Special Use mechanism allows specific review and approval of development proposals to ensure parking adequacy and compatibility with surrounding properties. Upon unanimous approval of the EDC, the Village Board referred this matter to the Plan Commission for a Public Hearing. This matter can be noticed as either a Text and/or a Map Amendment.

Mr. Clarke referenced letters received from Village residents. There was one letter of support from Bert Rance of Prudential Realty, 3520 Devon Avenue; and seven letters against this proposal from Marc and Terri Eiseman, 6731 Central Park; Jason and Molly Eiseman, 6736 Central Park; Richard and Judith Katz, 3453 Arthur Avenue; Dennis and Joyce Ruben, 6519 Central Park; Roberta Eisenberg, 6620 Trumbull Avenue; Kirill Vorobeychik, 6541 Drake Avenue; and Irene Spiropoulos, 6745 St. Louis Avenue.

Chairman Eisterhold asked the public for their comments. Commissioner Goldfein reiterated that this is only a consideration of residential uses and there have been no plans presented for approval. Commissioner Yohanna also noted the height restrictions would stay the same at 38 feet.

Before public comments, Commissioner Jakubowski noted the discrepancy between the EDC minutes which referenced the Urban Land Institute (ULI) report as favoring residential uses and the actual report which does not recommend residential uses at any property located on Devon Avenue. Commissioner Jakubowski believes that this Map Amendment is being rushed through without proper input from Village residents and Village staff. Commissioner Jakubowski noted that the current Comprehensive Plan does not recommend residential in the B-2 Zoning District. The Village is currently working on a new Comprehensive Plan which should be drafted before any significant changes are made in the Corridor.

Commissioner Jakubowski stated that with regards to the ULI report, the Village’s vision for the Corridor is for a dynamic and safe commercial district that would complement the residential neighborhood to the north and would serve as an attractive gateway to the Village. There is no mention of a residential use in this vision. Commissioner Jakubowski asked staff to explain the significance of the studies made in the ULI report and how this applies to the area.

Mr. Clarke explained that the current 2001 Comprehensive Plan does speak about residential uses in the Devon Avenue Corridor. Mr. Clarke quoted from the current Comprehensive Plan which says “Given the shallow lot depths along the Corridor, redevelopment of obsolete commercial properties for retail use may not be practical. In such cases, consideration should be given to allowing such sites to recycle as multi-family residential developments. Wherever possible, such uses should be oriented to the side streets which are currently residential in character.”
The Urban Land Institute is a preeminent organization comprised of development and real estate professionals. Their recommendations were made after numerous focus groups, an intensive site visit, and demographic studies. The ULI reported that more service-oriented businesses should be included. Commissioner Jakubowski agreed with the ULI report that the Whistler’s Restaurant site should stay as a restaurant and did not object to the inclusion of senior housing.

Commissioner Sampen reiterated that the issue up for discussion is whether or not to allow residential uses above commercial in the Corridor, and he would like to hear from the people in attendance.

Commissioner Yohanna asked Mr. Clarke to explain to the audience what is required for a Special Use application. Mr. Clarke explained the three different types of uses and what is required for the Special Use application process. The three uses are a Special Use, a Permitted Use, or a Prohibited Use. The matter up for discussion is whether the current Prohibited Use should be changed to a Special Use. There are no other changes that will be considered with relation to size, density, and height.

Chairman Eisterhold opened the Public Hearing for comments.

Art Ross, 6414 St. Louis Avenue, spoke about lack of enforcement by the Village with regards to traffic, street flooding, and sewer issues. Additional housing cannot be built to an already tapped system. Devon is constantly busy and cannot sustain any more development. He would be in favor of service or office businesses as long as parking is provided in the back.

Suzanne Ballew, 6720 St. Louis Avenue, said that the Village has the potential to create on Devon Avenue something that would be desirable, beautiful, and useful to the people in the community but would not infringe on the people already living there. Ms. Ballew objects to a short-term or a short-sighted decision.

Susan Port, 6427 Kimball Avenue, stated that multi-family residences and the increase in traffic and parking is going to change the entire feel of this part of Lincolnwood. Ms. Port is concerned about visitor parking since there is nowhere to park now. She is opposed to this proposal.

Bill Kohn, 6416 Trumbull Avenue, stated that other Devon Avenue mixed-use projects in Chicago are not working out. Parking and traffic will be a nightmare. He and his wife are not in favor of residential or business uses.

Bella Heching, 3420 Arthur Avenue, asked to read a letter written by her neighbor, Richard Katz. Chairman Eisterhold replied that they are in receipt of his letter and will be part of the public record. Mr. Katz was concerned about the traffic and parking. This development would have a negative impact on the Village. Ms. Heching presented Mr. Katz’s extensive property management and construction experience. Mr. Katz believes that the zoning change is detrimental long term to the two-block radius. Both Ms. Heching and Mr. Katz are opposed to this proposal.

Zvie Liberman, 6530 Kimball Avenue, said that with snow removal and street cleaning, the residents without a garage actually have less parking. This is a matter of personal comfort. He does not believe this issue makes sense.

Marla Lampert, 6431 Kimball Avenue, reiterated the concern about the parking issues. This corridor needs to be developed, but in the proper way.
Lenny Weiss, 6549 Kimball Avenue, also had concerns about the sewer system. He is opposed to any residential use. He would like to see plans to make a more informed decision. There are bigger discussions to be had with regards to business development instead of focusing on just this one area.

Mark Hartman, 6532 Trumbull Avenue, opposes this development. Devon Avenue is too busy for a multi-family development with children. This should be a big issue for consideration.

Rose Ann Cope, 6543 Monticello Avenue, said she moved to Lincolnwood for the particular ambience and milieu. Lincolnwood has a lot of great advantages. If this kind of mixed use development with apartments above is approved, this beauty and elegant feel of the Village will be lost. We should be encouraging businesses with enough parking. Ms. Cope asked to the Plan Commission to not allow any type of Special Use that would allow for this type of development.

David Hartman, 6529 Central Park Avenue, stated that with a proposal like this, the Village would lose some of its charm. Mr. Hartman would not like the Village to go forward with this proposal.

Chairman Eisterhold commented on some of the residents’ concerns. With reference to developing the Bell and Howell property, this site is surrounding by an industrial area. Chairman Eisterhold noted that there are some proposals for this property coming forward in the next couple months. The size and depth of the properties on Devon make it difficult to develop. As far as children in the area are concerned, this is not an area that children would be playing in the street. One of the reasons that this issue is being raised before the Comprehensive Plan is completed is that a developer was interested in the Whistler’s property and wanted to know what the Village was looking for since multi-family uses were not allowed in the current Zoning Code. Since the Comprehensive Plan will not be completed for at least a year, the Village Board decided to go ahead with this zoning change. This Comprehensive Plan is a guide and long-term plan for the Village, but it is not cast in stone.

Diane Dubey, 3405 Albion Avenue, stated that Lincolnwood schools are desirable and this development would attract families with children who would attend these schools. Ms. Dubey was concerned about children crossing Devon Avenue.

Rebecca Kohn, 6416 Trumbull Avenue, spoke about the mixed-use developments in the surrounding area with empty commercial space. A block of vacant buildings would look worse than it does now. This will change from a Village atmosphere to a vacant cityscape. The Village should work to get small businesses invested in the community unlike large developers who have no vested interest in the community.

Ms. Berk, 3450 Arthur Avenue, commented that only one person wrote in for support of this project; most of the residents are against this. Their quality of life would be impacted negatively by this development. She agreed that there is not enough information to make an informed decision. She asked if there were any feasibility studies done to determine if there is a demand for apartments, and what would be the cost to rent or own these units. It would be a disservice to make a decision without more information. Chairman Eisterhold informed Ms. Berk that an economic feasibility study would be required during the Special Use process.

Steve Dubey, 3405 Albion Avenue, stated that just because an area changes, it doesn’t mean the use has to change. Lincolnwood does not have a history of ample retail stores. Devon Avenue has never been a good place for shopping. The area can be developed but not with a multi-story, mixed-use development.
By a show of hands, Commissioner Jakubowski asked the audience who is in favor of this zoning change. Let the record show that none of the audience members raised their hands. Commissioner Jakubowski then asked the audience to raise their hands if they were opposed to this zoning change. Let the record show that all members of the audience raised their hands.

Suzanne Ballew, 6720 St. Louis Avenue, readdressed the Plan Commission regarding the comprehensive view for the Village and how does the development of the Bell and Howell site fit in with this view long term. Would the residents have input into this development.

Commissioner Pauletto asked if having a residential use above commercial has been proven to spur development. Mr. Clarke answered that the view of the EDC is that having a mixed-use development can spur investment and revitalization of this corridor. The Village has engaged an engineer to prepare streetscape plans for this Corridor in partnership with the City of Chicago. The EDC was concerned about the lack of private investment in this corridor. The viewpoint expressed in 2001 with the Comprehensive Plan that this is no longer a retail corridor. The question is how do you turn this around without massive public expenditures.

Commissioner Pauletto also expressed concern that the residential units may be vacant which has happened with some neighboring developments. Commissioner Pauletto asked if staff can elaborate if there is a better answer whether or not mixed-use developments can spur development. Commissioner Sampen agreed with Commissioner Pauletto regarding authorizing mixed-use developments and said there are legitimate concerns about traffic which can be addressed during the Special Use process. The second objection was that it will cause the Village to lose its charm. Commissioner Sampen does not believe this development would have an adverse effect. The third point raised by the residents was that mixed-use properties are not good investments. Commissioner Sampen said that this may be a possibility or not, but more information would be required to make a decision to open up this corridor for a possible Special Use for residences. Commissioner Sampen does not believe that it is too early to vote on this matter.

Commissioner Pauletto agreed that the residents deserve and would welcome more information about the history of these developments. Commissioner Fishman stated that the EDC voted 7-0 that this matter be considered by the Plan Commission in a timely fashion. The Village Board voted 6-1 in favor to sending this to the EDC and the Plan Commission. This is not something that was considered lightly. If this goes forward, Commissioner Fishman believes this will be a success.

Commissioner Goldfein asked if there is any leeway to reduce the size of the B-2 District. Mr. Cook answered that it is a challenge to establish a smaller area to differentiates itself from other properties within the same corridor can be complicated since all the properties are on Devon Avenue and within the same B-2 District. The Village has already said that these properties are similar in character and to parse out one land use versus another land use would become complicated and would not be keeping in best zoning practice. Currently, any redevelopment of this area is allowed to build multi-story buildings. Commissioner Goldfein felt the residents would continue to have these complaints whether there was residential here or not. A multi-story office building would contribute to the sewer, water, and parking issues as well. This area needs to be redeveloped with an eye toward improving these issues and allowing for shared parking lots along Devon Avenue instead of isolating the parking. The Village needs to move forward in that direction, and Commissioner Goldfein did not want to rule out residential uses. The Village does need to bring in new development, and it is important to have some variety to offer.
Commissioner Pauletto agreed with Commissioner Goldfein that maybe it is time to try something else. If the Village doesn’t do anything, it is going to stay the way it is with the inherent problems.

Commissioner Yohanna said that this area was developed in another era, and nobody has come forward to address these problems. If nothing is done, the problems will stay the same. With the Special Use process, restrictions can be placed to start alleviating the parking issues in the immediate vicinity.

Art Ross, 6414 St. Louis Avenue, readressed the Plan Commission as to why other villages have successful corridors like the one planned for Devon Avenue. Chairman Eisterhold answered that the shallow depth of the lots is one of the main reasons for the lack of development. Commissioner Goldfein said that the Village of Skokie, in particular, reconfigured their parking requirements to include shared parking and lifted the individual requirements for buildings there. The Village needs to broaden their ideas as to what is good for the whole strip and not the individual structures.

Chairman Eisterhold reiterated to Ms. Kohn, who again questioned why the Plan Commission could not wait until the Comprehensive Plan has been finalized, that the Plan Commission’s role in this matter came from the direction of the Village Board.

Barry Bass, 6530 Central Park Avenue and a newly-elected Village Trustee, stated that the Village should wait until the Comprehensive Plan has been developed. The long-term plan should be taken into consideration along with the residents’ concerns. Village staff should do what it can to retain the uniqueness of Lincolnwood. The Village should wait for all the information and take into consideration previous reports and data and from people who have a vested interest in the area.

Chairman Eisterhold again commented on some of the other concerns that were raised. The regeneration of the business community is as important as residential regeneration. Also, tax generation for the entire community is part of the responsibility of the Village Board. The industrial and commercial areas do not cover as much of the Village’s land area as in past years. Experts say that residential taxes do not cover the expenses to their portion of the tax burden. Concern for the Village as a whole and what is happening in this area impacts the entire community, not just the residents in the immediate area.

It was further explained that during a Special Use review, the Village’s and site’s infrastructure will be reviewed, and some projects have had to be greatly revised or cancelled if the infrastructure cannot support the project. As Tim Clarke indicated, there are plans for a new streetscape along Devon Avenue from Lincoln Avenue to McCormick Boulevard, which is a big tax investment. This will help this immediate area with both traffic congestion and revitalization of the commercial areas along this corridor. This is not the area for single-family residences.

Townhomes would not fit the streetscape either. If there is to be any residential, it makes more sense to have condos or apartments. A mixed-use development is preferable in that the residential use is up off the main floor which is a safer situation for the families living there. People who live in the area shop in the area which is good for the immediate area.

Commissioners Sampen and Fishman expressed their confusion regarding Mr. Bass’s objection to this proposal since the Village Board voted 7-0 to move forward with this type of development. Commissioner Sampen would like to take a vote should be taken to see where the Plan Commission stands on this issue.
Mr. Dubey readdressed the Plan Commission and said that the streetscape improvements should be done first and then see what incentives could be provided to the business owners to maintain or improve their businesses.

Commissioner Jakubowski thanked the residents who came out tonight. It is too premature at this time to make a decision. Flooding issues will be exacerbated with the addition of a large scale project like this. There have been no infrastructure improvements presented. This is going to significantly change the character of the Village, enough so that many of the residents indicated they would move out of Lincolnwood. The schools in Lincolnwood are desirable and to have families with children living in such a congested area is a real safety issue. Commissioner Jakubowski is strongly against this proposal and would urge the Village Board to wait until this process has been fully developed.

Commissioner Sampen said that he agreed with many of the issues raised by Commissioner Jakubowski, but these issues can best be addressed during the Special Use process and should not hold up a recommendation.

Chairman Eisterhold explained the Special Use process. For any Special Use to be considered, there is a development review process with all Village departments to determine the feasibility of the project.

Commissioner Goldfein agreed with Commissioner Sampen regarding the Special Use process and should open the door a bit and see what happens.

Commissioner Pauletto said that it is their job to protect the people most affected by this proposal. This area cannot stay the way it is; we need to try something new.

**Motion to recommend** the Village Board to adopt #PC-05-15 Proposed Text Amendment or Map Overlay was made by Commissioner Yohanna, and seconded by Commissioner Pauletto.

Aye: Yohanna, Pauletto, Fishman, Goldfein, Sampen, and Eisterhold
Nay: Jakubowski
Motion Approved: 6-1

V. **Case #PC-02-15: Public Hearing: Proposed Text Amendment**

**Motion to continue** to the Wednesday, June 3, 2015 Plan Commission meeting was made by Commissioner Sampen, and seconded by Commissioner Yohanna.

Aye: Sampen, Yohanna, Fishman, Goldfein, Jakubowski, Pauletto, and Eisterhold
Nay: None
Motion Approved: 7-0

VI. **NEXT MEETING**

Chairman Eisterhold announced that the next Plan Commission meeting will be held on Wednesday, June 3, 2015.
VII. ADJOURNMENT

Hearing no further business, motion to adjourn was made by Commissioner Yohanna, and seconded by Commissioner Goldfein. Meeting adjourned at 9:40 p.m.

Aye: Yohanna, Goldfein, Fishman, Jakubowski, Pauletto, Sampen, and Eisterhold
Nay: None
Motion Approved: 7-0

Respectfully Submitted,

[Kathryn M. Kasprzyk]

Kathryn M. Kasprzyk
Community Development Coordinator