MEETING MINUTES
OF THE
PLAN COMMISSION
MAY 25, 2016 – 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
Mark Yohanna

MEMBERS ABSENT:

STAFF PRESENT:
Steve McNellis, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator
Caleb Miller, Community Development Intern

OTHERS PRESENT:
Doug Hammel, Senior Associate, Houseal Lavigne Associates, LLC
Gerald Turry, Village President
Craig Klatzko, Village Trustee

I. Call to Order
Chairman Eisterhold noted a quorum of six members and called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the April 13, 2016 Meeting Minutes, as amended, was made by Commissioner Fishman and seconded by Commissioner Sampen.

Aye: Fishman, Sampen, Goldfein, Jakubowski, Pauletto, Yohanna, and Eisterhold
Nay: None
Motion Approved: 7-0
IV. Case #PC-01-16: Public Hearing: New Comprehensive Plan

Chairman Eisterhold announced Case #PC-01-16 for consideration and review of the proposed new Comprehensive Plan recommended by the Comprehensive Plan Committee.

Doug Hammel of Houseal Lavigne explained the process for incorporating the Commissioner's comments. Key discussion items included the vision for Lincolnwood, multi-family/mixed-use redevelopment, a residential pattern book, industrial property screening, and neighborhood traffic controls. The role of the Comprehensive Plan is to establish a broad context, not specific or detailed recommendations, for subsequent goals and objectives.

For the Vision for Lincolnwood discussion, specific comments suggested that the vision was not specific enough to Lincolnwood, lacks specific benchmarks/targets for 2030, and misses the distinctive or unique features of Lincolnwood. Commissioner Sampen thought the vision of the Plan was too generic with no specific vision for Lincolnwood. Mr. Hammel stated that this broad vision statement sets the stage for the specifics mentioned later in the Plan.

The multi-family/mixed-use redevelopment recommendations include providing criteria to be considered as part of zoning reviews to include parking and access, scale and massing, and buffering against neighborhoods. The Plan does not provide broader policy direction to support discussion of other factors that may impact appropriateness including infrastructure capacity, other adopted plans, and resident input. Language should be added to highlight the factors that should be considered when determining, on a case by case basis, whether a mixed-use project is appropriate for a given location. Commissioner Jakubowski did not agree with the broad language regarding upper floor residential in all Business Zoning Districts and any new development should be considered on a case by case basis.

Regarding the Purple Hotel site, Mr. Hammel stated they will include language recommending that a residential use is a possible component to this site with consideration given to the impact on community services and the vitality to the commercial environment.

The Residential Pattern Book's language is too strong and should be softened relating to bulk and scale, massing, and architectural detail.

The Industrial Property Screening's recommendation may be too restrictive for existing industrial properties. These recommendations might be applicable for new facades on new developments. Commissioner Goldfein would like to revisit or modify the landscaping requirements.

Commissioner Fishman stated that traffic circles have not been effective. Speed bumps or stop signs would be more effective and economical. Comment should be added that steps should be taken to reduce speeds in residential areas. Commissioner Sampen is in favor of no red light cameras.

General concerns from the Commissioners regarding public safety, water safety, and other miscellaneous items were discussed.

Chairman Eisterhold asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.
Motion to recommend to the Village Board with the following changes for a modified Comprehensive Plan as listed below was made by Commissioner Yohanna and seconded by Commissioner Fishman.

1. **The Vision for Lincolnwood**: No change.

   Aye: Fishman, Jakubowski, Pauletto, Yohanna, and Eisterhold  
   Nay: Goldfein and Sampen  
   Motion Approved: 5-2

2. **Multi-Family/Mixed Use Redevelopment**: Highlight a broader policy for the consideration of a zoning text amendment to allow, on a case by case basis, as a Special Use.

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

3. **Residential Pattern Book**: No change.

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

4. **Industrial Property Screening**: Policy will be to encourage and support aesthetics of industrial properties to include reinstatement of past zoning regulations, incentives, etc. to improve façade or site design.

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

5. **Neighborhood Traffic Controls**: Suggestion to not install more traffic circles and include more stop signs, yield signs, and speed bumps.

   Aye: Fishman, Jakubowski, Pauletto, Sampen, Yohanna, and Eisterhold  
   Nay: Goldfein  
   Motion Approved: 6-0

6. **Other Specific Comments**:

   A. On page 19 to not phrase water quality as an issue but more as concern that the long-term quality of the water remains good.

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

   B. On page 33, add that residential uses may be a potential component to the site with consideration given to the impact on community services and the vitality to the commercial environment.
C. Community facilities: Add a comment regarding public safety and to maintain high level of service through state-of-the-art technology and tools to make sure Lincolnwood stays safe.

Aye: Fishman, Jakubowski, Pauletto, Sampen, Yohanna, and Eisterhold
Abstained: Goldfein
Motion Approved: 6-0

Commissioner Yohanna additionally recommended approval with the following proviso: On the items listed where the vote was not unanimous, propose that a positive vote on the motion would mean as to the two dissenters on Item1, they maintain their dissention; as to the one dissention on Item 5, a yes vote maintains that dissention; and the abstention on Item 8 a yes vote maintains that abstention.

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

V. Case #PC-05-16: Public Hearing: Shared Parking Signs

Chairman Eisterhold announced Case #PC-05-16 for consideration and review to establish regulations for on-premises and off-premises signs associated with shared parking.

Development Manager Cook presented the recommended regulations for shared parking off-premises signs. They are as follows:

- One on-premises and one off-premises sign per approved collective parking agreement;
- Maximum seven feet in height;
- Maximum nine square feet in area;
- Signs shall include the names and location of businesses only; and
- Signs shall be in a standard front and shall not include business logos.

Commissioner Goldfein recommended a mock-up should be provided to adjacent property owners. The placement of these signs was discussed. Commissioner Yohanna recommended that the Zoning Administrator should have the authority as to placement of these signs. Commissioner Fishman agreed with this recommendation.

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

Motion to approve the recommended regulations for shared parking signs, with placement approval by the Zoning Administrator, was made by Commissioner Yohanna and seconded by Commissioner Pauletto. Commissioners Jakubowski and Goldfein stated for the record that notice should be given to adjoining property owners.

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

Chairman Eisterhold stated that this would be his last meeting as a member of the Plan Commission. Commissioner Mark Yohanna will be sworn in as the new Plan Commission Chairman. Mayor Turry thanked Chairman Eisterhold for his service and reminded the Commissioners that Paul will be honored at the Village’s awards ceremony on June 21, 2016 at 7:30 p.m. The Plan Commissioners and Staff gave their thanks to Chairman Eisterhold for his service as well.

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

VII. Next Meeting

The next meeting of the Plan Commission will be a Workshop meeting on Wednesday, June 1, 2016.

VIII. Adjournment

Motion to adjourn was made by Commissioner Yohanna and seconded by Commissioner Sampen. Meeting adjourned at 9:00 p.m.

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

Respectfully submitted,

Kathryn M. Kasprzyk
Community Development Coordinator