MEETING MINUTES
OF THE
PLAN COMMISSION
OCTOBER 14, 2015 – 7:00 P.M.
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Paul Eisterhold
Mark Yohanna
Irving Fishman
Patricia Goldfein
Don Sampen

MEMBERS ABSENT:
Anthony Pauletto
Steven Jakubowski

STAFF PRESENT:
Timothy M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Hart N. Passman, Village Attorney

I. CALL TO ORDER
Chairman Eisterhold noted a quorum of four members and called the meeting to order at 7:05 p.m.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES
Motion to approve the June 3, 2015 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Sampen.

Aye: Fishman, Sampen, Goldfein, Yohanna, and Eisterhold
Nay: None
Motion Approved: 5-0

Motion to approve the September 2, 2015 Meeting Minutes as amended was made by Commissioner Fishman, and seconded by Commissioner Goldfein.
Aye: Fishman, Goldfein, Sampen, and Yohanna
Nay: None
Abstention: Eisterhold
Motion Approved: 4-0


This matter is a consideration of a proposed Zoning Code Text Amendment of prohibition of front yard parking which was referred to the Plan Commission from the Village Board. They received a case from the property at 7370 Cicero Avenue that requested a Variation to expand an existing parking lot into the front of the building. The property had met the minimum parking requirements but the owner/tenant wanted additional parking on the property. That was recommended by the ZBA for denial based on no finding of hardship. However, the Village Board thought this was a matter that should be entertained for potentially amending the Code. Currently, the Code prohibits off-street parking between the building and adjoining streets, front yard, and front/corner yard. Many commercial properties in Lincolnwood are developed in a manner that would not be allowed by our current Zoning Code.

In January 2013, the Plan Commission reviewed the standards with focus on residential properties. The Plan Commission, in that case, recommended no change to the Code but did indicate that in unique circumstances a property owner can pursue a Variation and the Village Board concurred with that recommendation. Staff researched neighboring communities and found that Glenview and Niles permit front yard parking. Skokie, Des Plaines, and Wilmette allow front yard parking in certain zoning districts. Morton Grove, Evanston, and Park Ridge prohibit front yard parking. Additionally, Winnetka required Special Use for all off-street parking.

Staff reviewed recent Variation requests:

- 3400 Pratt Avenue New Construction – Pending
- 6733 Lincoln Avenue New Construction – PC recommended approval 5 – 0; pending Village Board
- 7370 Cicero Avenue Parking Lot Expansion – ZBA recommended denial 7 – 0; Village Board referred for text amendment
- 4007 Touhy Avenue New Construction – ZBA recommended approval 6 – 0; Village Board concurred
- 7350 Keeler Avenue Single-family Residential – ZBA recommended denial 6 – 0; Village Board concurred
- 6540 Lincoln Avenue Existing Condition/Expansion – ZBA recommended approval 6 – 0; Village Board concurred
- 3837 Sherwin Single-Family Residential – ZBA recommended denial 5 – 0; Village Board concurred

Additionally, staff advised that the Village has made improvements in creating and designating on-street parking on major roads such as Lincoln Avenue, and there has been no evidence that this regulation has been an impediment to development. Also, the Lincoln Avenue Task Force recommended standards to address what was considered a “visual detriment”.

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Commissioner Fishman advised that the Village Board meeting report provided from staff did not appear to coincide with the meeting content he witnessed and further discussed that the decision for hardship denial was coupled, in the same motion, with the referral from the Plan Commission. He further advised that Mayor Turry stated in the Village Board meeting that he would like the Plan Commission to try and do something at this time. Furthermore, Commissioner Fishman stated that practically all commercial properties do not comply with the on-site parking requirements of the Ordinance. Commissioner Fishman prepared and distributed a proposed amendment and reviewed it with the members of the Plan Commission outlining situations which would allow for front/side yard parking. He also proposed that his amendment be adopted and sent as a recommendation to the Village Board. After additional discussion ensued, Commissioner Goldfein interjected and proposed to postpone the discussion so that the other Commissioners may review the Village Board meeting as suggested.

Motion to continue to the November 4, 2015 Plan Commission meeting was made by Commissioner Yohanna, and seconded by Commissioner Goldfein.

Aye: Yohanna, Goldfein, Fishman, Sampen, and Eisterhold
Nay: None
Motion Approved: 5-0

V. Case #PC-12-15: Public Hearing: 3400 West Pratt Avenue – Special Use and Variation for Construction of Senior Housing Facility and Off-Street Parking

Chairman Eisterhold swore in the Petitioners, Mr. Chuck Hammond, Mr. Adam Arnold, Mr. Charles Hall, Mr. David Dastur, Mrs. Wendy Schulenburg, Mr. Kevin Hejtmulk, and Mr. Kevin Matray. Mr. Cook reviewed the Special Use request to approve assisted living, memory care, and independent living facility and the Variation request to approve off-street parking between the building and adjoining street. The proposed property would be composed of 251 independent living units, 88 assisted living units, and 44 memory care units.

Petitioner Mr. Adam Arnold of South Bay Partners, the developer of the project, discussed the particulars of the building plan including living units, dining options, indoor pool, patios and courtyards, exercise facilities, and social programming. The property for consideration, 3400 Pratt Avenue, consists of 13.5 acres between Northeast Parkway and Pratt Avenue, one block west of McCormick Boulevard (former Bell & Howell site).

As part of this proposal, a Special Use is being requested to allow for independent and assisted living in an MB Zoning District. The Petitioner is also requesting a Variation to allow off-street parking between the building and the street.

The Petitioner explained that the main building entrances would face north towards Northeast Parkway in order to avoid as much traffic as possible along Pratt Avenue to the south. Additionally, there would be a single curb cut onto Pratt Avenue to minimize traffic. The property would provide 304 onsite parking spaces, per Village requirements, with 85 of those spaces in an enclosed garage. On-street parking would not pose as a practical complication.
It was suggested by the Village to incorporate an on-site EMT garage and facility within the proposed development in which the developer would incur the cost, but it would be staffed and equipped under the Village’s current EMT provider contractor.

It was discussed that currently, there is water detention along Pratt Avenue. It is relayed that the developer will be joining the two existing stormwater basins into one and treat the water on site to allow for a greener area for patios, walking paths, etc.

The Petitioner explained they conducted a private study through KLOA to determine the impact the facility would have on the traffic flow in the area. The study demonstrated that a senior living project would have minimal impact on traffic in the surrounding neighborhoods.

Discussion continued to detail the financial impact to the Village and it was discussed that this housing development would increase residency which expands the tax base as well as adding 82-100 jobs in the Village. Additionally, senior populations do not add any additional burden to the school system in the Village and the ambulance service is already outsourced to a private company so no additional costs to the Village would be incurred in that respect.

Mr. Dave Dastur of Halsted and Jensen, the architect, explained the footprint of the project; there are 251 independent living units, 88 assisted living units, and 44 memory care units. The memory care units would be located on the first floor along with common areas and dining areas. The independent living side has dining options as well as the assisted living side. The second floor has dining areas, some common areas, and living units. On the third floor there will be a chapel, theater, wellness areas, and community rooms for both the third and fourth floors.

The Petitioner explained there is a single drive that lines up with Kimball Avenue which is designed not to be an easy pass through straight to Northeast Parkway as required by the Village so that traffic is not bypassing though the site.

Chairman Eisterhold stated that one of the suggestions from the earlier Workshop meeting was to enter the parking garage from the west side. The Petitioner explained that at that point in time, the plan was to have one major parking garage that took up the whole floor with roof gardens on top of that. In order to pick up an extra 60 parking spaces, the cost would be astronomical so they now have made three separate entrances to the parking garage on the south side and the green space is now located on the ground level.

Mrs. Wendy Scholenburg of Daniel Weinbach & Partners, Ltd., the landscape architects, discussed the green areas of the development. Beginning with Pratt Avenue, the proposed drive is no longer there allowing for the extension of the existing berm and the retention area behind that would also be combined. The existing trees along Pratt would be preserved to allow for substantial existing green space. The side yards will also be newly planted and along Northeast Parkway, they have provided screening for parking that is along the street with shrub hedges and trees to green up that edge of the site which is the major entrance to the property. As you proceed through the site, the major entrances would also be highlighted with landscaping with covered entryways. In addition, the dining areas that have been mentioned have outdoor seating areas will also have landscaping features. There are also additional courtyard areas that will have additional green area and landscaping. There will be approximately 200 new trees added to the property.
Mr. Kevin Matray of Macke Consultants, the civil engineers, discussed the civil aspects of the site. They are proposing that the main entrance be off of Northeast Parkway to the north, there are three, with an additional entrance to the south off of Pratt Avenue. One of the ways to prevent the site from becoming a pass through is when entry is made off of Pratt Avenue, traffic is directed around the property as opposed to cutting straight through it. There has also been a grasscrete drive for emergency vehicle access between the first bend off of Pratt Avenue. It was also relayed that the building itself has proposed setbacks that exceed the Zoning Ordinance. Currently, the building is showing a 55-foot setback from the north property line, a 90-foot minimum setback from the sides and 150-foot setback from the south property line. Along the south property line is the stormwater detention where they are utilizing the existing basins by connecting them and maintaining the berm. The stormwater management will meet both the MWRID Ordinance and the Village’s Ordinance. There is currently an existing water main utility easement that cuts through the site from the north to south which contains hydrants. The Petitioner proposed they would like to vacate that easement and relocate the water main with the services provided on the site.

Commissioner Fishman inquired when an emergency vehicle enters the property off of Pratt Avenue how it would get to the building site. It was discussed that it would come in off of an extension of Kimball Avenue and then you can continue to the left or right at that point providing circulation around the building and access to all sides. Additionally, to deter from vehicles using this as a pass through, it will be grasscrete which allows grass to grow through the concrete to make it appear that it is part of the parkway.

Commissioner Fishman also inquired as to the location of the proposed EMT bay location. The Petitioner relayed it would be located in the southwest corner of the independent living building with a separate drive for the bay floor. The construction and occupancy will not be billed back to the Village.

Commissioner Fishman further stated that during their Workshop meeting of this project, it was suggested that there was, in fact, too much parking and that a warehouse was to be established and inquired if the Petitioners had been considering that option. The Petitioner explained that the calculations worked out well and that the parking coincides with Village Ordinance. Further, it was explained that on the northeast corner of the property, there is space available to place more parking if they find they are under-parked over time.

Commissioner Fishman also inquired to the Petitioners as to how the site would be managed and if they, as the developers, would receive information or reports on how the property was functioning. The Petitioner explained that they are not only the developer but also the owner’s representative and the operator would be a third party contract, who they already have, which is LCS. Construction of the property and beginning occupancy is anticipated for 2018.

Chairman Eisterhold addressed some concerns from staff beginning with the property’s refuse area; would it be held in exterior or interior areas. The Petitioner explained the refuse area would be incorporated by the loading dock area on the exterior of the building. Additionally, Chairman Eisterhold discussed the main entrance at Northeast Parkway was thought to be one way. It was explained that the entrance coming into the building under the canopy is a one way and as for the other entrances, they would be two ways.
Chairman Eisterhold addressed the sign package for the property, and Mr. Cook advised that the sign proposals would need to be submitted and, if code compliant, permits would be issued. However, if relief was needed, it would go before the Zoning Board of Appeals.

Commissioner Goldfein inquired as to the materials of the exterior makeup of the site and it was demonstrated that the skin of the building would be comprised of face brick as well as a full set stone; a full masonry building. The changes to the aesthetics were made to soften the exterior and limit the large overhangs giving it a more modern and open look. It was also discussed that the dining area in the assisted living facility was moved to the location that was slated for a parking garage to gain access to the courtyard. The pool of the building was also relocated to the front of the building and there was a wellness center added to that space as well.

Commissioner Yohanna inquired to Mr. Cook as to whether staff comments from the June 17th summary had been resolved. Mr. Cook confirmed that the comments had been addressed in either the packet of information that was distributed or has been agreed upon to be submitted in the future as part of the permit application.

It was also discussed that the EMT garage is currently at 31 feet, but staff will discuss with the Fire Department the needed dimensions. The Petitioners agreed that arrangements would be made if more space was necessary.

Discussion ensued regarding vacating the easements and relocating the 10-inch water main. Mr. Cook explained that no work has begun to vacate the easements. It has been identified but when the project is approved, at that time the easement would be vacated. The Petitioner further explained they had been in contact with the Village Engineer with regards to vacating the easements.

Commissioner Fishman verified with the Petitioners that the balconies were only located in the independent living units and not the assisted or memory care units which was confirmed.

The Petitioner inquired for verification to the Commission as to when the Ordinance would be drafted, and they are looking to include specific language with regard to number of feet deep and wide, is the Ordinance to be reviewed by the Petitioners prior to being voted on. Chairman Eisterhold stated that they would make a recommendation to the Village Board based on the Plan Commission meeting and staff will present it to the Village Board. The Village Board will do a two-meeting review. If approved at the first meeting, the Village Attorney would draw up the documentation needed, and the Petitioners would need to be involved with the review of that process before it goes to the second Village Board meeting for the final review.

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

**Motion to approve** the requested Special Use and Variations at 3400 Pratt Avenue to authorize a Special Use and Variation for Construction of Senior Housing Facility and Off-Street Parking was made by Commissioner Yohanna and seconded by Commissioner Sampen.

**Aye:** Yohanna, Sampen, Fishman, Goldfein, and Eisterhold,

**Nay:** None

**Motion Approved:** 5-0
Motion to adjourn by was made by Commissioner Goldfein, and seconded by Commissioner Fishman. Meeting adjourned at 9:11 p.m.

Aye: Goldfein, Fishman, Sampen, Yohanna, and Eisterhold
Nay: None
Motion Approved: 5-0

Respectfully Submitted,

[Signature]

Karen Kutcher
Fire Department Coordinator