MEETING MINUTES OF THE
PLAN COMMISSION
SEPTEMBER 3, 2014 – 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 (arrived at 7:04)
Steven Jakubowski (arrived at 7:06)
Anthony Pauletto
Mark Yohanna

MEMBERS ABSENT:
Don Sampen

STAFF PRESENT:
Aaron N. Cook, AICP, Community Development Manager

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

Chairman Eisterhold noted a quorum of four members and called the meeting to order at 7:03 p.m.

Motion to approve the August 6, 2014 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Yohanna.

Aye: Fishman, Yohanna, Pauletto, and Eisterhold
Nay: None
Motion Approved: 4-0

Motion to approve the August 22, 2014 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Pauletto.
Aye: Fishman, Pauletto, and Eisterhold
Abstained: Goldfein, Jakubowski, Pauletto, and Yohanna
Motion Approved: 3-0

IV. Public Hearing: Lincoln Avenue Plan – Amendment to the Comprehensive Plan

Mr. Cook presented draft language to amend the Comprehensive Plan relative to residential uses. The Village Board made a specific recommendation to the Plan Commission to make a change to the Zoning Code. This plan is to establish a long-term vision for the community along Lincoln Avenue. Mr. Cook recommended to the Plan Commission to direct a Public Hearing be held in the near future to incorporate this vision into the Zoning Code by way of a text amendment to change the current Permitted Use into a Special Use.

Staff and the Village Attorney believe the following should be added to the “Modify Land Use Codes to Encourage New Uses” section.

“In all circumstances, residential uses should only be allowed on sites with sufficient lot size to support the impact of such development and only after site-specific review pursuant to the Village’s zoning Ordinance and other applicable laws.”

Motion to approve the recommended language, as presented, to the Village Board was made by Commissioner Yohanna, and seconded by Commissioner Pauletto.

Aye: Yohanna, Pauletto, Fishman, Goldfein, Jakubowski, and Eisterhold
Nay: None
Motion Approved: 6-0

Motion to approve the Special Use language and other regulations as deemed appropriate and for the Village Board to consider a Public Hearing on this matter relative to the Zoning Code was made by Commissioner Yohanna, and seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Goldfein, Jakubowski, Pauletto, and Eisterhold
Nay: None
Motion Approved: 6-0

The next focus of discussion pertained to other recommendations relative to the Task Force’s report which encourages retail uses and no longer encourages bank or office uses along Lincoln Avenue. The Task Force recommends that these businesses be kept at a minimum or prohibited altogether as these businesses do not contribute to a pedestrian or shopping environment. Banks are currently prohibited in the B-1 District.

The Task Force also no longer encourages auto-oriented or auto-related businesses for the same reason as cited above. Auto body and repair, auto service establishments, and gas
stations are currently prohibited in the B-1 District. Auto/light truck sales and service establishments are currently a Special Use in within the B-1 District.

The Task Force recommends that the Village embraced mixed use developments, such as The Shoppes at Lincoln Pointe. North Capital Group is currently in the process of seeking approval for a mixed use development.

There was a lengthy discussion as to what uses should or should not be along Lincoln Avenue in relation to pedestrian traffic. The addition of more car dealerships was also discussed.

The next recommendation was Business Hub designation. This has been enacted by the implementation of Overlay Districts. The Task Force identified certain intersections as being unique in character. They are Lincoln and Touhy; Lincoln, Pratt, and Crawford; and Devon and Lincoln. Each intersection presents unique opportunities.

The Lincoln-Touhy Business Hub is envisioned as the downtown for the community. The Lincoln-Pratt-Crawford Business Hub is near the geographic center of the Village and the crossroads for Village residents. The Devon-Lincoln Business Hub is an entryway into the community and a major gateway to and from Chicago. Mr. Cook presented a map of the Recommended Land-Use Strategy for Lincoln Avenue Corridor Redevelopment.

Commissioner Pauletto suggested that two Commissioners each take a specific hub and make their recommendations. Commissioner Pauletto and Commissioner Yohanna volunteered to make recommendation regarding the Lincoln-Touhy Business Hub. Commissioner Fishman volunteered to make recommendations regarding the Lincoln-Pratt-Crawford Business Hub with Commissioner Sampen. Commissioner Goldfein and Commissioner Jakubowski volunteered to make recommendations regarding the Devon-Lincoln Business Hub.

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.

V. NEXT MEETING

Chairman Eisterhold declared that the next Plan Commission meeting will be held on Wednesday, October 22, 2014.

Mr. Cook presented the Plan Commission’s Biennial Report. This report will be reviewed by the Village Board at the Committee of the Whole Meeting scheduled for Tuesday, October 21, 2014. Chairman Eisterhold indicated that he would be present at this meeting. Chairman Eisterhold asked if any of the Commissioners had any comments or additions in regards to this report. There were none.
VI. ADJOURNMENT

Hearing no further business, motion to adjourn was made by Commissioner Yohanna, and seconded by Commissioner Fishman. Meeting adjourned at 8:15 p.m.

Aye: Yohanna, Fishman, Goldfein, Jakubowski, Pauletto, and Eisterhold
Nay: None
Motion Approved: 6-0

Respectfully Submitted,

[Signature]

Kathryn M. Kaspryzk
Community Development Coordinator