MEETING MINUTES
OF THE
PLAN COMMISSION
SEPTEMBER 7, 2016 – 7:00 P.M.
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Chairman Mark Yohanna
Irving Fishman
Patricia Goldfein
Henry Novoselsky
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
Steven Jakubowski

STAFF PRESENT:
Steve McNellis, Community Development Director
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order
Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:03 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the August 24, 2016 Plan Commission Minutes was made by Commissioner Fishman and seconded by Commissioner Sampen.

Aye: Fishman, Sampen, Goldfein, Novoselsky, Pauletto, and Yohanna
Nay: None
Motion Approved: 6-0

IV. Case #PC-10-16: Public Hearing: 4320 West Touhy Avenue – Special Uses and Variations

Chairman Yohanna announced Case #PC-10-12 pertaining to certain approvals for a multi-tenant retail building with drive-through and off-street parking area. Since the required traffic study was not completed prior to tonight’s meeting, this Public Hearing will be continued to the October 6, 2016 Plan Commission meeting.
Motion to continue, without discussion, was made by Commissioner Fishman and seconded by Commissioner Novoselsky.

Aye: Fishman, Novoselsky, Goldfein, Paulett, Sampen, and Yohanna
Nay: None
Motion Approved: 6-0

V. Case #PC-15-16: Public Hearing: Text Amendments – Warehouse and Self-Storage

Chairman Yohanna announced Case #PC-15-16 for consideration of regulations relative to Warehouse and Self-Storage uses in the M-B and O-1 Office Zoning Districts, including properties with frontage on Cicero Avenue, Devon Avenue, Lincoln Avenue, and Touhy Avenue.

Development Director McNellis outlined the request for a text amendment pertaining to warehouse and self-storage locations. These uses are permitted, by right, in the M-B Zoning District and by Special Use only in the O-1 Office District. The Plan Commission and Village Board noted that these uses can have a negative impact on commercial arterial roadways, do not provide sales tax, and have limited architectural building aesthetics. Even though these uses are appropriate in the Village, the question is where should they be located. The Village Board approved a one-year moratorium on July 19, 2016 for such uses on these commercial arterial roadways.

Research of neighboring communities showed that these uses are generally permitted in industrial or manufacturing zoning districts or industrial hubs. The Village’s M-B and O-1 Office Zoning Districts are adjacent and bisect the Village’s major arterial roadways.

Development Director McNellis stated that there are 29 properties in the M-B and O-1 Office Zoning Districts that have frontage on these four commercial arterial roadways. A courtesy letter was mailed to impacted property owners regarding the proposed text amendment. A total of eight properties could be impacted immediately by this proposed text amendment. If approved, current warehouse and self-storage uses would be considered legal nonconforming uses. There are two existing properties in the O-1 District that have no frontage on a commercial arterial roadway.

In considering the proposed text amendment to address warehouse and self-storage facilities along these commercial arterial roadways, should the Village prohibit buildings or structures which are utilized primarily as warehouses and self-storage facilities be located in the M-B or O-1 Office Districts, with frontage on Cicero Avenue, Devon Avenue, Lincoln Avenue, and Touhy Avenue. Secondly, should the word “primarily” be defined as a minimum of 50 percent of the floor area. Lastly, should the Village prohibit warehouse and self-storage facilities in the O-1 Office District.

There was discussion regarding the definition of a warehouse or self-storage facility, how to define the word “primarily”, especially when it refers to commercial uses that have retail and warehouse space in the same building as well as the percentage of floor space devoted for each.

Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Listed below are comments from members of the audience.

Mr. Vern Schultz, 2626 North Lakeview Avenue, broker for the property at 7373 North Cicero Avenue, stated that the configuration of this parcel makes it tough to market to potential retailers. He has a letter
of intent for an assisted care facility for the two acres on the west side of the property, and a self-storage facility for the east side of the property. If this proposed text amendment is adopted, it would be a burden on Mr. Puig in selling this property. There was specific discussion regarding easement access and whether or not the property has frontage along one of the commercial arterial roadways in question.

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

**Motion to continue** to the October 6, 2016 Plan Commission meeting was made by Commissioner Fishman and seconded by Commissioner Pauletto.

Aye: Fishman, Pauletto, Goldfein, Sampen, and Yohanna  
Nay: None  
Abstained: Novoselsky  
Motion Approved: 5-0

**VI. Biennial Report**

**Motion to approve** the Biennial Report was made by Commissioner Novoselsky and seconded by Commissioner Pauletto.

Aye: Novoselsky, Pauletto, Fishman, Goldfein, Sampen, and Yohanna  
Nay: None  
Motion Approved: 6-0

**VII. Other Business**

Commissioner Fishman acknowledged receipt of the Development Updates Report. Chairman Yohanna asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

**VIII. Next Meeting**

The next meeting of the Plan Commission is scheduled for Thursday, October 6, 2016.

**IX. Adjournment**

**Motion to adjourn** was made by Commissioner Sampen and seconded by Commissioner Pauletto. Meeting adjourned at 8:10 p.m.

Aye: Sampen, Pauletto, Fishman, Goldfein, Novoselsky, and Yohanna  
Nay: None  
Motion Approved: 6-0

Respectfully submitted,

Kathryn M. Kasprzyk  
Community Development Coordinator