



Village of Lincolnwood Plan Commission

Meeting
Wednesday, September 7, 2016
7:00 P.M.

in the
Council Chambers Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
August 24, 2016 Minutes
4. **Case #PC-10-16: Public Hearing: 4320 West Touhy Avenue – Special Uses and Variations (Continued from July 6, 2016)**
Request: Petitioner seeks certain approvals for a multi-tenant retail building with drive-through and off-street parking area.
5. **Case #PC-15-16: Public Hearing: Text Amendments – Warehouse & Self-Storage**
Request: Consideration of regulations relative to Warehouse and Self-Storage uses in the M-B and O Zoning Districts, including properties with frontage on Cicero Avenue, Devon Avenue, Lincoln Avenue, and Touhy Avenue.
6. **Approval of 2014-2016 Plan Commission Biennial Report**
7. **Other Business**
8. **Next Meeting**
9. **Public Comment**
10. **Adjournment**



**DRAFT MEETING MINUTES
OF THE
PLAN COMMISSION
AUGUST 24, 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 (arrived at 7:07)

MEMBERS ABSENT:

Steven Jakubowski

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager
Kathryn M. Kasprzyk, Community Development Coordinator

I. Call to Order

Chairman Yohanna noted a quorum of five members and called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the July 6, 2016 Plan Commission Minutes was made by Commissioner Fishman and seconded by Commissioner Novoselsky.

Aye: Fishman, Novoselsky, Goldfein, Pauletto, and Yohanna

Nay: None

Motion Approved: 5-0

IV. Case #PC-12-16: Public Hearing: 6825 North Lincoln Avenue – Special Use and Variations

Chairman Yohanna announced Case #PC-12-16 for consideration of a Special Use and Variations for a redesigned off-street parking area between the existing building and Lincoln Avenue and to add parking between the existing building and Keystone Avenue at 6825 North Lincoln Avenue. Chairman Yohanna swore in the Petitioner and owner of the property Mr. Mike Klein.

Development Manager Cook presented an overview of the requested Special Use and Variations. The property located at 6825 North Lincoln Avenue is a 20,000-square-foot corner lot with frontage on Lincoln and Keystone Avenues. The property is within the B-1 Lincoln Avenue Business District and Mixed-Use Hub Overlay District and is abutted by residential properties to the rear of the property.

The requested actions include a Special Use and six Variations. The Special Use requested is for off-street parking in the front and corner side yards. There is already head-in parking between the building and Lincoln Avenue. The redesign is to allow ten new parking spaces along Keystone Avenue.

The first Variation requested is a Drive Aisle Width Variation as the Petitioner is proposing 13.7 feet rather than the required 16 feet. The second requested Variation is a Drive Aisle Variation for head-in parking on Keystone Avenue rather than parking stalls. The third Variation requested is a Parking Stall Width Variation as the Petitioner proposes angled parking on Lincoln Avenue with 45-degree angled parking stalls to be 8.5-feet wide instead of the required width of 9 feet. The fourth Variation requested is an Off-Street Parking Perimeter Landscape Variation as the Petitioner proposes to waive the requirement for eight-foot-wide perimeter landscaping islands on Lincoln and Keystone Avenues. The fifth Variation is an Off-Street Parking Interior Landscape Variation as the Petitioner proposes to waive the requirement for interior landscaped islands and plantings on Lincoln Avenue and island size on Keystone Avenue. There are also two sign Variations. The first requested Variation proposes to relocate the existing Airoom pole/pylon sign. Once relocated, the sign would be considered nonconforming and would require Special Sign Approval. The Petitioner also proposes to relocate the pole/pylon sign to five feet from the property line rather than the required ten feet.

Recommended conditions from the Development Review Team for approval include the following: 1) all replacement sidewalks must be at least five feet in width; 2) the final species and location of the proposed trees in the right-of-way to be approved by the Village; 3) all new parkway trees must have a minimum caliper of 2.5 inches; and 4) an IDOT permit will be required for proposed work within the Lincoln Avenue rights-of-way. If zoning action is approved, additional Village actions required would include: 1) Vacation of Keystone Avenue; and 2) a Plat of Consolidation which would formally consolidate the to-be-vacated portion of Keystone Avenue to the subject property which measures approximately 9 feet by 100 feet.

Mr. Klein stated the major advantage to this parking plan, beyond additional parking, is that this plan would make for a safer and better looking situation along Lincoln Avenue. The proposed parking along Keystone Avenue is to eliminate a dangerous condition along Lincoln Avenue and to reduce the number of vehicles in residential areas. Many of the Commissioners agreed that this is the best plan to balance the needs of Airoom and their parking requirements, as well as improving the safety and aesthetics of this area. It was noted that vehicles are parking on Keystone Avenue adjacent to the alley which is painted yellow as a no parking zone and what could be done to ensure that vehicles do not park there in the future.

There was discussion regarding the proposed landscape plan. Mr. Klein felt that this is was best possible landscape plan. Mr. Klein said he would donate to the tree bank if the landscape plan did not meet current zoning requirements. Commissioner Goldfein commented that no effort was made to preserve any of the mature trees and the proposed landscape plan was incomplete. Mr. Klein stated that two trees would be planted to replace the four trees that will be removed.

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.

Ms. Georgia Talaganis, 3955 West Estes Avenue, spoke on behalf of the Friends of the Lincolnwood Library, said that this area should preserve the rights of the neighborhood and for people using the library and does not see how this plan is safe.

Mr. Joseph Nofari, 6924 Keystone Avenue, said that he likes the Lincoln Avenue portion of the plan, but does not see how selling public property to a private individual benefits the public.

Ms. Doris Guthman, 7136 Kedvale Avenue, stated that Airoom's business seems to flourish even without this new parking.

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 recommend approval of the Special Use and Variations was made by Commissioner Fishman and seconded by Commissioner Sampen to include the Development Review Team's recommended conditions including: all replacement sidewalks must be at least five feet in width; the final species and location of the proposed trees in the right-of-way to be approved by the Village; all new parkway trees must have a minimum caliper of 2.5 inches; an IDOT permit will be required for proposed work within the Lincoln Avenue rights-of-way; vacation of Keystone Avenue; and a Plat of Consolidation which would formally consolidate the to-be-vacated portion of Keystone Avenue to the subject property; a covenant to run with the land restricting the property for parking only and to recommend to the Traffic Commission whether to allow a tow zone to the north of the property adjacent to the alley on Keystone Avenue, and for the Petitioner make a contribution to the tree bank.

Aye: Fishman, Sampen, Goldfein, Novoselsky, Pauletto, Sampen, and Yohanna

Nay: None

Motion Approved: 6-0

V. Case #PC-13-16: Public Hearing: 6430 North Hamlin Avenue – Special Use

Chairman Yohanna announced Case #PC-13-16 to consider Hatzalah Chicago to operate 24 hours a day exceeding permitted hours of operation for 6430 North Hamlin Avenue. Chairman Yohanna swore in the Petitioner Mr. Craig Frank.

Development Manager Cook outline Hatzalah Chicago's Special Use request to allow an emergency medical service business 24 hours a day at 6430 North Hamlin Avenue. The property is located within the M-B Manufacturing/Business District. The Zoning Code requires that any business that operates before 7:00 a.m. and after 11:00 p.m. within 150 feet of a residentially zoned property must seek Special Use approval. Hatzalah Chicago was previously granted a Special Use in April 2015. Since they have not yet opened their business at the Hamlin address, their Special Use request expired and Hatzalah Chicago would like to extend this request.

Mr. Frank reiterated the nature of their business and stated the reason for the delay in opening their facility is that Hatzalah Chicago is an all-volunteer organization and the extension is necessary as their fundraising took longer than anticipated. Mr. Frank said that plans have been submitted for a building permit.

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.

Ms. Sara Joe, 3806 West Devon Avenue, is concerned that 150 feet is not enough distance from their residence and asked if there would be flexibility to extend the distance. Mr. Frank said there is flexibility and the sirens are only used if they are necessary to go through red lights and heavy traffic. Mr. Frank said that they respond to two calls per night on average.

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 recommend approval for Commissioner Pauletto and seconded by Commissioner Novoselsky for an emergency medical service to operate 24 hours a day, not be used for residential purposes, and to include the prohibition of sirens between the hours of 11:00 p.m. to 7:00 a.m. within 250 feet of residential uses.

Aye: Pauletto, Novoselsky, Fishman, Goldfein, Sampen, and Yohanna

Nay: None

Motion Approved: 6-0

VI. Case #PC-14-16: Public Hearing: 7017 North Central Park Avenue – Special Use

Chairman Yohanna announced Case #PC-14-16 to recommend relocating a wireless antenna on an existing tower. Chairman Yohanna swore in the Petitioner Mr. Jim Moser.

Development Manager Cook outlined the request for relocating wireless communication equipment on an existing freestanding tower. The existing tower is located at 7017 North Central Park Avenue in the M-B Manufacturing/Business District. Special Use approval is required for all new wireless communication facilities. There is an existing 110-foot freestanding tower with an existing carrier located at the top. Verizon has existing equipment at 30 feet above grade which was approved by the Village Board in June 2014 and would like to remove this equipment and reinstalled at 88 feet above grade.

Mr. Moser stated that Verizon's coverage will increase due to the higher elevation. The tower will stay aesthetically the same.

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 recommend approval was made by Commissioner Sampen and seconded by Commissioner Fishman.

Aye: Sampen, Fishman, Goldfein, Novoselsky, Pauletto, and Yohanna

Nay: None

Motion Approved: 6-0

VII. Other Business

Commissioner Novoselsky asked staff if a Special Use request's timeframe could be extended for a year instead of six months. Commissioner Fishman asked for an update on the Comprehensive Plan, the Dominick's site, and Begyle Brewing. 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 Wednesday, September 7, 2016.

IX. Adjournment

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

Respectfully submitted,

Kathryn M. Kasprzyk
Community Development Coordinator



MEMORANDUM

TO: Chairman Yohanna
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: September 2, 2016

SUBJECT: PC-10-16: Public Hearing: 4320 West Touhy Avenue - Special Uses and Variations

At the July 6, 2016 Plan Commission meeting, the above matter was continued in order for the Petitioner to prepare and submit a traffic study. The Village has not received the requested traffic study and, therefore, staff believes it is most appropriate to continue the matter, without discussion, to the October 6, 2016 meeting of the Plan Commission.

Staff has mailed to all property owners within 250 feet of the subject property notification of the staff recommended continuation.

RECOMMENDED MOTION:

Move to continue, without discussion, Case #PC-10-16 to the October 6, 2016 regular meeting of the Plan Commission.



Plan Commission Staff Report

Case # PC-15-16

September 7, 2016

Subject Property: Consideration of Text Amendments to the M-B and O-1 Zoning Districts to Establish New Regulations and Modify Existing Regulations Relative to Businesses that are Primarily Warehouse or Self-Storage Uses on Certain Commercial Arterial Roadways

Requested Action: Text Amendments to Article II, Section 2.02, Definitions, Article IV, Sections 4.04, Use District Table, and 4.08, Additional Use Standards for M-B Light Manufacturing/Business District, to consider establishing new regulations and modifying existing regulations relative to businesses that are primarily Warehouse or Self-Storage Uses on Certain Commercial Arterial Roadways.

Petitioner: Village Board

Summary:

Background

The Village Board approved a one-year moratorium on warehouse and self-storage uses along certain commercial arterial roadways on July 19, 2016. Currently, warehouses and self-storage facilities (which are defined as warehouses) are permitted in the M-B, Manufacturing/Business Zoning District and are Special Uses in the O-1, Office Zoning District. In previous discussions with the Village Board and Plan Commission, staff noted that neither warehouses nor self-storage facilities are the type of uses typically anticipated to be found on the Village's major commercial arterial roadways, such as Touhy Avenue, Lincoln Avenue, Cicero Avenue, and Devon Avenue.

Given the limited scope of Lincolnwood's commercial corridors, the Village found it prudent to discuss whether or not non-sales tax producing uses such as these should be located along corridors where the Village's primary goals include sales tax generation and the creation of inviting, aesthetically pleasing corridors where commercial services and sales of goods take place on well-landscaped lots with structures adhering to specific design guidelines. These corridors are often the gateway to the community, providing visitors a first impression of Lincolnwood. While warehouse and self-storage facilities certainly have a place in the community, the general feeling of the Village Board and Plan Commission was that consideration should be given as to where that place should be.

Research of Neighboring Communities

Staff reviewed the regulations of eight nearby communities and found that all permit warehouse uses in at least one zoning district, and all but one (Wilmette), permit self-storage facilities

somewhere in their community (see attached chart). By and large, like Lincolnwood, these uses are exclusively permitted in these communities' Industrial, Manufacturing, and/or Heavy Commercial Zoning Districts. However, while other communities also have industrial-zoned properties along sections of arterial roadways, they are always located in specific industrial “hubs” which are disconnected from the commercial stretch of the arterial roadway. In Lincolnwood, the M-B and O-1 Zoning Districts are immediately adjacent to, or in the middle of, major commercial roadway corridors. As an example, while Skokie has an industrial park along McCormick Boulevard, virtually none of that corridor (with the exception of the new development at the northwest corner of Touhy and McCormick) is commercial. In Lincolnwood, Devon Avenue is bisected by an M-B District, with commercial uses on either side of the M-B property fronting that roadway. The same is true of Touhy Avenue and Lincoln Avenue. In fact, a Retail Overlay District was placed on a large portion of the M-B zoned Touhy Avenue frontage to further encourage commercial uses in that commercial corridor. In the case of Cicero Avenue, the O-1, Office Zoning District is immediately adjacent to the Touhy Avenue commercial corridor and in an area where the Village has stated interest in growing the commercial corridor further north to the Corporate Limits (at Jarvis Avenue).

Impacted Properties in M-B and O-1

In reviewing the properties in the M-B and O-1 Zoning Districts that would be impacted by the proposed text amendments, staff has determined there are a total of 29 properties that have frontage on Cicero Avenue, Devon Avenue, Lincoln Avenue, or Touhy Avenue (see attached highlighted maps). All 29 properties could conceivably be impacted by limitations on future users if warehouse or self-storage uses were no longer permitted. Of those 29 properties, there are currently two self-storage facilities in these districts that would be impacted. In addition, there are two vacant warehouses that are currently for lease or redevelopment, and there are four properties where the majority of the business may be warehouse-related. As a result, a total of up to eight properties could be most impacted by the prohibitions being proposed. In those locations where an existing warehouse or self-storage facility is open and operating on the day such a prohibition were to be approved (approximately six of the 29 impacted properties would likely meet this criteria), the business would be permitted to remain and function as it currently does. However, those properties would be subject to the Non-Conforming Uses section of the Zoning Code. The uses would be considered “Legal, Non-Conforming” and would be permitted to operate under the following conditions:

9.02_Continuance of nonconforming use.

(1)

Any use of a structure or land that was lawfully established as of the effective date of this Zoning Ordinance that does not conform to the use regulations for the zoning district in which it is located shall be deemed to be a **legal nonconforming use** and may be continued only in accordance with the limitations and standards provided in this Article **IX**.

(2)

Any legal nonconforming use of a structure may be continued, provided there is no physical expansion or extension other than necessary maintenance and repair, except as otherwise permitted in accordance with this Article **IX**. The owner of the subject property shall bear the burden of establishing that any nonconforming use is a legal nonconforming use, as defined and regulated by this Article **IX**.

9.03 **Expansion of nonconforming use.**

(1)

A nonconforming use shall not be increased in intensity, nor expanded or extended beyond the floor area or lot area occupied as of the date on which such use became nonconforming, or in a manner that displaces any conforming use in the same structure or on the same parcel.

9.05 **Discontinuance or abandonment of nonconforming use.**

(1)

Whenever any part of a structure or land occupied by a nonconforming use is changed to or replaced by a use conforming to the provisions of this ordinance, such premises shall not thereafter be used or occupied by any nonconforming use, even though the structure may have been originally designed and constructed for the prior nonconforming use.

(2)

Whenever a nonconforming use of a structure, or part thereof, has been discontinued for a period of six consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a nonconforming use, such use shall not, after being discontinued or abandoned, be reestablished, and the use of the premises thereafter shall conform with the use regulations of the zoning district in which it is located.

Further Limitations in O-1

In reviewing all impacted properties in the O-1 Office Zoning District, it became apparent that only two properties in this district do not have frontage on Lincoln Avenue or Cicero Avenue (see attached map). Those properties are located at 7384 North Lincoln Avenue (Heartland Ice Arena) and 4700 West Chase (Research Technology International). Neither building houses a use that is currently “primarily” (defined by staff as greater than 50% of the floor area) warehouse. In order to simplify the table of Permitted Uses in each Zoning District, staff recommends the Plan Commission consider whether or not it is appropriate to continue permitting uses in which only two properties in that Zoning District would even be eligible to house them, should the other proposed text amendments be approved. The Plan Commission may wish to consider simply prohibiting warehouse and self-storage uses in the O-1 Zoning District, if the impact of eliminating that permissibility on properties in that Zoning District would be so minimal. In addition, this would allow the Office zoning district to transition to a district that is more appropriately actual Office uses.

Plan Commission Consideration

In contemplating whether or not Text Amendments should be considered to address warehouse and self-storage facilities along commercial arterial roadways, the Plan Commission should ask the following questions:

- 1) *Should the Village prohibit buildings or structures, which are utilized primarily as warehouses or self-storage facilities, to be located on an M-B or O-1 zoned lot with frontage on the following four commercial roadways: Cicero Avenue, Devon Avenue, Lincoln Avenue, and Touhy Avenue?*

- 2) *If you answer “Yes” to Number 1, would you define “primarily” as being a minimum of 50% of the floor area of a structure?*
- 3) *Should the Village prohibit warehouse and self-storage facilities in the O-1 Office Zoning District?*

Staff Recommendation

Should the Plan Commission respond affirmatively to the questions posed above, staff recommends the following detailed text amendments:

- **Define Self-Storage Facility** – Amend Section 2.02, Definitions, of the Zoning Code, so as to avoid any confusion as to whether or not this use is permissible in certain Districts and under certain conditions. Staff recommends the following proposed definition: *A building or group of buildings with controlled access, housing independent, fully-enclosed modules, bays, or compartments that are leased to individuals or businesses exclusively for the temporary storage needs of small businesses and residential households.*
- **Prohibit Warehouse and Self-Storage Facility uses in the M-B Zoning District on lots with frontage on the following commercial arterial roadways: North Cicero Avenue, West Devon Avenue, North Lincoln Avenue, or West Touhy Avenue** – Amend Section 4.08 of the Zoning Code to add this specific standard. This would apply to lots with buildings and structures where greater than 50% of the total floor area consists of warehouse or self-storage uses.
- **Eliminate the permissibility of Warehouse and Self-Storage Facility uses in the O-1, Office Zoning District** – Amend the Zoning Code by removing such uses from the Permitted and Special Uses Table 4.01.1, referenced in Section 4.04 of the Zoning Code.

Conclusion

The Village has limited commercially-zoned property. The M-B Zoning District has frontage on three of the major commercial corridors in the Village and such frontage bisects and creates a break in the commercial nature of those corridors. Further, warehouse and self-storage facility uses currently permitted in the M-B and O-1 Zoning Districts do not produce sales tax, employ a significant workforce, provide structures of an aesthetic standard consistent with commercial uses, or otherwise contribute to the commercial nature of those corridors. Finally, the O-1 Zoning District has only two lots that do not front a major commercial arterial roadway, and given the current uses on those lots, there is no significant impact in prohibiting warehouse and self-storage uses in the entire O-1 Zoning District, assuming acceptance of the other proposed Text Amendments. For these reasons, staff recommends the proposed Text Amendments.

Documents Attached

1. Research of Neighboring Communities
2. Map Depicting Impacted Properties
3. Map Depicting O-1 Properties Without Arterial Frontage

Table - Research of Neighboring Communities

Municipality	1. Does your community permit public self-storage facilities (The Lock-Up, Extra Space Storage, Public Storage, etc.)?	2. If so, are they permitted in Commercial or Industrial Zoning Districts?	3. If permitted in Commercial Zoning Districts, are they restricted along Arterial Roadways?	4. How is a public self-storage facility defined in your Zoning Code?	5. What additional restrictions, if any, are placed on public self-storage facilities if permitted in your community (Special Use, design restrictions, maximum size permissibility)?
Des Plaines	Yes.		N/A.	COMMERCIAL STORAGE FACILITY: A commercial land use consisting of the rental of fully enclosed interior building space for the storage of personal property (miniwarehouse). An industrial warehouse shall not be considered commercial storage facility. "Commercial storage facility" shall not include any use that is otherwise listed specifically in a zoning district as a permitted or a conditional use.	N/A.
Evanston	Yes	Permitted in Research Park (RP), Transitional Manufacturing Employment (MJE), Mixed Use Employment (MXE), Industrial/Office (I1), General Industrial (I2, I3) districts; Special Use in Transitional Manufacturing (MU)	N/A	Warehouse: A building or portion thereof used for the storage of goods and/or materials. This term shall include, but not be limited to, commercial storage facilities, miniwarehouses, and other uses similar in nature.	N/A
Glenview	Yes	Conditional Use in B-2 district; Permitted in I-1 and I-2 districts	No - provided they are around other similar uses.	Self-storage miniwarehouse facility means separate storage units of varying sizes leased, rented or owned by the general public on an individual basis. Such term shall exclude storage of explosives, fats, oils, gasoline or other fuel and may include not more than one on-site residential unit for an operator or site manager.	In B-2: No outdoor storage permitted; site must be adjacent or within area of compatible uses. Landscaping/aesthetics are strictly controlled.
Morton Grove	Yes	With caretaker living on premises: Special use in manufacturing (M1) district With NO caretaker living on premises: Special use in M1, Permitted in M2	N/A	In general: A facility containing small separate storage areas of varying size leased or rented on an individual basis. Manager's quarters may or may not be included.	N/A
Niles	Yes.	Yes as a special use.	No.	No definition.	Special use.
Park Ridge	Yes- Zoned by special use.	Commercial Districts.	Yes.	B3-Special use.	On a case by case basis - number of units, design, etc.
Skokie	Yes.	Industrial Zones.		Attached.	Self-storage, supply rental, and vehicle rental all require special use permits.
Wilmette	No.	N/A	N/A	N/A	N/A.

MB ZONING ON ARTERIAL ROADWAYS- W. TOUHY AVENUE

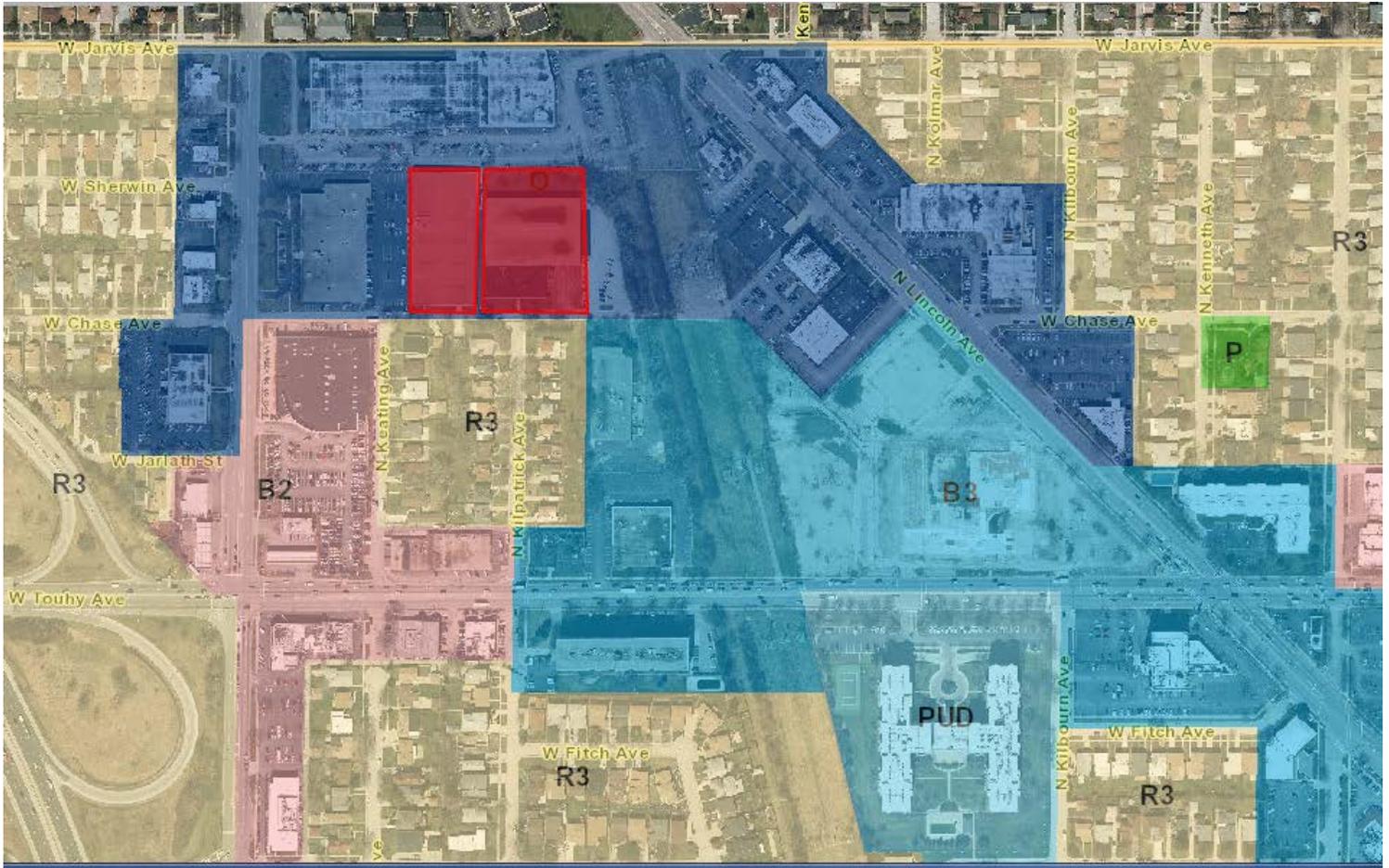


MB ZONING ON ARTERIAL ROADWAYS- W. DEVON AVENUE & N. LINCOLN AVENUE



O ZONING ON ARTERIAL ROADWAYS- N. CICERO AVENUE & N. LINCOLN AVENUE





O-1, OFFICE ZONING DISTRICT PROPERTIES
WITHOUT ARTERIAL FRONTAGE

- 7384 N. Lincoln Avenue (Heartland Ice Arena)
- 4700 W. Chase Avenue (Research Technology International)

Village of Lincolnwood Village Board Committee of the Whole

Commission: Plan Commission

Chairperson: Mark Yohanna
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Henry Novoselsky
Anthony Pauletto
Don Sampen

Previous Plan Commission Members who served during this report period:
Paul Eisterhold

Summary of Significant Activities of the Previous Two Years:

- Held 26 meetings between August 2014 and September 2016, including public hearings and workshops.
 - Conducted 20 Public Hearings
 - Convened for 5 Workshops
 - Held one joint meeting with the Zoning Board of Appeals
- Considered:
 - Fifteen text amendments
 - Recommended establishment of a “Schools” Zoning District
 - One zoning moratorium
 - Recommended approval for a one-year moratorium on warehouse and self-storage uses along certain commercial arterial roadways.
 - Thirteen special use requests
 - Recommended approval for Binny’s Beverage Depot to open at 7175 Lincoln (formerly Lincolnwood Produce) along with sign variations
 - Recommended approval of a new independent and assisted living senior housing development at 3400 W Pratt (former Bell & Howell site), along with a front-yard parking variation
 - Two Planned Unit Development Amendments
 - Recommended approval for the redevelopment of the former Dominick’s site at 6850 McCormick, including a Planet Fitness and new outlot building.
 - Recommended approval for a Begyle and Brewery and Taproom to open at 7005 Central Park (Town Center Warehouse Building)
 - One map amendment
 - Recommended approval for rezoning of lot adjacent to Lou Malnati’s to allow for an addition to existing restaurant, along with several other variations.

- Ten combined requests:
 - Eight combined special use and variation requests
 - One combined special use, variation and map amendment request
 - One combined special use and text amendment request
- Held discussions, provided feedback, and recommended a final draft of the updated Comprehensive Plan to the Village Board.

FY 2016-2018 Anticipated Activities/Goals

- TBD

Specific Questions or Comments for the Village Board:

- TBD



Village of Lincolnwood
Community Development Department
Development Updates
September 2016 Report

September 20 Village Board Scheduled to Consider Plan Commission Recommendation on Proposed New Comprehensive Plan

The Plan Commission held a Public Hearing on Wednesday April 13, 2016 and May 25, 2016 to consider the proposed new Comprehensive Plan. The Plan Commission heard a presentation by the Village's consultant, Houseal Lavigne, and discussed several aspects of the proposed new Comprehensive Plan. The Plan Commission has recommended approval of the Comprehensive Plan with several aspects identified for additional discussion. The Committee of the Whole has received information from Staff at two meetings relative to the new Comprehensive Plan. The Village Board is now scheduled to consider the Plan Commission's recommendation at their September 20, 2016 regular meeting. This new Plan was prepared over the last year through the work of the Comprehensive Plan Committee, a special committee formed to undertake the task of updating the Village's Comprehensive Plan. The award-winning planning consulting firm, Houseal Lavigne assisted the Committee in this work.

Village Board Approves Retail Redevelopment Project at 3701 West Touhy Avenue

The Village Board concurred with the Plan Commission relative to the retail redevelopment project at 3701 West Touhy Avenue. The project includes a single-tenant 4,500-square-foot retail building and off-street parking area. The Village is currently reviewing building permit documents.

Petitioner Withdraws Application for Expansion of Off-Street Parking Lot at 3550 West Pratt Avenue

The Plan Commission recommended approval of an application by Accurate Threaded Fasteners at 3550 West Pratt Avenue to expand the existing off-street parking lot between the building. ATF, Inc. withdrew their application prior to final Village Board action and, therefore, no work will occur.

Village Board Approves Text Amendment to Remove Prohibition of Fast-Food Restaurants with Drive-Through Facilities in B-3 District

The Village Board concurred with the Plan Commission recommendation to remove a prohibition of Fast-Food Restaurants with Drive-Through Facilities in the B-3 Village Center PD District and to require a Special Use Approval for such uses. Also included in this consideration was the removal of the prohibition on Drive-Through Facilities facing a public street and to require all Drive-Through Facilities in the B-3 District be required to obtain a Special Use.

Village Board Continues Discussion of Residential Fence Regulations for Residential Properties Abutting Public Recreation Paths

The Village Board continues to review the Plan Commission recommendation relative to residential fence regulations for property abutting public recreation paths. This matter is next scheduled for deliberation by the Village Board at its September 20, 2016 meeting.

Committee of the Whole Review of Proposed Use of Former Kow Kow Restaurant Site at 6755 North Cicero Avenue

The Committee of the Whole on August 16, 2016 discussed interest from Grossinger Auto Group for an auto sales lot at the former restaurant site. The Village Board discussed the concept with the current property owner. No applications have been made at this time.

Committee of the Whole Review of Proposed Redevelopment of 7373 North Cicero Avenue

The Committee of the Whole on July 19, 2016 discussed a redevelopment concept plan for the property at 7373 North Cicero Avenue. The proposal included the demolition and removal of the entire existing building. On the western 1.88 acres of the site a new memory care/assisted living facility would be constructed. The remaining one acre of the property would be marketed for sale. The Village Board discussed the concept with the current property owner and potential developer. No applications have been made at this time.

Building Permit Submitted for The Carrington at Lincolnwood (South Bay) – 3401-3501 Northeast Parkway

The Village continues building permit plan review for The Carrington at Lincolnwood. Jensen & Halsted Architects for South Bay have resubmitted building permit documents for review. You may have noticed that earthwork and foundation work has begun at the property. Charles Hall Construction and Village representatives meet weekly to discuss the project and will continue to do so throughout the duration of the property.

Begyle Brewing and Tap Room Update – 7005 Central Park Avenue

Staff recently learned that the Begyle Brewing and Tap Room project at 7005 Central Park Avenue is on hold. Staff is working to determine more detail on the status of the project. We will update the Plan Commission once we determine the status.

Building Permits

Below is a summary of building permits issued in May 2016 and June 2016.

May	Number of Permits	Building Value	Permit Fees
2016	114	\$1,062,032	\$34,576
2015	82	539,319	39,375
2014	90	1,893,363	39,375
2012	75	1,483,592	34,223
2011	88	964,970	29,276
2010	86	429,667	18,242
2009	73	1,381,564	42,555
2008	87	1,770,673	46,323
2007	89	1,531,982	61,474

June	Number of Permits	Building Value	Permit Fees
2016	133	\$1,661,620	\$41,763
2015	103	684,579	35,713
2014	106	1,389,793	27,941
2012	97	1,444,784	44,673
2011	98	675,959	23,089
2010	85	537,059	23,217
2009	114	904,980	30,206
2008	82	1,163,413	40,883
2007	73	1,156,335	46,450