

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
AUGUST 20, 2019**

**Call to Order**

President Bass called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:15 P.M., Tuesday, August 20, 2019, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Bass, Trustees Ikezoe-Halevi, Patel, Kltazco, Sargon, Hlepas Nickell

ABSENT: Trustee Cope

A quorum was present.

Also present: Anne Gaura, Village Manager; Charles Meyer, Assistant Village Manager; Village Attorney Steven Elrod; Assistant to the Village Manager; Heather McFarland, Andrew Letson, Public Works Director; Nadim Badran, Assistant to the Public Works Director, Jason Parrott, Police Chief; Robert Merkel, Finance Director; Ben Harris, Accountant; Steve McNellis, Community Development Director; Doug Hammel, Community Development Manager; Jon Bogue, Management Analyst.

**Approval of Minutes**

The minutes of the July 16, 2019 Committee of the Whole were presented to the Village Board. Trustee Hlepas Nickell moved to approve the minutes as presented, seconded by Trustee Klatzco.

The motion passed by Voice Vote.

**Regular Business**

**1. Discussion Regarding Vehicular Access for a Religious Institution at 6424 North Drake Avenue**

This item was presented by Mr. Hammel using PowerPoint.

**Previous Village Approval**

\*Alley vacation and conveyance in January 2018

- Included a condition that Village Board can assess vehicular access to the property.

**Proposed Site Plan**

\*6,600 –SF building footprint

\*30 parking spaces

\*Vehicular access provided from Drake Avenue and rear alley

Traffic Impact Study: Assumptions

- \*30 families would attend at the time of opening
  - Could grow to 60 families
- \*+50% of the families are expected to walk to/from the property
- \*Vehicles would arrive Friday prior to sundown and remain until Saturday after sundown
- \*Peak usage would be on Saturdays when all congregants would walk

Traffic Impact Study: Conclusions

- \*Virtually no impact on existing peak traffic times on surrounding streets
- \*Approx. 8 vehicles added to Lincoln/Devon intersection during peak use of the facility
- \*Approx. 17-19 vehicles added to Drake/Arthur intersection during peak use of the facility

Traffic Impact Study: Recommendations

- \*Relocate existing speed bump (location to be determined by Village)
- \*No Right Turn” sign at alley egress point
- \*Stoop signs controlling vehicular egress points

Requested Action

- \*Discussion and Village Board consensus regarding:
  - Whether or not access to/from the alley is appropriate
  - Whether or not Traffic Impact Study recommendations are appropriate; and
  - Any other conditions or recommendations that the Board feels is appropriate
- \*Next Steps:
  - August 21 ZBA hearing regarding requested Variations
  - September Board consideration of ZZBA recommendations

Petitioner Mort Lebovitz addressed the Board.

Trustee Sargon questioned the number of parking spaces.

Trustee Hlepas Nickell questioned if the basement space would be used for parties and weddings. Mr. Lebovitz responded that it would be used for a lunch after Saturday services not for big events.

Upon questioning Mr. Hammel stated that nearby residents were not notified regarding tomorrow’s Plan Commission meeting (Public Hearing).

Trustee Ikezoe-Halevi expressed concerns about the safety of the alley. Trustee Klatzco spoke of safety on nearby streets. Trustee Patel discussed concerns with traffic flow. He also pondered how we can protect pedestrians using the streets before and after services. Mr. Hammel said he would discuss this issue with the petitioners.

The traffic engineer addressed the Board regarding alley use and a 4-way stop sign on Drake and Arthur.

Trustee Klatzco questioned if there would be sidewalks or carriage walks surrounding the building and parking lot. An architect spoke stating that there will be a full sidewalk on Drake.

Village Manager Gaura asked for review of the requested actions.

1. Whether or not access to/from the alley is appropriate.  
The consensus was “Yes” only for emergency vehicles.

2. Recommendations of Traffic Impact Study  
The consensus was “Yes”.

3. Traffic Control – Consideration of a 4-way stop at Drake and Arthur  
Consensus was “Yes”.

## **2. Discussion Regarding Community Center at 6995 North Central Park Avenue**

This item was presented by Mr. Hammel using PowerPoint.

### Property Information

\*6995 North Central Park Avenue

- Lot area: 2 acres
- Part of the Town Center PUD (B-2 underlying zoning)
- Adjacent uses include auto storage and light industrial

### Applicant Information

\*Bosnian Islamic Cultural Center

- Established in 20002
- Membership has grown to more than 800 families
- Provide faith-based worship, educational programs, cultural services and social and sports programs
- Existing Rogers Park facility is no longer adequate for growing membership

### Proposed Development

(Renderings of proposed facility and interior of building)

\*43,633-square foot multi-use facility

\*119 parking spaces

Interior:

\*Prayer hall

\*Gymnasium

\*Pre-school and kindergarten classrooms

\*Administrative offices

\*Outdoor playground

### Relevant Context

\*PUD designates the property as “flex tech” (i.e. office incubator, innovation industry, etc)

\*Underlying zoning (B-2) does not permit community centers

\*Land use context:

- Immediately adjacent to auto inventory lots and light industrial
- UP trail approx. 500' to the west
- Lowe's approx. 1,000' to the northwest

\*2016 Comprehensive Plan designates this property as "light industrial"

- EDC is currently discussing a vision for this area that could include industry, commerce, entertainment and residential (no formal recommendations have been made)

#### Requested Action

\*Provide feedback regarding the appropriateness of the proposed use and related characteristics of its development

\*If the Board finds it appropriate, refer the matter to the Plan Commission for a public hearing for consideration of a Text Amendment to permit Community Centers in the B-2 zoning district

- Staff recommends a minimum lot size be established to minimize the prevalence of this use on properties throughout the B-2 zoning district

\*Subsequent steps of approvals include:

- Development Review Team (DRT) assessment
- Plan Commission public hearing for the required Text Amendment and any required zoning relief identified during DRT review
- Village Board consideration of Plan Commission's recommendations

The attorney for the petitioner (Citron) addressed the Board as did the President of the advisory committee of BICC.

Trustee Patel questioned if this is a Religious Institution or a Community Center.

Trustee Hlepas Nickell stated that we need to consider the kinds of future businesses which will be impacted by the structure. Can we put a plan in place that addresses the entire area?

Trustee Patel addressed the issue of this type of development being removed from the tax rolls.

Mr. Hammel questioned if the item should be referred to the Plan Commission. If we give some time before the Plan Commission, staff could have some of the questions answered.

Mr. Hammel stated that the Village had not notified nearby neighbors, but he believes that the petitioner has done so.

Attorney Citron stated that this is a location which works well for them.

Trustee Patel asked Mr. McNellis is this property is listed as available on our Website.

Mr. McNellis stated that it has been on the Website for a number of years.

Additional discussion ensued. Trustee Hlepas Nickell opined that we need to market ourselves as to what would work on this entire property.

Village Manager Gaura stated that many of these items will be addressed at the Long Range Planning meeting on August 28. Trustee Patel stated that he hoped the petitioner will attend the meeting.

Consensus – All Trustees agreed that this item will go to the Long Range Planning meeting.

### **3. Discussion Regarding Community Wide Residential Fence Compliance Survey**

Due to time restraints, Village Manager Gaura recommended that this item go to the next available Committee of the Whole.

#### **Public Forum**

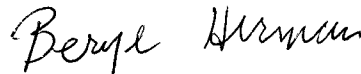
There were no requests for Public Forum.

#### **Adjournment**

At 7:45P.M. Trustee Hlepas Nickell moved to adjourn Committee of the Whole, seconded by Trustee Sargon.

The motion passed by Voice Vote.

Respectfully Submitted,



Beryl Herman  
Village Clerk