



Village of Lincolnwood Plan Commission

Public Meeting
Wednesday, April 3, 2024
7:00 P.M.

in the
Gerald C. Turry Village Board Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
March 6, 2024, Meeting Minutes
4. **Case #PC-03-24: 6645 & 6657 North Central Park Avenue – Final Plat of Subdivision Zoning Text Amendment**
Request: Consideration of a request by Jordan and Sara Reifer, property owners, for approval of a Final Plat of Subdivision impacting the properties commonly known as 6645 & 6657 North Central Park Avenue. The proposed subdivision would result in the lot line between those two properties being shifted to the south approximately 14.45 feet. (Because the proposed subdivision meets the Village Code’s definition of a “Minor Subdivision”, no preliminary review of the Plat of Subdivision is required.) The Plan Commission may also consider any additional related relief that may be discovered during the review of this case.
5. **Discussion: Update Regarding Past Plan Commission Cases**
6. **Next Regular Meeting: Wednesday, May 1, 2024**
7. **Public Comment**
8. **Adjournment**

Posted: March 28, 2024



***Draft MEETING MINUTES
OF THE
PLAN COMMISSION
March 6, 2024 – 7:00 P.M.***

**LINCOLNWOOD VILLAGE HALL
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

Present: Chairman Mark Yohanna, Commissioners Steven Jakubowski, Adi Kohn, Mark DeAngelis, Henry Novoselsky, and Don Sampen

Absent: Commissioner Sue Auerbach

Staff Present: Planning and Economic Development Manager Doug Hammel, Community Development Director Scott Magnum, Community Development Coordinator Marcos Classen, Mayor Jasel Patel, and Village Attorney Hart Passman

I. Call to Order

Chairman Yohanna noted a quorum and called the meeting to order at 7:01 pm

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the February 7, 2024, Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Novoselsky

Aye: Chairman Yohanna and Commissioners Kohn, DeAngelis, Novoselsky, and Sampen

Nay:

Abstain:

Motion Approved: 5-0

Commissioner Jakubowski arrived 7:04 pm

Prior to going into the first case Planning and Economic Development Manager Doug Hammel noted that the use of cell phones during a public hearing for communication between members of the Commission is not allowed in the rules.

Commissioner DeAngelis wanted it noted for the record that he will continue to use his cell phone to conduct research during a given meeting and if there are questions as to whether he's

using the cell phone for communication purposes that he would make his cell phone records available.

IV. Case #PC-02-24: Zoning Text Amendment – Regulations Regarding Air-Conditioning Condensers and Backup Electrical Generators

Planning and Economic Development Manager Doug Hammel explained how this case came about. He noted that the discussion would only be referencing residential properties. Commercial properties would not be included in the scope. He also clarified that the discussion would not be applicable to units replaced in-kind.

Mr. Hammel explained that the discussion would help determine potential amendments to the Zoning Ordinance that could create more flexibility for homeowners regarding AC Units and emergency backup generators.

The relevant regulations were explained. Section 3.10 establishes that AC units are permitted in the rear and corner sides yards and must be at least 10 feet from side property lines and at least 20 feet from an adjoining residential property owner's window. Backup electrical generators are only permitted in rear yards and must be at least 10 feet from all property lines. Section 6.2 establishes maximum sound levels of 50 decibels at residential lot lines in the daytime and 45 decibels in the evening and overnight.

There had only been one relevant variation related to AC units and backup generators that occurred in 2017. A property owner sought to reduce the setback, saying the decibel level of the generator unit would only be non-compliant during exercising periods and during an outage. The ZBA denied the request, the Village Board agreed with the ZBA but discussed the possibility of pursuing a text amendment.

Four policy questions were reviewed. Mr. Hammel also reviewed relevant peer community research and trustee comments and concerns related to each policy question.

- 1) Should AC units or backup generators be permitted in other areas of a residential property?
- 2) Should the required setbacks for AC units or backup generators be reduced?
- 3) Should screening be required for AC units or backup generators?
- 4) How should noise regulations be applied to AC units or backup generators?

Mr. Hammel explained that there is a discrepancy between the level of noise that AC units and generators exude and what the code allows. He went over the staff's recommendations of ways to approach regulating noise levels regarding AC units or backup generators.

Approach A: Maintain existing standards. As the code is written, AC and backup generator units do not meet max. permitted noise level standards.

Approach B: Make AC units and backup generators exempt from noise level standards.

This would eliminate any enforceable measure. Units that are louder due to disrepair would be subject to general nuisance regulations and could be difficult to enforce.

Approach C: Establish max. noise levels specifically for AC units and backup generators.

This would provide an enforceable measure. Mr. Hammel explained that staff assessed 30 AC unit models across five brands to determine what maximum level threshold would allow residents enough flexibility when purchasing AC units. At a max. sound level of 80 decibels, all 30 models would be compliant, at 75 decibels, 25 would be compliant, and at 70 decibels, only one would be compliant.

Commissioner DeAngelis stated that AC units are more impactful than generators. He stated that the Village should be more lenient with generators, but limiting the times that generators could run in test mode could be explored. He felt that AC units and generators should have separate restrictions.

Commissioner Novoselsky stated that from personal experience, AC units placed in interior side yards can be very loud for neighbors. He stated that he was not in favor of placing units in interior side yards.

Commissioner Sampen asked what enforcement the Village would take if a unit were too loud. Mr. Hammel stated that the property owner would have to modify their property to become compliant or turn off the unit.

Commissioner Kohn asked how many complaints the Village has received related to the sound level of AC units and generators. Mr. Hammel stated that he was not aware of any neighbor complaints.

Commissioner Kohn stated that this issue varies based on how a lot is shaped. There was discussion on the impact of noise levels depending on what yards are permitted. There was consensus that one regulation should not fit all types of residential lots.

There was discussion about the 20-foot setback requirement from a neighbor's window. There was consensus among the Commissioners to eliminate that requirement.

Commissioner DeAngelis suggested separating the generator discussion from the AC unit discussion. There was discussion about raising the max. decibel level for AC units and not for generators. There was consensus to raise the allowed decibel level for AC units to 80 decibels.

Commissioner DeAngelis stated that due to the limited time that a generator is used, there should not be a max. decibel limit, but there should be time limitations as to when units can be tested. There was consensus for this option.

There was discussion about basing the setback on the lot size or allowing AC units in the interior side yard as long as they could meet the 10-foot setback. There was additional discussion about including screening requirements for an AC unit in the interior side lot.

There was discussion about the canyon effect and sound echoing between exterior walls if AC units were to be allowed in the interior side yard with the 10-foot setback. Chairman Yohanna asked if anyone from the public would like to speak on the matter.

There was no public comment.

There was discussion about a combined approach requiring the 10-foot setback in the interior side yard, but reducing the 10-foot side lot line setback in the rear yard due to the unit no longer being adjacent to an exterior wall of an adjacent property.

Mayor Patel joined the discussion at 8:10 p.m. speaking about the canyon effect not being an issue in the backyard and asked the Commissioners to discuss more flexibility with setbacks in the backyard due to resident requests for more space for patios and decks.

There was more discussion about the 10-foot setback from the side lot lines. Commissioner Sampen stated that the 10-foot setback and the requirement against units in the interior side yards should remain.

A Motion was made by Commissioner Sampen to amend the code to eliminate the 20-foot setback from a neighbor's window, increase the maximum decibel level for AC compressor units to 80 decibels, and exempt generators from maximum decibel level standards.

The motion was seconded by Commissioner Novoselsky.

Commission DeAngelis suggested adding an amendment to the motion to also remove generators from the 10-foot from lot line requirement, based on their limited use. Commissioner Sampen did not add the amendment to the motion.

Aye: Chairman Yohanna and Commissioners Kohn, DeAngelis, Novoselsky, Sampen, and Jakubowski

Nay:

Abstain:

Motion Approved: 6-0

This matter will go to the Village Board on March 19th, 2024.

A Motion was made by Commissioner DeAngelis to permit AC units and Generators in interior side lots, contingent on the location of the unit following the 10-foot set back requirement.

The motion was seconded by Commissioner Jakubowski.

Aye: Commissioners Kohn, DeAngelis, and Jakubowski
Nay: Chairman Yohanna and Commissioners Novoselsky and Sampen
Abstain:
Motion not approved: 3-3

V. Discussion: Update Regarding Past Plan Commission Cases

Planning and Economic Development Manager Doug Hammel gave updates on recent cases.

The 7120 N Ridgeway Avenue case for special use & variations related to a community center was approved by the Village Board. He stated that there was discussion regarding the parking agreement and that the Village Attorney confirmed that the agreement satisfies the requirements of the Village Zoning Ordinance.

The North Shore and Kolmar residential subdivision was approved by the Village Board. However, the spouse of one of the petitioners objected to the application and their signature is required on the Plat. The Village Board determined that it was their purview to recommend approval of the Plat, and whether the Plat gets signed and recorded is a separate matter between the Petitioners.

The Text Amendment regarding fences in the corner side yard was approved with an amendment. The Village Board revised the recommendation of the Plan Commission to include a setback between the fence and the corner side yard lot line of 5 feet and instead of decorative landscaping along the base of the fence, natural screening would be required.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, April 3, 2024.

VII. Public Comment

Chairman Yohanna announced the opportunity for additional comments from the public. Let the record show that no one came forward.

VIII. Adjournment

A Motion was made by Commissioner Novoselsky to adjourn the meeting.

The motion was seconded by Commissioner Kohn.

Aye: Kohn, DeAngelis, Novoselsky, Sampen, Jakubowski, and Yohanna
Nay:
Abstain:
Motion Approved: 6-0

The meeting ended at 8:30 pm.

Respectfully submitted,

Marcos Classen
Community Development Coordinator



Plan Commission Staff Report

Case # PC-03-24

April 3, 2024

Subject Property:
6645 & 6657 North Central Park
Avenue

Zoning District:
R-3 residential

Petitioner:
Jordan and Sara Reifer, property owners

Nature of Request:
Approval of a Final Plat of Subdivision
(subject to the provisions of the review
of a Minor Subdivision)



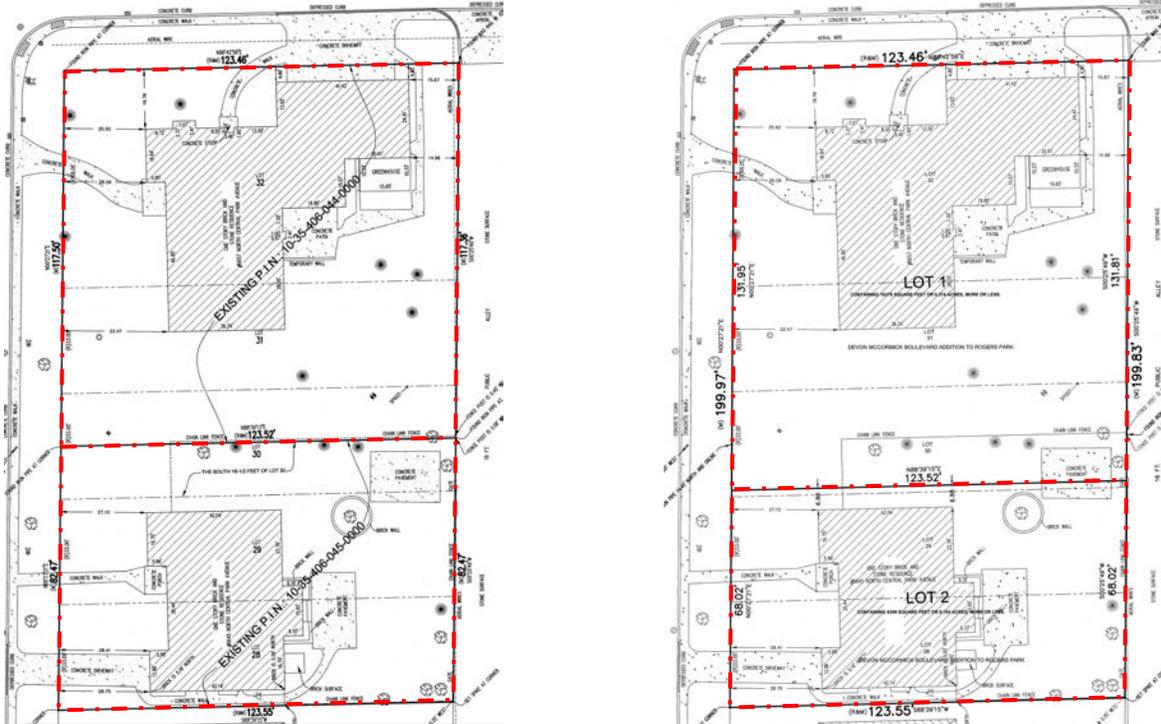
Notification: Notice was published in the Lincolnwood Review on March 14, 2024, Public Hearing Signs were installed at the subject property, and mailed legal notices dated March 11, 2024, were sent to properties within 250 Feet.

Background

Jordan and Sara Reifer, property owners, seek approval of a Final Plat of Subdivision that would impact the properties commonly known as 6645 & 6657 North Central Park Avenue. (The Petitioners are the owners of both properties.) The properties are located in the R-3 Residential zoning district. Properties immediately adjacent to the subject properties are also in the R-3 zoning district. Properties to the northeast of the subject properties are located in the R-4 zoning district.

Each of the subject properties currently includes a single-family structure. The Petitioners plan to demolish the home on 6657 North Central Park Avenue in order to develop a new single-family residence. As part of that process, they seek approval of a Plat of Subdivision to relocate the southern lot line of that property south by 14.45 feet.

The diagrams on the following page show the existing and proposed structures and parcel lines for each of the subject properties.



Drawings showing the existing lot lines (left) and proposed lot lines (right)

Required Approvals

Chapter 16 of the Village Code establishes regulations and procedures related to the review and approval of subdivisions. Specifically, Article 4 (Subdivision Review Process) establishes procedures for review and approval depending on whether a request is considered a “Major Subdivision” or a “Minor Subdivision”. Based on the characteristics of this Petitioner’s request and the provisions set forth in Section 16-4-2 of the Subdivision Ordinance, it has been determined that it is eligible for the Minor Subdivision process. The result is that, rather than requiring separate Plan Commission review and Village Board approval for both a Preliminary Plat and Final Plat, it is subject only to the review and approval of a Final Plat. Therefore, the Plan Commission is being asked to provide a recommendation on a Final Plat of Subdivision as per the provisions of Section 16-4-5 of the Subdivision Ordinance.

Considerations

The Plan Commission may consider the following when deliberating the requested approval of the Final Plat of Subdivision.

Existing Legal Non-Conforming Setback at 6645 North Central Park Avenue

In order to be eligible for the Minor Variation review process, a proposed Subdivision must be compliant with all other subdivision and zoning regulations. The structure on 6645 North Central Park Avenue currently has a legal non-conforming setback from its south lot line. The current required side yard setback along that lot line is 8.2 feet (based on an existing lot width of 82.47 feet), but a setback of 5.0 feet exists. However, based on the

following facts, the Zoning Officer has determined that the request is eligible for the Minor Variation process:

- The current non-compliant status is found to be a legal non-conforming condition;
- The distance between the structure and the southern lot line will not change as a result of the proposed Subdivision; and
- The proposed Subdivision will result in a reduced lot width of 68.02 feet, which in turn would result in a lesser required side yard setback of 6.8 feet. While the distance between the structure and the south lot line will not change, the proposed Subdivision would actually reduce the magnitude of the legal non-conforming condition.

Impacts on Developable Areas of the Subject Properties

The proposed Subdivision would have the following impacts as it relates to each of the impacted subject properties:

- The orientation of the yards at 6657 North Central Park, as defined and established by the Zoning Ordinance, will change. On corner lots, the Zoning Ordinance states that the shorter of the lot lines fronting on a public street shall be the front lot line. Currently, that property's front lot line is along North Central Park Avenue. If approved, the proposed Subdivision would result in the new front lot line being along West North Shore Avenue.
- As a result of the reorientation of the yards of 6657 North Central Park as noted above, the setbacks relevant to adjacent properties and rights-of-way would change as follows:
 - The setback along West North Shore Avenue would increase from the current corner side yard setback of ten feet to a new front yard setback of 25 feet.
 - The setback along North Central Park Avenue would be reduced from the current front yard setback of 25 feet to the new corner side yard setback of ten feet.
 - The setback along the alley to the east would be reduced from the current rear yard setback of 30 feet to the new interior side yard setback of 12.3 feet.
 - The setback along the south lot line would be increased from the current interior side yard setback of 11.8 feet to the new rear yard setback of 30 feet.
- As noted earlier in this section, the required side yard setback at 6645 North Central Park Avenue is 8.2 feet. The proposed Subdivision would result in a reduced interior side yard setback of 6.8 feet. (The applicable setback would only be triggered if the existing structure were to be removed, modified, or added to.) That reduced setback is most relevant to the property to the south (6635 North Central Park Avenue). The structure on that property is currently set back five feet from the lot line it shares with 6645 North Central Park Avenue.

The diagrams on the following page illustrate the differences in required setbacks between the existing parcels and proposed parcels.



Drawings showing the existing required setbacks (left) and required setbacks resulting from the proposed Plat of Subdivision (right) (shown on the proposed site plan for the new single-family structure)

New Non-Compliance Regarding the Existing Structure at 6657 North Central Park Avenue

As noted above, approval of the proposed Plat of Subdivision would result in a new front yard setback at 6657 North Central Park Avenue. That setback would be 25’ and would be measured from the West North Shore Avenue lot line. The existing structure on that property would encroach into the new front yard setback. Staff recommends that, as an condition of the approval of the proposed Plat, the structure currently on 6657 North Central Avenue must be demolished prior to the recordation of the Plat.

Sequencing of Various Village Approvals

Due to certain circumstances regarding the Petitioner’s request and the existing and proposed developments on the subject properties, staff has identified the following sequence of events related to this request should the Village ne inclined to approve the proposed Plat of Subdivision:

- Plan Commission recommendation of approval of the Proposed Plat, including the condition that the structure at 6657 North Central Park Avenue me removed prior to the recordation of the Plat;
- Village Board approval of the proposed Plat of Subdivision;
- Demolition of the existing structure at 6657 North Central Park Avenue (in order to avoid the creation of a non-compliant condition based on the existing location of the structure on that property relative to the new front yard setback);

- Recordation of the approved Plat of Subdivision; and
- Issuance of the Building Permit for the new single-family residence at 6657 North central Park Avenue (which must wait until after the recordation of the approved Plat because the design of the new residence relies on the additional lot area resulting from the proposed subdivision).

Village Engineer Review of the Proposed Plat of Subdivision

The Petitioner has worked with staff and the Village Engineer to confirm that the proposed Plat of Subdivision includes all the necessary technical information and signature blocks as required by the Subdivision Ordinance. The Village Engineer has reviewed the proposed Plat and has confirmed compliance with those requirements.

During review of the proposed Plat of Subdivision, the Village Engineer noted a concrete slab and fence that are currently on the property at 6645 North Central Park Avenue. The relocated lot line between the subject properties would overlap these elements, making them non-conforming. Staff recommends that, as a condition of approval of the proposed Plat of Subdivision, the Petitioner be required to remove that concrete slab and fence and restore the area to flat grade prior to the recording of the Plat.

Public Comment

Staff did not receive any public comments prior to the public posting of this packet. Any comments received prior to the April 3 public hearing will be provided to the Plan Commission at that time.

Requested Action

The Petitioner requests approval of a Final Plat of Subdivision in accordance with Section 16-4-5 of the Subdivision Ordinance. If the Plan Commission is inclined to recommend such an approval, staff recommends the following conditions be met prior to the recordation of the approved Plat of Subdivision:

- That the structure currently on 6657 North Central Avenue be demolished; and
- That the existing concrete slab and fence on 6645 North Central Park Avenue be removed and that its area be restored to flat grade.

Documents Attached

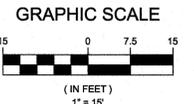
1. Plat of Survey for the Existing Subject Properties
2. Proposed Plat of Subdivision
3. Proposed Site Plan for Single-Family Home at 6657 North Central Park Avenue
4. Relevant Regulations

LEGEND

- ⊗ Storm CB
- ⊠ Storm Inlet
- ⊙ San Storm Combo MH
- ⊙ San Clean Out
- ⊙ Water Hand Hole
- ⊙ Water Fire Hydrant
- ⊙ Utility Pole
- ⊙ Electric Meter
- ⊙ Electric Light Pole
- ⊙ Electric Ground Light
- ⊙ Tree - Deciduous
- ⊙ Tree - Evergreen
- ⊙ Sign Post
- ⊙ Soil Boring
- ⊙ Unclassified Manhole
- ⊙ Iron Pipe
- ⊙ Monitoring Well

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
 LICENSE No. 184-005332
 PROFESSIONAL LAND SURVEYORS
 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM



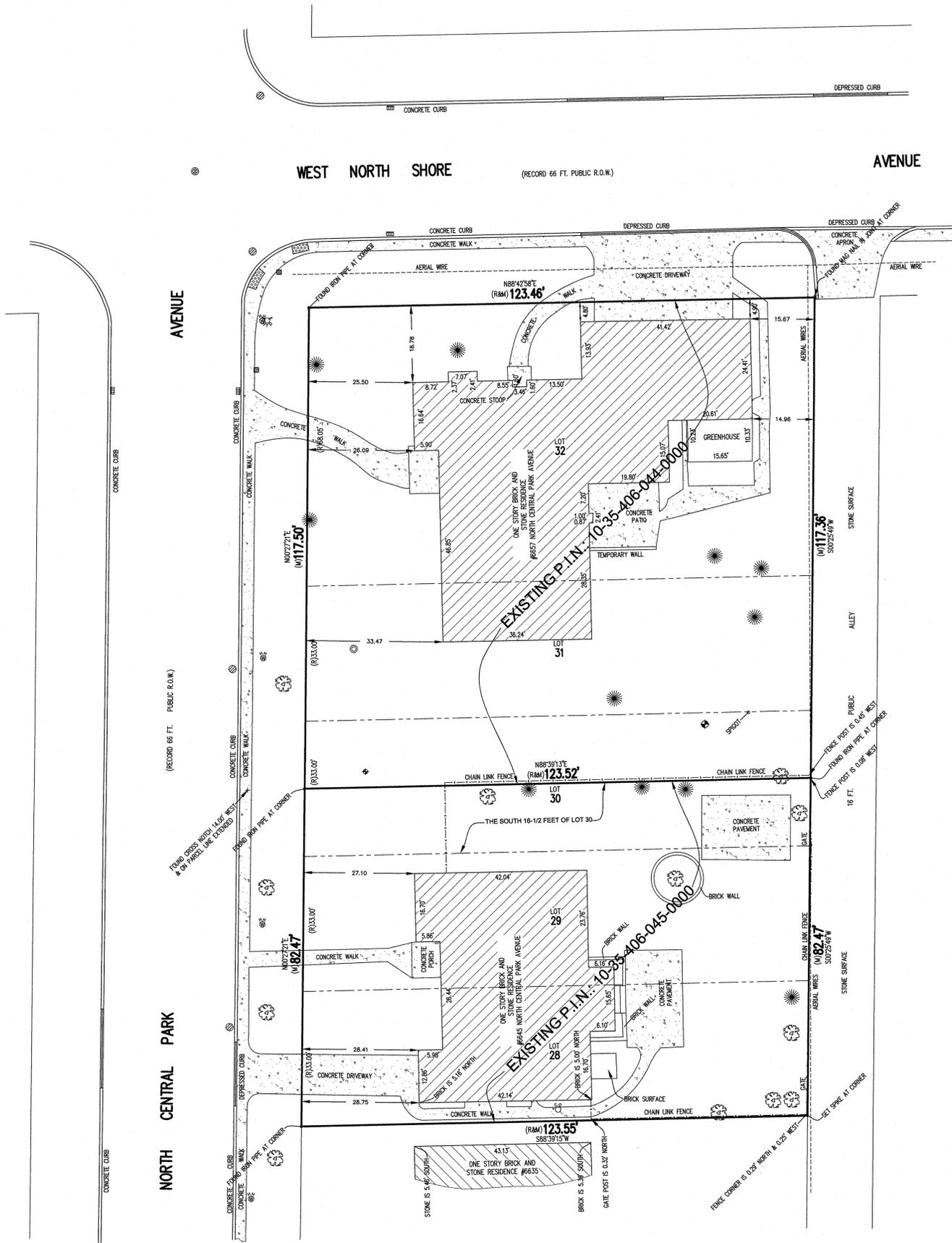
Plat of Survey

EXISTING P.I.N.: 10-35-406-044-0000
 LOT 30 (EXCEPT THE SOUTH 16-1/2 FEET THEREOF), LOTS 31 AND 32, ALL IN BLOCK 13 IN DEVON MCCORMICK BOULEVARD ADDITION TO ROGERS PARK IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 14,495 SQUARE FEET OR 0.332 ACRES MORE OR LESS.

EXISTING P.I.N.: 10-35-406-045-0000
 LOTS 28 AND 29 AND THE SOUTH 16-1/2 FEET OF LOT 30 IN BLOCK 13 IN DEVON MCCORMICK BOULEVARD ADDITION TO ROGERS PARK IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 10,163 SQUARE FEET OR 0.233 ACRES MORE OR LESS.



ORDERED BY: JORDAN REIFER ADDRESS: 6645 AND 6657 NORTH CENTRAL PARK AVENUE	CHECKED: MD DRAWN: RL
GREMLEY & BIEDERMANN A Division of PLCS CORPORATION LICENSE No. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2022-30798-002	DATE: DECEMBER 20, 2022
SCALE: 1" = 15 FEET	PAGE NO. 1 OF 2

SURVEY NOTES:
 SURVEYOR'S LICENSE EXPIRES November 30, 2024
 Note (R&M) denotes Record and Measured distances respectively.
 Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022 "All Rights Reserved"

STATE OF ILLINOIS
 COUNTY OF COOK/SS

WE, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON DECEMBER 20, 2022.

SIGNED ON DECEMBER 29, 2022.

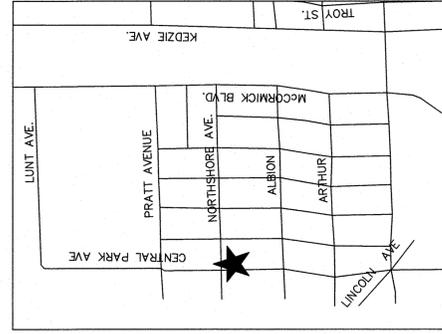
By: *Robert G. Biedermann*



PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Central Park Subdivision

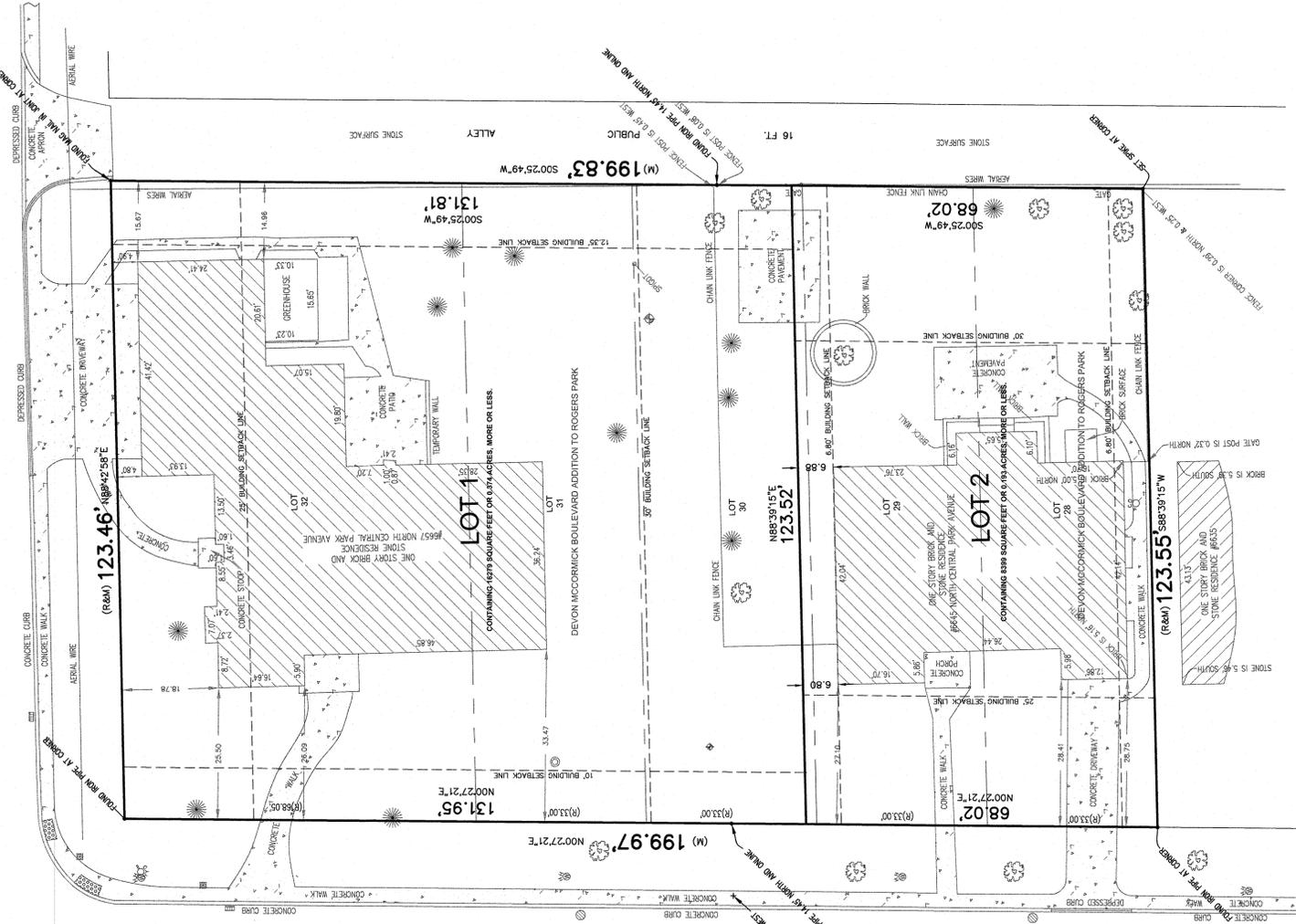
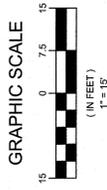
IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP

- LEGEND**
- Storm CB
 - Storm Inlet
 - San Storm Combo MH
 - San Clean Out
 - Water Hand Hole
 - Water Fire Hydrant
 - Utility Pole
 - Electric Meter
 - Electric Light Pole
 - Electric Ground Light
 - Tree - Deciduous
 - Tree - Evergreen
 - Sign Post
 - Soil Boring
 - Unclassified Manhole
 - Iron Pipe
 - Monitoring Well
 - Underlying lot lines
 - Building setback lines

WEST NORTH SHORE AVENUE
(RECORD 66 FT. PUBLIC R.O.W.)



NORTH CENTRAL PARK AVENUE
(RECORD 66 FT. PUBLIC R.O.W.)

CERTIFICATE OF OWNERSHIP:
STATE OF ILLINOIS)
COUNTY OF COOK

DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND DEDICATED AS SHOWN HEREON.

DATED: _____ 20____

BY: _____

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____ (AND _____) HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND DEDICATED AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20____.

SCHOOL DISTRICT STATEMENT:
STATE OF ILLINOIS)
COUNTY OF COOK

THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED HEREIN DESCRIBED IN THE SURVEYORS CERTIFICATE, WHICH WILL BE KNOWN AS CENTRAL PARK SUBDIVISION, IS LOCATED WITHIN THE BOUNDARIES OF LINCOLNWOOD SCHOOL DISTRICT #4 IN COOK COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, 20____.

BY: _____ OWNER

PLAN COMMISSION CERTIFICATE:
STATE OF ILLINOIS)
COUNTY OF COOK

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LINCOLNWOOD, ILLINOIS, AT A MEETING, HELD THIS _____ DAY OF _____, 20____.

BY: _____

VILLAGE OF LINCOLNWOOD CERTIFICATE:
STATE OF ILLINOIS)
COUNTY OF COOK

APPROVED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE, ILLINOIS.

VILLAGE PRESIDENT _____ VILLAGE CLERK _____

VILLAGE ENGINEER CERTIFICATE

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20____.

VILLAGE ENGINEER _____

PINS:
10-35-406-045-0000
10-35-406-044-0000

SURVEYORS CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK

I, _____, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED:
LOTS 28, 29, 30, 31 AND 32, ALL IN BLOCK 13 IN DEVON MCCORMICK BOULEVARD ADDITION TO ROGERS PARK IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.
CONTAINING 24678 SQUARE FEET OR 0.567 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X ON THE FLOOD INSURANCE RATE MAP, OF COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO. 17031C0265J, EFFECTIVE DATE OF AUGUST 19, 2006.

I AUTHORIZE THE VILLAGE OF LINCOLNWOOD, ITS STAFF OR AUTHORIZED AGENT, TO PLACE OF RECORD IN THE COUNTY RECORDS OFFICE MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 108, PARAGRAPHS 2, AS AMENDED, THIS DOCUMENT.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT.

FIELD MEASUREMENTS COMPLETED ON OCTOBER 2, 2023.

SIGNED ON _____
BY: _____

REVISED MARCH 08, 2024 PER EMAIL (ADDED SETBACK LINES AND CERT SURVEY NOTES:
MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION ESTABLISHED PRIOR TO PLAT RECORDATION.
IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.
NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.
COPYRIGHT GREMLEY & BIEDERMANN, INC. 2024 "All Rights Reserved"

ORDER NO. **2024-31881-001** PAGE NO. **1** OF **1**
DATE: FEBRUARY 26, 2024
SCALE: 1" = 15'
ADDRESS: 6415 & 6457 NORTH CENTRAL PARK AVENUE
TEL: 630-331-1111
FAX: 630-331-1112
PROFESSIONAL LIABILITY INSURANCE: \$1,000,000
4650 North Elston Avenue, Chicago, IL 60630
TELEPHONE: (773) 885-5746 EMAIL: INFO@GCS-SURVEY.COM

PRELIMINARY

Attachment #4. Relevant Regulations

Chapter 15 Zoning

4.11 Area, bulk, density and setback standards: R-1, R-2, and R-3 Districts.

Residential Zones				
Use Category	R-1	R-2	R-3	
Lot Standards (single-family dwelling units)				
Minimum lot size (square feet)	9,000 SF	7,000 SF	5,400 SF	
Maximum impervious coverage: %	60%	60%	60%	
Maximum building coverage (%)	35%	35%	35%	
Minimum Ground Floor Area Per Dwelling				
SF detached 1-story dwelling without basement	1,700 SF	1,400 SF	1,300 SF	
SF detached 1-story dwelling with basement	1,500 SF	1,200 SF	1,100 SF	
SF detached dwellings with (1 + stories)	1,000 SF	800 SF	700 SF	
Building Standards				
Maximum building height (feet) peaked roof SF detached measured to roof peak	35 feet	35 feet	35 feet	
Maximum building height (feet) flat roof SF detached measured to the highest point of the flat roof	22 feet	22 feet	22 feet	
Finished 1st floor height limit SF residential (elevation at top of curb to the top of the finished first floor)	Max. 3 feet	Max. 3 feet	Max. 3 feet	
Maximum building height (feet) nonresidential	40 feet	40 feet	40 feet	
Maximum FAR				
SF detached	0.7	0.7	0.7	
Nonresidential permitted or special uses	0.5	0.5	0.5	

Residential Zones			
Use Category	R-1	R-2	R-3
Yard Standards			
Minimum front setback (feet) (Note 3)	25 feet	25 feet	25 feet
Minimum front yard coverage with landscaping (%)	50%	50%	50%
Minimum interior side setback (feet) single-family detached dwellings	The greater of 5 feet or 10% of lot width	The greater of 5 feet or 10% of lot width	The greater of 5 feet or 10% of lot width
Minimum interior side yard setback (feet) nonresidential uses	15 feet each side yard	15 feet each side yard	15 feet each side yard
Minimum corner side setback (feet)	10 feet	10 feet	10 feet
Minimum rear setback (feet)	30 feet	30 feet	30 feet

Chapter 16 Subdivision Regulations

16-1-2 Definitions.

When used in this Chapter 16, the following terms shall have the definitions herein ascribed to them:

SUBDIVISION, MINOR: A subdivision that: (a) is located in a residential zoning district; (b) will not contain more than two lots upon approval by the Village; (c) fronts on an existing improved street; (d) does not involve any new right-of-way or the extension or installation of any public improvements; (e) does not adversely affect the development of the remainder of the parcel or adjoining property; (f) does not require a variation from any provision of this Chapter 16; and (g) is not in conflict with any provision or portion of the Zoning Ordinance or this Chapter 16.

16-4-2 Review of minor subdivisions.

If the proposed subdivision is a minor subdivision, the proposed subdivision shall be reviewed solely in accordance with and pursuant to the final plat review process set forth in Section 16-4-5 of this Code. The application for review of a minor subdivision shall be filed in accordance with the final plat application set forth in Section 16-3-3 of this Code. No development agreement shall be required for a minor subdivision.

16-4-5 Final plat review.

(A) Filing; deadline; general review.

(1) An application for approval of a final plat of subdivision shall be filed with the Village Director of Community Development, in full compliance with Section 16-3-3 of this Code, at least 30 days before the meeting of the Plan Commission at which it is to be considered.

(2) The Village Director of Community Development shall review the final plat for general completeness, for compliance with requirements of law, including, without limitation, the application requirements established in this Chapter 16, for compliance with the approved preliminary plat, any modifications and conditions imposed on the preliminary plat, and for technical accuracy. Within 15 days after the date of filing of the application, the Director shall notify the applicant either that the application has been accepted for processing or that the application may not be processed because of deficiencies or inaccuracies in it. Every deficient or inaccurate application shall be returned to the applicant. If the Director determines that the application should be accepted for processing, then the Director shall refer the application to all appropriate staff members and committees for review.

(B) Scheduling of public meeting. After receipt of all required information, payment of all required fees, and satisfactory general review pursuant to Section 16-4-5(A) of this Code, the Village Director of Community Development shall notify the applicant of the date that the application will be conditionally scheduled for review at a public meeting of the Plan Commission. Such date shall be determined in light of the Plan Commission's pending docket and the notification deadlines as set forth in this Section 16-4-5.

(C) Notice of public meeting.

(1) When required. Notice of a public meeting of the Plan Commission to review an application for final plat approval shall be required only for those applications for which final review only is required in accordance with Section 16-4-2 of this Code or for which combined preliminary and final review has been allowed or approved pursuant to Section 16-4-3 of this Code. No public notice shall be required for those applications for which notice was provided during preliminary plat review in accordance with and pursuant to Section 16-4-4(B) of this Code.

(2) Notice requirements. When notice of a public meeting of the Plan Commission to review an application for final plat approval is required, the applicant shall, upon the conditional scheduling of a public meeting of the Plan Commission, comply with all notice requirements set forth in Section 16-4-4(B)(2) of this Code.

(3) Rescheduled. If the notices required pursuant to this Section 16-4-5(C) cannot be mailed and posted within the required time periods, then the public meeting of the Plan Commission shall be rescheduled to ensure that such notice periods can be satisfied.

(D) Determination of completeness of application. Provided that the Village Director of Community Development makes a general determination of completeness pursuant to Section 16-4-5(A)(2) of this Code, and provided the notices are timely given in accordance with Section 16-4-5(C) of this Code, then the applicant shall deliver a completed certificate of notice to the Director not later than the date of the scheduled public meeting (and, if delivered sooner, shall be deemed delivered on the date of the scheduled public meeting). The delivery of such completed certificate of notice shall be the final element of the application for final plat approval and shall represent the completion of the applicant's application for purposes of any statutory periods for undertaking and completing the Village's review of an application for final plat approval; provided, however, that any material change to such application after the commencement of the public hearing shall be deemed the filing of a new item in support of the application and shall restart any such statutory review period.

(E) Action by Plan Commission. Within 15 days after the commencement of the public meeting to review the application for final plat approval (or such longer period to which the applicant may agree), the Plan Commission shall recommend whether the final plat should be approved, approved with modifications or conditions, or disapproved; and shall transmit such recommendation to the Board of Trustees. The Plan Commission may recommend approval of a final plat subject to certain conditions or modifications as are deemed necessary in the interests and needs of the community. The failure of the Plan Commission to act within the time period specified in this Section 16-4-5(E), or such further time to which the applicant may agree, shall be deemed to be a recommendation of the Plan Commission to approve the final plat.

(F) Action by Board of Trustees. The Board of Trustees, within 45 days after receipt of the report of the Plan Commission, shall disapprove the final plat or shall approve it by ordinance or resolution duly adopted. Any approval of a final plat may be subject to certain conditions or modifications as are deemed necessary in the interests and needs of the community. If the Board of Trustees disapproves the final plat, then the Village Director of Community Development shall notify the applicant in writing of the reasons stated for such disapproval. The failure of the Board of Trustees to act within the time period specified in this Section 16-4-5(F), or such further time to which the applicant may agree, shall be deemed to be a decision of the Board of Trustees disapproving the final plat. Approval of a final plat shall not entitle the applicant to any other approval or issuance of any permit until after all of the standards and procedures for such other approval or issuance of a permit have been satisfied, and such approval shall be subject in any event to the requirements of Section 16-4-5(G) of this Code.

(G) Final engineering plans. Except as specifically provided otherwise by the Board of Trustees, no final plat of subdivision shall be approved by the Board of Trustees until after all required final engineering plans for the subdivision have been approved in accordance with the provisions of this Chapter 16.