



**MEETING MINUTES  
OF THE  
PLAN COMMISSION  
JANUARY 7, 2021 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL  
VIRTUAL MEETING HELD VIA GOTO MEETING  
6900 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60712**

Present: Chairman Yohanna, Commissioners Suzanne Auerbach, Mark DeAngelis, Steven Jakubowski, Adi Kohn, Henry Novoselsky (arrived after roll call) and Don Sampen (arrived after roll call)

Staff Liaison Present: Trustee Georjean Nickell

Staff Present: Community Development Director Scott Mangum, Community Development Manager Doug Hammel, and Community Development Coordinator Kathryn Kasprzyk

**I. Call to Order**

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

**II. Pledge of Allegiance**

**III. Approval of Minutes**

*Motion to recommend approval* of the December 2, 2020 Plan Commission Minutes was made by Commissioner Auerbach and seconded by Commissioner Kohn.

*Aye: Auerbach, Kohn, Jakubowski, and Yohanna*

*Abstained: DeAngelis*

*Nay: None*

*Motion Approved: 4-0*

**IV. Case #PC-01-21: 4010 West Touhy Avenue – Approval of a Special Use to Allow a Drive-Through Facility to Support an Outpatient Medical Office Use**

Chairman Yohanna announced Case #PC-01-21 for consideration of a request by Parc Professional, on behalf of the Stanley Bazianos and Sophia Bazianos Trust, Property Owner, to approve a Special Use to permit a drive-through facility in order to support an “outpatient medical office” use at the property commonly known as 4010 West Touhy Avenue. During this Hearing, the Plan Commission may consider any additional relief that may be discovered during review of this case. Chairman Yohanna swore in the witnesses.

Development Manager Hammel welcomed new Plan Commissioner Mark DeAngelis and thanked outgoing Plan Commissioner Anthony Pauletto for his many years of dedicated service. Staff provided directions for participation in tonight's meeting.

The former bank building is adjacent to the B-2 and R-3 Zoning Districts. The primary purpose of this facility is to serve as a COVID-19 testing facility with drive-through capabilities. The use of a drive-through requires Special Use approval. The Petitioners request approval of the Special Use to minimize the amount of time that members of the public are at the property and to minimize the risk of COVID-19 exposure for employees and the public.

Vehicular entrance will be off of Keystone Avenue and exit east or west onto Touhy Avenue. As a former bank, the property is already designed to accommodate drive-through circulation. This specific operation may result in a higher volume of traffic, and access should be restricted from the alley along the north side of the property. If only utilizing one of the three drive-through lanes, they expect seven to eight cars per hour which include scheduled and unscheduled appointments. Due to the interim nature of this specific user, it may be appropriate to consider a twelve-month expiration of the Special Use at which time the Petitioner could seek an extension.

Staff received eleven emails supporting the requested use. These comments were provided to the Plan Commissioners and posted on the Village's website before tonight's meeting. Staff read an additional public comment into the record which mirrored many of the emails received.

The Special Use Standards were provided for review and discussion.

Petitioner's counsel, Mr. Christopher Canning, introduced the former owner of Parc Professionals, Mr. Pervaiz Usman, who can speak to current operations, and the new owner, Dr. Naveed, who is available to speak regarding the current business model for COVID-19 testing and, if applicable, COVID-19 vaccinations in the future. The facility is open from 9:00 a.m. to 6:00 p.m., seven days a week. This facility has processed over 5,000 tests in little more than 6 weeks.

Dr. Naveed, who is also a Lincolnwood resident, wanted to open a contact-less testing facility to serve the Lincolnwood community. Dr. Naveed has received many positive comments about opening this testing facility. Details on their COVID-19 testing process was provided by Dr. Naveed. Testing samples are sent to a nearby lab for processing, and results are received usually within 24 hours.

Staff noted that since an outpatient medical office use is a permitted use at this property, both testing and vaccinations would be a permitted use. The Petitioner's Special Use request is only related to the use of the drive-through.

There was much discussion regarding traffic patterns and stacking problems related to the testing process. Suggestions to alleviate the stacking issue would be to utilize the alley or to have appointment only testing. There was also a suggestion for a look-back provision in case there are any negative impacts associated with this use. Currently, about eighty percent of their testing volume is by appointment which takes about five minutes. If they do provide vaccinations in the future, they will be by appointment only. All IDPH and CDC protocols will be followed.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this subject.

Dr. Sayed Ahmed stated, from a medical perspective, COVID-19 testing is the best way to stop the spread of the virus and drive-through testing is the best approach to keep the community and healthcare workers safe.

***Motion to recommend approval*** of a Special Use to permit a drive-through facility in order to support an “outpatient medical office” use at the property commonly known as 4010 West Touhy Avenue to include a six-month look-back provision in case this use is burdensome or has any negative impact on the Village resources or traffic was made by Commissioner DeAngelis and seconded by Commissioner Sampen. Case PC-01-21 will be heard at the January 19, 2021 meeting of the Village Board.

***Aye: DeAngelis, Sampen, Auerbach, Jakubowski, Kohn, Novoselsky, and Yohanna***

***Nay: None***

***Motion Approved: 7-0***

**V. Case #PC-02-21: 7366 North Lincoln Avenue – Approval of a Special Use to Allow a Commercial Recreation Facility Use**

Chairman Yohanna announced Case #PC-02-21 for consideration of a request by LincolnTouhy, LLC, Property Owner, to approve a Special Use to permit a “commercial recreation facility” use at the property commonly known as 7366 North Lincoln Avenue. During this Hearing, the Plan Commission may consider any additional relief that may be discovered during the review of this case. Chairman Yohanna swore in the witnesses Mr. Aaron Kaplan and Mr. Jonathan Glenner.

The 9000-square-foot property includes a four-story office building in the O Office District with a parking lot that can accommodate 58 vehicles. The Petitioner is proposing to use the second and third floors for laser tag, paintball, or other similar activities. The Petitioner is not proposing any exterior modifications to the property. No public comment was received.

Parking requirements for commercial recreational facilities are based on capacity, rather than gross floor area. Given the fact that the Petitioner is in preliminary design phases, staff cannot calculate the parking requirement. The Zoning Code states that once a Variation or a Special Use is approved, it either has to be initiated or a building permit pulled within 180 days. With current COVID restrictions, it is expected the Petitioners will be delayed in implementing this Special Use. The Village Board has the ability to extend this period for another 180 days. The Petitioner intends to invoke this provision at the time of Special Use approval.

The Special Use Standards were provided for review and discussion.

Mr. Victor Mazao, speaking for the Petitioner, stated the use will include laser tag and other family-oriented leisure activities. With no specific plan presented, Special Use approval is simply for the use; implementation of this use will be verified at business license approval. Mr. Mazao confirmed there will be no designated party rooms and do not anticipate a greater volume of walk-in traffic. Their business model caters towards corporate team-building events. They expect a maximum capacity of less than 40 individuals at one time.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this subject. Let the record state no one came forward.

***Motion to recommend approval*** of a Special Use to permit a commercial recreation facility use at the property commonly known as 7366 North Lincoln Avenue was made by Commissioner Jakubowski and seconded by Commissioner Kohn. Case PC-02-21 will be heard at the January 19, 2021 meeting of the Village Board.

***Aye: Jakubowski, Kohn, Auerbach, DeAngelis, Novoselsky, Sampen, and Yohanna***

***Nay: None***

***Motion Approved: 7-0***

#### **VI. Discussion: Update Regarding Landscape Regulations**

Staff requested this item be continued to the February 3, 2021 meeting of the Plan Commission.

***Motion to recommend continuation*** to the February 3, 2021 meeting of the Plan Commission was made by Commissioner DeAngelis and seconded by Commissioner Novoselsky.

***Aye: DeAngelis, Novoselsky, Auerbach, Jakubowski, Kohn, Sampen, and Yohanna***

***Nay: None***

***Motion Approved: 7-0***

#### **VII. Next Meeting**

Staff noted there will be a joint Village Board/Plan Commission Workshop meeting in January to discuss Zoning Code issues. Staff will confirm availability once a final date has been reached. The next meeting of the Plan Commission is scheduled for Thursday, February 3, 2021.

#### **VIII. Public Comment**

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on any subject. Let the record state no one came forward.

#### **IX. Adjournment**

***Motion to recommend adjournment*** was made by Commissioner DeAngelis and seconded by Commissioner Sampen. Meeting adjourned at 9:30 p.m.

***Aye: DeAngelis, Sampen, Auerbach, Jakubowski, Kohn, Novoselsky, and Yohanna***

***Nay: None***

***Motion Approved: 7-0***

Respectfully submitted,

Kathryn Kasprzyk  
Community Development Coordinator