



**MEETING MINUTES
OF THE
PLAN COMMISSION
April 3, 2024 – 7:00 P.M.**

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

Present: Chairman Mark Yohanna, Commissioners Adi Kohn, Mark DeAngelis, Don Sampen and Sue Auerbach

Absent: Commissioners Steven Jakubowski and Henry Novoselsky

Staff Present: Planning and Economic Development Manager Doug Hammel, Community Development Director Scott Magnum, Community Development Coordinator Marcos Classen, Trustee Atour Sargon, and Village Attorney Greg Smith

I. Call to Order

Chairman Yohanna noted a quorum and called the meeting to order at 7:04 pm

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the March 6, 2024, Plan Commission Minutes was made by Commissioner DeAngelis and seconded by Commissioner Sampen.

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

Nay:

Abstain: Commissioner Auerbach

Motion Approved: 4-0

IV. Case # PC-03-24: 6645 & 6657 North Central Park Avenue – Final Plat of Subdivision Zoning Text Amendment

Planning and Economic Development Manager Doug Hammel explained the background of the case. Properties on both 6645 & 6657 North Central Park Avenue are in the R-3 zoning district and host single-family homes. The proposed plan was for a Final Plat of Subdivision to demolish the northern property (6657 North Central Park Avenue) to build a new single-family home. The

request included moving the lot line between the two properties about 14.5 feet to the south to expand the size of the property to the north.

Mr. Hammel reviewed why the case was eligible for the minor subdivision approval process, eliminating the need for approval of a preliminary plat by the Plan Commission and Village Board.

He noted that the orientation of the north lot (6657 N Central Park) would change based on the proposed subdivision. The current front lot line of the property is on North Central Park Avenue and the corner side lot line is along West North Shore. The proposed configuration would lengthen the frontage along Central Park, making the North Shore frontage the new front lot line. The side lot lines to the south and north of 6645 North Central Park Avenue would be reduced.

The existing structure would encroach into the new lot line configurations. Therefore, staff recommended a condition of approval that the new Plat would not be recorded until the existing 6657 N Central Park property is demolished. The sequencing of Village Approvals was outlined based on the staff recommendation.

Mr. Hammel noted that the Village Engineer previously conducted a review and confirmed that all the necessary information was provided. During that review, the Village Engineer noted that if the proposed lot line between the two properties was approved, the concrete slab on the southern lot would intersect the property line. Staff recommended that the existing flatwork at 6645 N Central Park be removed to accommodate the new lot line proposed prior to recording the Plat.

Petitioner: Rafael Arzoumanian

The petitioner noted that he will comply with all conditions recommended by staff. He explained the purpose of the request, noting that the homeowners wanted to build a staircase to the attic to access the space from the home rather than from a pull-down ladder. After discussions with staff, it was determined that if the attic is accessible by staircase, the square footage of the attic would need to be included in the total square footage of the home. However, if the attic space was included, the FAR of the proposed home would be too large for the existing lot causing the petitioner to seek an expansion of the lot.

Let the record show there was no public comment.

A Motion was made by Commissioner DeAngelis to approve the Final Plat pursuant of Section 16-4-5, to adjust the lot line between the 6645 & 6657 N Central Park Avenue properties conditioned upon prior demolition of the existing structure at 6657 N Central Park Avenue and removal of the existing concrete slab and fence at 6645 N Central Park Avenue.

The motion was seconded by Commissioner Kohn.

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

Nay:

Abstain:

Motion Approved: 5-0

The matter will go to the Village Board on April 16, 2024.

V. Discussion: Update Regarding Past Plan Commission Cases

Planning and Economic Development Manager Doug Hammel gave updates on recent cases. The Village Board supported the basis of the Plan Commission recommendation for AC units and generators but modified the provision to be less restrictive for AC units. It was agreed that AC units should only be permitted in rear and corner side yards, but the setbacks from side lot lines were reduced to 3 feet, rather than 10 feet. The Plan Commission recommendation of exempting generator units from the maximum decibel level and setting a maximum decibel level for AC units at 80 decibels was approved.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, May 1, 2024.

(Author's note: during the meeting, Commissioners expressed concern regarding potential conflict with a religious holiday. However, after the meeting, it was confirmed that the scheduled meeting date of May 1, 2024, is feasible.)

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 Sampen to adjourn the meeting.

The motion was seconded by Commissioner Auerbach.

Aye: Kohn, DeAngelis, Sampen, Auerbach, and Yohanna

Nay:

Abstain:

Motion Approved: 5-0

The meeting ended at 7:28 pm.

Respectfully submitted,

Marcos Classen
Community Development Coordinator