



**MEETING MINUTES
OF THE
PLAN COMMISSION
April 8, 2021 – 7:00 P.M.**

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

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

Staff Present: Community Development Director Scott Mangum and Community Development Manager Doug Hammel

I. Call to Order

Chairman Yohanna noted a quorum of seven members and called the meeting to order at 7:08 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the January 7, 2021 Plan Commission Minutes was made by Commissioner Novoselsky and seconded by Commissioner DeAngelis.

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

Abstained: Auerbach

Nay: None

Motion Approved: 6-0

IV. Case #PC-03-21: 7080 North McCormick Boulevard – Approval of a Special Use to Allow the Operation of a Distribution Center

Chairman Yohanna announced Case #PC-03-21 for consideration of a request by Agudath Israel of Illinois, on behalf of New Lincoln LLC, Property Owner, to approve a Special Use to permit a “distribution center” use on a portion of the property commonly known as 7080 North McCormick Boulevard.

Development Manager Doug Hammel provided a brief presentation on the background of Case #PC-03-21. 7080 North McCormick Boulevard is located in the Town Center PUD, M-B zoning district. The property is 8.1 acres with a 230,000 square foot building subdivided into several individual tenant spaces. The property is adjacent to Lincolnwood Town Center Mall, Lincolnwood Place, and other industrial properties. The current use is a non-profit food

distribution service for families in need that occupies 13,300 square feet of the subject property. Initially the use was thought to be temporary, but use has been operating for several months as COVID restrictions require outdoor “hand-off” of meals to delivery vehicles.

Mr. Hammel provided regulatory context regarding the case. The subject use is classified as a “distribution center.” The 2020 PUD Amendment allows for “light industrial” uses at this property. A “distribution center” is considered a subclass of “light industrial.” However, Table 4.01.1 of the Zoning Code requires that “distribution centers” receive Special Use approval in the M-B District. He then provided several considerations such as the temporary nature of the use, the use of refrigerated trucks for storage/staging, and observed traffic impacts.

Staff received one public comment prior to this Public Hearing. Peter Abraham, manager of the Lincolnwood Town Center Mall, stated his support for this use and willingness to allow use of the Mall’s parking area for staging. Mr. Hammel then stated the special use standards. The requested action of the petitioner is to recommend approval of a Special Use as per Table 4.01.1 of the Zoning Code to allow a “distribution center” at 7080 North McCormick Boulevard.

The petitioner stated that all deliveries are done in the parking lot located off Central Park Avenue. The area located near the mall is only used for distribution. The petitioner provided additional details on the logistics of the distribution operations. Further discussion of the delivery operations ensued. The petitioner addressed several of the items from the additional information requested portion of the presentation. The petitioner stated that 5 trucks are typically used at any given time with 3 trailers.

The petitioner’s attorney, Mr. Bauer, provided some additional details on the operation of the facility and KiwiKids. He also addressed some of the traffic concerns.

Commissioner Jakubowski asked the petitioner what steps were taken to alleviate the traffic concerns. The petitioner stated that they hired a team of traffic officers to address any concerns on the spot. Additionally, an appointment system was established. The efficiency of the operations has since increased as well. Commissioner Jakubowski asked about the number of deliveries completed in a week. The petitioner stated the variance in this figure and overviewed the qualifications of a pick-up. Further discussion on traffic concerns ensued. Discussion on the refrigerated trucks on the property then ensued.

Commissioner Sampen asked about the distribution of cars per day of the week. The petitioner stated that there was an equal distribution per day of the week. Commissioner Sampen asked if these were drive-by pick-ups. The petitioner confirmed these were indeed drive-by pick-ups. The logistics of the appointments of pick-ups was then discussed.

Commissioners Novoselsky, Auerbach, Kohn, and, DeAngelis stated they did not have any questions.

Commissioner Jakubowski provided additional comments and feedback on the case, stating that the use has demonstrated that it does not pose any impacts. Additional discussion occurred.

There was one in-person public comment regarding this case. Peter Abraham, Lincolnwood Town Center Mall Manager, stated his support of KiwiKids and of the use at this facility. He stated that the Mall supports the Village and its neighboring properties in initiatives such as these.

Chairman Yohanna asked about the length of the lease. The petitioner stated that the lease is currently month-to-month.

Motion to recommend approval of a Special Use to Allow the Operation of a Distribution Center use at the property commonly known as 7080 North McCormick Boulevard was made by Commissioner Jakubowski and seconded by Commissioner Sampen. Case #PC-03-21 will be heard at the April 20, 2021 meeting of the Village Board.

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

Nay: None

Motion Approved: 7-0

V. Discussion: Northeast Industrial District TIF Conceptual Development Plan

Mr. Hammel provided a brief presentation on the Northeast Industrial District (NEID) TIF Conceptual Development Plan. In August 2020, the Village Board approved a contract with Houseal Lavigne associates (HLA) to assist in the drafting of a plan related to the NEID TIF and surrounding areas. Mr. Hammel discussed the planning process, planning area, development framework, several of the subareas, and other concepts of the plan. He stated that the plan in its entirety and a story map can be found on the Village's website. He stated that the Plan Commission may play a role in the implementation process. No additional discussion on this item occurred at this time.

VI. Discussion: Update Regarding Landscape Regulations Staff requests that this item be continued to the May 5, 2021 meeting of the Plan Commission

Staff requested this item be continued to the May 5, 2021 meeting of the Plan Commission.

Motion to recommend continuation to the May 5, 2021 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

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

Abstain: Auerbach

Nay: None

Motion Approved: 6-0

VII. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, May 5, 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 Sampen and seconded by Commissioner Kohn. Meeting adjourned at 8:27 p.m.

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

Nay: None

Motion Approved: 7-0

Respectfully submitted,

Jake Litz
Management Analyst
Fire Department/Community Development