



**MEETING MINUTES
OF THE
PLAN COMMISSION
May 1, 2024 – 7:00 P.M.**

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

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

Absent: Commissioners Steven Jakubowski

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 Hart Passman

I. Call to Order

Chairman Yohanna noted a quorum and called the meeting to order at 7:03 pm

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the April 3, 2024, Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Auerbach.

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

Nay:

Abstain: Commissioner Novoselsky

Motion Approved: 4-0

Commissioner Kohn arrived at 7:05 pm.

IV. Discussion: Scope of Work for a Potential Update to the 2016 Comprehensive Plan

Planning and Economic Development Manager Doug Hammel spoke about the existing comprehensive plan that was adopted in 2016 and briefly spoke about how circumstances have changed in the last ten years. Mr. Hammel touched on the discussion the EDC had about this topic recently.

Mr. Hammel spoke about the process involved with adopting the 2016 Comprehensive Plan. He also spoke about how the 2016 plan was implemented.

Mr. Hammel explained that staff had inventoried all the recommendations from the 2016 plan and designated them as “complete”, “not complete”, or “ongoing.” He summarized the main recommendations and their status.

Mr. Hammel presented a proposed scope of work. He went over the types of items that could be continued from the last plan. He then suggested new items that could be considered and asked for new ideas or areas that staff hadn’t considered.

New items that were presented for consideration:

An Increase in Public Outreach.

Subarea plans for potential development where he suggested 3 areas, Devon-Lincoln industrial district, Touhy Ave Corridor, and the Pratt-Lincoln area.

Technical area recommendations and strategies related to a comprehensive parking plan, an affordable housing study, environmental development study, and strategies to strengthen economic development.

An implementation program establishing short, medium, and long-term actions, implementation partners, and funding sources.

Mr. Hammel requested that the Commissioners discuss how the comprehensive plan could provide them with the tools they need to perform their role as the Plan Commission.

Chairman Yohanna stated that he was concerned about parking, but most interested in what would benefit the Village long-term.

Commissioner Auerbach expressed interest in a bridge over Pratt Ave. and preparing for the infrastructure despite the City of Chicago being the driver of the project.

Commissioner Novoselsky wanted to focus on sub-area planning to focus on areas of the Village that have not had detailed analysis or planning guidance. For instance, the Touhy area corridor from District 1860 to McCormick Blvd. He also expressed the need for a parking plan.

Commissioner Auerbach mentioned that driving habits have changed, yet we still calculate parking needs for prospective projects based on old criteria.

Commissioner DeAngelis suggested that a focus on reviewing and updating the Village Code annually should be a priority.

Commissioner Sampen noted that he felt a disconnect between the Plan Commission duties and the Comprehensive Plan. Mr. Hammel clarified that the Comprehensive Plan should mainly provide guidance in situations of a zoning change or a map change.

Attorney Hart Passman noted that in the past the Plan Commission has not used the Comprehensive Plan for guidance; however, they should strongly consider it. He explained that the plan is a standard and therefore should be a factor of consideration. Additionally, in the event of a challenge to a decision by the Village, the extent to which a decision is consistent with the plan is a factor the Village Attorney would consider. He also noted that developers look at community plans to determine if the area is well planned and fits their project needs.

There was discussion about how the plan applies to unique sites, versus larger sub-area plans.

Mr. Hammel clarified that the main objective of the discussion would be to determine the best way Village funds can be spent on the plan and related add-ons. He explained that staff would take feedback from the meeting and other commissions to identify themes to bring to the Village Board.

Commissioner Auerbach spoke about needing to look at the types of materials required for buildings. She spoke about a disconnect between the standards for residential versus commercial buildings. Further she stated that masonry should remain the standard for residential but materials for commercial may need to be reassessed. Discussion ensued.

There was discussion about a vision for the Village and code issues that Commissioners would like to be addressed.

Commissioner Sampen left at 8:00 pm.

Commissioner DeAngelis suggested an ad-hoc committee that would review the zoning and building codes with members across multiple commissions.

Commissioner Novoselsky stressed the need for the comprehensive plan to have sub-area plans. He pointed to the example of the 2000 Comprehensive Plan planning for development at the purple hotel property and its contribution to a now very successful development with District 1860.

Let the record show there was no public comment.

V. Discussion: Update Regarding Past Plan Commission Cases

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

The requested residential subdivision case on the 6600 Central Park block was approved by the Village Board. The applicant has started the permit process.

VI. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, June 5, 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: Chairman Yohanna and Commissioners Kohn, DeAngelis, Novoselsky, and Auerbach

Nay:

Abstain:

Motion Approved: 5-0

The meeting ended at 8:10 pm.

Respectfully submitted,

Marcos Classen
Community Development Coordinator