

**MEETING MINUTES OF THE
PLAN COMMISSION
September 5, 2012
7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN**

MEMBERS PRESENT:

Chairman Paul Eisterhold
Don Sampen
Steve Jakubowski
Mark Yohanna
Patricia Goldfein
Sue Auerbach

MEMBERS ABSENT:

George Touras

STAFF PRESENT:

Community Development Manager Aaron N. Cook, AICP
Community Development Coordinator Lauren Wolf

VILLAGE COUNSEL

None.

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of five members present and called the meeting to order at 7:09 p.m.

II. APPROVAL OF MINUTES

Motion to approve the August 22, 2012 Plan Commission minutes as amended was made by Commissioner Goldfein and Seconded by Commissioner Auerbach. Motion approved 5-0.

**III. PUBLIC HEARING: Restaurant Parking – Zoning Code Text Amendment
(Continued from August 1, 2012, July 11, 2012, June 6, 2012 & May 2, 2012)
Request: Text Amendment to Modify the Minimum Off-Street Parking
Requirements for Eating & Drinking Establishments**

Development Manager Cook began with a short power point presentation. After the previous discussion more information had been provided of the existing stand-alone restaurants, and if they were constructed today, would comply with today's standards. Many of the zoning districts that allow restaurants abut residential properties, the intent is not to create a negative or adverse impact on those uses. The Village Board instructed the Plan Commission to look at the current code to see if the requirements are higher than necessary. Staff wanted to find an appropriate number to measure parking requirements. Staff does not want to put people through a three to four month process because the

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standards are too high. The Economic Development Commission provided a statement on parking requirements, unanimously approved, to suggest a lower parking requirement. Only two stand-alone restaurants in Lincolnwood would comply with today's standards. In order to be competitive and business friendly it is important to look at the current standards.

Commissioners Auerbach and Goldfein agreed that a new formula should be used to look at updating the current parking standards.

Chairman Eisterhold agreed. Also, need to look at the operation and look at the number of seats.

Commissioner Sampen agreed. Staff also needs to look at creating an definition for parking in stand-alone restaurants and strip mall restaurants.

Commissioner Yohanna stated the standards need to be relaxed and the Village needs to be more inviting. Lincolnwood standards are stringent and arbitrary, in favor to lower the standards and move it on to the Village Board.

Commissioner Goldfein stated that new construction should be in line with other median community standards. Would like to see this recommendation accompanied with standards for enforcement of parking, and to work out the signage for the neighborhoods, and also look into parking share agreements.

Discussion ensued.

Commissioner Sampen made a motion to recommend ten parking spaces per 1,000 square feet of floor area as defined in the zoning code, and to review definitions in the future for restaurant types. Seconded by Commissioner Yohanna. Motion carries 5-1, with Chairman Eisterhold voting No.

IV. PUBLIC HEARING: Commercial Masonry Requirements – Zoning Code Text Amendment (*Continued from August 1, 2012*)

Request: Text Amendment to Modify the Commercial Design Standards Relative to Masonry Requirements and to Consider Definition of “Masonry”

Development Manager Cook began discussion with three points. First, should non-residential requirements be treated the same through-out the Village. Secondly, try to identify a measurable construction amount and incorporate a percentage. Thirdly, what is considered masonry, need clear definitions. Staff recommends a 75% minimum masonry requirement, and need guidance on what is considered “masonry”

Discussion ensued.

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Commissioner Goldfein stated that a clear list of quality masonry products should be included in the next commission packet. Suggested fellow Commissioners to drive around and look at the aesthetics of the Walgreens and MB Financial Bank.

Motion to continue until November 7, 2012 made by Commissioner Yohanna. Seconded by Commissioner Sampen. Motion approved 5-0.

V. PUBLIC COMMENT: None.

VI. ADJOURNMENT:

The next Plan Commission meeting is scheduled for November 7, 2012 at 7:00 PM. Hearing no further business, Motion to adjourn made by Commissioner Yohanna. Seconded by Commissioner Goldfein. Motion approved unanimously 5-0. Meeting adjourned at 9:43 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator