



# Village of Lincolnwood Zoning Board of Appeals

*Special Meeting*  
**Monday, November 4, 2024**  
**7:00 P.M.**

*in the*  
**Gerald C. Turry Village Board Room**  
**Lincolnwood Village Hall - 6900 North Lincoln Avenue**

## Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiances**
3. **Approval of Minutes**  
September 18, 2024 Meeting Minutes
4. **Case #ZB-09-24: 7125 North Kilbourn Avenue – Special Fence for Natural Screening in the Public Right-of-Way and a Variation Related to a Required Setback from the Public Sidewalk**  
*The hearing regarding this matter was continued on September 18, October 14, 2024, and October 22, 2024.*  
**Request:** Consideration of a request by Salman Khan, property owner, for approval of 1) a Special Fence to allow the installation of natural screening in the public right-of-way along Kilbourn Avenue pursuant to Section 3.13(8) of the Zoning Ordinance, and b) a Zoning Variation from Section 3.13(8)a.vi to waive the required three-foot setback between the proposed natural screening and the public sidewalk, at the property commonly known as 7125 North Kilbourn Avenue. The Petitioner's intent is to supplement existing legal non-conforming natural screening with new natural screening installed in the same general location. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.
5. **Case #ZB-10-24: 6503 North Le Mai Avenue – Special Fence for Natural Screening in the Public Right-of-Way**  
*The hearing regarding this matter was continued on October 22, 2024 and is requested to be continued to November 20, 2024 by the petitioner.*  
**Request:** Consideration of a request by Cong Li, property owner, for approval of a Special Fence to allow natural screening in the public right-of-way pursuant to Section 3.13(8) of the Zoning Ordinance. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.
6. **Case #ZB-11-24: 7215 North District Avenue – Amendment to the Unified Sign Plan and Further Zoning Variations Pertaining to Signage Throughout the Property**  
*The hearing regarding this matter was continued on October 22, 2024.*  
**Request:** Consideration of a request by ACEF-TD 1860 LLC, property owner, for approval of the following modifications to the previously approved Unified Sign Plan that do not require zoning relief; a) an increase in the maximum permitted height of tenant wall signs from 36 inches to 48 inches, b) the removal of tables on pages 8-11 establishing maximum permitted areas for tenant wall signs, c) clarification that the content of light banner pole signs can be

changed at the discretion of the petitioner, and d) clarification that awnings and awning signs are permitted subject to currently applicable zoning regulations. Additionally, the Petitioner seeks the following Zoning Variations related to the Unified Sign Plan; e) Variation from Section 11.04(1)i.3 to allow a multi-tenant monument sign with tenant information that includes text that is more than two inches in height, f) Variation from Section 11.04(2)i to allow a third wall sign for the tenant located at the corner of Lincoln Avenue and Touhy Avenue; g) Variation from Section 11.04(2)i to allow wall signs at the entrances to the parking garage, without otherwise applicable limitations to sign height or sign area; h) Variation from Section 11.04(2)i to allow an additional wall sign on the grocery building to identify a pickup location; i) Variation from Section 11.04(6) to allow window signs on spaces that are vacant or under construction to cover up to 100% of the area of the window, j) Variation from Section 11.04(8) to allow “now leasing” signs that are not subject to otherwise applicable limitations related to number, elevation above grade, location, mounting, duration, or frequency, k) Variation from Section 11.04(6) to allow individual tenants to benefit from temporary sign regulations (rather than the regulations applying to the overall development), that those signs are not subject to otherwise applicable limitations related to mounting, and that such signs be permitted to be installed for up to 60 days, and l) that the requested Variation described in item (k) above be applied so that the Village Green is considered its own individual space separate from the overall property or individual tenants. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.

**7. Case #ZB-12-24: 3332 West Columbia Avenue – Variations Regarding Permitted Obstructions in the Front Yard**

*The hearing regarding this matter was continued on October 22, 2024.*

**Request:** Consideration of a request by Suad Hoxha, property owner, for approval of Zoning Variations from a) Section 3.10(1) to allow unique freestanding objects (decorative masonry columns) to encroach into the interior side yard, and b) Section 3.10(2) to allow those objects with a reduced minimum setback from side lot lines (seven inches instead of three feet), and a height of five feet (instead of four feet) when having a width of more than one foot. During the Public Hearing, the Zoning Board of Appeals may consider any additional relief related to this case.

**8. Next Meeting: Wednesday, November 20, 2024**

**9. Public Comment**

**10. Adjournment**

Posted: October 30, 2024