



Village of Lincolnwood Plan Commission

Meeting
Wednesday, March 2, 2016
7:00 P.M.

in the
Council Chambers Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
 - January 6, 2016 Minutes
 - January 27, 2016 Minutes
4. **Case #PC-02-16: Public Hearing: 6649 North Lincoln Avenue and 6653 East Prairie Road – Map Amendment, Special Use, and Variations for an Addition To the Existing Restaurant and Off Street Parking**

Request: Lou Malnati's seeks certain approvals in order to add to the existing restaurant and install an off-street parking area to the north of the existing restaurant. Approvals required include a Zoning Map Amendment for the property at 6653 East Prairie Road from the R-3 Residential District to the B-1 Business/ Residential Transition Area, Special Use approval for a restaurant greater than 5,000-square feet in area and to allow parking to the front of the building. The Petitioner additionally seeks certain Variations to permit a 1,100-square-foot addition to the existing restaurant including: 1) rear yard building setback; 2) off-street parking Variation; 3) a commercial use to exceed 2,500-square feet; 4) permit the addition and existing building not at the 10-foot build-to line with a wrought iron fence and hedgerow; 5) permit the existing and new off-street parking lot not include the minimum perimeter and interior landscape; 6) permit a two-way drive aisle to be less than the minimum 24-foot width; and 7) permit the addition and existing building to not include the required landscape buffer and screening between the property within the B-1 District and adjacent residential zoned property.
5. **Case #PC-03-16: Public Hearing: 6850 and 6950 East Prairie Road, 6855 North Crawford Avenue, and 3925 West Lunt Avenue – Zoning Map Amendment and Zoning Code Text Amendment**

Request: Village Board referral for a Zoning Map Amendment and Zoning Code Text Amendment to create and establish a School Zoning District and adoption of regulations for the School Zoning District and other Zoning Code Amendments that may be discovered during review of this case.
6. **Other Business**
7. **Next Meeting**
8. **Public Comment**
9. **Adjournment**



DRAFT MEETING MINUTES
OF THE
PLAN COMMISSION
JANUARY 6, 2016 – 7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:

Chairman Paul Eisterhold
Irving Fishman
Patricia Goldfein
Steven Jakubowski
Anthony Pauletto
Don Sampen
Mark Yohanna

MEMBERS ABSENT:

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager
Hart N. Passman, Village Attorney

I. Call to Order

Chairman Eisterhold noted a quorum of six members and called the meeting to order at 7:03 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to approve the December 2, 2015 Meeting Minutes, as amended, was made by Commissioner Fishman and seconded by Commissioner Pauletto.

Aye: Fishman, Pauletto, Goldfein, Sampen, Yohanna, and Eisterhold

Nay: None

Motion Approved: 6-0

IV. Case #PC-11-15: Public Hearing: Proposed Text Amendment – Short-Term Rental Property

Mr. Passman reviewed the recommended changes to the short-term rental property text amendment definition. Short-term rental property is defined as a building or portion thereof that is held out for rent for overnight lodging for transient guests for a period shorter than thirty consecutive days. A month-to-month lease would not fall under this definition.

Short-term rental property was added to the Table of Allowable Uses with the following note: "Short-term rental properties are only permitted to the extent set forth in Section 4.06(4) of this Zoning Ordinance." The amended text for Section 4.06 Additional Use Standards for Residential Districts is as follows:

- (4) Short-Term Rental Properties. No property within any residential district may be used more than once per calendar year as a short-term rental property, except as follows:
 1. Pursuant to a rental agreement executed pursuant to, or in conjunction with, a contract to sell the real estate on which the short-term rental property is located, for rental to the seller of the real estate;
 2. For rental to permanent Village residents who have been displaced from their permanent dwelling units due to repair or renovations; or
 3. By owners who can demonstrate, to the satisfaction of the [*Village President*], [*Village Manager*], that they will suffer a demonstrable hardship if use of the property for a short-term rental property is prohibited.

Section 4.07 Additional Use Standards for Business and Office Districts was amended as follows:

- (17) Short-Term Rental Properties. Short-term rental properties are only allowed in the B-1 and B-3 Districts, and only pursuant to the standards and limitations set forth in Section 4.06(4) of this Zoning Ordinance.

Mr. Passman reiterated that this issue came about when two residences in the past year were rented out on a short-term basis. Currently, the Zoning Code is not clear on this issue. The proposed text amendment will regulate the use of short-term rentals.

There was discussion as to the additional use standards and whether or not the proposed exceptions were appropriate or if the Village should implement a hardship standard. Commissioners Sampen and Jakubowski believe that these exceptions are too restrictive, especially to accommodate out-of-town guests. Commissioner Sampen would like to add the hardship standards to include, but not limited to, financial hardships, accommodation of out-of-town guests, or other hardships as recognized by the Zoning Code.

Chairman Eisterhold asked if anyone in the audience would like to speak regarding this Public Hearing.

Mr. Charles Halevi, 4224 Pratt Avenue, brought up the point if a homeowner's insurance policy would prohibit this type of use as well as life safety concerns in case of emergency.

Motion to approve the additional regulations proposed to Section 4.06 and Section 4.07 of the Zoning Code, as written, regarding the prohibition of short-term rental properties to include an exemption for post closing possession by a seller of real estate, incorporation of the one-time short-term rental property provision, and incorporation of the hardship standards to include, but not limited to, financial hardships, accommodation of out-of-town guests, or other hardships as recognized by the Zoning Code and seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Goldfein, Pauletto, Sampen, and Eisterhold

Nay: Jakubowski

Motion Approved: 6-1

Let the record state that Commissioner Jakubowski voted nay due to the main subject of Section 4.06(4) should say twice per calendar year but no more than 29 days per calendar year.

V. Other Business

Commissioner Fishman reiterated his concern to staff regarding the sign ordinance restrictions with regards to Lou Malnati's.

The next meeting of the Plan Commission will be a Public Hearing to review the Village's Comprehensive Plan on Wednesday, January 27, 2016. Staff indicated that representatives of the consulting firm Housel Levigne will be present for this meeting to discuss the process involved and to answer any questions. Commissioner Pauletto said he will be out of town until March 7, 2016.

Chairman Eisterhold asked if anyone in the audience had any comment at this time. Let the record state that no one came forward.

Motion to adjourn was made by Commissioner Pauletto and seconded by Commissioner Jakubowski. Meeting adjourned at 8:20 p.m.

Aye: Pauletto, Jakubowski, Fishman, Goldfein, Sampen, Yohanna, and Eisterhold

Nay: None

Motion Approved: 7-0

Respectfully submitted,

Kathryn M. Kasprzyk
Community Development Coordinator



DRAFT MEETING MINUTES
OF THE
PLAN COMMISSION
JANUARY 27, 2016 – 7:00 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:

Chairman Paul Eisterhold
Irving Fishman
Patricia Goldfein
Mark Yohanna

MEMBERS ABSENT:

Steven Jakubowski
Anthony Pauletto
Don Sampen

STAFF PRESENT:

Timothy M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager

I. Call to Order

Chairman Eisterhold noted a quorum of four members and called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Minutes of the January 6, 2016 Plan Commission meeting will be presented for approval at the March 2, 2016 meeting.

IV. Case #PC-01-16: Public Hearing: Public Hearing: Proposed Comprehensive Plan

Chairman Eisterhold announced that without all the Plan Commissioners present, this Public Hearing will be continued to the March 23, 2016 meeting. The principals of Houseal Lavigne, the consultants for the Comprehensive Plan, will make their presentation at that time.

Mr. Clarke summarized the Comprehensive Plan process. The Comprehensive Plan Committee, made up of Village residents, began a year ago. The first meeting began with an open house in April 2015 for residents to participate and provide ideas for the future. A website was developed where residents and business owners could provide input as well. That input was used to form the Comprehensive Plan.

Chairman Eisterhold stated that three of the Comprehensive Plan Committee members are in attendance. These members are Scott Anderson, Jackie Boland, and Claude Petit.

Chairman Eisterhold opened the discussion asking if any of the Plan Commissioners had any questions or comments. If, during your review, any corrections need to be made, comments should be passed along to Mr. Cook who will forward them to Houseal Lavigne for their incorporation. The Pace bus service comments were forwarded to the consultant for incorporation.

Chairman Eisterhold asked if anyone in the audience had any comment at this time.

Mr. Mark Ahmad of Century 21 Affiliated asked for a summary as to what the Comprehensive Plan was about. He also thanked the Commissioners for the service they provide to the Village. Mr. Clarke replied that this is a visionary document, not a law, which incorporates the desires of the community as to what it wants to be and to set policy to help decisions for the future. The Plan is helpful as a guide to modifying the Zoning Code to comply with the Plan.

Commissioner Goldfein proposed to make the Comprehensive Plan a living document where links can be added for future plans. Chairman Eisterhold agreed that this was a good idea.

Commissioner Yohanna announced that this is the last Plan Commission meeting for Community Development Director Tim Clarke who will be retiring after 21 years with the Village and thanked him for his service. Mr. Clarke thanked the Commission for their good wishes.

Chairman Eisterhold asked if anyone in the audience had any comment at this time. Let the record state that no one came forward.

Motion to continue the Comprehensive Plan Public Hearing to March 23, 2016 was made by Commissioner Yohanna and seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Goldfein, and Eisterhold

Nay: None

Motion Approved: 4-0

Motion to adjourn was made by Commissioner Yohanna and seconded by Commissioner Goldfein. Meeting adjourned at 7:25 p.m.

Aye: Yohanna, Goldfein, Fishman, and Eisterhold

Nay: None

Motion Approved: 4-0

Respectfully submitted,

Kathryn M. Kasprzyk
Community Development Coordinator



Plan Commission Staff Report

Case #PC-02-16

March 2, 2016

Subject Properties:

6649 North Lincoln Avenue &
6653 North East Prairie Road

Zoning District:

B-1 Business/Residential Transition
District &
R-3 Residential District

Petitioner:

The Malnati Organization, Property
Owner

Nature of Request: Lou Malnati's
seeks an addition to the existing
restaurant at 6649 North Lincoln Avenue



Requested Action:

Zoning Map Amendment for the property at 6653 North East Prairie Road from the R-3 Residential District to the B-1 Business/Residential Transition District.

Special Use:

1. Allow a Restaurant greater than 5,000-square feet in area; and
2. Allow off-street parking to the front of the building.

Variations:

1. Minimum rear setback (Section 4.13);
2. Minimum number of off-street parking spaces (Section 7.10 and Table 7.10.01);
3. Allow a Commercial Development to Exceed Maximum First Floor Area of 2,500-square feet (Section 8.13);
4. Fence Required Along with 10-foot Build-to-Line (Section 8.13);
5. Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
6. Allow a two-way drive aisle to be less than minimum 24 feet in width (Section 7.06(6)a and Table 7.06.01); and
7. No Landscape buffer and screening between property within B-1 District and adjacent residential zoned property (Section 6.16).

Notification: Notice in Lincolnwood Review dated February 11, 2016, Public Hearing Sign Installed at 6649 North Lincoln Avenue, and Mailed Legal Notices Dated February 11, 2016 to Properties within 250 Feet.

Summary of Request

Lou Malnati's, at 6649 North Lincoln Avenue, desires to add on to the existing restaurant for the purpose of splitting the dine-in lobby and the carry-out lobby. The addition is 1,100-square feet and is proposed to the north of the existing building. The addition includes an off-street parking area which will be devoted to carry-out customers and include an area reserved for delivery drivers. The plan includes the demolition of the residential structure located at 6653 North East Prairie Road which Malnati's owns. Lou Malnati's also proposes to install an eight-foot masonry wall along the north and the east lot line in order to provide a barrier between the restaurant and residential properties to the north and east.

As identified by the Petitioner, no additional seating will be added to the restaurant. Also, as part of the project, the Petitioner proposes a trash enclosure to the rear of the property next to the proposed addition. The trash enclosure will be accessed by the public alley to the rear of the property.

The restaurant is located in the Business/Residential Transitional Overlay area of the Village's B-1 Zoning District. The property is currently improved with the existing restaurant, a main customer parking area (to the south) and an employee parking area (to the north). The residential property is located within the R-3 Residential District. To the north and east of the subject properties are residentially zoned properties. Lou Malnati's has operated at the subject property since 1971.

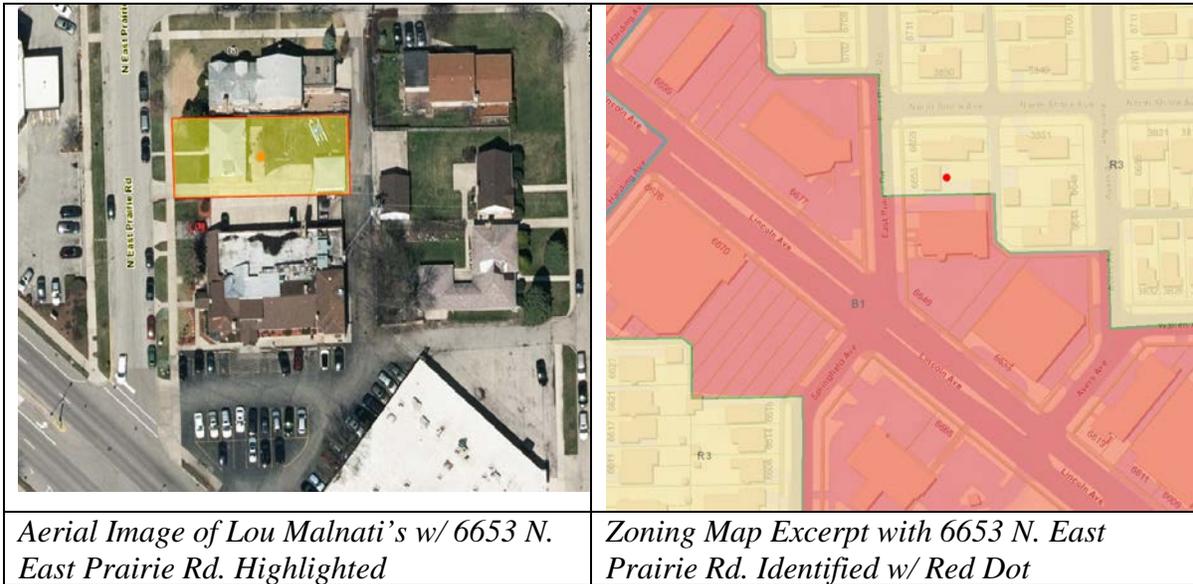
Recent Considerations: Lou Malnati's has previously appeared before the Zoning Board of Appeals (ZBA) in October 2014 for the purpose of seeking approval of Variations in order to add on to the existing restaurant building. The plan reviewed by the ZBA did not include the demolition of the home to the north of the restaurant property. The goal of the plan submitted for review by the ZBA was the same as the current plan, to split the dine-in lobby and carry-out lobby. At the ZBA meeting, several neighbors testified in opposition of the requested Variations. Several operational issues were raised by the neighbors. Lack of parking, delivery drivers parking in the back alley, and refuse removal were identified as ongoing issues.

In response to the issues raised at the ZBA meeting, Lou Malnati's requested an informal review by the Plan Commission of a concept plan to demolish the residential structure at 6653 North East Prairie Road and consolidate the properties. The concept plan reviewed by the Plan Commission is similar to the current plan submitted for review by the Plan Commission at its March 2, 2016 meeting. At the October 2014 Plan Commission Workshop meeting, the Commission received comment from neighbors expressing concerns previously shared with the ZBA. The Plan Commission did not take action at the Workshop meeting.

At its November 5, 2014 meeting, the Village Board referred, at the request of Lou Malnati's, to the Plan Commission to convene a public hearing to consider a Zoning Map Amendment from R-3 to B-1 District for the property at 6653 North East Prairie Road.

Map Amendment

The Malnati's Organization seeks consideration of a Map Amendment to rezone the property at 6653 North East Prairie Road from the R-3 Residential District to the B-1 General Business District and the Business/Residential Transition Area Overlay District. Malnati's seeks consideration of the Map Amendment for the purpose of demolishing the existing single-family home at 6653 North East Prairie Road, which is owned by the Malnati's corporation. Malnati's would then install an off-street parking area to serve the existing restaurant, more specifically the carry-out lobby and delivery drivers.



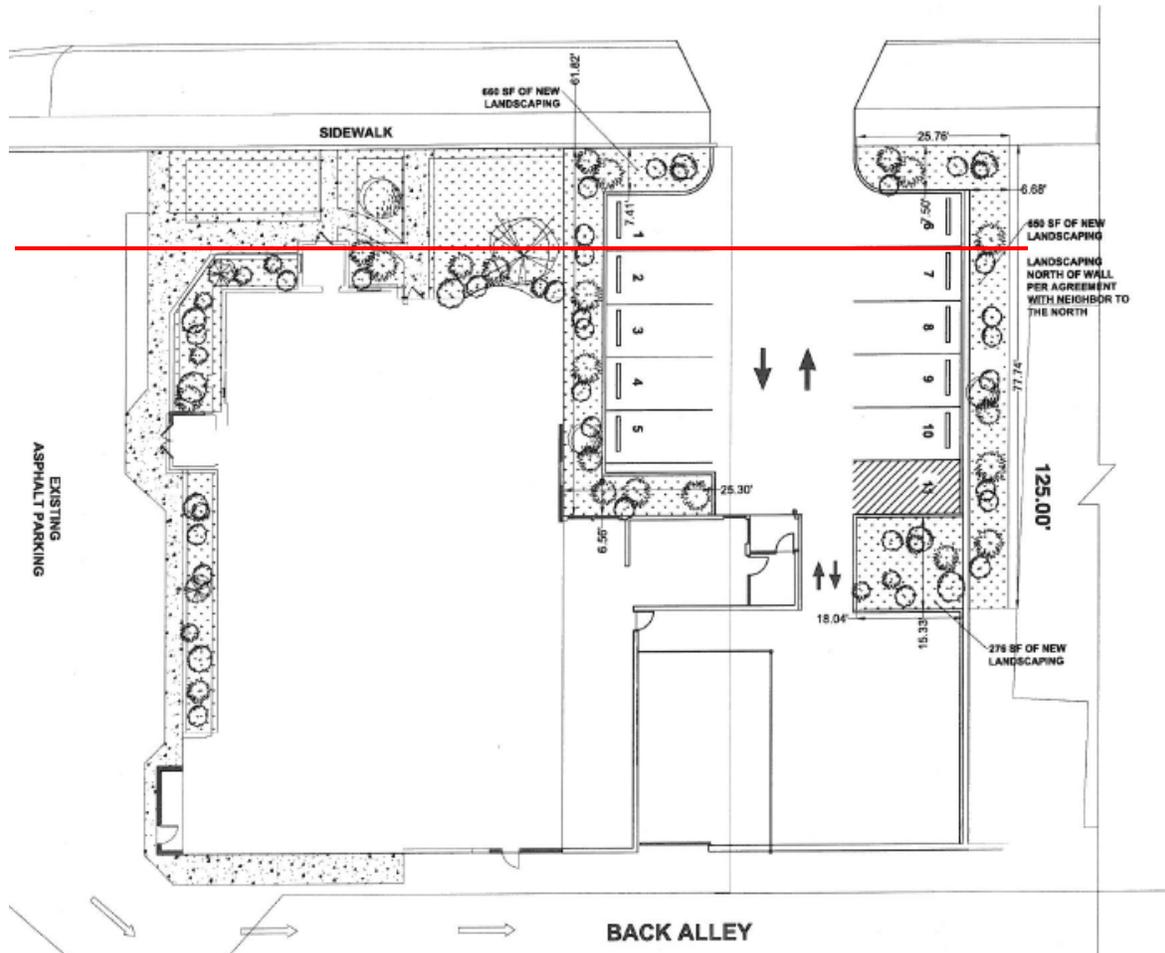
The Map Amendment is necessary as off-street parking areas are not permitted in Residential Districts. If the request for a Map Amendment is not approved, the Special Use and Variations requested are no longer valid as the Malnati's planned addition and off-street parking lot would not be allowed.

Special Use

The Petitioner seeks two Special Use approvals: 1) allow a restaurant greater than 5,000-square feet in area; and 2) allow off-street parking to the front of the building.

Restaurant Area: The existing restaurant is considered an existing legal nonconforming as to bulk relative to area and the addition triggers the need for Special Use approval to allow a restaurant greater than 5,000-square feet in area. Including the proposed addition, the restaurant is approximately 9,500-square feet in area.

Off-Street Parking Location: The proposed off-street parking area to the north of the building extends farther forward toward East Prairie Road than the façade of the existing building (delineation indicated by red line on site plan excerpt that follows).



The Village recently modified the review process from a Variation to a Special Use to approve “front yard parking”. As a result, this is the first request to permit “front yard parking” as a Special Use. The existing off-street parking area for Lou Malnati’s is considered existing legal nonconforming.

Variations

The Petitioner seeks certain Variations needed in order to redevelop the property. The Variations can be grouped into three basic categories: 1) Variations relative to bulk regulations; 2) Variations relative to landscape standards; and 3) Variations relative to the Business/Residential Transition Area Overlay District standards. Below is a summary of the requested Variations.

Rear Yard Setback Variation: While the existing building is considered an existing legal nonconforming as to bulk (rear yard setback), any new construction must comply with the current regulations. The proposed addition will match the existing building setback of 6.5 feet; however, the Zoning Code requires a 10-foot rear yard setback. There is a 16-foot public alley to the rear of the subject property. The approximate distance between the existing/proposed building and the residential property line to the rear is 21.5 feet.

Off-Street Parking Variation: The off-street parking is considered existing nonconforming as to total number of off-street parking spaces. Currently, the existing restaurant would require approximately 84 off-street parking spaces (10 spaces per 1,000-square feet). Based on a field inspection, staff has determined the main customer parking area to contain 39 off-street parking spaces.

The proposed expansion of the existing restaurant triggers the off-street parking as per the Zoning Code. The additional 1,100-square foot addition increases the total floor area of the restaurant to approximately 9,500-square feet. As off-street parking is calculated (excluding floor area for stairways), the required off-street parking is 95 spaces. The project includes the construction of an off-street parking area 10 parking spaces plus a delivery driver staging area. Therefore, the total number of off-street parking spaces proposed is 49 spaces. The Petitioner has indicated that there will be no additional seating added as part the addition.

Lou Malnati's has previously provided a letter concerning the use of the off-street parking at 6677 North Lincoln Avenue by customers and employees for overflow parking of Lou Malnati's. Parking is permitted: 1) Monday – Friday after 5:30 p.m. and 2) all day Saturday and Sunday.

In summary, based on the Zoning Code, Lou Malnati's with the proposed addition would require 95 off-street parking spaces. Within their property there would be 49 parking spaces and a staging area for delivery drivers plus the overflow parking arrangement with the owner of 6677 North Lincoln Avenue.

Maximum Ground Floor Commercial Floor Area

The Zoning Ordinance establishes a maximum ground floor commercial floor area within the B-1 Business/Residential Transition Overlay District. Section 8.13 limits commercial uses to the ground floor and to not exceed 2,500-square feet in gross floor area. The total calculated floor area of the restaurant is approximately 9,500-square feet. Within this overlay district, Brickyard Bank was recently granted a Variation from this requirement. Such a limitation on maximum ground floor area per commercial use was likely intended to apply to multi-tenant buildings.

Wrought Iron Fence Variation

For new construction and development in the B-1 District and the Business/Residential Transition Overlay Area Section 8.13 of the Zoning Ordinance requires that:

“A build-to-line of 10 feet from the public right-of-way is required along with a wrought iron fence, no more than 4 feet tall, located 5 feet from the public right-of-way.”

“A hedgerow should be placed behind the fence on the building side.”

The Petitioner seeks relief from the requirement to install a wrought iron fence and hedgerow as per Section 8.13. Staff believes the regulation is primarily intended to apply to residential development; however, as written, the standard applies to all new construction and

development. The installation of a fence as part of this use in the required location may be incongruous.

Off-Street Parking Perimeter and Interior Landscape Variations: The Zoning Code requires a minimum eight-foot perimeter landscape area for off-street parking lots or where screening consists of a masonry wall, a minimum width of five feet. The proposed off-street parking lot includes an eight-foot masonry wall along the north and east lot line. However, the masonry wall is not located within a five foot perimeter landscape area.

The Petitioner is showing a 650-square foot area of landscaping north of the masonry wall on the adjoining residential property to the north. This area does not comply with the Zoning Code requirements but is proposed per an agreement with the neighbor.

The Zoning Code requires 9' x 18' landscape islands at the end of each parking row. While landscape areas are shown at the ends of each new parking row, relief is required to permit less than the 9' x 18' island dimension.

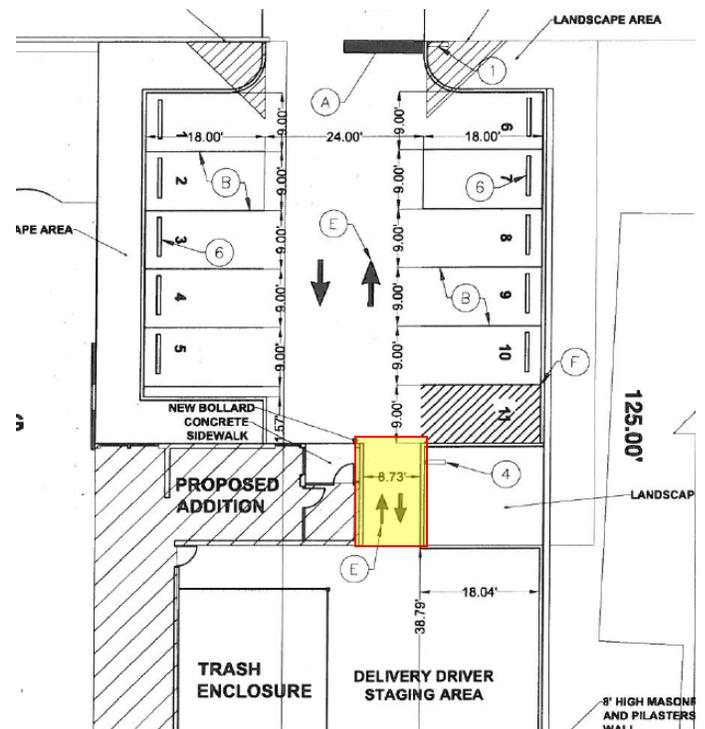
The existing off-street parking area is not designed with any perimeter landscape area. The Zoning Code also requires landscape islands at the end of each parking row. The existing off-street parking area is not designed with landscape islands.

The addition triggers the need for additional parking, for which the Petitioner seeks a Variation, and the requirement for additional parking triggers the perimeter and interior landscape requirements. The Petitioner does not proposed any improvements, reconfiguring, or expansion of the existing off-street parking area as part of the proposed addition project.

Minimum Drive Aisle Widths Variation:

The Zoning Code requires a minimum drive aisle width of 24 feet for off-street parking lots. The drive aisle connecting the off-street parking area for carry-out and the delivery driver staging area is less than 9 feet in width. This drive aisle is a two-way drive aisle into and out of the delivery driver staging area.

Staff has expressed concern with the design and has minimally recommended signage to provide notice of the narrowed drive aisle. Lou Malnati's proposes to install a "Do Not Enter" sign in the landscape area to the north of the drive aisle.



Landscape Buffer between Districts Variation: The Zoning Code requires a minimum ten-foot landscaped setback and screening area located along the length of any property located in the B-1 District when adjacent to property zoned residential. The property currently does not include any such buffer between the properties to the east or to the north. As developed, there is a practical difficulty in provides the required buffer along the east lot lines as the existing building and proposed addition are located approximately 6.5 feet from the lot line.

The Zoning Code does allow as an alternative, an eight-foot high masonry wall within a five-foot landscape setback in order to meet the landscape buffer requirement. As described, above is the description for perimeter landscape Variations, the proposed off-street parking lot includes an eight-foot masonry wall along the north and east lot line. However, the masonry wall is not located within a five-foot perimeter landscape area.

The Petitioner is showing a 650-square foot area of landscaping north of the masonry wall on the adjoining residential property to the north. This area does not comply with the Zoning Code requirements but is proposed per an agreement with the neighbor.

Conclusion

Lou Malnati's seeks certain approvals need to allow a 1,100-square feet addition and new off-street parking area to the north of the existing building. The addition is designed to serve as the location for Lou Malnati's carry-out business. In order to construct the addition, Lou Malnati's requires the following:

Zoning Map Amendment for the property at 6653 North East Prairie Road from the R-3 Residential District to the B-1 Business/Residential Transition District.

Special Use:

1. Allow a Restaurant greater than 5,000-square feet in area; and
2. Allow off-street parking to the front of the building.

Variations:

1. Minimum rear setback (Section 4.13);
2. Minimum number of off-street parking spaces (Section 7.10 and Table 7.10.01);
3. Allow a Commercial Development to Exceed Maximum First Floor Area of 2,500-square feet (Section 8.13);
4. Fence Required Along with 10' Build-to-Line (Section 8.13);
5. Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
6. Allow a two-way drive aisle to be less than minimum 24 feet in width (Section 7.06(6)a and Table 7.06.01); and
7. No Landscape buffer and screening between property within B-1 District and adjacent residential zoned property (Section 6.16).

Staff has been contacted by the Stamer's, a nearby neighbor, indicating concerns with the project. It is anticipated that the resident will be in attendance at the March 2nd Plan Commission meeting and will make a presentation. Attached to the staff summary is the information submitted by the Stamer's who have requested that these images be distributed for your consideration.

Documents Attached

1. Neighbor Submittal in Response to Proposed Development, Stamer (13 pages)
2. Public Hearing Application Packet
 - a. Lou Malnati's Plan Summary
 - b. Public Hearing Variation Application
 - c. Public Hearing Map Amendment Application
 - d. Public Hearing Application Special Use and PUD
 - e. Proof of Ownership
 - f. Photographs of Subject Property
 - g. Plat of Survey
 - h. Demolition Plan and Tree Identification
 - i. Site Plan and Geometric Plan
 - j. Parking Lot Grading and Drainage Plan
 - k. Landscape Plan
 - l. Turning Movement Exhibit
 - m. Photometric Plan
 - n. Building Area Plan
 - o. Building Addition Elevation

RESIDENT PRESENTATION REGARDING THE MALNATIS PROPERTY PROPOSAL

MIKE & DOLLY STAMER, FEB. 2016

OPENING REMARKS SUMMARY – KEY POINTS

- WHY WOULD WE DO THIS? WHY WOULD ANYONE AGREE TO THE BUILDING OF A RESTAURANT PARKING LOT NEXT TO THEIR HOUSE?
- NOBODY IN THIS ROOM OR IN THIS VILLAGE WOULD WANT THIS.
- UNDER WHAT CONDITIONS WOULD THE NEIGHBORS BE WILLING TO CONSIDER GOING ALONG WITH THE PLAN TO CONVERT THE PROPERTY FROM RESIDENTIAL TO BUSINESS DISTRICT?

REQUIREMENTS FOR AN AGREEMENT WITH RESIDENTS

- PEACE AND QUIET - THIS IS ONE OF OUR TOP GOALS. THIS HAS BEEN LACKING, EVEN WITH THE PRESENT SIZE AND CONDITION OF THE RESTAURANT OPERATION.
- PRESERVE OR IMPROVE THE LIVABILITY OF OUR NEIGHBORHOOD.
- SECURITY AND PEACE OF MIND THAT NO FURTHER ALTERATIONS WILL HAPPEN, OR THAT COULD UNDERMINE WHAT REMAINS OF OUR RESIDENTIAL NEIGHBORHOOD.
- A MASONRY FENCE, 8 FEET TALL, FOR THE PURPOSE OF BLOCKING THE VIEW FROM BOTH SIDES AND REDUCING THE NOISE LEVEL, AS WELL AS DOING THIS IN A PERMANENT AND ESTHETIC MANNER. OTHER FINE POINTS AS DETAILED ELSEWHERE.
- ENHANCE THE BEAUTY AND ESTHETICS OF THE SURROUNDINGS OF THE NEIGHBORHOOD.
- GUARANTEE THAT NO CHANGES TO THE DEFINED PLANS, FENCE LOCATION AND DIMENSIONS WILL BE FOUND NECESSARY IN THE FUTURE
- GUARANTEE THAT NO NEED WILL BE CREATED TO CAUSE AN OPENING IN THE 8 FOOT TALL MASONRY FENCE – NOT A GATE OR A DOOR, NOT A DRIVEWAY EXIT, NOT AN EMERGENCY EXIT, NOT A FIRE EXIT.
- GUARANTEE THAT THE SOUTH END OF THE MASONRY FENCE WILL BE LOCATED AT MOST 25 FEET FROM THE ORIGINAL RESTAURANT NORTH WALL, WHICH IS PLANNED TO ALSO BE 12 FEET FROM THE NEW ADDITION NORTH WALL.
- GUARANTEE THAT THE USE OF THE NEWLY CREATED BUSINESS DISTRICT PROPERTY WILL ONLY BE USED FOR PARKING AND FOR THE PLANNED BUILDING EXTENSION; AND THAT THE REAR HALF OF THE PROPERTY WILL ONLY BE USED FOR EMPLOYEE PARKING, NOT CUSTOMER PARKING.
- GUARANTEE THAT ASIDE FROM PARKING, THE PROPERTY WILL NEVER BE USED FOR ANY OTHER OUTDOOR USE INCLUDING EMPLOYEE RECREATION, EMPLOYEE BREAK OR REST AREA, RESTAURANT CUSTOMER SERVICES OF ANY KIND.

SOME OF THE FINER POINTS OF THE AGREEMENT WITH MARK MALNATI BY THE RESIDENTS

- PREVENT OR DISCOURAGE AUTOMOBILE TRAFFIC IN THE ALLEY. THIS AFFECTS ALL FOUR NEIGHBORING HOMES.
- A WIDTH OF THE PROPERTY AT THE NORTH END, APPROXIMATELY 6 TO 7 FEET WIDE FOR THE LENGTH OF THE PROPERTY, WOULD BE DEEDED TO THE RESIDENT, EMIL, WHO LIVES NORTH OF THE PROPERTY. THIS IS IN ORDER TO PROVIDE SOME AMOUNT OF BUFFER DISTANCE FROM HIS HOUSE TO THE MASONRY FENCE.

- A SOLID FENCE WOULD SURROUND THE GARBAGE DUMPSTER AREA.
- I (MIKE) HAVE REQUESTED A MODIFICATION TO THE FILED PLAN SO THAT THE LOCATION OF THE EAST FENCE BE LOCATED ABOUT 6 FEET CLOSER TO THE ALLEY, SO THAT PARKNG IN THE ALLEY IS NATURALLY DISCOURAGED. THIS ALSO ADDS TO THE USABLE SIZE OF THE PARKING LOT. SEVERAL ALTERNATIVES ARE OFFERED AS WAYS TO IMPLEMENT THIS CONCEPT. THESE VARIATIONS DEAL WITH HOW EMPLOYEES WILL BRING THE GARBAGE TO THE DUMPSTERS. WE WOULD PREFER THAT THEY NO LONGER NEED TO WALK THROUGH THE ALLEY, USUALLY LEAVING THE GATE OPEN, AS IS DONE NOW.

PHOTOS SUPPORTING SOME OF THE CONCERNS AND ISSUES NEEDING TO BE ADDRESSED

- PHOTO OF MALNATIS EAST PRARIE YARD WITHOUT THEIR OLD WOODEN FENCE - SNOW PLOWING NEEDED A PLACE TO MOVE SNOW. THIS IS TO ESTABLISH WHY WE NEED IT PERMANENT AND ATTRACTIVE.



- PHOTOS SHOWING THE GARBAGE TRUCK LOCATION FROM THE FRONT OF THE PROPERTY AND HOW IT LINES UP WITH THE PROPERTY LINE. NOTICE THAT TRUCK LOCATION ALREADY PARTIALLY BLOCKS OUR DRIVEWAY. **MASONRY FENCE MUST START NO MORE THAN 25 FT. NORTH OF PRESENT NORTH WALL.** EAST PRARIE VIEW – BACK OF TRUCK AT APPROXIMATELY 25 FT. FROM EXISTING NORTH WALL



VIEW FROM BACK OF 6648 N. AVERS – TRUCK ALREADY PARTIALLY BLOCKING DRIVEWAY



- THE PRESENT GARBAGE AREA
EXISTING USE INVOLVES **SEVEN CONTAINERS** – A SIGNIFICANT AREA THAT WILL NEED THE SAME OR MORE SPACE IN THE FUTURE. ALL OF THESE GARBAGE **CONTAINERS MOVE 12 FEET CLOSER** TO THE RESIDENTS IN THE LATEST PLAN.





- A FEW PHOTOS OF CLUTTERED DRIVER PARKING IN THE ALLEY, FROM PAST YEARS AS WELL AS THIS FEBRUARY. IT BECOMES CLEAR THAT THE ALLEY PARKING ISSUE NEEDS TO BE DESIGNED OUT, NOT JUST ORDERED OUT. THIS CAN BE DONE BY LOCATING THE FENCE 1 FOOT FROM THE ALLEY BOUNDARY, NOT 6 FT FURTHER BACK.

FROM 2014



FROM 2015



FROM FEB., 2016



WE DO NOT WANT A PAVED PARKING LANE, IN EFFECT, TO BE PART OF THE FINALIZED PLAN. WE WOULD LIKE THE MASONRY FENCE TO BE LOCATED WITHIN ABOUT 1 FOOT FROM THE ALLEY BOUNDARY.

- **EXAMPLES OF THE WALGREEN FENCE TO SHOW WHAT WE ARE EXPECTING IN TERMS OF QUALITY AND ESTHETICS. NOTICE THE CURBING THAT CAN PREVENT TRAFFIC FROM DAMAGING FENCE.**





CONCLUSIONS

IF THE BOARD CANNOT ACTUALLY GUARANTEE ALL OF THESE REQUESTS, INTENDED TO GIVE US THE SECURITY AND PEACE OF MIND THAT WE SEEK, THEN YOU SHOULD REJECT THIS PLAN.

IF THERE IS ANY DOUBT OR ANY REASON TO THINK THAT ANY OF THESE CONDITIONS CANNOT BE GUARANTEED, THEN YOU SHOULD REJECT THIS PLAN.

IF THE BOARD CANNOT GUARANTEE THAT THERE WILL BE NO NEED TO CREATE AN OPENING IN THE 8 FOOT TALL MASONRY FENCE – NOT A GATE OR A DOOR, NOT A DRIVEWAY EXIT, NOT AN EMERGENCY EXIT, NOT A FIRE EXIT, THEN YOU SHOULD REJECT THIS PLAN.

IF THERE IS ANY DOUBT ABOUT THE IMPACT ON TRAFFIC ON EAST PRAIRIE AVENUE OR IN THE ALLEY, THEN YOU SHOULD REJECT THIS PLAN.

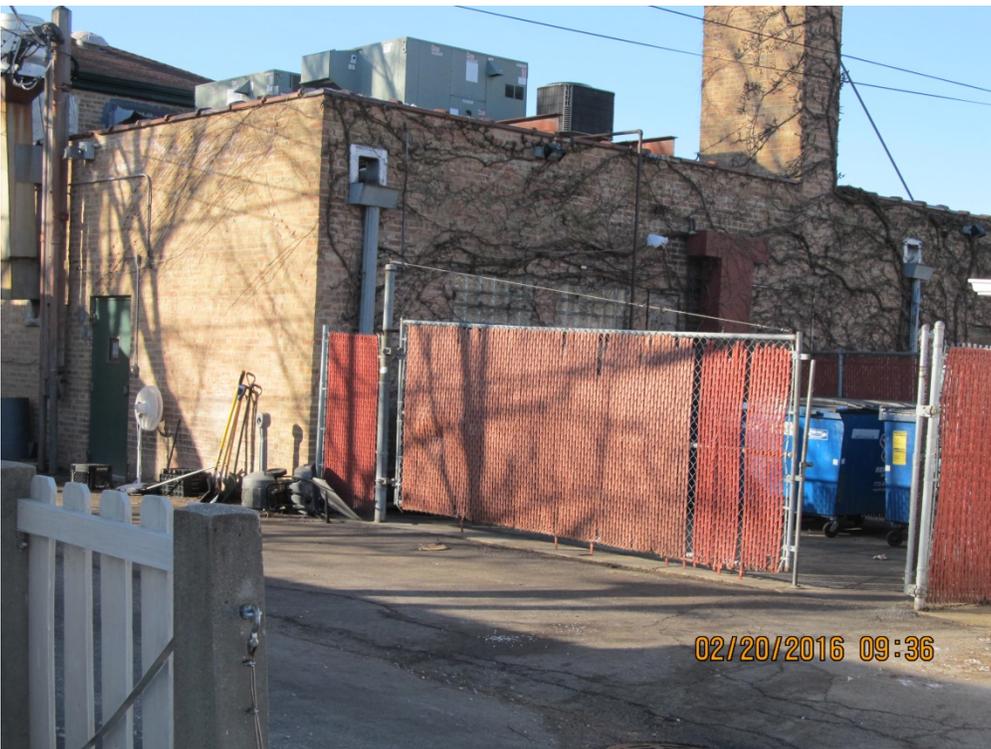
REMEMBER THAT THE ONLY REASON THAT THE NEIGHBORS HAVE PARTICIPATED IN THESE DISCUSSIONS IS IN HOPES OF ACHIEVING A PLAN THAT IS BOTH SATISFACTORY TO THE MALNATIS RESTAURANT NEEDS AS WELL AS PROVIDES THE STATED GOALS TO PRESERVE THE LIVABILITY, SECURITY AND PEACE OF MIND OF OUR NEIGHBORHOOD.

APPENDIX 1: GARBAGE AREA ISSUES & PHOTOS

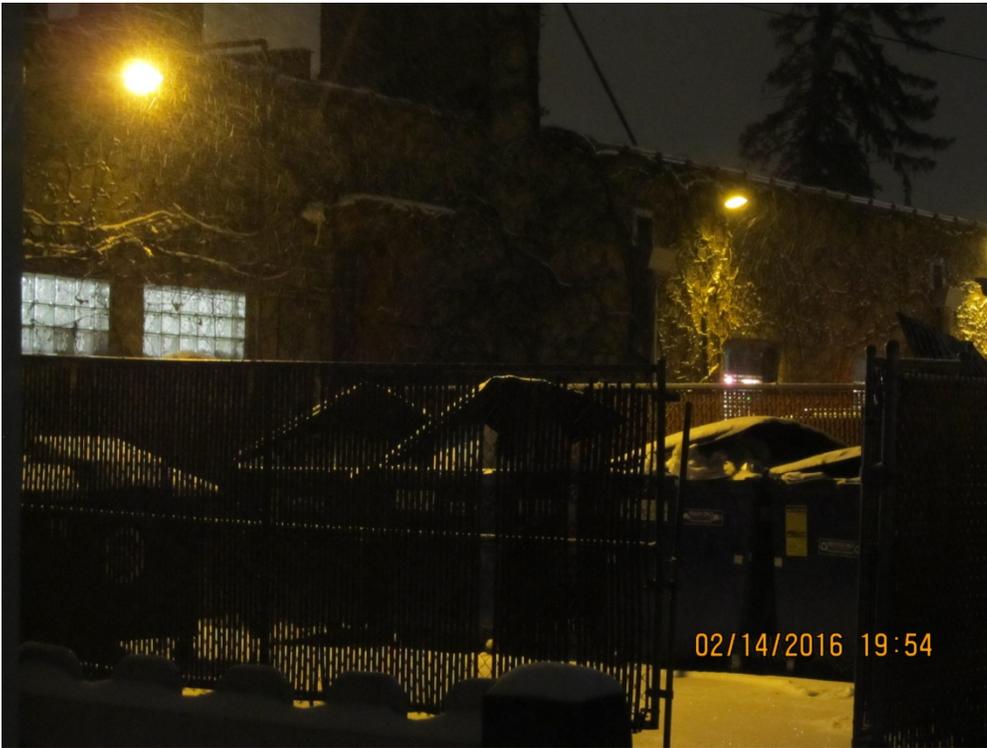
WE SUGGEST A SOLUTION TO ACCESS TO THE TRASH CONTAINERS IS TO MOVE PATH FOR EMPLOYEES TO BE BEHIND THE ROLLING GATE. THIS WILL HIDE THE POTENTIAL FOR CLUTTER AND PREVENT THE OPEN GARBAGE GATE.



THE GATE IS ALWAYS OPEN WITH THE PRESENT LAYOUT



FULL DUMPSTERS - OFTEN OCCURS ON BUSIER DAYS



THE NEW PLAN HAS NO PROVISIONS FOR EMPLOYEE ACCESS TO DUMPSTERS OTHER THAN THE MAIN ROLLING GATE



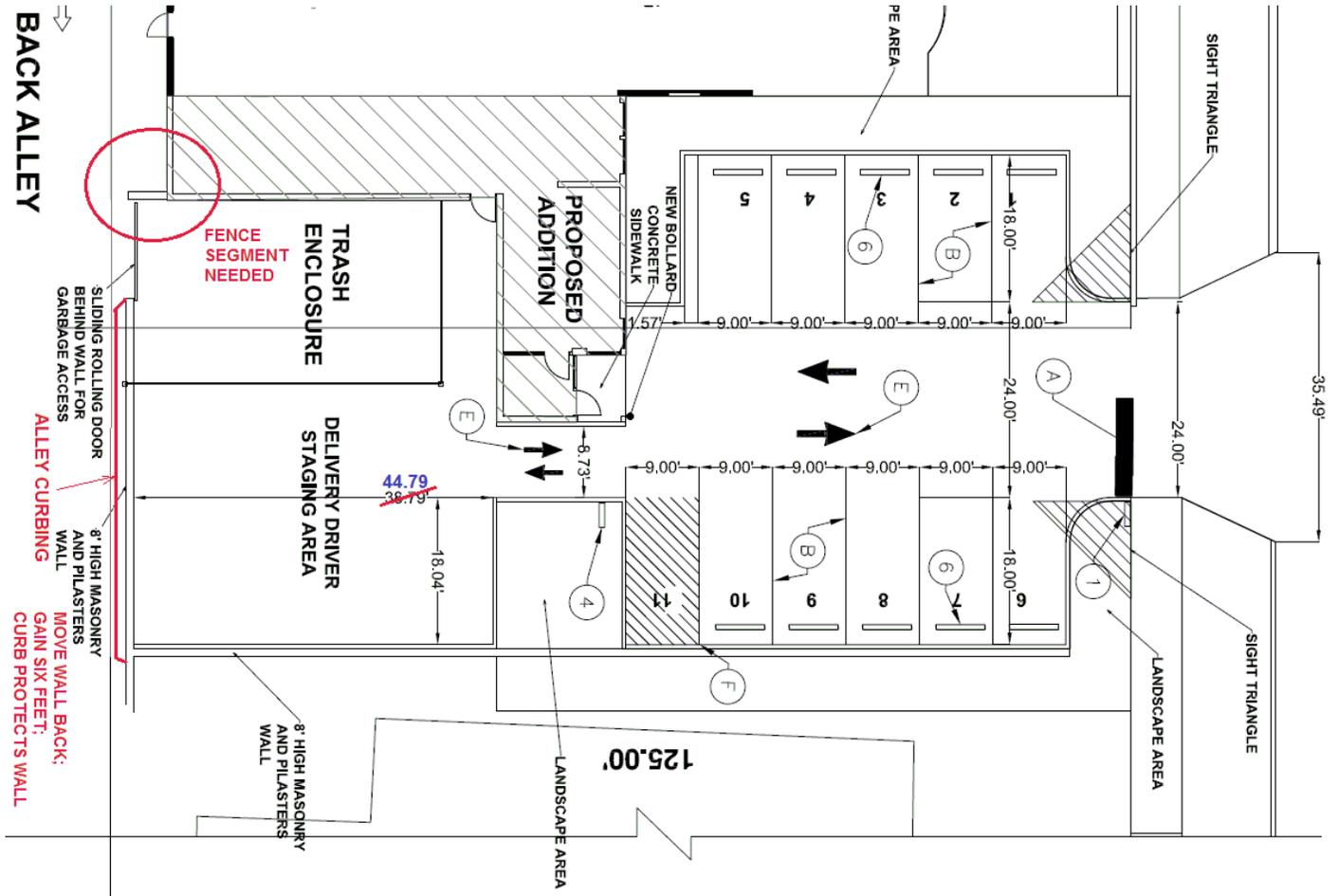
B EAST ELEVATION
1/4" = 1'-0"

WE DO NOT WANT THIS LARGE GATE LEFT OPEN NOR REPEATEDLY OPENED AND CLOSED. SEE ALTERNATIVE OPTIONS FOR ACCESS BELOW.

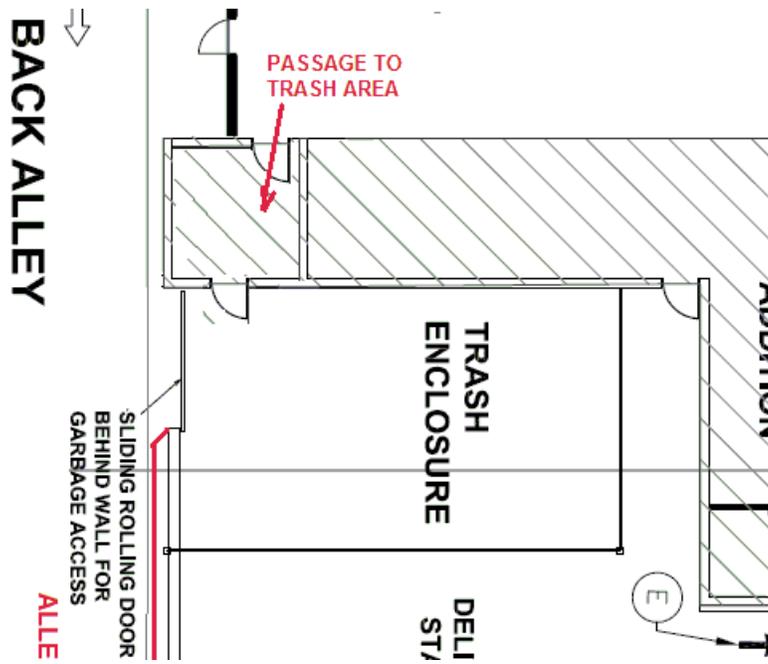
APPENDIX 2: GARBAGE ENTRY OPTIONS

STEP 1 – MOVE FENCE TO ALLEY LINE

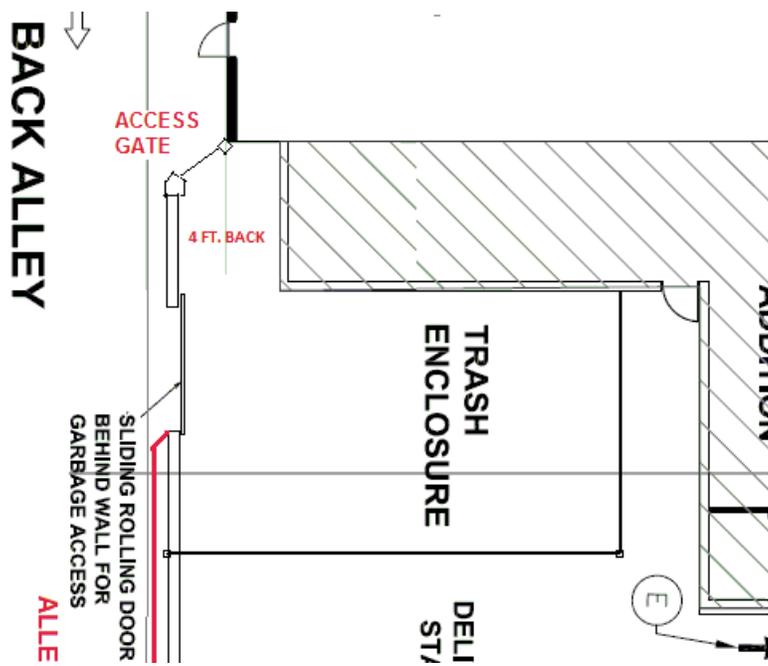
NOTE THAT A SMALL FENCE SEGMENT IS NOW ADDED TO TERMINATE THE GATE. VARIOUS OPTIONS FOR HOW TO BETTER TERMINATE THE GATE AND PROVIDE EMPLOYEE ACCESS FOR TRASH DISPOSAL ARE SHOWN BELOW.



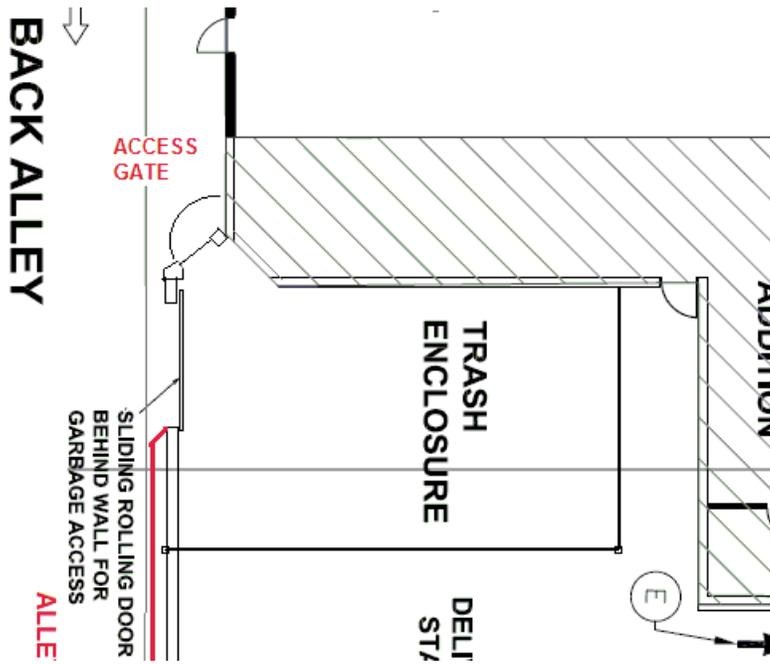
OPTION 1 – EXTEND REAR OF ADDITION TO PROVIDE EMPLOYEE ENTRANCE TO TRASH DIRECTLY FROM BUILDING



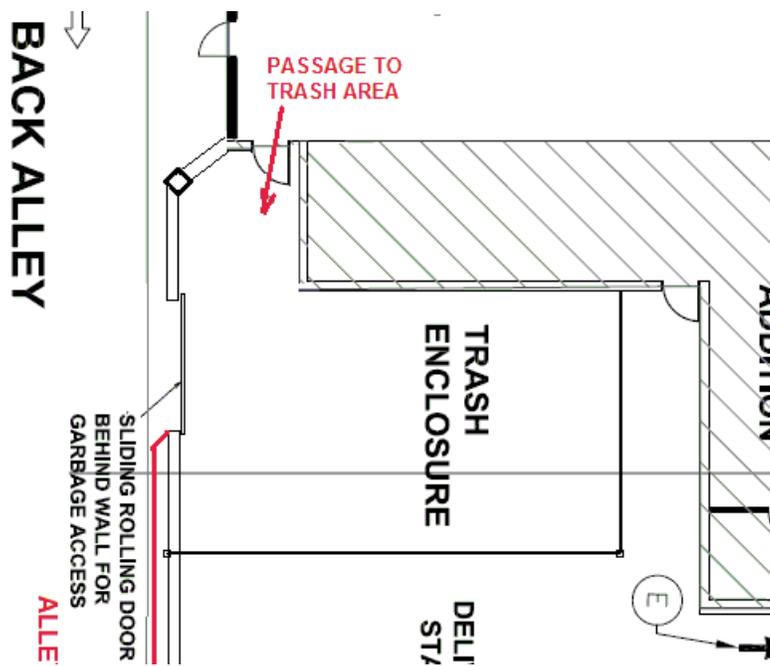
OPTION 2 – ALLEY GATE WITH BETTER SUPPORT AND REQUIRES BUILDING ADDITION WITH SLIGHT CUT BACK.



OPTION 3 – ALLEY GATE AND MINOR REDUCTION OF BUILDING ADDITION; HERE THE GATE TERMINATION IS SMALL AND MAY BE INSUFFICIENT.



OPTION 4 – BEST ANSWER, TO PROVIDE DIRECT ACCESS FROM BUILDING BY REDUCING BUILDING ADDITION WITH SLIGHT CUT BACK.



LOU MALNATI'S PLAN SUMMARY

Lou Malnatis Pizzeria is seeking to build an addition in order to create a separate carry-out lobby for the existing restaurant. This new entrance will enhance our customers' experience in both the carry out and dine-in portions of our store. Currently, our dine-in and our carry-out customers are comingled in the small lobby of our restaurant. This scenario causes significant inefficiencies in how Lou Malnati's services its customers due to the heavy congestion caused by people waiting to be seated, as well as the increasing demand of our carry out patrons.

Lou Malnati's is proposing to do an 1100 square foot addition to the existing restaurant. The addition will include a lobby for carry out customers to pick up their pizzas and a corridor that will connect the lobby to the existing kitchen. To accommodate the addition, Lou Malnatis is proposing to demolish the house to the north which is owned by the Malnati Organization. Within this project plan, Lou Malnatis intends to provide mechanical upgrades and provide various code compliant modifications to the basement of the existing facility. We feel that our new project plan has incorporated many recommendations from the work shop we attended with the village board and the neighbors. Additionally, the project plan provides a significant buffer between restaurant operations and the neighborhood.

Re-purposing the space that the house currently occupies will allow for an additional customer and delivery driver parking spots to be created for the facility. Thus, this addition will create a separate entrance for our carry out customers, as well as a small parking lot in which they may park to pick up their pizzas. This property will be surrounded by an 8' high masonry wall. The southern part of the new lot will provide parking for Malnati delivery drivers, and will serve to keep drivers out of the alley.

Finally, Lou Malnati's expansion will not add any dining room seating to the existing restaurant.

It should be noted that we have reached out to our neighbors for support, and have met with them on several occasions to listen to their concerns about the proposed expansion. We have also participated in a village workshop where feedback was given by the community and the trustees on how to make this a successful project for all stakeholders. The attached plan is the product of the workshop and the meetings with the neighbors.

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey	<u>X</u>	Applicable Zoning Worksheet	<u> </u>
Site Plan	<u>X</u>	Photos of the Property	<u>X</u>
Proof of Ownership	<u>X</u>	PDF Files of all Drawings	<u>X</u>
Floor Plans	<u>X</u>	Elevations	<u>X</u>

*The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Malnati Org-Attn: Sasha
Address: 3685 Woodhead Dr
City, State, Zip: Northbrook, IL 60062

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:



Signature

SASHA Milosavljevic
Print Name

Date

2/1/16

PETITIONER: (if Different than Property Owner)

Signature

Print Name

Date

VARIATION STANDARDS

To be approved, each Variation request must meet certain specific standards. These standards are listed below. After each listed standard, explain how your Variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested Variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

see attached for explanation

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

see attached for explanation

3. The conditions upon which the petition for the Variation is based would not be applicable generally to other property within the same Zoning District.

see attached for explanation

4. The Variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

see attached for explanation

VARIATION STANDARDS (Continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

see attached for explanation

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

see attached for explanation

7. The Variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

see attached for explanation

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

see attached for explanation



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

SIGN VARIATION STANDARDS

For all Sign Variation and/or Special Sign requests, the Applicant shall also complete Questions 9 through 12.

9. The proposed Variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

n/a

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

n/a

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

n/a

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

n/a



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 Acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.

Variation Standards

1. **The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.**

Relief from Minimum Rear Setback:

Lou Malnati's building currently does not have a ten foot rear setback. We request a variation to follow the same rear setback of the existing building structure in order to maintain an enhanced aesthetic appearance and not create unnecessary "jogs" in foundation lines.

Relief from Minimum Number of off street parking spaces:

Lou Malnati's has been operating at the subject location since 1971 with similar seating capacities since the inception of the business. The intent of our project is NOT to increase the intensity of the building use by increasing seating capacity. Rather, the intent of our project is to enhance our customer experience when visiting our location in the Village of Lincolnwood. By adding the additional square footage for our carryout (c/o), it will allow customers to pick up their pizzas in a more efficient manner via a separate entrance other than the main restaurant entrance. This will eliminate congestion of people in the front of house that are waiting to be seated and/or pick up their pizzas for c/o. A separate c/o entrance will allow for a more expedient "in and out" for our c/o customers, alleviating the need for longer parking durations in the lot. Furthermore, our project is proposing to add an additional 11 parking spaces for customers and a delivery driver parking corral that will maintain all delivery drivers in one area. Additionally, Lou Malnati's has an existing lease agreement with the parcel owner to the west of our property for the use of their lot as overflow for our patrons. Lou Malnati's has posted signage in our main lot to direct patrons to the overflow parking.

Relief from Minimum Perimeter & Interior Landscape requirements for off street parking lots:

Lou Malnatis has been operating in an existing building that was built under different building codes. For the new addition and added parking, we are proposing additional landscaped areas that are dimensioned in the drawing packet. We request a variance on this item because it will detrimentally affect the number of existing parking spots.

Relief from Minimum Landscape buffer and screening between property within B1 and adjacent residential zoned property:

With Lou Malnati's new project proposal we are providing a 8' masonry fence around our property. In addition, we have come to an agreement with our neighbor to the north to deed him a portion of our property to create a larger backyard for his home.

Relief from Required Fence along with 10' Build to line:

Given the existing conditions, we are requesting a variation to the aforementioned code; however, we are proposing a 8' high masonry fence around the project per the attached drawings

Relief to Allow Commercial Development to Exceed Max First floor area of 2,500 sf:

We are requesting a variance because of the existing conditions of the building.

- 2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.**

If the Zoning ordinance was enforced, it would not allow Lou Malnati's to provide a more enhanced experience for customers when visiting our Lincolnwood location. Our main entrance would continue to be comingled with dine in patrons and c/o patrons waiting to pick up their pizzas. Furthermore, we would not be afforded to add additional parking for our restaurant patrons.

- 3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.**

The variations requested would not be applicable to other property within the same zoning district.

- 4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.**

The requested variations are not exclusively to enhance the value of the property. The variations would allow Lou Malnati's to enhance our customer's experience when they visit our Lincolnwood location. The increased efficiency will keep our customer's loyal to our brand and returning to our Lincolnwood restaurant for many years in the future. Furthermore, our new project plan would enhance the quiet enjoyment of our neighbors

- 5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.**

The alleged hardship has not been caused by any person having interest in the property.

- 6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The granting of the variation will benefit the public welfare by providing a more efficient c/o and dine in experience at Lou Malnati's in Lincolnwood.

- 7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.**

If granted, it is the opinion of Lou Malnati's that the variation request is the minimum change to the Zoning standards which will alleviate the practical hardships of the property.

- 8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

The proposed variation will not impair or affect the aforementioned conditions.



VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Map Amendment

SUBJECT PROPERTY

List all property addresses subject to the requested Map Amendment and attach a map identifying the extent of the subject property.

Property Address(es): 6649 Lincoln Ave & 6653 East Prairie Road

Permanent Real Estate Index Number(s): 10-35-312-024/10-35-312-005,006,007,008,015

Current Zoning District: R3 Proposed Zoning District: B1

Lot Area: 32,045 sf

Are there existing development restrictions affecting the property? Yes No

(Examples: previous Variations, conditions, easements, covenants) If yes, describe: _____

PETITIONER INFORMATION

Name: Malnati Organization-Attn: Sasha Milosavljevich

Address: 6649 Lincoln Ave & 6653 East Prairie Road

Telephone: (____) 847-562-1814 Fax: (____) _____ E-mail: smilosavljevich@loumalnatis.com

Property Owner(s): *(if Different from Petitioner)*

Name: *(List all Beneficiaries if Trust)* _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail: _____

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

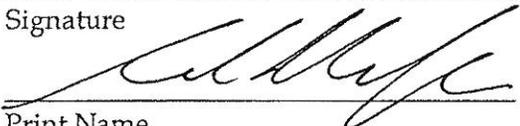
Name: Malnati Org-Attn: Sasha
Address: 3685 Woodhead Dr
City, State, Zip: Northbrook, IL 60062

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:

PETITIONER: *(if Different than Property Owner)*

Signature

Print Name
Sasha Milosavljevic
Date 2/1/16

Signature

Print Name

Date

REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

- Map Amendment Standards
- Plat of Survey
- Proof of Ownership
- Photos of the Property
- PDF files of all documents

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

MAP AMENDMENT STANDARDS

To be approved, the requested Map Amendment must meet certain specific standards. These standards are listed below. After each listed standard, explain how the Map Amendment satisfies the listed standard. Use additional paper if necessary.

1. Nature of Request: Explain below why you are seeking a Map Amendment to the Zoning Map. What is it that you would like to do that requires a change in the zoning of the subject property?

The Malnati Organization is seeking to change the zoning of our property at 6653 East Prairie from R3-B1. The request will provide us the ability to create additional parking for the existing restaurant.

2. What existing uses and structures are located on the subject property? How does the proposed Map Amendment impact the conforming status of the existing uses and structures?

At 6653 East Prairie, there is an existing single family home. The intent would be to demolish the house. If the map amendment is granted, there should be no non-conforming uses.
(See drawings for existing conditions)

3. Identify the zoning of the surrounding properties. Identify how the proposed Map Amendment is consistent with the surrounding zoning and the Comprehensive Plan.

The majority of the surrounding properties on Lincoln Ave are traditional business zoning. The amendment would allow the Malnati Org to utilize its adjacent property in the same fashion as the restaurant is zoned.

4. Indicate why you believe this zoning change is needed and why it would benefit the Village.

*Create less congestion from restaurant ops into the surrounding neighborhood (ie masonry wall)

*Create more patron parking spots

*Create delivery driver parking



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
Special Use - Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation - Non Residential Property	\$500	NA
Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

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REQUIRED ATTACHMENTS

Check all Documents that are Attached:

Plat of Survey	X	Applicable Zoning Worksheet	
Site Plan	X	Photos of the Property	X
Proof of Ownership	X	PDF Files of all Drawings	X
Floor Plans	X	Elevations	X

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name: Malnati Org-Attn: Sasha
Address: 3685 Woodhead Dr
City, State, Zip: Northbrook, IL 60062

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:


Signature

SASHA MILOSAVLJEVIC
Print Name

2/1/16
Date

PETITIONER: *(if Different than Property Owner)*

Signature

Print Name

Date

SPECIAL USE STANDARDS

To be approved, each Special Use request must meet certain specific standards. These standards are listed below. After each listed standard, explain how the Special Use request satisfies the listed standard. Use additional paper if necessary.

1. Please explain how the Special Use is necessary for the public convenience at this location and the subject property is deemed suitable for the use. (Please explain in detail)

The existing Lou Malnatis Pizzeria at 6649 Lincoln Ave was originally built under different building codes. In order to continue to service our local customers and continue to be great neighbors in the community, we are requesting a special use for our new project which will provide additional parking for our patrons and create a buffer from the restaurant ops to the residential neighborhood.

2. Please explain how the Special Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

The special use is designed to contain (via 8' tall masonry wall) restaurant operations within the proposed map amendment.

3. Please explain how this Special Use would not cause substantial injury to the value of other property in the neighborhood in which it is located.

The special use request and newly submitted design will provide a buffer from the residential neighborhood which in turn would not provide injury to the value of adjacent properties. In fact, the new design should enhance the value of the surrounding property values.

SPECIAL USE STANDARDS (Continued)

4. The Special Use is consistent with the goals and policies of the Comprehensive Plan.

It is our judgement that the special use is consistent with the goals & policies of the comprehensive plan.

5. The Special Use would not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the underlying Zoning District.

The special use would not impede the normal and orderly development.

6. Please explain how the Special Use is so designed to provide adequate utilities, access roads, drainage, or necessary facilities.

Please refer to the drawings attached within the board packet.

7. Please explain how the Special Use is so designed to provide ingress and egress to minimize traffic congestion on public streets.

Please refer to the traffic ingress & egress drawings provided in the board packet.



**VILLAGE OF LINCOLNWOOD
COMMUNITY DEVELOPMENT DEPARTMENT**

PUBLIC HEARING FEES AND DEPOSIT SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use - Non Residential Property	\$500	\$2,000
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Map Amendment	\$500	\$2,000
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Planned Unit Development (PUD) 5 to 10 Acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 Acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
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Major Variation - Residential Property	\$250	NA
Variation - Off-Street Parking	\$500	NA
Variation - Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the Public Hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.

TOTAL PAYMENT DUE

\$7,299.51

By 08/03/15 (on time)

2014 Second Installment Property Tax Bill

Property Index Number (PIN) 10-35-312-008-0000 Volume 130 Code 24015 Tax Year 2014 (Payable In) (2015) Township NILES Classification 5-92

IF PAYING LATE, PLEASE PAY: 08/04/15-09/01/15 \$7,409.00; 09/02/15-10/01/15 \$7,518.49; 10/02/15-11/01/15 \$7,627.98; LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	17.63	0.011	0.11%		10.96
Metro Water Reclamation Dist of Chicago	689.05	0.430	4.36%	64.09	652.73
Lincolnwood Library District	682.64	0.426	4.32%	16.02	658.99
Miscellaneous Taxes Total	1,389.32	0.867	8.79%		1,322.68
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	413.43	0.258	2.62%		400.71
Niles Township HS District 219 (Skokie)	5,848.94	3.650	37.04%	256.39	5,802.53
Lincolnwood School District 74	5,481.98	3.421	34.72%	105.76	5,295.38
School Taxes Total	11,744.35	7.329	74.38%		11,498.62
MUNICIPALITY/TOWNSHIP TAXES					
Village of Lincolnwood	1,543.16	0.963	9.77%	389.39	1,493.29
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	11.22	0.007	0.07%		10.96
Town of Niles	80.12	0.050	0.51%		76.70
Municipality/Township Taxes Total	1,634.50	1.020	10.35%		1,580.95
COOK COUNTY TAXES					
Cook County Forest Preserve District	110.57	0.069	0.70%	3.20	108.01
Consolidated Elections	0.00	0.000	0.00%		48.52
County of Cook	474.33	0.296	3.02%	173.06	430.43
Cook County Public Safety	386.19	0.241	2.45%		342.80
Cook County Health Facilities	49.68	0.031	0.31%		103.31
Cook County Taxes Total	1,020.77	0.637	6.48%		1,033.07
(Do not pay these totals)	15,788.94	9.853	100.00%		15,435.32

TAX CALCULATOR

2013 Assessed Value	58,799	2014 Total Tax Before Exemptions	15,788.94
2014 Assessed Value	58,799	Homeowner's Exemption	.00
2014 State Equalization Factor X	2.7253	Senior Citizen Exemption	.00
2014 Equalized Assessed Value (EAV)	160,245	Senior Assessment Freeze Exemption	.00
2014 Local Tax Rate X	9.853%	2014 Total Tax After Exemptions	15,788.94
2014 Total Tax Before Exemptions	15,788.94	First Installment	8,489.43
		Second Installment +	7,299.51
		Total 2014 Tax (Payable In 2015)	15,788.94

IMPORTANT MESSAGES

Thank you for your first installment payment of: \$8,489.43 on 03-03-15

PROPERTY LOCATION

6649 LINCOLN AVE
LINCOLNWOOD IL 60712 3605

MAILING ADDRESS

MALNATI ORGANIZATION
3685 WOODHEAD DR
NORTHBROOK IL 60062-1816



Cook County Treasurer's Office
MARIA PAPPAS, TREASURER

Tax Year 2014 - Installment 2



Thank you for your payment.

Property Index Number (PIN): 10-35-312-008-0000 Volume Number 130

Name: MALNATI ORGANIZATION
Property Location: 6649 LINCOLN AVE LINCOLNWOOD, IL 60712-3605
Mailing Address: 3685 WOODHEAD DR NORTHBROOK, IL 60062-1816
Tax Amount Due: \$7,299.51
Transit ABA Account: 071000013, Business Checking Account ending in 8433
Tax Amount Paid: \$7,299.51
Convenience Fee: \$1.00
Submitted: 08-03-2015, 9:15 PM

Your payment has been submitted. It will be reflected on our website within 10 business days.

Your confirmation number is 20150803-2637801. Your payment is subject to further verification by the Cook County Treasurer's Office.

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TOTAL PAYMENT DUE

\$1,339.29

By 08/03/15 (on time)

2014 Second Installment Property Tax Bill

Property Index Number (PIN) 10-35-312-015-0000 Volume 130 Code 24015 Tax Year 2014 (Payable In) (2015) Township NILES Classification 5-90

IF PAYING LATE, PLEASE PAY 08/04/15-09/01/15 \$1,359.38 09/02/15-10/01/15 \$1,379.47 10/02/15-11/01/15 \$1,399.56 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	3.23	0.011	0.11%		2.01
Metro Water Reclamation Dist of Chicago	126.42	0.430	4.36%	11.76	119.76
Lincolnwood Library District	125.25	0.426	4.32%	2.94	120.91
Miscellaneous Taxes Total	254.90	0.867	8.79%		242.68
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	75.85	0.258	2.62%		73.52
Niles Township HS District 219 (Skokie)	1,073.14	3.650	37.04%	47.04	1,064.61
Lincolnwood School District 74	1,005.81	3.421	34.72%	19.40	971.56
School Taxes Total	2,154.80	7.329	74.38%		2,109.69
MUNICIPALITY/TOWNSHIP TAXES					
Village of Lincolnwood	283.13	0.963	9.77%	71.44	273.98
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	2.06	0.007	0.07%		2.01
Town of Niles	14.70	0.050	0.51%		14.07
Municipality/Township Taxes Total	299.89	1.020	10.35%		290.06
COOK COUNTY TAXES					
Cook County Forest Preserve District	20.29	0.069	0.70%	0.58	19.82
Consolidated Elections	0.00	0.000	0.00%		8.90
County of Cook	87.03	0.296	3.02%	31.75	78.99
Cook County Public Safety	70.86	0.241	2.45%		62.89
Cook County Health Facilities	9.11	0.031	0.31%		18.95
Cook County Taxes Total	187.29	0.637	6.48%		189.55
(Do not pay these totals)	2,896.88	9.853	100.00%		2,831.98

TAX CALCULATOR

2013 Assessed Value	10,788	2014 Total Tax Before Exemptions	2,896.88
2014 Assessed Value	10,788	Homeowner's Exemption	.00
2014 State Equalization Factor X	2.7253	Senior Citizen Exemption	.00
2014 Equalized Assessed Value (EAV)	29,401	Senior Assessment Freeze Exemption	.00
2014 Local Tax Rate X	9.853%	2014 Total Tax After Exemptions	2,896.88
2014 Total Tax Before Exemptions	2,896.88	First Installment	1,557.59
		Second Installment +	1,339.29
		Total 2014 Tax (Payable in 2015)	2,896.88

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$1,557.59 on 03-03-15

PROPERTY LOCATION

6649 LINCOLN AVE
LINCOLNWOOD IL 60712 3605

MAILING ADDRESS

MALNATI ORGANIZATION
3685 WOODHEAD DR
NORTHBROOK IL 60062-1816



Cook County Treasurer's Office
MARIA PAPPAS, TREASURER

Tax Year 2014 - Installment 2



Thank you for your payment.

Property Index Number (PIN): 10-35-312-015-0000 Volume Number 130

Name: MALNATI ORGANIZATION
Property Location: 6649 LINCOLN AVE LINCOLNWOOD, IL 60712-3605
Mailing Address: 3685 WOODHEAD DR NORTHBROOK, IL 60062-1816
Tax Amount Due: \$1,339.29
Transit ABA Account: 071000013, Business Checking Account ending in 8433
Tax Amount Paid: \$1,339.29
Convenience Fee: \$1.00
Submitted: 08-03-2015, 9:18 PM

Your payment has been submitted. It will be reflected on our website within 10 business days.

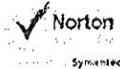
Your confirmation number is 20150803-2637853. Your payment is subject to further verification by the Cook County Treasurer's Office.

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TOTAL PAYMENT DUE

\$1,118.38

By 08/03/15 (on time)

2014 Second Installment Property Tax Bill

Property Index Number (PIN) 10-35-312-005-0000 Volume 130 Code 24015 Tax Year (Payable In) 2014 (2015) Township NILES Classification 5-90

IF PAYING LATE, PLEASE PAY 08/04/15-09/01/15 \$1,135.16 09/02/15-10/01/15 \$1,151.94 10/02/15-11/01/15 \$1,168.72 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	2.70	0.011	0.11%		1.68
Metro Water Reclamation Dist of Chicago	105.57	0.430	4.36%	9.82	100.01
Lincolnwood Library District	104.59	0.426	4.32%	2.45	100.97
Miscellaneous Taxes Total	212.86	0.867	8.79%		202.66
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	63.34	0.258	2.62%		61.40
Niles Township HS District 219 (Skokie)	896.15	3.650	37.04%	39.28	889.05
Lincolnwood School District 74	839.92	3.421	34.72%	16.20	811.34
School Taxes Total	1,799.41	7.329	74.38%		1,761.79
MUNICIPALITY/TOWNSHIP TAXES					
Village of Lincolnwood	236.44	0.963	9.77%	59.66	228.80
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	1.72	0.007	0.07%		1.68
Town of Niles	12.28	0.050	0.51%		11.75
Municipality/Township Taxes Total	250.44	1.020	10.35%		242.23
COOK COUNTY TAXES					
Cook County Forest Preserve District	16.94	0.069	0.70%	0.49	16.55
Consolidated Elections	0.00	0.000	0.00%		7.43
County of Cook	72.68	0.296	3.02%	26.51	65.95
Cook County Public Safety	59.17	0.241	2.45%		52.52
Cook County Health Facilities	7.61	0.031	0.31%		15.83
Cook County Taxes Total	156.40	0.637	6.48%		158.28
(Do not pay these totals)	2,419.11	9.853	100.00%		2,364.96

TAX CALCULATOR

2013 Assessed Value	9,009	2014 Total Tax Before Exemptions	2,419.11
2014 Assessed Value	9,009	Homeowner's Exemption	.00
2014 State Equalization Factor X	2.7253	Senior Citizen Exemption	.00
2014 Equalized Assessed Value (EAV)	24,552	Senior Assessment Freeze Exemption	.00
2014 Local Tax Rate X	9.853%	2014 Total Tax After Exemptions	2,419.11
2014 Total Tax Before Exemptions	2,419.11	First Installment	1,300.73
		Second Installment +	1,118.38
		Total 2014 Tax (Payable In 2015)	2,419.11

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$1,300.73 on 03-03-15

PROPERTY LOCATION

6649 LINCOLN AVE
LINCOLNWOOD IL 60712 3605

MAILING ADDRESS

MALNATI ORGANIZATION
3685 WOODHEAD DR
NORTHBROOK IL 60062-1816



Cook County Treasurer's Office
MARIA PAPPAS, TREASURER

Tax Year 2014 - Installment 2



Thank you for your payment.

Property Index Number (PIN): 10-35-312-005-0000 Volume Number 130

Name: MALNATI ORGANIZATION
Property Location: 6649 LINCOLN AVE LINCOLNWOOD, IL 60712-3605
Mailing Address: 3685 WOODHEAD DR NORTHBROOK, IL 60062-1816
Tax Amount Due: \$1,118.38
Transit ABA Account: 071000013, Business Checking Account ending in 8433
Tax Amount Paid: \$1,118.38
Convenience Fee: \$1.00
Submitted: 08-03-2015, 9:22 PM

Your payment has been submitted. It will be reflected on our website within 10 business days.

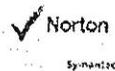
Your confirmation number is 20150803-2637910. Your payment is subject to further verification by the Cook County Treasurer's Office.

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TOTAL PAYMENT DUE

\$6,344.61 ✓

By 08/03/15 (on time)

2014 Second Installment Property Tax Bill

Property Index Number (PIN) 10-35-312-007-0000 Volume 130 Code 24015 Tax Year 2014 (Payable In) (2015) Township NILES Classification 5-92

IF PAYING LATE, PLEASE PAY 08/04/15-09/01/15 \$6,439.78 09/02/15-10/01/15 \$6,534.95 10/02/15-11/01/15 \$6,630.12 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	15.32	0.011	0.11%		9.52
Metro Water Reclamation Dist of Chicago	598.91	0.430	4.36%	55.71	567.34
Lincolnwood Library District	593.34	0.426	4.32%	13.92	572.78
Miscellaneous Taxes Total	1,207.57	0.867	8.79%		1,149.64
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	359.35	0.258	2.62%		348.29
Niles Township HS District 219 (Skokie)	5,083.79	3.650	37.04%	222.85	5,043.45
Lincolnwood School District 74	4,764.84	3.421	34.72%	91.92	4,602.64
School Taxes Total	10,207.98	7.329	74.38%		9,994.38
MUNICIPALITY/TOWNSHIP TAXES					
Village of Lincolnwood	1,341.29	0.963	9.77%	338.45	1,297.94
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	9.75	0.007	0.07%		9.52
Town of Niles	69.64	0.050	0.51%		66.67
Municipality/Township Taxes Total	1,420.68	1.020	10.35%		1,374.13
COOK COUNTY TAXES					
Cook County Forest Preserve District	96.10	0.069	0.70%	2.78	93.88
Consolidated Elections	0.00	0.000	0.00%		42.18
County of Cook	412.28	0.296	3.02%	150.42	374.14
Cook County Public Safety	335.67	0.241	2.45%		297.95
Cook County Health Facilities	43.18	0.031	0.31%		89.79
Cook County Taxes Total	887.23	0.637	6.48%		897.94
(Do not pay these totals)	13,723.46	9.853	100.00%		13,416.09

TAX CALCULATOR

2013 Assessed Value	51,107	2014 Total Tax Before Exemptions	13,723.46
		Homeowner's Exemption	.00
		Senior Citizen Exemption	.00
2014 Assessed Value	51,107	Senior Assessment Freeze Exemption	.00
2014 State Equalization Factor X	.27253		
2014 Equalized Assessed Value (EAV)	139,282	2014 Total Tax After Exemptions	13,723.46
2014 Local Tax Rate X	9.853%	First Installment	7,378.85
2014 Total Tax Before Exemptions	13,723.46	Second Installment +	6,344.61
		Total 2014 Tax (Payable in 2015)	13,723.46

IMPORTANT MESSAGES

Thank you for your first installment payment of \$7,378.85 on 03-03-15

PROPERTY LOCATION

6649 LINCOLN AVE
LINCOLNWOOD IL 60712 3605

MAILING ADDRESS

MALNATI ORGANIZATION
3885 WOODHEAD DR
NORTHBROOK IL 60062-1816



Cook County Treasurer's Office
MARIA PAPPAS, TREASURER

Tax Year 2014 - Installment 2



Thank you for your payment.

Property Index Number (PIN): 10-35-312-007-0000 Volume Number 130

Name: MALNATI ORGANIZATION
Property Location: 6649 LINCOLN AVE LINCOLNWOOD, IL 60712-3605
Mailing Address: 3685 WOODHEAD DR NORTHBROOK, IL 60062-1816
Tax Amount Due: \$6,344.61
Transit ABA Account: 071000013, Business Checking Account ending in 8433
Tax Amount Paid: \$6,344.61
Convenience Fee: \$1.00
Submitted: 08-03-2015, 9:26 PM

Your payment has been submitted. It will be reflected on our website within 10 business days.

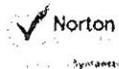
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TOTAL PAYMENT DUE

\$6,344.61 ✓

By 08/03/15 (on time)

2014 Second Installment Property Tax Bill

Property Index Number (PIN) 10-35-312-006-0000 Volume 130 Code 24015 Tax Year (Payable In) 2014 (2015) Township NILES Classification 5-92

IF PAYING LATE, PLEASE PAY 08/04/15-09/01/15 \$6,439.78 09/02/15-10/01/15 \$6,534.95 10/02/15-11/01/15 \$6,630.12 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	15.32	0.011	0.11%		9.52
Metro Water Reclamation Dist of Chicago	598.91	0.430	4.36%	55.71	567.34
Lincolnwood Library District	593.34	0.426	4.32%	13.92	572.78
Miscellaneous Taxes Total	1,207.57	0.867	8.79%		1,149.64
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	359.35	0.258	2.62%		348.29
Niles Township HS District 219 (Skokie)	5,083.79	3.650	37.04%	222.85	5,043.45
Lincolnwood School District 74	4,764.84	3.421	34.72%	91.92	4,602.64
School Taxes Total	10,207.98	7.329	74.38%		9,994.38
MUNICIPALITY/TOWNSHIP TAXES					
Village of Lincolnwood	1,341.29	0.963	9.77%	338.45	1,297.94
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	9.75	0.007	0.07%		9.52
Town of Niles	69.64	0.050	0.51%		66.67
Municipality/Township Taxes Total	1,420.68	1.020	10.35%		1,374.13
COOK COUNTY TAXES					
Cook County Forest Preserve District	96.10	0.069	0.70%	2.78	93.88
Consolidated Elections	0.00	0.000	0.00%		42.18
County of Cook	412.28	0.296	3.02%	150.42	374.14
Cook County Public Safety	335.67	0.241	2.45%		297.95
Cook County Health Facilities	43.18	0.031	0.31%		89.79
Cook County Taxes Total	887.23	0.637	6.48%		897.94
(Do not pay these totals)	13,723.46	9.853	100.00%		13,416.09

TAX CALCULATOR

2013 Assessed Value	51,107	2014 Total Tax Before Exemptions	13,723.46
2014 Assessed Value	51,107	Homeowner's Exemption	.00
2014 State Equalization Factor X	2.7253	Senior Citizen Exemption	.00
2014 Equalized Assessed Value (EAV)	139,282	Senior Assessment Freeze Exemption	.00
2014 Local Tax Rate X	9.853%	2014 Total Tax After Exemptions	13,723.46
2014 Total Tax Before Exemptions	13,723.46	First Installment	7,378.85
		Second Installment +	6,344.61
		Total 2014 Tax (Payable In 2015)	13,723.46

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$7,378.85 on 03-03-15

PROPERTY LOCATION

6649 LINCOLN AVE
LINCOLNWOOD IL 60712 3605

MAILING ADDRESS

MALNATI ORGANIZATION
3695 WOODHEAD DR
NORTHBROOK IL 60062-1816



Cook County Treasurer's Office
MARIA PAPPAS, TREASURER

Tax Year 2014 - Installment 2



Thank you for your payment.

Property Index Number (PIN): 10-35-312-006-0000 Volume Number 130

Name: MALNATI ORGANIZATION
Property Location: 6649 LINCOLN AVE LINCOLNWOOD, IL 60712-3605
Mailing Address: 3685 WOODHEAD DR NORTHBROOK, IL 60062-1816
Tax Amount Due: \$6,344.61
Transit ABA Account: 071000013, Business Checking Account ending in 8433
Tax Amount Paid: \$6,344.61
Convenience Fee: \$1.00
Submitted: 08-03-2015, 9:30 PM

Your payment has been submitted. It will be reflected on our website within 10 business days.

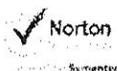
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TOTAL PAYMENT DUE

\$2,338.22 ✓

By 08/03/15 (on time)

2014 Second Installment Property Tax Bill

Property Index Number (PIN) 10-35-312-024-0000 Volume 130 Code 24015 Tax Year 2014 (Payable In) (2015) Township NILES Classification 2-02

IF PAYING LATE, PLEASE PAY 08/04/15-09/01/15 \$2,373.29 09/02/15-10/01/15 \$2,408.36 10/02/15-11/01/15 \$2,443.43 LATE INTEREST IS 1.5% PER MONTH, BY STATE LAW

TAXING DISTRICT BREAKDOWN

Taxing District	2014 Tax	2014 Rate	2014 %	Pension	2013 Tax
MISCELLANEOUS TAXES					
North Shore Mosq Abate. Dist Northfield	5.65	0.011	0.11%		3.51
Metro Water Reclamation Dist of Chicago	220.72	0.430	4.36%	20.53	209.09
Lincolnwood Library District	218.67	0.426	4.32%	5.13	211.09
Miscellaneous Taxes Total	445.04	0.867	8.79%		423.69
SCHOOL TAXES					
Oakton College Dist Skokie Des Plaines	132.43	0.258	2.62%		128.36
Niles Township HS District 219 (Skokie)	1,873.58	3.650	37.04%	82.12	1,858.73
Lincolnwood School District 74	1,756.03	3.421	34.72%	33.87	1,696.27
School Taxes Total	3,762.04	7.329	74.38%		3,683.36
MUNICIPALITY/TOWNSHIP TAXES					
Village of Lincolnwood	494.32	0.963	9.77%	124.73	478.35
Road & Bridge Niles	0.00	0.000	0.00%		0.00
General Assistance Niles	3.59	0.007	0.07%		3.51
Town of Niles	25.67	0.050	0.51%		24.57
Municipality/Township Taxes Total	523.58	1.020	10.35%		506.43
COOK COUNTY TAXES					
Cook County Forest Preserve District	35.42	0.069	0.70%	1.02	34.80
Consolidated Elections	0.00	0.000	0.00%		15.54
County of Cook	151.94	0.296	3.02%	55.43	137.88
Cook County Public Safety	123.71	0.241	2.45%		109.81
Cook County Health Facilities	15.91	0.031	0.31%		33.09
Cook County Taxes Total	326.98	0.637	6.48%		330.92
(Do not pay these totals)	5,057.64	9.853	100.00%		4,944.40

TAX CALCULATOR

2013 Assessed Value	18,835	2014 Total Tax Before Exemptions	5,057.64
2014 Property Value	188,350	Homeowner's Exemption	.00
2014 Assessment Level	X 10%	Senior Citizen Exemption	.00
2014 Assessed Value	18,835	Senior Assessment Freeze Exemption	.00
2014 State Equalization Factor X	2.7253	2014 Total Tax After Exemptions	5,057.64
2014 Equalized Assessed Value (EAV)	51,331	First Installment	2,719.42
2014 Local Tax Rate X	9.853%	Second Installment +	2,338.22
2014 Total Tax Before Exemptions	5,057.64	Total 2014 Tax (Payable In 2015)	5,057.64

IMPORTANT MESSAGES

- Thank you for your first installment payment of: \$2,719.42 on 03-03-15

PROPERTY LOCATION

6653 PRAIRIE RD
LINCOLNWOOD IL 60712 3628

MAILING ADDRESS

MALNATI ORGANIZATION
3685 WOODHEAD DR
NORTHBROOK IL 60062-1816





Lou Malatini's
PIZZERIA

CARRY OUT
PARKING
ONLY

RESERVED
PARKING

phmaus



Mama's Pizzeria

Mama's Pizzeria



6415 N. Caldwell Ave.
Chicago, IL 60646

Plat of Survey

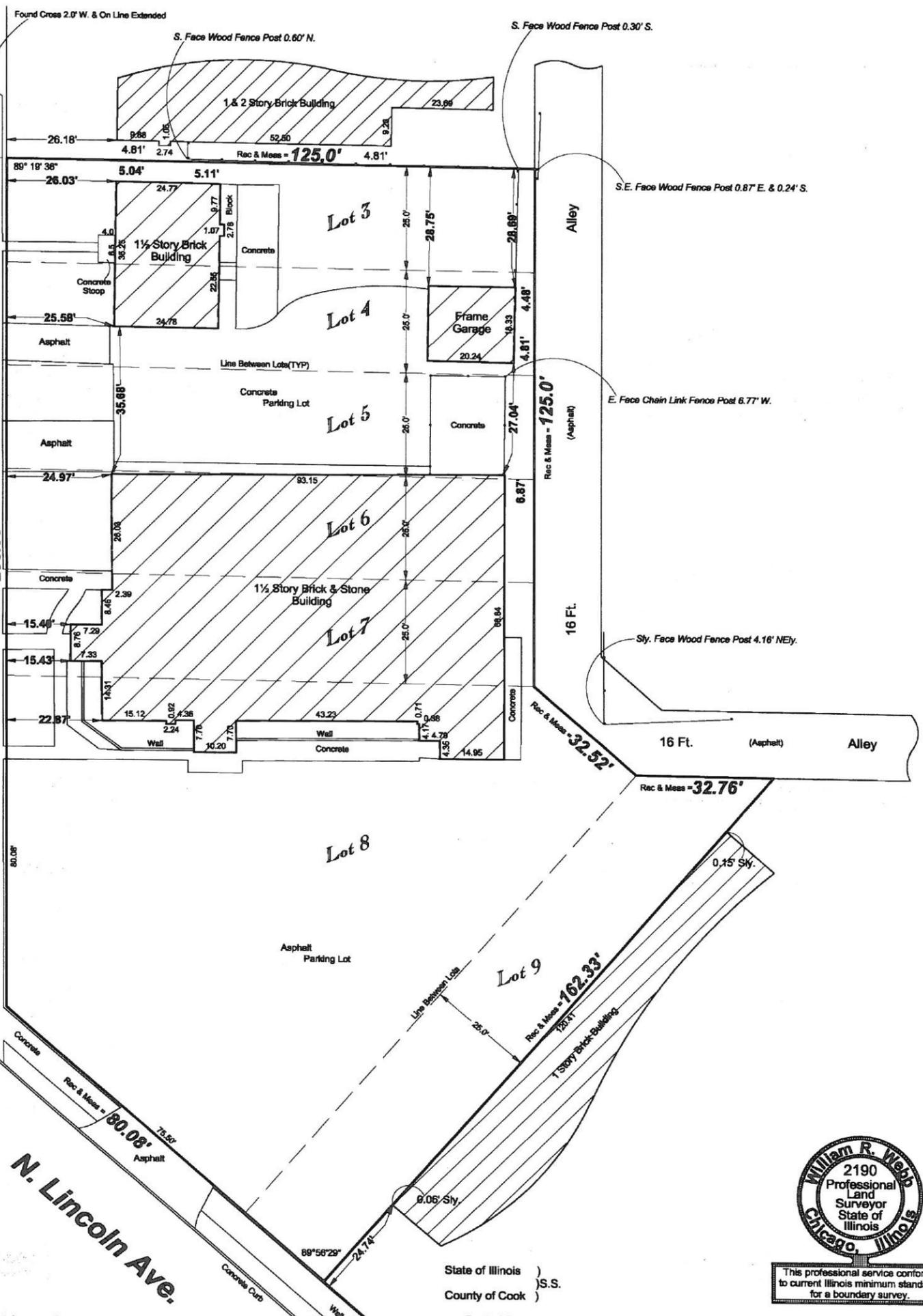
by **Central Survey LLC**

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description
 Lots 3 to 9, both inclusive, in Block 16 in Lincoln Avenue Gardens, being a Subdivision of part of the North 1/2 of the Southwest 1/4 of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County Illinois
 Commonly Known as: 6649 N. Lincoln Avenue & 6653 Prairie Road, Lincolnwood, Illinois
 Area of Land Described: 32,054 Sq. Ft.



E. Prairie Rd.



Legend

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.87" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"

NOTE: Property corners were NOT staked per customer.
 Scale: 1 inch equals 15 feet.
 Ordered By: Bono Consulting
 Order Number: 6649B

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

State of Illinois)
) S.S.
 County of Cook)

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on January 22, 2016 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

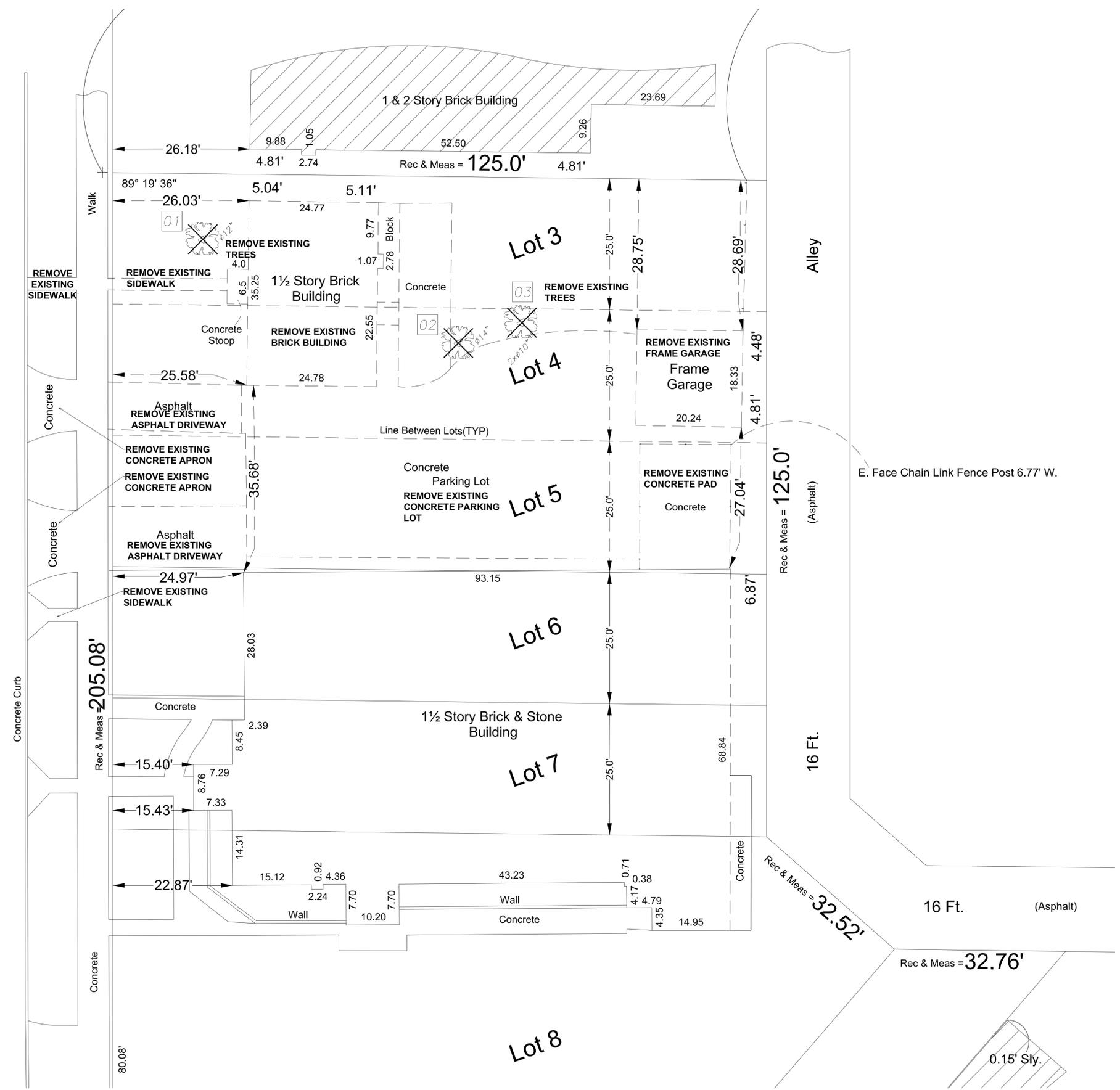
Dated this 22nd day of January 2016
 William R. Webb P.L.S. #2190 (exp.11/30/2016) Professional Design Firm Land Surveying LLC (#184-004113)



This professional service conforms to current Illinois minimum standards for a boundary survey.



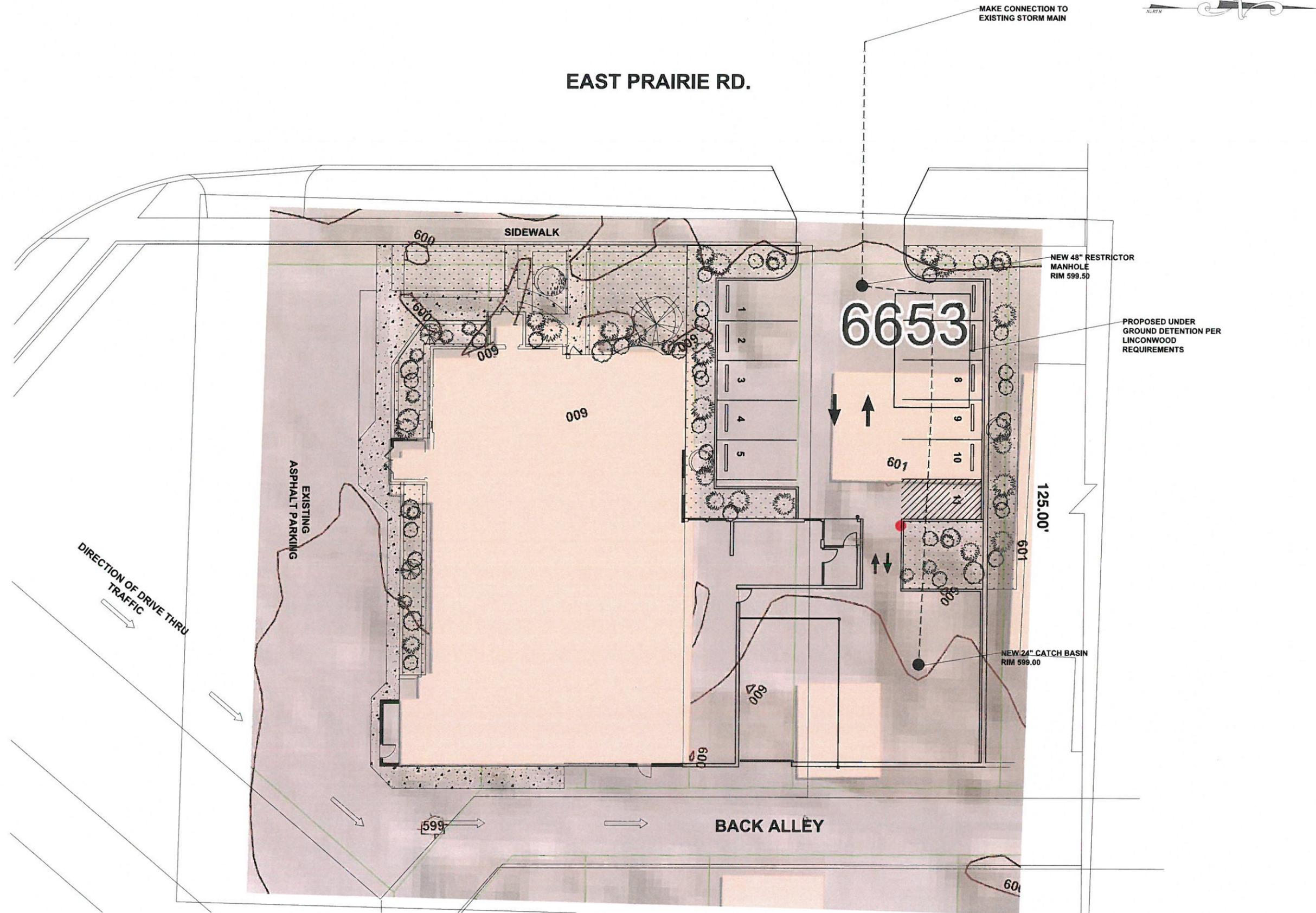
E. Prairie Rd.



Tree Inventory/Action Plan Description

Tree No.	Tree Description			Action				
	Species	Size	Condition (1-5)	Remove	Root Prune	Crown Prune	Trim	No Action
1	CEDAR	12"	3	X				
2	SILVER MAPLE	14"	3	X				
3	UNKNOWN	2x10"	3	X				

DATE	01-29-2014	REVISIONS		ISSUE	1
PROJECT STAFF	PROJECT MANAGER	ENGINEER	TECHNICIAN	ISSUE	DATE
BONO CONSULTING, INC. CIVIL ENGINEERS 1010 BULSE HIGHWAY PARK RIDGE, IL 60068 PH: (847) 823-3300 FAX: (847) 823-3303 bbono@bonoconsulting.com DESIGN FIRM NO. 184-002379					
DEMOLITION PLAN AND TREE IDENTIFICATION 6653 EAST PRAIRIE RD. LINCOLNWOOD, IL					
<small>COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.</small>					
PROJECT NO.: BASE FILE: SHEET FILE: ISSUE DATE: 10-22-2014 SCALE: 1"=10' SHEET NUMBER <div style="font-size: 2em; font-weight: bold; text-align: center;">C-2</div>					



EAST PRAIRIE RD.

MAKE CONNECTION TO EXISTING STORM MAIN



NEW 48" RESTRICTOR MANHOLE RIM 599.50

PROPOSED UNDER GROUND DETENTION PER LINCOLNWOOD REQUIREMENTS

NEW 24" CATCH BASIN RIM 599.00

DIRECTION OF DRIVE THRU TRAFFIC

EXISTING ASPHALT PARKING

SIDEWALK

BACK ALLEY

6653

PARKING LOT GRADING AND DRAINAGE PLAN

6653 EAST PRAIRIE RD. LINCOLNWOOD, IL

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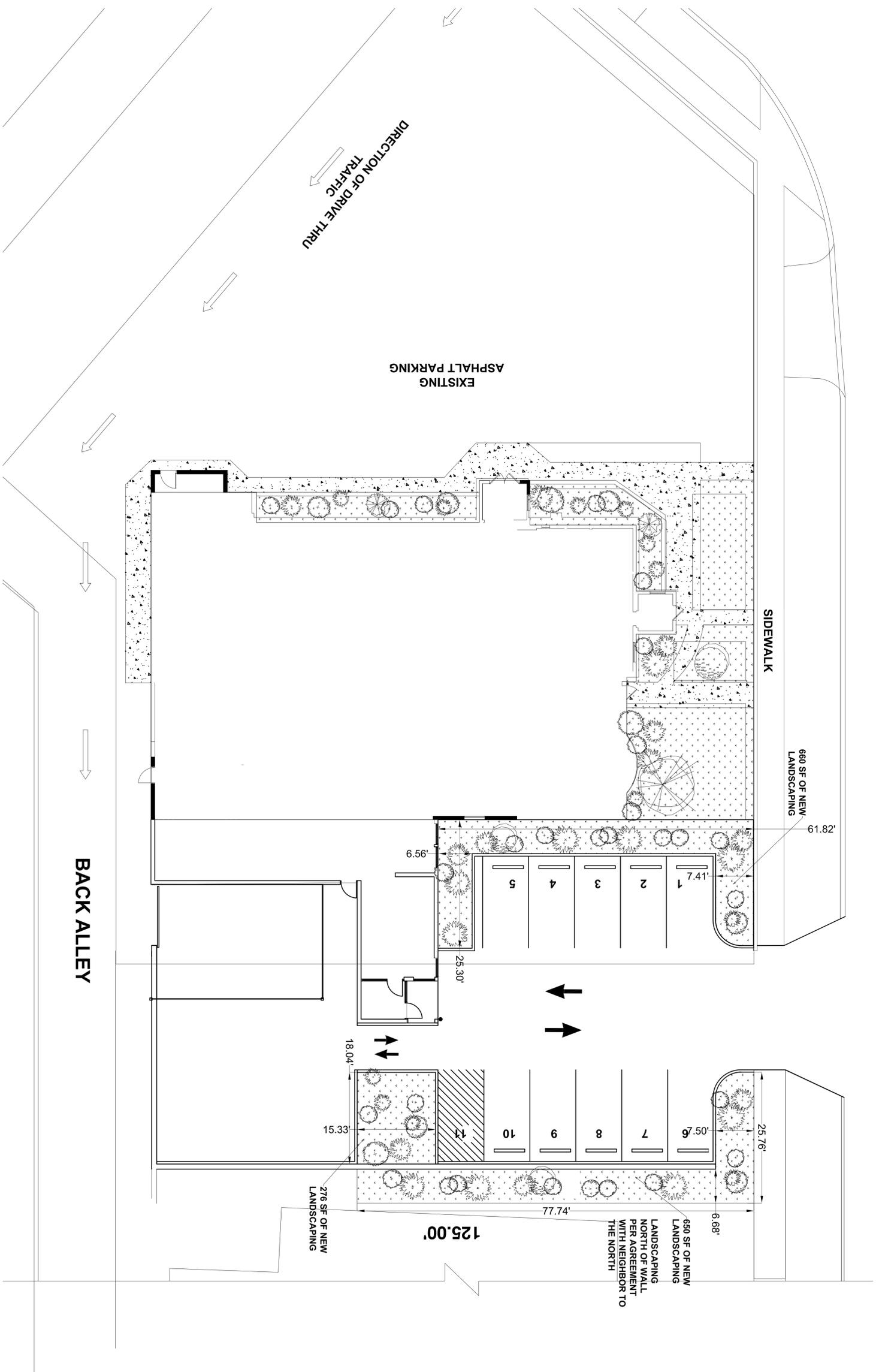
PROJECT NO.:	
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	10-22-2014
SCALE:	1"=10'
SHEET NUMBER	C-4

BCI
 BONO CONSULTING, INC.
 CIVIL ENGINEERS
 1018 BUSSE HIGHWAY
 PARK RIDGE, IL 60068
 PH: (847) 823-3300
 FAX: (847) 823-3306
 WWW.BONOCONSULTING.COM
 DESIGN FIRM NO. 184.002375

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: B. BONO P.E.	1	PRELIMINARY DRAWINGS	10-22-2014
ENGINEER:			
TECHNICIAN:			



EAST PRAIRIE RD.



660 SF OF NEW LANDSCAPING

SIDEWALK

61.82'

EXISTING ASPHALT PARKING

DIRECTION OF DRIVE THRU TRAFFIC

BACK ALLEY

LANDSCAPING NORTH OF WALL PER AGREEMENT WITH NEIGHBOR TO THE NORTH

650 SF OF NEW LANDSCAPING

276 SF OF NEW LANDSCAPING

125.00'

23.76'

6.68'

77.74'

15.33'

18.04'

9.5'

25.30'

7.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

1.41'

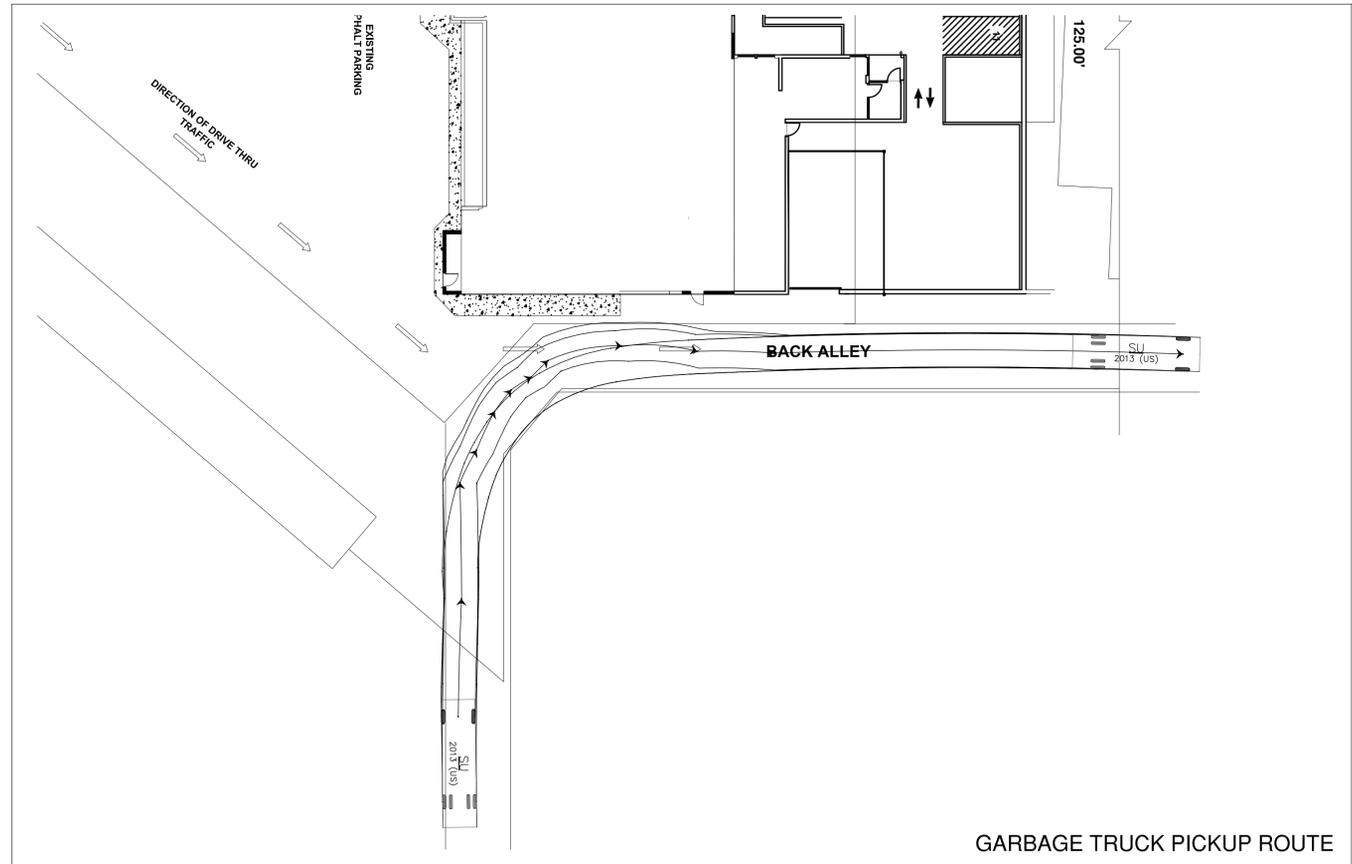
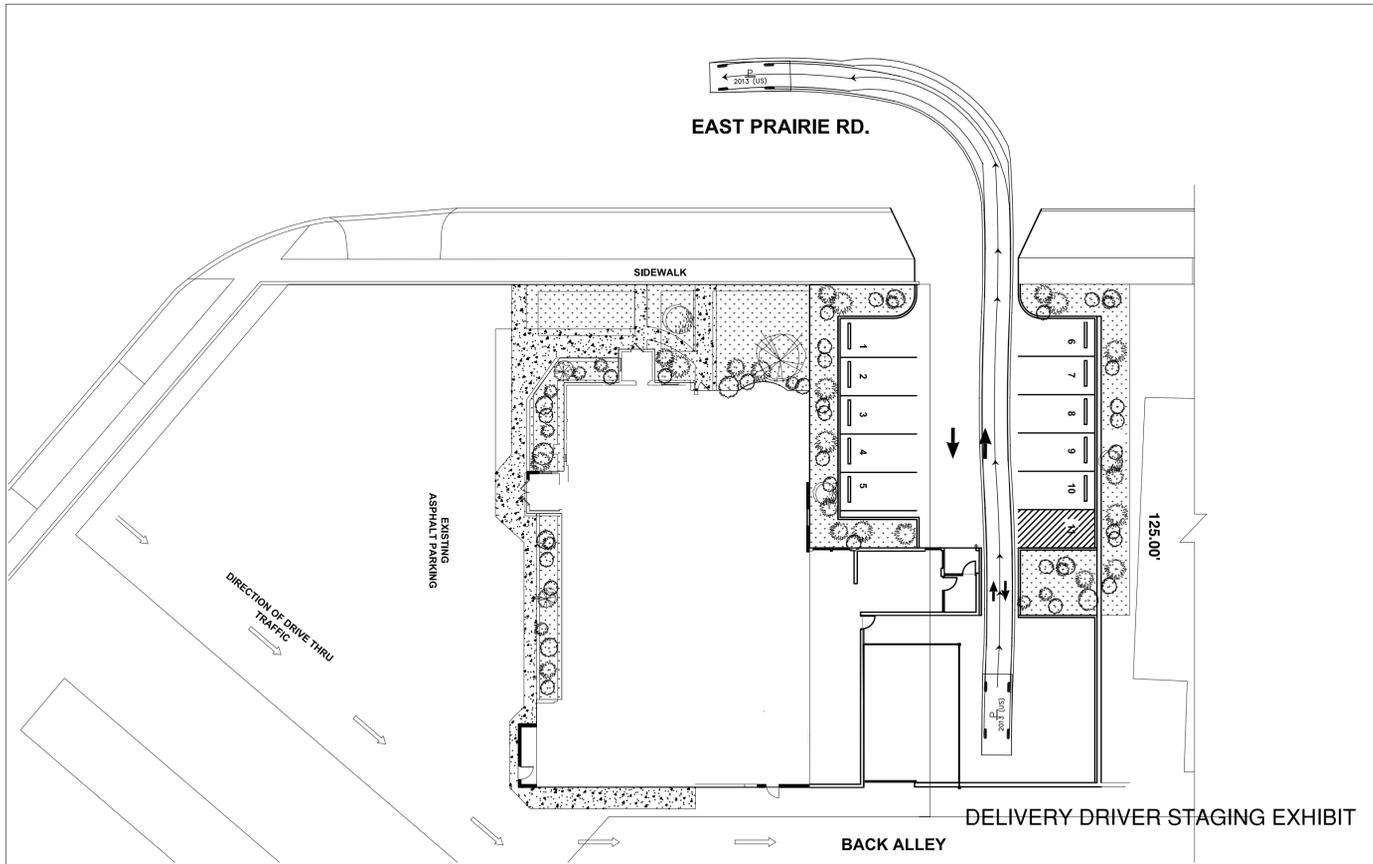
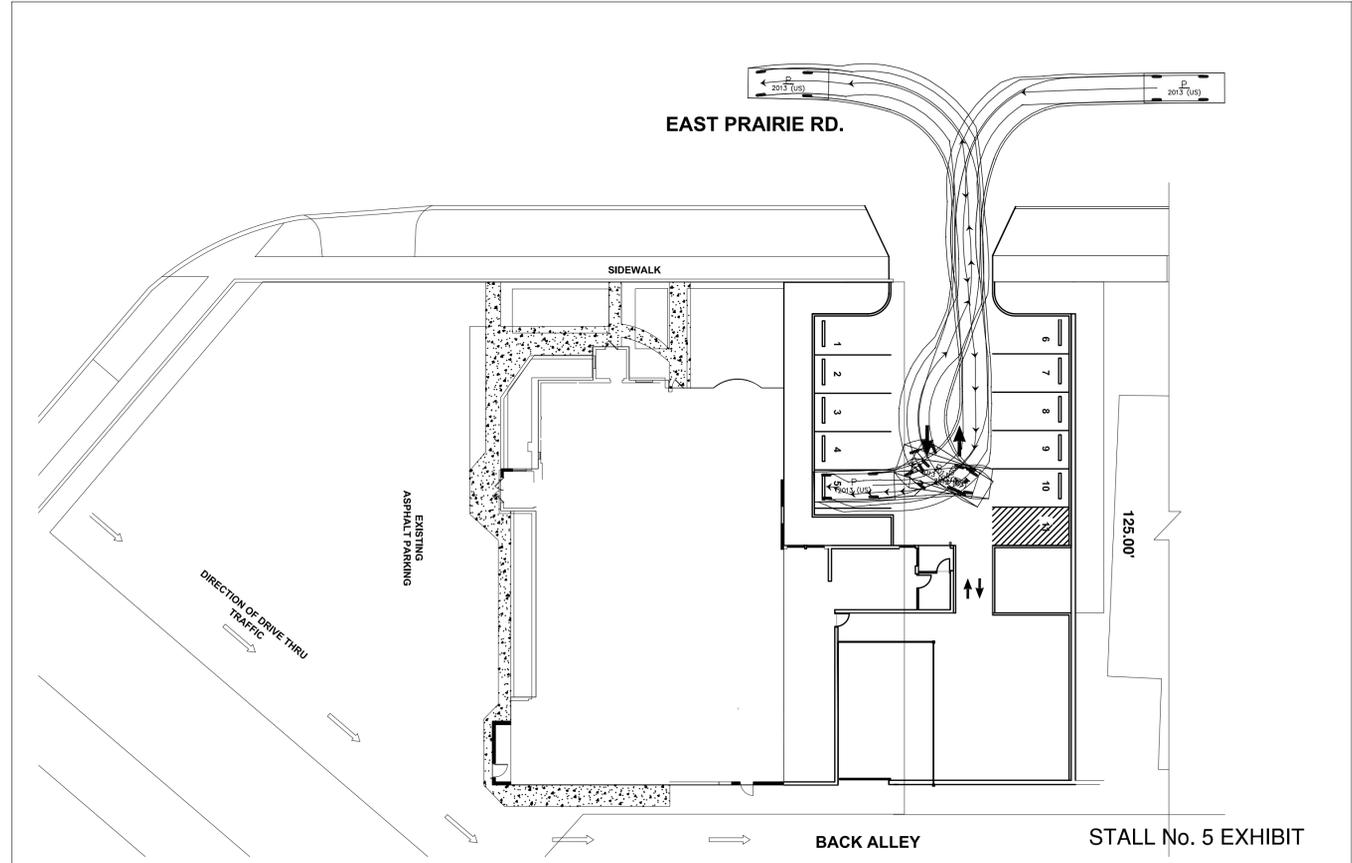
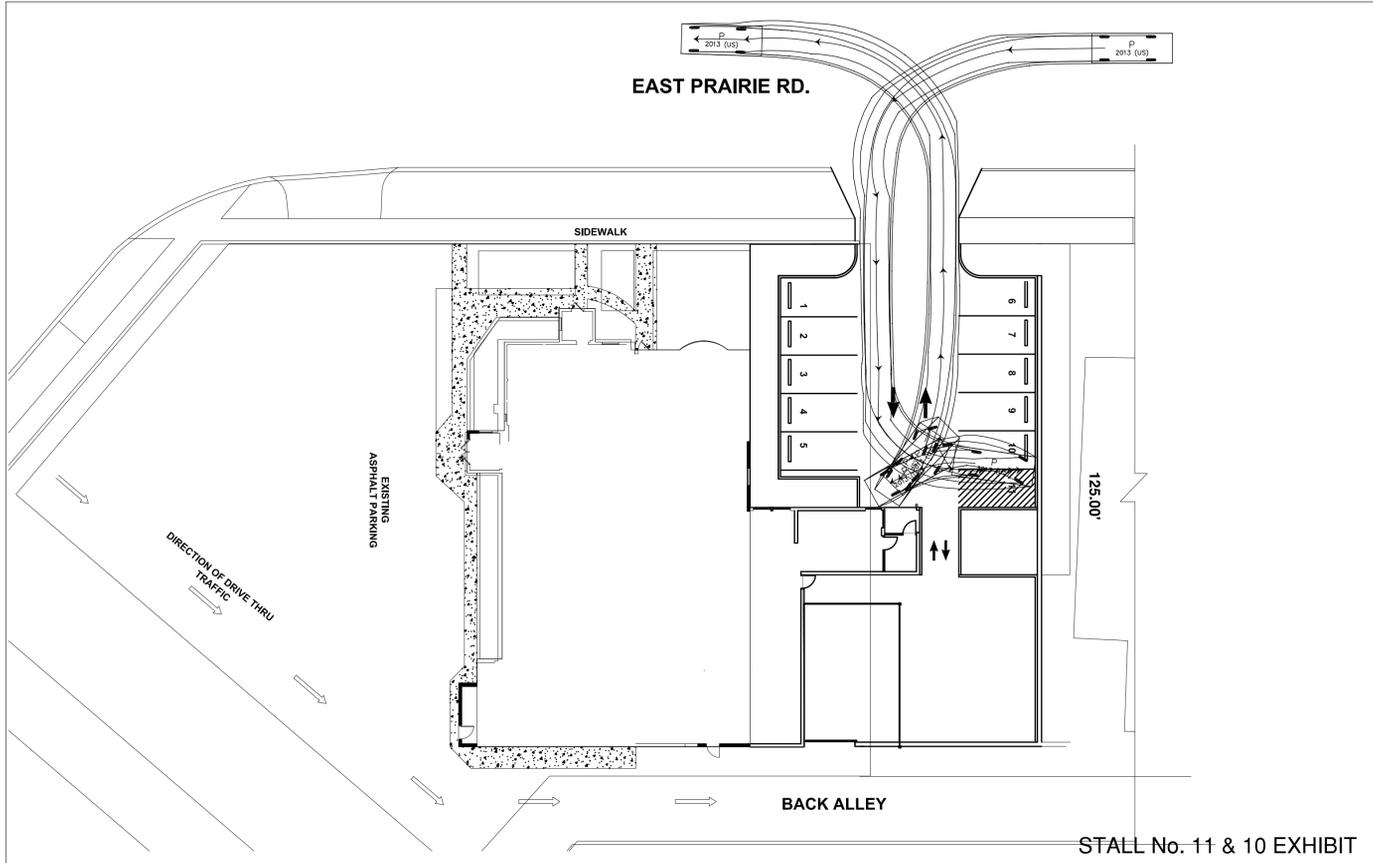
1.41'

1.41'

1.41'

1.41'

LANDSCAPE PLAN		PROJECT STAFF		ISSUE	REVISIONS	DATE
6653 EAST PRAIRIE RD. LINCOLNWOOD, IL BONO CONSULTING, INC. CIVIL ENGINEERS 1018 BUSSE HIGHWAY PH : (847) 823-3300 PARK RIDGE, IL 60068 FAX: (847) 823-3303 bbono@bonoconsulting.com DESIGN FIRM NO. 184.002379		PROJECT MANAGER:	B. BONO P.E.	1	PRELIMINARY DRAWINGS	01-29-2016
		ENGINEER:				
COPYRIGHT © 2016 BY BONO CONSULTING, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BONO CONSULTING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BONO CONSULTING, INC.		TECHNICIAN:				
		PROJECT NO.:				
BASE FILE:						
SHEET FILE:						
ISSUE DATE:		10-22-2014				
SCALE:		1" = 10'				
SHEET NUMBER		C-5				



DATE	REVISIONS	ISSUE	PROJECT STAFF
01-29-2016		1	B. BONO P.E.
			ENGINEER
			TECHNICIAN

	BONO CONSULTING, INC. CIVIL ENGINEERS
	PH: (847) 823-3300 FAX: (847) 823-3303 bbono@bonoconsulting.com DESIGN FIRM NO. 184.002379

PROJECT NO.: BASE FILE: SHEET FILE: ISSUE DATE: 10-22-2014 SCALE: 1"=10' SHEET NUMBER C-6	TURNING MOVEMENTS EXHIBIT 6653 EAST PRAIRIE RD. LINCOLNWOOD, IL
--	--

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 WHOLLY OR IN PART, EXCEPT WHEN
 AUTHORIZED IN WRITING BY THE ENGINEER.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	5	A	SINGLE	57	5626	0.900	PRV-A15-D-UNV-T4-BZ-HSS

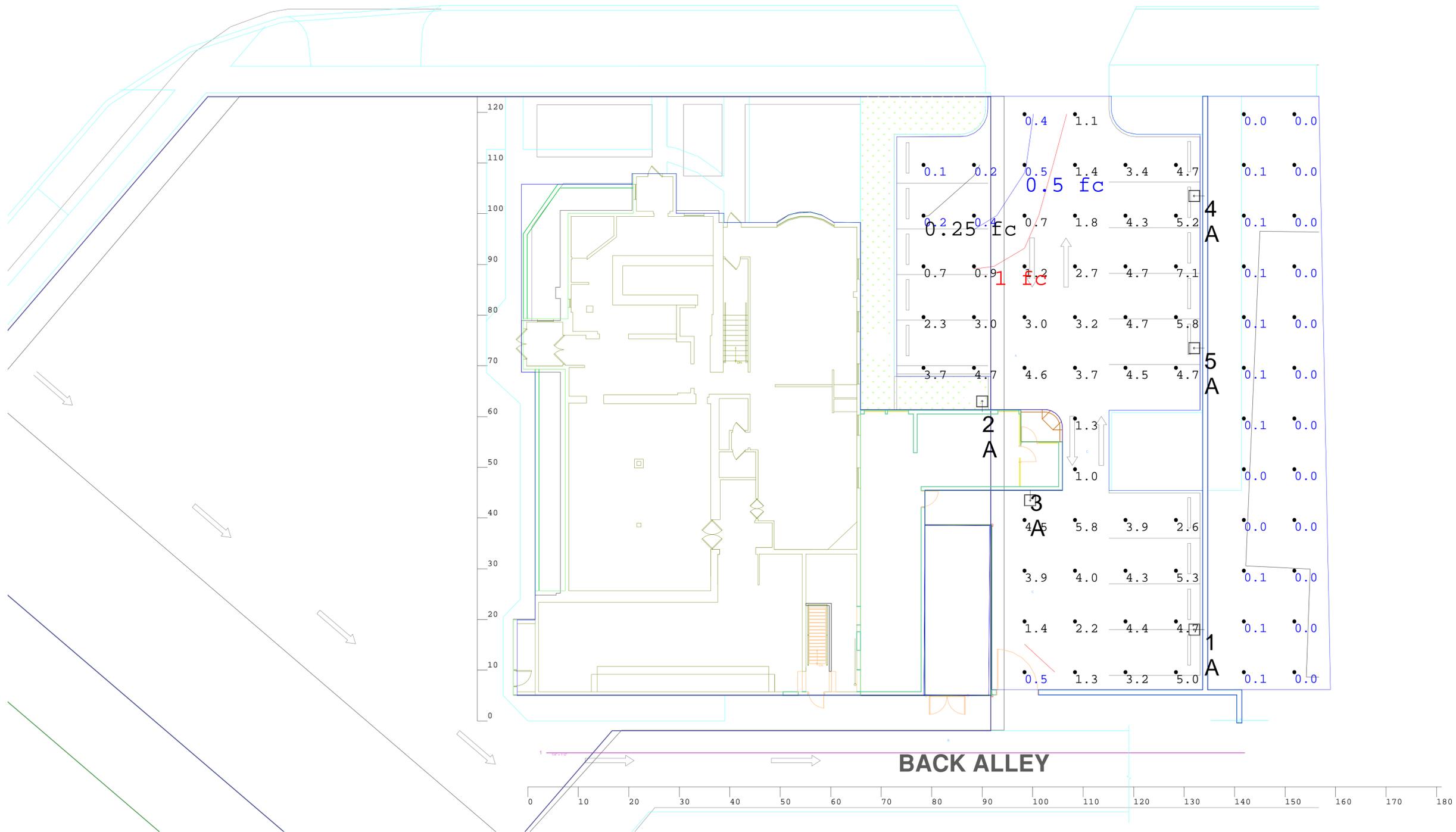
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA PLANE	Illuminance	Fc	2.98	7.1	0.1	29.80	71.00
Residential Area	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.

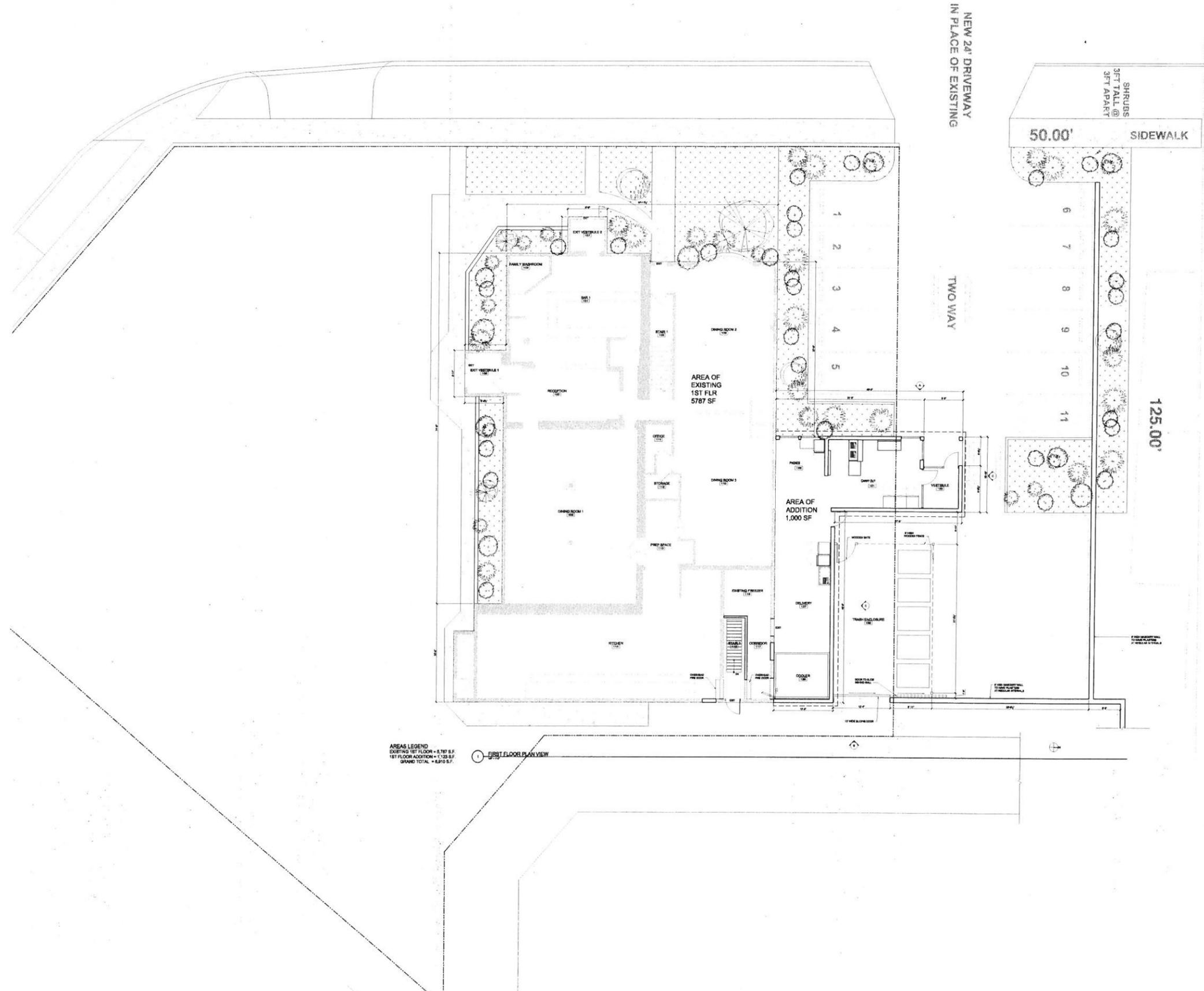
Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A	134	18	10	180	0
2	A	90	61	10	90	0
3	A	99.5	45.5	10	270	0
4	A	134	103.5	10	180	0
5	A	134	73.5	10	180	0

<h1>PG Enlighten</h1>	Jose Saucedo 1830 Howard Street Elk Grove Village, IL 60007 Tel: 847-228-1199 Direct: 847-956-1276 jose.saucedo@pg-enlighten.com
	Project: Lou Malnatis Lincolnwood, IL Client: Mark Balow Bono Consulting Civil Engineers
Scale: 1" = 10 ft.	1/28/2016
Project No: 01282016JS	

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (Security Lighting for Public Spaces)	High Security (Security Lighting for Public Spaces)
Minimum Horizontal Illuminance (Measured on parking surface without shading from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0 - 6.0
Uniformity Ratio: Maximum - to - Minimum	20 : 1	15 : 1	15 : 1	*4:1 *Avg - Min
Minimum Vertical Illuminance (The facial recognition measured at 5' above the parking surface at the edge of the horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12 - 60/1.2-6.0

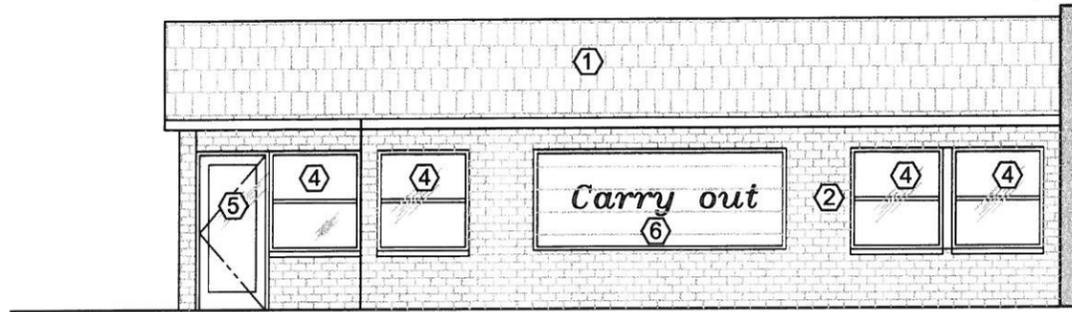
Lighting Application drawings are being provided to the recipient of this disclaimer. We make no representation as to its completeness, currency or accuracy because of reasons inherent to CAD and the additional digital data used to produce a lighting application. All digital CAD data appear to be extremely accurate, however, this apparent accuracy is an artifact of the techniques used to generate it, and is in no way intended to imply actual accuracy. The user of this data takes full responsibility for the accuracy and correctness of all measurements, area, inventories or other data extracted from this, either manually or with the use of a computer. This light level analysis is an estimate only, and is based on estimated reflectance values for interior applications or estimated pole locations based on specified light levels for exterior applications. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can be only as accurate as is permitted by the third party software and the IES standards used. In addition calculated values may vary from actual measurements in certain situations due to variances, such as but not limited to, lamp output, input voltage, ballast variances, manufacturing tolerances and application variances. The presence of objects will decrease light levels and may cause some shadowing.



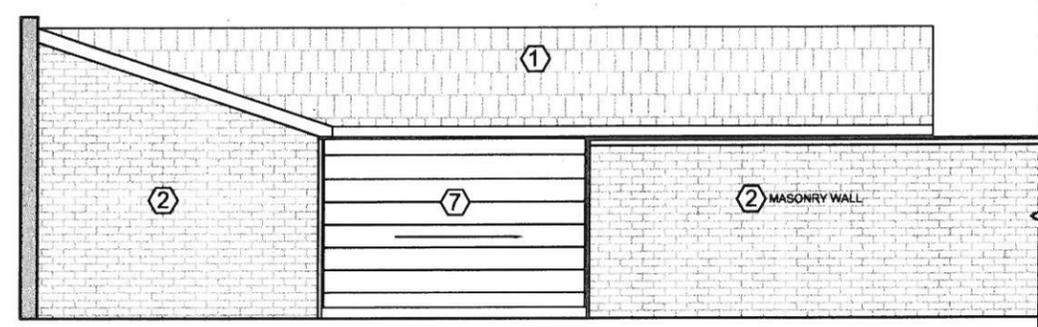


AREAS LEGEND
 EXISTING 1ST FLOOR = 5,787 S.F.
 1ST FLOOR ADDITION = 1,000 S.F.
 GRAND TOTAL = 6,787 S.F.

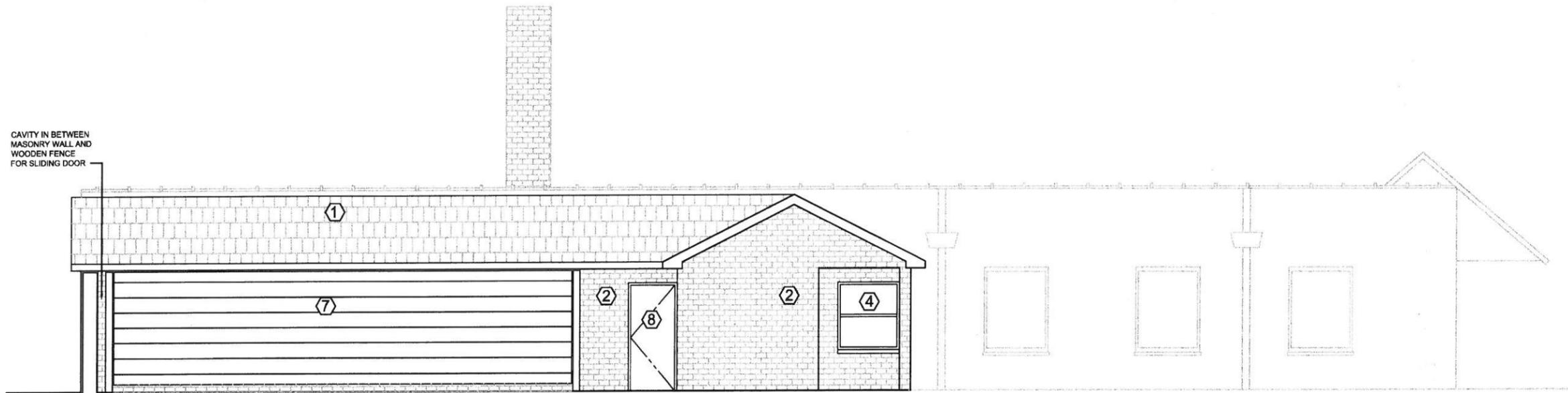
1 FIRST FLOOR PLAN VIEW



A WEST ELEVATION
1/8" = 1'

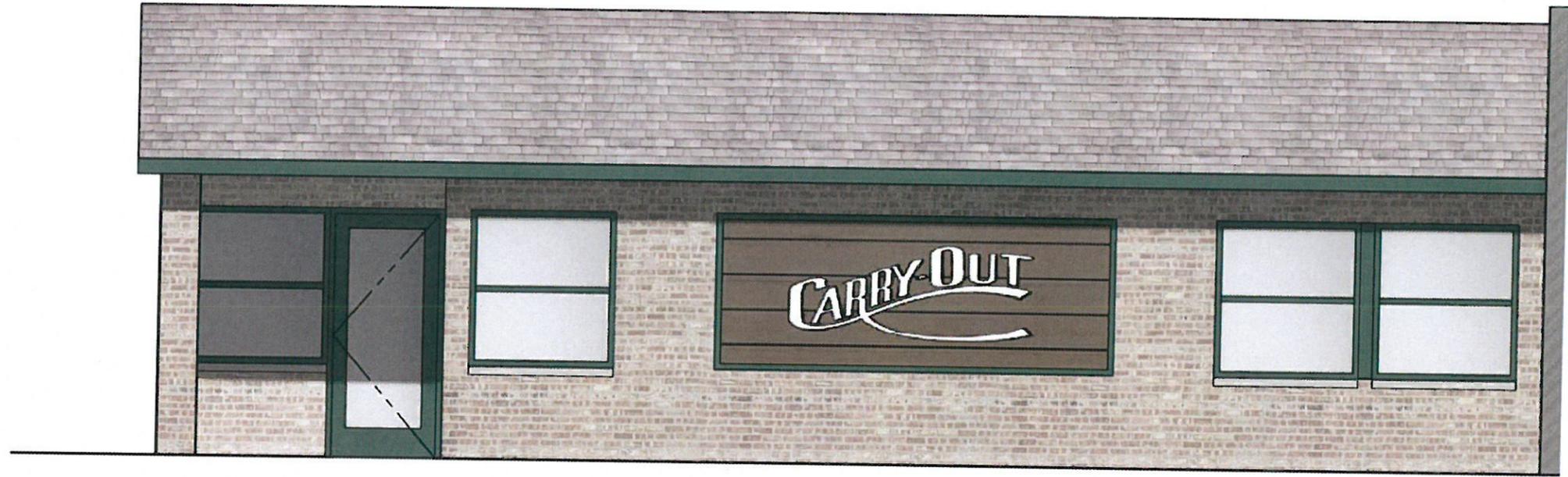


B EAST ELEVATION
1/8" = 1'



C NORTH ELEVATION
1/8" = 1'

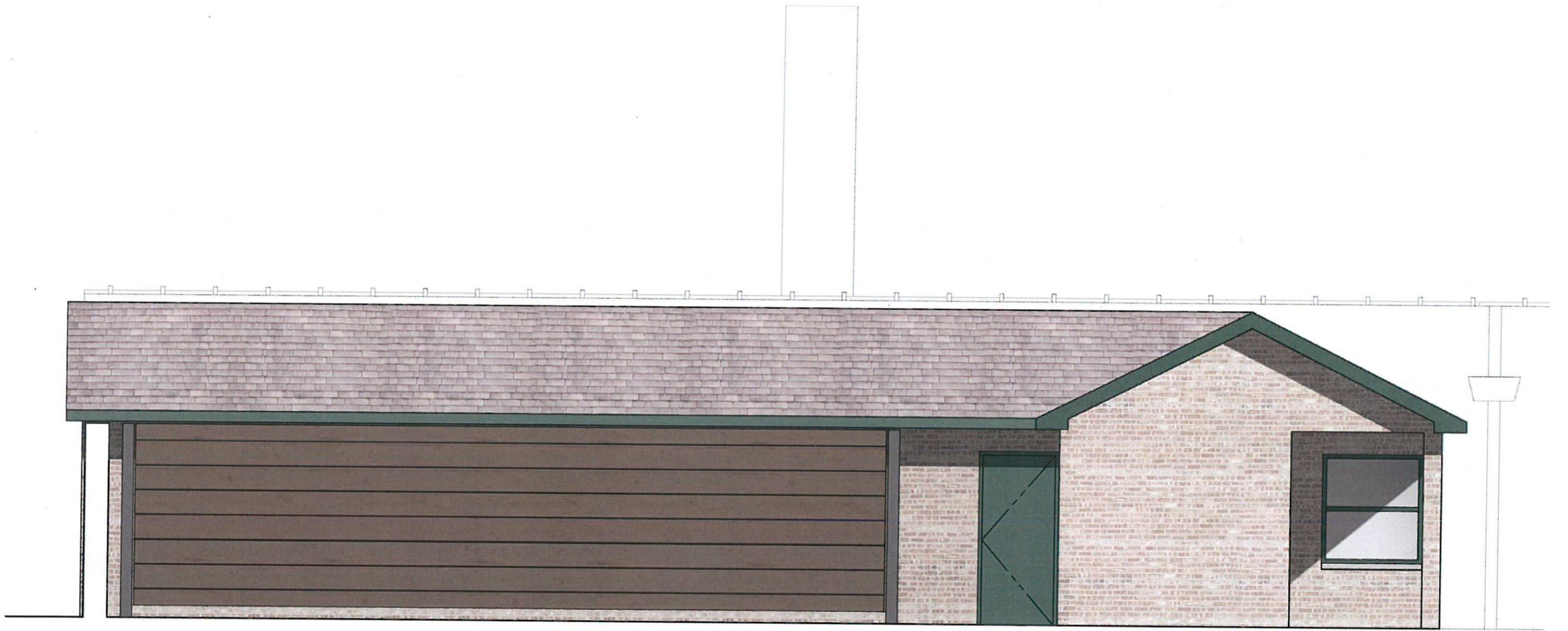
- ① ROOF
- ② BRICK FACADE
- ③ NOT USED
- ④ WINDOW
- ⑤ ENTRY DOOR
- ⑥ "CARRY-OUT" SIGNAGE
- ⑦ FENCE / GATE
- ⑧ SERVICE DOOR



A WEST ELEVATION
1/4" = 1'-0"



B EAST ELEVATION
1/4" = 1'-0"



C

NORTH ELEVATION

1/4" = 1'-0"

Attached is draft language developed by Village Staff and the Village Attorney. The regulations are intended to incorporate, where practical, currently adopted standards that apply to the campus as well as new regulations.

The newly created zoning district will allow for multiple buildings on a lot which is otherwise not permitted without a Planned Unit Development approval. The draft language also allows for a range of accessory uses and structures customary to schools. However, one use, a private day care, is unique to the District 74 property. This accessory use has identified as a permitted accessory use in the draft text in order to allow for the continued operation of the existing day care. The new district will also allow for administrative offices.

Finally, bulk regulations are proposed based on regulations already included in the Zoning Code and regulations to allow for the continued operation and use of the campus in a zoning compliant manner.

Documents Attached

1. Letter from School District Requesting Text & Map Amendments
2. Proposed Draft Amendments to Village of Lincolnwood Zoning Ordinance

Hodges Loizzi
Eisenhammer Rodick & Kohn LLP

Dean W. Krone
dkrone@hlerk.com

February 9, 2016

Mr. Timothy Wiberg
Village Manager
Village of Lincolnwood
6900 N. Lincoln Avenue
Lincolnwood, IL 60712

Re: Lincolnwood School District 74

Dear Mr. Wiberg:

I represent the Lincolnwood School District 74 and I am writing with regard to the zoning of the District's campus. On behalf of the District, I request that the Village of Lincolnwood consider adoption of a text amendment to the Village's Zoning Ordinance establishing a new zoning district for public schools and other related uses and a map amendment for the District's campus, which is bordered by Crawford Avenue, Lunt Avenue, East Prairie Road, and Pratt Avenue.

As you know, the District staff and Village staff are collaborating to develop the content of the requested text amendment. If you have any questions regarding this matter, please call me. Thank you for your consideration of this matter.

Very truly yours,

HODGES, LOIZZI, EISENHAMMER,
RODICK & KOHN LLP



Dean W. Krone
DWK/ca

cc: Dr. Joseph Bailey, Superintendent
Steven Elrod, Village Attorney

334183_1

Section 2.02 Definitions

School, Public K-8. ~~A building~~ All buildings and structures operated and maintained for educational purposes the purpose of providing general public education to students in grades Kindergarten through Eighth Grade ("K-8") ~~and such other community uses as deemed necessary and desirable.~~ The term "public school" K-8 school shall include school administrative offices and all educational functions, the building or structure required to house ~~them, and all accessory uses normally~~ customarily incidental to a public school, including but not restricted to, athletic fields, field houses, gymnasiums, parking lots, greenhouses, playgrounds, stadiums, and open space. ~~The term "public school" shall also include a community-centered school campus.~~ Any building or structure used in whole or in part to house ~~the administrative offices or maintenance and repair shops intended or used for the entire school system, or as a technical or vocational school,~~ shall not be considered a "public K-8 school."

Section 3.07 Multiple buildings and uses on lot.

(1) There shall be not more than one principal building on any one lot, except within the S Schools District or as approved pursuant to Article VIII, Part A, of this Zoning Ordinance as part of a planned unit development.

Section 4.01 Establishment of Districts

In order to accomplish the purpose of this ordinance as stated in Section 1, the Village of Lincolnwood, Illinois, is hereby divided into the following districts:

* * *

(12) S Schools District. This district is established to: (a) permit existing and future K-8 school uses; and (b) provide land use regulations that specifically apply to K-8 school uses located within S Schools District. ~~By creation of this district, it is the intent of this Code to avoid the problems with treating such school buildings and associated improvements as permitted or special uses in zoning districts characterized by uses and structures bearing no similarity to schools.~~

4.09 Additional use standards for ~~public open space~~.

(1) Public open space

- (1) a. Parks and boundaries of parks. The parks located within the Village and park boundaries are as set forth in the Village Code.
- (2) b. Hours. Opening and closing hours for all Parks shall be as determined by the Board of Trustees as set forth in the Village Code.
- (3) c. Off-street parking and off-street loading. Parking shall be in accordance with applicable regulations set forth herein in Article VII.

- (4) **d.** Signs. Signs in the P District shall comply with the regulations set forth in Article XI of this Zoning Ordinance.
- (5) **e.** Lighting/security lighting. As determined by the Zoning Officer.
- (6) **f.** Nonconforming buildings, structures and uses. Nonconforming, buildings, structures and uses shall be governed by the applicable regulations set forth in Article IX of this ordinance.
- (7) **g.** Accessory buildings, structures and uses. In addition to parks and playgrounds as permitted in Table 4.01.1, the following accessory buildings, structures and uses are permitted in the Public Open Space - Recreation - Park District:
- a.i.** Accessory buildings including, but are not limited to, indoor recreation and fitness facilities, clubhouses, washrooms, changing rooms, maintenance buildings, indoor/outdoor shelter structures, bleachers, arbors, pergolas, recreation and community centers;
 - b.ii.** Accessory commercial facilities, including concession stands, where incidental to the operation of public recreational uses;
 - c.iii.** Sculpture garden, public;
 - d.iv.** Outdoor storage of park supplies;
 - e.v.** Privately operated baseball/softball recreational facilities open to the general public;
 - f.vi.** Meeting and recreation facilities for Veterans' organizations located in public buildings; and
 - g.viii.** Other uses which are found by the Plan Commission to be similar to permitted and special uses in the P District.
- (8) **h.** The following temporary uses are permitted, subject to conditions, as follows:
- a.i.** Festivals and carnivals shall be permitted only when sponsored by a not-for-profit religious, philanthropic or civic group or organization; provided however, than any such use shall require the specific prior approval of the Board of Trustees by ordinance.
 - b.ii.** Indoor and outdoor art, craft, plant, concerts, shows and other amusements. Such use shall require the specific prior approval of the Board of Trustees by ordinance.

(2) K-8 Schools.

- a. **Accessory buildings, structures and uses. In addition to K-8 school buildings, the following accessory buildings, structures and uses are permitted in the Schools District:**
- i. **Accessory buildings, including, but not limited to, clubhouses, washrooms, changing rooms, indoor and outdoor shelter structures, bleachers, concession stands, arbors, and pergolas not to exceed 35 feet in height;**
 - ii. **An accessory preschool and day care center not to exceed a total of 10,000 square feet in floor area;**
 - iii. **Accessory recreation and open space uses, including, but not limited to, baseball fields, soccer fields, basketball courts, other athletic fields, playground equipment, and gardens; and**
 - iv. **Accessory administrative and office uses related to the administration of K-8 Schools.**

New Section 4.15 of Zoning Ordinance:

Section 4.15 Area, bulk, density and setback standards: Schools District.

Lot Standards	Standard	<i>Notes from Aaron:</i>
Minimum Lot Size	10 acres	<i>Largely based on existing area of school property</i>
Maximum impervious coverage %	60%	<i>Standard regulation from Residential District</i>
Required Setbacks		
Front Yard across from Residential	30'	<i>Regulation of the MB District</i>
Front Yard fronting on Pratt Avenue	75'	<i>Regulation of the MB District</i>
Side Yard	15'	<i>Minimum to allow for existing condition</i>
Corner Side Yard	15'	<i>Minimum to allow for existing condition</i>
Rear Yard	30'	<i>Recommended to match front yard requirement</i>
Maximum Building Height	55 feet	<i>Recommended to allow for existing buildings</i>
Maximum Floor Area Ratio	.6	<i>Standard regulation from Residential District</i>

Section 3.13 Fences and natural screening.

* * *

(6) Materials and appearance. The following regulations shall apply to all fences erected, constructed, installed, or replaced, after the effective date of this Zoning Ordinance.

* * *

b. Chain link fence installed in a residential district shall be color-coated in black, dark bronze, dark green or any other dark color as approved by the Zoning Officer. Uncoated or galvanized chain link fences shall not be installed in residential districts on or after the effective date of this Section 3.13. However, this regulation shall not apply to chain link or open-mesh-type fences accessory to public parks, municipal recreation areas, ~~public~~ K-8 schools, and municipal or governmental property.

* * *

Finally, the Land Use Table, Table 4.01.1 will need to be amended. Currently, schools are a permitted use in the R-1, R-2, R-3 and R-4 Districts. The Table should be amended to classify “School, K-8” as a permitted use in the S Schools District and now prohibited in the four Residential Districts.