



**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
6:30 P.M. FEBRUARY 20, 2018**

**AGENDA**

**I) Call to Order**

**II) Roll Call**

**III) Minutes –**

- 1) Committee of the Whole Meeting – February 6, 2018
- 2) Committee of the Whole Budget Workshop – February 13, 2018

**IV) Regular Business**

- 1) Employee Recognitions (6:30 – 7:00 p.m.)
- 2) Discussion Concerning a Request from 90 Miles Cuban Café for Modifications to its Liquor License Hours (7:00 – 7:30 p.m.)

**V) Public Comment**

**VI) Adjournment**

DATE POSTED: February 16, 2018

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
FEBRUARY 6, 2018**

**Draft**

**Call to Order**

President Bass called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:15 P.M., Tuesday, February 6, 2018, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

**Roll Call**

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Bass, Trustees Hlepas Nickell, Spino, Ikezoe-Halevi, Cope, Patel, Sugarman (6:55)

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Ashley Engelmann, Assistant Village Manager; Steven Elrod, Village Attorney; Charles Meyer, Assistant to the Village Manager; Doug Hammel, Community Development Manager; Andrew Letson, Public Works Director.

**Approval of Minutes**

Minutes of the November 30, 2017, Infrastructure Workshop and the January 16, 2018 Committee of the Whole meetings were distributed in advance of the meeting and were examined.

Trustee Hlepas Nickell moved to approve the minutes as presented. Trustee Ikezoe-Halevi seconded the motion. The motion passed with a Voice Vote.

**Regular Business**

**1. Discussion Concerning the Results of the Citizen Survey**

This item was presented by Mr. Meyer using PowerPoint.

Citizen Survey Process

\*Survey was issued in late September and results were received through early November

\*Survey was promoted in the newsletter, social media, website, along with a postcard and two letters sent on behalf of the mayor to all recipients

\*1,500 surveys were sent out and 451 were received in total (30% response rate)

\*95% Confidence level

### Source of Information

Twelve sources were identified with the top six being:

Village newsletter (Lincolnwood Connections)

Village website ([www.lincolnwoodil.org](http://www.lincolnwoodil.org))

Local newspapers

Word-of-mouth

Email

Village bi-weekly e-newsletter

### Results – Quality of Life

Residents were asked to rate the overall quality of life in the community, 84% of respondents answered “Excellent” or “Good”

### Results – Place to Live

\*Represents the natural ambiance, services and amenities that make for an attractive community

\*Residents were asked to rate Lincolnwood as a place to live, 89% of respondents answered “Excellent” or “Good”

### Results – Sense of Community

\*Represents the connections and trust among residents, government, businesses and other organizations to help create a sense of community

\*Residents were asked to rate Lincolnwood in terms of a sense of community 60% of the respondents answered “Excellent” or “Good”

### Results – Quality of Village Services

\*Represents the services provided by Lincolnwood

\*Rated on 30 services or amenities with similar ratings when compared to national responses and high marks for street repair and street cleaning

Residents were asked to rate Lincolnwood’s overall quality of Village services 78% of respondents answered “Excellent” or “Good”

Residents were asked to respond to various services and amenities of the community

## Aspects of Community Characteristics

### SAFETY

The areas surveyed were:

Overall feeling of safety – 79%

Safe in neighborhood – 91%

Safe downtown/commercial – 89%

*All similar to national benchmark*

### MOBILITY

The areas surveyed were:

Overall ease of travel – 85%

Paths and walking trails – 79%

Ease of walking – 77%

Travel by bicycle – 70%

Travel by car – 81%

Public Parking 75%

*All higher than national benchmark*

Travel by public transportation – 36%  
Traffic flow – 54%  
*Similar to national benchmark*

#### NATURAL ENVIRONMENT

Overall natural environment – 82%  
Cleanliness – 84%  
Air Quality – 77%  
*All similar to national benchmark*

#### BUILT ENVIRONMENT

Overall built environment - 59%  
Affordable quality housing 47%  
Housing options – 61%  
Public places – 67%  
*Similar to national benchmark*

New development in Lincolnwood – 20%  
*Below national benchmark*

#### ECONOMY

Overall economic health – 65%  
Business and services – 46%  
Cost of living - 36%  
Shopping opportunities – 48^  
Employment opportunities – 31%  
Place to visit – 59%  
Place to work 58%  
*Similar to national benchmark*

Vibrant downtown/commercial area – 25%  
*Below national benchmark*

#### RECREATION AND WELLNESS

Health and wellness – 58%  
Mental health care – 48%  
Preventative health services – 62%  
Health care – 63%  
Food – 62%  
Recreational opportunities – 68%  
Fitness opportunities – 69%  
*Similar to national benchmark*

#### EDUCATION AND ENRICHMENT

Education and enrichment opportunities – 73%  
Religious and spiritual events and activities – 62%  
Cultural /arts/music activities - 52%  
Adult education – 57%  
*Similar to national benchmark*

K-12 Education - 85%  
Child care/preschool – 72%  
*Higher than national benchmark*

### COMMUNITY ENGAGEMENT

Social events and activities – 46%  
Neighborliness – 60%  
Openness and acceptance – 69%  
Opportunities to participate in community matters – 52%  
*Similar to national benchmark*

Opportunities to volunteer – 50%  
*Lower than national benchmark*

### Aspects of Governance

#### SAFETY

Police – 85%  
Fire – 93%  
Ambulance/EMS – 92%  
Crime prevention – 67%  
Fire prevention – 75%  
Animal control – 50%  
Emergency preparedness – 55%  
*Similar to national benchmark*

#### MOBILITY

Traffic enforcement - 69%  
Street lighting – 57%  
Snow removal – 70%  
Sidewalk maintenance – 60%  
Traffic signal timing – 61%  
Bus or transit services – 42%  
*Similar to national benchmark*

Street repair – 64%  
Street cleaning – 74%  
*Higher than national benchmark*

### NATURAL ENVIRONMENT

Garbage collection – 84%  
Recycling – 88%  
Yard waste pick-up -79%  
Drinking water – 82%  
Natural areas preservation – 65%  
Open space 61%  
*Similar to national benchmark*

## BUILT ENVIRONMENT

Storm drainage – 52%  
Sewer services – 63%  
Power utility – 76%  
Utility billing – 71%  
Land use, planning and zoning – 45%  
Code enforcement – 52%  
Cable television – 63%  
*Similar to national benchmark*

## ECONOMY

Economic development – 39%  
*Similar to national benchmark*

## RECREATION AND WELLNESS

Village parks – 83%  
Recreation programs – 70%  
Recreation centers – 68%  
Health services – 65%  
*Similar to national benchmark*

## EDUCATION AND ENRICHMENT

Public libraries – 86%  
Special events – 70%  
*Similar to national benchmark*

## COMMUNITY ENGAGEMENT

Public information – 70%  
*Similar to national benchmark*

## Aspects of Civic Participation

### SAFETY

Stocked supplies for an emergency – 28%  
Did NOT report a crime – 80%  
Was NOT the victim of a crime – 86%  
*Similar to national benchmark*

### MOBILITY

Used public transportation instead of driving – 18%  
Carpooled instead of driving alone – 35%  
Walked or biked instead of driving – 64%  
*Similar to national benchmark*

## NATURAL ENVIRONMENT

Conserved water – 80%  
Made home more energy efficient – 82%  
Recycled at home – 91%  
*Similar to national benchmark*

### BUILT ENVIRONMENT

Did NOT observe a code violation – 61%

NOT under housing cost stress – 57%

*Similar to national benchmark*

### ECONOMY

Purchased goods or services in Lincolnwood – 91%

Economy will have positive effect on income – 34%

*Similar to national benchmark*

Work in Lincolnwood – 21%

*Lower than national benchmark*

### RECREATION AND WELLNESS

Used Lincolnwood recreation centers – 55%

Visited a Village park – 84%

Ate five portions of fruit and vegetables – 86%

Participated in moderate or vigorous physical activity – 89%

In very good to excellent health – 63%

*Similar to national benchmark*

### EDUCATION AND ENRICHMENT

Attended a Village sponsored event – 49%

*Similar to national benchmark*

Used Lincolnwood public libraries – 76%

*Higher than national benchmark*

### COMMUNITY ENGAGEMENT

Campaigned for an issue, cause or candidate – 29%

Talked or visited with neighbors – 91%

Done a favor for a neighbor – 82%

Attended a local public meeting – 36%

Watched a local public meeting – 30%

Read or watched local news – 87%

Voted in local elections – 86%

*Similar to national benchmark*

Volunteered – 22%

Participated in a club – 17%

*Lower than national benchmark*

Contacted Lincolnwood local officials – 29%

*Higher than national benchmark*

The single most important priority for the Village to address in the next five years:

Safety came in at 45% , Commercial development at 19% and Affordability/ cost of living at 14%. All others were very small percentages

The following infrastructure improvements were presented:

- \*Stormwater management -82% identified Essential or Very Important
- \*Residential street lighting – 79% identified as Essential or Very Important
- \*Traffic mitigation improvements – 70% identified as Essential or Very Important
- \*Roadway improvements, such as resurfacing existing streets – 66% identified as Essential or Very important
- \*Pedestrian improvements such as expanding or widening sidewalks – 52% identified as Essential or Very Important

Sixty four percent of respondents stated that they had contact with Village Staff over the last 12 months.

Resident impression of Staff was:

- Courteous - 87% Excellent or Good
- Overall impression – 86% Excellent or Good
- Knowledgeable – 87% Excellent or Good
- Responsive – 86% Excellent or Good

#### CONCLUSIONS

- \*Economic development in Lincolnwood continues to be an area in which the Village focuses for improvement
- \*Lincolnwood is a well designed and navigable community and residents want to keep it that way
- \*Residents value safety and emphasize its importance

Discussion ensued with questions and comments by all Trustees.

Some items discussed were: New development, the Village's relationship with American Legion and their use of the lower level of the Community Center.

Comments were made regarding street lighting with clarification by Mr. Letson.

#### Adjournment

At 7:30PM, Trustee Cope moved to adjourn Committee of the Whole, Trustee Sugarman seconded.

The motion passed with a Voice Vote.

Respectfully Submitted,

Beryl Herman  
Village Clerk

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
COMMITTEE OF THE WHOLE MEETING  
BUDGET WORKSHOP  
VILLAGE HALL COUNCIL CHAMBERS  
FEBRUARY 13, 2018**

**DRAFT**

**Call to Order**

President Bass called the Committee of the Whole Budget Workshop meeting of the Lincolnwood Board of Trustees to order at 6:07 P.M., Tuesday, February 13, 2018 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

**Roll Call**

On roll call by Deputy Village Clerk Ashley Engelmann the following were:

PRESENT: President Bass, Trustees Sugarman, Ikezoe-Halevi, Hlepas Nickell, Spino (Attending Electronically), Jasel Patel (6:09 P.M.), Ron Cope (6:20 P.M.)

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Ashley Engelmann, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Heather McFarland, Management Analyst; Robert Merkel, Finance Director; Steve McNellis, Community Development Director; Interim Chief Rottner, Laura McCarty, Parks and Recreation Director, Douglas Hammel, Development Manager, Nadim Badran, Assistant to the Public Works Director, Randy Rathmell, Acting Deputy Police Chief, Mike Hansen, Fire Chief, Melissa Rimdzius, Superintendent of Parks and Recreation, Tom Jacobson, ClientFirst, Ben Harris, Accountant, Ray White, Deputy Fire Chief, Hart Passman, Village Attorney, Steven Elrod, Village Attorney

**Budget Workshop**

Mr. Wiberg provided an overview of the evening's agenda and introductory remarks regarding the state of the Village's finances and what is anticipated for the next fiscal year. A PowerPoint presentation was utilized for all discussions throughout the evening. Mr. Wiberg stated that the purpose of the Budget Workshop is to report on the current fiscal year condition and to receive broad policy direction from the Village Board as staff prepares the draft fiscal year 2018/19 budget. Mr. Wiberg stated that as part of the Budget Packet the Village included the line item Budget per the Mayor's direction.

Mr. Wiberg highlighted that if we were unable to make it through the process tonight then the Village would be able to schedule another meeting to review the budget or matters in closed session.

**1. Budget Process/Village Operating Structure**

Mr. Wiberg noted that this process begins each year in October. The budget team is overseen by the Village Manager and Finance Director. Draft budgets are due in December and reviewed with each Department in February in advance of the Budget Workshop. The Budget Workshop is an opportunity for staff to present the draft budget and discuss policy issues with the Village Board. In March staff meets with the Village Board Finance Committee to review the updated budget. The budget is presented for formal consideration to the Village Board in April.

Mr. Wiberg provided an overview of the Village Fund Structure:

- General Fund: \$21.8 million - accounts for half of the total expenses and includes personnel, contracts and

general expenses.

- Water & Sewer Fund: \$12.2 million – the Village allocates all revenue for water into this fund and recently included sewer into this fund.
- Three TIF Districts: \$2.5 million – the three tax increment funding (TIF) districts within the Village operate with their own fund.
- Motor Fuel Tax: \$1 million - appropriated on a prorated basis to the Village and used for improvements to the roadways.
- Transportation Improvement Fund: \$300,000 – 2 cents per gallon goes into this fund annually.
- Debt Service Fund: \$200,000 – the fund is utilized to pay down outstanding debts and the Village currently has very little debt left in this fund.
- Property Enhancement: \$50,000 - provided to help with business facades, but is not always used by businesses.
- ComED ROW: \$540,000 - We are using this for the Touhy Overpass and are responsible for 20% of the total cost.
- Private Sewer Fund: \$25,000 - We allocate this money to help cover the expenses to help residents with private sewer replacement.
- Police Pension: \$2.8 million - Our annual fund obligation has increased to \$2.8 million based on actuarial statements and direction from the Village Board to increase the Village's contribution to the Pension.

#### General Fund Revenues

- Mr. Wiberg provided an overview of the General Fund Revenues and stated that sales tax continues to be the largest single source of revenue with 35% of the total revenues.
- Mr. Merkel commented that sources of revenue are well balanced between property taxes, sales taxes, and other taxes. Mr. Merkel added that the revenue from year to year stay relatively flat. Mr. Merkel stated that in comparing revenue from this year to last year the revenue for property taxes went slightly up and sales taxes went slightly down during this period.
- Mr. Wiberg added that economic development continues to be important for the Village to further drive sales tax revenue and to lessen the Village's reliance on property taxes.

#### Lincolnwood Property Owners' Tax Bill:

- Mr. Wiberg provided an overview of the breakdown of property owners' tax bills and explained that approximately 9% of a resident's tax bill comes from the Village while the majority of property taxes are levied by the two major school districts.
- Mr. Wiberg explained that when comparing Lincolnwood's tax rate to other communities in Niles Township Lincolnwood is lower than the five other communities within the Township including Golf, Morton Grove, Glenview, Skokie, and Niles. Tim stated that the Village's placement as the lowest tax rate is a testament to the Board in keeping this tax rate low.
- Mr. Wiberg presented the Cook County Consumer Price Index (CPI) for the tax levy for the past several years. Mr. Wiberg noted that the Village has traditionally limited the tax levy increase to the Cook County CPI in line with non-home rule communities, even though the Village is a home-rule community. Mr. Wiberg stated that the Cook County CPI for this year is 2.1%.
- Trustee Patel asked if the Village's comparative tax rate could be shown or is available. Mr. Wiberg stated that if the Board was interested that that information could be provided to the Board at a later date.
- Mr. Merkel requested that at the end of the meeting they could schedule dates for the Finance Committee.

#### 2. Discussion Concerning the Village's Fiscal Year 2017/2018 Year End Projections

- Mr. Merkel presented the year end General Fund projections for FY2018. Mr. Merkel stated that revenues are projected to be \$300,000 less than budgeted and that a large portion of the revenue decrease is related to a decrease in sales tax, specifically related to car sales, and that a fair amount of property tax bill challenges have come through from property owners regarding their tax bills, which has reduced the expected income from property taxes.

- Trustee Hlepas Nickell asked if commercial properties were challenging their property taxes if the Village would be able to fight the challenge to their assessment. Mr. Merkel and Mr. Wiberg stated that Holland and Knight will challenge anything in TIF districts where the assessment is being challenged on behalf of the Village.
- Mr. Merkel noted that the Village was able to reach 99% of the projected revenues for FY18.
- Mr. Merkel presented the General Fund expenditures and noted savings were due to personnel and reductions in contractual costs.
- Mr. Merkel explained the budgeted deficit of \$1,525,172 for FY2018 as:
  - Increase of \$200,000 in funding for Police Pension as directed by the Village Board
  - An unfunded State Mandate to replace the Starcom Radios for \$230,000
  - The non-recurring capital expense of \$581,000 for the Village's 20% share of the Touhy Overpass
  - A non-recurring capital expense for the Lincoln Avenue Median project for \$466,250
- Trustee Cope asked if the Village would own the Touhy Overpass after the construction is completed and it was stated by Mr. Wiberg that once the project is completed the Village would own the overpass and would be responsible for related maintenance costs.
- Mr. Merkel provided an overview of the General Fund transfer activity. It was discussed that portions of the Water Fund are transferred to the General Fund related to expenses incurred in the General Fund for Water Fund related activities. Trustee Cope asked to clarify what expenses are paid with money transferred from the Water Fund to the General Fund. Mr. Merkel stated that some personnel expenses are charged to the Water Fund and that those transfers are checked by the Village's Auditor, Lauterbach & Amen.
- Trustee Hlepas Nickell asked if the Village shares information with the public on how it compares to other communities and other taxing bodies. It was stated that the Village does provide this information in the Village newsletter, *Connections* and would be shared again per the Board's direction.
- Trustee Hlepas Nickell asked about what the normal process was for making assumptions for revenue and if it was normal to budget the revenue for a possible hotel as the Village did for FY18 and if it was standard for revenue to be budgeted for unapproved projects. Mr. Wiberg clarified that certain assumptions are made as part of the process, including the possible hotel. Mr. McNellis stated that only a portion of the revenue was budgeted for the hotel due to the uncertainty of a hotel being built.

### 3. Discussion Concerning Fiscal Year 2018/19 Financial Forecast

- Mr. Merkel provided an overview of the proposed deficit for FY19 of \$652,762:
  - o It was a Village Board Directive to provide additional funding in the amount of \$220,000 for the Police Pension and that the Village may have some revenues to offset this cost in part that will be discussed later in the presentation.
  - o The Village is required to replace the Fire Department's Starcom Radios in the amount of \$193,000 in line with an unfunded State mandate. The Police radios were replaced during FY18.
  - o Finishing up the Touhy Overpass, which is the Village's 20% cost-share, in the amount of \$288,000.
  - o Mr. Merkel noted that if these items were not in the Budget there would be a small surplus for next year.

Mr. Merkel provided an overview of the Village's General Fund Policy:

- o The Village's General Fund Policy maintains that a fund balance of 25% - 35% of the annual general fund revenue be maintained by the Village and that the Village may use excess funds for the purchase of equipment or capital expenditures.

Mr. Wiberg provided an overview of new revenue being proposed in the Budget:

- Mr. Wiberg provided an overview of the increase to pool pass and camp fees, which had been approved by the Park and Recreation Board. Trustee Hlepas Nickell asked how pool admission sales were doing and Ms. McCarty stated that the Village had sold out in non-resident pool passes the last two years.
- Mr. Wiberg presented the changes to the ambulance fee structure being proposed by the Fire Department. Trustee Ikezoe-Halevi asked if the use of ambulances has increased as the population has aged. Chief Hansen indicated that the ambulance fees are tied to Medicare and Medicaid costs. Trustee Patel asked if there were projections on how much ambulance fees will increase with The Carrington. Chief Hansen indicated that they didn't have a lot of ambulance calls when Lincolnwood Place was first built, but the calls increased as residents aged.
- Resident Pam Lefkowitz asked if Hatzalah's ambulance use is incorporated into the ambulance fee. Chief Hansen said that Hatzalah just went to Advanced Life Support (ALS), which may reduce the need for the Lincolnwood Fire Department to respond to emergencies, but the Lincolnwood Fire Department does get called frequently from Hatzalah and would not anticipate a big change in the usage due to Hatzalah changing to ALS.
- Mr. Wiberg provided an overview of the administrative towing fee that would be applied to those arrested for driving under the influence. Trustee Cope asked what would happen if someone was found not guilty for the DUI and Ms. Engelmann indicated that there is a process for people to follow to appeal the fee if they are found not guilty.
- Mr. Wiberg provided an overview for the proposal to adjust the vehicle sticker. Mr. Wiberg provided guidance that the reasoning for the proposed change in the vehicle sticker was that the Village was on the low-end of the range for vehicle's stickers when compared to other communities. Trustee Cope asked how the change in the vehicle sticker fee would change. Mr. Wiberg stated that the fee resolution with this change would be considered when the Village looks at the fee resolution as part of the budget approval process. Mr. Wiberg said that there was nothing on the agenda for approval tonight and if the policy direction of the Board was to proceed with increasing the vehicle sticker fee then we would bring it forward as part of the annual fee resolution.
- Mr. Merkel provided an overview of the General Fund and noted that it was virtually debt free and that the Village is in a unique position due to our fiscal health. The Board discussed the financial health and future of car dealerships in Lincolnwood and in general as trends change for vehicle purchase and usage.
- Mr. Merkel provided an overview of the sales tax revenue for Lincolnwood and stated that sales tax peaked in 2008 and that the Village's sales tax revenue has remained level since 2013. Trustee Hlepas Nickell asked if the Village had a breakdown as to whether car sales make up the majority of sales tax. It was discussed that the Village only gets sales tax information with organizations that have a sales tax agreement with the Village. It was asked if the Village knew what revenue came out of the mall and it was stated that since the Village does not have a sales tax agreement with the mall then we do not have an idea of revenue. Mr. Wiberg stated that the manager of the mall will be coming to a future EDC meeting to discuss the future of the mall.
- It was asked by Trustee Patel how the food and beverage tax was doing and Mr. Merkel clarified that the revenue is at \$500,000. It was stated by Mr. Merkel that due to the food and beverage tax we receive more specific data regarding the revenue brought in from these types of institutions.
- Mr. Merkel provided an overview for the general fund expenditures and noted that most communities hover around 70%-80% of the General Fund for personnel expenses and that the Village's personnel expenses are at 56%. Mr. Merkel noted that the percentages for the General Fund in terms of personnel and contractual is consistent year to year. It was noted by Trustees Cope and Patel that the privatization of services and contracting out reduces other costs like pensions.

- Mr. Merkel provided an overview of the key general fund expenditures for FY 2019 and highlighted the variances in the form of contractual increases (\$148,000), pension obligation increases (\$220,000) and personnel costs (\$428,000). Mr. Merkel provided explanations as to why the personnel expenses are going up.
- Trustee Hlepas Nickell asked what the normal service life for a fire engine is and if the debt outlasts the vehicle. Chief Hansen stated that the normal life for vehicles is 20 years. Trustee Hlepas Nickell asked if the Village should escalate the repayment schedule. It was discussed that the Village normally uses the vehicles longer than the life of the loans and that the loan was given at a favorable rate that did not encourage an early repayment schedule.
- Mr. Wiberg provided an overview of the significant capital expenses for 2019.
  - Trustee Hlepas Nickell asked if a grant was used previously to fund all of the improvements for the last renovation of Proesel Park. Ms. McCarty noted that some grant funding has been used previously but it normally does not cover all renovations for Parks. Trustee Hlepas Nickell asked if there were grant opportunities available to offset expenses. Ms. McCarty noted that the Village is always looking for grant opportunities to offset costs but there are not many opportunities currently available for parks. Trustee Patel requested that no more sand or water wading areas be added due to complaints that are received. It was noted that the Village was looking at a splash pad option, which are considered popular with kids now. Mr. Wiberg provided an overview for the replacement of Proesel Park equipment and added that an additional \$100,000 is being requested which is a discretionary item for the Board's Consideration. Trustee Patel asked if the footprint was to stay the same for the park. Ms. McCarty stated that the footprint was supposed to stay the same but if certain features are removed, such as the sand, then it would allow for opportunities to do more with the open space. Trustee Hlepas Nickell asked if the footprint is utilized to determine how many children are able to use the area. Ms. McCarty said that the footprint is used to calculate how much equipment could be used but not necessarily a count for how many people at the park. Mayor Bass asked for the Parks Department to look at fundraising efforts to help offset the expenses related to the Park. It was noted that the Friends of the Community Center normally donate around \$20,000 annually to the Park Replacement Program. Trustee Sugarman asked which park was next after Proesel Park. Ms. McCarty noted that it was Flowers Park. Trustee Hlepas Nickell stated that she was in support of replacing Proesel Park but asked for funding options to offset the Village's expenses. Trustee Cope said he was in favor of replacing Proesel Park. Trustee Sugarman said he was in favor of it. Trustee Ikezoe-Halevi said she was in support but that she supported the funding ideas proposed by Trustee Hlepas Nickell. Trustee Patel said he was in support of replacing the equipment. Trustee Spino said she was in support of replacing the equipment and was in support of the idea of expanding the footprint but not necessarily the equipment that is in the park.
  - Trustee Sugarman asked to clarify if the two Police Vehicles that are in the FY19 Budget the same two vehicles that he recently signed off for in the warrant list. Mr. Wiberg stated that was for FY18 and that there would be two more vehicles in FY19 for purchase if the budget were approved. Trustee Hlepas Nickell noted that the purchases of vehicles are on a normal replacement cycle.
  - Trustee Ikezoe-Halevi asked what happens to the equipment that is replaced by the new expenditures. Ms. McCarty stated that the park equipment is donated to *Kids Around the World*, Mr. Merkel stated that the vehicles are auctioned, and Mr. Letson said that the vehicles from Public Works normally go for \$2,000 - \$3,000. Mr. Wiberg noted that donating the park equipment saves money since the Village does not have to include in the request for quotes the removal of the equipment.

Mr. Merkel provided an overview of special revenue funds:

- Mr. Merkel provided an overview of the NEID TIF. Trustee Hlepas Nickell asked if TIF funds could be used for funding public safety expenses related to the TIF. Mr. Passman said that he was not aware of TIF funds being used for that purpose and that he would have to review the redevelopment agreement and research if this type of request would be permitted.
    - o Mr. Wiberg provided an overview for the potable water standpipe and the need to paint the standpipe. It was stated that an inspection in 2017 found that the interior and exterior of the standpipe required routine painting. Mayor Bass stated that the Village would be looking at branding options for the Village including the standpipe. It was stated that the Village would look at branding options that may be incorporated into the design and painting for the standpipe.
    - o Mr. Wiberg stated that the Village is looking at expanding the Public Works Yard. At the request of Mayor Bass, Mr. Letson provided an overview of the needs for the Public Works yard to expand. Mr. Letson presented on the current restrictions presented by the yard in terms of storage for ongoing operations and concerns related to the equipment being kept. Mr. Letson showed pictures of the current yard and garage. Trustee Patel asked if the existing soil shed would be finished. Mr. Letson said that the soil shed will be replaced as part of the project. Trustee Patel asked if the parking in the Public Lot nearby could be utilized for the Village's needs. Mr. Letson said that it could be evaluated but it may not work for the Village's needs.
  - Mr. Merkel provided an overview of the Devon / Lincoln TIF and asked for the Village Board to endorse the plan and expenditures for the TIF including streetscape improvements for Devon Avenue and alley paving. Mayor Bass polled the Village Board and all Trustees stated their approval for the presented plan for the Devon / Lincoln TIF.
  - Mr. Wiberg presented the Transportation Improvement Fund that was previously presented to the Board and asked for the Board to endorse the plan. Mr. Wiberg provided an overview of the Touhy / Cicero improvement project to alleviate issues with this intersection. Phase I will be funded by an Invest in Cook grant from Cook County.
  - Mr. Letson explained the bike lane lining and signing program where the Village would be lining Lincoln Avenue from Devon to Jarvis and Pratt Avenue from the Union Pacific Recreation Path to McCormick. Trustee Cope stated that he was not in support of allowing bike lanes on Lincoln Avenue due to concerns with accidents that he has seen in Chicago related to the shared bike lanes in Chicago. Trustees Spino and Hlepas Nickell stated their support for the bike lane on Lincoln Avenue. Mayor Bass polled if the Board was in support of the bike lanes on Lincoln Avenue and Pratt Avenue. Trustees Sugarman, Spino, Hlepas Nickel, Ikezoe-Halevi, and Patel voted yes. Trustee Cope voted no.
  - Resident Pam Lefkowitz asked why bonds would be used in lieu of savings from switching to Evanston to pay for required improvements to the water system. Mayor Bass clarified that the Ad-hoc Infrastructure Committee will be taking up that very issue including funding and will be bringing ideas to the Village Board to determine what improvements are needed and how those improvements will be funded and encouraged Ms. Lefkowitz to attend those meetings when they begin in the near future.
  - Mr. Wiberg provided an overview of the IT Strategic Plan and introduced Tom Jacobson from ClientFirst. Mr. Wiberg noted that the IT Strategic Plan guides the Village's information technology projects and will be discussed and approved separately by the Village Board.
4. Discussion Concerning Fiscal Year 2018/19 Discretionary Spending
- Mr. Wiberg provided an overview of the Community Center roof replacement project. Mr. Wiberg noted that the Community Center roof was a flat roof and was last repaired in 1995 and is in need of replacement and must be done within the next two years. Mr. Wiberg said that under the Village's fund balance policy the roof replacement is permitted as a one-time expenditure with excess fund balance. Mayor Bass asked if the drains could be replaced to avoid the need to replace the roof. Mr. Letson clarified that the roof has been worked on by staff but some of the damage from previous water

issues has increased the need to replace the roof. Mr. Letson noted that CBBEL evaluated the roof and stated that the roof needs to be replaced due to the extensive damage to the roof. Trustee Hlepas Nickell asked when the flat roof was remodeled and it was stated by Mr. Letson that the roof was remodeled in 1996. Mr. Wiberg indicated that there isn't currently leaking in the building but there is damage to the membrane in the roof. Trustee Hlepas Nickell asked for the square footage of the property and Mr. Letson clarified that the total square footage was 6,100. Mayor Bass polled the Village Board and Trustee Hlepas Nickell was in favor of the proposal, Trustee Cope said he wasn't familiar enough with the roof but would defer to other Trustees and staff, Trustee Sugarman said he would want to know the price before the Village proceeds (the estimate is \$150,000) and it was noted by Mr. Letson that the final bid and contract would return to the Village Board for approval before a contract is signed, Trustee Ikezoe-Halevi said she was in favor of replacing the roof, Trustee Patel said that he yielded to staff in needing to replace the roof. The Mayor said that the majority decision of the Board was to proceed with roof replacement.

- Mr. Wiberg provided an overview of coverage for the Police Lobby due to the outsourcing of 9-1-1 services to Skokie in March, 2017. Mr. Wiberg noted that when the outsourcing occurred the Police Lobby hours went from 24/7 to Monday through Friday from 9:00 am to 5:00 pm. It was noted that about six months ago the Lobby was expanded to 7:00 am to 5:00 pm and the Mayor has asked for the Village to look at expanding the hours to be open later. Mr. Wiberg noted that as of today it was determined that staffing could allow for the Lobby to be open from 7:00 am to 7:00 pm without additional personnel expenditures. Mayor Bass said that it is a convenience factor for people to be able to access the Police Department outside the normal business hours and would be an additional service for residents. Trustee Hlepas Nickell asked if there were calls for additional service outside of the normal hours. Ms. Engelmann clarified that from March 1, 2017 to February 6, 2018 there were 1,108 general assistance calls or 3.25 calls per day from the Police Lobby. Ms. Engelmann said that the calls were for general requests. Trustee Hlepas Nickell asked what percentage of the calls were emergency calls. Ms. Engelmann noted that Skokie was not aware of emergency calls coming in on the Lobby phone. Trustee Hlepas Nickell asked if the data on calls could be shared. Ms. Engelmann provided copies of the data from Skokie. Trustee Cope asked if there are Officers stationed in the Police Department when people come into the building. Chief Rottner stated that the Department is usually empty because the Officers are out in the street and not in the building. Chief Rottner said that civilians are now doing a lot of the work related to reports so that Police Officers can stay in the field. Trustee Cope asked for the typical tasks needed for a Police Officer when someone comes into the Police Lobby. Chief Rottner and Ms. Engelmann noted there are a number of tasks requested of Police Officers when residents stop by and call for assistance. The consensus of the Board is to expand Lobby Hours to 7:00 pm and to go to the Finance Committee to look at the expansion of hours to 9:00 pm.
- Mr. Wiberg provided an overview of the Mayor's request to add another Police Officer at an annual expense of \$100,000. Trustee Cope asked Chief Rottner if another Police Officer was needed and Chief Rottner stated that in a small Department like Lincolnwood an additional Police Officer would go a long way to helping the community. Mayor Bass polled the Trustees and Trustees Hlepas Nickell, Cope, Ikezoe-Halevi, Patel, and Spino were in support of the additional Police Officer. Trustee Sugarman was in support of the additional Police Officer, but voiced an idea to wait until the new Police Chief is selected to ensure the new Police Chief would like an additional Police Officer. Mayor Bass said that there may be savings available in how full-time staff is managed currently. Mayor Bass said that the Chief is reviewing other options related to possible staffing in the form of part-time and auxiliary officers.

## **Adjournment**

At 9:11 P.M. Trustee Cope moved to adjourn the meeting to Closed Session for the purpose of discussion regarding Employment Matters Per Section 2(c)(1), and Purchase or Lease of Property Per Section 2(c)(5) seconded by Trustee Sugarman.

Upon Roll Call the Results were:

AYES: Trustee Trustees Sugarman, Ikezoe-Halevi, Hlepas Nickell, Spino (Attending Electronically), Jasel Patel, Ron Cope

NAYS: None

The motion passed.

**Reconvention**

At 10:39 p.m. President Bass reconvened the Village Board Meeting.

**Adjournment**

At 10:40 p.m. Trustee Cope moved to adjourn the meeting, seconded by Trustee Hlepas Nickell. The motion passed with a Voice Vote.

Respectfully Submitted,

Charles Meyer  
Deputy Village Clerk



## MEMORANDUM

TO: President Bass and Members of the Village Board

FROM: Timothy C. Wiberg, Village Manager

DATE: February 16, 2018

SUBJECT: **February 20 Committee of the Whole Meeting**

As a reminder, the Committee of the Whole (COTW) meeting is scheduled for **6:30 p.m.** on Tuesday evening. **Due to the Employee Recognition Dinner, dinner will be available beginning at 5:30 in the Community Center.** Please find below a summary of the items for discussion:

1) **Employee Recognitions (6:30 – 7:00 p.m.)**

Every year, the Village recognizes those employees that have reached significant tenure milestones with the Village. Time has been set aside on Tuesday evening to recognize these long-serving employees.

2) **Discussion Concerning a Request from 90 Miles Cuban Café for a Modification to its Liquor License Hours (7:00 – 7:30 p.m.)**

Restaurants in the Village which serve alcohol must possess a Class A Liquor License. Closing hours for this class of license are 1:00 a.m. Monday – Saturday; and 2:00 a.m. on Sundays. The 90 Miles Cuban Café has requested that it be allowed to remain open until 4:00 a.m. on Saturday and Sundays. The rationale for the request is they offer evening entertainment which often continues until the early hours of the morning. [Attached](#) is a memorandum from the Acting Police Chief providing the Police Department's perspective on this request. Alberto Gonzalez, owner, will be present to discuss his request with the Village Board.

If you should have any questions concerning these matters, please feel free to contact me.



# LINCOLNWOOD POLICE DEPARTMENT

---

## INTER-OFFICE MEMO

Bruce M. Rottner  
Interim Chief of Police

To: Timothy Wiberg  
From: Bruce Rottner, Interim Chief of Police  
Date: 14 February 2018  
Subject: Liquor Licensing Recommendation

---

The Police Department was recently tasked with reviewing a request for an extended hour liquor license by the owner of the 90 Miles Cuban Café located in the Town Center Mall.

Sergeant Laura Namovicz researched the potential issues of an extended hour liquor license in three (3) suburbs adjoining Lincolnwood. The results of Sergeant Namovicz's research are [ATTACHED](#). Sergeant Namovicz is recommending that a 4:00 AM liquor license be denied if applied for at this location.

My own experiences in Chicago support Sergeant Namovicz's recommendation. A substantial use of police resources was continually utilized to address crime, disorder and other issues surrounding establishments with 4:00 AM liquor licenses. The potential issues that have been documented by Sergeant Namovicz and my experience in Chicago would, in my opinion, result in a potential strain on our police resources as well as potential safety issues impacting our officers.

I would therefore recommend that any future application for a 4:00 AM liquor license for the 90 Mile Cuban Café be DENIED in the interest of public and officer safety.



# LINCOLNWOOD POLICE DEPARTMENT

---

## INTER-OFFICE MEMO

Bruce Rottner  
Chief of Police

To: Bruce Rottner, Chief of Police  
From: Sergeant Laura Namovicz  
Date: February 9, 2018  
Subject: Research on Extension of Liquor License Hours

---

Recently, the owner of the 90 Miles Cuban Café located in the Town Center Mall has shown interest in extending their liquor license hours on Friday and Saturday night(s) from the current end time of 1:00 AM to 4:00 AM.

In the interest of community concern and safety, I reached out to Morton Grove, Niles, and Skokie to inquire whether they have establishments in their jurisdictions that have active 4:00 AM liquor licenses and whether they cause an influx of criminal activity, calls for service, and/or other community frustrations.

Despite having a heavy population of bars and restaurants, the Village of Morton Grove has not allowed liquor licenses to extend until 4:00 AM since the year 2000. They reported allowing this extension caused a significant increase in calls for service for crimes including batteries, public intoxication, urinating in public, disturbances, domestic disputes, drug related crimes, drug/alcohol overdoses, damage to property, assaults, and DUI's, among others. They advised the most concerning and repetitive issue the department faced were DUI's and severe traffic accidents caused by patrons leaving the establishments intoxicated. They also noted that once they allowed one business to hold the later liquor license, they had a hard time providing an argument to prevent others from being allowed the same extension. Additionally, they pulled past studies in regards to whether the additional few hours was lucrative for the businesses open until that time and found they often did not obtain a significant financial benefit because of the issues that came with the late night hours (employing additional help, paying bills for damaged property, dealing with frequent police responses and bar shut downs, court follow-ups etc.). For these reasons, they do not allow 4:00 AM licenses and do not "grandfather in" or make exceptions to any establishments.

The Village of Niles has numerous (over a dozen) establishments open until 4:00 AM. However, they advised these businesses are "grandfathered in" and they do not grant any new 4:00 AM liquor licenses. They reported devoting significant time and manpower

to responding to both active calls at these locations as well as conducting proactive patrols.

I was advised it would be very labor intensive to provide me with all the incidents/calls for services at these locations due to the high number of calls. However, two locations were selected and I was provided with all the incidents in 2017 from the hours of 1:00 – 4:00 AM for *Chasers Bar and Grill* and *Mangos Mexican Restaurant*.

The Niles Police Department responded to Chasers approximately 70 times between the hours of 1:00 – 4:00 AM throughout the year and responded to Mangos approximately 315 times during these same hours. Some of these incidents are serious in nature including shootings and stabbings. In fact, there is a very lengthy list of directed patrols for Mangos due to past criminal activity. This again indicates the high level of manpower devoted to these businesses.

When taking these statistics into consideration, an inevitable incident of any kind at 90 Miles could have a strong potential of occupying many of our officers on the shift, causing obvious manpower and safety concerns.

I was advised that the Skokie Police Department has three establishments that hold a 4:00 AM liquor license. I was provided with 2017 incidents for *Village Inn*, *The Holiday Inn* and *Principals Bar*.

In 2017, SPD responded to the Village Inn on 44 between 1:00 – 4:00 AM. They responded to the Holiday Inn on 19 occasions and Principals Bar on eight occasions during these same hours. Call types include anything from selective enforcement details, disturbances, suspicious incidents, well-being checks, batteries, noise complaints, and cardiac arrests.

After surveying these neighboring communities and reviewing their incident responses, it is clear that extending 90 Miles' liquor license has the potential to lead to other significant community and departmental concerns. The fact that Morton Grove and Niles no longer issue these licenses is indicative of the issues that present themselves with these types of licensures. It would be my recommendation not to extend 90 Miles' liquor license to 4:00 AM.

If the 90 Mile Cuban Café wishes to pursue and apply for the extended liquor license, I would take a strong consideration to police department staffing levels, new traffic related issues, and the potential for competing businesses to apply for the same license. I would also consider doing more research on issues they may have at their other locations to gain a better perspective on what we may face if their license is extended.

\*Please see below for additional clarification on police responses to the above mentioned establishments:

*Incidents/Calls for Service in 2017 (between 0100-0400 hours):*

Village of Niles:	<b>Chasers:</b> (9003 N. Milwaukee Avenue)	70
	<b>Mangos:</b> (8743 N. Milwaukee Avenue)	315

Village of Skokie:	<b>Village Inn:</b> (8050 Lincoln Avenue)	44
	<b>Holiday Inn:</b> (5300 Touhy Avenue)	19
	<b>Principals:</b> (4249 Main Street)	08



**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
7:30 P.M., FEBRUARY 20, 2018**

**AGENDA**

**I. Call to Order**

**II. Pledge to the Flag**

**III. Roll Call**

**IV. Approval of Minutes**

1. Village Board Minutes – February 6, 2018

**V. Warrant Approval**

**VI. Village President's Report**

**VII. Consent Agenda** (If anyone wishes to speak to any matter on the Consent Agenda, a Speaker's Request Form must be completed, presented to the Village Manager, and the matter will be removed from the Consent Agenda and added to Regular Business.)

1. Approval of a Resolution Appointing a Representative and an Alternate to the Governing Board of the North Suburban Employee Benefit Cooperative (Appears on Consent Agenda Because it is a Routine Function of Government)
2. Approval of a Resolution in Case #PC-01-18 to Approve a Final Plat of Subdivision for the Grossinger Subdivision at 7080 North McCormick Boulevard (Appears on Consent Agenda Because it was Approved Unanimously by a Recommending Body)
3. Approval of a Resolution Approving a Memorandum of Understanding Between the City of Evanston and the MABAS Division 3 Agencies for a Joint Application to FEMA's Firefighters Grant Program (Appears on Consent Agenda Because it is a Routine Function of Government)

**VIII. Regular Business**

4. Consideration of an Ordinance Denying a Variation Request Regarding Existing Non-Conforming Fences in the Corner Side Yard and Interior Side Yard of 6454 North Kimball Avenue and in the Interior Side Yard of 6450 North Kimball Avenue
5. Consideration of the Following Items Pertaining to the Former Purple Hotel Site: A) An Ordinance Authorizing Negotiations and Final Bona Fide Offers to Purchase Title to Certain Real Property Located at 4500 – 4560 W. Touhy Avenue and 7350 N. Lincoln Avenue B) A Resolution Directing Enforcement of the Village Code Against the Property Located at 4500 – 4560 W. Touhy Avenue and 7350 N. Lincoln Avenue

6. Consideration of a Recommendation by the Plan Commission Concerning Case #PC-10-17 to Adopt an Ordinance Regarding Zoning Code Text Amendments to Modify the Permissibility and Requirements for Natural Screening on and Adjacent to Single-Family Residential Properties

**IX. Manager's Report**

**X. Board, Commission, and Committee Reports**

**XI. Village Clerk's Report**

**XII. Trustee Report**

**XIII. Public Forum**

**XIV. Closed Session**

*A Closed Session is Requested to Discuss Employment Matters Per Section 2 (c)(1) and Pending Litigation Per Section 2(c)(11)*

**XV. Adjournment**

DATE POSTED: February 16, 2018

All Village Board meetings are broadcast live to residents on Comcast Cable Channel 6, AT&T U-VERSE Channel 99, RCN Channel 49, and online at [Lincolnwood.tv](http://Lincolnwood.tv) at 7:30 p.m. Rebroadcasts of Village Board meetings can be viewed one week following the live broadcast at 1:00 p.m. and 7:30 p.m. on cable television or online at [lwdtv.org](http://lwdtv.org) or on the Lincolnwood Mobile App.

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
FEBRUARY 6, 2018**

**DRAFT**

**Call to Order**

President Bass called the regular meeting of the Lincolnwood Board of Trustees to order at 7:35 p.m., Tuesday, February 6, 2018, in the Council Chambers of the Municipal Complex at 6900 N. Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

**Pledge to the Flag**

The Corporate Authorities and all persons in attendance recited the Pledge of Allegiance.

**Roll Call**

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Bass, Trustees Sugarman, Spino, Hlepas Nickell, Ikezoe-Halevi, Cope, Patel

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Ashley Engelmann, Assistant Village Manager; Steven Elrod, Village Attorney; Charles Meyer, Assistant to the Village Manager; Doug Hammel, Community Development Manager; Andrew Letson, Public Works Director; Nadim Badran, Assistant to the Public Works Director; Steve McNellis, Director of Community Development

**Approval of Minutes**

The minutes from the January 16, 2018 Village Board Meeting were presented.

Trustee Hlepas Nickell moved to approve the minutes as presented, seconded by Trustee Sugarman.

The minutes were approved by a voice vote.

**Warrant Approval**

President Bass presented the warrants for approval in the amount of \$878,966.64. Trustee Sugarman moved to approve, seconded by Trustee Hlepas Nickell

Upon a Roll Call the results were:

AYES: Trustees Patel, Cope, Ikezoe-Halevi, Hlepas Nickell, Spino, Sugarman

NAYS: None

The motion passed.

**Village President's Report**

1. Creation of the Ad-Hoc Infrastructure Committee
2. Appointments of the Following to the Ad-Hoc Infrastructure Committee: Gus Dimas, Jeffery Perl, Syed Mudassir, Rizwan Hussain, Teodor Strat, Kathy O'Brien, and Marilyn Marwedel
3. Swearing in of Police Officer Mark Gaseor (Chief Rottner introduced the family members in attendance, clerk swore him in)

4. Lincolnwood Lions Club: On Sunday, our Interim Police Chief, Bruce Rottner, Public Works Director, Andrew Letson and the Mayor were recognized by the Lincolnwood Lions Club at their luncheon which took place this last Sunday at Usmania Fine Dining 2244 W. Devon. Thank you to the Lions Club for the recognition.

5. Alternate Side Street Parking: As a reminder, whenever the Village receives a snowfall of two inches or greater, the alternate side street parking restrictions go into effect during the hours of 8:30AM to 3:30 PM, Monday through Friday. On even days of the month, vehicles may only park on the even side of the street and on odd days of the month vehicles may only park on the odd side of the street. Parking is prohibited on Pratt during snow emergencies. A notification is posted on the Village Website and cable channel. Snow removal is a two day process. Since the Village received more than two inches of snow on Monday evening, alternate side street parking will remain in effect until tomorrow. Please be sure to park on the odd side of the street.

6. The mayor gave a big shout out to the Human Relations Commission (HRC) for another successful Iron Chief's competition. The 2n Annual Iron Chief's Competition took place this past Saturday, February 3. The event is held to raise awareness and to raise funds for the Niles Township Food Pantry. A big part of the success of the event is Lincolnwood's very own Mario Rizzotti who is also a member of the HRC. Mario was our MC and one of the three judges at the event. The Fire and Police Departments both did a great job on their dish preparation, but the Police Department walked away with the win this year. Congratulations Lincolnwood Police Department! The event would not have been a success without the following vendors: Stefani Prime, Fabbri, Schlegl's Bakery, Vero Gelato, Binny's, Starr Catering, Psisteria, Fresh Farms, Wildwood Tavern, Libanais, Old Town Abby Beer, Caffè L'antico, and Fast Signs in Lincolnwood for providing all of the signage for the event.

**Consent Agenda** (If anyone wishes to speak to any matter on the Consent Agenda, a Speaker's Request form must be completed, presented to the Village Manager and the matter will be removed from Consent and added to regular business)

1. Approval of a Recommendation by the Plan Commission to Adopt a Resolution Approving a Final Plat of Subdivision and Subdivision Variation for 6530 North Lincoln Avenue, as well as an Ordinance Approving Special Uses Related to Parking Located in the Front Yard and Variations Related to Building Setbacks and Parking Lot Design on Both Parcels Resulting from the Requested Subdivision, and an Ordinance Approving the Rezoning of One of the Resulting Parcels
2. Approval of a Recommendation by the Zoning Board of Appeals to Adopt an Ordinance Approving a Zoning Code Variation Request Regarding Building Foundation Landscaping Requirements at 7110 North Lincoln Avenue
3. Approval of a Resolution Authorizing the Execution of a Contract with Dahme Mechanical Industries, Inc., of Arlington Heights, IL, for the Removal and Replacement of Water Pump #4 at the Pump House in the Amount of \$123,217.00

Trustee Hlepas Nickell moved to approve the Consent Agenda as amended. The motion was seconded by Trustee Spino

Upon a Roll Call the results were:

AYES: Trustees Hlepas Nickell, Ikezoe-Halevi, Spino, Cope, Sugarman, Patel

NAYS: None

The motion passed.

### **Regular Business**

4. Consideration of a Recommendation by the Plan Commission to Adopt an Ordinance Approving Text Amendments and a Map Amendment to Create the Auto Uses Overlay Zone Within the O, Office Zoning District and Rezone Certain Properties to the Auto Uses Overlay Zone

This item was presented by Mr. Hammel using PowerPoint.

Mr. Hammel discussed intent of the Ordinance.

#### Case #PC-13-17

#### Text and Map Amendments

Auto Uses Overlay Zone within Office Zoning District and Rezone Certain Properties to Auto Uses Overlay Zone

#### Regulatory Context

Intent of requested text amendment:

-Capitalize on potential uses of properties regarding:

- Current lot sizes
- Compatibility with surrounding uses
- Proximity to I-94 and regional arterials

A map of the proposed Auto Use Overlay Zone Map was exhibited

\*Original recommendation:

- Modify Table 4.01.1 Permitted and Special Uses in all Zoning Districts to permit Auto/Light Truck Sales and Services as Special Uses in O Office District/

\*Updated recommendation:

- Establish overlay zone that would permit Auto/Light Truck Sales and Services in a more specific area without the potential of being located immediately adjacent to residential areas.

#### Text Amendment

\*Amendment to Section 4.01 Establishment of Districts to establish the Auto Uses Overlay Zone (AUOZ)

\*Amendment to Table 4.01.1 Permitted and Special Uses in all Zoning Districts to:

- Indicate the Auto/Light Truck Sales and Services as a permitted special use in the O Office District
- Include a new note establishing additional standards related to the permissibility of Auto/Light Truck Sales and Service uses in the O Office District

\*Auto Uses Overlay Zone applied to:

- All properties currently in O office District and located between Cicero and Lincoln Avenues.

#### Plan Commission Discussion

\*Village Board referral on September 5, 2017

\*Public Hearing held on December 6, 2017

- Commissioner concerns with original text amendment:

- Did not adequately protect the residents West of Cicero and East of Lincoln Avenue
  - Hesitant regarding used car sales
- Commission suggested implementing standards associated with the Auto Uses Overlay Zone

\*Regular Plan Commission meeting on January 3, 2018, Plan Commission

- Reinforced preference for overlay zone approach
- Commission discussed appropriate minimum lot size:
  - 2 acre minimum to keep smaller, short-term auto uses from being developed

Plan Commission Discussion

January 3, 2018

1. Establish Auto Uses Overlay Zone
2. Permit Auto/Light Truck Sales and Service as special uses
3. Require a two-acre minimum lot size
4. Prohibit “Auto Service” as the primary use on a property

*Plan Commission unanimously recommended approval (6-0 vote) of the proposed text and map amendments*

Requested Action

Move to approve

An Ordinance approving text amendments and a map amendment to create the Auto Uses Overlay Zone within the Office Zoning District and rezone certain properties to the Auto Uses Overlay Zone.

Trustee Hlepas Nickell moved to approve the Ordinance, seconded by Trustee Ikezoe-Halevi

Upon Roll Call the Results were:

AYES: Trustees Hlepas Nickell, Ikezoe-Halevi, Cope, Patel, Spino, Sugarman

NAYS: None

The motion passed.

5. Consideration of a Recommendation by the Zoning Board of Appeals in Case #ZB-11-17 to Deny a Variation Request Regarding Existing Non-Conforming Fences in the Corner Side Yard and Interior Side Yard of 6454 North Kimball Avenue and in the Interior Side Yard of 6450 North Kimball Avenue

This item was presented by Mr. Hammel using PowerPoint

Regulatory Context

- \*R3 Residential
- \*2015 Building Permit for 6454 N. Kimball resulted in damaged fences
- \*Fences on both properties were replaced without a permit

Existing Fences – Photo exhibited

\*Corner side yard of 6454 N. Kimball

\*6’-tall solid fence

- 4’ - tall “semi-private permitted

Existing Fences

\*Interior side yards of 6450 and 6454 N. Kimball

\*6’-tall solid fence

- 4’-tall “open” permitted

#### Required Variations

##### \*Section 3.13(11) c

- Open fences of all types allowed by this regulation not more than four feet in height are allowed in side yards. – 6’ tall solid fences are *not* permitted in interior side yards

##### \*Section 3.13(11) h

- On a corner lot open and semiprivate fences not more than four feet in height may be erected in a corner side yard – 6’ tall solid fences are *not* permitted in corner side yards

#### Petitioner Considerations

- \*General sense of safety and privacy
- \*Alley along the west property line generates additional traffic
- \*Local bus stops
- \*Traffic circle and curbside vehicular standing areas

#### Precedent Cases

6850 N. Lowell (2017)

- \*4’ tall semi-private fences along side yards and near front façade of the home
- \*Request modified through ZBA deliberations
  - Fences along front façade required to come into compliance as an “open” fence, but location could remain
- \*ZBA recommended approval of the modified variation request (3 – 1)
- \*Village Board concurred (6 – 0)

6402 N. Kolmar (2012)

- \*Replacement of a 5’ tall solid fence in the corner side yard
- \*ZBA imposed a condition for additional landscape screening, but then recommended denial of the variation (3 -2)
- \*Village Board approved the request (6 – 0) with the condition that it be screened by arborvitae

6546 N. Sauganash (2013)

- \*6’ tall solid fence in the corner side yard
- \*ZBA unanimously recommended denial of the variation
- \*No record of Village Board action (request may have been withdrawn)

#### ZBA Discussion

- \*Public Hearing held on September 27
  - ZBA failed to find a hardship based on the considerations presented by the petitioner
  - ZBA stated that landscaping could be used to provide privacy – Petitioner stated that landscaping would not provide desired level of security
  - ZBA found that the standards for a Variation had not been met

*ZBA unanimously recommended denial (6-0 vote) of the requested Variations*

#### Requested Action

Move to Concur

With the recommendation of the Zoning Board of Appeals to deny the requested Variations for

fence height and openness.

Direct Village Attorney to draft a Resolution supporting this motion

Mr. Kraft, petitioner addressed the Board. He spoke of his need for the fence. He stated that he had sent a letter to the Board members. He hired a worker to replace the broken fence. He stated that the shorter and more transparent fence offers less privacy and safety and the opportunity for his children to reach the latch and open the gate. He would like to go through the proper process. Mr. Kraft presented 10 pictures of non-compliant fences, some of which had no permits. He may look at screening possibilities.

Trustee Cope stated that it seems that people today are looking for more safety and privacy than they were looking for in the past when this Ordinance was approved. He sees no problem with the fence, but the Ordinance speaks for itself.

Trustee Hlepas Nickell stated that it is too bad that the contractor didn't let Mr. Kraft know about the Ordinance. In the past it was felt by law enforcement that the openness was safer. The onus is on the Board to enforce current laws.

Attorney Elrod stated that the only issue tonight is granting of a variation, not anything regarding a permit.

Mayor Bass called for a motion, if no hardship was found, to deny.

Resident Steven Jacobowski addressed the Board. Mr. Jacobowski stated that he is a member of the Plan Commission. He opined that the definition of Hardship should be reviewed.

Trustee Cope asked how high the knocked down fence was. He feels that this needs to be reviewed.

Trustee Hlepas Nickell stated that the problem here is the lack of enforcement.

Mayor Bass again stated that the Trustees need to look and decide if there is a hardship.

Trustee Hlepas Nickell moved to have the Attorney draft a Resolution for Denial for the next meeting, seconded by Trustee Patel.

Upon Roll Call the Results were:

AYES: Trustees Spino, Hlepas Nickell, Ikezoe-Halevi, Patel

NAYS: Trustees Sugarman, Cope

The motion passed.

### **Manager's Report**

None

### **Board and Commissions Report**

None

## **Village Clerk's Report**

Applications for Absentee Ballots have been received. If any resident would like to have the application, please contact the office of the Village Clerk, leave your name address and the number of applications you will need. They will be mailed to you quickly.

## **Trustees Reports**

Trustee Patel attended the North West Municipal Conference Brunch. Manager Fowler offered to come to speak with our Board. Excellent idea.

## **Public Forum**

Resident Leah Brennan, a member of Lincolnwood Indivisible announced that the group will be sponsoring a meeting on February 19 at the Lincolnwood Library. Lou Lang will be speaking.

Resident Steven Jacobowski addressed the Board. He questioned the fact that not all Trustees seem to have knowledge which they need regarding "hardship". He also felt that the vote on the last item needs to be repeated. Trustee Ikezoe-Halevi responded and stated that her knowledge is thorough and that the vote was correct.

Trustee Cope stated that if any Trustee wishes to change a vote, they can do so when the Resolution comes before the Board at the next meeting.

## **Adjournment to Closed Session**

At 8:50 p.m. Trustee Ikezoe-Halevi moved to adjourn the meeting to Closed Session for the purpose of discussion Purchase or Lease of Property per Section 2(c)(5) and Pending Litigation per Section 2(c)(11), seconded by Trustee Hlepas Nickell.

Upon Roll Call the Results were:

AYES: Trustees Ikezoe-Halevi, Hlepas Nickell, Patel, Sugarman, Spino, Cope

NAYS: None

The motion passed.

## **Reconvention**

At 10:02 PM. President Bass reconvened the Village Board Meeting.

## **Adjournment to Return to Closed Session**

At 10:02 PM Trustee Sugarman moved to adjourn to Closed Session for the purpose of discussion of Personnel, seconded by Trustee Ikezoe-Halevi.

Upon Roll Call the results were:

AYES: Trustees Sugarman, Ikezoe-Halevi, Patel, Spino, Cope, Hlepas Nickell

NAYS: None

## **Reconvention**

At 10:32PM President Bass reconvened the Village Board Meeting.

**Adjournment**

At 10:32 PM Trustee Cope moved to adjourn the Village Board Meeting, seconded by Trustee Spino.  
The motion passed with a Voice Vote

Respectfully Submitted,

Beryl Herman  
Village Clerk

TO: President and the Board of Trustees

FROM: Timothy C. Wiberg, Village Manager

SUBJECT: Warrant Approval

DATE: February 16, 2018

The following are the totals for the List of Bills being presented at the February 20th Village Board meeting.

02/20/2018	32,609.22
02/20/2018	366,397.97
02/20/2018	73,169.01
02/20/2018	33,080.91
02/20/2018	218,309.22
Total	<hr/> \$ 723,566.33

# Accounts Payable

## To Be Paid Proof List

User: jmazzeffi  
Printed: 02/12/2018 - 9:55AM  
Batch: 00200.02.2018



Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
American First Aid Services				
AFAS INC				
60624	2/6/2018	32.53	0.00	02/20/2018
101-350-512-5660				EMS supplies
				First Aid supplies/replenish/Fire Dept
60624	2/6/2018	32.52	0.00	02/20/2018
101-220-512-5799				Other materials & supplies
				First Aid supplies/replenish/Fire Dept
60624 Total:		65.05		
60625	2/6/2018	95.75	0.00	02/20/2018
101-300-512-5730				Program supplies
				First Aid supplies/replenish/Police Dept
60625 Total:		95.75		
American First Aid Service		160.80		
APCO International Inc				
APCO				
470280	1/24/2018	92.00	0.00	02/20/2018
101-300-512-5570				Professional associations
				Membership dues - 2018
470280 Total:		92.00		
APCO International Inc To		92.00		
Bell Fuels, Inc.				
BELLFUEL				
262653	10/24/2017	314.17	0.00	02/20/2018

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
101-350-512-5670 Fuel					Fuel for generator
	262653 Total:	314.17			
262654	10/24/2017	339.59	0.00	02/20/2018	
101-350-512-5670 Fuel					Fuel for generator
262654	10/24/2017	-390.00	0.00	02/20/2018	
101-350-512-5670 Fuel					Credit
	262654 Total:	-50.41			
	Bell Fuels, Inc. Total:	263.76			
Canon Solutions America, Inc					
CANONSOL					
9889748258	1/27/2018	376.16	0.00	02/20/2018	
101-210-511-5440 R&M - office equipment					Maintenance for copier - January
	9889748258 Total:	376.16			
988981712	2/2/2018	376.16	0.00	02/20/2018	
101-210-511-5440 R&M - office equipment					Maintenance for plotter - February
	988981712 Total:	376.16			
988981713	2/2/2018	298.84	0.00	02/20/2018	
101-210-511-5440 R&M - office equipment					Maintenance for copier - February
	988981713 Total:	298.84			
	Canon Solutions America,	1,051.16			
Interstate All Battery Center					
INTERALL					
1908101009025	1/29/2018	88.75	0.00	02/20/2018	
101-350-512-5430 R&M - Fire & EMS equipmen					Vulcan flashlight batteries
	1908101009025 Total:	88.75			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
		88.75			
Interstate All Battery Cente					
Lion Group, Inc					
LIONGROU					
18-5008312	1/18/2018	51.00	0.00	02/20/2018	
101-350-512-5430 R&M - Fire & EMS equipmen					Patch for Fire jacket
		51.00			
18-5008312 Total:					
		51.00			
Lion Group, Inc Total:					
Maine-Niles Association of Special Recreation					
MNASR					
16-409	2/5/2018	409.40	0.00	02/20/2018	
205-580-515-5270 Purchased program services					Inclusion Services for January B2018
		409.40			
16-409 Total:					
		409.40			
16-417	2/5/2018	27,170.50	0.00	02/20/2018	
205-580-515-5270 Purchased program services					General Contribution 1st Quarter 2018
		27,170.50			
16-417 Total:					
		27,170.50			
Maine-Niles Association o		27,579.90			
North East Multi-Regional Training					
NORTHEST					
230747	1/25/2018	510.00	0.00	02/20/2018	
101-300-512-5590 Training					Training - Police Officers
		510.00			
230747 Total:					
		510.00			
North East Multi-Regional					
		510.00			

Northern IL Fire Inspectors Assoc.

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
NIFIA					
2018dues	2/2/2018	50.00	0.00	02/20/2018	
101-350-512-5570	Professional associations				2018 Membership dues
	2018dues Total:	50.00			
	Northern IL Fire Inspectors	50.00			
QSR Awards & Engravings, Inc.					
QSRWARD					
106295	2/7/2018	32.00	0.00	02/20/2018	
101-300-512-5730	Program supplies				T shirts for Iron Chef Cook off
	106295 Total:	32.00			
	QSR Awards & Engravings	32.00			
State Industrial Products					
STATE					
900358987	2/6/2018	134.83	0.00	02/20/2018	
101-300-512-5730	Program supplies				Sanitizer for cells/dispatch
	900358987 Total:	134.83			
	State Industrial Products To	134.83			
Teleflex					
TELEFLEX					
95455593	1/25/2018	330.65	0.00	02/20/2018	
101-350-512-6570	Equipment - public safety				Laryngoscope blades for patient intubation
	95455593 Total:	330.65			
	Teleflex Total:	330.65			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Trans Union Corp					
TRANSU					
01800425	1/25/2018	65.00	0.00	02/20/2018	
101-300-512-5399	Other professional services				Monthly Subscription fee/January
	01800425 Total:	65.00			
	Trans Union Corp Total:	65.00			
TransUnion Risk and Alternative					
TRANSUN					
55681113118	2/1/2018	115.20	0.00	02/20/2018	
101-300-512-5399	Other professional services				Online Investigative database/January
	55681113118 Total:	115.20			
	TransUnion Risk and Alter	115.20			
UL, LLC					
UL					
72020236015	1/20/2018	685.35	0.00	02/20/2018	
101-350-512-5430	R&M - Fire & EMS equipmen				Ground ladder inspections
	72020236015 Total:	685.35			
	UL, LLC Total:	685.35			
United States Postal Service					
USPOSTAL					
PB020718	2/7/2018	4.87	0.00	02/20/2018	
101-210-511-5720	Postage				Pitney Bowes postage
PB020718	2/7/2018	4.04	0.00	02/20/2018	
101-210-511-5720	Postage				Pitney Bowes postage
PB020718	2/7/2018	73.08	0.00	02/20/2018	
101-210-511-5720	Postage				Pitney Bowes postage
PB020718	2/7/2018	24.18	0.00	02/20/2018	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-210-511-5720 Postage PB020718	2/7/2018	97.13	0.00	02/20/2018	Pitney Bowes postage
101-210-511-5720 Postage PB020718	2/7/2018	123.14	0.00	02/20/2018	Pitney Bowes postage
205-500-515-5720 Postage PB020718	2/7/2018	0.47	0.00	02/20/2018	Pitney Bowes postage
101-210-511-5720 Postage PB020718	2/7/2018	0.47	0.00	02/20/2018	Pitney Bowes postage
101-210-511-5720 Postage PB020718	2/7/2018	11.36	0.00	02/20/2018	Pitney Bowes postage
101-210-511-5720 Postage PB020718	2/7/2018	363.94	0.00	02/20/2018	Pitney Bowes postage
660-610-519-5720 Postage					Pitney Bowes postage
	PB020718 Total:	702.68			
	United States Postal Servic	702.68			
VCG Uniform VCGUNIFO 20176	2/2/2018	205.30	0.00	02/20/2018	Uniform allowance
101-300-512-5070 Uniform allowance					
	20176 Total:	205.30			
20177	2/2/2018	240.84	0.00	02/20/2018	Uniform allowance
101-300-512-5070 Uniform allowance					
	20177 Total:	240.84			
	VCG Uniform Total:	446.14			
Zebra Technologies International ZEBRA 70632734	1/26/2018	250.00	0.00	02/20/2018	Repair to Squad printer
101-300-512-5410 R&M - communications equipm					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description

70632734 Total:		250.00		
-----------------	--	--------	--	--

Zebra Technologies Interna		250.00		
----------------------------	--	--------	--	--

Report Total:		32,609.22		
---------------	--	-----------	--	--

# Accounts Payable

## To Be Paid Proof List

User: jmazzeffi  
Printed: 02/12/2018 - 9:55AM  
Batch: 00201.02.2018



Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
Avalon Petroleum				
AVALON				
569233	1/12/2018	32.64	0.00	02/20/2018
101-240-517-5670 Fuel				Fuel usage
569233	1/12/2018	2,431.54	0.00	02/20/2018
101-300-512-5670 Fuel				Fuel usage
569233	1/12/2018	75.34	0.00	02/20/2018
101-350-512-5670 Fuel				Fuel usage
569233	1/12/2018	35.09	0.00	02/20/2018
101-410-511-5670 Fuel				Fuel usage
569233	1/12/2018	61.35	0.00	02/20/2018
101-420-511-5670 Fuel				Fuel usage
569233	1/12/2018	270.94	0.00	02/20/2018
101-440-513-5670 Fuel				Fuel usage
569233	1/12/2018	334.25	0.00	02/20/2018
205-430-515-5670 Fuel				Fuel usage
569233	1/12/2018	462.85	0.00	02/20/2018
660-620-519-5670 Fuel				Fuel usage
		<hr/>		
569233 Total:		3,704.00		
8887	1/12/2018	593.94	0.00	02/20/2018
101-350-512-5670 Fuel				Fuel usage
8887	1/12/2018	628.58	0.00	02/20/2018
101-440-513-5670 Fuel				Fuel usage
8887	1/12/2018	187.09	0.00	02/20/2018
205-430-515-5670 Fuel				Fuel usage
8887	1/12/2018	438.39	0.00	02/20/2018
660-620-519-5670 Fuel				Fuel usage

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	8887 Total:	1,848.00			
	Avalon Petroleum Total:	5,552.00			
Axon Enterprise, Inc.					
AXON					
SI518723	1/18/2018	2,736.99	0.00	02/20/2018	
101-300-512-5730 Program supplies					Live cartridges for Dept TASERs
	SI518723 Total:	2,736.99			
	Axon Enterprise, Inc. Total	2,736.99			
Batteries Plus LLC					
BATT					
890-P360697	1/25/2018	55.90	0.00	02/20/2018	
101-300-512-5730 Program supplies					Batteries for flashlights
	890-P360697 Total:	55.90			
	Batteries Plus LLC Total:	55.90			
Cassidy Tire					
CASSIDYT					
708000863	1/24/2018	150.00	0.00	02/20/2018	
101-300-512-5480 R&M - vehicles					Tires for Squad 213
	708000863 Total:	150.00			
708000925	1/29/2018	450.00	0.00	02/20/2018	
101-350-512-5480 R&M - vehicles					3 new tires 1500
	708000925 Total:	450.00			
708000939	1/29/2018	150.00	0.00	02/20/2018	
101-350-512-5480 R&M - vehicles					1 new tire 1500

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
708000939 Total:		150.00			
Cassidy Tire Total:		750.00			
College of Dupage COLLEGEO 8713	1/24/2018	600.00	0.00	02/20/2018	Midwest Forensic Conference
101-300-512-5590 Training					
8713 Total:		600.00			
8745	1/25/2018	50.00	0.00	02/20/2018	Mental Health Conference
101-300-512-5590 Training					
8745 Total:		50.00			
College of Dupage Total:		650.00			
Dille, Grace DILLE 1242018	1/24/2018	1,200.00	0.00	02/20/2018	Graphic Design - Summer Camp brochure
205-500-515-5599 Other contractual					
1242018 Total:		1,200.00			
Dille, Grace Total:		1,200.00			
D'Original Juzz Dance Group DORIGINA 1121017	11/21/2017	1,841.00	0.00	02/20/2018	November 2017 Juzz Dance Drop In
205-503-515-5270 Purchased program services					
1121017 Total:		1,841.00			
1302018	1/30/2018	1,211.00	0.00	02/20/2018	January 2018 Juzz Dance Drop In
205-503-515-5270 Purchased program services					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	1302018 Total:	1,211.00			
	D'Original Juzz Dance Gro	3,052.00			
Fedex					
FEDEX					
811309872451	1/19/2018	31.64	0.00	02/20/2018	
205-500-515-5560	Printing & copying services				Shipping - Parks
811309872451	Total:	31.64			
862772772706	1/19/2018	46.18	0.00	02/20/2018	
101-410-511-5730	Program supplies				Shipping - Public Works
862772772706	Total:	46.18			
862772772717	1/22/2018	43.32	0.00	02/20/2018	
454-000-561-5399	Land Acquistion & Improveme				Shipping - Public Works
862772772717	Total:	43.32			
Fedex	Total:	121.14			
Garvey, Diane					
GARVEY					
1312018	1/31/2018	355.60	0.00	02/20/2018	
205-503-515-5270	Purchased program services				Zumba Session 2, 2017/Sunday Drop In
1312018	Total:	355.60			
Garvey, Diane	Total:	355.60			
Gen Ki Karate					
GENKI					
12918	1/29/2018	268.80	0.00	02/20/2018	
205-502-515-5270	Purchased program services				Karate Winter Session 1

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
12918	1/29/2018	445.20	0.00	02/20/2018
205-502-515-5270	Purchased program services			Karate Winter Session 1
	12918 Total:	714.00		
	Gen Ki Karate Total:	714.00		
Gollman, Ronna GOLLMAN				
01312018	1/31/2018	30.00	0.00	02/20/2018
205-000-210-2430	Parks and Recs Control Deposi			Refund - Classes
	01312018 Total:	30.00		
	Gollman, Ronna Total:	30.00		
Grainger GRAINGER				
9649760502	12/20/2017	164.50	0.00	02/20/2018
101-350-512-5799	Other materials & supplies			Mattress pad toppers
	9649760502 Total:	164.50		
9663564731	1/10/2018	107.00	0.00	02/20/2018
101-420-511-5405	R&M - buildings			DC Speed control for Village Hall
	9663564731 Total:	107.00		
9665304268	1/11/2018	173.00	0.00	02/20/2018
101-420-511-5405	R&M - buildings			Line volt mechanical for Village Hall
	9665304268 Total:	173.00		
	Grainger Total:	444.50		

Home Depot Credit Services  
HOMEDEPO

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
53856	1/26/2018	20.10	0.00	02/20/2018	
101-350-512-5799	Other materials & supplies				Pipe, elbow, tape
53856 Total:		20.10			
Home Depot Credit Servic		20.10			
ICMA Retirement Trust-457					
ZZICMA					
01302018	1/30/2018	14,474.60	0.00	02/20/2018	
101-210-511-5195	Employee Benefit Expenses				RHS Payment for Patrol Officers
01302018	1/30/2018	8,045.61	0.00	02/20/2018	
101-210-511-5195	Employee Benefit Expenses				RHS Payment for Public Works
01302018 Total:		22,520.21			
ICMA Retirement Trust-45		22,520.21			
IL Municipal Retirement Fund					
ZZIMRF					
Jan18	2/2/2018	46,500.16	0.00	02/20/2018	
102-000-210-2023	Employee IMRF withholding				Monthly Employer - January 2018
Jan18	2/2/2018	20,300.36	0.00	02/20/2018	
102-000-210-2023	Employee IMRF withholding				Monthly Employee - January 2018
Jan18 Total:		66,800.52			
IL Municipal Retirement F		66,800.52			
ILEAS					
ILEAS					
ILEAS1211117	12/11/2017	200.00	0.00	02/20/2018	
101-300-512-5810	Conference & meeting registrat				ILEAS Annual Conference
ILEAS1211117 Total:		200.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
ILEAS Total:		200.00			
Illinois Drug Enforcement Officers Assn					
ILLDRUG					
IDEOA12318	1/23/2018	520.00	0.00	02/20/2018	21st Annual IDEOA Training Conference
101-300-512-5810 Conference & meeting registrat					
IDEOA12318 Total:		520.00			
Illinois Drug Enforcement		520.00			
Jake the Striper					
JAKETHES					
15988	1/23/2018	275.00	0.00	02/20/2018	Remove police decals from vehicle
101-350-512-5730 Program supplies					
15988 Total:		275.00			
Jake the Striper Total:		275.00			
JG Uniforms Inc					
JGUNIFOR					
31573	1/23/2018	221.00	0.00	02/20/2018	Uniform allowance
101-300-512-5070 Uniform allowance					
31573 Total:		221.00			
31617	1/23/2018	15.00	0.00	02/20/2018	Uniform allowance
101-300-512-5070 Uniform allowance					
31617 Total:		15.00			
JG Uniforms Inc Total:		236.00			

Lion Group, Inc

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
LIONGROU				
18-5008313	1/18/2018	51.00	0.00	02/20/2018
101-350-512-5430 R&M - Fire & EMS equipmen				Patch for PD
	18-5008313 Total:	51.00		
18-5008314	1/18/2018	122.00	0.00	02/20/2018
101-350-512-5430 R&M - Fire & EMS equipmen				Captain patches
	18-5008314 Total:	122.00		
	Lion Group, Inc Total:	173.00		
Lowe's Business Acc/GECEF				
LOWES				
10688	1/29/2018	51.98	0.00	02/20/2018
101-350-512-5799 Other materials & supplies				Screws, bits, auto zip blades
	10688 Total:	51.98		
	Lowe's Business Acc/GEC	51.98		
Marc Printing				
MARCP				
111602	1/19/2018	447.75	0.00	02/20/2018
101-210-511-5700 Office supplies				#10 Regular envelopes
	111602 Total:	447.75		
	Marc Printing Total:	447.75		
Metropolitan Fire Chiefs Assoc.				
METROPOL				
2018Dues	2/1/2018	40.00	0.00	02/20/2018
101-350-512-5540 Intergovernmental fees & dues				Annual membership

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	2018Dues Total:	40.00			
	Metropolitan Fire Chiefs A	40.00			
Municipal Electronics MUNI 065224	1/20/2018	90.00	0.00	02/20/2018	
101-300-512-5435 R&M - police equipment					Certification of radar units
	065224 Total:	90.00			
	Municipal Electronics Tota	90.00			
Paramedic Services of Illinois PARAMEDI 5300	2/1/2018	235,669.27	0.00	02/20/2018	
101-350-512-5220 Fire protection					Sevices rendered month ended 02/28/2018
	5300 Total:	235,669.27			
	Paramedic Services of Illin	235,669.27			
Profitable Food Facilities PROFITTA 99645	1/29/2018	4,763.00	0.00	02/20/2018	
205-580-515-5270 Purchased program services					Consulting Fee - Concession Stand operation
	99645 Total:	4,763.00			
	Profitable Food Facilities T	4,763.00			
Sam's Club SAMSCCL 0431	1/30/2018	122.46	0.00	02/20/2018	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
101-300-512-5730	Program supplies				Supplies for Iron Chief cook off
	0431 Total:	122.46			
	Sam's Club Total:	122.46			
Solid Waste Agency of Northern Cook County					
SOLIDWA					
5802	1/1/2018	18,232.81	0.00	02/20/2018	
	101-440-514-5230				FY 2018 O & M Costs - February
5802	1/1/2018	-150.26	0.00	02/20/2018	
	101-440-514-5230				FY 2018 O & M True Up - February
	5802 Total:	18,082.55			
	Solid Waste Agency of Nor	18,082.55			
Sunburst Sportswear Inc					
SUNBURST					
117513	1/24/2018	144.00	0.00	02/20/2018	
	101-300-512-5730				Aprons for Iron Chief competition
	117513 Total:	144.00			
	Sunburst Sportswear Inc To	144.00			
Watermaster, Inc					
WATERMAS					
02152018-7	1/31/2018	580.00	0.00	02/20/2018	
	205-430-515-5590				Training CPO Certification Course
	02152018-7 Total:	580.00			
	Watermaster, Inc Total:	580.00			



# Accounts Payable

## To Be Paid Proof List

User: jmazzeffi  
Printed: 02/12/2018 - 9:55AM  
Batch: 00202.02.2018



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
American First Aid Services					
AFAS INC					
60622	2/6/2018	92.95	0.00	02/20/2018	
101-400-511-5730 Program supplies					Public Works first aid supplies
60622 Total:		92.95			
60623	2/6/2018	31.45	0.00	02/20/2018	
205-500-515-5700 Office supplies					Parks & Rec first aid supplies
60623 Total:		31.45			
American First Aid Service		124.40			
Anderson Pest Solutions					
ANDERP					
4633130	2/1/2018	283.55	0.00	02/20/2018	
101-420-511-5405 R&M - buildings					Pest Control for Village of Lincolnwood Depts/February
4633130 Total:		283.55			
Anderson Pest Solutions To		283.55			
Chicago Tribune					
CHGOTRIB					
5429930	1/26/2018	23.49	0.00	02/20/2018	
205-500-515-5510 Advertising					Bid for Apparel

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	5429930 Total:	23.49			
	Chicago Tribune Total:	23.49			
Emcor Services Team Mechanical Inc					
EMCOR					
930007130	1/26/2018	371.52	0.00	02/20/2018	
101-420-511-5405 R&M - buildings					Repair to PW server room/AC not operating
	930007130 Total:	371.52			
	Emcor Services Team Mec	371.52			
Gewalt Hamilton Associates Inc					
GEWALT					
9232.408-16	1/31/2018	319.93	0.00	02/20/2018	
217-000-561-5340 Engineering					UP Path construction engineering
	9232.408-16 Total:	319.93			
9232.409-18	1/31/2018	178.26	0.00	02/20/2018	
454-000-561-5340 Engineering					Valley Line Trail construction engineering
	9232.409-18 Total:	178.26			
	Gewalt Hamilton Associate	498.19			
Golf Mill Ford					
GOLFMILL					
432594P	1/25/2018	372.08	0.00	02/20/2018	
101-300-512-5480 R&M - vehicles					Link, brush, seal, thermostat for Squad #200
	432594P Total:	372.08			
432595P	1/26/2018	96.19	0.00	02/20/2018	
101-300-512-5480 R&M - vehicles					Hose assembly for Squad #200

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
		96.19			
432595P Total:		96.19			
432835P	1/29/2018	113.90	0.00	02/20/2018	
660-620-519-5480 R&M - vehicles					Lamp assembly for Truck #16&19
		113.90			
432835P Total:		113.90			
		582.17			
Golf Mill Ford Total:		582.17			
Groot Recycling & Waste Services					
GROOT					
155572528	2/1/2018	738.89	0.00	02/20/2018	
101-440-514-5230 Garbage & recycling					1230-001/School District 74
		738.89			
155572528 Total:		738.89			
15572527	2/1/2018	58,269.98	0.00	02/20/2018	
101-440-514-5230 Garbage & recycling					1229-001/Community Pick up
		58,269.98			
15572527 Total:		58,269.98			
15595709	2/1/2018	3,242.54	0.00	02/20/2018	
101-440-514-5230 Garbage & recycling					1231-001/Multi family pickup
		3,242.54			
15595709 Total:		3,242.54			
		62,251.41			
Groot Recycling & Waste S		62,251.41			
Gutmann, Miriam					
GUTMANN					
17-9102	9/13/2017	45.00	0.00	02/20/2018	
101-400-511-5210 Animal control					Animal control services
		45.00			
17-9102 Total:		45.00			
		45.00			
Gutmann, Miriam Total:		45.00			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Hamada, Kenneth HAMADA 02012018	2/1/2018	85.00	0.00	02/20/2018	Refund - Daddy Daughter Dance
205-000-210-2430 Parks and Recs Control Deposi					
	02012018 Total:	85.00			
	Hamada, Kenneth Total:	85.00			
Midwest Meter Inc MIDWESTM 0097625-IN	1/29/2018	980.43	0.00	02/20/2018	Registers and transmitter
660-620-519-5796 Water system repair parts					
	0097625-IN Total:	980.43			
0097668-IN	1/30/2018	103.75	0.00	02/20/2018	Register
660-620-519-5796 Water system repair parts					
	0097668-IN Total:	103.75			
	Midwest Meter Inc Total:	1,084.18			
Pitney Bowes PITNEYBO 3101928658	1/30/2018	262.26	0.00	02/20/2018	Rental fees Jan 28 thru Feb 27, 2018
101-210-511-5440 R&M - office equipment					
	3101928658 Total:	262.26			
	Pitney Bowes Total:	262.26			
Rainbow Farm RAINBOWF 35600	1/27/2018	1,625.00	0.00	02/20/2018	Woodchips removal
101-440-513-5599 Other Contractual					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	35600 Total:	1,625.00			
	Rainbow Farm Total:	1,625.00			
Raynor Door Co RAYNOR 18-18339	1/23/2018	368.73	0.00	02/20/2018	
101-420-511-5405 R&M - buildings					Repairs to PW Main garage door
	18-18339 Total:	368.73			
	Raynor Door Co Total:	368.73			
Sam's Club SAMSCCL 13018	1/30/2018	124.36	0.00	02/20/2018	
205-520-515-5645 Concessions & food					Club Kid snacks
	13018 Total:	124.36			
	Sam's Club Total:	124.36			
Sauber Mfg. Com SAUBER PSI1201990	1/26/2018	48.83	0.00	02/20/2018	
101-440-513-5480 R&M - vehicles					Hydraulic Hose
	PSI1201990 Total:	48.83			
PSI1201993	1/26/2018	1,283.00	0.00	02/20/2018	
101-440-513-5460 R&M - Public Works Equipme					Inspections for Truck #1 & 26
	PSI1201993 Total:	1,283.00			
	Sauber Mfg. Com Total:	1,331.83			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Sherrill Inc.					
SHERILL					
INV-400380	1/12/2018	484.97	0.00	02/20/2018	Books, notch Kraken/Forestry Division
101-440-513-5730	Program supplies				
	INV-400380 Total:	484.97			
	Sherrill Inc. Total:	484.97			
United Dispatch, LLC					
303					
45996	2/1/2018	30.00	0.00	02/20/2018	Taxi Coupons - January
205-570-515-5280	Subsidized taxi program				
	45996 Total:	30.00			
	United Dispatch, LLC Total:	30.00			
Welding Supply Inc.					
WELDINGS					
804311	11/30/2017	6.60	0.00	02/20/2018	Helium Tank - November
205-571-515-5730	Program supplies				
804311	11/30/2017	6.60	0.00	02/20/2018	Argon Tank - November
101-350-512-5730	Program supplies				
	804311 Total:	13.20			
804721	12/31/2017	6.82	0.00	02/20/2018	Helium Tank - December
205-571-515-5730	Program supplies				
804721	12/31/2017	6.82	0.00	02/20/2018	Argon Tank - December
101-350-512-5730	Program supplies				
	804721 Total:	13.64			
805130	1/31/2018	6.82	0.00	02/20/2018	Helium Tank - January
205-571-515-5730	Program supplies				
805130	1/31/2018	6.82	0.00	02/20/2018	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-350-512-5730 Program supplies					Argon Tank - January
	805130 Total:	13.64			
	Welding Supply Inc. Total:	40.48			
Woodward Printing Services WOODWARD					
46891	1/30/2018	724.87	0.00	02/20/2018	
205-500-515-5720 Postage					Postage for Camp brochure
46891	1/30/2018	2,595.00	0.00	02/20/2018	
205-500-515-5560 Printing & copying services					Printing for Camp brochure
	46891 Total:	3,319.87			
	Woodward Printing Service	3,319.87			
Wright, Benjamin WRIGHT					
02052018	2/5/2018	80.00	0.00	02/20/2018	
205-000-210-2430 Parks and Recs Control Deposi					Refund - Daddy Daughter Dance
	02052018 Total:	80.00			
	Wright, Benjamin Total:	80.00			
Ziebell Water Service Product ZIEBELLW					
240201-000	12/29/2017	152.60	0.00	02/20/2018	
660-620-519-5793 Water system supplies					Compression couplings, adapters, flaring tool
	240201-000 Total:	152.60			
	Ziebell Water Service Prod	152.60			



# Accounts Payable

## To Be Paid Proof List

User: jmazzeffi  
 Printed: 02/12/2018 - 9:55AM  
 Batch: 00203.02.2018



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Account Number	Description
Active Electrical Supply Co. Inc. & Fox Lighting						
ACTIVELE						
10514309-00	1/30/2000	250.32	0.00	02/20/2018		
					101-440-513-5290	Street lights & traffic signal
						Photocell for Street lights
		<u>250.32</u>			10514309-00 Total:	
		<u>250.32</u>			Active Electrical Supply C	
Avalon Petroleum						
AVALON						
18786	2/9/2018	1,143.23	0.00	02/20/2018		
					101-350-512-5670	Fuel
						Fuel usage
18786	2/9/2018	1,121.72	0.00	02/20/2018		
					101-440-513-5670	Fuel
						Fuel usage
18786	2/9/2018	173.03	0.00	02/20/2018		
					205-430-515-5670	Fuel
						Fuel usage
18786	2/9/2018	768.69	0.00	02/20/2018		
					660-620-519-5670	Fuel
						Fuel usage
		<u>3,206.67</u>			18786 Total:	
37433	1/31/2018	577.50	0.00	02/20/2018		
					101-300-512-5480	R&M - vehicles
						Mobile drive 5W20 for PD
		<u>577.50</u>			37433 Total:	
569472	2/9/2018	2,463.67	0.00	02/20/2018		
					101-300-512-5670	Fuel
						Fuel usage
569472	2/9/2018	39.04	0.00	02/20/2018		

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
101-350-512-5670 Fuel					Fuel usage
569472	2/9/2018	30.95	0.00	02/20/2018	
101-400-511-5670 Fuel					Fuel usage
569472	2/9/2018	63.32	0.00	02/20/2018	
101-410-511-5670 Fuel					Fuel usage
569472	2/9/2018	57.37	0.00	02/20/2018	
101-420-511-5670 Fuel					Fuel usage
569472	2/9/2018	375.89	0.00	02/20/2018	
101-440-513-5670 Fuel					Fuel usage
569472	2/9/2018	529.20	0.00	02/20/2018	
205-430-515-5670 Fuel					Fuel usage
569472	2/9/2018	472.56	0.00	02/20/2018	
660-620-519-5670 Fuel					Fuel usage
	569472 Total:	4,032.00			
	Avalon Petroleum Total:	7,816.17			
Back Flow Solutions Inc					
BFSINC					
2652	2/1/2018	435.42	0.00	02/20/2018	
660-620-519-5399 Other professional services					Program management fee for backflow/December
	2652 Total:	435.42			
	Back Flow Solutions Inc T	435.42			
Batteries Plus LLC					
BATT					
P351229	1/22/2018	209.85	0.00	02/20/2018	
101-420-511-5730 Program supplies					Emergency Lights Batteries for PW
	P351229 Total:	209.85			
	Batteries Plus LLC Total:	209.85			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Cassidy Tire					
CASSIDYT					
708000667	1/8/2018	649.00	0.00	02/20/2018	
660-620-519-5480 R&M - vehicles					Tires for various PW vehicles
708000667	1/8/2018	624.25	0.00	02/20/2018	
205-430-515-5480 R&M - vehicles					Tires for various PW vehicles
708000667	1/8/2018	48.70	0.00	02/20/2018	
101-440-513-5480 R&M - vehicles					Tires for various PW vehicles
	708000667 Total:	1,321.95			
708000965	1/31/2018	413.50	0.00	02/20/2018	
101-440-513-5480 R&M - vehicles					Tire for Truck #19
	708000965 Total:	413.50			
	Cassidy Tire Total:	1,735.45			
Douglas Truck Parts					
DOUGTK					
38244	1/19/2018	73.78	0.00	02/20/2018	
660-620-519-5480 R&M - vehicles					Brake clean, scotch brite, grease for PW
38244	1/19/2018	73.78	0.00	02/20/2018	
101-440-513-5480 R&M - vehicles					Brake clean, scotch brite, grease for PW
38244	1/19/2018	11.27	0.00	02/20/2018	
205-430-515-5480 R&M - vehicles					Brake clean, scotch brite, grease for PW
	38244 Total:	158.83			
38752	1/31/2018	62.52	0.00	02/20/2018	
205-430-515-5480 R&M - vehicles					Air filter for PW vehicles
	38752 Total:	62.52			
	Douglas Truck Parts Total:	221.35			
Grainger					
GRAINGER					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
9657911229	1/3/2018	738.00	0.00	02/20/2018	
101-420-511-5405 R&M - buildings					Ceiling ventilator and air circulator for Village Hall
	9657911229 Total:	738.00			
9662709089	1/9/2018	119.95	0.00	02/20/2018	
101-420-511-5405 R&M - buildings					Digital capacitor for Village Hall
	9662709089 Total:	119.95			
9685867594	1/31/2018	39.40	0.00	02/20/2018	
101-440-513-5730 Program supplies					Tool rest for Street Dept
	9685867594 Total:	39.40			
	Grainger Total:	897.35			
Interstate Billing Service, Inc					
INTERBIL					
3009368913	2/5/2018	566.97	0.00	02/20/2018	
101-440-513-5480 R&M - vehicles					Pump fuel primer, gaskets for Truck #1
	3009368913 Total:	566.97			
	Interstate Billing Service, I	566.97			
Lawson Products Inc					
LAWSNPRO					
9305565832	2/1/2018	329.27	0.00	02/20/2018	
101-410-511-5730 Program supplies					Shop supplies for PW Garage
	9305565832 Total:	329.27			
	Lawson Products Inc Total	329.27			

Marc Printing  
MARCP

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
Cyc1&4	2/9/2018	981.36	0.00	02/20/2018	Mailing of water bills/Cycle 1 & 4
660-610-519-5720 Postage					
	Cyc1&4 Total:	981.36			
	Marc Printing Total:	981.36			
McKenna Automotive					
MCKENNA					
16063	1/23/2018	76.19	0.00	02/20/2018	Hydraulic Hose for Truck #6
660-620-519-5480 R&M - vehicles					
	16063 Total:	76.19			
16070	1/24/2018	168.00	0.00	02/20/2018	Hydraulic Hose for Truck #20
660-620-519-5480 R&M - vehicles					
	16070 Total:	168.00			
	McKenna Automotive Tota	244.19			
Menini Cartage Inc					
MENICRT					
48165	1/31/2018	1,908.96	0.00	02/20/2018	Gravel
660-620-519-5760 Street materials - Aggregate					
	48165 Total:	1,908.96			
	Menini Cartage Inc Total:	1,908.96			
NAPA					
NAPA					
2812-297245	1/30/2018	8.99	0.00	02/20/2018	Caliper Housing bolt for Squad #200
101-300-512-5480 R&M - vehicles					
	2812-297245 Total:	8.99			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
	NAPA Total:	8.99			
North Suburban NORTHSUB 4730147693	12/29/2017	60.00	0.00	02/20/2018	
101-300-512-5480 R&M - vehicles					Flywheel for Squad #1
	4730147693 Total:	60.00			
	North Suburban Total:	60.00			
P.R. Streich & Son, Inc. PRSTREIC 44699	1/31/2018	360.00	0.00	02/20/2018	
101-410-511-5460 R&M - public works equipmen					Aerial lift inspection and repairs
	44699 Total:	360.00			
	P.R. Streich & Son, Inc. To	360.00			
Russo Power Equipment RUSSO 4691747	2/1/2018	3,295.00	0.00	02/20/2018	
101-440-513-5745 Small tools					Chainsaws, backpack blower, chain
	4691747 Total:	3,295.00			
46917520	2/1/2018	3,704.63	0.00	02/20/2018	
101-440-513-5745 Small tools					Bar, blade, gloves, bolt and nuts
	46917520 Total:	3,704.63			
	Russo Power Equipment T	6,999.63			
Suburban Laboratories, Inc.					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
SUBURB					
15220	1/31/2018	110.00	0.00	02/20/2018	Coliform testing and disinfectant by products
660-620-519-5320 Consulting					
15220 Total:		110.00			
Suburban Laboratories, Inc		110.00			
Traffic Control & Protection					
TRAFFICC					
91675	2/6/2018	123.75	0.00	02/20/2018	Exit to Touhy thru Alley sign
101-440-513-5768 Street materials - signs & bar					
91675 Total:		123.75			
Traffic Control & Protectio		123.75			
Treasurer State of Illinois					
IDOT					
12656	2/1/2018	7,968.53	0.00	02/20/2018	Pratt/Central traffic signal - Final payment
212-000-513-5290 Street lights & traffic signal					
12656 Total:		7,968.53			
Treasurer State of Illinois T		7,968.53			
Warehouse Direct					
WAREHOUS					
3774804-0	1/25/2018	229.34	0.00	02/20/2018	Office supplies
101-400-511-5700 Office supplies					
3774804-0 Total:		229.34			
3775110-0	1/25/2018	52.87	0.00	02/20/2018	Office supplies
101-210-511-5700 Office supplies					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date
Account Number				Description
		52.87		
3775110-0 Total:				
3775513-0	1/25/2018	125.79	0.00	02/20/2018
101-210-511-5700				Office supplies
		125.79		
3775513-0 Total:				
3775554-0	1/25/2018	135.03	0.00	02/20/2018
101-240-517-5700				Office supplies
		135.03		
3775554-0 Total:				
3781294-0	1/31/2018	514.50	0.00	02/20/2018
101-200-511-5700				Office supplies
		514.50		
3781294-0 Total:				
		1,057.53		
Warehouse Direct Total:				
West Side Tractor Sales				
WESTSIDE				
S54864	1/26/2018	397.91	0.00	02/20/2018
660-620-519-5480				Filters for tractor #9 & #6
S54864	1/26/2018	397.91	0.00	02/20/2018
205-430-515-5480				Filters for tractor #9 & #6
		795.82		
S54864 Total:				
West Side Tractor Sales To		795.82		
		33,080.91		
Report Total:				

# Accounts Payable

## To Be Paid Proof List

User: jmazzeffi  
Printed: 02/12/2018 - 9:55AM  
Batch: 00204.02.2018



Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
Call One					
CALLONE					
1129134	2/15/2018	1,148.75	0.00	02/20/2018	
101-210-511-5580 Telephone					Telephone/Jan/Admin/Police
1129134	2/15/2018	370.48	0.00	02/20/2018	
101-210-511-5580 Telephone					Telephone/Jan/Police Radio
1129134	2/15/2018	40.47	0.00	02/20/2018	
101-210-511-5580 Telephone					Telephone/Jan/Aquatic Center
1129134	2/15/2018	43.45	0.00	02/20/2018	
660-610-519-5580 Telecommunications					Telephone/Jan/Public Works
1129134	2/15/2018	43.93	0.00	02/20/2018	
660-610-519-5580 Telecommunications					Telephone/Jan/Pump House
1129134	2/15/2018	481.41	0.00	02/20/2018	
101-210-511-5580 Telephone					Telephone/Jan/Municipal Center
1129134	2/15/2018	263.00	0.00	02/20/2018	
101-210-511-5580 Telephone					Telephone/Jan/Red Center
1129134	2/15/2018	454.04	0.00	02/20/2018	
101-210-511-5580 Telephone					PRI Data
		<hr/>			
	1129134 Total:	2,845.53			
		<hr/>			
	Call One Total:	2,845.53			
Case Lots, Inc.					
CASELOTS					
8764	1/2/2018	877.25	0.00	02/20/2018	
101-420-511-5730 Program supplies					Ice Melt

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
8764 Total:		877.25			
Case Lots, Inc. Total:		877.25			
Christopher Burke Engineering					
CHRISTB					
141345	2/2/2018	408.50	0.00	02/20/2018	
101-290-511-5942 PW Building Engineer Costs					Municipal Building roof evaluation
141345 Total:		408.50			
141346	2/2/2018	273.00	0.00	02/20/2018	
465-000-561-5340 Engineering					Lincoln Avenue medians
141346 Total:		273.00			
141347	2/2/2018	19,066.49	0.00	02/20/2018	
660-620-519-5320 Consulting					Water Transmissions main route study
141347 Total:		19,066.49			
141348	2/2/2018	741.31	0.00	02/20/2018	
660-620-519-5320 Consulting					Pump replacement at main potable water pump station
141348 Total:		741.31			
141349	2/2/2018	4,500.00	0.00	02/20/2018	
660-620-519-5399 Other professional services					Village Engineering Retainer
141349	2/2/2018	4,500.00	0.00	02/20/2018	
101-290-511-5920 Administration Engineer Costs					Village Engineering Retainer
141349 Total:		9,000.00			
141350	2/2/2018	98.50	0.00	02/20/2018	
101-290-511-5922 Building Engineering Costs					3401-3501 Northeast Parkway plan review
141350 Total:		98.50			
141351	2/2/2018	445.67	0.00	02/20/2018	
101-290-511-5922 Building Engineering Costs					6530 N. Lincoln plan review

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
141351 Total:		445.67			
141352	2/2/2018	49.25	0.00	02/20/2018	7800 N. Mc Cormick subdivision application
101-290-511-5922 Building Engineering Costs					
141352 Total:		49.25			
Christopher Burke Engineer		30,082.72			
Clark Baird Smith, LLP CLARKBAI					
9573	1/31/2018	3,717.50	0.00	02/20/2018	Legal services for personnel matters
101-230-511-5399 Other professional services					
9573 Total:		3,717.50			
Clark Baird Smith, LLP To		3,717.50			
Eterno Attorney at Law, David ETERNO					
12087	2/2/2018	37.50	0.00	02/20/2018	Off Site Docket review 1/22/18
101-230-511-5399 Other professional services					
12087	2/2/2018	525.00	0.00	02/20/2018	On Site Hearings 1/23/18
101-230-511-5399 Other professional services					
12087 Total:		562.50			
Eterno Attorney at Law, D		562.50			
GOVTEMPSUSA LLC GOVTEMP					
2449058	1/25/2018	8,235.50	0.00	02/20/2018	Interim Police Chief Contract
101-300-512-5599 Other contractual					
2449058 Total:		8,235.50			

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
Account Number					
	GOVTEMPSUSA LLC To	8,235.50			
Holland & Knight LLP HOLLAND					
013118	1/31/2018	13,465.00	0.00	02/20/2018	January retainer
101-230-511-5370 Legal - review					
013118 Total:		13,465.00			
5625207	2/7/2018	69.00	0.00	02/20/2018	Telecommunications Ordinance
101-230-511-5370 Legal - review					
5625207 Total:		69.00			
5625210	2/7/2018	177.50	0.00	02/20/2018	Purple Hotel Development
101-230-511-5370 Legal - review					
5625210 Total:		177.50			
5625215	2/7/2018	1,879.50	0.00	02/20/2018	Misc Private dockets
101-230-511-5370 Legal - review					
5625215 Total:		1,879.50			
5625217	2/7/2018	86.00	0.00	02/20/2018	Sacred Learning Center
101-230-511-5370 Legal - review					
5625217 Total:		86.00			
5625219	2/7/2018	1,015.00	0.00	02/20/2018	Purple Hotel Litigation
101-230-511-5360 Legal - litigation					
5625219 Total:		1,015.00			
5625220	2/7/2018	86.00	0.00	02/20/2018	4320 W Touhy
101-230-511-5370 Legal - review					
5625220 Total:		86.00			
5625221	2/7/2018	142.00	0.00	02/20/2018	Personnel
101-230-511-5360 Legal - litigation					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
5625221 Total:		142.00			
5625222	2/7/2018	2,201.00	0.00	02/20/2018	6424 N. Drake alley vacation
101-230-511-5370 Legal - review					
5625222 Total:		2,201.00			
5625223	2/7/2018	385.00	0.00	02/20/2018	Evanston Water Agreement negotiations
101-230-511-5370 Legal - review					
5625223 Total:		385.00			
Holland & Knight LLP Tot		19,506.00			
Hoxha, Rebeka					
HOXHA					
Case#PC06-17	2/7/2018	1,742.46	0.00	02/20/2018	Special Use/Variation/Deposit refund
101-000-210-2620 Contractor bonds payable					
Case#PC06-17 Total:		1,742.46			
Hoxha, Rebeka Total:		1,742.46			
Meade Electric Company Inc					
MEADELEC					
680127	1/31/2018	1,549.98	0.00	02/20/2018	Repair to street light at Touhy & McCormick
101-440-513-5290 Street lights & traffic signal					
680127 Total:		1,549.98			
Meade Electric Company I		1,549.98			
NAPA					
NAPA					
2812-297887	2/5/2018	116.47	0.00	02/20/2018	Belt tensioner, belt idler for Truck #29
205-430-515-5480 R&M - vehicles					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	2812-297887 Total:	116.47			
	NAPA Total:	116.47			
North Suburban Employee Benefit NSEBENEF January 2018	2/6/2018	113,388.00	0.00	02/20/2018	
102-000-210-2027 Health insurance premium with					Employee Health Insurance/January 2018
	January 2018 Total:	113,388.00			
	North Suburban Employee	113,388.00			
Northwest Municipal Conference NWMNCCON 10290	1/29/2018	45.00	0.00	02/20/2018	
101-100-511-5840 Meals					NWMC Legislative brunch
	10290 Total:	45.00			
	Northwest Municipal Conf	45.00			
OSA Integrated Solutions, LLC OSAINTEG 4531	2/2/2018	663.75	0.00	02/20/2018	
101-250-511-5330 Data processing					December onsite support
	4531 Total:	663.75			
	OSA Integrated Solutions,	663.75			
Perspectives PERSPECT 88705	1/31/2018	1,837.50	0.00	02/20/2018	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-200-511-5599 Other contractual					Leadership and management training sessions
	88705 Total:	1,837.50			
	Perspectives Total:	1,837.50			
Printwell Printing PRINTWEL 51845	2/1/2018	60.00	0.00	02/20/2018	
101-240-517-5560 Printing & copying services					Foil business cards/Community Development
	51845 Total:	60.00			
	Printwell Printing Total:	60.00			
RCN Telecom Services of Illinois, LLC RCNTEL 1001-0843800-0	1/30/2018	1,131.00	0.00	02/20/2018	
215-000-512-5580 Telephone					Access point at Skokie/December
	1001-0843800-0 Total:	1,131.00			
1001-0843825-01	1/30/2018	1,131.00	0.00	02/20/2018	
215-000-512-5580 Telephone					Access point at Skokie/December
	1001-0843825-01 Total:	1,131.00			
	RCN Telecom Services of I	2,262.00			
Robbins, Salomon & Patt, LTD RS&PLTD 220919	1/9/2018	1,093.75	0.00	02/20/2018	
101-230-511-5399 Other professional services					January Municipal Prosecution/traffic violations
	220919 Total:	1,093.75			
220920	1/9/2018	3,010.00	0.00	02/20/2018	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-230-511-5399	Other professional services				January Adjudicative Hearings
	220920 Total:	3,010.00			
	Robbins, Salomon & Patt,	4,103.75			
T.P.I. Building Code Consultants, Inc.					
TPI					
201801	1/31/2018	12,082.65	0.00	02/20/2018	January Plan Review
101-240-517-5399	Other professional services				January In House
201801	1/31/2018	5,362.50	0.00	02/20/2018	January /The Carrington
101-240-517-5399	Other professional services				
201801	1/31/2018	2,749.50	0.00	02/20/2018	
101-240-517-5399	Other professional services				
	201801 Total:	20,194.65			
	T.P.I. Building Code Cons	20,194.65			
Terryberry					
TERRYBER					
E55318	1/30/2018	395.00	0.00	02/20/2018	Employee Award online portal
101-200-511-5799	Other materials & supplies				
	E55318 Total:	395.00			
	Terryberry Total:	395.00			
Thompson Elevator Inspection Service, Inc.					
THOMPSON					
18-0325	2/1/2018	450.00	0.00	02/20/2018	3 new construction elevator inspections
101-240-517-5399	Other professional services				1 new R & R mod elevator inspection
18-0325	2/1/2018	150.00	0.00	02/20/2018	39 semi annual elevator inspections
101-240-517-5399	Other professional services				
18-0325	2/1/2018	1,482.00	0.00	02/20/2018	
101-240-517-5399	Other professional services				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	
Account Number					Description
	18-0325 Total:	2,082.00			
	Thompson Elevator Inspec	2,082.00			
Town Square Publications					
TOWNSQU					
020918	2/9/2018	425.00	0.00	02/20/2018	
101-200-511-5510 Advertising					Chamber of Commerce annual mailing print ad
	020918 Total:	425.00			
	Town Square Publications	425.00			
Verizon Wireless					
VERIZON					
9800302838	1/21/2018	53.87	0.00	02/20/2018	
101-000-210-2650 Contractor Permits Payable					Verizon Data charges
9800302838	1/21/2018	105.76	0.00	02/20/2018	
660-610-519-5580 Telecommunications					Verizon Data charges
9800302838	1/21/2018	1,231.73	0.00	02/20/2018	
101-250-511-5580 Telecommunications					Verizone Data charges
	9800302838 Total:	1,391.36			
9800302839	1/21/2018	493.64	0.00	02/20/2018	
101-210-511-5580 Telephone					Verizon phone charges
9800302839	1/21/2018	32.22	0.00	02/20/2018	
205-508-515-5580 Telephone					Verizon phone charges
9800302839	1/21/2018	26.88	0.00	02/20/2018	
205-520-515-5580 Telephone					Verizon phone charges
9800302839	1/21/2018	10.82	0.00	02/20/2018	
205-530-515-5580 Telephone					Verizon phone charges
9800302839	1/21/2018	30.43	0.00	02/20/2018	
205-560-515-5580 Telephone					Verizon phone charges
9800302839	1/21/2018	1.78	0.00	02/20/2018	
205-550-515-5270 Purchased program services					Verizon phone charges
9800302839	1/21/2018	28.22	0.00	02/20/2018	

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Description
101-000-210-2650 Contractor Permits Payable					Verizon phone charges
9800302839	1/21/2018	79.03	0.00	02/20/2018	
660-610-519-5580 Telecommunications					Verizon phone charges
	9800302839 Total:	703.02			
9800790800	2/1/2018	90.10	0.00	02/20/2018	
101-000-210-2650 Contractor Permits Payable					Cell phones and tablets data charges
	9800790800 Total:	90.10			
	Verizon Wireless Total:	2,184.48			
Wells Fargo Vendor Fin Serv					
GECAPITA					
67976550	1/21/2018	232.43	0.00	02/20/2018	
660-610-519-5340 Maintenance Agreement Expen					Copier - Public Works
67976550	1/21/2018	269.95	0.00	02/20/2018	
205-500-515-5440 R&M - office equipment					Copier - Public Works
67976550	1/21/2018	232.44	0.00	02/20/2018	
101-000-210-2650 Contractor Permits Payable					Copier - Fire
67976550	1/21/2018	697.36	0.00	02/20/2018	
101-210-511-5440 R&M - office equipment					Copier - PD,Finance
	67976550 Total:	1,432.18			
	Wells Fargo Vendor Fin Se	1,432.18			
	Report Total:	218,309.22			

# Request For Board Action

**REFERRED TO BOARD:** February 20, 2018

**AGENDA ITEM NO:** 1

**ORIGINATING DEPARTMENT:** Village Manager's Office

**SUBJECT:** Approval of a Resolution Appointing a Representative and an Alternate to the Governing Board of the North Suburban Employee Benefit Cooperative

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Since 1987, the Village of Lincolnwood has been a member of the North Suburban Employee Benefit Cooperative (NSEBC). The NSEBC is an organization of 10 communities in the Chicagoland area that have pooled together resources to fund and administer health, dental, and life insurance for member communities' employees. This cooperative allows for greater economies of scale and sharing of administrative costs related to administering medical plans in order to minimize expenses while providing benefits to employees. The partners of NSEBC include:

Kenilworth	Northern Illinois Regional Crime Lab
Lake Bluff	Northfield
Lincolnshire	Prospect Heights
Lincolnwood	Riverside
Mundelein	Wilmette

As a member of the NSEBC, the Village appoints a Representative and an Alternate to the Governing Board. This affords the Village a vote on all matters related to the administration of the cooperative and includes quarterly meetings where plan changes, regulatory requirements, and general oversight of the medical plans are discussed. The NSEBC Governing Board is requesting that all member communities re-affirm their Representative and Alternative Representative to the cooperative. It is the recommendation of this memorandum that Charles Meyer, Assistant to the Village Manager, be appointed to the NSEBC Governing Board as the Village's Representative and that Ashley Engelmann, Assistant Village Manager, be appointed as the Village's Alternative Representative.

**FINANCIAL IMPACT:**

None

**DOCUMENTS ATTACHED:**

1. Proposed Resolution

**RECOMMENDED MOTION:**

**Move to approve** a Resolution appointing a Representative and Alternate to the Governing Board of the North Suburban Employee Benefit Cooperative.

**VILLAGE OF LINCOLNWOOD**

**RESOLUTION NO. R2018-\_\_\_\_\_**

**A RESOLUTION APPOINTING A REPRESENTATIVE AND  
AN ALTERNATE REPRESENTATIVE TO THE BOARD OF DIRECTORS OF  
THE NORTH SUBURBAN EMPLOYEE BENEFIT COOPERATIVE**

WHEREAS, the Village is a member of the North Suburban Employee Benefit Cooperative (“*NSEBC*”) an intergovernmental self-insurance program; and

WHEREAS, pursuant to the agreement establishing the NSEBC (“*Agreement*”), the NSEBC is to be governed by a Board of Directors that is composed of certain elected or administrative officials of the municipalities that are members of the NSEBC; and

WHEREAS, the Agreement provides that each member municipality of NSEBC is entitled to appoint one Representative and at least one Alternate Representative to the NSEBC Board of Directors; and

WHEREAS, the Village President and Board of Trustees has determined that it will serve and be in the best interests of the Village to appoint a Representative and an Alternate Representative to the NSEBC Board of Directors;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPOINTMENT OF DIRECTOR AND ALTERNATE DIRECTOR. The President and Board of Trustees hereby appoint Charles Meyer, Assistant to the Village Manager, as Representative to the NSEBC Board of Directors, and Ashley Engelmann, Assistant Village Manager, as Alternate Representative to the NSEBC Board of Directors, each until their respective successors are appointed.

SECTION 3. DELIVERY OF RESOLUTION. The Village Clerk is hereby authorized and directed to deliver certified copies of this Resolution to the Executive Director of the NSEBC.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this \_\_\_\_ day of February, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of February, 2018.

---

Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018

---

Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

#55343874\_v1

# Request For Board Action

REFERRED TO BOARD: February 20, 2018

AGENDA ITEM NO: 2

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Approval of a Resolution in Case #PC-01-18 to Approve a Final Plat of Subdivision for the Grossinger Subdivision at 7080 North McCormick Boulevard



Location of Proposed Subdivision

## SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Grossprops Associates proposes to subdivide a 4.45-acre lot into two lots; one 2.49 acres in size and the other 1.96 acres in size. The property to be subdivided is part of a grouping of adjacent lots owned by Grossinger Auto Group and utilized as surface parking for storage of vehicles for their dealerships in the Village. The proposed Resubdivision was requested by Grossinger for the purpose of complying with manufacturer requirements that cars of one manufacturer be on a lot separate from cars of another manufacturer.

## Plan Commission Deliberations and Recommendation

The Plan Commission considered a request to waive the requirement for a Preliminary Plat review at their January 3, 2018 meeting, as authorized to do so per Section 16-4-3 (attached) of the Subdivision Regulations. The Plan Commission agreed that because the Plat request is for a property that is fully built and there is no construction project or physical change to the property contemplated as part of this request, it is appropriate to proceed directly to a review of a Final Plat of Subdivision. By a unanimous 6-0 vote, the Plan Commission approved a waiver of the Preliminary Plat requirement, permitting Grossprops Associates to proceed with a request for approval of a Final Plat of Subdivision.

The Plan Commission subsequently considered a request for approval of a Final Plat of Subdivision of the Grossinger Subdivision at their February 7, 2018 meeting. The Commission noted that the Final Plat of Subdivision had been reviewed by the Village Engineer and determined to be compliant with all Village Subdivision regulations. There was no testimony from the public at the February 7, 2018 Plan Commission meeting.

By a unanimous 5-0 vote, the Plan Commission recommends approval of the Final Plat of Subdivision for the Grossinger Subdivision as presented, with no stipulations.

**FINANCIAL IMPACT:**

None

**DOCUMENTS ATTACHED:**

1. Proposed Resolution
2. Village Code Section 16-4-3
3. January 3, 2018 Staff Report to Plan Commission
4. January 3, 2018 Plan Commission Minutes Excerpt
5. February 7, 2018 Staff Report to Plan Commission
6. February 7, 2018 Plan Commission Minutes Excerpt (Draft)
7. PowerPoint Presentation

**RECOMMENDED MOTION:**

**Move to approve** a Resolution approving a Final Plat of Subdivision for the Grossinger Subdivision, as presented, for the property at 7080 North McCormick Boulevard.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-\_\_\_\_\_

A RESOLUTION APPROVING A PRELIMINARY  
AND FINAL PLAT OF SUBDIVISION  
(7080 North McCormick Boulevard)

WHEREAS, Grosspros Associates ("**Owner**") is the owner of record of the property consisting of approximately 4.45 acres, identified as Lot 1 and Lot 2 on that certain plat titled Plat of Subdivision - Grossinger Subdivision, prepared by Gremley & Biederman, consisting of one sheet and dated November 17, 2017 ("**Plat**"), and commonly and collectively known as 7080 North McCormick Boulevard, Lincolnwood, Illinois ("**Property**"); and

WHEREAS, the Owner seeks to subdivide the Property into two lots; and

WHEREAS, the Applicant has applied for preliminary and final approval of the Plat pursuant to Chapter 16 of the Municipal Code of Lincolnwood ("**Village Code**"); and

WHEREAS, on January 3, 2018, pursuant to Section 16-4-3 of the Village Code, the Village Plan Commission approved a combined preliminary and final review of the Plat; and

WHEREAS, on February 7, 2018, the Plan Commission recommended approval of the proposed preliminary and final Plat, subject to certain specified development conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF PLAT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Resolution, the Plat is hereby approved in the form attached to and, by this reference, made a part of this Resolution as **Exhibit A**.

SECTION 3. CONDITIONS. The approval of the Plat in Section 2 of this Resolution is conditioned upon the Applicant complying with the following:

- A. The Applicant must secure the necessary approvals from all public utility companies, provide easement statements, and locate all existing easements on the Plat, prior to recordation;
- B. The Plat must include all certificates, signatures, and seals as required by Chapter 16 of the Village Code; and
- C. Survey monuments must be installed as required pursuant to Section 16-5-9 of the Village Code.

SECTION 4. WAIVER OF ENGINEERING PLANS. Pursuant to Section 16-4-5(G) of the Village Code, the Village President and Board of Trustees hereby waive the requirement for approval of final engineering plans for the Subject Property.

SECTION 5. EXECUTION OF PLAT. Upon satisfaction of the conditions set forth in Section 3 of this Resolution, the Village President and the Village Clerk are hereby authorized and directed to execute and seal, on behalf of the Village, the Plat.

SECTION 6. RECORDATION OF THE PLAT. Upon execution of the Plat by the Village President and the Village Clerk, as provided in Section 5 of this Resolution, the Village Clerk is directed to cause the Plat to be recorded in the office of the Cook County Recorder.

SECTION 7. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

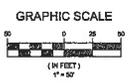
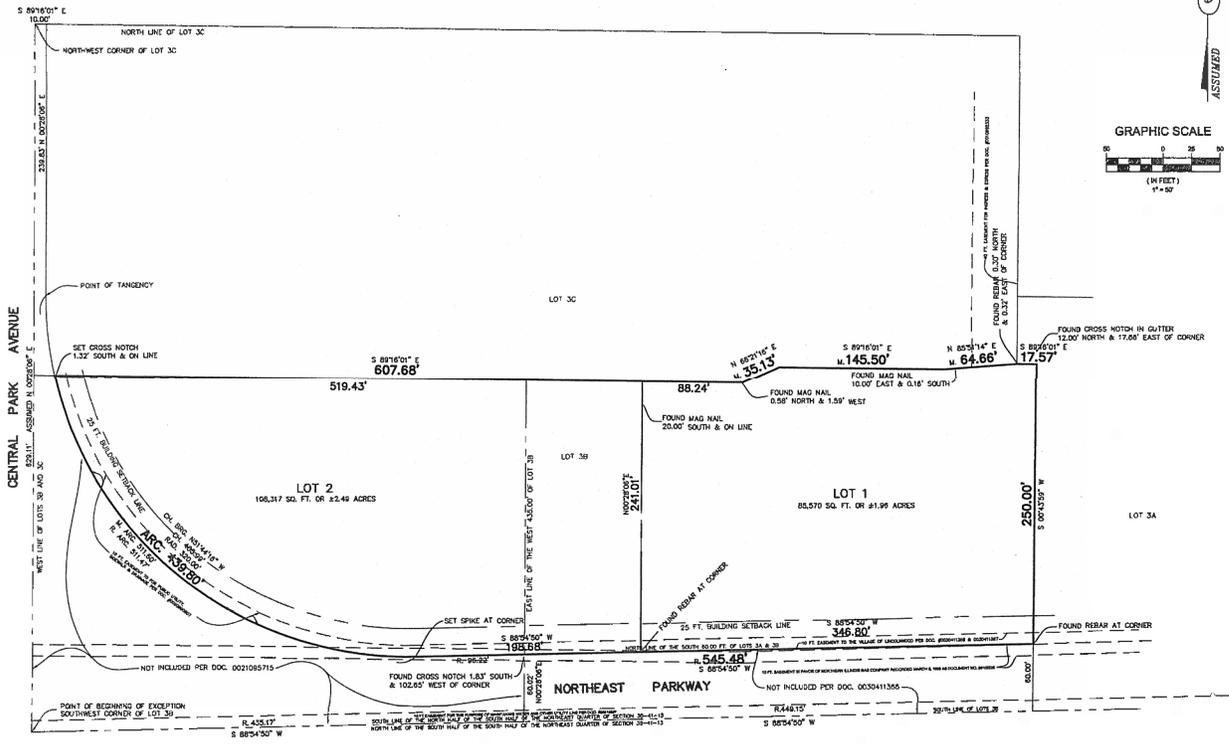
#55352101\_v1

**EXHIBIT A**

**PLAT**

# Plat of Subdivision Grossinger Subdivision

BEING A RESUBDIVISION OF LOT 38, IN LINCOLNWOOD TOWN CENTER RESUBDIVISION, IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



State of Illinois )  
County of Cook )  
I, \_\_\_\_\_, does hereby certify that it is the owner of the property hereon.  
Dated: \_\_\_\_\_ A.D. 2016.  
By: \_\_\_\_\_  
Notary Public

**BOARD OF TRUSTEES CERTIFICATE**  
State of Illinois )  
County of Cook )  
Approved and accepted by the President and Board of Trustees of the Village of Lincolnwood, Cook County, Illinois, at a meeting held this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016.  
By: \_\_\_\_\_  
Village President  
Attest: \_\_\_\_\_  
Village Clerk

**PLAN COMMISSIONER CERTIFICATE**  
State of Illinois )  
County of Cook )  
Approved by the Plan Commission of the Village of Lincolnwood, Cook County, Illinois at a meeting held on \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016.  
By: \_\_\_\_\_  
Chairman  
Attest: \_\_\_\_\_

**VILLAGE ENGINEER CERTIFICATE**  
State of Illinois )  
County of Cook )  
Approved by the Village Engineer of the Village of Lincolnwood, Cook County, Illinois dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016.  
By: \_\_\_\_\_  
Village Engineer

**COUNTY CLERK CERTIFICATE**  
State of Illinois )  
County of Cook )  
I, \_\_\_\_\_ County Clerk of Cook County, Illinois, do hereby certify that I find no delinquent general taxes, no unpaid current general taxes, no unpaid bonded taxes, no unpaid foreclosed taxes and no reasonable tax sales against any of the land included in the annexed plat. I do further certify that I have received all statutory fees in connection with the annexed plat.  
Given under my hand and seal of the County of Cook this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2016.  
County Clerk

**SURVEYORS CERTIFICATE**  
State of Illinois )  
County of Cook )  
I, \_\_\_\_\_ a Professional Illinois Land Surveyor, do hereby certify that I have surveyed and sub-divided \_\_\_\_\_ in the manner represented on the plat herein drawn.

LOT 38 (EXCEPT THE WEST 435.00 FEET THEREOF AS MEASURED PERPENDICULAR TO THE WEST LINE) IN LINCOLNWOOD TOWN CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LINCOLNWOOD TOWN CENTER RESUBDIVISION (EXCEPTING THEREFROM LOT 39), A PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 26, 1989 AS DOCUMENT 8924243, IN COOK COUNTY, ILLINOIS AND ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1989 AS DOCUMENT NO. 8923274, IN COOK COUNTY, ILLINOIS.

EXCEPTING THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF LINCOLNWOOD BY SPECIAL WARRANTY DEED RECORDED MARCH 27, 2003 AS DOCUMENT 0030411388.

ALSO  
THE WEST 435.00 FEET OF LOT 38 IN LINCOLNWOOD TOWN CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LINCOLNWOOD TOWN CENTER RESUBDIVISION (EXCEPTING THEREFROM LOT 39), A PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 26, 1989 AS DOCUMENT 8924243, IN COOK COUNTY, ILLINOIS AND ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1989 AS DOCUMENT NO. 8923274, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO THE VILLAGE OF LINCOLNWOOD BY SPECIAL WARRANTY DEED RECORDED OCTOBER 7, 2002 AS DOCUMENT 0021096745.

Containing 193,887 Square Feet or 4.45 Acres, more or less.  
I further certify that the property described herein is located within the corporate limits of the Village of Lincolnwood, Cook County, Illinois.  
I further certify that all of the property appears in Zone X on the Flood Insurance Rate Map, Illinois, Community Panel No. 17031C02531, Effective date of August 19, 2008.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.  
Field measurements completed on \_\_\_\_\_ December 6, 2017.

Signed on \_\_\_\_\_  
By: \_\_\_\_\_  
Professional Illinois Land Surveyor No. \_\_\_\_\_  
My license expires November 30, 2016

REVISED 11/16/16 (23)  
REVISED 12/14/17 (26)

ORDER NO. \_\_\_\_\_  
ADDRESS: 600 NORTH ROOSEVELT BOULEVARD  
GREMLY & BIEDERMANN  
PLAT PREPARATION  
SURVEYING & ENGINEERING  
4325 NORTH CENTRAL AVENUE, SUITE 1100  
TOLSON, ILLINOIS 60462  
Telephone: (773) 485-0100 Fax: (773) 216-4444 Email: INFO@GLCS-SURVEY.COM

DATE: NOVEMBER 17, 2017  
SCALE: 1" = 40' FEET  
PAGE NO. 1 OF 1

© 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 1851, 1850, 1849, 1848, 1847, 1846, 1845, 1844, 1843, 1842, 1841, 1840, 1839, 1838, 1837, 1836, 1835, 1834, 1833, 1832, 1831, 1830, 1829, 1828, 1827, 1826, 1825, 1824, 1823, 1822, 1821, 1820, 1819, 1818, 1817, 1816, 1815, 1814, 1813, 1812, 1811, 1810, 1809, 1808, 1807, 1806, 1805, 1804, 1803, 1802, 1801, 1800, 1799, 1798, 1797, 1796, 1795, 1794, 1793, 1792, 1791, 1790, 1789, 1788, 1787, 1786, 1785, 1784, 1783, 1782, 1781, 1780, 1779, 1778, 1777, 1776, 1775, 1774, 1773, 1772, 1771, 1770, 1769, 1768, 1767, 1766, 1765, 1764, 1763, 1762, 1761, 1760, 1759, 1758, 1757, 1756, 1755, 1754, 1753, 1752, 1751, 1750, 1749, 1748, 1747, 1746, 1745, 1744, 1743, 1742, 1741, 1740, 1739, 1738, 1737, 1736, 1735, 1734, 1733, 1732, 1731, 1730, 1729, 1728, 1727, 1726, 1725, 1724, 1723, 1722, 1721, 1720, 1719, 1718, 1717, 1716, 1715, 1714, 1713, 1712, 1711, 1710, 1709, 1708, 1707, 1706, 1705, 1704, 1703, 1702, 1701, 1700, 1699, 1698, 1697, 1696, 1695, 1694, 1693, 1692, 1691, 1690, 1689, 1688, 1687, 1686, 1685, 1684, 1683, 1682, 1681, 1680, 1679, 1678, 1677, 1676, 1675, 1674, 1673, 1672, 1671, 1670, 1669, 1668, 1667, 1666, 1665, 1664, 1663, 1662, 1661, 1660, 1659, 1658, 1657, 1656, 1655, 1654, 1653, 1652, 1651, 1650, 1649, 1648, 1647, 1646, 1645, 1644, 1643, 1642, 1641, 1640, 1639, 1638, 1637, 1636, 1635, 1634, 1633, 1632, 1631, 1630, 1629, 1628, 1627, 1626, 1625, 1624, 1623, 1622, 1621, 1620, 1619, 1618, 1617, 1616, 1615, 1614, 1613, 1612, 1611, 1610, 1609, 1608, 1607, 1606, 1605, 1604, 1603, 1602, 1601, 1600, 1599, 1598, 1597, 1596, 1595, 1594, 1593, 1592, 1591, 1590, 1589, 1588, 1587, 1586, 1585, 1584, 1583, 1582, 1581, 1580, 1579, 1578, 1577, 1576, 1575, 1574, 1573, 1572, 1571, 1570, 1569, 1568, 1567, 1566, 1565, 1564, 1563, 1562, 1561, 1560, 1559, 1558, 1557, 1556, 1555, 1554, 1553, 1552, 1551, 1550, 1549, 1548, 1547, 1546, 1545, 1544, 1543, 1542, 1541, 1540, 1539, 1538, 1537, 1536, 1535, 1534, 1533, 1532, 1531, 1530, 1529, 1528, 1527, 1526, 1525, 1524, 1523, 1522, 1521, 1520, 1519, 1518, 1517, 1516, 1515, 1514, 1513, 1512, 1511, 1510, 1509, 1508, 1507, 1506, 1505, 1504, 1503, 1502, 1501, 1500, 1499, 1498, 1497, 1496, 1495, 1494, 1493, 1492, 1491, 1490, 1489, 1488, 1487, 1486, 1485, 1484, 1483, 1482, 1481, 1480, 1479, 1478, 1477, 1476, 1475, 1474, 1473, 1472, 1471, 1470, 1469, 1468, 1467, 1466, 1465, 1464, 1463, 1462, 1461, 1460, 1459, 1458, 1457, 1456, 1455, 1454, 1453, 1452, 1451, 1450, 1449, 1448, 1447, 1446, 1445, 1444, 1443, 1442, 1441, 1440, 1439, 1438, 1437, 1436, 1435, 1434, 1433, 1432, 1431, 1430, 1429, 1428, 1427, 1426, 1425, 1424, 1423, 1422, 1421, 1420, 1419, 1418, 1417, 1416, 1415, 1414, 1413, 1412, 1411, 1410, 1409, 1408, 1407, 1406, 1405, 1404, 1403, 1402, 1401, 1400, 1399, 1398, 1397, 1396, 1395, 1394, 1393, 1392, 1391, 1390, 1389, 1388, 1387, 1386, 1385, 1384, 1383, 1382, 1381, 1380, 1379, 1378, 1377, 1376, 1375, 1374, 1373, 1372, 1371, 1370, 1369, 1368, 1367, 1366, 1365, 1364, 1363, 1362, 1361, 1360, 1359, 1358, 1357, 1356, 1355, 1354, 1353, 1352, 1351, 1350, 1349, 1348, 1347, 1346, 1345, 1344, 1343, 1342, 1341, 1340, 1339, 1338, 1337, 1336, 1335, 1334, 1333, 1332, 1331, 1330, 1329, 1328, 1327, 1326, 1325, 1324, 1323, 1322, 1321, 1320, 1319, 1318, 1317, 1316, 1315, 1314, 1313, 1312, 1311, 1310, 1309, 1308, 1307, 1306, 1305, 1304, 1303, 1302, 1301, 1300, 1299, 1298, 1297, 1296, 1295, 1294, 1293, 1292, 1291, 1290, 1289, 1288, 1287, 1286, 1285, 1284, 1283, 1282, 1281, 1280, 1279, 1278, 1277, 1276, 1275, 1274, 1273, 1272, 1271, 1270, 1269, 1268, 1267, 1266, 1265, 1264, 1263, 1262, 1261, 1260, 1259, 1258, 1257, 1256, 1255, 1254, 1253, 1252, 1251, 1250, 1249, 1248, 1247, 1246, 1245, 1244, 1243, 1242, 1241, 1240, 1239, 1238, 1237, 1236, 1235, 1234, 1233, 1232, 1231, 1230, 1229, 1228, 1227, 1226, 1225, 1224, 1223, 1222, 1221, 1220, 1219, 1218, 1217, 1216, 1215, 1214, 1213, 1212, 1211, 1210, 1209, 1208, 1207, 1206, 1205, 1204, 1203, 1202, 1201, 1200, 1199, 1198, 1197, 1196, 1195, 1194, 1193, 1192, 1191, 1190, 1189, 1188, 1187, 1186, 1185, 1184, 1183, 1182, 1181, 1180, 1179, 1178, 1177, 1176, 1175, 1174, 1173, 1172, 1171, 1170, 1169, 1168, 1167, 1166, 1165, 1164, 1163, 1162, 1161, 1160, 1159, 1158, 1157, 1156, 1155, 1154, 1153, 1152, 1151, 1150, 1149, 1148, 1147, 1146, 1145, 1144, 1143, 1142, 1141, 1140, 1139, 1138, 1137, 1136, 1135, 1134, 1133, 1132, 1131, 1130, 1129, 1128, 1127, 1126, 1125, 1124, 1123, 1122, 1121, 1120, 1119, 1118, 1117, 1116, 1115, 1114, 1113, 1112, 1111, 1110, 1109, 1108, 1107, 1106, 1105, 1104, 1103, 1102, 1101, 1100, 1099, 1098, 1097, 1096, 1095, 1094, 1093, 1092, 1091, 1090, 1089, 1088, 1087, 1086, 1085, 1084, 1083, 1082, 1081, 1080, 1079, 1078, 1077, 1076, 1075, 1074, 1073, 1072, 1071, 1070, 1069, 1068, 1067, 1066, 1065, 1064, 1063, 1062, 1061, 1060, 1059, 1058, 1057, 1056, 1055, 1054, 1053, 1052, 1051, 1050, 1049, 1048, 1047, 1046, 1045, 1044, 1043, 1042, 1041, 1040, 1039, 1038, 1037, 1036, 1035, 1034, 1033, 1032, 1031, 1030, 1029, 1028, 1027, 1026, 1025, 1024, 1023, 1022, 1021, 1020, 1019, 1018, 1017, 1016, 1015, 1014, 1013, 1012, 1011, 1010, 1009, 1008, 1007, 1006, 1005, 1004, 1003, 1002, 1001, 1000, 999, 998, 997, 996, 995, 994, 993, 992, 991, 990, 989, 988, 987, 986, 985, 984, 983, 982, 981, 980, 979, 978, 977, 976, 975, 974, 973, 972, 971, 970, 969, 968, 967, 966, 965, 964, 963, 962, 961, 960, 959, 958, 957, 956, 955, 954, 953, 952, 951, 950, 949, 948, 947, 946, 945, 944, 943, 942, 941, 940, 939, 938, 937, 936, 935, 934, 933, 932, 931, 930, 929, 928, 927, 926, 925, 924, 923, 922, 921, 920, 919, 918, 917, 916, 915, 914, 913, 912, 911, 910, 909, 908, 907, 906, 905, 904, 903, 902, 901, 900, 899, 898, 897, 896, 895, 894, 893, 892, 891, 890, 889, 888, 887, 886, 885, 884, 883, 882, 881, 880, 879, 878, 877, 876, 875, 874, 873, 872, 871, 870, 869, 868, 867, 866, 865, 864, 863, 862, 861, 860, 859, 858, 857, 856, 855, 854, 853, 852, 851, 850, 849, 848, 847, 846, 845, 844, 843, 842, 841, 840, 839, 838, 837, 836, 835, 834, 833, 832, 831, 830, 829, 828, 827, 826, 825, 824, 823, 822, 821, 820, 819, 818, 817, 816, 815, 814, 813, 812, 811, 810, 809, 808, 807, 806, 805, 804, 803, 802, 801, 800, 799, 798, 797, 796, 795, 794, 793, 792, 791, 790, 789, 788, 787, 786, 785, 784, 783, 782, 781, 780, 779, 778, 777, 776, 775, 774, 773, 772, 771, 770, 769, 768, 767, 766, 765, 764, 763, 762, 761, 760, 759, 758, 757, 756, 755, 754, 753, 752, 751, 750, 749, 748, 747, 746, 745, 744, 743, 742, 741, 740, 739, 738, 737, 736, 735, 734, 733, 732, 731, 730, 729, 728, 727, 726, 725, 724, 723, 722, 721, 720, 719, 718, 717, 716, 715, 714, 713, 712, 711, 710, 709, 708, 707, 706, 705, 704, 703, 702, 701, 700, 699, 698, 697, 696, 695, 694, 693, 692, 691, 690, 689, 688, 687, 686, 685, 684, 683, 682, 681, 680, 679, 678, 677, 676, 675, 674, 673, 672, 671, 670, 669, 668, 667, 666, 665, 664, 663, 662, 661, 660, 659, 658, 657, 656, 655, 654, 653, 652, 651, 650, 649, 648, 647, 646, 645, 644, 643, 642, 641, 640, 639, 638, 637, 636, 635, 634, 633, 632, 631, 630, 629, 628, 627, 626, 625, 624, 623, 622, 621, 620, 619, 618, 617, 616, 615, 614, 613, 612, 611, 610, 609, 608, 607, 606, 605, 604, 603, 602, 601, 600, 599, 598, 597, 596, 595, 594, 593, 592, 591, 590, 589, 588, 587, 586, 585, 584, 583, 582, 581, 580, 579, 578, 577, 576, 575, 574, 573, 572, 571, 570, 569, 568, 567, 566, 565, 564, 563, 562, 561, 560, 559, 558, 557, 556, 555, 554, 553, 552, 551, 550, 549, 548, 547, 546, 545, 544, 543, 542, 541, 540, 539, 538, 537, 536, 535, 534, 533, 532, 531, 530, 529, 528, 527, 526, 525, 524, 523, 522, 521, 520, 519, 518, 517, 516, 515, 514, 513, 512, 511, 510, 509, 508, 507, 506, 505, 504, 503, 502, 501, 500, 499, 498, 497, 496, 495, 494, 493, 492, 491, 490, 489, 488, 487, 486, 485, 484, 483, 482, 481, 480, 479, 478, 477, 476, 475, 474, 473, 472, 471, 470, 469, 468, 467, 466, 465, 464, 463, 462, 461, 460, 459, 458, 457, 456, 455, 454, 453, 452, 451, 450, 449, 448, 447, 446, 445, 444, 443, 442, 441, 440, 439, 438, 437, 436, 435, 434, 433, 432, 431, 430, 429, 428, 427, 426, 425, 424, 423, 422, 421, 420, 419, 418, 417, 416, 415, 414, 413, 412, 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401, 400, 399, 398, 397, 396, 395, 394, 393, 392, 391, 390, 389, 388, 387, 386, 385, 384, 383, 382, 381, 380, 379, 378, 377, 376, 375, 374, 373, 372, 371, 370, 369, 368, 367, 366, 365, 364, 363, 362, 361, 360, 359, 358, 357, 356, 355, 354, 353, 352, 351, 350, 349, 348, 347, 346, 345, 344, 343, 342, 341, 340, 339, 338, 337, 336, 335, 334, 333, 332, 331, 330, 329, 328, 327, 326, 325, 324, 323, 322, 321, 320, 319, 318, 317, 316, 315, 314, 313, 312, 311, 310, 309, 308, 307, 306, 305, 304, 303, 302, 301, 300, 299, 298, 297, 296, 295, 294, 293, 292, 291, 290, 289, 288, 287, 286, 285, 284, 283, 282, 281, 280, 279, 278, 277, 276, 275, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262, 261, 260, 259, 258, 257, 256, 255, 254, 253, 252, 251, 250, 249, 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206

## **Village Code Sections related to the Subdivision Process**

### **1. Excerpt from Article 4, Subdivision Review Process, of Chapter 16, Subdivision Regulations:**

#### **16-4-3 Discretionary elimination of preliminary review of major subdivisions.**

If the proposed subdivision is a major subdivision, the applicant may request that the Plan Commission review the proposed subdivision solely in accordance with and pursuant to the final plat review process set forth in Section 16-4-5 of this Code. No such request shall be granted unless: (a) the applicant files a final plat application in accordance with Section 16-3-3 of this Code; and (b) the Plan Commission determines, in its sole and absolute discretion, that the proposed subdivision can be effectively and fully considered without separate preliminary and final review. If approval is granted by the Plan Commission, the proposed subdivision shall be reviewed by the Plan Commission solely in accordance with and pursuant to the final plat review process set forth in Section 16-4-5 of this Code. If the Plan Commission denies the request, the plat shall be reviewed in accordance with and pursuant to the preliminary plat review process set forth in Section 16-4-4 of this Code.

### **2. Excerpt from Section 16-1-2, Definitions, of Chapter 16, Subdivision Regulations:**

#### **SUBDIVISION, MAJOR**

Any subdivision not classified as a minor subdivision.

#### **SUBDIVISION, MINOR**

A subdivision that: (a) is located in a residential zoning district; (b) will not contain more than two lots upon approval by the Village; (c) fronts on an existing improved street; (d) does not involve any new right-of-way or the extension or installation of any public improvements; (e) does not adversely affect the development of the remainder of the parcel or adjoining property; (f) does not require a Variation from any provision of this Chapter 16; and (g) is not in conflict with any provision or portion of the Zoning Ordinance or this Chapter 16.



## Plan Commission Staff Report

### Case # PC-01-18

January 3, 2018

**Subject Property:**

7080 North McCormick Boulevard

**Zoning District:**

PUD Planned Unit Development

**Petitioner:**

Grossprops Associates, Property Owner

**Nature of Request:**

Waive Requirement of a Preliminary Plat review and proceed to Final Plat review for Resubdivision of one lot into two lots.

**Requested Action:**

Elimination of Preliminary Plat requirement for a Major Subdivision, as authorized by Section 16-4-3, attached.



**Notification:** None needed for the requested Waiver. Notice will be provided to neighboring properties for the proposed review of the Final Plat of Resubdivision, tentatively scheduled for the February 7, 2018 Plan Commission meeting, pending approval of the Waiver request.

**Background**

The subject property is located between the Towncenter Warehouse to the north, North Central Park Avenue to the west, Northeast Parkway to the south, and the Grossinger Autoplex building to the east. This property is part of a grouping of adjacent lots owned by Grossinger Auto Group and utilized as surface parking for storage of vehicles for their dealerships in the Village.

The property is zoned as part of the larger PUD for the Towncenter Mall, approved in 1988. While there is no designated underlying zoning for the property, the default zoning is B-2, General Business. Grossinger was approved for storage of vehicles associated with

the Autoplex as part of a PUD Amendment in 2001. The proposed Resubdivision is being requested by Grossinger for the purpose of complying with manufacturer requirements that cars of one manufacturer be on a lot separate from cars of another manufacturer.

### **Summary of Preliminary Plat Waiver Request**

The proposed Resubdivision is considered a Major Subdivision, as it does not meet one of the requirements of a Minor Subdivision. That requirement is that the subdivision be located in a Residential Zoning District. As previously noted, these lots are zoned for a PUD, with an underlying B-2 commercial zoning. This requirement is the difference between designating this Subdivision Major versus Minor. Minor Subdivisions are permitted to proceed directly to a Final Plat, without the necessity of a Preliminary Plat.

Staff notes that the proposed Subdivision is for a property that has been improved with a parking lot and for which there is no proposed building or site improvements envisioned. Preliminary Plats are generally required for larger projects that have not yet been constructed since final engineering is rarely, if ever, completed during the zoning and site plan review process. Preliminary Plat approval, as part of the zoning and site planning process, sets the basic footprint of what will be permitted on a site. However, it is not until the final engineering plan is completed, after the initial zoning and site planning approval, that the true parameters of the plat can be determined. At that time, a Final Plat can be drafted which takes into account any issues that may have arisen between the preliminary engineering and final engineering phases. Staff again notes that this requested Resubdivision is not associated with a construction plan, so no engineering plan will be completed.

### **Recommendation**

Petitioner Grossprops Associates (Grossinger Auto Group) seeks a waiver of the requirement for a Preliminary Plat of Subdivision, per Section 16-4-3 of the Subdivision Code, to subdivide one lot in to two lots. Given the circumstances detailed above, staff has no objections to this request. Should the Plan Commission agree to this waiver, the Final Plat is anticipated to be before you for review and recommendation at the February 7, 2018 regular Plan Commission meeting.

*\*Note – a small-scale version of the proposed Plat of Subdivision is attached and to be used for purposes of context only. A full-size Final Plat of Subdivision will be provided for the February 7, 2018 packet.*

### **Documents Attached**

1. Subdivision Application
2. Existing Plat and Proposed Draft Plat
3. Village Code Sections Related to Subdivision Process

Development Manager Hammel restated comments made from the December 6, 2017 meeting to consolidate three parcels into two. The building will house a teacher resource center in the front of the building and the rear will be used as a medical transport business.

The Preliminary Plat of Subdivision was approved at the December 6, 2017 Plan Commission meeting and then approved at the December 19, 2017 meeting of the Village Board. The next step requires a Final Plat of Subdivision to be approved by the Plan Commission. If approved, the Village Board will consider all requested actions at their January 16, 2018 meeting.

Minor comments from the Village Engineer included adding the building footprint and indicate existing setbacks to the Plat of Survey.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to recommend approval** of a Final Plat of Subdivision for the property at 6530 North Lincoln Avenue, per the requirements of Section 16-4-5 of the Village Code, was made by Commissioner Sampen and seconded by Commissioner Kohn. Case #PC-08-17 will be heard at the January 16, 2018 Village Board meeting.

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

**Nay: None**

**Motion Approved: 6-0**

**V. Case #PC-01-18: 7080 North McCormick Boulevard – Waiver of Preliminary Plat Requirement**

Chairman Yohanna announced Case #PC-01-18 for consideration of a request by Grosspros Associates (Grossinger) to eliminate the Preliminary Plat requirement for a Major Subdivision, as authorized by Section 16-4-3 of the Village Code.

Development Manager Hammel stated the reason for the Resubdivision request is for the purpose of complying with manufacturer requirements that cars of one manufacturer be on a lot separate from another manufacturer.

Chairman Yohanna swore in Mr. Karl D. Camillucci of Taft Stettinius & Hollister LLP, representative for the Grossinger Auto Group.

Development Manager Hammel stated that it is staff's recommendation to waive the Preliminary Plat of Consolidation, as permitted in Section 16-4-3 of the Village Code. The next step is a review of the Final Plat of Consolidation which will be heard at the February 7, 2018 Plan Commission meeting before final approval by the Village Board.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to recommend approval** for a Waiver of the Preliminary Plat Requirement, per Section 14-6-3 of the Village Code, was made by Commissioner Novoselsky and seconded by Commissioner Sampen. Case #PC-01-18 will be heard at the February 7, 2018 Plan Commission meeting for Final Plat Approval before final approval by the Village Board.

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

**Nay: None**

**Motion Approved: 6-0**

**VI. Case #PC-10-17: Zoning Code Text Amendment – Natural Screening on Residential Properties (Continued from December 6, 2017, November 1, 2017, October 2, 2017, September 6, 2017, August 2, 2017, and July 5, 2017)**

Chairman Yohanna announced the continuation of Case #PC-10-17 to modify the permissibility and requirements for Natural Screening on residential properties and adjacent Natural Screening defined as a Special Fence due to its location on public rights-of-way and utility easements. Case #PC-10-17 was continued, without discussion, to the February 7, 2018 Plan Commission meeting.

**Motion to continue** Case #PC-10-17 to the February 7, 2018 Plan Commission meeting was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

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

**Nay: None**

**Motion Approved: 6-0**

**VII. Case #PC-13-17: Text Amendment for the Permissibility of Auto/Light Truck Sales and Service Uses as Special Uses in the O, Office District (Continued from December 6, 2017 and November 1, 2017)**

Chairman Yohanna announced the continuation of Case #PC-13-17 to consider permitting Auto/Light Truck Sales and Service Uses as Special Uses in the O, Office District, as well as other potential regulations specifically related to Auto/Light Truck Sales and Service uses in the O, Office District that could be deemed relevant to such permissibility.

Development Manager Hammel restated the rationale for the proposed amendment and related policy questions previously discussed at the December 7, 2017 meeting. That discussion direction was to adopt a text amendment to Table 4.01.1 for the entire O, Office District with recommendations to minimize the impact to surrounding residential properties by including a 2.5-acre minimum lot size and auto service operations permitted as a secondary use only when auto sales is the primary use on the property. There was concern that parcels on the east side of Lincoln Avenue could be consolidated, thereby impacting adjacent residential properties.

There was discussion whether the 2.5-acre lot size should be decreased to 2 acres. The original intent was to restrict shallow lots adjacent to residential districts from this use. The purpose of the minimum lot size is not to have multiple independent used car dealerships.

An alternative is a text amendment for the proposed Overlay District, but only as a Special Use, a minimum 2.5-acre lot size, and cannot abut a residential district, which is a key component of this proposed text amendment. The size requirement is to prohibit this use on the west side of Cicero Avenue and the east side of Lincoln Avenue. Development Hammel presented rationale for this direction. Commissioner Novoselsky agreed that this use be prohibited completely on



## Plan Commission Staff Report

### Case # PC-01-18

February 7, 2018

**Subject Property:**

7080 North McCormick Boulevard

**Zoning District:**

PUD Planned Unit Development

**Petitioner:**

Grossprops Associates, Property Owner

**Nature of Request:**

Review of a Final Plat for Resubdivision of one lot into two lots.

**Requested Action:**

Approval of a Final Plat for the Grossinger Subdivision, per the requirements of Village Code Section 16-4-5, attached.



**Notification:** Notice of the Public Meeting was provided to neighboring properties within a 250-foot radius of the subject property, and Public Hearing signs installed along the Northeast Parkway / North Central Park Avenue frontage of the subject property, in accordance with Subdivision Regulations.

**Background**

The subject property is located between the Towncenter Warehouse to the north, North Central Park Avenue to the west, Northeast Parkway to the south, and the Grossinger Autoplex building to the east. This property is part of a grouping of adjacent lots owned by Grossinger Auto Group and utilized as surface parking for storage of vehicles for their dealerships in the Village.

The property is zoned as part of the larger PUD for the Towncenter Mall, approved in 1988. While there is no designated underlying zoning for the property, the default zoning is B-2, General Business. Grossinger was approved for storage of vehicles associated with

the Autoplex as part of a PUD Amendment in 2001. The proposed Resubdivision is being requested by Grossinger for the purpose of complying with manufacturer requirements that cars of one manufacturer be on a lot separate from cars of another manufacturer.

At the January 3, 2018 meeting, the Plan Commission unanimously approved the waiver of the Preliminary Plat requirement for this request, permitting Grossinger to proceed with this request for approval of a Final Plat.

**Summary of Final Plat Request**

The proposed Plat of Subdivision is for a property that has been improved with a parking lot and for which there is no proposed building or site improvements envisioned.

The Final Plat of Subdivision has been reviewed by the Village Engineer who requested only minor revisions to the required certificates, which have now been updated. The Village Engineer has now determined it is compliant with all Village Subdivision regulations. No additional revisions are requested.

**Recommendation**

Staff recommends approval of the Final plat, as presented.

**Documents Attached**

1. Subdivision Application
2. Final Plat
3. Village Code Section 16-4-5



**DRAFT MEETING MINUTES  
OF THE  
PLAN COMMISSION  
FEBRUARY 7, 2018 – 7:00 P.M.**

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

**MEMBERS PRESENT:**

Chairman Mark Yohanna  
Sue Auerbach  
Adi Kohn  
Anthony Pauletto  
Don Sampen (arrived after the Pledge of Allegiance)

**MEMBERS ABSENT:**

Steven Jakubowski  
Henry Novoselsky

**STAFF PRESENT:**

Steve McNellis, Community Development Director  
Doug Hammel, Community Development Manager  
Kathryn Kasprzyk, Community Development Coordinator

**I. Call to Order**

Chairman Yohanna 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**

**Motion to recommend approval** of the January 3, 2018 Plan Commission Minutes was made by Commissioner Auerbach and seconded by Commissioner Kohn.

**Aye: Auerbach, Kohn, Pauletto, Sampen, and Yohanna**

**Nay: None**

**Motion Approved: 5-0**

**IV. Case #PC-01-18: 7080 North McCormick Boulevard – Final Plat  
Consideration**

**DRAFT**

Chairman Yohanna announced Case #PC-01-18 for consideration of a request by Grossprops Associates (Grossinger) to eliminate the Preliminary Plat requirement for a Major Subdivision, as authorized by Section 16-4-3 of the Village Code.

Development Director McNellis reviewed discussion topics from the January 3, 2018 Plan Commission meeting. Staff recommended approval of the Final Plat of Subdivision as presented.

Karl Camillucci, of Taft Stettinius & Hollister LLP, representative for the Grossinger Auto Group, restated their request is for the purpose of complying with manufacturer requirements that cars of one manufacturer be on a lot separate from another manufacturer.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to recommend approval** of a Final Plat of Subdivision for the property at 6530 North Lincoln Avenue, per the requirements of Section 16-4-5 of the Village Code, was made by Commissioner Pauletto and seconded by Commissioner Auerbach. This Case will be heard at the February 20, 2018 meeting of the Village Board.

**Aye: Pauletto, Auerbach, Kohn, Sampen, and Yohanna**

**Nay: None**

**Motion Approved: 5-0**

V. **Case #PC-10-17: Zoning Code Text Amendment – Natural Screening on Residential Properties (Continued from January 3, 2018, December 6, 2017, November 1, 2017, October 2, 2017, September 6, 2017, August 2, 2017, and July 5, 2017)**

Chairman Yohanna announced the continuation of Case #PC-10-17 to modify the permissibility and requirements for Natural Screening on residential properties and adjacent Natural Screening defined as a Special Fence due to its location on public rights-of-way and utility easements.

Development Director McNellis reviewed the current and proposed requirements discussed at the November 1, 2017 Plan Commission meeting for approval of text amendments to Section 3.13 of the Zoning Code related to Natural Screening. These requirements are for Natural Screening for Front Yards and Corner Lot Side Yards for single family residential properties as well as general regulations. Additional considerations presented were to provide specific measured setbacks from the curb or sidewalk to the location of the property line as well as Natural Screening height permissibility in Front and Corner Lot Side Yards.

Chairman Yohanna read into the record, Commissioner Jakubowski's letter regarding the height of Natural Screening.

Chairman Yohanna suggested that the Plan Commission consider, and vote upon, each Code section language individually.

1. **Natural Screening Exclusions.** Commissioner Sampen recommended to delete the current language and adopt the proposed language. Commissioner Pauletto seconded the recommendation. The proposed language "*Landscape vegetation, whether defining a boundary or not, that is located at the base of, or within ten feet of, any façade of a single-family residential building*" passed unanimously.

# ***Plan Commission Recommendation***

**Case # PC 01-18**

## ***Final Plat of Subdivision***

*7080 N. McCormick Blvd.*

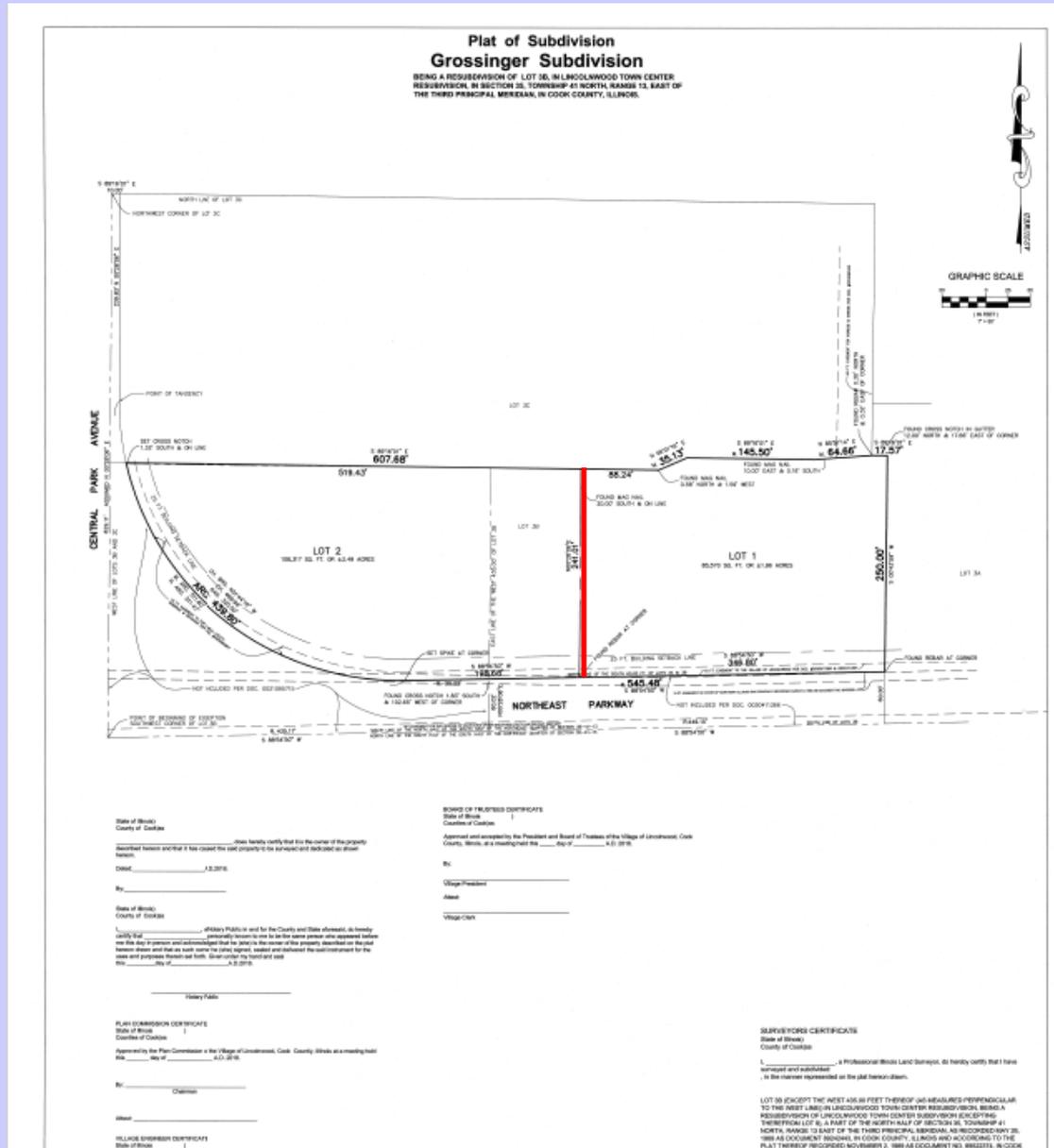
*Grossinger Auto Group – Vehicle Storage*



# Background

- Property part of the grouping of adjacent lots utilized as surface parking for storage of vehicles for Lincolnwood Grossinger dealerships.
- Zoned as part of larger PUD for Towncenter Mall in 1988. Underlying zoning defaults to B2 General Business.
- Approved for storage of vehicles as part of a PUD amendment in 2001.
- Resubdivision proposed by Grossinger to comply with manufacturer requirements related to storage of vehicles from one brand on one lot.
- Preliminary Plat Waiver approved at January 3<sup>rd</sup> Plan Commission meeting

# Final Plat of Subdivision



# Plan Commission Deliberations

- Public Discussion held on February 7, 2018
- **Consideration of Final Plat of Subdivision**
  - PC agreed that this request is a “paper amendment” that will not result in any construction or physical change to the property.
  - Plat meets all Village Code requirements and regulations, as determined by Village staff and Village Engineer review.

# **PC Recommendation**

- **By Unanimous 5-0 Vote, Recommends Approval**

## **Requested Action**

Village Board Consideration of:

Final Plat of Subdivision for the Grossinger Subdivision, as presented, for the property at 7080 North McCormick Boulevard

# Request For Board Action

**REFERRED TO BOARD:** February 20, 2018

**AGENDA ITEM NO:** 3

**ORIGINATING DEPARTMENT:** Fire Department

**SUBJECT:** Approval of a Resolution Approving a Memorandum of Understanding Between the City of Evanston and the MABAS Division 3 Agencies for a Joint Application to FEMA's Firefighters Grant Program

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:** The Fire Department participates with a group of 17 local Fire Departments called MABAS (Mutual Aid Box Alarm System) Division 3. MABAS was founded to provide a mutual aid resource allocation of fire, EMS and special teams such as Hazardous Materials Team, Dive Team, and Special Rescue Teams to these communities to enhance their manpower and capabilities during an emergency. The Village joined MABAS Division 3 when they started the Fire Department in 1989.

The Federal Emergency Management Agency (FEMA) provides grant opportunities to Fire Departments through a program called Assistance to Firefighter Grants (AFG). The Lincolnwood Fire Department has been successful in obtaining many of these grants for the Village. Some of these grants provided vehicle exhaust removal equipment for the station, physical fitness equipment, protective clothing for the firefighters and EMS personnel, and most recently new breathing air masks and bottles. One joint grant that Lincolnwood Fire was awarded included apparatus driving simulators that are currently housed at the Northern Illinois Public Safety Training Academy (NIPSTA).

MABAS Division 3 membership determined a need for better accountability of our personnel on fire incidents. Newer technology by Motorola can track the movement of our personnel in a building by using STARCOM radio features. If a firefighter becomes trapped or gets separated from his crew, every command vehicle on the scene will be able to locate the firefighter by the signals emitted from his radio.

The Evanston Fire Department's staff offered to be the lead agency and write the AFG Grant for the Division. Since every fire agency is going to expend some monies for the grant, a memorandum of understanding (MOU) was developed and given to our attorneys for legal review. They added #17 of the MOU that states if the grant is not awarded, the MOU is automatically terminated.

Generally, multijurisdictional grants do well in the grant scoring and Lincolnwood's match will be only 10% of the total with 90% funding with federal monies. Every community's portable radio requests will be separately accounted as each agency has different number of vehicles and thus different number of riding positions.

A total of 17 communities participated in the grant request with a total grant request of approximately \$2 million dollars. Our grant goal was to enhance day-to-day communications and safety within our own respective jurisdictions, but also to enhance safety and accountability in those larger scale incidents that require inter-agency cooperation and resources through MABAS.

**FINANCIAL IMPACT:**

Fire Department's proposed STARCOM radio budget for FY 2018/2019 is \$195,000.00. This budget includes mobile radios, portable radios and accessory equipment including batteries, chargers and cases. The mobile radio portion of this STARCOM budget is about 22% of the total budget and was not an eligible expense for this grant. The MABAS AFG Grant only includes portables and accessory equipment, a computer and accountability software but since the portable radios are the fast majority of the STARCOM budget, there will be a significant cost savings with a 10% match if MABAS Division 3 is a successful grant recipient.

**DOCUMENTS ATTACHED:**

1. Proposed Resolution
2. City of Evanston Memorandum of Understanding

**RECOMMENDED MOTION:**

**Move to approve** a Resolution approving a Memorandum of Understanding between the City of Evanston and the MABAS Division 3 Agencies for a joint application to FEMA's Firefighter Grant Program.

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-\_\_\_\_\_

**A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING  
BETWEEN THE CITY OF EVANSTON AND THE MABAS DIVISION 3 AGENCIES  
FOR A JOINT APPLICATION TO FEMA'S FIREFIGHTERS GRANT PROGRAM**

WHEREAS, the Village of Lincolnwood is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois, and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorize and encourage intergovernmental cooperation; and

WHEREAS, the Village's Fire Department is a participating agency in Division 3 of the Mutual Aid Box Alarm System, a partnership of north suburban fire departments organized to provide mutual aid, specialized response, unique resources, and combined training ("**MABAS Division 3**"); and

WHEREAS, the Federal Emergency Management Agency ("**FEMA**") offers grants to fire departments through its Assistance to Firefighters Grant Program ("**AFG Program**") to allow departments to acquire the resources needed to equip and train their emergency personnel so that they can keep the public safe from fires and fire-related hazards; and

WHEREAS, the City of Evanston Fire Department and the participating agencies of MABAS Division 3 ("**Participating Agencies**") have determined that their collective missions would be better served by submitting a joint application for a grant to purchase a new APX Personnel Accountability System manufactured by Motorola Solutions, Inc., of Schaumburg, Illinois, and its associated equipment (collectively, "**APX System**") to FEMA's AFG Program ("**Joint Application**"); and

WHEREAS, in order to proceed with the Joint Application, the City of Evanston ("**Evanston**") and the Participating Agencies desire to enter into a memorandum of understanding ("**Memorandum of Understanding**") to set forth the terms and conditions of the submission of the Joint Application; and

WHEREAS, the Village's Fire Department has determined that its public safety mission would be better served by joining Evanston and the Participating Agencies in the Joint Application for the new APX System; and

WHEREAS, in support of the Village's Fire Department's public safety mission, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to approve the Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF

TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. APPROVAL OF MEMORANDUM OF UNDERSTANDING. Pursuant to the home rule authority of the Village, the President and Board of Trustees hereby approve the Memorandum of Understanding in the form attached to this Resolution as **Exhibit A**.

SECTION 3. EXECUTION OF MEMORANDUM OF UNDERSTANDING. The President and Board of Trustees hereby authorize and direct the Village Manager to execute, on behalf of the Village, the final Memorandum of Understanding between the Village, the Participating Agencies, and Evanston.

SECTION 4. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and in the manner provided by law.

PASSED this \_\_\_ day of \_\_\_\_\_, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

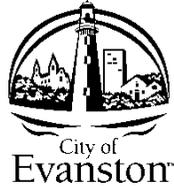
\_\_\_\_\_  
Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

**EXHIBIT A**

**MEMORANDUM OF UNDERSTANDING**



**Memorandum of Understanding between the City of Evanston and  
Participating Agencies of MABAS Division 3  
FY 2018 FEMA Assistance to Firefighter Grant Program**

This memorandum of understanding (MOU) will serve as an agreement between the City of Evanston and the other agencies that are signatories to this MOU, which include MABAS Division 3 Special Teams and those fire agencies in MABAS Division 3 that will be participating in the 2018 FEMA Assistance to Firefighters regional grant application for the Motorola's APX Personnel Accountability System and associated equipment.

**It is understood that:**

1. Participating agencies agree that the City of Evanston will submit an application for funds from the 2018 FEMA Assistance to Firefighters Regional Grant on behalf of the thirteen agencies in MABAS 3. All financials and reports required under this grant will be administered by the Evanston Fire Department.
2. Participating agencies agree to meet all of the requirements of the FY 2018 Assistance to Firefighters Grant Notice and the criteria within the grant for recipients. Participating agencies warrant that they will provide all necessary information for the grant reporting within a timely manner.
3. The regional grant requires a 10% matching contribution for each participating department. The 10% contribution will be determined by the amount of equipment requested for your department in addition to an equal distribution of overall project costs.
4. Agencies must submit their 10% matching contribution to the City of Evanston prior to the order for equipment is made. Transfer of funds by the participating agencies to the Evanston Fire Department shall be made in the form of electronic funds transfer (EFT). Nothing in this section or this Agreement shall limit the ability of either party to modify this Agreement at a later date in order to provide for an alternative method(s) of payment transfer.
5. Distribution of the equipment will be completed once the radios are programmed and training is completed for your department. Equipment distribution will be completed according to the proposed equipment lists established for each department. Schedules of planned implementation will be completed upon successful awarding of the grant project. Departments shall keep proper inventory of any equipment received in excess of \$5,000 in value.

6. Installation of the MDT (command terminals) is the responsibility of each individual department and is not included in the project costs. Installation of MDT will take place following the distribution and training of equipment.
7. By participation in this project, all agencies agree to use the firefighter accountability system, maintain the equipment in working order, and make recommendations for changes or improvements to the system.
8. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Illinois, excluding its choice of law rules. In the event of a dispute hereunder, the parties agree to submit to the exclusive jurisdiction of the state courts of, and federal courts sitting in, Cook County, Illinois.
9. No Liability to Other Parties. Each party shall be responsible for its own costs incurred in connection with the Agreement. Each party shall be responsible for resolving and reconciling its own errors, but shall not be liable to any other parties for damages of any kind as a result of errors. Each party shall be liable for the acts and omissions of its own employees and agents. The Agreement does not confer any rights or benefits on any third party.
10. This MOU constitutes the entire agreement between the Parties pertaining to the subject matter in this MOU, and it supersedes all prior and contemporaneous agreements and understandings, whether oral or written, of the Parties.
11. If any provision of this MOU or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this MOU that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this MOU is severable.
12. Any amendment to this MOU must be in writing and approved by the parties.
13. Point of Contract: The point of contact for this Agreement is:  
  
Brian Scott, Fire Chief  
Evanston Fire Department  
909 Lake Street  
Evanston, IL 60201  
[bscott@cityofevanston.org](mailto:bscott@cityofevanston.org)  
847.866.5924
14. This MOU shall be interpreted, construed and governed in accordance with the City Code and the laws of the State of Illinois.
15. This MOU has been carefully and fully read by the Parties, who understand its contents and are satisfied with the MOU herein mentioned and the same shall be binding upon and inure to the benefit of the Parties' agents, officers, directors, shareholders, and employees respectively.

16. This MOU will be deemed effective as of the date of the last signature below.

17. This MOU shall automatically terminate in the event that the application for funds from the 2018 FEMA assistance to Firefighters Regional Grant is denied.

IN WITNESS WHEREOF, the Parties agree to the above terms and have executed this Memorandum of Understanding as the last date written below:

**For the Evanston Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Morton Grove Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Northfield Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Winnetka/Kenilworth Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Northbrook Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the North Main FPD**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Prospect Heights FPD**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Lincolnwood Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the DesPlaines Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Wilmette Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Glenview Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Niles Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Highland Park Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the Skokie Fire Department**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

**For the MABAS D3 Special Teams**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Rank

Date: \_\_\_\_\_

# Request For Board Action

**REFERRED TO BOARD:** February 20, 2018

**AGENDA ITEM NO:** 4

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of an Ordinance Denying a Variation Request Regarding Existing Non-Conforming Fences in the Corner Side Yard and Interior Side Yard of 6454 North Kimball Avenue and in the Interior Side Yard of 6450 North Kimball Avenue

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Aaron Kraft, property owner of 6454 North Kimball Avenue, on behalf of himself and David Goldberg, property owner of 6450 North Kimball Avenue, seeks a Variation to allow existing non-conforming fences on each property to remain in place. (Mr. Goldberg authorized Mr. Kraft to act as the Petitioner on his behalf since the non-compliant fences were installed as the result of an improvement to Mr. Kraft's property.)

The subject fences were installed in 2015, but were done so without a permit and not in compliance with the Village Zoning Ordinance. The non-conforming fences include the following:

- A six-foot-tall solid fence along the corner side lot line of 6454 North Kimball Avenue which is non-compliant because it is taller than four feet and not at least 33% open;
- A six-foot-tall solid fence in the interior side yard of 6454 North Kimball Avenue which is non-compliant because it is taller than four feet and not at least 50% open; and
- A six-foot-tall solid fence in the interior side yard of 6450 North Kimball Avenue which is non-compliant because it is taller than four feet and not at least 50% open.

In his application for a Variation, the Petitioner noted several characteristics that increase the amount of public vehicular and pedestrian traffic adjacent to his property. The characteristics include the alley along the west property line, a bus stop location for schools and camps that attracts children and parents to the intersection, and the traffic circle that results in areas where people frequently pull over to make phone calls or park while taking care of other tasks.

## **Requested Zoning Action**

Allowing the existing non-conforming fences to remain in place would require relief from the following regulations:

Section 3.13(11)c states that "open fences of all types allowed by this regulation not more than four feet in height are allowed in side yards." The fences near the front facades of 6450 and 6454 North Kimball Avenues are located in the side yard and are subject to this regulation. However, each existing fence is six-feet tall and is considered a "solid" fence.

Section 3.13(11)h states that *“on a corner lot open and semiprivate fences not more than four feet in height may be erected in a corner side yard but only to a line which is perpendicular to the rear face of the residence and shall align with the front facing facade.”* Based on this regulation, the fence must be at least 33% open. The fence to the west of the garage at 6454 North Kimball Avenue is located along the Corner Side Yard. However, the fence is six-feet tall and is considered a “solid” fence.

### **Public Hearings**

The Zoning Board of Appeals unanimously recommended denial of the requested Variations (6-0 vote) based on the fact that no hardship was demonstrated, and the standards for a Variation had not been met.

During its February 6, 2018 meeting, the Village Board considered the fact that, while there is some question as to what extent regulations of the Zoning Ordinance do or do not reflect today’s preferences related to fence designs, the current regulations should be enforced. During public comment, one resident spoke on behalf of the Petitioner and asked the Board to consider delaying a final decision and enforcement of current regulations until discussion regarding the requirements of the Code takes place.

Ultimately, the Village Board approved a motion, by a 4-2 vote, directing the Village Attorney to draft an Ordinance concurring with the recommendation of the Zoning Board of Appeals.

### **FINANCIAL IMPACT:**

None

### **DOCUMENTS ATTACHED:**

1. Proposed Ordinance

### **RECOMMENDED MOTION:**

**Move to approve** an Ordinance denying a Variation request that would allow existing non-conforming fences to remain in the corner side yard and interior side yard of 6454 North Kimball Avenue, and in the interior side yard of 6450 North Kimball Avenue.

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2018-\_\_\_\_**

**AN ORDINANCE DENYING VARIATIONS FOR  
EXISTING NON-CONFORMING FENCES  
(6450-6454 North Kimball Avenue)**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS \_\_\_\_ DAY OF FEBRUARY, 2018.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois  
this \_\_\_\_ day of \_\_\_\_\_, 2018

ORDINANCE NO. 2018-\_\_\_\_\_

**AN ORDINANCE DENYING VARIATIONS FOR  
EXISTING NON-CONFORMING FENCES  
(6450-6454 North Kimball Avenue)**

WHEREAS, David Goldberg ("**Goldberg**") is the record title owner of that certain property located in the R-3 Residential District ("**R-3 District**"), commonly known as 6450 North Kimball Avenue, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance ("**Goldberg Property**"); and

WHEREAS, Aaron Kraft ("**Kraft**") is the record title owner of that certain property located in the R-3 District, commonly known as 6454 North Kimball Avenue, and legally described in **Exhibit B** attached to and, by this reference, made a part of this Ordinance ("**Kraft Property**"); and

WHEREAS, the Kraft Property is located at the southwest corner of the intersection of the Arthur Avenue right-of-way and the Kimball Avenue right-of-way, and is therefore a corner lot; and

WHEREAS, the Goldberg Property is adjacent to, and immediately south of, the Kraft Property; and

WHEREAS, each of the Goldberg Property and the Kraft Property is improved with a single-family residential structure; and

WHEREAS, Goldberg and Kraft have installed a six-foot-tall solid fence in the shared interior side yards of the Goldberg Property and the Kraft Property ("**Side Yard Fence**"); and

WHEREAS, Kraft has installed a six-foot-tall solid fence within the corner side yard of the Kraft Property ("**Corner Yard Fence**"); and

WHEREAS, pursuant to Section 3.13(11)c of "The Village of Lincolnwood Zoning Ordinance," as amended ("**Zoning Ordinance**"), fences located within interior side yards in residential zoning districts must be at least 50% open, and may not exceed four feet in height; and

WHEREAS, pursuant to Section 3.13(11)h of the Zoning Ordinance, fences located within corner side yards in residential zoning districts must be at least 33% open, and may not exceed four feet in height; and

WHEREAS, the Side Yard Fence is less than 50% open, and exceeds four feet in height, in violation of Section 3.13(11)c of the Zoning Ordinance; and

WHEREAS, the Corner Yard Fence is less than 33% open, and exceeds four feet in height, in violation of Section 3.13(11)h of the Zoning Ordinance; and

WHEREAS, Goldberg and Kraft (collectively, the "**Applicant**") have filed an application for variations from Sections 3.13(11)c and 3.13(11)h to permit the continued maintenance of the Side Yard Fence and the Corner Yard Fence on the Goldberg Property and the Kraft Property (collectively, the "**Requested Variations**"); and

WHEREAS, a public hearing of the Zoning Board of Appeals of the Village of Lincolnwood ("**ZBA**") to consider approval of the Requested Variations was duly advertised in the *Lincolnwood Review* on September 7, 2017, and was held on September 27, 2017; and

WHEREAS, on September 27, 2017, at the conclusion of the public hearing, the ZBA found that the Applicant had not demonstrated that the literal enforcement of the Zoning Ordinance would impose an undue hardship on the Goldberg Property and the Kraft Property (collectively, the "**Properties**") for which the Requested Variations are necessary, and that the Applicant had not demonstrated that the Requested Variations satisfied the standards set forth in the Zoning Ordinance for a variation; and

WHEREAS, on September 27, 2017, the ZBA unanimously voted to recommend denial of the Proposed Variations; and

WHEREAS, the President and Board of Trustees have considered the Requested Variations and the recommendation of the ZBA, and have determined that the Proposed Variations do not meet the required standards for variations set forth in Section 3.13 and Article V of the Zoning Ordinance; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to deny the Requested Variations;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. DENIAL OF REQUESTED VARIATIONS. In accordance with and pursuant to Article V of the Zoning Ordinance and the home rule powers of the Village, the Village President and Board of Trustees hereby deny the Requested Variations for the Properties.

SECTION 3. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law

[SIGNATURE PAGE FOLLOWS]

PASSED this \_\_ day of February, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_ day of February, 2018.

\_\_\_\_\_  
Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE GOLDBERG PROPERTY**

LOT 32, AND THE NORTH 8 FEET OF LOT 31 IN DEVIN-KIMBALL MANOR, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 2, AND ALL OF BLOCK 3 IN ENDERS AND MUNRO'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6450 North Kimball Avenue, Lincolnwood, Illinois.

P.I.N: 10-35-421-038-0000

**EXHIBIT B**

**LEGAL DESCRIPTION OF THE KRAFT PROPERTY**

LOT 33 IN DEVIN-KIMBALL MANOR SUBDIVISION BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 2 AND ALL OF BLOCK 3 IN ENDERS AND MUNRO'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6454 North Kimball Avenue, Lincolnwood, Illinois.

P.I.N: 10-35-421-014-0000

# Request for Board Action

**REFERRED TO BOARD:** February 20, 2018

**AGENDA ITEM NO:** 5

**ORIGINATING DEPARTMENT:** Village Manager's Office

**SUBJECT:** Consideration of the Following Items Pertaining to the Former Purple Hotel Site:

- A) An Ordinance Authorizing Negotiations and Final Bona Fide Offers to Purchase Title to Certain Real Property Located at 4500 - 4560 W. Touhy Avenue and 7350 N. Lincoln Avenue  
B) A Resolution Directing Enforcement of the Village Code Against the Property Located at 4500 - 4560 W. Touhy Avenue and 7350 N. Lincoln Avenue

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The properties located at 4500 - 4560 W. Touhy and 7350 N. Lincoln Avenue have been vacant since the former Purple Hotel building was demolished in 2013. Redevelopment of this site has been a top priority of the Village ever since. Towards that end, the Village included the properties in a Tax Increment Financing (TIF) District in 2011 (the District's boundaries were amended in 2014 to include the property at 7350 N. Lincoln Avenue), and in 2017 the Village Board approved a concept plan prepared by The Lakota Group which outlined the scale and nature of development desired by the Village at this site.

Despite these efforts, the site has remained vacant and in disrepair. In order to take control over how this key site is redeveloped, the Village is now considering taking action to purchase the property with the goal of ultimately conducting a competitive process to determine who the developer will be to redevelop the site.

If approved, the proposed Ordinance will authorize the Village President, Village Manager and Village Attorney to negotiate in good faith with the current owner of the subject parcels for the purchase of the properties by the Village. The proposed Resolution, if approved, will direct the Village Manager and Village Attorney to take all necessary steps to enforce the Village Code relating to the current condition of the properties.

**FINANCIAL IMPACT:**

To be determined.

**DOCUMENTS ATTACHED:**

1. Proposed Ordinance
2. Proposed Resolution

**RECOMMENDED MOTION:**

**Move to approve** A) An Ordinance authorizing negotiations and final bona fide offers to purchase title to certain real property located at 4500-4560 W. Touhy Avenue and 7350 N. Lincoln Avenue B) A

Resolution directing enforcement of the Village Code against the property located at 4500-4560 W. Touhy Avenue and 7350 N Lincoln Avenue.

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2018-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING NEGOTIATIONS AND FINAL BONA FIDE  
OFFERS TO PURCHASE TITLE TO CERTAIN REAL PROPERTY LOCATED AT  
4500-4560 WEST TOUHY AVENUE AND 7350 NORTH LINCOLN AVENUE**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018

---

Village Clerk

**ORDINANCE NO. 2018-\_\_\_\_\_**

**AN ORDINANCE AUTHORIZING NEGOTIATIONS AND FINAL BONA FIDE OFFERS TO PURCHASE TITLE TO CERTAIN REAL PROPERTY LOCATED AT 4500-4560 WEST TOUHY AVENUE AND 7350 NORTH LINCOLN AVENUE**

WHEREAS, the Village of Lincolnwood is an Illinois home rule municipal corporation; and

WHEREAS, the property located at 4500 West Touhy Avenue in the Village ("**Hotel Property**") was formerly improved with, and used as, a hotel, restaurant and ancillary facilities, and was commonly known as the Purple Hotel (collectively, the "**Hotel Building**"); and

WHEREAS, the Hotel Property has remained vacant since the 2013 demolition of the Hotel Building; and

WHEREAS, the properties located at 7350 North Lincoln Avenue and at 4560 West Touhy Avenue, both in the Village (collectively, the "**Adjacent Properties**"), are adjacent to the Hotel Property, and are also vacant; and

WHEREAS, the Village desires that the Hotel Property and the Adjacent Properties (collectively, the "**Subject Property**") be redeveloped; and

WHEREAS, on February 17, 2011, following extensive studies, public hearings, and meetings of a joint review board, the President and the Board of Trustees of the Village ("**Corporate Authorities**") adopted: (i) Ordinance No. 2011-2930, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("**Redevelopment Plan and Project**") for an area generally including the properties located at the northwest, southwest, and southeast corners of the intersection of Lincoln Avenue and Touhy Avenue in the Village ("**Lincoln-Touhy Redevelopment Project Area**"); (ii) Ordinance No. 2011-2931, designating the Lincoln-Touhy Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. ("**TIF Act**"); and (iii) Ordinance No. 2011-2932, adopting tax increment allocation financing for the Lincoln-Touhy Redevelopment Project Area, pursuant to the TIF Act; and

WHEREAS, on June 3, 2014, following further studies, public hearings, and meetings of a joint review board, the Corporate Authorities adopted: (i) Ordinance No. 2014-3099, approving an amended redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("**Amended Redevelopment Plan and Project**") to include both the Lincoln-Touhy Redevelopment Project Area and the real property generally located immediately west and north thereof, along the north side of Touhy Avenue and the west side of Lincoln Avenue ("**Adjacent Redevelopment Area**"); (ii) Ordinance No. 2014-3100, amending the Lincoln-Touhy Redevelopment Project Area to include the Adjacent Redevelopment Area, pursuant to the TIF Act; and (iii) Ordinance No. 2014-3101, adopting tax increment allocation financing for the amended Lincoln-Touhy Redevelopment Project Area ("**Amended Redevelopment Area**"), pursuant to the TIF Act; and

WHEREAS, the Subject Property is located within the Lincoln-Touhy Redevelopment Project Area, and is identified and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance; and

WHEREAS, in December, 2016, the Village entered into an agreement with a professional planning consultant, The Lakota Group, of Chicago, Illinois (“**Lakota**”), for the provision of design services and planning work related to the preparation of conceptual site plans for the redevelopment of the Subject Property; and

WHEREAS, Lakota prepared several alternative conceptual site plans for the redevelopment of the Subject Property in accordance with the Amended Redevelopment Plan and Project; and

WHEREAS, based upon the input of an ad hoc Development Steering Committee comprised of various Village officials, Lakota revised and finalized its conceptual site plan for the redevelopment of the Subject Property; and

WHEREAS, on August 15, 2017, in order to facilitate the redevelopment of the Subject Property and to encourage the development community to invest in the Subject Property and the Village, the Corporate Authorities approved Resolution No. R2017-1998, adopting the recommended conceptual site plan prepared by Lakota (“**Conceptual Site Plan**”); and

WHEREAS, despite the Village’s efforts, its extensive study of the Lincoln-Touhy Redevelopment Project Area, and its adoption of the Conceptual Site Plan, to date, the Subject Property has not been redeveloped and remains vacant; and

WHEREAS, the Subject Property remains vacant and blighted; and

WHEREAS, the Village desires to commence negotiation in good faith with the owner of the Subject Property for the acquisition of title to the Subject Property, with the goal of reaching mutual agreement with the owner on a price at which the owner would be willing to sell the Subject Property to the Village and at which the Village would be willing to purchase title to the Subject Property; and

WHEREAS, the Subject Property will be used for development that is consistent with the Amended Redevelopment Plan and Project and the Conceptual Site Plan; and

WHEREAS, upon acquisition of the Subject Property, the Village will execute and record against the Subject Property an enforceable written agreement, deed restriction, or similar encumbrance to assure that the development project for, and the use of, the Subject Property remain consistent with those land uses, goals, and purposes set forth in the Amended Redevelopment Plan and Project and the Conceptual Site Plan for a period of at least 40 years; and

WHEREAS, in order to acquire the Subject Property, the Corporate Authorities specifically find that it is necessary, advisable, and in the best interests of the Village to commence good faith negotiations for the acquisition of title to the Subject Property;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. ACQUISITIONS ARE NECESSARY, CONVENIENT, AND DESIRABLE. The Corporate Authorities find that it is necessary, convenient, and desirable for the Village to acquire title to the Subject Property in furtherance of development that is consistent with the Amended Redevelopment Plan and Project and the Conceptual Site Plan. The Corporate Authorities find that the location of the Subject Property is proper and appropriate for those purposes.

SECTION 3. AUTHORIZATION TO NEGOTIATE AND TO MAKE FINAL OFFERS. The Corporate Authorities, in furtherance of the findings and purposes set forth in this Ordinance, hereby authorize and direct the Village President, the Village Manager, and the Village Attorney, to negotiate in good faith with, and to make a final bona fide offer to the owner of the Subject Property for the purchase of title to the Subject Property, all in accordance with the directions and authority given by the Corporate Authorities.

SECTION 4. LIMITATION OF AUTHORITY. The Corporate Authorities hereby declare that the authorization set forth in Section 3 of this Ordinance is expressly limited to only the Subject Property identified and legally described in Exhibit A to this Ordinance. Neither the Village President, the Village Manager, the Village Attorney, nor any other employee, agent, or representative of the Village may negotiate for the purchase of title to any other parcel of real property or portion thereof. Further, the authorization set forth in Section 3 of this Ordinance is for the limited purposes of development that is consistent with the Amended Redevelopment Plan and Project and the Conceptual Site Plan.

SECTION 5. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this \_\_\_\_\_ day of February, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of February, 2018.

---

Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018

---

Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

## **EXHIBIT A**

### **IDENTIFICATION AND LEGAL DESCRIPTION OF SUBJECT PROPERTY**

#### **4500 WEST TOUHY AVENUE**

Lots 6, 8, 9, and 10 in Lincoln-Touhy Addition to Lincolnwood, being a subdivision in the southwest ¼ of Section 27, Township 41 North, Range 13, east of the Third Principal Meridian (except parts taken for highway purposes), in Cook County, Illinois.

Commonly known as: 4500 West Touhy Avenue, Lincolnwood, Illinois

PIN: 10-27-317-050-0000

10-27-317-052-0000

10-27-317-055-0000

#### **4560 WEST TOUHY AVENUE**

Lot 7 in Lincoln-Touhy Addition to Lincolnwood, being a subdivision in the Southwest ¼ of Section 27, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 4560 West Touhy Avenue, Lincolnwood, Illinois

PIN: 10-27-317-051-0000

#### **7350 NORTH LINCOLN AVENUE**

Lot 5 in Lincolnwood -Touhy Addition to Lincolnwood, being a Subdivision in the South West ¼ of Section 27, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7350 North Lincoln Avenue, Lincolnwood, Illinois

PIN: 10-27-317-049-0000

VILLAGE OF LINCOLNWOOD

RESOLUTION NO. R2018-\_\_\_\_\_

**A RESOLUTION DIRECTING ENFORCEMENT OF THE VILLAGE CODE  
AGAINST THE FORMER PURPLE HOTEL PARCELS**

WHEREAS, the property located at 4500 West Touhy Avenue in the Village (“*Hotel Property*”) was formerly improved with, and used as, a hotel, restaurant and ancillary facilities, and was commonly known as the Purple Hotel (collectively, the “*Hotel Building*”); and

WHEREAS, the Hotel Property has remained vacant since the 2013 demolition of the Hotel Building; and

WHEREAS, the properties located at 7350 North Lincoln Avenue and at 4560 West Touhy Avenue, both in the Village (collectively, the “*Adjacent Properties*”), are adjacent to the Hotel Property, and are also vacant; and

WHEREAS, on July 17, 2012, the Village and North Capital Group, LLC, the then-owner of the Subject Property (“*Prior Owner*”), entered into a Pre-Development Agreement that, as later amended: (i) required the Prior Owner to demolish the structures on the Hotel Property and the Adjacent Property (collectively, the “*Subject Property*”); (ii) provided that if the Prior Owner failed to provide a copy of a loan agreement for the redevelopment of the Subject Property by May 15, 2016, then the Restated Pre-Development Agreement would terminate on May 15, 2016; and (iii) waived enforcement of certain site restoration requirements set forth in Section 14-14-11-7 of the Municipal Code of Lincolnwood, as amended (“*Village Code*”), with respect to the demolition of the structures on, and the restoration and maintenance of, the Subject Property; and

WHEREAS, the Prior Owner failed to provide evidence of a loan agreement to the Village by May 15, 2016, as required by the amended Pre-Development Agreement, and, therefore, the Pre-Development Agreement was terminated; and

WHEREAS, following the termination of the amended Pre-Development Agreement, the Village sent two written notifications to the Prior Owner to bring the Subject Property into compliance with Sections 14-14-11-7 of the Village Code and Sections 302.2 and 302.5 of the 2009 International Property Maintenance Code (“*IPMC*”) on or before June 15, 2016; and

WHEREAS, the Prior Owner failed to correct the violations of the Village Code and the IPMC concerning the Subject Property; and

WHEREAS, on June 22, 2016, the Village filed a complaint in the Circuit Court of Cook County, Chancery Division, Case No. 2016 CH 08370, seeking judgment for violations of Sections 14-14-11-7, 14-14-11-7(A)(2), (A)(3), and (A)(8) of the Village Code, and Sections 302.2 and 302.5 of the IPMC (“*2016 Complaint*”); and

WHEREAS, on May 24, 2017, the Circuit Court of Cook County entered an order ruling in favor of the Village on Count I-V of the 2016 Complaint, and ruled further that: (i) the violations of Counts I-V of the 2016 Complaint, including overgrown weeds on the Subject Property, were to be

remedied by June 23, 2017; and (ii) if the violations were not remedied by June 23, 2017, then the Village may enter the Subject Property and cure the violations; and

WHEREAS, on June 29, 2017, the Circuit Court of Cook County entered an order: (i) awarding fines and damages in favor the Village in the amount of \$48,634.46; (ii) granting the Village the right to lien the Subject Property for any portion of said amount that was not paid within 30 days after the Court's ruling; and (iii) granting the Village the right, but not the obligation, to cure the violations on the Subject Property as set forth in the Court's June 29, 2017 order, including grass and weed removal, and to lien the Subject Property for all costs incurred by the Village in curing said violations; and

WHEREAS, pursuant to the Court's June 29, 2017, the Village has filed three liens against the Subject Property to date, for fines and damages, and for costs incurred in curing some of the violations on the Subject Property, in the total amount of \$56,404.46 (collectively, the "*Existing Liens*"); and

WHEREAS, the Subject Property has been acquired by a new entity ("*New Owner*"); and

WHEREAS, the New Owner has not cured the violation of the Village Code and the IPMC as set forth in Counts I-V of the 2016 Complaint, and the Subject Property remains in violation of several provisions of the Village Code and the IPMC; and

WHEREAS, the Existing Liens remain unpaid; and

WHEREAS, the Village President and Board of Trustees have determined that, in order to protect the public health, safety, and welfare of the Village, it is necessary to enforce the Village Code and the Existing Liens against the Subject Property;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. DIRECTION TO ENFORCE VILLAGE CODE AND EXISTING LIENS. The President and Board of Trustees hereby authorize and direct the Village Manager and the Village Attorney to take all necessary and practicable steps to enforce the Village Code and the IPMC, and the Existing Liens, against the Subject Property. Specifically, and without limitation of the foregoing, the Village Manager and Village Attorney are authorized to: (a) cause the existing violations on the Subject Property to be cured, in accordance with the Circuit Court of Cook County's June 29, 2017 order; (b) lien the Subject Property for all costs incurred by the Village in curing said violations, in accordance with the Court's June 29, 2017 order; (c) cause to be issued such new citations, and cause to be filed such new complaints, as may be necessary to enforce the Village Code and the IPMC against the Subject Property; (d) enforce the Existing Liens, including, without limitation, the filing of one or more foreclosure actions.

SECTION 3. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2018.

---

Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office this  
\_\_\_\_ day of \_\_\_\_\_, 2018

---

Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

#55426736\_v3

# Request for Board Action

**REFERRED TO BOARD:** February 20, 2018

**AGENDA ITEM NO:** 6

**ORIGINATING DEPARTMENT:** Community Development

**SUBJECT:** Consideration of a Recommendation by the Plan Commission Concerning Case #PC-10-17 to Adopt an Ordinance Regarding Zoning Code Text Amendments to Modify the Permissibility and Requirements for Natural Screening on and Adjacent to Single-Family Residential Properties

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

At the May 2, 2017 Committee of the Whole meeting, the Village Board discussed a request for zoning relief for the single-family residential property at 3500 West Arthur Avenue related to the location of natural screening, both on the residential property and in the adjacent public rights-of-way. There was significant discussion regarding possible amendments to the Zoning Code to remedy some of the global concerns that had arisen during review of the specific issues at 3500 West Arthur Avenue. The Village Board then referred to the Plan Commission a review of the natural screening requirements and restrictions related to Special Fences, as well as Front, Side, and Rear Yard regulations.

## **CURRENT ZONING CODE REQUIREMENTS**

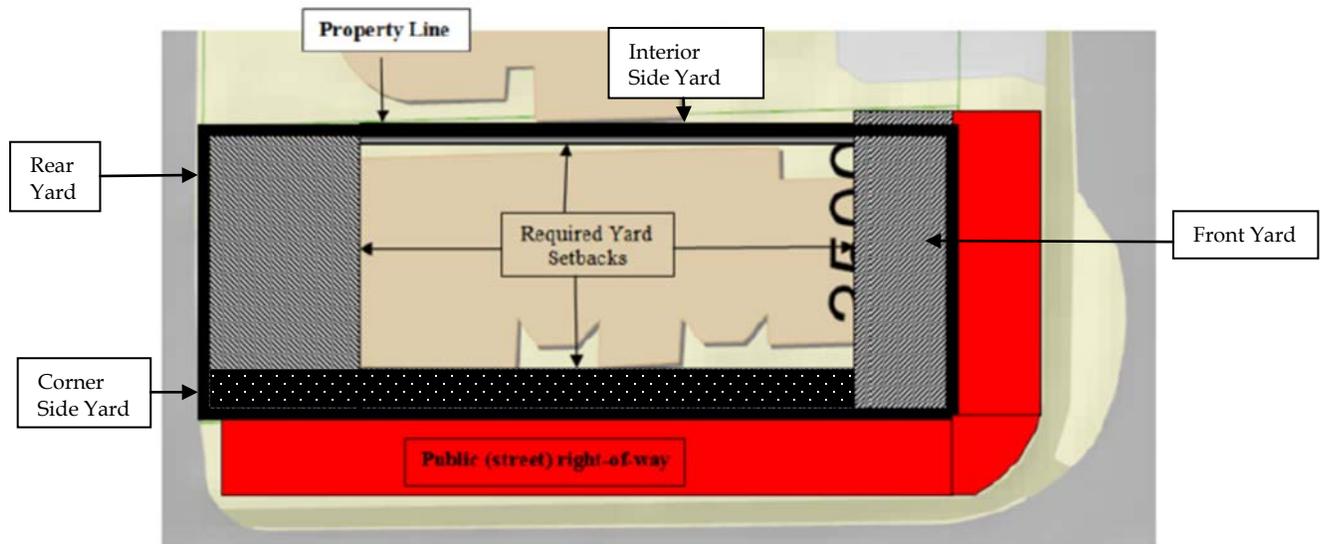
### **Natural Screening Requirements ON Single-Family Residential Property (on-site):**

Currently, the Zoning Code permits natural screening to be installed on a single-family residential property in any required Yard (Building Setback) with different height permissibility for each Yard. Rear and Side (Interior and Corner Side Yards where the front door to a residence does not face that street) Yards have no restriction on the height of Natural Screening, while the maximum height is four feet (4') in the Corner Lot Side Yard (adjacent to a street right-of-way, where the front door to the residence does face that street) and thirty inches (30") in a Front Yard (see attached Code Sections 3.13(12)(C), 3.13(16)(b) and 3.20 (a)(ii). These requirements can be modified only through a Variation process.

The effect of the lower height permissibility in Front and certain Corner Side Yards is that most of those yards facing a street right-of-way are currently not permitted to install natural screening that acts as a visual "wall" from the street, obscuring the majority of the home's façade. However, field visits of residential neighborhoods show it is clear that this restricted condition has not been uniformly followed. There are a number of examples throughout the Village of natural screening taller than four feet in Corner Side Yards, and fewer examples of natural screening taller than thirty inches in Front Yards. As the installation of plant material on single-family lots does not typically require a Building Permit, it is unlikely most residents would have reason to contact the Village to discuss these regulations.

### Natural Screening Requirements in the Public Right-of-Way, Adjacent to Single-Family Residential Property (off-site):

The Zoning Code currently permits natural screening to be located in public rights-of-way only as what is called a "Special Fence". Special Fences are those "which have a greater potential than permitted fences to have an adverse impact upon the surrounding neighborhood". This same section notes that "Special Fences may be appropriate in some locations and inappropriate in other locations". Natural Screening "on public rights-of-way, utility easements, or Village property installed and maintained by private individuals at their expense" is listed as a type of Special Fence in (Attached) Code Section 3.13(8) of the Village Code. Special Fences require a public approval process and Hearing conducted by the Zoning Board of Appeals, similar to a Variation.



### Plan Commission Deliberations:

At its July 5, 2017, November 1, 2017 and February 7, 2018 meetings, the Plan Commission held a Public Hearing in which they considered the permissibility of natural screening, both on single-family residential properties and in the adjacent right-of-way. The Plan Commission considered the location, landscape material types, and height of such materials and analyzed the anticipated impacts of possible amendments to the Zoning Code to increase the permissibility of natural screening. Overall, the intent was to increase the permissibility from the current requirements in the Zoning Code, which were seen as more restrictive than necessary, and which have not worked in practice.

Several Commissioners stated concerns about creating a "canyon effect" on residential streets, in which homes are screened behind large dense evergreen hedges, creating a similar feel to a "gated" environment. There was also concern raised regarding the safety of Village sidewalks and streets adjacent to large evergreen hedgerows which create a wall, providing opportunities for someone to hide in a hedge and approach an unsuspecting pedestrian with ill intent. Further, the Plan Commission discussed the importance of the "eyes on the street" effect that exists in most neighborhoods, where neighbors across the street may spot inappropriate activity in a Front Yard, of which the homeowner is unaware. Finally, at least one Plan Commissioner stated that screening the front of a residential lot with a tall solid hedge creates "bad neighbors."

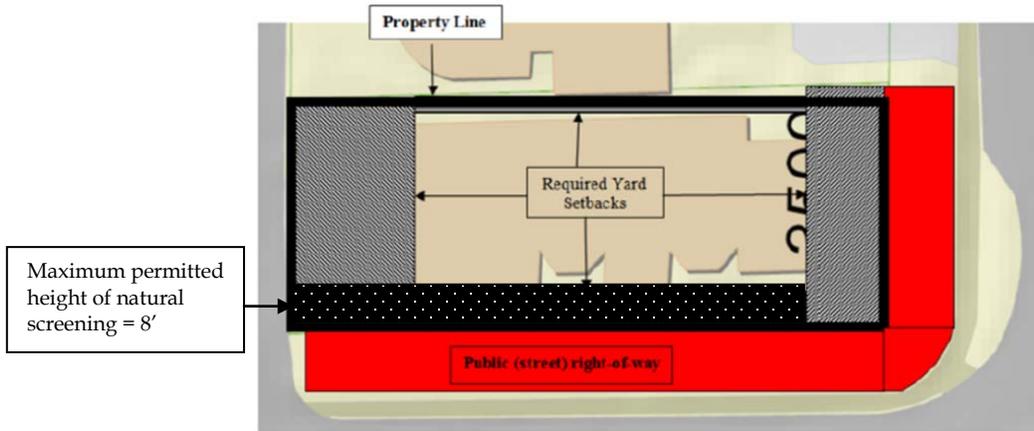
However, Plan Commissioners also acknowledged that there are times where additional screening may be necessary. Two examples included: 1) Corner lots, where more restrictive setback requirements result in the necessity to "stretch-out" a house from Front Yard to Rear Yard to be able to achieve similar square footage to interior lots that are not located on a street corner. In many cases, this results in a smaller Rear Yard and places greater pressure to utilize the Front Yard as additional private space, in

order to gain similar area for private space that an interior lot enjoys; and 2) Residential interior lot Front Yards which are located across a public right-of-way from a higher intensity use, such as an industrial, office or commercial property. The Plan Commission agreed that such lots should be provided an opportunity for natural screening above and beyond the short 30-inch-tall screening currently permitted by the Zoning Code.

### **Plan Commission Recommendation**

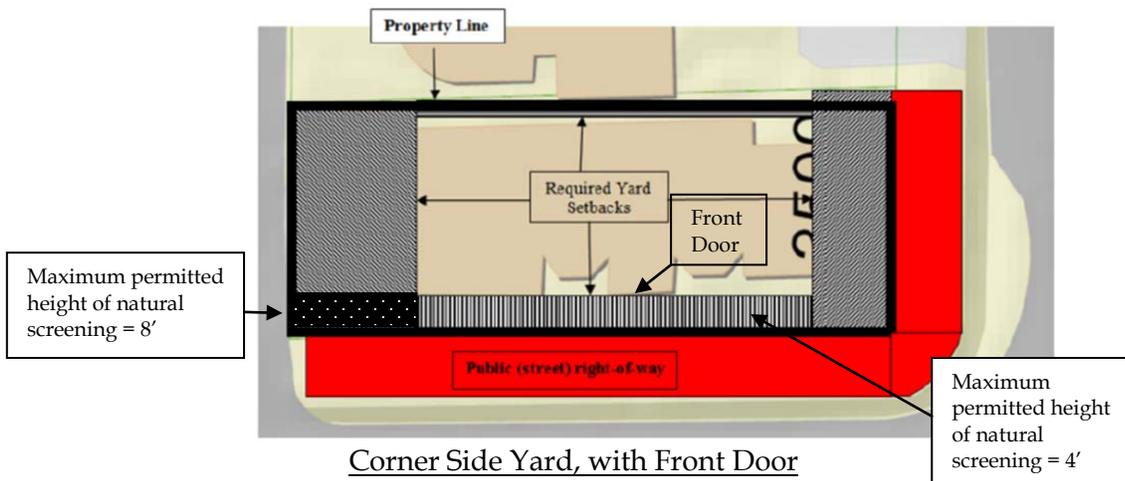
At the February 7, 2018 meeting, the Plan Commission addressed each of the staff-recommended Zoning Code revisions separately. Following, is a general summary of each of the specific proposed Code Amendments for which detailed Code language is provided in the attached Draft Ordinance:

- 1) **Natural Screening Exclusions** – Currently, Section 3.13(1)(b)(ii) of the Zoning Code excludes natural screening adjacent to the base of a home from any Village regulations. As such, there are no limitations on the height of such screening. The Plan Commission believed that this “zone” should be expanded to an area up to ten feet (10’) from the home, subsequently expanding the area where natural screening would be permitted, with no limitation on height. They then recommended Section 3.13(1)(b)(ii) of the Zoning Code be modified to make it clear that any natural screening within ten feet (10’) of a house would not be regulated by this Code and would be permitted with no restrictions. *This proposed amendment was unanimously recommended for approval, by a 5-0 vote.*
- 2) **Permitted Location of Natural Screening** – Currently, Section 3.13(12)(c) of the Zoning Code has a provision that allows natural screening in a Corner Side Yard where the front door to a residence faces that yard, with the caveat that such screening be no taller than four feet in height. However, a conflicting statement, in Section 3.13(9)(f) states that natural screening under these same conditions (Corner Side Yard, with a front door facing) is “not permitted.” The proposal is to remove the inconsistency and continue to permit such screening at four feet in height. *This proposed amendment was unanimously recommended for approval, by a 5-0 vote.*
- 3) **Permissibility in the Right-of-Way** – The Plan Commission debated whether or not natural screening in the Right-of-Way should be permitted, by right, under certain circumstances, or if it should continue to be permitted only through a “Special Fence” process, which is treated essentially as a Special Use, which requires a Public Hearing. It was the unanimous consensus of the Plan Commission that the status quo should continue, and that a Special Fence process be required, as no blanket approval should be provided to such an obstruction on public property. In making this determination, the Plan Commission also recommended that an inconsistency in Zoning Code Section 3.13(9)(g), which prohibits natural screening from the Right-of-way in all circumstances, be revised. *This proposed amendment was unanimously recommended for approval, by a 5-0 vote.*
- 4) **Natural Screening Height in Corner Side Yard** – The Plan Commission was concerned that on those Corner Side Yards with no front door that there be a reasonable limitation on the maximum height of natural screening, to reduce the potential “canyon effect” that could arise with neighboring properties maintaining natural screening along a Corner Side Yard. In order to protect against this, the Plan Commission recommended that such natural screening be limited to eight feet (8’) in height, by amending Section 3.13(12)(b). *This proposed amendment was unanimously recommended for approval, by a 5-0 vote.*



Corner Side Yard, with no Front Door

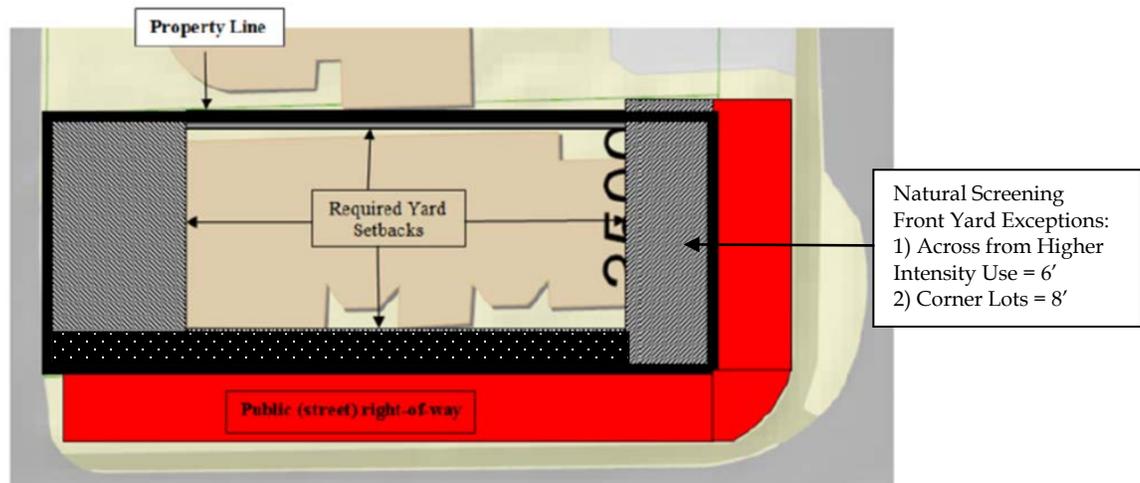
- 5) **Clarification on Permissible Heights in Corner Side Yard** - The Zoning Code currently states that in a Corner Side Yard where the front door to a residence faces that yard, natural screening will be permitted at a height no taller than four feet (4'). The language of this Code section is interpreted to regulate all natural screening in the entire Corner Side Yard in this manner. However, the Plan Commission recommended that only the natural screening immediately across from, and parallel to, the façade should be limited to four feet (4') in height, while the remainder of the natural screening in the Corner Side Yard should be allowed up to the eight-foot (8') limitation that natural screening in a Corner Side Yard with no front door would be permitted. *This proposed amendment was unanimously recommended for approval, by a 5-0 vote.*



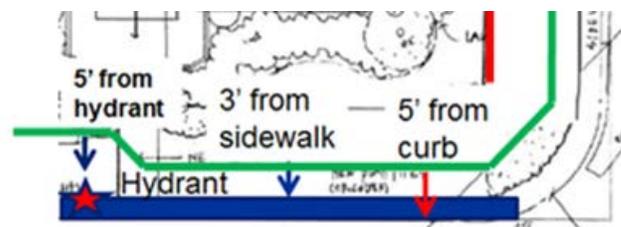
Corner Side Yard, with Front Door

- 6) **Natural Screening Height Permissibility in a Front Yard** - Currently, Front Yard natural screening has one permissible maximum height - thirty inches. The Plan Commission generally agreed that there should be two exceptions to this rule for Front Yards: 1) Single-family residential properties located across a public right-of-way from a property that is in a commercial, office, or Industrial Zoning District should be permitted natural screening up to six feet (6') in height to provide a buffer from these more-intensive uses; and 2) Corner lots should be permitted natural screening up to eight feet (8') in height, to match what is permitted in certain Corner Side Yards. This is in recognition that the Rear Yards alone on these lots do not offer a similar-sized private area as interior lots maintain in their Rear Yard. Taller screening in the Front Yard would help balance this imbalance. In addition, the limited number of corner lots in the Village would ensure that the undesirable "canyon effect" would not materialize over the

course of a residential block. *This proposed amendment was recommended for approval, by a 4-1 vote.* Commissioner Kohn objected, voicing concern about the reasonableness of such a tall permissible height in a Front Yard.



- 7) **Required Setbacks for Special Fences** – The Plan Commission wished to ensure that if natural screening in a Right-of-Way (deemed a “Special Fence”) were permitted, that there would be certain minimum standards from sidewalks, street curbs and above-ground infrastructures typically found in a Right-of-Way. It was determined that these setbacks shall be maintained at all times (at time of planting and thereafter). Setbacks include: five feet (5’) from any hydrant, utility pole, or similar infrastructure, three feet (3’) from a sidewalk, and five feet (5’) from the curb line of a street. These setbacks are intended to allow proper access to utilities, as well as ensure that sidewalks will not become overgrown and vehicles parked on a street will have ample space to allow occupants to enter and exit their vehicle. *This proposed amendment was unanimously recommended for approval, by a 5-0 vote.*



To summarize, the Plan Commission recommended the following:

- Excluded landscaping within ten feet (10’) of the base/façade of a house from the requirements of natural screening;
- Maintained the permissibility of natural screening in the Right-of-Way, only through a “Special Fence” review process;
- Limited natural screening in a Corner Side Yard, with no front door facing, to eight feet (8’) in height;
- Maintained the four-foot (4’) maximum height for natural screening in a Corner Side Yard, but only in that area across from, and parallel to, a façade of a home with a front door facing the Corner Side Yard;
- Increased the maximum permitted height of Front Yard natural screening to six feet (6’) when a home is across from specific higher-intensity zoning districts and to eight feet (8’) for corner lots;

- Required setbacks for natural screening, when permitted through the Special Fence process, to five feet (5') from any hydrant, utility pole, or similar infrastructure, three feet (3') from a sidewalk, and five feet (5') from the curb line of a street; and
- Eliminated multiple inconsistencies, in favor of retaining existing permissibilities.

**FINANCIAL IMPACT:**

None

**DOCUMENTS ATTACHED:**

1. Proposed Ordinance
2. July 5, 2017 Plan Commission Minutes Excerpt
3. July 5, 2017 Plan Commission Staff Report
4. November 1, 2017 Plan Commission Minutes Excerpt
5. November 1, 2017 Plan Commission Staff Report
6. February 7, 2018 Plan Commission Minutes Excerpt (Draft)
7. February 7, 2018 Plan Commission Staff Report
8. Pertinent Zoning Code Sections

**RECOMMENDED MOTION:**

**Move to approve** an Ordinance amending Section 3.13, fences and natural screening, of the Zoning Code, to further clarify permissible natural screening, its location, height, and setbacks.

**VILLAGE OF LINCOLNWOOD**

**ORDINANCE NO. 2018-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 3.13 OF  
THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE  
REGARDING NATURAL SCREENING**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LINCOLNWOOD  
THIS \_\_\_\_\_ DAY OF FEBRUARY, 2018.

Published in pamphlet form  
by the authority of the  
President and Board of Trustees  
of the Village of Lincolnwood,  
Cook County, Illinois this  
\_\_\_\_\_ day of \_\_\_\_\_, 2018

---

Village Clerk

**AN ORDINANCE AMENDING SECTION 3.13 OF  
THE VILLAGE OF LINCOLNWOOD ZONING ORDINANCE  
REGARDING NATURAL SCREENING**

WHEREAS, the Village of Lincolnwood is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, Section 3.13 of the "Village of Lincolnwood Zoning Ordinance," as amended ("**Zoning Ordinance**"), regulates the installation and maintenance of fences and natural screening within the Village; and

WHEREAS, the Village President and Board of Trustees desire to amend Section 3.13 of the Zoning Ordinance to update and clarify several requirements and regulations related to natural screening (collectively, the "**Proposed Amendments**"); and

WHEREAS, pursuant to notice duly published in the Lincolnwood Review on June 15, 2017, the Lincolnwood Plan Commission ("**Plan Commission**") conducted a public hearing over several dates between July 5, 2017, and February 7, 2018, concerning the Proposed Amendments; and

WHEREAS, at the conclusion of the public hearing, the Plan Commission made findings and recommended that the President and Board of Trustees adopt the Proposed Amendments; and

WHEREAS, having considered the findings and recommendations of the Plan Commission, the President and Board of Trustees have found and determined that the adoption of the Proposed Amendments, as set forth in this Ordinance, is in the best interests of the Village and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. FENCES AND NATURAL SCREENING. Section 3.13 of Article III of the Zoning Ordinance is hereby amended further to read as follows:

**"3.13 FENCES AND NATURAL SCREENING**

- (1) Purpose and scope. This Section 3.13 provides for the regulation of fences and natural screening throughout all zoning districts of the Village. This article encourages the residents and businesses of the

Additions are bold and double-underlined; ~~deletions are struck through.~~

Village to utilize natural screening over fencing whenever possible or to consider the use of an open, wrought iron type fences in conjunction with an evergreen hedge to achieve safety, privacy, and aesthetics for residences and businesses.

\* \* \*

b. Certain natural screening excluded from these regulations.

i. Natural screening existing at the time of the adoption of this Section 3.13 so long as the natural screening is maintained in good health and is well maintained (e.g., wood is properly pruned to remove dead branches and members) and so long as the existing natural screening:

(a) Does not present a safety hazard or obstruct vision for the safe ingress and egress from driveways;

(b) Does not present a safety hazard or violate the Village's line of sight regulations as set forth in the Village Code of Ordinances;

(c) Does not inhibit the movement of pedestrian traffic upon sidewalks.

ii. ~~Hedges which are adjacent to buildings and which do not act as a barrier or boundary (e.g., foundation plantings)~~ **Landscape vegetation that is located at the base, or within 10 feet, of any facade of a single-family residential building.**

iii. Individual plantings of trees, bushes, flowers and grasses that do not constitute natural screening and which do not present a safety hazard or obstruct vision for the safe ingress and egress from driveways.

\* \* \*

(8) Special fences; preexisting masonry fences: landscape terrace walls; decorative wrought iron fences, through lot fences. Special fences are those which have a greater potential than permitted fences to have an adverse impact upon the surrounding neighborhood. Special fences may be appropriate in some

**Additions are bold and double-underlined;** ~~deletions are struck through.~~

locations and inappropriate in other locations. The following fences may be allowed by special fence authorization in accordance with this Section 3.13 where the Zoning Board of Appeals finds that a special fence is appropriate at the location requested. The Zoning Board of Appeals may recommend, and the Board of Trustees may impose conditions, terms and restrictions in addition to those set forth herein as a condition of granting special fence authorization.

- a. The following types of fences shall be special fences:
  - i. Brick walls, masonry fences, and stone walls.
  - ii. Masonry enclosures.
  - iii. Landscape terrace walls of stone or masonry construction, over 30 inches in height.
  - iv. Decorative wrought iron fences.
  - v. Through lot fences.
  - vi. Natural screening on public rights-of-way, utility easements, or Village property installed and maintained by private individuals at their expense, **but only if the natural screening is set back at all times not less than: five feet from all hydrants, utility poles, and similar installations; three feet from all sidewalks; and five feet from the curb line of a street.**
  - vii. Open, four-foot fences maintaining a five-foot setback from the corner side yard property line with screening shrubs installed to the street side of the fence, located in the corner side yard to the rear of the home.
- b. Those items set forth in (8)a.(i) through (vi) above, which were legally in existence at the time of enactment of this Section 3.13, may continue to exist, so long as they are maintained in good condition, do not pose a safety hazard and conform to the line of sight regulations as set forth in the Village Code.

Notwithstanding the foregoing, special fences are subject to the provisions relating to fence replacement (as defined in

Article II, Rules and Definitions), permit requirements [Section 3.13(4)] and replacement, relocation and repair requirements [Section 3.13(23)].

- (9) Location and orientation of fences and natural screening.
  - a. Line of sight distance required. Any person erecting, constructing, installing, or replacing a fence and planting or replacing a natural screen shall ensure that adequate sight distance is provided at the intersection of two alleys, or a street and an alley, or the intersection of two streets. (See Figures x and xx following.)
  - b. The front face of a fence shall be directed toward adjacent residential property or streets. However, the back face of a fence may be oriented toward an alley.
  - c. Fencing shall not be allowed in front yards, except as provided in this section.
  - d. Permitted interior side yard fencing (not on a corner lot adjacent to a street) shall be set back from the front facing façade of the principal building by three feet or more.
  - e. On a corner lot, fencing shall be aligned with the front facing façade or any other street-facing façade of the principal building and shall maintain a minimum setback in conformance with the line of sight requirement as set forth herein.
  - f. ~~Natural screening which substantially encloses the front facing design façade yard area is not permitted.~~ **[Reserved]**
  - g. A fence or natural screen shall be properly located and shall not encroach upon the property of another, nor on the public right-of-way, ~~including alleyways~~ **except as may be approved as a special fence pursuant to Section 3.13(8) of this Code.** Owners and installers of fences and natural screens **screening** are jointly and severally responsible for installing such materials in the proper location. The Village will not be responsible for any improperly located fence or natural screening.

\* \* \*

- (12) Natural screening in residential districts.

**Additions are bold and double-underlined;** ~~deletions are struck through.~~

- a. Natural screening may be installed in rear and side yards, without restriction to height, provided such screening does not obstruct the Village line of sight distance regulations.
- b. Natural screening may be installed on a corner lot side yard **in accordance with the following:**
  - ~~i.~~ **The screening,** ~~but~~ shall be set back a sufficient distance from the side lot line to allow it to be maintained when in its mature state so as to not obstruct the walking and traveling public upon Village sidewalks.
  - ~~e.~~ **ii.** ~~Natural screening may be installed on a corner lot side yard, where~~ **Where** the front facing design facade of the residence (the side containing the main entrance) faces the corner lot side yard (as opposed to the front yard), ~~but~~ **the screening** shall be restricted and maintained to no more than four feet in height **for the area bounded by a line extended parallel to the rear elevation of the principal building, a line extended parallel to the front elevation of the principal building, the corner lot side property line, and the facade of the building facing the corner lot side yard. In all other corner lot side yard locations, the screening shall be restricted and maintained to no more than eight feet in height.**

\* \* \*

(20) Natural screening material.

- a. Natural screening in front yards.
  - i. In residential districts bushes in excess of 30 inches in height comprising a hedge forming a natural screen as of the effective date of this Zoning Ordinance and which are located in the front or side corner lot, may remain so long as the bushes do not violate the safety visibility triangle, are in a healthy condition, and are kept maintained. Bushes which are dead, diseased, unsightly or create a safety hazard must be removed from such a hedge, and once removed may not be replaced.

**Additions are bold and double-underlined;** ~~deletions are struck through.~~

ii. ~~Following the effective date of this amendment,~~ **Natural** screening hedges may be planted so long as they do not obstruct sidewalks, are planted on private property, not the public parkway, do not exceed 30 inches in maintained height, and are not a safety hazard; **provided, however, that: (a) for properties located across a public right-of-way from a property located in a commercial, office, or industrial zoning district, and improved with a single-family residential structure, natural screening in front yards may be maintained to a height of not more than six feet; and (b) natural screening in front yards of corner lots may be maintained to a height of not more than eight feet.**

b. Safe passage. A fence or natural screening shall not impede the safe passage of pedestrian traffic on sidewalks."

\* \* \*

SECTION 3. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2018.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTENTION: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Barry I. Bass, President  
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the  
\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Beryl Herman, Village Clerk  
Village of Lincolnwood, Cook County, Illinois

#55368138\_v1

Commissioner Sampen inquired as to why all M-B properties should not be included in this type of Retail Overlay Zone. Development Director replied that the properties in other M-B districts are too far from arterial roadways to make an impact, and most M-B properties are doing well. The light industrial vacancy rate in Lincolnwood is fairly low. This proposed Retail Overlay Zone would apply to larger commercial redevelopment, such as a grocery store or other larger uses.

Acting Chairman Pauletto asked if there was anyone in the audience who would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

**Motion to recommend approval** for consideration of a Zoning Code Map Amendment to establish a Retail Overlay Zone over M-B zoned properties between West Devon Avenue, North Lincoln Avenue, and the former Union Pacific property was made by Commissioner Sampen and seconded by Commissioner Novoselsky.

Case #PC-09-17 will be heard at the July 18, 2017 meeting of the Village Board. Since there was no public objection and a unanimous vote by the Plan Commission, this meeting will permit final Ordinance consideration.

**Aye: Sampen, Novoselsky, Auerbach, Kohn, and Pauletto**

**Nay: None**

**Motion Approved: 5-0**

#### **VII. Case #PC-10-17: Zoning Code Text Amendment – Natural Screening on Residential Properties**

Acting Chairman Pauletto announced Case #PC-10-17 for consideration of a Zoning Code Text Amendment to modify the permissibility and requirements for Natural Screening on residential properties and adjacent Natural Screening defined as a Special Fence due to its location on public rights-of-way and utility easements.

Development Director McNellis began his presentation by announcing that this first meeting on this subject is for staff direction only. The definition and where Natural Screening is currently permitted was presented for review. Natural Screening is defined as *“the use of deciduous trees or bushes, evergreen trees or bushes, or other live plantings which are planted or grown in a manner that creates a hedge which acts as a barrier or boundary”*. Natural Screening is currently permitted, by right, on single-family residential property in any required Yard with different height permissibility. Natural screening is also currently permitted in public rights-of-way with Special Fence approval.

Currently, Natural Screening is allowed in the Rear and Side Yards for single-family residential properties (Interior and Corner with no front door) with no height restriction. The Corner Side Yard with the front door to the residence is allowed to be no higher than four feet. The Front

Yard has a maximum height of thirty inches. No visual barrier from the street is currently permitted in the front yard. Any deviation from the above would require a Variation request with a Public Hearing before the Zoning Board of Appeals. For clarification, it was noted that on any corner lot, the narrowest side of the property facing the street is considered the Front Yard no matter where the front entrance is located. The opposite side of the property is considered the Rear Yard. The Side Yard adjacent to another residence is considered the Interior Side Yard, and the side facing the street is called the Corner Side Yard. Natural Screening in the Corner Side Yard gives the resident more usable backyard space due to the setback requirements for corner residences.

Natural Screening on public rights-of-way is permitted only as a Special Fence which is defined as *“those which have a greater potential than permitted fences to have an adverse impact upon the surrounding neighborhood. These fences may be appropriate in some locations and inappropriate in other locations”*.

Development Director McNellis presented positive and negative aspects for options for increased permissibility of Natural Screening. The four options presented include the following: 1) Location On-Site/Off-Site; 2) Plant Material Height in Front Yard/Corner Side Yard; 3) Seasonal Opacity; and 4) Maximum Plant Material Height.

Staff recommends the following setback conditions, at a minimum:

1. Maintain a three-foot minimum setback from a sidewalk to ensure that growth of the Natural Screen will not impede on the sidewalk itself;
2. Maintain a five-foot minimum setback from a curb line where there is no sidewalk, to ensure that growth does not impede upon the street or the ability to enter/exit vehicles parked on the street;
3. Maintain the existing line of sight triangle;
4. Maintain a five-foot setback from an above-ground utility, such as a fire hydrant, street light pole, etc. to ensure that growth of the natural screen does not impede the ability to utilize or service those utilities; and
5. Require that any Natural Screening in a Front or Corner Lot Side Yard be permitted only if there is an appropriate visual line of sight to a house number on the outer façade of a home for identification by emergency services from the street right-of-way.

Commissioner Sampen stated that unless it creates line of sight issues, the homeowner should be able to plant a line of trees or bushes that is not unpleasing. Acting Chairman Pauletto agreed with Commissioner Sampen. Commissioner Auerbach did not agree with having tall hedges in the Front Yard and maintained that all hedges should have height limitations.

Development Director McNellis asked the Commissioners what information they would like staff to provide for the next meeting. Commissioner Auerbach would like to see examples of front yards that have strong hedges and show what it does to the streetscape as you are driving or

walking as well as from across the street. Other examples should show different height requirements for Corner Side Yards. Commissioner Auerbach believes that hedges should be the same size as allowable fences as far as Corner Side Lots go. Commissioner Novoselsky stated that many corner lots have a relatively smaller yard and shrubbery can maximize the use of the Rear and Corner Side Lot for backyard use. Commissioner Novoselsky is against shrubbery blocking the front of the home. Development Director McNellis asked the Commissioners if they were against allowing shrubbery thirty inches or higher going into the public rights-of-way as a matter of right. The majority of the Commissioners did not have an issue with this request.

Acting Chairman Pauletto asked if anyone in the audience would like to address the Plan Commission regarding this Public Hearing. Let the record state that no one came forward.

**Motion to continue** to the August 2, 2017 meeting of the Plan Commission was made by Commissioner Sampen and seconded by Commission Kohn.

**Aye: Sampen, Kohn, Auerbach, Novoselsky, and Pauletto**

**Nay: None**

**Motion Approved: 5-0**

#### **VIII. Other Business**

No other business was discussed. Acting Chairman Pauletto asked if anyone in the audience would like to address the Plan Commission. Let the record state that no one came forward.

#### **IX. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, August 2, 2017.

#### **X. Adjournment**

**Motion to adjourn** was made by Commissioner Novoselsky and seconded by Commissioner Sampen. Meeting adjourned at 8:20 p.m.

**Aye: Novoselsky, Sampen, Auerbach, Kohn, and Pauletto**

**Nay: None**

**Motion Approved: 5-0**

Respectfully submitted,

Kathryn M. Kasprzyk  
Community Development Coordinator



## Plan Commission Staff Report

### Case # PC-10-17

July 5, 2017

**Subject:** Consideration of Text Amendments to Modify the Permissibility and Requirements for Natural Screening on and Adjacent to Single-Family Residential Properties

**Requested Action:** Text Amendments to Village Code Section 3.13, Fences and Natural Screening, to modify the permissibility of Natural Screening on Single-Family Residential Properties and adjacent Public Rights-of-Way.

**Petitioner:** Village Board

#### **Summary:**

##### **Natural Screening (Definition)**

*The use of deciduous trees, deciduous bushes, evergreen trees, evergreen bushes, or other live plantings which are planted or grown in a manner that creates a hedge which acts as a barrier or boundary.*

##### **Natural Screening Requirements on Single-Family Residential Property:**

The Zoning Code currently permits natural screening to be installed on single-family residential property in any required Yard (Building Setback) with different height permissibility for each Yard. Rear and Side (Interior and Corner Side Yards where the front door to a residence does not face that street) Yards have no restriction on the height of Natural Screening, while the maximum height is four feet (4') in the Corner Lot Side Yard (adjacent to a street right-of-way, where the front door to the residence does face that street) and thirty inches (30") in a Front Yard (see attached Code Sections 3.13(12)(C), 3.13(16)(b) and 3.20 (a)(ii). These requirements can be modified only through a Variation process.

The effect of the lower height permissibility in Front and certain Corner Side Yards is that those yards facing a street right-of-way are currently not permitted to install natural screening that acts as a visual "wall" from the street, obscuring the majority of the home's façade. However, field visits of residential neighborhoods show it is clear that this restricted condition has not been uniformly followed. Whether this is through resident's lack of knowledge regarding this requirement or simply a disregard for the Code, it is unknown. There are a number of examples throughout the Village of natural screening taller than four feet in Corner Side Yards, and fewer examples of natural screening taller than thirty inches in Front Yards. This discrepancy may often be due to Corner Side Yards being combined with Rear yards to create a larger and more usable space on corner lots. While, in general, most residents do not see the need to fully screen the front of their home from the street.

### **Natural Screening Requirements in Public Right-of-Way, Adjacent to Single-Family Residential Property:**

The Zoning Code currently permits natural screening to be located in public rights-of-way only as what is called a “Special Fence”. Special Fences “are those which have a greater potential than permitted fences to have an adverse impact upon the surrounding neighborhood”. This same section notes that “Special Fences may be appropriate in some locations and inappropriate in other locations”. Natural Screening “on public rights-of-way, utility easements, or Village property installed and maintained by private individuals at their expense” is listed as a type of Special Fence in (Attached) Code Section 3.13(8) of the Village Code. Special Fences require a public approval process and Hearing conducted by the Zoning Board of Appeals, similar to a Variation. Similar to existing natural screening located on single-family residential properties, existing natural screening located in rights-of-way adjacent to those same single-family residential properties can be found throughout the Village’s neighborhoods. Staff has not been made aware of any concerns raised regarding this somewhat common practice.

### **Staff Analysis:**

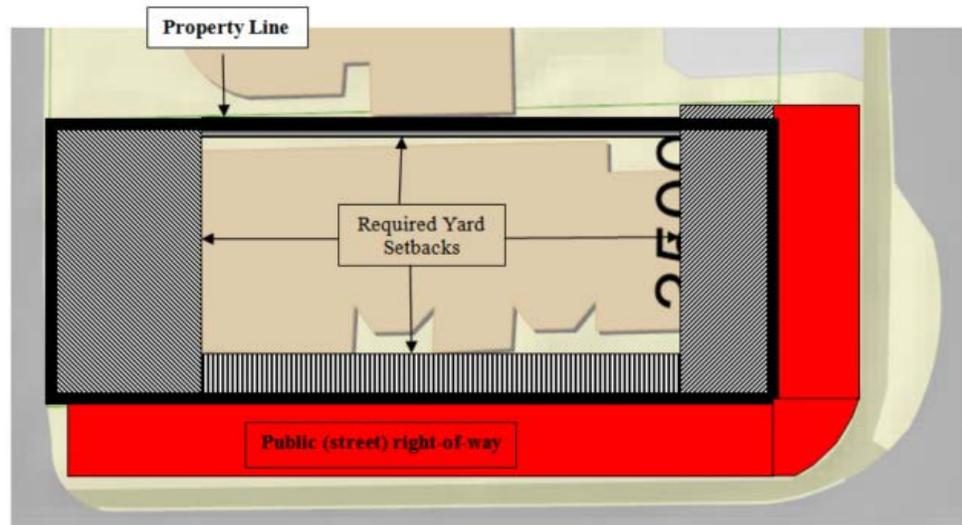
The arguments in favor of easing the restrictions on natural screening height and location relate primarily to the provision of options to increase the usable outdoor space on smaller lots, especially corner lots, and/or a desire for privacy. It is clear that corner lots generally have less usable space, given the larger setbacks along the Corner Lot Side Yard. This can severely limit the opportunities for a true “private” backyard, shielded from the public roadways, which midblock lots enjoy. Further, there are residents who would rather remove any perceived intrusion into the privacy of their front yards by installing a natural screen. Village Code does not permit a fence to be located anywhere in the Front Yard setback, and further requires that fences in the Interior Side Yard be setback a minimum of three feet behind the front façade of the residence. Therefore, a natural screen would be the only option to screen a single-family residential lot from view of the street.

Should the Plan Commission wish to consider increased permissibility of natural screening on, and adjacent to, single-family residential properties, there are several options in various combinations that could be considered:

- A) Location On-site/Off-site** – Currently, Natural Screening is permitted on residential property and by special approval (Special Fence) in the public right-of-way. Therefore, locational permissibility can be increased only by permitting natural screening in the public right-of-way by right (with no Special fence approval required). There is also the option of permitting natural screening in the public right-of-way only for that area adjacent to a Corner Lot Side Yard. That area is typically connected to the rear yard of the property which is an area that is most likely to be utilized as private space, as it is not entered through the main front entrance of a residence.

**Positive Aspects:** Permitting natural screening on and off residential property (with specific limitations to be considered and discussed later in this memo), by right, is to allow what is already occurring in Village neighborhoods to legally continue.

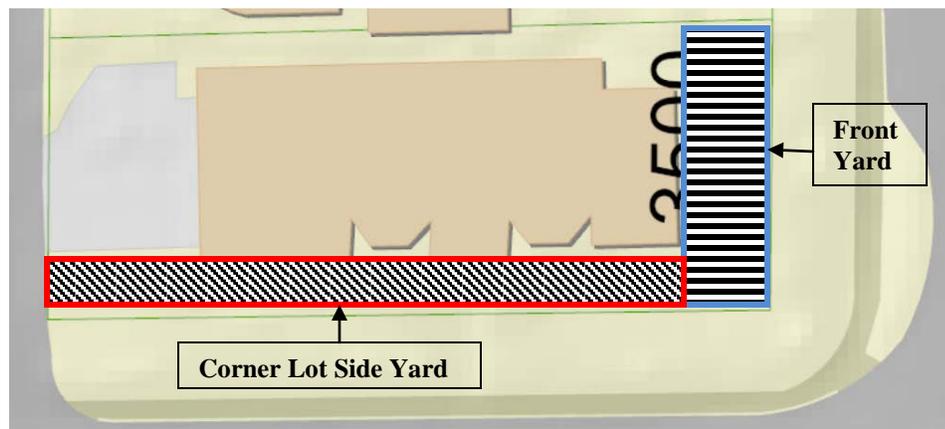
**Negative Aspects:** Typical wider, more-open street cross-section may end up significantly reduced in many locations.



**B) Plant Material Height in Front Yard/Corner Side Yard** – Currently, natural screening height is limited in a Corner Lot Side Yard if the front facing design façade (the façade which incorporates the front door – see attached Code Section 2.02) of the house faces that property line. In addition, natural screening currently has the most restrictive height (30” maximum) in the Front Yard. It appears this is at least partially due to the need for emergency service responders to have the ability to see street addresses on homes. However, Code requirements could be amended to remove different permissibilities for a front yard or front façade of a building versus a Corner Side Yard with no front door.

**Positive Aspects:** The removal of a limitation on natural screening height, tied solely to a front door location or Code designation of a Front Yard, allows flexibility and is not arbitrary. This allows residents the opportunity to determine functionally where the usable part of their yard is located and screen accordingly.

**Negative Aspects:** The front facades of homes could begin to disappear behind evergreen privacy walls, potentially drastically altering the street cross-section.



C) **Seasonal Opacity** – This refers to whether or not natural screening is opaque year-round, which would be achieved through installation of evergreens, or is opaque only in the spring-fall, which would suggest only deciduous bushes be permitted. There is also the option of permitting a maximum percentage of evergreen plant material in a screen to provide diversity and break up the visual barrier in the colder months when yards are less utilized. So, the options would be as follows:

- 1) Evergreens permitted for 100% of natural screen;
- 2) Prohibition on evergreen plant material in a natural screen; or
- 3) Maximum percentage of evergreens in a natural screen (i.e. 50% or less, 66% or less, etc. with remainder as deciduous).

**Positive Aspects:** Would allow residents an opportunity to install a “privacy wall” of plant material in conjunction with taller plant material height (see below).

**Negative Aspects:** The front facades of homes could begin to disappear behind evergreen privacy walls, potentially drastically altering the street cross-section.



**Evergreen Plant Material**



**Deciduous Bushes – Summer**



**Deciduous Bushes - Winter**

**D) Maximum Plant Material Height** – This refers to the maximum permissible height for plant material in a natural screen at any time, regardless of location. In other words, if heights are to be limited, then plant material must either take a form in which it can be trimmed (hedges) or must be of a shorter species that grows no taller than the maximum height set. So, the options would be as follows:

- 1) No limitation on natural screen height in any Yard;
- 2) Maintain low natural screen maximum height in Front and/or Corner Lot Side Yards (i.e. 30”, 36” or 48”); or
- 3) Maintain mid-size natural screen maximum height in Front and/or Corner Lot Side Yards (i.e. 6’ or 8’).

**Positive Aspects:** Allows evergreen trees or upright hedges (such as Arborvitae) to be planted, and there would be no need to maintain those trees/hedges.

**Negative Aspects:** The front facades of homes could begin to disappear behind evergreen privacy walls, potentially drastically altering the street cross-section.



**Low Natural Screen**



**8’ Natural Screen**

*The attached checklist has been prepared to help the Plan Commission begin to look at these options and determine if and where limitations on natural screening should be lessened.*

Regardless of the options that could be considered in amending the Village Code regarding the permissibility of natural screening, staff recommends the Plan Commission consider requiring the following specific setbacks:

1. Minimum setback from a sidewalk (3’ recommended) to ensure that growth of the natural screen will not impinge on the sidewalk itself;
2. Minimum setback from a curb line (5’ recommended), where there is no sidewalk, to ensure that growth does not impinge upon the street or the ability to enter/exit vehicles parked on the street;
3. Maintain the existing line of sight triangle, as defined in attached Village Code Section 3.13(9)(g);

4. Maintain setback from an above-ground utility, such as a fire hydrant, street light pole, etc. (5' recommended) to ensure that growth of the natural screen does not impeded the ability to utilize or service those utilities; and
5. Require that any natural screening in a Front or Corner Lot Side Yard be permitted only if there is an appropriate visual line of sight to a house number on the outer façade of a home for identification by emergency services from the street right-of-way.

### **Conclusion**

Staff supports an overhaul of certain requirements limiting natural screens on and adjacent to single-family residential properties. Specifically, staff supports additional permissibility for natural screens in Corner Lot Side Yards, including permitting such screens to encroach into the public right-of-way, with the caveat that the four specific setbacks and additional requirement regarding visibility of house numbers noted above be maintained. Staff would not propose limiting these natural screens in the Corner Lot Side Yard, even if the front door of the home is located on that façade. Given that Corner Lot Side Yards on corner lots are back-to-back with other corner lots, these “short blocks” could maintain a smaller street cross-section without compromising the overall character of neighborhoods. Staff would also recommend that natural screening in these Corner Lot Side Yards be permitted to be 100 percent opaque year-round, and that there be no maximum height limitation. Staff would not support extending these permissibilities to Front yards, however. We believe that in order to maintain the open street cross-section and openness between neighbors, the Front Yard is a “public space” of sorts and should be maintained free of natural screening which acts as a barrier.

Staff would recommend that if natural screening that defines a boundary is still desirable in a front yard or on the right-of-way adjacent to a Front Yard, such natural screening should be no taller than thirty inches in height. The one exception staff would recommend is in those locations where the Front Yard of a single-family residential property is across a street right-of-way from a non-residential zoning district. In those instances, an evergreen screen of a greater height could be permitted, with the caveat that an appropriate visual line of sight to a house number on the outer façade of a home for identification by emergency services from the street right-of-way be provided.

### **Staff Recommendation**

Staff is seeking direction from the Plan Commission regarding the acceptability of these many potential variants of increased natural screening permissibility. With this direction, staff will prepare proposed Code Language for review by the Plan Commission at the August 2, 2017 meeting.

### **Documents Attached**

1. Pertinent Village Code Sections
2. Checklist



**MEETING MINUTES  
OF THE  
PLAN COMMISSION  
NOVEMBER 1, 2017 – 7:00 P.M.**

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

**MEMBERS PRESENT:**

Chairman Mark Yohanna  
Sue Auerbach  
Adi Kohn  
Anthony Pauletto  
Don Sampen (left at 8:00 p.m.)

**MEMBERS ABSENT:**

Steven Jakubowski  
Henry Novoselsky

**STAFF PRESENT:**

Steve McNellis, Community Development Director  
Doug Hammel, Community Development Manager  
Kathryn Kasprzyk, Community Development Coordinator

**I. Call to Order**

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

**II. Pledge of Allegiance**

**III. Approval of Minutes**

**Motion to recommend approval** of the October 2, 2017 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Pauletto.

**Aye: Sampen, Pauletto, Auerbach, Kohn, and Yohanna**

**Nay: None**

**Motion Approved: 5-0**

**V. Case #PC-10-17: Zoning Code Text Amendment – Natural Screening on Residential Properties (Continued from October 2, 2017, September 6, 2017, August 2, 2017 and July 5, 2017)**

Chairman Yohanna announced the continuation of Case #PC-10-17 for consideration of a Zoning Code Text Amendment to modify the permissibility and requirements for Natural Screening on residential properties and adjacent Natural Screening defined as a Special Fence due to its location on public rights-of-way and utility easements.

Development Director McNellis reviewed current requirements and conditions for natural screening on single-family residential properties and in public rights-of-way adjacent to single-family residential properties. Additional information to be provided by staff include: 1) Ensure that landscaped areas in close proximity to the building facade are exempted from landscape screening regulations; 2) Consider more relaxed regulations in Corner Lot Side Yards (and adjacent Rights-of-Way) than Front Yards (and adjacent Rights-of-Way); 3) Provide photos depicting examples of existing natural screening in Front and Corner Lot Side Yards; 4) Consider a maximum natural screen height similar to the permitted fence height in a Corner Lot Side Yard; 5) Ensure natural screening does not obscure the house number from the street; and 6) Consider whether or not natural screening should be permitted in the Right-of-Way adjacent to the Corner Lot Side Yard by right, with no relief process required.

Examples of existing natural screening in Lincolnwood, as well as other North Shore suburban communities, were shown for review and discussion.

Requested action is for feedback and direction to staff to prepare appropriate code language for consideration at the December 6, 2017 Plan Commission meeting. This request came from the Village Board due to a ZBA case where the Petitioner wanted to plant along the sidewalk in the Corner Side Yard and Front Yard. The Zoning Board of Appeals recommended natural screening on the Corner Side Yard but not on the Front Yard.

Commissioner Pauletto mentioned line of sight issues and would recommend limitations to natural hedging in Corner Side Yards. Commissioner Auerbach was opposed to hedges along the Corner Side Yard up to the front door as this does not promote a neighborhood feel. A hedge should not serve as a fence. Commissioner Auerbach was not averse to planting in the right-of-way. Commissioner Sampen stated he was not opposed with screening in the Corner Lot Side Yard up to the front door, and hedging up to four feet in the Front Yard. Commissioner Kohn agreed that hedges in the Front Yard can be used as a barrier. Chairman Yohanna stated the Village should be able to make residents remove hazardous plantings in the right-of-way and is opposed to plantings in the right-of-way by right.

Commissioner Auerbach asked if the wording of the text amendment should be based on the curb or sidewalk versus the property line as many homeowners do not have a survey or know where the property line is.

Front Yard barrier plantings were opposed by all Commissioners except for Commissioner Sampen who thought plantings could be up to 48 inches tall. The current Code allows plantings up to 30 inches in height in the Front Yard. Plantings in Corner Side Yards in the right-of-way were opposed by all Commissioners, but approved on private property, with a defined height, was agreed to by the Commissioners. Residential property facing commercial or industrial uses may be allowed a four-foot hedge in the Front Yard.

Development Manager McNellis will present the draft language for review and discussion at the December 6, 2017 Plan Commission meeting.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to continue** Case #PC-10-17 to the December 6, 2017 Plan Commission meeting was made by Commissioner Pauletto and seconded by Commissioner Auerbach.

**Aye: Pauletto, Auerbach, Kohn, Sampen, and Yohanna**

**Nay: None**

**Motion Approved: 5-0**

V. **Case #PC-13-17: Text Amendment for the Permissibility of Auto/Light Truck Sales and Service Uses as Special Uses in the O, Office District**

Chairman Yohanna announced the continuation of Case #PC-13-17 for consideration of a Zoning Code Text Amendment to consider permitting Auto/Light Truck Sales and Service Uses as Special Uses in the O, Office District, as well as other potential regulations specifically related to Auto/Light Truck Sales and Service uses in the O, Office District that could be deemed relevant to such permissibility.

Development Manager Hammel stated that the O, Office District currently includes light manufacturing, general and medical offices and clinics, parking facilities, and parks and playgrounds. Rationale for the proposed amendment includes the similarity of auto truck sales and service, relationship to the Comprehensive Plan, location along prominent arterial corridors, size of existing lots, and greater flexibility for sales tax generating uses.

Key policy questions include: 1) should the Code require a minimum lot size for auto/light truck sales and service uses, 2) should the Code regulate the location of service operations relative to surrounding uses; and 3) should the Code permit service uses without a related auto sales use, and should the Code include requirements related to traffic and parking management.

Requested action includes feedback regarding policy considerations related to a potential Text Amendment permitting Auto/Light Truck Sales as a Special Use in the O, Office District and direction to staff to prepare appropriate code language for consideration at the December 6, 2017 Plan Commission meeting.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to continue** to the December 6, 2017 Plan Commission meeting was made by Commissioner Pauletto and seconded by Commissioner Auerbach.

**Aye: Pauletto, Auerbach, Kohn, and Yohanna**

**Nay: None**

**Motion Approved: 4-)**



## Plan Commission Staff Report

### Case # PC-10-17

November 1, 2017

**Subject:** Continued Consideration of Text Amendments to Modify the Permissibility and Requirements for Natural Screening on and Adjacent to Single-Family Residential Properties

**Requested Action:** Text Amendments to Village Code Section 3.13, Fences and Natural Screening, to Modify the Permissibility of Natural Screening on Single-Family Residential Properties and adjacent Public Rights-of-Way.

**Petitioner:** Village Board

**Summary:**

At the July 5, 2017 Plan Commission meeting, staff introduced background information regarding the permissibility of natural screening, both on single-family residential properties and in the adjacent right-of-way. The Plan Commission considered the location, landscape material types, and height of such materials and analyzed the anticipated impacts of possible amendments to the Zoning Code to increase the permissibility of natural screening. Following, is a list of areas for which the Plan Commission directed staff to provide additional information and follow up:

1. Ensure that landscaped areas in close proximity to the building facade are exempted from landscape screening regulations;
2. Consider more relaxed regulations in Corner Lot Side Yards (and adjacent Rights-of-Way) than Front Yards (and adjacent Rights-of-Way);
3. Provide photos depicting examples of existing natural screening in Front and Corner Lot Side Yards;
4. Consider a maximum natural screen height similar to the permitted fence height in a Corner Lot Side Yard;
5. Ensure natural screening does not obscure the house number from the street; and
6. Consider whether or not natural screening should be permitted in the Right-of-Way adjacent to the Corner Lot Side Yard by right, with no relief process required.

**1. Landscaped Areas Close to Building Façade:**

Several Plan Commissioners voiced concern at the July 5, 2017 meeting that landscaped hedges and plant material in a foundation landscaping bed in close proximity to building facades could be negatively impacted by new regulations. Staff further researched the Zoning Code and found that Section 3.13(1)(b)(ii), which currently excludes certain natural screening from these regulations, would apply in this case. That Code Section excludes the following:

*Hedges which are adjacent to buildings and which do not act as a barrier or boundary (e.g. Foundation plantings).*

While this Code section is clear that certain plantings are excluded from these regulations, it is unclear how a foundation planting is defined, and does not exempt any vegetation that is deemed to form a boundary, regardless of its proximity to a building façade. Staff believes this exemption could be revised, as follows, to allay any concerns regarding Foundation Plantings:

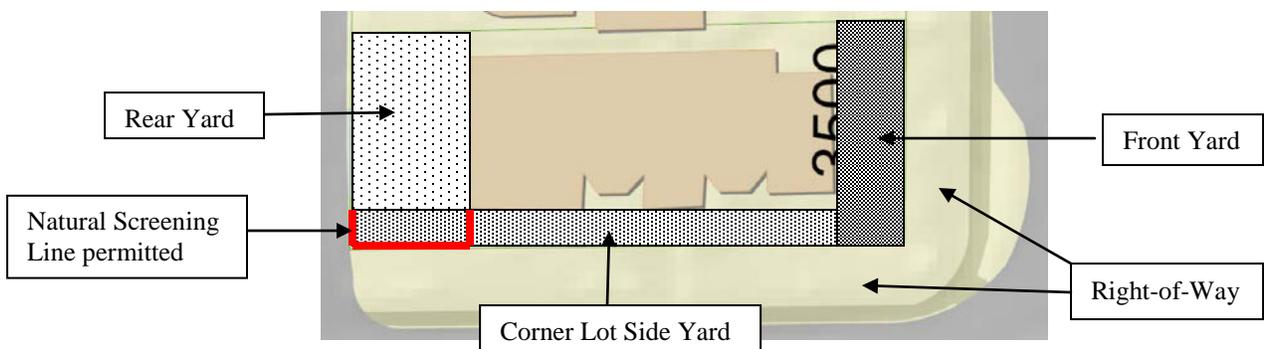
***Landscape vegetation, whether defining a boundary or not, that is located at the base of, or within ten feet of, any façade of a single-family residential building.***

**2. Relaxed Setbacks in Corner Lot Side Yards versus Front Yards:**

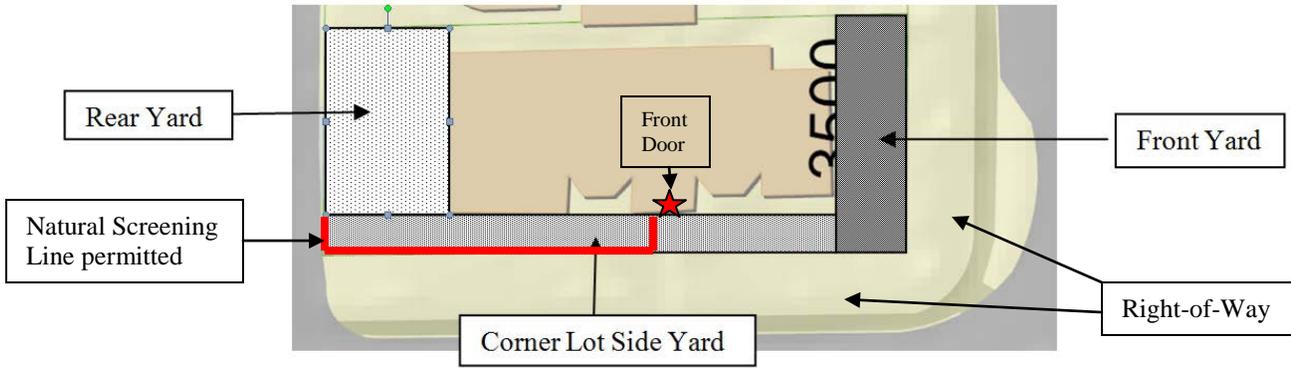
At the July 5, 2017 meeting, several Plan Commissioners stated an understanding that extending landscape screening into the Corner Lot Side Yard and adjacent Right-of-Way had some merit because corner lots often have smaller defined Rear Yards, leaving those homeowners at a disadvantage compared to other “standard” (i.e. mid-block) lots. It was also noted by several Plan Commissioners that allowing tall natural screening along front lot lines can contribute to the safety concerns of pedestrians after dark by providing a location that is obscured next to a public sidewalk. Such screens can also remove the “eyes on the street” effect that exists in most neighborhoods, where neighbors across the street may spot inappropriate activity in a front yard, of which the homeowner is unaware. Finally, at least one Plan Commissioner stated that screening the front of a residential lot with a tall solid hedge creates “bad neighbors.”

There are several potential options, in the **Corner Side Yard**, and/or adjacent Right-of-Way, that can provide opportunities to expand smaller Rear Yards:

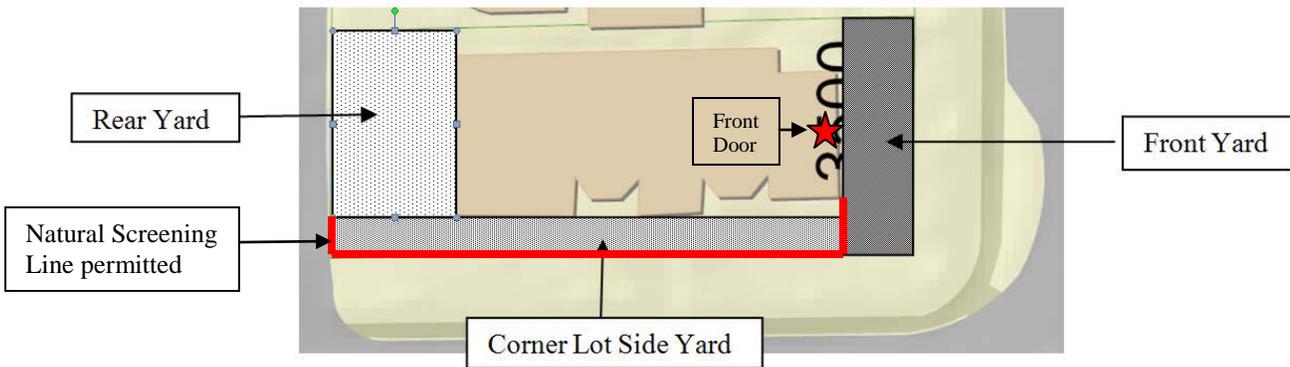
- A. Permit Landscape Screening of a defined height (six-feet high or taller) to extend to the Corner Side Lot Line, from the rear property line to the rear plane of the single-family home. In theory, this allows the same rear yard that a standard lot (mid-block) would be permitted.



- B. Permit Landscape Screening of a defined height (six-feet high or taller) to extend to the Corner Side lot Line, from the rear property line to a line even with the edge (closest to the rear yard) of any side-facing front door. This allows the maximum Rear Yard area without obscuring the entire corner façade of the house or the front door.



C. Permit Landscape Screening of a defined height (six-feet high or taller) to extend to the Corner Side Lot Line, from the rear property line to the front plane of the single-family home, only where the main front door to the house is not located on the façade facing the Corner Lot Side Yard.

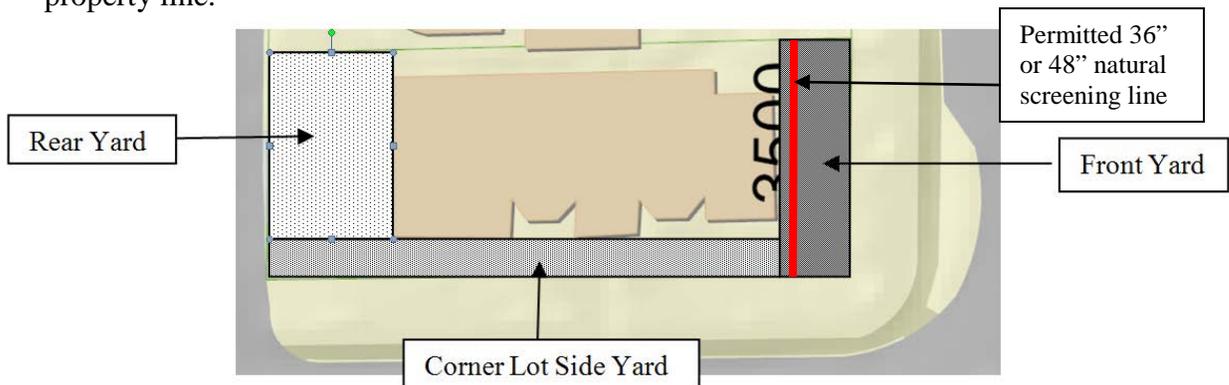


D. Permit A (above) to extend into the Right-of-Way.

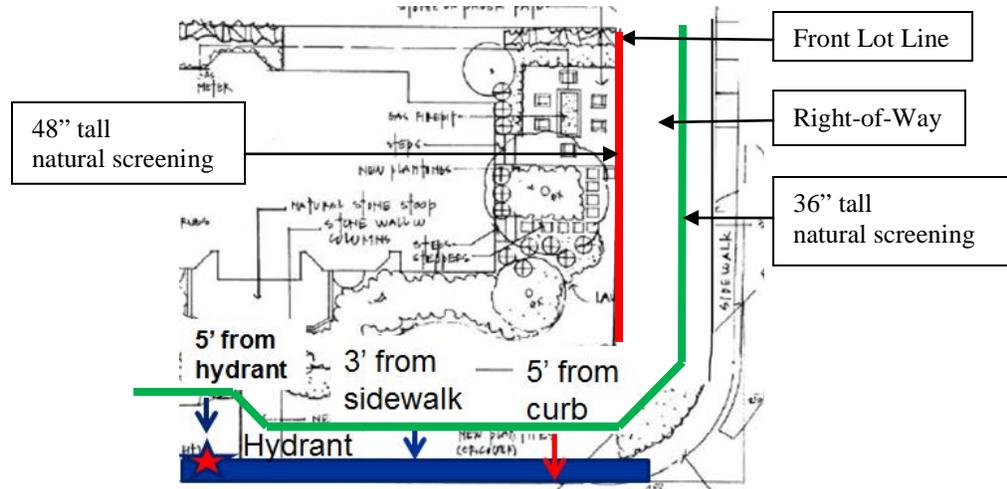
E. Permit B (above) to extend into the Right-of-Way

Should the Plan Commission wish to consider limited screening for the **Front Yard**, which would define a boundary but not act as a visual barrier between the street and house, here are a few potential options:

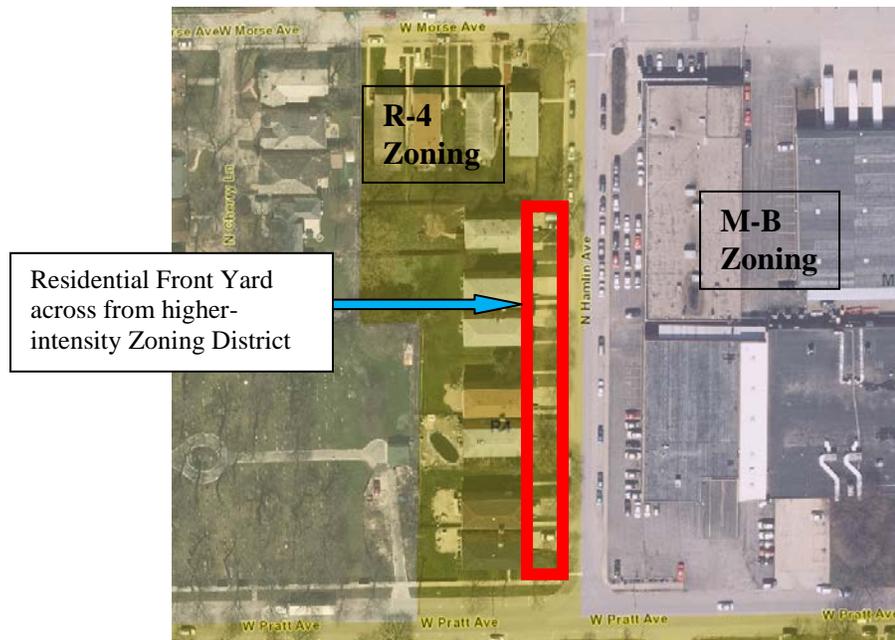
A. Permit Landscape Screening, no taller than 36 inches or 48 inches, along the front property line.



- B. Permit Landscape Screening, no taller than 36 inches in the Right-of-Way, subject to specific setbacks from sidewalks, curb lines, and above-ground utilities (including, but not limited to: light poles, utility poles, fire hydrants, signs) and 48 inches along the front lot line.



One exception in the Front Yard that staff would recommend be considered as an exception is a case where a residential Front Yard is across a street from a higher intensity use, such as an industrial or commercial property. One example is the homes shown below along the west side of Hamlin Avenue:



In these cases, the Plan Commission may wish to consider whether or not natural screening in front yards should be permitted at an increased height and opacity.

**3. Photographic Examples of Existing Natural Screening in Required Yards:**

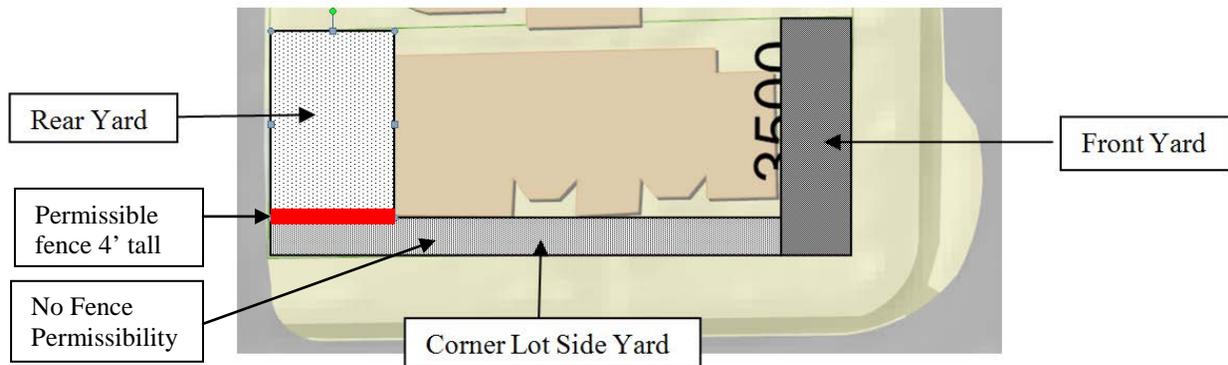
Attached are photos provided by Commissioner Auerbach and staff, depicting existing natural screening at Lincolnwood homes and at homes in other North Shore communities.

**4. Maximum Natural Screening Height Tied to Fence Permissibilities:**

One consideration brought up as part of the July 5, 2017 discussion regarding a proposed text amendment was to treat natural screening in a Corner Side Yard similar to the requirements for a fence. However, the Fence section of the Zoning Code (Section 3.13(11)(h) regulates fences in the Corner Side Yard as follows:

*(h) On a corner lot open and semiprivate fences not more than four feet in height may be erected in a corner side yard but only to a line which is perpendicular to the rear façade of the residence and shall align with the front facing façade.*

The long-held interpretation of this requirement is that fences are essentially not permitted in a Corner Side Yard (given the requirement that they must be “perpendicular to the rear façade and aligned with the front façade”), but rather four feet open or semi-private fences are permitted along the line separating the Rear Yard from the Corner Side Yard, as seen below:



Natural screening, however, is currently permitted to be located in a Corner Lot Side Yard, up to four feet in height, as long as there is “sufficient” (undefined) setback from the property line “to allow it to be maintained when in its mature state so as not to obstruct the walking and traveling public upon Village sidewalks.” Natural screening is not, however, currently permitted to be located in a Right-of-Way, without obtaining Special Fence approval, which requires a Public Hearing.

**5. House Number Visibility:**

At the July 5, 2017 meeting, there was discussion regarding the importance of ensuring that house numbers are visible from the street for Police and Fire emergency services. As previously discussed, staff recommends that there be a provision requiring any natural screening in a Front or Corner Lot Side Yard be permitted only if there is an appropriate visual line of sight to a house number on the outer façade of a home for identification by emergency services from the street right-of-way. Alternatively, if natural screening is not located in the public Right-of-Way but is set back from the Street Side Lot Line or Front Lot Line, a post with the address could also be placed outside of the Natural Screen “wall”, allowing the address to remain visible.

**6. Natural Screening in Right-of-Way by Right:**

At the July 5, 2017 Plan Commission meeting, there was discussion regarding whether or not natural screening should be permitted in the Right-of-Way adjacent to private property, by right, with no zoning relief process required. After discussion that leaned more in favor of natural screening standards being relaxed on Corner Lot Side Yards (see point #2 in this memo) rather than Front Yards, the question arose as to whether or not natural screening should be permitted by right in areas adjacent to Corner Lot Side Yards.

Since existing conditions in the field demonstrate that those with Corner Lots already typically plant natural screening into the Right-of-Way adjacent to the Corner Lot Side Yard on their property, staff believes it would be most appropriate (and eliminate the most non-conformities) if natural screening is permitted in those Rights-of-Way, with certain required setbacks, as shown below:

1. Minimum setback from a sidewalk (three feet recommended) to ensure that growth of the natural screen will not impinge on the sidewalk itself;
2. Minimum setback from a curb line (five feet recommended), where there is no sidewalk, to ensure that growth does not impinge upon the street or the ability to enter/exit vehicles parked on the street;
3. Maintain the existing line of sight triangle, as defined in attached Village Code Section 3.13(9)(g);
4. Maintain setback from an above-ground utility, such as a fire hydrant, street light pole, etc. (five feet recommended) to ensure that growth of the natural screen does not impeded the ability to utilize or service those utilities; and
5. Require that any natural screening in a Front or Corner Lot Side Yard be permitted only if there is an appropriate visual line of sight to a house number on the outer façade of a home for identification by emergency services from the street right-of-way.

**Staff Recommendation**

Staff is seeking direction from the Plan Commission regarding the acceptability of these many potential variants of increased natural screening permissibility. With this direction, staff will prepare proposed Code Language for review by the Plan Commission at the December 6, 2017 meeting.

**Documents Attached**

1. Natural Screening Photos
2. July 5, 2017 Natural Screening Memo/Attachments



**DRAFT MEETING MINUTES  
OF THE  
PLAN COMMISSION  
FEBRUARY 7, 2018 – 7:00 P.M.**

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

**MEMBERS PRESENT:**

Chairman Mark Yohanna  
Sue Auerbach  
Adi Kohn  
Anthony Pauletto  
Don Sampen

**MEMBERS ABSENT:**

Steven Jakubowski  
Henry Novoselsky

**STAFF PRESENT:**

Steve McNellis, Community Development Director  
Doug Hammel, Community Development Manager  
Kathryn Kasprzyk, Community Development Coordinator

**I. Call to Order**

Chairman Yohanna 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**

**Motion to recommend approval** of the January 3, 2018 Plan Commission Minutes was made by Commissioner Auerbach and seconded by Commissioner Kohn.

**Aye: Auerbach, Kohn, Pauletto, Sampen, and Yohanna**

**Nay: None**

**Motion Approved: 5-0**

**IV. Case #PC-01-18: 7080 North McCormick Boulevard – Waiver of Preliminary Plat Requirement**

Chairman Yohanna announced Case #PC-01-18 for consideration of a request by Grossprops Associates (Grossinger) to eliminate the Preliminary Plat requirement for a Major Subdivision, as authorized by Section 16-4-3 of the Village Code.

Development Director McNellis reviewed discussion topics from the January 3, 2018 Plan Commission meeting. Staff recommended approval of the Final Plat of Subdivision, as presented.

Karl Camillucci, of Taft Stettinius & Hollister LLP, representative for the Grossinger Auto Group, restated their request is for the purpose of complying with manufacturer requirements that cars of one manufacturer be on a lot separate from another manufacturer.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to recommend approval** of a Final Plat of Subdivision for the property at 6530 North Lincoln Avenue, per the requirements of Section 16-4-5 of the Village Code, was made by Commissioner Pauletto and seconded by Commissioner Auerbach. This Case will be heard at the February 20, 2018 meeting of the Village Board.

**Aye: Pauletto, Auerbach, Kohn, Sampen, and Yohanna**

**Nay: None**

**Motion Approved: 5-0**

**V. Case #PC-10-17: Zoning Code Text Amendment – Natural Screening on Residential Properties (Continued from January 3, 2018, December 6, 2017, November 1, 2017, October 2, 2017, September 6, 2017, August 2, 2017, and July 5, 2017)**

**DRAFT**

Chairman Yohanna announced the continuation of Case #PC-10-17 to modify the permissibility and requirements for Natural Screening on residential properties and adjacent Natural Screening defined as a Special Fence due to its location on public rights-of-way and utility easements.

Development Director McNellis summarized the results of the last discussion regarding proposed text amendments to Section 3.13, which took place on November 1, 2017. At that meeting, the Plan Commission generally wished to ensure proper setbacks from infrastructure in the right-of-way, exclude any natural screening within 10' of a home from the requirements of these regulations, allow Front Yard screening over 30" only when a lot was across a street from a lot that was not single-family residentially zoned, and limitations on natural screening in Corner Lot Side Yards so that 8' tall screening was only permitted as an extension of a rear yard (where all screening was located behind the rear plane of a home). In addition, there was a desire to clean up all Code inconsistencies.

Development Director McNellis also brought to the Plan Commission's attention that in order to ensure that current permissibilities for natural screening were maintained, and that the amendments were generally to increase those permissibilities, where appropriate, it is important some points be clarified. Specifically, Director McNellis noted that the existing Corner Lot Side Yard permitted natural screening, with no height limitation, if the front door of the home did not face that yard. In addition, he noted that where the front door does face the Corner Lot Side Yard, natural screening is permitted up to 4' in height, but that the entire Corner Lot Side Yard would have that maximum height imposed, even in the area to the rear of the house (along that corner lot side yard). He stated that the previous discussions and decisions may be reducing that permissibility, and should be revisited tonight.

Regarding tonight's discussion, Chairman Yohanna read into the record a February 6, 2018 letter from Commissioner Jakubowski, provided in the packet, as per his request, regarding the height of Natural Screening.

Chairman Yohanna suggested that the Plan Commission consider, and vote upon, each part of the proposed Code Amendment language individually and separately, to which the Commission agreed. The proposed amendments, broken out by topic include:

1. **Natural Screening Exclusions.** Commissioner Sampen recommended to modify the current language relating to exclusions from these requirements and adopt the proposed language. Commissioner Pauletto seconded the recommendation. The proposed language "*Landscape vegetation, whether defining a boundary or not, that is located at the base of, or within ten feet of, any façade of a single-family residential building*" replaces language that addressed only hedges which were immediately adjacent to a house. The proposed amendment passed unanimously (5-0).
2. **Permitted Location of Natural Screening.** This proposed amendment removed inconsistencies in the Corner Lot Side Yard. Commissioner Sampen recommended to modify the current language and adopt the proposed language. Commissioner Pauletto seconded the recommendation. The proposed language "*A fence or natural screen shall be properly located and shall not encroach upon the property of another, nor on alleyways . . .*" passed unanimously (5-0).
3. **Corner Lot Side Yard Permissibility and Height.** Commissioner Sampen recommended to modify the current language and adopt the proposed language that continues to allow Natural Screening be permitted up to eight feet in height if the front door is not on that side of the house, and a limitation on Natural Screening of four feet in height only for those instances where the door is on that side of the house, and only in the area immediately adjacent to the house. Commissioner Kohn seconded the recommendation. The proposed language was to be further revised by staff to make clear the distinction in heights, based upon the existence of a door facing the Corner Lot Side Yard. The proposed revised language, based upon the Plan Commission direction was passed unanimously (5-0).
4. **Natural Screening Height in Front Yards.** The Plan Commission considered Commissioner Jakubowski's proposal, also recommended by staff, to permit taller natural screening in Front Yards not only when across the street from a more-intense zoning district, but also for all corner lots, in light of their limited space and privacy. Commissioner Sampen recommended to generally continue the thirty-inch maximum height of Natural Screening in a Front Yard, with exceptions of up to six feet in height if across a right-of-way from property zoned other than residential and up to eight feet on a Corner Lot no matter where the front door is located. Commissioner Pauletto seconded the recommendation. The proposed language was to be further revised by staff to make clear the distinction in heights. The proposed revised language, based upon the Plan Commission direction was passed by a 4-1 vote, with Commissioner Kohn objecting to the eight-foot height, and subsequently casting the dissenting vote.
5. **Permissibility of Natural Screening in a Right-of-Way.** This proposed amendment removed inconsistencies in the permissibility of natural screening in the right-of-way to

clarify that there is a Special Fence process to consider such a request. Commissioner Sampen recommended the current Code language be modified. Commissioner Pauletto seconded the recommendation, which passed unanimously (5-0).

6. **Permitted Location of Natural Screening as a Special Fence.** The Plan Commission wanted to insure certain minimum setbacks of natural screening from “infrastructure” in the right-of-way, should a Special Fence be approved. Commissioner Sampen recommended modifying the current language and adopting the proposed language with the stipulation that the homeowner shall maintain such distances at all times. Commissioner Pauletto seconded the recommendation. The proposed language **“Natural Screening permitted in a Right-of-Way, per the process and requirements of Sections 3.13(8) and 3.13(25), shall maintain the following minimum setbacks: five feet (5’) from any hydrant, utility pole or similar; three feet (3’) from a sidewalk; and five feet (5’) from the curb line of a street”** passed unanimously (5-0).

Director McNellis noted that the proposed language may need to be slightly revised during the Village Attorney’s preparation of Ordinance language, but that the intent and spirit of each recommendation would be maintained, to which there was no objection. Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

*Chairman Yohanna announced a schedule change, stating that the Workshop discussion for a Text Amendment to modify the permissibility of changeable sign frames in the P, Public Open Space District will be heard before the discussion of a Zoning Code Text Amendment for building coverage related to the construction of two-car garages.*

## **VII. Workshop: Potential Zoning Text Amendments to Modify the Permissibility of Changeable Sign Frames in the P, Public Open Space District**

Chairman Yohanna announced the possibility of a Workshop to discuss potential Text Amendments to Zoning Code Article XI: Signs, Section 11.04 Permitted Signs on Premises to modify the permissibility of freestanding changeable sign frames in the P, Public Open Space District.

Development Manager Hammel presented the request from the Village’s Parks and Recreation Department to get permission for non-illuminated changeable frame signs on park properties. These signs would be installed and maintained by the Village’s Parks and Recreation Department. Sign faces would be used to advertise Parks Department facilities and programs. The design would include a metal frame construction compatible with existing fencing on public parks with a 24” x 24” changeable sign area. The Parks and Recreation Department is agreeable with the proposed sign design and size.

Currently, all freestanding sign types are required to be ten feet from the property line. The Parks and Recreation Department would like to change this standard so the signs can be closer to park fencing and adjacent to sidewalks.



## Plan Commission Staff Report

### Case # PC-10-17

February 7, 2018

**Subject:** Continued Consideration of Text Amendments to Modify the Permissibility and Requirements for Natural Screening on and Adjacent to Single-Family Residential Properties

**Requested Action:** Text Amendments to Village Code Section 3.13, Fences and Natural Screening to Modify the Permissibility of Natural Screening on Single-Family Residential Properties and adjacent Public Rights-of-Way.

**Petitioner:** Village Board

**Summary:**

At the July 5, 2017 and November 1, 2017 Plan Commission meetings, staff introduced background information regarding the permissibility of natural screening, both on single-family residential properties and in the adjacent right-of-way. The Plan Commission considered the location, landscape material types, and height of such materials and analyzed the anticipated impacts of possible amendments to the Zoning Code to increase the permissibility of natural screening.

Following is a list of proposed requirements for which there was a consensus at the November 1, 2017 Plan Commission meeting (the last meeting in which this matter was discussed).

**Front Yard**

- Natural screening is not permitted in the Right-of-Way, adjacent to the Front Yard. Permission may continue to be granted through the existing *Special Fences* procedure (detailed in Section 3.13(8) of the Zoning Code).
- Natural screening may not be taller than thirty inches in the Front Yard.
- Natural Screening in the Front Yard of single-family residential properties, across a public Right-of-Way from a property that is zoned other than Residential, may be permitted to up to four feet in height.

**Corner Lot Side Yard**

- Natural Screening is not permitted in the Right-of-Way, adjacent to the Corner Lot Side Yard. Permission may continue to be granted through the existing *Special Fences* procedure (detailed in Section 3.13(8) of the Zoning Code).
- Natural Screening is permitted up to (7' or 8') in height in the Corner Lot Side Yard, in the area between the rear property line and a line extended parallel to the rear elevation of the principal building on-site.

### **General Regulations**

- Line of Sight Triangle, as detailed in Zoning Code Section 3.13(9)(a), must continue to be maintained.
- Landscape vegetation, whether defining a boundary or not, that is located at the base of, or within ten feet of, any façade of a single-family residential building, shall be excluded from these regulations.
- Consider defining the minimum distance Natural Screening may be located from the street curb line or sidewalk.

### **Proposed Code Language:**

Following is a list of Code sections that would require revisions to address the direction provided by the Plan Commission at the November meeting:

1. Section 3.13(1)(b)(ii) Natural Screening exclusions;
2. Section 3.13(9)(f &g) Permitted location of Natural Screening;
3. Section 3.13(12)(c) Corner Lot Side Yard Permissibility & Height;
4. Section 3.13(20)(a)(ii) Natural Screening Height in Front Yards;
5. Section 3.13(24)(c)(i) Permissibility of Natural Screening in a Right-of-Way; and
6. Section 3.13(9) Permitted location of Natural Screening, as a *Special Fence*.

**Note** – In the following section, Code language to be removed shall be shown with a ~~strike through~~. New Code Language shall be shown as **highlighted**.

#### **1. Natural Screening Exclusions:**

Concern had been raised by the Plan Commission that landscaped hedges and plant material in a foundation landscaping bed in close proximity to building facades could be negatively impacted by new regulations. Staff further researched the Zoning Code and found that Section 3.13(1)(b)(ii), which currently excludes certain natural screening from these regulations, would apply in this case. That Code Section excludes the following:

*Existing Code Language*

*Hedges which are adjacent to buildings and which do not act as a barrier or boundary (e.g. Foundation plantings).*

While this Code section is clear that certain plantings are excluded from these regulations, it is unclear how a foundation planting is defined and does not exempt any vegetation that is deemed to form a boundary, regardless of its proximity to a building façade. Staff believes this exemption could be revised, as follows, to allay any concerns regarding Foundation Plantings:

*Proposed Code Language:*

~~*Hedges which are adjacent to buildings and which do not act as a barrier or boundary (e.g. Foundation plantings).*~~ **Landscape vegetation, whether defining a boundary or not, that is located at the base of, or within ten feet of, any façade of a single-family residential building.**

#### **2. Permitted Location of Natural Screening:**

In general, the Plan Commission agreed that natural screening in a Front or Corner Lot Side Yard should not be regulated based upon where the front door to the residence is located. The consensus was that defined “Front Yards” (defined in the Zoning Code) should have lower-

height Natural Screening and a limited part of the Corner Lot Side Yard should be permitted taller natural screening. In addition, staff would suggest that the Plan Commission take this opportunity to clean-up code language that contradicts conditions under which Natural Screening can be permitted in the Right-of-Way. While the *Special Fences* section of the Zoning Code (Section 3.13(8) allows a specific process for requesting Natural Screening in the Right-of-Way, Section 3.13(9)(g) specifically contradicts this. So, staff is requesting this section also be revised. The existing Code sections, for which revisions should be considered, and proposed new Code language are as follows:

Existing Code Language

*Natural screening which substantially encloses the front facing façade design façade yard area is not permitted.*

*A fence or natural screen shall be properly located and shall not encroach upon the property of another, nor on the public right-of-way, including alleyways . . .*

Proposed Code Language

*Natural screening which substantially encloses the front facing façade design façade yard area is not permitted.*

*A fence or natural screen shall be properly located and shall not encroach upon the property of another, nor on the public right-of-way, including alleyways . . .*

### 3. Corner Lot Side Yard Permissibility & Height:

As in #2, the Plan Commission did not wish to regulate the permissibility of Natural Screening based upon where the front door to the residence is located. In addition, in discussing the appropriate areas in which taller Natural Screening should be permitted, there was a consensus that the rear yard of a Corner Lot should be able to be extended into the Corner Lot Side Yard to create a rear yard that would be comparable in size to interior lots. However, the Plan Commission agreed that such a defined area, with taller Natural Screening, should not extend across the façade of the residence facing the right-of-way. The existing code section, for which revisions should be considered, and proposed new Code language, is as follows:

Existing Code Language

*Natural screening may be installed on a corner lot side yard, where the front facing design façade of the residence (the side containing the main entrance) faces the corner lot side yard (as opposed to the front yard), but shall be restricted and maintained to no more than four feet in height.*

Proposed Code Language

*Natural screening may be installed on a corner lot side yard, where the front facing design façade of the residence (the side containing the main entrance) faces the corner lot side yard (as opposed to the front yard), but only in the area between the rear property line and a line extended parallel to the rear elevation of the principal building. Natural Screening in this area shall be further but shall be restricted and maintained to no more than (seven or eight) four feet in height.*

#### 4. Natural Screening Height in Front Yards:

The Plan Commission discussed and reached a consensus that the maximum height of Natural Screening in the Front Yard should continue to be thirty inches, with one exception. That exception would apply to single-family residential properties that have Front Yards that face non-residential properties across from, and separated by, a public right-of-way. In those cases, the Plan Commission agreed that Natural Screening should be permitted up to four feet in height. The existing Code section, for which revisions should be considered, and proposed new Code language is as follows:

Existing Code Language

*Following the effective date of this amendment, natural screening hedges may be planted so long as they do not obstruct sidewalks, are planted on private property, not the public parkway, do not exceed 30 inches in maintained height, and are not a safety hazard.*

Proposed Code Language

*Following the effective date of this amendment, natural screening hedges may be planted so long as they do not: obstruct sidewalks; are planted on private property, not the public parkway; are not a safety hazard; and do not exceed thirty inches in maintained height, with the exception of single family residential properties which are located across a public Right-of-Way from a property that is zoned other than Residential, for which natural screening hedges may be permitted up to four feet in height.*

Note – The Plan Commission may wish to consider if a four-foot-tall hedge is sufficient to screen a front yard from the more intensive uses that are present in Commercial, Office, and Industrial Zoning Districts. Staff recommends consideration be given to a six-foot maximum height, given the rare nature of residential Front Yards across from these more intensive Zoning Districts.

#### 5. Permissibility of Natural Screening in a Right-of-Way:

As in #2, staff would suggest that the Plan Commission take this opportunity to clean up Code language that contradicts conditions under which Natural Screening can be permitted in the Right-of-Way. While the *Special Fences* section of the Zoning Code (Section 3.13(8)) allows a specific process for requesting Natural Screening in the Right-of-Way, Section 3.13(24)(c)(i) specifically contradicts this. So, staff is requesting this section be revised also. The existing Code section, for which revisions should be considered, and proposed new Code language is as follows:

Existing Code Language

*No Variations will be permitted from the requirements of this section: Where the effect of a Variation would be to cause a fence or any portion thereof to encroach in, on, over, under, or above the Public Right-of-Way.*

Proposed Code Language

*No Variations will be permitted from the requirements of this section: Where the effect of a Variation would be to cause a fence or any portion thereof to encroach in, on, over, under, or above the Public Right-of-Way.*

#### 6. Permitted Location of Natural Screening as a Special Fence:

Finally, staff recommends a new Code Section 3.13(9)(h) be added to define appropriate setbacks for a Special Fence in a Right-of-Way. This Code section would incorporate the setbacks previously discussed and accepted by the Plan Commission.

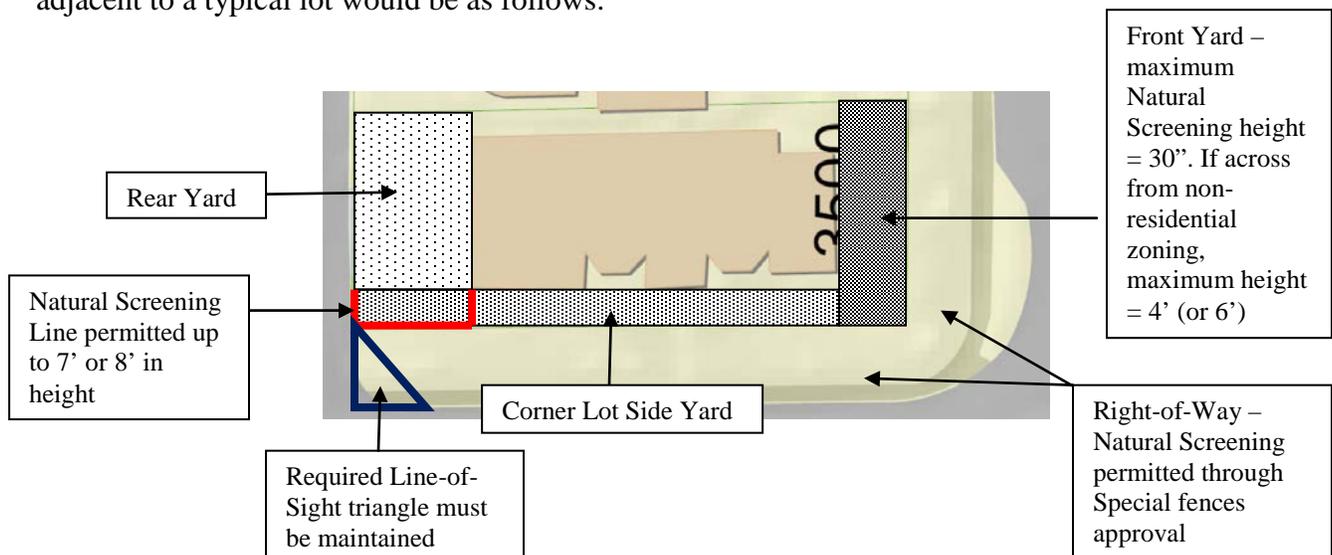
**Proposed Code Language**

***Natural Screening permitted in a Right-of-Way, per the process and requirements of Sections 3.13(8) and 3.13(25), shall maintain the following minimum setbacks: five feet (5') from any hydrant, utility pole or similar, three feet (3') from a sidewalk and five feet (5') from the curb line of a street.***

**Staff Comments:**

While there was considerable discussion at the last meeting regarding ways to assist homeowners in determining the location at which Natural Screening is permitted, and consideration given to designating the minimum distance Natural Screening should be placed from a curb or sidewalk, staff is concerned that such a measurement would not be consistently accurate. While most parkways (between the residential property line and the street curb line) are approximately 18 feet in width, they tend to vary anywhere from 16.0-18.5 feet, depending on roadway improvements. So, staff is recommending that we utilize an education process, in the bi-monthly newsletter and on the Village website, showing the typical 18-foot property line setback from the roadway in a graphic form, but directing residents to consult with Village staff to confirm the width of the parkway at their home. This information would be presented in lieu of a Code revision, which could not accurately account for all parkway widths.

With the revisions proposed on the previous pages, permissibility of Natural Screening on and adjacent to a typical lot would be as follows:



*Since the last Plan Commission meeting, staff has had the opportunity to speak with Commissioner Jakubowski, who suggested that given the unique nature of corner lots and the limited private space on these setback-restricted lots, further consideration should be given to permitting similar height natural screening in the Front Yard as is proposed for the Corner Lot Side Yard in Proposal #3 earlier in this memo. He noted that the “canyon effect” concern would not materialize if this were permitted ONLY for corner lots and would provide some much needed additional private space on these inherently-restricted lots. Further consideration can be discussed at Wednesday’s meeting.*

Please note that in order to ensure the public is aware of the discussions the Plan Commission has undertaken, as well as the Code Amendments being considered, staff has posted a notice on the Village website and on the Village's Facebook page notifying that this issue will be under discussion at Wednesday's meeting. This is in addition to the previously-published notice in the Lincolnwood Review last year. Staff has undertaken this additional notification in light of the considerable time that has passed since the first Plan Commission discussion on this matter.

**Staff Recommendation**

Staff recommends approval of Text Amendments related to Natural Screening, as detailed in numbers 1-6 in this memorandum.

**Documents Attached**

1. November 1, 2017 Plan Commission Memo/Attachments
2. Pertinent Current Code Sections

**Pertinent Village Code Sections**  
**3.13 Fences and Natural Screening**

**(1)**

**Purpose and Scope**

**b.**

Certain natural screening excluded from these regulations.

**ii.**

Hedges which are adjacent to buildings and which do not act as a barrier or boundary (e.g., foundation plantings).

**(12)**

**Natural screening in residential districts.**

**a.**

Natural screening may be installed in rear and side yards, without restriction to height, provided such screening does not obstruct the Village line of sight distance regulations.

**b.**

Natural screening may be installed on a corner lot side yard, but shall be set back a sufficient distance from the side lot line to allow it to be maintained when in its mature state so as to not obstruct the walking and traveling public upon Village sidewalks.

**c.**

Natural screening may be installed on a corner lot side yard, where the front facing design facade of the residence (the side containing the main entrance) faces the corner lot side yard (as opposed to the front yard), but shall be restricted and maintained to no more than four feet in height.

**(8)**

**Special fences**

Special Fences; preexisting masonry fences: landscape terrace walls; decorative wrought iron fences, through lot fences. Special fences are those which have a greater potential than permitted fences to have an adverse impact upon the surrounding neighborhood. Special fences may be appropriate in some locations and inappropriate in other locations. The following fences may be allowed by special fence authorization in accordance with this Section 3.13 where the Zoning Board of Appeals finds that a special fence is appropriate at the location requested. The Zoning Board of Appeals may recommend, and the Board of Trustees may impose conditions, terms and restrictions in addition to those set forth herein as a condition of granting special fence authorization.

**a.**

The following types of fences shall be special fences:

**i.**

Brick walls, masonry fences, and stone walls.

**ii.**

Masonry enclosures.

iii.

Landscape terrace walls of stone or masonry construction, over 30 inches in height.

iv.

Decorative wrought iron fences.

v.

Through lot fences.

vi.

Natural screening on public rights-of-way, utility easements, or Village property installed and maintained by private individuals at their expense.

**(9)**

**Location and orientation of fences and natural screening.**

a.

Line of sight distance required. Any person erecting, constructing, installing, or replacing a fence and planting or replacing a natural screen shall ensure that adequate sight distance is provided at the intersection of two alleys, or a street and an alley, or the intersection of two streets. (See Figures x and xx following.)

b.

The front face of a fence shall be directed toward adjacent residential property or streets. However, the back face of a fence may be oriented toward an alley.

c.

Fencing shall not be allowed in front yards, except as provided in this section.

d.

Permitted interior side yard fencing (not on a corner lot adjacent to a street) shall be set back from the front facing facade of the principal building by three feet or more.

e.

On a corner lot, fencing shall be aligned with the front facing facade or any other street-facing facade of the principal building and shall maintain a minimum setback in conformance with the line of sight requirement as set forth herein.

f.

Natural screening which substantially encloses the front facing design facade yard area is not permitted.

g.

A fence or natural screen shall be properly located and shall not encroach upon the property of another, nor on the public right-of-way, including alleyways. Owners and installers of fences and natural screens are jointly and severally responsible for installing such materials in the proper location. The Village will not be responsible for any improperly located fence or natural screening.

(20)

**Natural screening material.**

**a.**

Natural screening in front yards.

**i.**

In residential districts bushes in excess of 30 inches in height comprising a hedge forming a natural screen as of the effective date of this Zoning Ordinance and which are located in the front or side corner lot, may remain so long as the bushes do not violate the safety visibility triangle, are in a healthy condition, and are kept maintained. Bushes which are dead, diseased, unsightly or create a safety hazard must be removed from such a hedge, and once removed may not be replaced.

**ii.**

Following the effective date of this amendment, natural screening hedges may be planted so long as they do not obstruct sidewalks, are planted on private property, not the public parkway, do not exceed 30 inches in maintained height, and are not a safety hazard.

**2.02 Definitions:**

**Front Facing (Design) Facade**

Any facade of the principal building which approximately parallels the front lot line and exceeds eight feet in length. (See Diagram E following.)

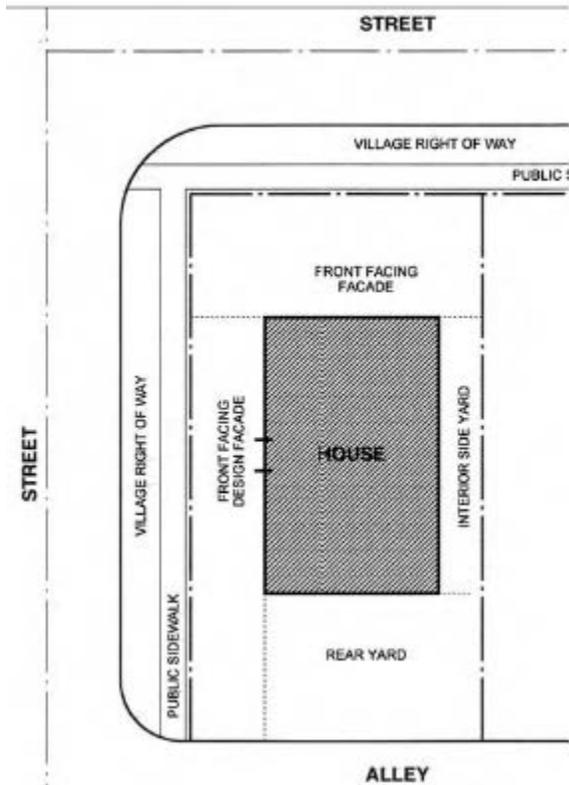


Diagram E (See Section 3.13)

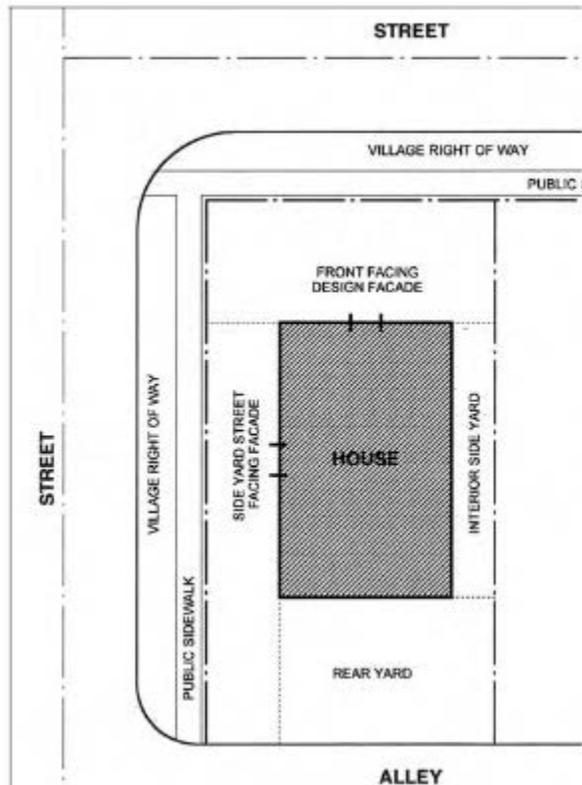


Diagram F (See Section 3.13)