

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
APRIL 16, 2013**

Call to Order

Village President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:32 P.M., Tuesday, April 16, 2013 in the Council Chambers of the Municipal Complex, 6900 North 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 to the flag of our country.

Roll Call

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

PRESENT: President Turry, Trustees Patel, Swanson, Heidtke, Elster, Leftakes, Sprogis-Marohn (7:50)

ABSENT: None

A quorum was present.

Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Chuck Meyer, Assistant to the Village Manager; Hart Passman, Village Attorney; Aaron Cook, Development Manager; Melissa Steirer, Management Analyst; Charles Greenstein, Treasurer.

Approval of Minutes

The minutes of the April 2, 2013 regular Village Board meeting had been distributed in advance and were examined. Trustee Leftakes made a motion to approve the minutes as presented. Trustee Elster seconded the motion.

The motion passed by voice vote

Warrant Approval

Trustee Heidtke moved to approve Warrants in the amount of \$495,261.08, Trustee Patel seconded the motion.

Upon Roll Call by Village Clerk Beryl Herman the results were:

AYES: Trustees Elster, Leftakes, Swanson, Heidtke, Patel

NAYS: None

The motion passed.

Village President's Report

1. Proclamation Regarding Immigration

President Turry read a Proclamation regarding Immigration Reform. The Village of Lincolnwood, as a member of the Northwest Municipal Conference, joins the forty four local governmental bodies in establishment of the NWMC Immigrant Integration Committee to address the integration of the immigrant population in the north/northwest suburbs. The Village of Lincolnwood recognizes that the immigration system in the United States is in need of meaningful reform, therefore the Village of Lincolnwood urges the United States Congress to pass comprehensive legislation to reform the country's immigration system.

Copies of this proclamation shall be transmitted to the President of the United States, the Majority and Minority leaders of the United States Senate, the Speaker and Minority Leader of the United States House of Representatives and to each member of Congress elected from the State of Illinois.

The Board concurred

2. Proclamation Regarding Stella Lipomi

Copies of this proclamation were provided for Trustees to review. President Turry wished to have a public reading of this document withheld until after an event celebrating Ms. Lipomi's 55 years of contributions to Girl Scouts of America.

President Turry proclaimed April 20, 2012 as Stella Lipomi Day in Lincolnwood.

Consent Agenda

1. **Approval of a Resolution Adopting the Strategic Master Technology Plan for Fiscal Year 2013-14**
2. **Approval of a Recommendation by the Zoning Board of Appeals to Adopt an Ordinance Granting the Following Zoning Code Variations Sought for the Property Located at 4007 West Touhy Avenue: 1) to Reduce the Minimum Rear Yard Building Setback; 2) to Permit Less than the Required Minimum Perimeter Landscape Width for Off-Street Parking Lots; 3) to Permit Less than the Required Interior Landscape Island Requirements for Off-Street Parking Lots; 4) to Permit Less than the Minimum Required Drive Aisle Width Accessing an Off-Street Parking Space; and 5) to Permit Off-Street Parking in the Front and Corner Side Yards**
3. **Approval of an Ordinance Approving a Variation Request from Section 7.06(8) and Table 7.10.01 of the Zoning Code to Permit a Reduction in the Required Number of Off-Street Parking Spaces for a Proposed Wholesale Bakery at 3665 West Lunt Avenue**

After the reading of the Consent Agenda, Trustees Patel and Elster requested that all three items be removed from the Consent Agenda and become Items #6, #7, and #8 under Regular Business. Therefore, there was no omnibus Vote to approve the Consent Agenda.

Trustee Elster requested that Regular Business item #6 (formerly Consent Agenda Item #1) be tabled to the Committee of the Whole Meeting of May 7th for discussion.

Trustee Elster moved to Table, seconded by Trustee Leftakes.

The motion passed with a Voice Vote

Regular Business

4. **Continuation of a Public Hearing Concerning the Proposed Establishment of a Devon-Lincoln Tax Increment Finance (TIF) District and Designation of a Redevelopment Project Area**

President Turry announced the continuation of the Public Hearing of February 19.

TIF consultants from Kane-McKenna were in attendance.

Mr. Cook reviewed the item using a PowerPoint presentation.

TIF Basics

- State tool granted Municipalities to improve areas
- Area must meet certain requirements under state law
- To help Municipality pay for eligible improvements, that portion of property taxes created from **increased** property values are placed in a separate fund
- Property taxes created from **increased** property values in area are called the tax increment

Proposed Devon-Lincoln TIF District

Unanimous Recommendation of Economic Development Commission

- Formal Commission Recommendation to Study Area May 2012
- Formal Commission Recommendation to Proceed with Establishment of Area November 2012

Area Map and Aerial View were exhibited

Public Hearing

*Began and Public Comments Received on February 19, 2013

*Original Notice of Public Hearing

- Published Twice – Lincolnwood Review
- Certified Mail – All Property Owners in Proposed District
- Regular Mail – All Residents within 750 ft. of proposed boundary (Lincolnwood & Chicago)
- Certified Notice to all overlapping tax districts

*Public Hearing continued to April 16th to allow JRB deliberations to continue

Intergovernmental Joint Review Board (JRB)

- *JRB Met
- January 15, 2013
- February 6, 2013*
- March 6 2013
- April 8, 2013
- June 10, 2013 (scheduled)*
- JRB adopts resolution provisionally recommending disapproval of proposed redevelopment plan

Next Steps

*Village to confer with taxing bodies/JRB

*JRB Meeting scheduled for June 10, 2013

*Public Hearing recommended to be continued to June 18, 2013

*To establish TIF District

- 3 ordinances must be introduced no sooner than 14 days, but not later than 90 days **after** conclusion of Public Hearing
- Approved by majority vote of Village Board *unless* negative recommendation by JRB, then requires no less than 3/5ths majority vote of Village Board

After PowerPoint presentation discussion ensued.

Trustee Patel moved to Table this item, no second.

Mr. Wiberg presented information regarding the process thus far. He identified the other governmental bodies involved.

Attorney Anthony Ficarilli, representing School District 74, was sworn in and addressed the Board. Mr. Ficarilli requested that this Hearing be continued until the new Board is seated. Discussion ensued. It was suggested that a Task Force be formed which would meet before the June 18 Public Hearing. The Task Force would consist of two representatives from each of the involved taxing bodies. The Village will be represented by Trustees Elster and Patel. This Task Force meeting would be public and time and date will be determined by availability of participants. Parameters of the meeting were discussed and Staff will be available for information and clarification.

Trustee Elster moved to continue this Public Hearing to June 18, seconded by Trustee Leftakes. The motion passed with a Voice Vote.

5. Consideration of a Recommendation by the Plan Commission to Adopt an Ordinance Amending Various Sections of the Zoning Code Regarding Commercial, Institutional and Civic Building Design Standards and the Lincoln Avenue Overlay District

This item was presented out of original position as the last agenda item (after discussion and votes on the original Consent Agenda items)

Background information was presented, using PowerPoint by Mr. Cook assisted by Plan Commission Chair Paul Eisterhold.

Text Amendment Process

*Village Board referred Text Amendment to the Plan Commission June 19, 2012

- Referral the result of consideration of certain variations for Meatheads Restaurant

*Plan Commission convened Public Hearing beginning on August 1, 2012 and concluded March 6, 2013

Text Amendment Direction Given by Village Board

- * Uniform design requirements or vary by Zoning District
- * Consider minimum masonry percentage
- * Identify how minimum percentage should be calculated
- * Establish definitions to clarify requirements
- * Identify other acceptable materials

Uniform Non-residential Design Requirements

- * Currently, "Masonry Only" within Lincoln Avenue Overlay District and;
- * All other Zoning Districts, "Predominance of high quality materials";
- * Plan Commission recommends one standard for all non-residential design
 - Eliminate, "Masonry Only" requirement within Lincoln Avenue Overlay District

Minimum Percentage for Exterior Walls

- * Currently, "Predominance" of exterior walls must be constructed of "High Quality Materials";
- * Plan Commission recommends eliminating "Predominance" and;
 - *Incorporate minimum of 75% of exterior walls be constructed of "High Quality Materials"

Calculating Minimum Percentage

- * Currently no guidance as "Predominance" of exterior walls must be constructed of "High Quality Materials";
- * Plan Commission recommends windows not included toward calculation and;
- * Each exterior wall must be comprised of a minimum of 75% of "High Quality Materials and;
- * 100% of all facades from ground level to top of 1st floor windows be of "High Quality Materials"

Permitted High Quality Materials

- * Currently, Partial List w/in Zoning Code;
- * Plan Commission identified materials based on 1) Aesthetics and 2) Durability;
- * Plan Commission Recommends:
 - Brick w/ a Min. Thickness of 2.25 inches
 - Natural Stone
 - Sandstone
 - Other Native Stone
 - Pre-cast Decorative Stone
 - Glass

Definitions of Materials

- *Currently, Zoning Code does not include definitions of permitted materials;
- *To strengthen design requirements, Plan Commission recommends adding definitions of:
 - Brick
 - Decorative Concrete Block
 - Masonry
 - Stone

Unacceptable Materials

- *Currently, Zoning Code does not include list of Unacceptable Materials
- *Plan Commission recommends adding as Prohibited Materials:
 - Exterior Insulation Finishing Systems (“EIFS”) and
 - Metal and Vinyl Lap Board Siding

Hearings and Recommendation

- *ZBA Commissioner O’Brien participated in several discussions
- *No other Public Testimony heard
- *All Amendments recommended by 5-0 Vote at March 6 Plan Commission Meeting
- *Proposed Ordinance prepared by Village Attorney consistent w/ PC recommendations

Discussion ensued with questions from the Board and clarification from Mr. Cook and Mr. Eisterhold

Trustee Sprogis-Marohn moved to send this item to CORB, seconded by Trustee Leftakes. The meeting dates for CORB are to be determined.

Items #7 and #8 were presented before Item #5.

6. Item #6 (previously Consent Agenda Item#1) was discussed and Tabled after Consent Agenda presentation **Approval of a Resolution adopting the Strategic Master Technology Plan for Fiscal Year 2013-14.**
7. This Item was initially presented as Consent Agenda Item #2. **Approval of a Recommendation by the Zoning Board of Appeals to adopt an Ordinance granting the following Zoning Code Variations sought for the property located at 4007 West Touhy Avenue: 1) to reduce the minimum rear yard building setback; 2) to permit less than the required minimum perimeter landscape width for off street parking lots; 3) to permit less than the required interior landscape island requirements for off street parking lots; 4) to permit less than the minimum required drive aisle width accessing an off street parking space; and 5) to permit off-street parking in the front and corner side yards**

This item was removed from the Consent Agenda by Trustee Elster. Trustee Elster had concerns about left turn accessibility and intersection conflict to go East from this property on Touhy. Mr. Cook provided information and Petitioner's attorney Hal Francke addressed the Board. Mr. Francke stated that the petitioner has consulted with a traffic engineer who recommended leaving curb cuts as they are. It was requested that the option for a "look-back" be included. It was noted that Touhy is an IDOT controlled street.

Trustee Patel made a motion to approve adoption of the Ordinance. Trustee Sprogis-Marohn seconded the motion.

Upon Roll Call the results were:

AYES:, Trustees Patel, Sprogis-Marohn, Swanson, Leftakes, Heidtke, Elster

NAYS: None

The motion passed.

8. This Item was originally presented as Consent Agenda Item #3.

Approval of an Ordinance approving a variation request from Section 7.06(8) and Table 7.10.01 of the Zoning Code to permit a reduction in the required number of off-street parking spaces for a proposed wholesale bakery at 3665 West Lunt Avenue.

Trustee Patel and several other trustees expressed concerns that the proposed lease between Z Baking and the Union Pacific Railroad concerning the parking area along the UP right-of-way not interfere with the Village's bike path on that same right-of-way. Mr. Wiberg offered clarification. Hal Francke, petitioner's attorney addressed the Board. Mr. Francke requested that there be no continuation of the item; adoption should not be withheld.

Trustee Elster moved to approve the Ordinance, seconded by Trustee Patel.

Upon Roll Call the results were:

AYES: Trustees Elster, Patel, Sprogis-Marohn, Heidtke, Swanson, Leftakes

Manager's Report

None

Board and Commissions Report

None

Village Clerk's Report

None

Trustee Reports

None

Public Forum

Resident Paul Gordon of 6515 N. Drake addressed the Board regarding Stormwater Management. Mr. Wiberg provided some clarification on this issue. Mr. Gordon requested that he be allowed to address the Board for one hour to address this issue. He was invited to return to a future Committee of the Whole Meeting.

Resident Paul Eisterhold of 6810 Lincolnwood Drive addressed the Board. Mr. Eisterhold thanked all of the candidates. He stated that 25% of registered Lincolnwood voters came out to vote in the election of April 9, the highest percentage on the North Shore.

Adjournment to Executive Session

Trustee Elster moved to adjourn the Regular Meeting of the Village Board to Executive Session for the purpose of discussion of personnel and litigation at 9:55 P.M. Trustee Leftakes seconded the motion.

Upon Roll Call the results were:

AYES: Trustees Swanson, Patel, Sprogis-Marohn, Heidtke, Elster, Leftakes

NAYS: None

The motion passed

Reconvention

At 10:11 P.M. President Turry reconvened the Regular Village Board Meeting.

Adjournment

Trustee Patel moved to adjourn the Regular Meeting of the Village Board meeting at 10:12 P.M. Trustee Leftakes seconded the motion. The motion passed by voice vote.

Respectfully Submitted,



Beryl Herman
Village Clerk