

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
JANUARY 20, 2015**

Call to Order

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:35 P.M., Tuesday, January 20, 2014, 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 Leftakes, Klatzco, Elster, Cope, Sprogis-Marohn, Patel

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Steven Elrod, Village Attorney; Amanda Williams, Management Analyst; Charles Greenstein, Village Treasurer; Timothy Clarke, Director of Community Development; Aaron Cook, Community Development Manager; Jim Persino, Chair, Economic Development; Paul Eisterhold, Chair, Plan Commission.

Approval of Minutes

The minutes of the December 16, 2014 Regular Village Board meeting had been distributed in advance and were examined. Trustee Elster moved to approve the presented minutes. The motion was seconded by Trustee Klatzco. The motion passed with a Voice Vote.

The minutes of the January 6, 2015 Regular Village Board meeting had been distributed in advance and were examined. Trustee Leftakes moved to approve the presented minutes. The motion was seconded by Trustee Elster. The motion passed with a Voice Vote.

Warrant Approval

Trustee Leftakes moved to approve Warrants in the amount of \$997,228.92. Trustee Klatzco seconded the motion.

Upon a Roll Call by the Village Clerk the results were:

AYES: Trustees Leftakes, Elster, Patel, Klatzco, Sprogis-Marohn, Cope

NAYS: None

The motion passed

Village President's Report

1. Appointment of President Pro Tem

President Turry will be out of town and missing the next three Village Board meetings. The President Pro-Tem must be appointed to serve at these Village Board meetings.

In the past, Trustee Elster, as senior Trustee, would serve in this position.

It was suggested that since two long-term Trustees will be retiring, they each be given the honor of serving as President Pro-Tem at a single meeting, with Trustee Elster serving at the third.

Trustee Leftakes accepted this suggestion, Trustee Sprogis-Marohn declined, stating that she feels that the experience of chairing a meeting would be a good one for continuing trustees.

Trustee Sprogis-Marohn moved that Trustees Elster, Leftakes and Patel will share the three meetings as Presidents Pro-Tem. The dates of each Trustee's service is to be determined. The motion was seconded by Trustee Klatzco. The motion passed with a Voice Vote.

2. Appointments to Comprehensive Plan Committee

President Turry named the following to the newly formed Comprehensive Plan Committee:

Chair, Paul Eisterhold
Mark Collens
Scott Troiani
Reese Gratch
Jackie Boland

Jesal Patel
Jim Persino
Kathy Obrien
Scott Anderson

The first meeting of this committee is scheduled for Thursday, March 2nd at 7PM.

Consultants will be interviewed and a formal recommendation will be presented to the Village Board before the first meeting.

Trustee Klatzco moved to approve the appointments, seconded by Trustee Sprogis-Marohn. The motion passed with a Voice Vote

3. Proclamation Regarding Lincolnwood Police Week

President Turry read the following proclamation which he then presented to Police Chief LaMantia:

Whereas, law enforcement is one of the most noblest of professions;

Whereas, the Lincolnwood Police are dedicated to upholding the Constitution;

Whereas, the Lincolnwood Police are dedicated to enforcing the Illinois Statutes and Village of Lincolnwood Code of Ordinances;

Whereas, the Lincolnwood Police are dedicated to preserving life, preventing crime, and protecting our community;

Whereas, the Lincolnwood Police are committed to community policing and professional training;

Whereas, the Lincolnwood Police are dedicated to providing impartial professional law enforcement services;

Whereas, the Lincolnwood Police are dedicated to providing fair and equal treatment to all people, regardless of race, religion, and national origin;

Whereas, the Lincolnwood Police are committed to the law enforcement Code of Ethics; and

Whereas, the Lincolnwood Police hold themselves to the highest ethical standards;

Now, therefore let it be resolved that I, Gerald C. Turry, President of the Village of Lincolnwood, along with the Village Board of Trustees, formally designate January 18 through 24, 2015, as Police Week in the Village of Lincolnwood, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

And urge all citizens of the Village to join in acknowledgement of this honor.

Consent Agenda

President Turry read the following items on the Consent Agenda:

1. **Approval of an Ordinance Approving a Variation from Section 4.11 of the Zoning Code to Permit a One-Story Addition to Encroach Into the Required Side Yard Setback for the Property at 6755 North Kostner Avenue**
2. **Approval of an Ordinance Amending the Zoning Code Regarding Residential Uses as a Special Use in the Lincoln Avenue Corridor**
3. **Approval of a Recommendation by the Traffic Commission to Amend Chapter Seven, Article Two, Sections Twelve, Fifteen, Twenty-Seven and Thirty of the Village Code Pertaining to Parking Restrictions on the East Side of East Prairie from Pratt North to Morse, West Side of East Prairie from Farwell North to Morse, South Side of Lunt from East Prairie to 125' East, and North Side of Lunt from Crawford to 90' East**
4. **Approval of a Resolution Authorizing the Village Manager to Execute an Agreement with Lincolnwood School District 74 to Share the Cost of Crossing Guard Services**

Trustee Sprogis-Marohn moved to approve the Consent Agenda as presented. Trustee Leftakes seconded the motion.

Upon Roll Call the Results were:

AYES: Trustees Sprogis-Marohn, Leftakes, Elster, Patel, Cope, Klatzco
Nays: None The motion passed

Regular Business

5. **Consideration of Recommendations by the Economic Development Commission Concerning Residential Uses in the Devon Avenue Corridor and Residential Parking Standards for Multi-Family Development**

This item was presented by Mr. Clarke using PowerPoint.

Background and Current Status

*Devon Corridor is Zoned B2 General Business

- Prohibits any type of Residential Use including Assisted Living Facility, Independent Living for Seniors, Nursing Facility

*Current Proposal for Mixed Use Redevelopment of Whistler's Restaurant Site

- Includes 18 Residential Units

*Village Board Requested EDC Review as to whether housing should be allowed in corridor

Numerous photos and renderings of the Whistler's site and the immediate area were exhibited.

Current Policies and Plans

*Existing Comprehensive Plan (2011)

- Property Within Devon Corridor identified as "Potential Redevelopment Areas"
- Preferred Land Use in Devon Corridor is Commercial
- Where retail not practical, consideration should be given to multi- family residential

*Urban Land Institute (ULI) Study (2014)

- Whistler Property – Key site for redevelopment, restaurant/multi- use retail
- Senior Housing (3 to 4 story) or possibly multi- family suggested as alternative use toward the west end of corridor

*Devon Lincoln TIF District/ Intergovernmental Agreement (2014)

- Requires Declaration of TIF Fund Surplus equal to incremental revenue from residential minus required TIF school payments
- Prohibits TIF Fund use to support residential development

Proposed Whistler's Site – Redevelopment Concept

*Three story 38 foot tall building (toward Devon) – height complies with B2 Zoning which allows buildings of three stories at a maximum of 38 feet

*5,173 s. f. ground level commercial space

*18 residential units (2nd and 3rd floors)

*Ground level enclosed parking (toward rear)

- 36 parking spaces for residential
- 7 parking spaces for commercial

Plans for said building were exhibited.

Commission Recommendations – 7-0Vote

*Allow Residential Use above ground floor as a Special Use in Devon Avenue Corridor

- Implement through overlay zone techniques

*Create an "open air" off street parking requirement for Multi-family developments in Village

- Specific recommendation not made

Reasons for Recommendation

*Mixed Use Development Could Spur Beneficial Revitalization of Devon Avenue Corridor

*Developer interest in Mixed Use Development

*Special Use mechanism would allow specific review of each propose Mixed Use Development

*Proposed Whistler Development Attractive

Recommended Technique – Residential Overlay Zone

*Would be Applicable to Business Property between McCormick Blvd and Drake Avenue

- Would not affect other areas of Village Zoned B2

*Would allow for present B2 Uses and Via the Overlay, Residential Units above ground level as Special Use

*Overlay Zone technique Used for Retail Use in MB District along Touhy Avenue

Concurring with Economic Development Commission

*Refer Matters to Plan Commission for Public Hearing

Trustee Cope commented that he did not wish to see Special Use for Multi-Family in this area.

Economic Development Chair, Jim Persino, addressed the Board and spoke of rationale for EDC Special Use approval. He stated that other options had been considered.

Mr. Persino responded to questions regarding this project. He made it clear that the EDC is not endorsing a particular project.

Trustee Elster moved to refer the item to the Plan Commission, seconded by Trustee Patel.

Attorney Elrod stated that this motion concerns overlay and parking.

Upon Roll Call the Results were:

AYES: Trustees Elster, Patel, Leftakes, Klatzco, Sprogis-Marohn

NAYS: Trustee Cope

The motion passed

6. Consideration of a Recommendation by the Zoning Board of Appeals to Approve Variations from Section 3.08(4)a, Section 3.08(5), and Section 4.12 of the Zoning Code to Permit a Detached Garage in the Rear Yard of the Property Located at 3350 West Columbia Avenue

This item was presented by Mr. Cook using PowerPoint.

Consideration of a Recommendation by Zoning Board of Appeals Concerning Relief Requested from Village Regulations

1. Detached Building Separation
2. Building Coverage
3. Rear Building Coverage

Subject Property

- *Located at 3350 West Columbia Avenue
- *Zoned R4 Residential
- *Existing Home Constructed 1959
- *Property Recently Purchased by Petitioner

Aerial View of property was exhibited.

Requested Relief

- *1. Standard: Minimum 15 foot separation between nearest wall of principal structure and detached building. *Section 3.08(4)a*
 - Petitioner proposes three foot separation
- *2. Standard: Maximum 35% building coverage *Section 4.12 (Maximum Building Coverage for Subject Property is 2,170 sq. ft.)*
 - Current Total Building Coverage: 2,025.5 sq. ft.
 - Petitioner proposes 494.5 sq. ft. detached garage (23 feet by 21 feet 6 inches)
 - Proposed Total Building Coverage: 2,520 sq. ft. (40.64% Coverage)

*3. Standard: Maximum 30% rear yard building coverage *Section 4.12 (Maximum Rear Yard Building Coverage for Subject Property: 472.5 sq. ft.)*

- *Petitioner proposes 404.5 square foot detached garage (23 feet x 21 feet six inches)*
- Proposed Total Rear Yard Building Coverage: 31.4%

Various site plans were presented.

ZBA Deliberations

*Public Hearing Held December 17, 2014

*Related Zoning Cases – Since November 2008 (new code)

- Five Variation applications to erect detached garages
- Each application approved (several with multiple requested variations)
 - Three building separation variations requested
 - Three building coverage variations requested
 - No rear yard coverage variations requested

Public Testimony

*Petitioner Testimony Received

- Petitioner indicated detached garage consistent with neighborhood character and will help reduce congestion
- A detached garage cannot be constructed in full compliance with Zoning Code requirements

*Public Testimony Received

- Written Letters of Objection by Residents of 3336 W. Columbia
- Oral Testimony by Mary Nakawatase of 3625 W. Columbia
 - Testified, too much congestion on Columbia Avenue
 - Opposed Variations, does not believe granting Variations will solve on-street parking congestion

ZBA Recommendation

By 4 – 3 Vote

Approval of the three requested Variations to permit a detached garage, as proposed, in rear yard at 3350 West Columbia Avenue

- Subject to detached garage being constructed with minimum two hour fire separation including roof structure
- Commissioners Keller, Ikezoe-Halevi and Chairman Theisen opposed recommendation

Attorney Elrod responded to petitioner's request to return to ZBA, he stated that this could not take place at this time and he clarified the situation as it currently exists.

Trustee Sprogis-Marohn moved to deny request seconded by Trustee Leftakes
No Vote was taken. Discussion ensued.

Trustee Cope moved to continue the item to the Village Board meeting of February 17, seconded by Trustee Elster.

The motion passed with a Voice Vote

Manager's Report

None

Board and Commissions Report

None

Village Clerk's Report

None

Trustees Report

None

Public Forum

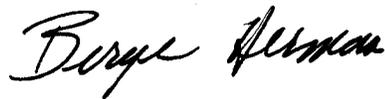
Resident and business owner, Damien Kardaras of 7150 North Karlov, addressed the Board regarding Commercial Block Party Permit applications. Mr. Kardaras expressed displeasure with the current process and requested that it be changed to allow him to proceed with his planned sale and block party. This will be addressed by Staff.

Adjournment

At 9:05 PM Trustee Leftakes moved to adjourn the Regular Board meeting, seconded by Trustee Patel.

The motion passed with a voice vote

Respectfully Submitted,



Beryl Herman
Village Clerk