

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
NOVEMBER 3, 2015**

**Call to Order**

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:38 P.M., Tuesday, November 3, 2015, 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 Bass, Cope, Patel, Spino, Elster

ABSENT: Trustee Klatzco

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Steven Elrod, Village Attorney; Timothy Clarke, Community Development Director; Amanda Pazdan, Management Analyst; Robert LaMantia, Police Chief; Charles Greenstein, Village Treasurer; Aaron Cook, Community Development Manager; Donald Gelfund, Chair, Traffic Commission.

**Approval of Minutes**

The minutes of the October 20, 2015 Village Board Meeting were distributed and examined in advance.

Trustee Elster moved to approve the minutes, seconded by Trustee Spino.

The motion passed with a Voice Vote.

**Warrant Approval**

Trustee Patel moved to approve warrants in the amount of \$671,942.96. Trustee Cope seconded the motion.

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

AYES: Trustees Patel, Cope, Elster, Spino, Bass

NAYS: None

The motion passed

**Village President's Report**

**1. Swearing in of Police Officers Jesse Wienski and Jimmy Han**

Police Chief LaMantia spoke of each new officer's background and education. He introduced family members in attendance.

Clerk Herman swore in each officer individually. The new officers received congratulations and welcomes from the Board and President Turry.

**2. Swearing in of Lieutenant Schenita Stewart**

Chief LaMantia spoke of the new Lieutenant's background and accomplishments with the Lincolnwood Police Department as well as her educational history. He also introduced her family and friends in attendance.

Lieutenant Stewart thanked the community, her mother and her family for the support she has received. She brought her sister up to personally share this experience.

Lieutenant Stewart received congratulations from President Turry and the Board.

3. **President Turry announced future meetings; (these may be found on the Lincolnwood Website).**

**Consent Agenda**

President Turry introduced the Consent Agenda which was presented by PowerPoint as follows:

1. **Approval of a Resolution Determining Amounts of Money to be Raised Through Ad Valorem Property Taxes**
2. **Approval of an Ordinance Waiving the Competitive Bidding Process and Accepting a Proposal from Christopher B. Burke Engineering, Ltd. for Phase I Engineering for the Devon Avenue Streetscape Project from Lincoln Avenue to McCormick Boulevard**

*A request was made to remove the following item (3) and place it as Item 6 under Regular Business.*

3. **Approval of a Recommendation by the Parks and Recreation Board to Adopt a Resolution to Approve a New Policy for the Naming of Park Land, Buildings, Facilities and Park Amenities**

Trustee Patel moved to approve the Consent Agenda as amended, seconded by Trustee Spino.

Upon Roll Call the Results were:

AYES: Trustees Patel, Spino, Elster, Bass Cope

NAYS: None

The motion passed

**Regular Business**

4. **Consideration of a Recommendation by the Plan Commission in Case #PC-12-15 to Approve an Ordinance Granting Special Use and a Parking Location Variation for a Senior Living Development to be located at 3401-3501 Northeast Parkway (formerly the Bell & Howell site having an address of 3400 Pratt Avenue)**

This item was presented by Mr. Clarke and Mr. Cook using PowerPoint.

A rendering of the subject property was exhibited, as was an aerial view.

**Nature of the Request**

South Bay Partners of Dallas Texas requests zoning relief to construct and operate a Senior Living Facility consisting of:

- 251 Independent Living Units for Seniors
- 88 Assisted Living Units
- 44 Memory Care Units

Three hundred eighty three total units proposed

### Zoning Relief Requested

- \*1. Special Use Approval to Allow Senior Independent Living and Assisted Living Facility
  - Property is located in the MB Zoning District where such uses are categorized as Special Uses
  - In 2011 Village Modified Zoning Code to allow these uses as Special Uses in MB Zoning District
- \*2. Variation Approval for Off-street Parking Lot Location
  - Proposed Off-Street Parking located between building and street
  - Proposed Location Requires Variation under Zoning Code

All other features of proposed development including parking supply, building height, and building materials comply with Village Zoning Code.

A Rendering of the Variation from Off-Street Parking Location was presented.

### Plan Commission Deliberations

- \*June 24 – Workshop held to Discuss Proposal
- \*October 14 – Public Hearing Held
  - No Public Testimony Received

\*Plan Commission by 5 – 0 Vote, Recommends Approval of Special Use and Variation

Subject to:

1. Submittal of Security Plan and Approval by Police Chief Prior to Certificate of Occupancy
2. Plans to Include Dedicated Space for Fire Dept. Use As Specified by Fire Department (ambulance garage space, office, washroom)
3. Approval by Public Works of Disconnection and Abandonment of Existing 10” Water Line on Property

### Proposed Ordinance

*Drafted by Village Attorney Consistent with Plan Commission Recommendation*

\*Five Minor Revisions to Proposed Ordinance

1. Clarify Age Restriction, is Applicable to Only Independent living Component
2. Updated Date on Site Plan to Reflect Agreed Modification to Fire Department Space
3. Changed Term “Proposed Development” to “Proposed” Facility Regarding Security Plan
4. Updated Referenced Ambulance Garage Door Height as Agreed by Fire Chief
5. Various miscellaneous requested by Center Point

A representative from South Bay presented their overview of the project and identified participants:

South Bay Partners – Developer  
Jensen & Halstead, Ltd – Architect  
Mackie Consultants – Civil Engineer  
Daniel Weinbach & Partners – Landscape  
Charles Hall – Construction

## Zoning and Design Considerations

### \*Requested Actions

- Special Use: Independent and Assisted Living in MB Zoning
  - Variation: Off-Street Parking Between Building and Street
- \*Main building entrances focus traffic to Northeast Parkway
- \*Single curb cut onto Pratt Avenue to minimize traffic
- \*304 Parking spaces including an 85 space enclosed garage
- \*On-site EMT Garage and Facility
- \*Maximizing Green Spaces
- Patios
  - Walking Pathways
  - Parking vs. Landscaped Green Space
- \*Joining two existing storm water basins into one and retaining berms, landscaping and trees along Pratt for screening.
- \*Studies

### Requested Studies

- \*Traffic Impact Study. KLOA study dated July 31, 2015
- Similar Limited Impact
  - Acceptable or Better Conditions
- \*Economic Impact Study. AREA, Inc. study dated July 29, 2015
- Fiscal
- Few Services are required by Seniors
  - No School Burden
  - Less Traffic than Similar Sized Conventional Apartments
  - Ambulance Services. Fixed Contract for Services
- Economic
- Increased Tax Base
  - Employment – 80 – 100 new jobs
- \*Parking Analysis
- Historical Data. Developer's operator's, architect's and construction's experience corresponds to Village Requirements

Additional renderings of the area were presented.

Attorney Elrod stated that even if these changes were adopted, all is remains on hold until South Bay notifies the Village that it has acquired the property. Until acquisition, no development can take place and the ordinance is not in effect.

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

Upon Roll Call the Results were:

AYES: Trustees Patel, Elster, Spino Cope, Bass

NAYS: None

The motion passed

**5. Consideration of a Recommendation by the Plan Commission in Case #PC-10-15 to Approve an Ordinance Granting Special Use and Variations for the Construction and Operation of a Mixed Use Development at 6733-6735 North Lincoln Avenue**

Trustee Patel moved to Table this item to the Village Board Meeting of November 17, seconded by Trustee Spino.

The motion passed with a Voice Vote.

6. *This item was removed from the Consent Agenda and placed as Item 6.*

**Approval of a Recommendation by the Parks and Recreation Board to Adopt a Resolution to Approve a New Policy for the Naming of Parkland, Buildings, Facilities and Park Amenities**

This item to be presented at a later meeting.

**Manager's Report**

None

**Board and Commissions Report**

None

**Village Clerk's Report**

None

**Trustees Reports**

None

**Public Forum**

Resident Irene Dominelli addressed the Board regarding the building of a Retirement property.

Trustees Cope and Patel clarified the benefits to the Village.

**Adjournment**

At 8:30.m. Trustee Cope moved to convene in closed session under the following section of the Open Meetings Act, Section 2(c)(11), to consider litigation pending against, affecting or on behalf of the Village, seconded by Trustee Bass.

Upon Roll Call the Results were:

AYES: Trustees Cope, Bass, Spino, Patel, Elster

NAYS: None

The motion passed.

**Reconvention**

At 8:51 President Turry reconvened the Village Board Meeting.

**Adjournment**

At 8:52 Trustee Cope moved to adjourn the Village Board Meeting, seconded by Trustee Spino. The motion passed with a Voice Vote.

Respectfully Submitted,

*Beryl Herman*

Beryl Herman  
Village Clerk