

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
MARCH 15, 2016**

**Call to Order**

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:35 P.M., Tuesday, March 15, 2016, 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, Elster, Klatzco, Spino

ABSENT: Trustee Patel

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; Aaron Cook, Acting Community Development Director; Amanda Pazdan, Management Analyst; Charles Greenstein, Village Treasurer; Fire Chief Michael Hansen; Plan Commission Chair Paul Eisterhold

**Approval of Minutes**

The minutes of the March 1, 2016 Village Board Meeting were distributed and examined in advance. Trustee Cope moved to approve the minutes as presented. The motion was seconded by Trustee Bass. The motion passed by voice vote.

**Warrant Approval**

Trustee Klatzco moved to approve warrants in the amount of \$965,656.04. The motion was seconded by Trustee Spino.

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

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

NAYS: None

The motion passed.

**Village President's Report**

**1. Thanks**

President Turry offered thanks to Trustee Elster for serving as President Pro-Tem in his absence.

President Turry also offered thanks to the Village Board and staff for their work while he was away.

## 2. Proclamation

President Turry congratulated Marc Malnati on 45 years in business. The business was started by Marc's father Lou and opened on March 17, 1971. He spoke of the history of the business and the fact that the Malnatis started the Brian Piccolo Scholarship Fund. The business remains a family business, with Marc's brother, Rick joining with Marc.

The Malnati's continue in their generosity by funding events in our Village such as the Turkey Trot. President Turry proclaimed that Thursday, March 17, 2016 would be Lou Malnati's Day in Lincolnwood.

President Turry presented this proclamation to Marc Malnati.

The Board concurs.

## 3. Upcoming Meetings

President Turry announced upcoming meetings. These meeting dates may be found on the Village Website.

### Consent Agenda

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

1. **Approval of an Ordinance Amending Chapter 10 of the Village Code of Lincolnwood Creating Craft Brewery Liquor Licenses and a Resolution Amending the Annual Fee Resolution Regarding Class F Liquor Licenses**
2. **Approval of a Resolution Approving Agreements for the Village's Employee Deferred Compensation Program**
3. **Approval of a Solicitation Permit for Misericordia to Conduct Candy Days on the Public Highways Located Within the Village Boundaries on April 29 & April 30, 2016 and an Ordinance Authorizing a Waiver of Non-Commercial Solicitation Permit Card Fees**
4. **Approval of a Recommendation by the Park and Recreation Board to Adopt a Resolution to Award a Bid for the Provision of Apparel to Arena Sports USA, Inc. of Cary, Illinois**
5. **Approval of an Ordinance Declaring a 1998 Vac-Con Sewer Cleaning Vehicle as Surplus**
6. **Approval of a Resolution to Approve the Planting of 143 Trees to be Purchased from the Suburban Tree Consortium for the Spring 2016 Planting in an Amount of \$47,389**
7. **Approval of a Resolution to Authorize the Execution of a Contract with Filotto Roofing of Crest Hill, Illinois for the Replacement of the Proesel Park Shelter Roof in the Amount of \$70,655**

Trustee Klatzco moved to approve the Consent Agenda as presented. The motion was seconded by Trustee Spino.

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

### **Regular Business**

#### **8. Consideration of a Recommendation by the Plan Commission in Case #PC-02-16 to Approve Rezoning 6653 East Prairie Road to the Business/Residential Transition Area of the B-1 Traditional Business Zoning District and Approve Special Uses and Certain Variations of the Zoning Code Needed in Order to Allow an Addition to the Existing Restaurant (Lou Malnati's) at 6649 North Lincoln Avenue**

This item was presented by Mr. Cook using PowerPoint.  
An aerial view and a rendering of the area were presented.

#### Scope of proposed work

- \*Approximate 1,100 square foot addition to north of existing building
  - Purpose to separate dine-in and carry-out lobbies
- \*New off-street parking area to be used by carry-out customers
  - Includes delivery driver staging area
- \*Eight foot masonry screening wall along north and most of east property lines
- \*New trash enclosure
- \*Existing home at 6653 North East Prairie Road to be demolished
  - Necessary in order to expand restaurant and install new off-street parking area

#### Map Amendment Request

Rezone 6653 North East Prairie Avenue from R3 Residential to the Business/Residential Transition Area of the B1 Traditional Business District

#### Special Use Request

1. Allow a Restaurant greater than 5,000 square feet:
  - 1,100 square foot addition
  - Total area approximately 9,500 square feet
2. Allow off-street parking to front of building

#### Commercial Variations

1. Minimum rear yard building setback;
2. Off-street parking variation;
3. Permit a commercial use in the B-1 Business/Residential Transition area to exceed 2,500 square feet;
4. Permit the addition and existing building to not be constructed at the ten foot build-to line with a wrought iron fence and hedgerow between the building and right-of-way;

5. Permit the existing off-street parking lot to not include the minimum perimeter and interior landscape;
6. Minimum drive aisle width; and
7. Permit the addition and existing building to not include the required landscape buffer and screening between the property within the B-1 District and adjacent residential zoned property

Plat of Survey, Site Plan, Proposed Landscape Plan, Proposed Building Elevations and an aerial view of the area were presented.

#### Off-Street Parking Variation

Zoning Code Requires 10 spaces/1,000 square feet

- Existing restaurant would require 84 off-street spaces
- Main customer parking area – 39 spaces

Expansion of Restaurant

- Total Area Approximately 9,500 square feet (1,100 square foot addition)
- Require 95 off-street parking
- New off-street parking adds 10 parking spaces for a total of 49 (plus delivery driver staging area)

#### Maximum Ground Floor Area Variation

Business/Residential Overlay District

- Limits ground floor of commercial uses to not exceed 2,500 square feet
- Likely intended to apply to multi-tenant buildings

#### Front Yard Wrought Iron Fence Variation

Business/Residential Overlay District

- New construction and development requires 10 foot build to line and wrought iron fence plus a hedgerow behind the fence
- Likely intended to apply to residential development within the overlay district

The following renderings were exhibited: minimum perimeter and interior landscape variations, drive aisle width variation, B1 and R3 District buffer variation

#### Plan commission Deliberations

March 2 – Public Hearing Held

\*Lincolnwood residents Mike Stamer, Dolly Stamer, Susan Fosco, Damira Jakupovic, Emil Neliente and Senad Jakupovic spoke regarding:

- Concerns of the neighbors with the existing restaurant operation
- Sought certain guarantees regarding the proposed plan, more specifically that the masonry wall will not be removed in the future

\*Commission discussed potential site plan modifications:

- Widening drive aisle for safety purposes and for garbage truck access within the site
- Majority were not in favor of the modifications

Photos of the area as it is now were provided by Mike and Dolly Stamer,

Plan Commission Recommendation

\*Plan Commission by 5-0 vote recommends approval of the Zoning Map Amendment changing 6653 East Prairie Road from the R-3 Residential District to the B-1 Business/Residential Transition Area District

\*Plan Commission by 4-1 vote, recommends approval of Special Uses and Variations subject to certain conditions.

*Commissioner Goldfein cast dissenting vote due to concern over drive aisle width and customer safety within the property. Also noted that the petitioner could develop an improved plan to address more neighbor concerns.*

Conditions of Recommendation

\*The new off-street parking lot is to include signage indicating its use for carry-out customers, restaurant drivers and employees only;

\*The new off-street parking lot may not be used for recreational purposes by restaurant employees or drivers;

\*The property is to be developed, consistent with the Site Plan and Geometric Plan with revised date of January 29, 2016

\*No additional seating is permitted as part of the addition;

\*A rolling gate, with a maximum width of 12 feet is to be constructed as part of the trash enclosure along the alley;

\*Once constructed, the new brick wall separating the restaurant property from the residential property will not be removed

Trustee Elster had questions regarding the signage and lighting along the wall.

Lou Malnati's Director of Facilities addressed the Board.

Lighting will have minimal effect on neighbors. Lou Malnati's is to be commended on the collaboration with neighbors regarding this project.

Trustee Bass complimented Mr. Malnati on the history of this business in our Village and recalled his memories of the restaurant.

Trustee Cope moved to direct the preparation of documents consistent with the Plan Commission recommendation, for the Village Board meeting of April 5, 2016, seconded by Trustee Bass.

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

Manager's Report

1. Mr Wiberg reminded the community that March 17 will be the next session of the Blood Drive.
2. Mr. Wiberg stated that trees will be planted on Crawford Avenue as the final step in the street improvements
3. ComEd Bike Path construction to begin shortly, with overpass construction to begin next year. UP construction to come later.

Board and Commissions Report

None

**Village Clerk's Report**

None

**Trustees Reports**

Trustee Klatzco stated that during the week of April 4, new poles will go up on Lincoln Avenue, with new LED lighting. This project will cost the Village nothing and will save a great deal on electricity.

**Public Forum**

None

**Adjournment**

At 8:10 PM Trustee Spino moved to adjourn, seconded by Trustee Cope.  
The motion passed with a Voice Vote

Respectfully Submitted,



Beryl Herman  
Village Clerk