

2. Touch a Truck

Mr. Wiberg described this event which will be held from 10A.M. until Noon on Saturday, September 10, behind Village Hall.

Consent Agenda

President Pro Tem Elster introduced the Consent Agenda which was presented by PowerPoint as follows:

1. Approval of a Recommendation by the Plan Commission in Case #PC-14-16 to Adopt an Ordinance Granting Verizon Wireless a Special Use Permit for the Construction of Personal Wireless Service Facilities on an Existing Freestanding Tower at 7017 North Central Park Avenue
2. Approval of a Recommendation by the Plan Commission in Case #PC-13-16 to Adopt an Ordinance Granting Hatzalah Chicago a Special Use to Operate an Emergency Medical Services Business 24 Hours a Day at 6430 North Hamlin Avenue
3. Approval of a Resolution Approving a Plat of Vacation and Grant of Easement for the Carrington at Lincolnwood, located at 3401-3501 Northeast Parkway (formerly the Bell & Howell site with an address of 3400 Pratt Avenue)
4. Approval of a Resolution Authorizing the Purchase of One 2017 Ford F-150 Super Cab Vehicle from Wright Automotive Routes 127 & 185 P.O. Box 279, Hillsboro, IL 62049 in the amount of \$25,434.00
5. Approval of a Resolution Authorizing the Village Manager to Execute the Amendment and Extension of the Agreement with American Traffic Solutions, Inc. for a Police Red Light Camera System
6. Approval of a Resolution Authorizing the Village Manager to Execute the Amendment and Extension of the Agreement with American Traffic Solutions, Inc. for a Police Red Light Camera System

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

Upon Roll Call the Results were:

AYES: President Pro Tem Elster, Trustees Cope, Bass Klatzco, Spino

NAYS: None

The motion passed

Regular Business

7. Consideration of a Recommendation by the Plan Commission in Case #PC-12-16, to Approve a Special Use and Certain Variations of the Zoning Code to Permit a New and Reconfigured Off-Street Parking Area at 6825 North Lincoln

This item was presented by Mr. Cook with use of PowerPoint.

Photos of the property were exhibited

Background

***Subject Property**

- B1 Traditional Business Zoning District
- 20,106 Square Feet in Area
- Corner lot with Frontage on Lincoln Avenue and Keystone Avenue

***Development Review Team**

- Convened on March 18, 2016
- Development Review Team Report provided to Petitioner and Included in Plan Commission Packet

Sketches of parking improvements and off street parking were exhibited.

Requested Actions

1. Special Use – to allow off-street parking in a Front Yard and Corner Side Yard;
2. Variation – to allow a drive-aisle less than the minimum width;
3. Variation – to allow off-street parking dimensions less than the minimum width
4. Variation – to allow less than minimum perimeter landscape for off- street parking;
5. Variation – to allow less than the required interior landscape islands and plantings;
6. Variation – for Special Sign Approval for a relocated pole/pylon sign' and
7. Variation – to allow a relocated pole/pylon sign less than the minimum setback.

Requested Special Use

1. Permit off-street parking in a Front Yard and Corner Side Yard;
 - Petitioner proposes redesign of existing parking on Lincoln Avenue and installation of new head-in parking on Keystone Avenue in the Front Yard setback

Requested Variation

2. Permit a drive-aisle less than the minimum width;
 - Petitioner proposes redesigned angled parking on Lincoln Avenue with a drive-aisle of 13.7 feet, rather than code-required 16 feet
 - Petitioner also proposes head-in parking on Keystone Avenue, rather than parking stalls accessed by a drive aisle on private property
3. Permit off-street parking stall dimensions less than the minimum width;
 - Petitioner proposes redesigned angled parking on Lincoln Avenue, with 45degree angled parking stalls to be 8.5 feet in width, rather than the minimum required 9 foot width
4. Permit less than the minimum perimeter landscape setback;
 - Petitioner proposes to waive requirement for eight-foot wide perimeter landscape islands on Lincoln Avenue and Keystone Avenue

5. Permit less than the required interior landscaped islands and plantings;
 - Petitioner proposes to waive requirement for interior landscaped islands on Lincoln Avenue and provide less than required island size on Keystone Avenue.
6. Permit Special Sign Approval for a relocated pole/pylon sign
 - Petitioner proposes to relocate the existing Airoom pole/pylon sign. Once relocated, such a sign is non-conforming and requires Special Sign Approval.
7. Permit a relocated pole/pylon sign to have less than the minimum required setback
 - Petitioner proposes to relocate the pole/pylon sign to five feet from the property line rather than required ten foot setback

Plan Commission Deliberations

August 24 – Public Hearing Held

*Commission agreed that Lincoln Avenue parking redesign is a safety improvement

*Commission voiced concerns with:

- Removal of landscaping along Keystone Avenue
- Visibility/maneuverability concerns at Keystone Avenue and alley behind Airoom

*Commission reached consensus that vacated Keystone Avenue right-of-way should be restricted to use as a parking area

August 24 – Public Testimony

*Commission received testimony from public (Georgia Talaganis, Joseph Nofari and Doris Guthman) regarding:

- Keystone Avenue design after vacating portion of right-of-way
- Lack of public benefit to add head-in parking along Keystone Avenue
- Past parking problems associated with Airoom

Plan Commission Recommendation

*Plan Commission by 6 – 0 Vote, Recommends Approval of the Special Use and Variations requested to allow off-street parking redesign and new off- street parking subject to nine conditions.

- 1. Village Vacation of a portion of Keystone Ave; and
- 2. Plat of Consolidation

Recommended Conditions

- *All replacement sidewalks must be at least five feet in width;
- *Final species and location of proposed trees in the right-of-way to be approved by the Village;
- *All new parkway trees must have a minimum caliper of 2.5 inches;
- *Illinois Department of Transportation permit is required for proposed work within the Lincoln Avenue right-of-way;
- *Internal directional signage is to be reviewed and approved by the Village and installed by the Petitioner;
- *The tow zone should be established on the west side of Keystone Avenue, south of its intersection with the public alley, and that area should be marked with a sign announcing the tow zone
- *A donation to the Village's tree fund is required based on the difference in caliper inches that exist before the project and caliper inches at the time of installation of new trees;

*A covenant/restriction is to be recorded to govern that the dedicated former Keystone Avenue right-of-way must be used as parking for the subject property; and

*A covenant restriction is to be recorded to prohibit any addition to the building along Keystone Avenue.

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3. Variation – to allow off-street parking stall dimensions less than the minimum width
4. Variation – to allow less than minimum perimeter landscape for off-street parking
5. Variation – to allow less than the required interior landscape islands and planting
6. Variation – for Special Sign Approval for a relocated pole/pylon sign; and
7. Variation – to allow a relocated pole/pylon sign less than the minimum setback

The petitioner addressed the Board and responded to questions.

A number of individuals addressed the Board with questions and concerns regarding the recommendation as well as questions concerning handicap access:

Georgia Talaganis, Michael Gebrehuet, William Kruzel, Lydia Cohen, Howard Cohan

Trustee Klatzco moved to approve the recommendation and direct the attorney to prepare the Ordinance.

Trustee Klatzco expressed concern about maintenance at the rear of the property and wished to have a maintenance stipulation included. The motion was seconded by Trustee Spino

Upon Roll Call the Results were:

AYES: President Pro Tem Elster, Trustees Klatzco, Spino, Cope Bass,

NAYS: None The motion passed

Formal approval will take place at the September 20 Village Board Meeting

Manager's Report

Mr. Wiberg stated that the Valley Line Trail is in process and is currently usable. Safety features will be installed until the bridge at Touhy is complete. Additional fencing will be placed.

Board and Commissions Report

None

Village Clerk's Report

None

Trustees Reports

None

Public Forum

Resident Lorraine Weinberg addressed the Board. Ms. Weinberg is concerned that Village Codes are not being enforced. Mr. Wiberger responded that some of her concerns have been addressed and some will be addressed. Mr. Petroschius spoke of the mobile app which is available to residents who have concerns.

Adjournment To Closed Session

At 8:35 P.M., Trustee Klatzco moved to adjourn the Village Board Meeting to Closed Session for purpose of discussion of Employment matters Section 2(c)(1) The motion was seconded by Trustee Spino.

Upon Roll Call the Results were

AYES: President Pro Tem Elster, Trustees Spino, Klatzco, Bass Cope

NAYS: None

The motion passed

Reconvention

At 9:50 P.M. President Turry reconvened the Village Board meeting.

Adjournment

At 9:51 P.M. Trustee Spino moved to adjourn, seconded by Trustee Klatzco.

The motion passed with a Voice Vote

Respectfully Submitted,



Beryl Herman
Village Clerk