

**VILLAGE OF LINCOLNWOOD  
PRESIDENT AND BOARD OF TRUSTEES  
REGULAR MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
DECEMBER 6, 2016**

**Call to Order**

President Turry called the regular meeting of the Lincolnwood Board of Trustees to order at 7:30 P.M. at 6900 N. 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 Elster, Patel, Spino, Cope, Bass, Klatzco

ABSENT: None

A quorum was present. Also present: Timothy Wiberg, Village Manager; Charles Meyer, Assistant to the Village Manager; Steven Elrod, Village Attorney; Ashley Engelmann, Director of Public Works; Robert Merkel, Finance Director, Steven McNellis, Director of Community Development.

**Approval of Minutes**

The minutes of the November 15, 2016 Village Board meeting were distributed and examined in advance. Trustee Spino moved to approve the minutes as presented. The motion was seconded by Trustee Klatzco.

The motion passed by voice vote.

Trustee Elster abstained.

**Warrant Approval**

Trustee Klatzco moved to approve warrants in the amount of \$777,959.53. The motion was seconded by Trustee Patel.

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

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

NAYS: None

The motion passed.

**Village President's Report**

**1. Proclamation Regarding Toys for Tots**

President Turry congratulated the Marine 2<sup>nd</sup> Battalion 24<sup>th</sup> Marine Regiment, U.S. Marine Corps Reserve headquartered in Chicago and John and Dee Barbino on their work for 23 years for Toys for Tots. The Barbino's and Marines have participated in this for 23 years.

He proclaimed December as Toys for Tots month in Lincolnwood.

**2. Reappointment of Joel Perzov for a Two Year Term to the Board of Trustees of Police Pension Fund**

Trustee Cope moved to approve this reappointment, seconded by Trustee Klatzco.  
The motion passed by Voice Vote.

**3. Upcoming Meetings**

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

**Consent Agenda**

- 1. Approval of a Resolution Designating the Village's Authorized Agent to the Illinois Municipal Retirement Fund**
- 2. Approval of an Ordinance Levying Property Taxes in the Amount of \$5,469,755 for All Corporate Purposes for the Village of Lincolnwood, Cook County, Illinois for the Real Estate Tax Year 2016, Payable to the Village in the Calendar Year 2017**
- 3. Approval of an Ordinance to Abate the 2016 Real Estate Taxes Levied for the 2011A and 2011B General Obligation Debt Bonds**
- 4. Approval of a Resolution Appointing an Alternate Delegate to the Intergovernmental Risk Management Agency**
- 5. Approval of a Contract Renewal with KGI Landscaping Company of Skokie, Illinois for Landscaping Maintenance Services within the Village in the Amount of \$36,216**
- 6. Approval of a Resolution Authorizing the Village Manager to Execute Easement Agreements with Various Properties on Touhy Avenue for the Village's Streetlight Replacement Project**

Trustee Klatzco moved to approve the Consent Agenda as presented, seconded by Trustee Patel

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

**Regular Business**

- 7. Consideration of a Recommendation by the Economic Development Commission to Adopt a Resolution Approving a Property Enhancement Program (PEP) Grant in an Amount Not to Exceed \$25,000 for Property Leased by Brickyard Bank at 6676 North Lincoln Avenue**

This item was presented by Mr. McNellis using Power Point.

Photos of the Grant request location were presented.

Pep Grant Program

PEP = Property Enhancement Program

- \*Intent – encourage comprehensive exterior (visible) improvements to business properties
- \*Grants generally provided at 50% of Cost
- \*Not intended to fund deferred maintenance
- \*Maximum Grant: \$25,000 per project
- \*Operates on Rebate Basis
- \*Type of eligible work: façade & parking lot improvements; landscaping, awnings, signs, lighting, etc.

Brickyard Bank PEP Request:

Façade/ Landscaping Improvements

- \*Installation of ten (10) new 30” by 48” windows along the south façade of the building (Currently a blank wall)
- \*Foundation landscape planting, consisting of: Arborvitae, and Boxwood
- \*Planting of eight (8) Male Trees throughout vacant grass area

EDC Recommendation

\*By a 5-0 Vote, the EDC recommends approval of PEP Grant Request for Brickyard Bank, up to \$25,000 subject to:

- Replacement of construction grade rock on Lincoln Avenue frontage with river rock.
- Addition of six planters in rock-covered area.
- Amount awarded be no greater than 50% of project costs

Requested Action

\*Resolution approving a Property Enhancement Program Grant, not to exceed \$25,000, for Brickyard Bank at 6676 N. Lincoln Avenue, subject to:

- Replacement of construction grade rock on Lincoln Avenue frontage with river rock.
- Addition of six planters in rock-covered area

Discussion ensued. Douglas Bertana of Brickyard Bank responded to questions. He stated that he was sure that there would be adequate handicapped parking in the plan.

Trustee Cope moved to adopt the Resolution as proposed, seconded by Trustee Patel. It was noted that this is a resolution protective of the Village.

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

**8. Consideration of a Recommendation by the Plan Commission Concerning Case #PC-15-16 Regarding an Ordinance Approving Text Amendments to the M-B and O-1 Zoning Districts to Establish New Regulations and Modify Existing Regulations Relative to Businesses that are Primarily Warehouse or Self-Storage Uses on Certain Commercial Arterial Roadways**

This item was presented by Mr. McNellis using Power Point.

It was noted that Self Storage Units are not defined in Village Zoning Code.

#### Background

- \*Warehouses and Self-Storage permitted in M-B (by right) and O-1 (by Special Use)
- \*VB and PC past discussion on such uses on arterial roadways included: lack of sales tax, aesthetic issues, and inappropriate locations
- \*Village Board approved One-Year Moratorium on such uses on Commercial Arterial Roadways on July 19, 2016
- \*Staff directed to research uses and other communities regulations to assist in PC consideration of Text Amendments

#### Research of Neighboring Communities

- \*Staff reviewed regulations of eight nearby communities
  - \*Warehouse & Self-Storage generally permitted on industrially zoned property
  - \*Typically permitted in “Industrial Hubs”, disconnected from commercial areas
- Lincolnwood M-B and O-1 Zoning Districts immediately adjacent to, or surrounded by Commercial Zoning and Uses
- Renderings were presented, identifying Potential Impacted M-B Zoned Property for: West Touhy Avenue, West Devon and North Lincoln Avenue and North Cicero and North Lincoln Avenue

#### Potential Impacted Properties

- \*Impacts if limitations placed on properties fronting Commercial Arterial Roadways
  - 29 properties in M-B and O-1 have frontage on four Commercial Arterial Roadways
  - Including: two Self Storage Facilities, two currently-vacant properties, and up to three properties that may be majority-Warehouse
  - Current Warehouse/Self-Storage Uses become “Legal, Non-Conforming” if amendment is approved

#### Staff Recommended Text Amendments

To eliminate permissibility of Self-Storage and Warehouse uses on major commercial arterial roadways:

- \* Revise Section 2.02, Definitions of Zoning Code, to insure targeted uses clearly identified (Self-Storage Facility, Warehouse)
- \* Add permissibility of Self-Storage Facility to Section 4.04, Use District Table of Zoning Code
- \* Prohibit Warehouse and Self-Storage Facility Uses in M-B and O-1 Zoning Districts on lots with frontage on Cicero, Devon, Lincoln or Touhy Avenues, by amending Sections 4.07/4.08. Additional Use Standards for Business and Office Districts & Manufacturing and Business Districts

#### Staff Recommended Text Amendments

1. Create a new definition for Self-Storage Facility:
  - Self-Storage Facility – A building or group of buildings with controlled access, housing independent, fully enclosed modules, bays or compartments that are leased to individuals or businesses exclusively for the temporary storage needs of small businesses and residential households.

2. Revise definition for Warehouse:

- Warehouse – A building or structure used principally for the storage of goods, merchandise, material and/or equipment

Plan Commission Deliberation

\*Plan Commission Public Hearing on September 7, October 6, and November 19

- Commission generally concurred with intent of recommended text to prohibit non-commercial, non-sales tax generating uses on commercial arterial roadways
- Two property owners attended meetings, no opposition registered
- PC concern – greater clarification necessary to define difference between Warehouse Use and Retail Sales and Service Use (ex: A warehouse-heavy electronics store such as ABT). Staff directed to revise both definitions

PC-Recommended Revised Definition

1. Revise definition for Retail Sales and Services:

- Retail Sales and Services – A commercial enterprise that provides goods and/or services directly to the consumer, where such goods and/or services are available for immediate purchase which enterprise may (but is not required to) incorporate warehouse space as an accessory use, subordinate to the primary use of the business or commercial enterprise.

2. Further revise definition for Warehouse:

- Warehouse – A building or structure used principally for the storage of goods, material and/or equipment . A Warehouse is not to be deemed Retail Sales and Services, as defined elsewhere in this Section 2.02

Commission Recommendation

By 7-0 Vote Plan Commission recommends the following Text Amendments to regulate Warehouses and Self-Storage Facilities:

- Define Self-Storage Facility and add permissibility to O-1. Zoning District as Special Use, and M-B Zoning District as a Permitted Use (Amend Section 2.02 and revise Section 4.04, Use District Table)
- Re-define Warehouse (Amend Section 2.02)
- Redefine Retail Sales and Services
- Prohibit Warehouse and Self-/Storage Facility uses in M-B and O-1 Zoning Districts on lots with frontage on the following commercial arterial roadways: North Cicero Avenue, West Devon Avenue, North Lincoln Avenue or West Touhy Avenue (Amend Additional Use Standards Sections 4.07, Business and Office Districts, and 4.08, M-B Manufacturing and Business)

Trustee Patel had questions regarding commercial streets, which was answered by the presentation, the attorney and further clarification by Mr. McNellis.

Attorney Elrod further clarified by stating that the reason all four streets were named was for future planning. Mr. McNellis stated that McCormick was not named was because it has no M-B or O-1 properties.

Trustee Patel moved to approve the creation of an Ordinance, seconded by Trustee Bass.

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

President Turry thanked the Plan Commission and Mr. McNellis for a job well done.

President Turry announced that Assistant Village Manager Doug Petroschius will be leaving for the position in the Village of Lake of the Hills where he will become the Village Manager. Board Members and Mr. Wiberg spoke of the fine job he has done for this community and wished him well.

Mr. Petroschius thanked the Village and Mr. Wiberg.

President Turry announced that the Village has secured a sound monitor until March 6.

**Manager's Report**

Mr. Wiberg expanded on the sound monitor information.

**Board and Commissions Report**

None

**Village Clerk's Report**

None

**Trustees Reports**

Trustee Patel commented that the next Plan Commission meeting will discuss a Starbucks plan regarding 4300 Touhy.

**Public Forum**

None

**Adjournment To Closed Session**

At 8:30 P.M., Trustee Elster moved to adjourn the Village Board meeting to Closed Session for the purpose of discussing probable or imminent litigation 2(c)(11) and closed session minutes 2(c) (21) seconded by Trustee Patel.

Upon Roll Call the Results were

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

NAYS: None

The motion passed

**Reconvention**

At 9:31 P.M. President Turry reconvened the Village Board meeting.

**Adjournment**

At 9:31 P.M. Trustee Patel moved to adjourn the Meeting, seconded by Trustee Elster.  
The motion passed with a Voice Vote

Respectfully Submitted,



Beryl Herman  
Village Clerk