

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
JANUARY 3, 2017**

Call to Order

President Turry called the regular meeting of the Lincolnwood Board of Trustees to order at 7:30 PM, Tuesday, January 3, 2017, in the Council Chambers of the Municipal Complex 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 Bass, Cope, Klatzco, Spino, Patel (by phone)

ABSENT: Elster

A quorum was present. Also present: Ashley Engelmann, Assistant Village Manager, Charles Meyer, Assistant to the Village Manager; Steven Elrod, Village Attorney; Robert Merkel, Finance Director, Steven McNellis, Director of Community Development, Charles Greenstein, Village Treasurer; Heather McFarland, Management Analyst; Aaron Cook, Community Development Manager; Robert LaMantia, Police Chief.

Approval of Minutes

The minutes of the December 20, 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.

Warrant Approval

Trustee Klatzco moved to approve warrants in the amount of \$720,325.88. The motion was seconded by Trustee Cope.

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

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

NAYS: None

The motion passed.

Village President's Report

1. President Turry welcomed Heather McFarland , our new Management Analyst
2. President Turry wished good luck to Aaron Cook, Community Development Manager, who will be leaving the Village.
3. President Turry spoke of the Stefani group purchase of Kow Kow property from Wendy Moy. Plans for a restaurant to be submitted ASAP.

4. Upcoming Meetings

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

Consent Agenda

- 1. Approval of a Resolution Approving Payment for Software Licenses from OSSI Sungard for E9-1-1 Computer-Aided Dispatch and Mobile in the Amount of \$30,572**
- 2. Approval of a Resolution Authorizing a Contract Renewal with Best Quality Cleaning, Inc. of Franklin Park, Illinois for Janitorial Services in the Amount of \$38,760**

Trustee Klatzco moved to approve the Consent Agenda, seconded by Trustee Spino.

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

Regular Business

- 3. Consideration of a Recommendation by the Plan Commission in Case #PC-10-16 to Approve Special Uses and Certain Variations of the Zoning Code to Permit a New Multi-Tenant Commercial Building with a Drive-Through and Off-Street Parking Area at 4320 West Touhy Avenue**

This item was presented by Mr. McNellis using PowerPoint.

Background

***Subject Property**

- B2 General Business District
- 32,787 Square Feet in Area
- Lot with Frontage on Touhy Avenue, Kildare Avenue and Lowell Avenue

***Development Review Team**

- Convened on March 16, 2016

***Plan Commission Public Hearing**

- Held July 6, 2016: Continued to Complete Traffic Study
- Continued September 7, 2016; October 6, 2016, November 2, 2016, November 16, 2016
- Concluded Public Hearing and Forwarded Recommendation December 7, 2016

Revised site plans and building elevations were exhibited.

Requested Special Use

1. Permit off-street parking area between Touhy, Kildare and Lowell Avenues – Section 7.06(5)
 - Petitioner proposes redevelopment of subject property with off-street parking area between the proposed building and streets
2. Drive-through facility – Section 4.04(2) & Table 4.01.1
 - Petitioner proposes redevelopment of subject property with a drive-through facility at the west elevation and stacking along the north of proposed building
 - Proposed to serve a coffee shop user

Requested Variation

1. Minimum perimeter landscape for off-street parking lots – Section 6.14
 - *North Perimeter Area – 1 foot width with 8 foot masonry screening wall
 - Zoning Code Requirement – Landscape Area minimum 5 feet in width with 8 foot masonry screening wall
 - *West Perimeter Area – 4’6” in Width
 - Zoning Code Requirement – 8 feet with continuous densely planted hedge or massing of shrubs resulting in 75% semi-opaque screening within one year of installation
 - *East Perimeter Area – Approximately 7’2” feet in width
 - Zoning Code Requirement – 8 feet with continuous densely planted hedge or massing of shrubs resulting in 75% semi-opaque screening within one year of installation
2. Minimum interior landscape for off-street parking lots – Section 6.14
 - Proposes landscape islands substandard in size and landscape plantings
 - Proposes 8 foot area east and west of new off-street parking to satisfy perimeter landscape area and not require 9’ x 18’ landscape island at end of parking row
3. Minimum foundation landscape for off-street parking lots – Section 6.15(1)
 - *Zoning Code Requirement: 6 foot landscape area at foundation of building
 - *Petitioner proposes:
 - East Foundation Area – 3 feet wide landscape area
 - West Foundation Area – 4.4 foot wide landscape area
 - North Foundation Area – Approximately 3 feet wide landscape area along west half of building

Plan Commission Deliberations

July 6 – Public Hearing Opened

- *Seven Lincolnwood Residents spoke regarding:
 - Existing traffic problems in the area and concerns that the project would increase traffic
 - Vehicles use of residential streets
 - Increased noise and crime
- *Received eleven letters in opposition to the project
- *Commission continued hearing directing Petitioner to prepare Traffic Study
 - Directed Petitioner to consider adding landscape along east lot line facing residential use

December 7 – Public Hearing

- *Commission reviewed revised site plan
 - Petitioner stated relocated building allowed for greater on-site vehicle stacking and additional landscape added along east lot line
- *Commission discussed vehicles exiting to Touhy Avenue
 - Potential site improvements such as “pork chop” internal directional signs and curb cut on to Touhy Avenue
 - KLOA testified that sufficient gaps in traffic on Touhy Avenue exist for safe turning from Lowell and Kildare onto Touhy Avenue
 - Petitioner did not object to site improvements in the future if conditions are found to be unsafe
 - Curb cut onto Touhy Avenue would not be permitted by IDOT
- *A Lincolnwood resident stated concern with vehicles exiting into residential neighborhoods

Renderings of planned requests were exhibited

Plan Commission Recommendation

*Plan Commission by 3-1 Vote recommends approval of requested Special Uses and Variations to allow new multi-tenant commercial building and new off-street parking subject to seven conditions. *Commissioner Goldfein cast dissenting vote due to objections with forwarding a recommendation without review of revised landscape plan*

Recommended Conditions

- *No later than one year after the date of issuance of a certificate of occupancy, a Traffic Impact Study must be submitted for review. If additional improvements are necessary, they will be reviewed and recommended by the Plan Commission for Village Board consideration. The developer must implement any approved improvements at its sole cost.
- *A Landscape Plan will be reviewed by the Community Development Department prior to issuing a Building Permit
- *Signage must be placed at the exit of the drive-through lane to direct westbound Touhy traffic to exit onto Lowell Avenue and eastbound traffic to exit onto Kildare
- *The Developer must install “right turn only” signs at the Kildare Avenue Exit and “left turn only” signs at the Lowell Avenue Exit
- *ADA ramp at the northeast corner of Lowell and Touhy Avenues needs to be replaced
- *Submit a Security Plan for the property for Police Chief approval prior to issuance of the Certificate of Occupancy
- *Install a Fire Department Knox Box

Activity Since December 7, 2016 Plan Commission Meeting

- *Revised Landscape Plan was reviewed by Commissioner Goldfein:
 - No interior trees – Requests addition of one tree in landscape island west of pick-up window
 - Areas of Foundation Landscape small in size and present maintenance concerns
 - Landscape Plan shows plantings in front of refuse area door (east side of refuse area). Design must be adjusted

A revised landscape plan was exhibited.

- *Village Engineer discussed possible Touhy Avenue curb cut with IDOT Representative
 - IDOT stated existing access from Lowell and Kildare Avenues is sufficient. IDOT would not permit direct access from Touhy Avenue

- IDOT review may take three to six months

*KLOA concurred that IDOT was unlikely to approve additional curb cut

*If Village seeks formal IDOT review of Touhy Avenue curb cut, Staff recommends the following condition of approval:

- Developer must submit to IDOT an application seeking approval of a curb cut from Touhy Avenue
- Developer can request and receive a Building Permit and may begin construction of the Development consistent with the approved site plans
- If IDOT approves a curb cut, the Developer must install the curb cut with right-in and right-out access

Discussion ensued.

Trustee Patel stated that even if the Touhy curb cut is approved, he believes that the two side street curb cuts should remain. Trustee Cope expressed concern regarding residents.

Resident Jerry Altman addressed the Board stating that the quality of life of neighbors would be negatively affected by entrance/exit to and from Lowell.

Plan Commission member Patricia Goldfein stated that she is now satisfied with the landscape plan.

Resident Albert Fuksman spoke against the project.

Trustee Cope moved to direct the attorney to prepare documents which require installation of hardscape and review by IDOT and to include a look-back, seconded by Trustee Klatzco.

Upon Roll Call the Results were:

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

NAYS: None

The motion passed

Manager's Report

None

Board and Commissions Report

None

Village Clerk's Report

None

Trustees Reports

None

Public Forum

None

Adjournment

At 8:55 P.M. Trustee Cope moved to adjourn the Meeting, seconded by Trustee Klatzco.

The motion passed with a Voice Vote

Respectfully Submitted,

A handwritten signature in cursive script that reads "Beryl Herman".

Beryl Herman
Village Clerk