

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
MARCH 6, 2018**

Call to Order

President Bass called the regular meeting of the Lincolnwood Board of Trustees to order at 7:38 p.m., Tuesday, March 6, 2018, 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.

Roll Call

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Bass, Trustees Hlepas Nickel, Cope, Sugarman, Spino, Ikezoe-Halevi, Patel

ABSENT: None

A quorum was present.

Also present: Timothy Wiberg, Village Manager; Ashley Engelmann, Assistant Village Manager; Steven Elrod, Village Attorney; Charles Meyer, Assistant to the Village Manager; Heather McFarland, Management Analyst; Douglas Hammel, Community Development Manager; Andrew Letson, Public Works Director; Nadim Badran, Assistant to the Public Works Director.

Approval of Minutes

The minutes from the February 6, 2018 and February 20, 2018 Village Board Meetings were distributed and examined in advance. The motion to approve and hold was made by Trustee Hlepas Nickell and seconded by Trustee Ikezoe-Halevi.

Upon Roll Call the Results were:

AYES: Trustees Hlepas Nickell, Ikezoe-Halevi, Patel, Sugarman, Spino, Cope

NAYS: None

The motion passed.

Warrant Approval

President Bass presented the warrants for approval in the amount of \$362,838.59. Trustee Sugarman moved to approve, seconded by Trustee Cope.

Upon a Roll Call the results were:

AYES: Trustees Sugarman, Cope, Spino, Patel, Hlepas Nickell, Ikezoe-Halevi

NAYS: None

The motion passed.

Village President's Report

1. Blood Drive

Thursday, March 8 in Council Chambers from 1:30PM to 7PM.

2. Yard Waste Collection

Groot will start collecting yard waste on Monday, March 19th. Yard waste needs to be disposed of in yard waste bags or containers clearly marked "yard waste only". Bags are available for purchase at the Finance Department or local home improvement stores. Branches will only be picked up if they are tied in bundles weighing less than 60 pounds and branches are less than four inches in diameter and four feet in length. Please contact the public works department if you have any questions.

Consent Agenda

- 1. Approval of an Ordinance Amending Chapter 14, Article 15 of the Village Code Related to Contractor License Suspension**
- 2. Approval of a Recommendation by the Zoning Board of Appeals to Adopt an Ordinance Approving Special Fences, Fence Variations, and an Accessory Structure Variation for Village of Lincolnwood Public Works Facilities at 7001 North Lawndale Avenue and 7015-17 North Central Park Avenue**
- 3. Approval of the Following Items Pertaining to the Public Works Yard Expansion Project:
A) A Resolution Approving a Contract with Stuckey Construction Company, Inc. of Waukegan, IL in the amount of \$1,523,000; and B) An Ordinance Waiving the Competitive Bidding Process and Approving an Agreement with FGM Architects of Oak Brook, IL in the Amount of \$79,000 for Construction Administration Services**

Trustee Hlepas Nickell moved to approve the Consent Agenda. The motion was seconded by Trustee Spino.

Upon a Roll Call the results were:

AYES: Trustees Hlepas Nickel, Spino, Sugarman, Ikezoe-Halevi, Cope, Patel

NAYS: None

The motion passed.

Regular Business

- 4. Consideration of an Ordinance Authorizing Negotiations and Final Bona Fide Offers to Purchase Title to Certain Real Property Located at 4500 – 4560 W. Touhy Avenue and 7350 N. Lincoln Avenue**

Mayor Bass provided background information regarding this item. He stated that speakers would have 3 minutes to present their opinions. Only one speaker from each group will be allowed to speak. The Board is taking a proactive position, twelve years is enough time.

The following speakers presented:

Timothy Patenode, Counsel to current property owner (Romspen) spoke regarding the qualifications of the current interested developer. He stated that Romspen owned the property due to foreclosure. It was his hope that this Ordinance will be held over to another meeting as the Village is not in a position to move faster than the developer in attendance (Lake Forest). Circumstances do not warrant that this Ordinance go through at this time.

David Zulkey, not a resident, candidate for the Illinois State Senate. Hopes the bike path will be considered due to high traffic. The Village should consider training and safety issues for the Turkey Trot. He recommended that people should see art work displayed in Council Chambers lobby.

Craig Klatzco, Representing Lincolnwood tax payers. The Village should not put any additional tax burden on residents.

Pam Lefkowitz, resident, it would be a mistake for the Village to take on a large debt at this time.

Florentine Kampian, resident, Pastor Kampian, represents the Romanian community of about 1,000 people who are residents of Lincolnwood. We need to move ahead.

Lee Weintraub, resident and architect. Mr. Weintraub has worked with Lake Forest and has found them to be excellent.

Tio Skorta, resident, The Village needs to go ahead with this, the 12 year delay has cost the Village a great deal of money.

John Siemer, spoke in opposition

Michael Sieman, spoke in opposition

Todd Zima, spoke in opposition

Sanford Stein, spoke in opposition

Florin Simpian, spoke in opposition

A representative of Lake Forest addressed the Board - Condemnation can go on for a very long time. Construction costs keep going up. He encouraged the Board to vote "no". He stated that a meeting which was scheduled to discuss this was cancelled by the Village.

Trustee Hlepas Nickel moved to approve the Ordinance, seconded by Trustee Patel.

Upon Roll Call the Results were:

AYES: Trustees Hlepas Nickell, Patel, Spino, Cope, Sugarman, Ikezoe-Halevi

NAYS: None

The motion passed.

5. Consideration of a Recommendation by the Plan Commission to Adopt an Ordinance Approving Zoning Code Text Amendments Related to Increased Permitted Building Coverage for the Construction of Two-Car Garages in the R-3 and R-4 Zoning Districts

This item was presented by Mr. Hammel with use of PowerPoint. Mr. Hammel provided background information. In the past the Board recommended changes.

Potential Text Amendments for Building Coverage Related to the Development of Two-Car Garages.

Existing Regulation

*Major Variations process used for property owners seeking relief

*5 Variation requests received since 2013

Challenges

- *Variety of lot sizes throughout Lincolnwood
- *Era of development
 - Nature of residential amenities
 - #Modern Kitchens
 - #Two-car garages
 - #Storage (i.e. sheds)
- *Smaller lots have greater difficulty providing modern amenities

Discussion Questions

Where should a new standard be applicable?

*Requests since 2013:

- R-1: none
- R-2: none
- R-3:
 - 6849 Keeler
 - 3738 Columbia
 - 6641 Trumbull
 - 3620 North Shore
- R-4:
 - 3350 Columbia

*R-1 and R-2 Districts

- Larger lots that can accommodate additional building area
- Most homes built with attached garages
- No alleys
- Less demand for on-street parking

*R-3 and R-4 Districts

- Smaller lots (less permitted areas for building coverage based on same percentage)
- Several homes seeking upgrades
- Demand for on-street parking
- All recent Variation requests in R-3 and R-4 Districts

*Proposed Ordinance would allow a greater building coverage percentage for the addition of a one or two-car garage in the R-3 and R-4 Districts

***What should be the revised standard for building coverage?**

*Resulting Building Coverage for Past Approvals

- 38.3
- 38.4
- 38.7
- 36.6

*Proposed Ordinance allows for a building coverage of up to 40% for the addition of a one or two-car garage with the following conditions:

- Max. garage area of 500 sq. ft.
- All other buildings cannot exceed 35% coverage
- Compliance with all other zoning requirements

If standards cannot be met, regular Variation process would be required

How should the new standards be administered?

*Proposed Ordinance would allow approval through staff zoning compliance review as part of Building Permit process

- Maximized time and property owner cost for approval
- Any additional zoning relief would follow established procedures for public review and approval

Requested Action

Approval of an Ordinance establishing a maximum building coverage of 40% and related standards for the purposes of installing a one or two-car garage in the R-3 and R-4 zoning districts.

Trustee Hlepas Nickell had concerns regarding lots of varying sizes and the 500 square foot designation.

Some discussion ensued with clarification by Mr. Hammel. Trustee Cope wondered if this provision deals with the issue of storm water protection.

Additional discussion ensued.

Trustee Patel moved to approve the Ordinance, seconded by Trustee Sugarman.

Upon Roll Call the Results were:

AYES: Trustees Patel, Sugarman, Spino, Cope, Ikezoe-Halevi, Hlepas Nickell

NAYS: None

The motion passed.

Manager’s Report

Mr. Wiberg stated that this item was to come up at Committee of the Whole, but due to lack of time it is being presented now.

Staff is looking for the Mayor to sign a letter approving an application for a Cook County Grant.

Staff has looked at grants for the following:

- *Northshore Channel Path improvements \$350,000
- *Touhy, Kostner, Lincoln triangle improvements \$3.5 million
- *Touhy, Kedzie CMAC grant \$1million

Only the Northshore Channel Path Improvements would be the recommendation of Staff at this time. Board approved this.

Board and Commissions Report

None

Village Clerk’s Report

Early voting is now open in locations around Cook County. Any one may vote at any of the locations. Our closest locations are Skokie Village Hall on Oakton west of downtown Skokie and the Skokie Courthouse west on Old Orchard Road.

Election Day is Tuesday, March 20. If any resident needs transportation to the polls on Election Day, call the Village Clerk's office and leave your name, address and phone number.

Trustees Reports

Trustee Patel noted that now that the snow has melted, it would be good if residents would clear the debris from their properties. Public Works does not go onto private property for clean-up.

Public Forum

None

Adjournment to Closed Session

At 8:35 p.m. Trustee Patel moved to adjourn the meeting to Closed Session for the purpose of discussing Probable or Imminent Litigation Per Section 2(c)(11), seconded by Trustee Ikezoe-Halevi.

AYES: Trustees Patel, Ikezoe-Halevi, Spino, Cope, Sugarman, Hlepas Nickell

NAYS: None

The motion passed.

Reconvention

At 9:43 p.m. President Bass reconvened the Village Board Meeting.

Adjournment to Closed Session

At 9:44 p.m. Trustee Hlepas Nickell moved to adjourn the meeting, to Closed Session for the purpose of discussing Probable or Imminent Litigation Per Section 2 (c)11, seconded by Trustee Sugarman.

Upon Roll Call, the Results were:

AYES: Trustees Hlepas Nickell, Sugarman, Cope, Spino, Ikezoe-Halevi, Patel

NAYS: None

The motion passed.

Reconvention

At 9:47PM Mayor Bass reconvened the Regular Meeting.

Adjournment

At 9:47 PM Trustee Patel moved to adjourn the Regular Meeting, seconded by Trustee Sugarman.

Upon Roll Call the Results were:

AYES: Trustees Patel, Sugarman, Spino, Cope, Hlepas Nickell, Ikezoe-Halevi

NAYS:

The motion passed

Respectfully Submitted,



Beryl Herman
Village Clerk