

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
JULY 17, 2018**

Call to Order

President Bass called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 5:45 PM, Tuesday, July 17, 2018, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

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

PRESENT: President Bass, Trustees Hlepas Nickell, Spino, Ikezoe-Halevi, Patel

ABSENT: None

A quorum was present.

Also present: Village Manager, Tim Wiberg, Assistant Village Manager, Ashley Engelmann, Assistant to the Village Manager, Chuck Meyer, Community Development Manager, Doug Hammel

Approval of Minutes

Minutes of the June 19, 2018 Committee of the Whole and the Village Board/Plan Commission Special Meeting on June 28, 2018, were distributed in advance of the meeting and were examined.

Trustee Patel moved to approve the minutes as presented, Trustee Spino seconded the motion.

The motion passed with a Voice Vote.

Regular Business

1. Discussion of Zoning Code Text Amendment related to Minimum Lot Width in the R1 Residential Zoning District

This item was presented by Mr. Hammel.

Background

*Village Code lacks regulations related to minimum lot width

*Resident and Village officials have expressed concerns related to potential development in the R-1 Residential zoning district:

- Preservation of neighborhood character
- Stormwater Management
- Tree preservation

- *Village Code includes minimum lot area requirement (9,000 SF in the R-1 district)
- *Lot depths typically between 130 feet and 150 feet
- *Legal lots could be formed with widths as low as 60 feet
 - Most lots in the R-1 district have lot widths of 75 feet or more

Requested Action

- *Refer the matter to the Plan Commission to consider a Text Amendment related to minimum lot width in the R-1 Residential zoning district, considering the following policy questions:
 - What impact would a minimum lot width requirement have on future development?
 - What impacts, if any, would a minimum lot have on existing lots?

Mr. Hammel stated that residents have expressed concerns regarding this issue.

Trustee Patel opined that we are currently concerned with four identified lots.

Mr. Hammel stated that the concerns also consider future projects regarding lot area and width.

President Bass stated that this was discussed at a CORB meeting. Trustee Patel asked if this CORB meeting was posted. Mrs. Engelmann responded that only CORB members received information about the meeting. Trustee Patel stated that all Board members should be notified of CORB meetings.

Trustee Hlepas Nickell said that the Board needs to discuss how this area of Lincolnwood needs to be preserved. We should consider a moratorium. Trustee Hlepas Nickell exhibited photos of large houses which were presented at CORB meeting and directed back to Committee of the Whole. She added "We need to be mindful of these issues in order to preserve this area and be mindful of the impact on surrounding homes.

Trustee Patel replied that this has been discussed in the past and should go to the Plan Commission.

President Bass stated that this should be Tabled.

Closed Session is Requested to Discuss Probable or Imminent Litigation Per Section 2(c)(11)

Adjournment

At 5:58 PM Trustee Patel moved to adjourn the Committee of the Whole meeting to Closed Session for the purpose of discussing Probable or Imminent Litigation Per Section 2(c)(11), seconded by Trustee Spino.

Upon Roll Call the results were:

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

NAYS: None

The motion passed.

Reconvention

At 7:25 PM Mayor Bass reconvened the Committee of the Whole Meeting.

Continuation of Discussion

Discussion Concerning the Referral of a Potential Zoning Code Text Amendment Regarding Minimum Lot Width Requirements in the R1 Zoning District

Trustee Hlepas Nickell stated that the impact on surrounding homes and set-backs should be considered.

Mr. Hammel replied that set-backs would be reduced.

Trustee Patel opined that total square footage of houses is planned as the same as would meet our codes. Extremely massive houses in the area change the character of the neighborhood. He is in favor of remanding to the Plan Commission.

President Bass stated that for the sake of time the item should be referred to the Plan Commission.

Trustee Hlepas Nickell moved to refer to Plan Commission, seconded by Trustee Ikezoe-Halevi.

Upon Roll Call the Result was:

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

NAYS: Trustee Sugarman

1. Status Report Concerning the Commercial Vehicle Parking Regulations

Due to time constraints, Trustee Patel moved to Table this item to the next Committee of the Whole, seconded by Trustee Cope.

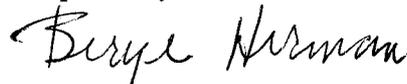
The motion passed with a Voice Vote.

Adjournment

At 7:35 PM Trustee Cope moved to adjourn Committee of the Whole, seconded by Trustee Patel.

The motion passed with a Voice Vote.

Respectfully Submitted,



Beryl Herman
Village Clerk