Village of Lincolnwood
Plan Commission

Meeting
Wednesday, May 2, 2018
7:00 P.M.
in the
Council Chambers Room
Lincolnwood Village Hall - 6900 North Lincoln Avenue

Agenda

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Approval of Minutes
   April 4, 2018 Minutes

4. Case #PC-05-18: 6755 North Cicero Avenue – Amendment to Ordinance No. 2017-3265 Related to Previously-Granted Variation Related to Parking Space Quantity
   Request: Consideration of a request by property owner Phil Stefani, Managing Member of Stefani Restaurant Group, to amend the approved relief previously granted in Ordinance No. 2017-3265 to permit a Variation to further decrease the minimum number of required off-street parking spaces from the previously-approved 51 spaces to 43 spaces to permit installation of an outdoor seating area and enclosure.

5. Case #PC-06-18: Zoning Code Text Amendment – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage
   Request: Village Board Referral of Zoning Code Text Amendments to consider modifying the permissibility and requirements for certain signage including: 1) Permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be “large-scale”; 2) Amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) Permitting Temporary Sign Coverings/ Panels on Freestanding Signs; 4) Amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) Amending existing regulations related to specific design limitations for Portable Signs.

6. Next Meeting

7. Public Comment

8. Adjournment

POSTED: April 27, 2018
MEMBERS PRESENT:                               MEMBERS ABSENT:
Chairman Mark Yohanna                           Sue Auerbach
Steven Jakubowski                               
Adi Kohn                                        
Henry Novoselsky                                
Anthony Pauletto                                
Don Sampen

STAFF PRESENT:
Doug Hammel, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order
Chairman Yohanna noted a quorum of six members and called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Motion to recommend approval of the March 7, 2018 Plan Commission Minutes was made by Commissioner Sampen and seconded by Commissioner Pauletto.

Aye: Sampen, Pauletto, Jakubowski, Kohn, and Yohanna
Nay: None
Abstain: Novoselsky
Motion Approved: 5-0

IV. Case #PC-03-18: 3900-3910 West Devon Avenue – Approval of a Final Plat of Consolidation

Chairman Yohanna announced Case #PC-03-18 for consideration of a request by property owner Sacred Learning NFP to approve a Final Plat of Consolidation.
Development Manager Hammel reviewed Plan Commission approvals from the March 7, 2018 meeting. These approvals included a Preliminary Plat of Consolidation, with the condition that the vacant building at 3910 West Devon Avenue is demolished before the Final Plat of Consolidation is recorded; Special Use requests for parking in the Front and Corner Side Yards; a Variation for parking lot landscape screening along the west lot line; and a monument sign setback Variation, with the condition that only one sign will be permitted on the consolidated parcels.

The Village Board agreed with the Plan Commission’s approvals at their March 20, 2018 meeting. Additionally, the Village Board approved parkway parking on Proesel Avenue, with the condition that the southernmost space be replaced with landscaping, and the installation of a four-foot sidewalk along the west lot line.

Comments from Village Engineer Jim Amelio were provided for review and discussion. It was noted that even though these comments will not impact Final Plat approval, the following conditions will need to be addressed before Village approval:

- The current south lot line of Lot 38 should be labeled;
- The subdivision name associated with Lot 38 should be printed on the sheet by the label for Lot 38;
- The Plat should be revised to formally dedicate the south 50 feet of Parcel 1 and the south 10 feet of Parcel 2 for public right-of-way to match the existing monumentation and occupation;
- It should be noted if the 11-foot-wide utility easement at the north end of Parcel 1 is existing or proposed;
- On Parcels 1 and 2, building and parking setback lines are noted, but not on Lot 38. All applicable setback lines should be depicted on Lot 38;
- The legal description within the Surveyor’s Certificate should except out the south 17 feet of Lot 38; and
- If new utility or other easements are depicted, appropriate easement provisions should be added.

Mr. Chris Canning, attorney for the Sacred Learning Center, asked for clarification regarding the dedication of a 60-foot swath of land adjacent to Devon Avenue.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

**Motion to recommend approval** of a Final Plat of Consolidation, subject to Village Engineer approval and the condition that the vacant building at 3910 West Devon Avenue is demolished, was made by Commissioner Sampen and seconded by Commissioner Pauletto. This Case will be heard at the April 17, 2018 meeting of the Village Board.

**Aye:** Sampen, Pauletto, Jakubowski, Kohn, Novoselsky, and Yohanna  
**Nay:** None  
**Motion Approved:** 6-0
V. Case #PC-04-18: 6755 North Cicero Avenue – Amendment to Ordinance No. 2017-3625 Related to Previously Granted Special Sign Approval and Variations

Chairman Yohanna announced Case #PC-04-18 for consideration of a request by property owner Phil Stefani, Managing Member of Stefani Restaurant Group, to amend approvals and relief previously granted in Ordinance No. 2017-3265 to permit a revised sign design for a pole sign and a Variation to allow an increase in the maximum permitted wall sign area.

Development Manager Hammel stated that Case #PC-05-18, an amendment to Ordinance No. 2017-3265 related to a previously-granted Variation for parking space quantity for 6755 North Cicero Avenue will be renoticed and heard at the May 2, 2018 Plan Commission meeting.

Development Manager Hammel reviewed the approvals granted by Ordinance No. 2017-3265, adopted on May 2, 2017, related to Variations for a pole/pylon sign within 75 feet of a residential zoning district, a Variation for pole/pylon sign area, and a Variation for wall sign area. The proposed signs would require approval to amend the approved Ordinance to reduce the pole sign area from 71.6-square feet to 50-square feet instead of the permitted 48-square feet; increase the permitted west elevation wall sign area from 16.8-square feet to 21.3-square feet, rather than the permitted 11-square feet, while removing approval for the north elevation wall sign; and to modify the proposed sign design. The amended Variations will result in a reduction in the overall number of signs, a 33-square-foot reduction of sign area, and a different aesthetic character.

The Petitioner stated that installation of the signs was needed before the restaurant opening. The Petitioner was required to sign a Proceed at Own Risk Declaration in case the installed signs were not approved. In that case, the installed signs must be removed and replaced with signs compliant with the approved Ordinance.

Commissioner Jakubowski stated he believes the sign code is too restrictive and asked staff if this topic should be revisited.

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission on this matter. Let the record state that no one came forward.

Motion to recommend approval to amend approvals and relief previously granted in Ordinance No. 2017-3265 to permit a revised sign design for a pole sign and a Variation to allow an increase in the maximum permitted wall sign area was made by Commissioner Pauletto and seconded by Commissioner Novoselsky. This Case will be heard at the April 17, 2018 meeting of the Village Board.

Aye: Pauletto, Novoselsky, Jakubowski, Kohn, Sampen, and Yohanna
Nay: None
Motion Approved: 6-0

VI. Discussion: Plan Commission Biennial Report: 2016-2018

Biennial Reports are given by each Commission to the Village Board every two years. The Biennial Report provides information related to actions undertaken by each Commission, nature
of the cases or requests heard, goals for the next two years, and questions or comments for the Village Board. The report will be presented at the May 1, 2018 Committee of the Whole.

Between October 2016 and March 2018, the Plan Commission conducted 16 Public Hearings. The Public Hearings consisted of five Text Amendments, four requests with Special Uses and Variations, three Plats of Subdivision/Consolidation, two Map/Text Amendments, two Plats with Special Uses and/or Variations, one Special Use request, and one Reasonable Accommodation.

Draft goals include conducting a comprehensive review and undertake necessary amendments to the Sign Ordinance, amend the Zoning Ordinance to improve the general clarity and presentation of various Code requirements, review and comment on the North Gateway Sub-Area Plan (the area around the Lincoln-Touhy Triangle site), and review and recommend concept plans and requested zoning approvals for the Lincoln-Touhy Triangle site.

Requested actions include discussion of goals with any appropriate modifications, discussion of specific questions or comments for the Village Board, and approval of the 2018 Plan Commission Biennial Report for presentation at the May 1, 2018 Committee of the Whole.

Commissioner Sampen asked staff if the Village Board feels the Plan Commission spends too much or too little time for case reviews. Development Manager Hammel replied that Trustees have mentioned how thorough the Plan Commission has been in their deliberations.

Chairman Yohanna mentioned the Village has had a reputation in the past as not being as business friendly as they should be, but believes the Village is moving in the right direction to streamline the process.

Commissioner Jakubowski asked if a review of the building codes is warranted, especially as it pertains to the installation of residential fire sprinkler systems. Many residents have mentioned the difficulty and costs associated with the fire sprinkler requirement. Staff replied this issue would require Fire Department input as they are the authority regarding fire sprinkler systems. Village President Bass agreed with Commissioner Jakubowski’s comments.

Commissioner Novoselsky asked for the Village Board to look at the existing O classification as it impacts single-family residences to the north and northwest side of Cicero Avenue. Commissioner Novoselsky also mentioned a zoning review for the Lincoln-Touhy triangle.

**Motion to recommend approval** of the Biennial Report, as amended, was made by Commissioner Novoselsky and seconded by Commissioner Pauletto.

Aye: Novoselsky, Pauletto, Jakubowski, Kohn, Sampen, and Yohanna
Nay: None
Motion Approved: 6-0

**VII. Next Meeting**

The next meeting of the Plan Commission is scheduled for Wednesday, May 2, 2018.
VIII. Public Comment

Chairman Yohanna asked if there was anyone from the audience who would like to address the Plan Commission. Let the record state that no one came forward.

X. Adjournment

Motion to recommend adjournment was made by Commissioner Sampen and seconded by Commissioner Pauletto. Meeting adjourned at 7:50 p.m.

Aye: Sampen, Pauletto, Jakubowski, Kohn, Novoselsky, and Yohanna
Nay: None
Motion Approved: 6-0

Respectfully submitted,

Kathryn Kasprzyk
Community Development Coordinator
Subject Property:
6755 North Cicero Avenue - Southeast Corner of Pratt and Cicero Avenues

Zoning District:
B2, General Business

Petitioner:
Phil Stefani, Property Owner and Managing Member of Stefani Restaurant Group

Nature of Request:
Variation to decrease the minimum number of required off-street parking spaces to permit installation of an outdoor seating area and enclosure (see details of request below).

Notification:
Notice in Chicago Tribune on April 12, 2018, Public Hearing sign installed at 6755 North Cicero Avenue, and mailed Legal Notices dated April 6, 2018 to properties within 250 feet.

Zoning Relief Requested:
Petitioner Phil Stefani is requesting a Variation that would amend Ordinance No. 2017-3265 by further decreasing the minimum number of required off-street parking spaces from the previously-approved 51 spaces to 43 spaces, where 55 spaces would be required per Village Code, in order to permit installation of an outdoor seating area and enclosure.

Summary of Request:
Zoning relief, including multiple Special Uses and Variations, was approved at the May 2, 2017 Village Board meeting, for a proposed 5,425-square foot Stefani’s Osteria & Bar at 6755 North Cicero Avenue. Phil Stefani, of Stefani Restaurant Group, was the Petitioner for the Zoning...
relief approved in May, 2017 and is the Petitioner for the current request. Stefani Prime Restaurant was constructed in the second half of 2017 and subsequently opened to the public in late March of this year. The current request is to eliminate the use of eight (8) parking spaces, located immediately south of the restaurant building, in order to permit a permanent outdoor enclosure containing restaurant seating to be located in place of those eight (8) spaces (see below illustration). The outdoor seating area, as proposed, will be installed on top of a PVC-material base floor (known as Azek) provided in order to even out the slope within the parking spaces proposed to be eliminated. The seating area will include a mix of seating and table styles, along with an extensive canopy structure (similar to the example shown on the attached outdoor furniture specifications), and planter boxes screening the enclosure from the parking lot. The area will be entered from the interior bar section of the restaurant via an existing doorway. As noted, the elimination of eight parking spaces will reduce Zoning Code-required parking on this property from 55 spaces to 43 spaces. A Variation was approved in 2017 as part of Ordinance No. 2017-3265, permitting Code-required parking to be reduced from 55 spaces to 51 spaces, with a caveat related to the provision of an off-site parking agreement.

**Variation to Reduce Required Off-Street Parking**

Zoning Code Section 7.10 requires parking for a full-service restaurant at the rate of one space per 100 square feet of floor area. Therefore, the 5,425-square-foot Stefani Prime restaurant would require 55 parking spaces (rounded-up). This requirement accounts for customers and employees. The current proposal is to permit a further reduction to 43 parking spaces on-site.

As previously noted, a Variation was granted during initial approval of the Stefani Prime restaurant in May 2017 to permit the parking requirement to be reduced to 51 spaces on-site. As part of the Ordinance approving this Variation (amongst other zoning relief), a condition was added that provided the Village the right to “refuse to issue a (Final) Certificate of Occupancy” without submission of a parking agreement with St. John’s Lutheran Church located at 4707 West Pratt Avenue, two blocks east of Stefani Prime. The restaurant is currently on a Temporary Certificate of Occupancy, with a Final Certificate of Occupancy not yet granted. Mr. Stefani was not able to obtain a parking agreement with the church, despite indications in 2017 that such an agreement was highly likely. However, in place of an
agreement at that church, Mr. Stefani has secured the attached parking agreements with an Accounting office (Johnson, Goldberg & Brown, Ltd. at 6703 North Cicero Avenue) one block south of the restaurant, and a church in Skokie (Carter-Westminster United Presbyterian at 4950 West Pratt Avenue), three blocks west (approximately ¼ mile) on Pratt Avenue. In addition, staff has been informed that Mr. Stefani has an understanding with the owner of the BP gas station, immediately north of the restaurant, to park in selected locations. However, there is no formal agreement regarding the gas station spaces at this time. It should also be noted that there are no guarantees regarding the two off-site parking agreements related to length of time or a termination process. Following, is a summary of required and provided parking:

<table>
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<th>Originally-Approved (2017 Approval)</th>
<th>Proposed Condition</th>
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</thead>
<tbody>
<tr>
<td>Required Parking (per Village Code)</td>
<td>55 spaces</td>
<td>55 spaces</td>
</tr>
<tr>
<td>Provided Parking (On-Site)</td>
<td>51 spaces</td>
<td>43 spaces</td>
</tr>
<tr>
<td>Provided Parking (Off-site)</td>
<td>34 spaces*</td>
<td>63 spaces**</td>
</tr>
<tr>
<td>Total Provided Parking (On and Off-Site):</td>
<td>85 spaces</td>
<td>106 spaces</td>
</tr>
</tbody>
</table>

*34 striped spaces at St. John’s Lutheran Church
**53 striped spaces at Carter-Westminster Presbyterian and 10 striped spaces at Accountants Office.

As indicated in the chart above, the addition of off-site parking results in almost twice the amount of code-required parking available for customers and employees of Stefani Prime. It should be noted that these off-site parking lots have limitations with regard to the times they are available. However, in general, the busier times for the restaurant appear to coincide with lower usage by the owners of the off-site parking lots.

As far as on-site parking requirements, the Village does not apply a separate requirement for outdoor seating areas. Many communities look at outdoor seating in warmer weather as customers that are diverted outside, and therefore, do not take a seat inside the restaurant. Although this outdoor seating area will occupy eight parking spaces year-round, it will only be utilized in warmer weather (likely no more than 6-7 months/year). However, if the parking requirement for restaurants was applied to the outdoor seating area, the resulting requirement would be a need for an additional 15 spaces (1,440-square feet of outdoor seating area @ 1 space/100-square feet = 14.4 spaces, rounded up to 15). This would raise the requirement to 70 spaces, where 43 would be provided on-site (per the current proposal), and up to 63 spaces available off-site.

Based upon several complaints received at Village Hall regarding the current parking situation east of the restaurant (including an attached letter from a resident on Keating Avenue), there appear to be conflicts that should be addressed. We have been informed by Mr. Stefani’s representatives that the valet is not parking cars on Village streets and that the employees have
been asked to park in different areas so as not to overwhelm one street. This may be the source of the parking congestion, of which residents have complained. Given this opportunity to look at how off-site parking operates with this use and how it may operate with the loss of eight additional parking spaces, staff recommends that the restaurant make a commitment that their employees will park at the church west on Pratt. Given the number of off-site parking locations to valet, it would seem that the employee and customer valet parking can all be accommodated off Village streets. That would leave only customers who may desire to park their own cars on Village streets, rather than valet, which is not prohibited. If parking all the employees at the church parking lot is not feasible, for whatever reason, at least parking a significant number of employees there would be beneficial.

**Conclusion**

Property Owner Phil Stefani seeks a Variation to amend the previously-approved parking Variation to further reduce on-site parking from 51 spaces to 43 spaces, where 55 spaces would be required per Village Code, in order to permit installation of an outdoor seating area and enclosure.

As noted earlier in this memorandum, staff has received the attached letter from a neighbor on Keating Avenue, immediately east of the restaurant, voicing concerns about existing parking congestion.

If the Plan Commission determines it is appropriate to recommend approval of the requested Variation, staff recommends consideration be given to the following:

1) A commitment from the Petitioner to park all, or a significant portion, of their employees at the church off-site parking lot.

**Documents Attached**

1. Public Hearing Variation Application
2. Responses to Variation Standards
3. Outdoor Patio Plan
4. Off-Site Parking Agreements
5. Outdoor Furniture Specifications
6. Resident Response Letter
7. April 12, 2018 Public Notice
VILLAGE OF LINCOLNWOOD  Community Development Department

SUBJECT PROPERTY

Property Address: 6755 N. Cicero Ave, Lincolnwood, IL

Permanent Real Estate Index Number(s): See Attached

Zoning District: B2 Lot Area: 31,817.73 sq ft

List all existing structures on the property. Include fencing, sheds, garages, pools, etc. 1-story building, trash enclosure

Are there existing development restrictions affecting the property? ☑ Yes □ No
(Examples: previous Variations, conditions, easements, covenants) If yes, describe:
Zoning relief (Variations and Special Uses) granted in May, 2017

REQUESTED ACTION

☐ Variation – Residential
☐ Variation – Non-Residential
☐ Variation – Off-Street Parking
☐ Variation – Design Standards

☐ Variation – Signs/Special Signs
☐ Minor Variation
☐ Other

PROJECT DESCRIPTION

Describe the Request and Project: The use of parking spaces for an outdoor cafe for 3-5 months during the summer months for an outdoor cafe.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s): (List all Beneficiaries if Trust)
Name: Phil Stefani
Address: 1033 W. Van Buren, 5th Fl, Chicago, IL 60607

Telephone: (312) 275-9000 Fax: (____) E-mail: claudio@stefanigroup.com

Petitioner: (if Different from Owner)
Name: __________________________ Relationship to Property: __________________________
Address: __________________________

Telephone: (____) Fax: (____) E-mail: __________________________

NOTICE OF REASONABLE ACCOMMODATION PROCESS

An alternate process is provided by the Village for persons with disabilities or handicaps who seek a Reasonable Accommodation from the Zoning Code regulations in order to gain equal access to housing. If you seek a Reasonable Accommodation from the Zoning Code based on disability or handicap, do not complete this application form, but rather a separate application for Reasonable Accommodation. For more information on this process, consult Section 4.06(3) of the Zoning Code, or contact the Community Development Department at 847.673.7402.
REQUIRED ATTACHMENTS *

Check all Documents that are Attached:

Plat of Survey  [ ]  Applicable Zoning Worksheet  [ ]
Site Plan  [✓]  Photos of the Property  [ ]
Proof of Ownership  [ ]  PDF Files of all Drawings  [ ]
Floor Plans  [ ]  Elevations  [ ]

*The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.

COST REIMBURSEMENT REQUIREMENT

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for zoning approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 5.02 of the Village of Lincolnwood Zoning Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs. Out-of-pocket costs incurred shall be first applied against any hearing deposit held by the Village, with any additional sums incurred to be billed at the conclusion of the hearing process.

Invoices in connection with this application shall be directed to:

Name:  Phil Stefani
Address:  1033 W. Van Buren, 5th Fl, Chicago, IL  60607
City, State, Zip:  Chicago, IL  60607

ATTESTMENT AND SIGNATURE

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Article V of the Village Zoning Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I also understand that if I desire a Reasonable Accommodation from the Zoning Code based on disability or handicap, that I must complete and submit a different application for consideration and by submitting this application for a Variation, I am attesting that I am not seeking a Reasonable Accommodation. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER:  

Signature  
Print Name  
Date  2-9-18

PETITIONER: (if Different than Property Owner)

Signature  
Print Name  
Date
Variation Standards – Parking

1. The requested Variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

The property is zoned B2 and is located in a commercial district. The stated Objective in the Comprehensive Plan for business, commercial and industrial areas, is to promote the growth and redevelopment of business in commercial areas. The stated purpose and intent of Section 1.03 of the Zoning Ordinance is to promote and protect the public health, safety, comfort, morals, convenience, and general welfare as well as to conserve the taxable value of land and buildings. The parking variation being requested by Petitioner will support and enhance Petitioner's business of operating a restaurant on the subject property which will be consistent with the stated intent and purposes of both the Zoning Ordinance and the Comprehensive Plan. Petitioner proposes, to replace 8 of the 51 approved parking spaces with a patio area to permit outdoor dining. In the event that the reduced number of spaces during the outdoor dining season proves to be inadequate, Petitioner has made arrangements with the office building located at 6703 N. Cicero Avenue, and the Carter-Westminster United Presbyterian Church USA located at 4950 West Pratt Avenue, Skokie, Illinois, both located within close proximity to the subject property, to provided additional parking. All parking, both on-site and off-site, will be valet service. Parking spaces are available at two off-site locations, which is more than sufficient to accommodate Petitioner’s parking needs off-street, and as such, the health, safety, comfort, and welfare of the neighboring properties will be maintained.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

The design of the particular property is such that the only way to provide for outdoor patio seating would be to utilize the area currently designated for 8 of the required parking spaces. The need for the variation results from the size and configuration of the property and the improvements thereon, and is unique to the property. Inasmuch as Petitioner has provided for adequate off-site valet parking within close proximity to the subject property, if needed, which off-site parking, as well as on-site parking, will exceed the code requirements for parking, even with the removal of eight existing spaces, it would be a particular hardship upon Petitioner if Petitioner were not permitted to provide such outdoor dining to its customers.

3. The conditions upon which the petition for the Variation is based would not be applicable generally to other property within the same Zoning District.

The subject property, and the conditions upon which the petition is based, are unique and not comparable to other properties located in the B-2 Zoning District, in that the subject property represents the smallest acreage of contiguous parcels zoned B-2, thereby rendering the subject property unique in comparison to other similarly zoned properties.
4. The Variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

The variation is being requested for the purpose of enhancing the dining experience at Petitioner’s restaurant by providing outdoor patio seating. Such outdoor seating will accommodate those restaurant patrons who desire to dine outside, but would otherwise have been seated inside the restaurant. Accordingly, the variation will not solely and exclusively enhance the value realized from the property or increase the revenue to be generated from the property, inasmuch as such patrons would be frequenting the restaurant regardless of whether or not outdoor dining is made available.

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

At the time Petitioner acquired the property, Petitioner elected to utilize the existing foundation and utilities which were part of the previous restaurant building which was located on the property in order not to further impact neighboring property owners by relocating the new building. This decision has resulted in a greater parking demand with respect to Petitioner’s use which is anticipated to be a more successful operation than the prior facility located on the site. This hardship is created by the existing conditions on the property and not by any person presently having an interest in the property.

6. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Inasmuch as the 8 parking spaces which will be replaced with patio outdoor dining can be provided, if necessary, from off-site facilities within close proximity to the subject property, which off-site facilities, along with on-site parking, serviced by valet, will result in the granting of the variation not being detrimental to public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

7. The Variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

Given the area and layout, in order to accommodate outdoor patio seating, Petitioner is requesting the right to remove the minimum number of parking spaces from the site, which are more then compensated for by the off-site parking being provided.

8. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

As the requested variation would merely reduce the amount of parking on the site to allow for outdoor dining, the proposed variation will not impair an adequate supply of
light or air to adjacent property, nor substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

9. The proposed Variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

   N/A

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

    N/A

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

    N/A

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

    N/A
April 23, 2018

Phil Stefani Signature Restaurants
1033 W. Van Buren St., 5th Floor
Chicago, IL 60077

Dear Mr. Stefani,

Per your request, our church Session (council) hereby gives permission for the use of our church parking lot for overflow parking, as needed, as available, for valet parking spaces for customers at your new restaurant, Stefani Prime, located at 6755 N Cicero Avenue in Lincolnwood, Illinois.

Church Mutual, our church insurance company, has requested that we ask you for a Certificate of Liability, listing Carter-Westminster United Presbyterian Church as an additional insured on your insurance policy.

We reserve the option to suspend this permission, in the event of a church event during a particular afternoon or evening, during which we may need the full use of our parking lot. In this situation we could be sure to contact the restaurant staff in advance. What comes to mind here is our annual Messiah performance, usually the first or second Sunday afternoon in December, which is highly attended.

We also look forward to dining at your new restaurant, and we welcome Stefani Prime to our local neighborhood.

Sincerely yours,

[Signature]
Kenneth J. Hockenberry
Pastor

cc: Doris Nadder, Clerk of Session
Don Rustemeyer, Chairperson, Board of Trustees
March 26, 2018

To Whom it may concern:

Please be advised that we have given permission to Stefani Prime to use our parking lot after 5 PM and any time on the weekend.

Very truly Yours

JOHNSON, GOLDBERG & BROWN, Ltd.

[Signature]

Gary D. Johnson, C.P.A.
AVON LOUNGE

- Rust-proof Aluminum frame with durable resin strands
- Standard Color Options: Coffee or Safari Brown (New Grey or Natural Finish options available special order)
- Decorative Stainless Steel Ferrules
- Suitable for modular arrangement or individual component use
- Suitable for Indoor or Outdoor use

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<td>Model</td>
<td>AVON Coffee</td>
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<tr>
<td>Height</td>
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</tr>
<tr>
<td>Seat Height</td>
<td>16.25</td>
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THREE YEAR WARRANTY

In recognition of our commitment to you and the quality we demand from ourselves and our suppliers, we support every indoor chair with Three (3) Year Structural Warranty.
AVON CORNER SEATER SOFA

- Rust-proof Aluminum frame with durable resin strands and Decorative Stainless Steel Ferrules
- Standard Color Options: Coffee or Safari Brown (New Grey or Natural Finish options available special order)
- Suitable for modular arrangement or individual component use
- Suitable for Indoor or Outdoor use
- Add-Ons: Additional Back Cushion

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<th>SPECIFICATIONS</th>
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<td>Width</td>
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</tr>
<tr>
<td>Depth</td>
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</tr>
<tr>
<td>Arm Height</td>
<td>26.75</td>
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<td>Model</td>
<td>AVON Coffee</td>
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<tr>
<td>Height</td>
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<tr>
<td>Seat Height</td>
<td>16.25</td>
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</tbody>
</table>

THREE YEAR WARRANTY

In recognition of our commitment to you and the quality we demand from ourselves and our suppliers, we support every indoor chair with Three (3) Year Structural Warranty.
French Bistro

FB-213 Indoor/Outdoor French istro Armchair Forest

W - 23.5"  D - 23"  H - 31.25"  SH - 18"  AH - 23"
French Bistro

FB-204 Can Accommodate a table top up to 48”
H - 28.5” - Other sizes available
FB-531  TABLE BASE ONLY.  indoor/Outdoor French Bistro Table Base.
Height 28.5"  Other sizes available.
April 18, 2018

Re: Case #PC-05-18: 6755 North Cicero Avenue – Amendment to Ordinance No. 2017-3265, Related to a previously granted variation for parking space quantity.

To: Doug Hammel, AICP, Community Development Manager, Village of Lincolnwood

From: Brett Bargamian

Dear Mr. Hammel:

This letter is in response to the application made by property owner Phil Stephani, Managing Member of Stephani Restaurant Group to reduce the number of required off-street parking spaces by 16%.

Please know that my sister and I (Co-Owners of 6742 N. Keating) are opposed to the application made by Mr. Stephani. Keating is a residential street and has never had a parking problem in the past. The building that is now Stephani’s has been a restaurant for many years and the employees have never parked on Keating. Since Stephani’s has opened, there has been a large congestion concern on Keating. Employees are parking their cars on Keating causing the congestion. We have already made our concern known to the village and have not seen any relief.

If there is a guarantee that employees will move their parking to an off-street location (other than Keating), then we will be willing to discuss the amendment. Until then, we are 100% opposed.

Sincerely,

Brett Bargamian
Notice of Lincolnwood Public Hearing

Notice is hereby given that on Wednesday, May 2, 2018 at 7:00 p.m., the Plan Commission will conduct a Public Hearing on each of the matters below in the Council Chambers Room of Village Hall, 4900 North Lincoln Avenue, Lincolnwood, Illinois.

Case #PC-05-18

6755 North Cicero Avenue

- Amendment to Ordinance No. 2017-3265 Related to a Previously-Granted Variation for Parking Space Quantity

Consideration of a request by property owner Phil Stefani, Managing Member of Stefani Restaurant Group, to amend the approved relief previously granted in Ordinance No. 2017-3265 to permit a Variation to further decrease the minimum number of required off-street parking spaces from the previously-approved 51 spaces to 43 spaces to permit installation of an outdoor seating area and enclosure. This Hearing may also consider any additional relief that may be discovered during the review of this case.

Case #PC-06-18

Zoning Code Text Amendment - Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage

Village Board Referral of Zoning Code Text Amendments to consider modifying the permissibility and requirements for certain signage including: 1) Permitting Electronic Message Signs, with specific regulations, for properties and/or developments deemed to be "large-scale"; 2) Amending existing regulations related to Temporary Signs for Special Events and Grand Openings; 3) Permitting Temporary Sign Coverings/ PARs on Freestanding Signs; 4) Amending required setbacks for Temporary and Permanent Freestanding Signs; and 5) Amending existing regulations related to specific design limitations for Portable Signs. This Hearing may also consider any additional relief...
MEMORANDUM

TO: Chairman Yohanna  
Member of the Plan Commission

FROM: Steve McNellis  
Community Development Director

DATE: May 2, 2018

SUBJECT: Case #PC-06-18: Zoning Code Text Amendments – Sign Regulations for Large-Scale Developments, Freestanding Sign Location, Portable Sign Requirements, and Temporary Signage

At the March 7, 2018 Plan Commission meeting, Staff presented background information on a series of Sign Code revisions for consideration. The Plan Commission discussed the proposed Amendments and directed Staff to prepare Code language for discussion as part of a Public Hearing at the May 2, 2018 meeting. While the Public Hearing has been noticed in the Lincolnwood Review, as required by Village Code, Staff has not yet completed the research necessary for this discussion. Given the vacancy in the Community Development Intern position (which is typically tasked with this type of Code research) and the acquisition of additional Sign Code information at the National Planning Conference this past week, Staff believes it prudent to postpone discussion on this matter to the June 6, 2018 regular meeting of the Plan Commission when a more complete analysis can be undertaken.

Given that the Legal Notice has been published, Staff is requesting that the Plan Commission open and continue this Public Hearing to the June 6, 2018 regular Meeting of the Plan Commission, with no public comment or discussion.

RECOMMENDED MOTION:
Move to open and continue, without discussion, Case #PC-06-18 to the June 6, 2018 regular Meeting of the Plan Commission.