

MINUTES OF APRIL 18, 2012
MEETING OF THE LINCOLNWOOD
ZONING BOARD OF APPEALS (ZBA)

The regular meeting of the Zoning Board of Appeals was called to order on April 18, 2012 at 7:00 p.m. In attendance were Mary Couzin, Paul Gordon, Paul Grant, Christopher Nickell, Kathy O'Brien, Herbert Theisen and S.J. Malkin.

Also present: Development Manager/Zoning Officer Aaron Cook, Community Development Director Timothy Clarke and Village Attorney Hart Passman

Chairman Malkin then called for any comments or corrections regarding the minutes of the last ZBA meeting on February 15, 2012 and, there being none, on motion duly made and seconded, the minutes were unanimously approved.

A public hearing was then held on the application of Renmar Properties, Inc. for side yard variation in connection with a proposed second story addition above the existing garage on the property at 6716 N. Nokomis Avenue.

After a hearing, the following action was taken:

By a vote of 7 to 0, ZBA recommended that the requested variation from Section 4.11 of the Zoning Code be granted so as to permit the proposed second story addition to be erected above the existing garage with the north wall of the addition to be flush with the north wall of the garage (being 5 feet 4 inches from the north property line).

(For details, see report filed by Chairman Malkin.)

A public hearing was then held on the application of Lincolnwood Lincoln, LLC on behalf of Meatheads Burgers & Fries for side yard setback, parking, landscaping and other variations regarding the property at 6734 N. Lincoln Avenue.

After a hearing, the following action was taken:

By vote of 7-0 with respect to each requested variation, ZBA recommended that the following variations be granted:

- A. Variation from Section 4.13 of the Zoning Code so as to allow the side yard setback along Crawford Avenue to be 3 feet in lieu of 10 feet.
- B. Variation from Section 7.10/Table 7.10.01 so as to permit 38 offstreet parking spaces on the subject property in lieu of 40 such spaces.
- C. Variation from the landscaping requirements of Sections 6.14(1) and (2) and 6.15 so as to permit the landscaping delineated in the landscape plan submitted in the Application (subject, however, to condition No. 7 in the list of conditions hereinafter specified).

By a vote of 6 to 1 (Member Paul Grant dissenting), ZBA recommended that a variation from Section 8.17 of the Zoning Code be granted so as to allow use of the materials specified in the plans and specifications for the construction of the building.

By a vote of 7 to 0, ZBA recommended that a variation from Section 6.07 of the Zoning Code be granted so as to permit installation of the lighting in the parking area as delineated in the plans and specifications.

The above recommendations were made subject to the following conditions:

- 1) Replace sections of adjoining public sidewalk, as directed and approved by Public Works Director;
- 2) Install/relocate parkway trees as directed and approved by Public Works Director;
- 3) Water service connections shall be subject to review and approval by Public Works Director and Village Engineer;
- 4) Prior to building occupancy, payment (as determined by the Village Engineer) shall be made to the Village of the “in lieu of storm water detention payment” (estimated at \$54,408);
- 5) Prior to building occupancy, a security plan shall be submitted for review and approval by Police Chief;
- 6) All pavement striping shall be thermoplastic;
- 7) The landscaping along the southwest side of the building shall be increased from 2 feet (as proposed) to 3.5 feet, and a trellis with vines and low level vegetation shall be placed along the northeast wall of the garbage enclosure in the parking area.

(For details, see report filed by Chairman Malkin.)

Chairman Malkin then announced that the next meeting of ZBA would be on May 16, 2012.

There being no further business, on motion duly made and seconded, by unanimous consent the meeting was adjourned.

Sherwin J. Malkin, Chairman