

MINUTES OF JUNE 20, 2012
MEETING OF THE LINCOLNWOOD
ZONING BOARD OF APPEALS (ZBA)

The regular meeting of the Zoning Board of Appeals was called to order on June 20, 2012 at 7:00 p.m. In attendance were Mary Couzin, Paul Gordon, Paul Grant, Christopher Nickell, Kathy O'Brien and S.J. Malkin.

Also present: Community Development Manager/Zoning Officer Aaron Cook

Chairman Malkin then called for any comments or corrections regarding the minutes of the last ZBA meeting on May 16, 2012 and, there being none, on motion duly made and seconded, the minutes were unanimously approved.

At Chairman Malkin's suggestion, by a vote of 6 to 0, the agenda of the meeting was amended so as to place the hearing on the application of Airoom regarding the property at 6825 N. Lincoln Avenue after the hearing on the other three pending applications.

A public hearing was then held on the application of Dean Scherwinski for variations from Article IV, Section 4.11 of the Zoning Code to permit the principal building and proposed detached garage to exceed the maximum of 35% building coverage and the maximum 60% impervious coverage on the property at 6531 N. Drake Avenue. Member Paul Gordon recused himself from consideration of the application since the Applicant is his neighbor. After discussion, during which it was evident that the ZBA members (other than Paul Gordon who abstained) were inclined to reject the proposed variations, Applicant requested that the hearing be continued so that he could submit a plan for a smaller garage. Whereupon, by a vote of 5 to 0 (Paul Gordon abstaining), the hearing on the application was continued to the ZBA meeting on July 18, 2012.

A public hearing was then held on the application of Rebeka Hoxha for variation from Article IV, Section 4.12 of the Zoning Code so as to permit the principal building and proposed detached garage on the property at 6730 N. Kimball Avenue to exceed the maximum of 35% building coverage, and a variation from Article III, Section 3.08(4)a so as to permit the proposed garage to be situated 10 feet, 7 inches from the nearest wall of the principal building. After discussion, by a vote of 6 to 0, ZBA recommended that a variation from Article IV, Section 4.12 be granted so as to permit the proposed detached garage and the principal building to exceed the 35% lot area limitation by approximately 67 square feet. Also, by a vote of 6 to 0, ZBA recommended that a variation from Article III, Section 3.08(4)a be granted so as to permit the proposed detached garage to be erected at a distance of 10 feet, 7 inches from the nearest wall of the principal building.

(For details, see report filed by Chairman Malkin)

A public hearing was then held on the application of Bruce and Linda Poulsom for variation from Article III, Section 3.10/Table 3.10.01 of the Zoning Code so as to permit the construction of an open patio extending 17 feet from the rear of the principal building on the property at 6620 N. Drake Avenue. After discussion, by a vote of 6 to 0, ZBA recommended that a variation from Article III, Section 3.10/Table 3.10.01 be granted so as to permit the installation of a 17 foot open patio extending from the rear of the principal building. However, it was also unanimously agreed that the Village Board should consider amendment of that provision of the Zoning Code so as to remove any ambiguity with regard to the 10-foot limitation

and to permit the construction of open patios of reasonable size.

(For details, see report filed by Chairman Malkin)

A public hearing was then held on the application of Airoom, LLC for variations regarding proposed wall signs on its building at 6825 N. Lincoln Avenue. This application was first heard by ZBA at its meeting on May 16, 2012 and recommendations were made to the Village Board. At its meeting on June 5, 2012, the Village Board remanded the matter to ZBA so as to consider a revised sign plan submitted by the Applicant.

After a hearing, the following action was taken:

ZBA first reconsidered its recommendations at its May 16, 2012 meeting that: 1) a variation be granted from Article XI, Section 11.04(2)i so as to permit the proposed second wall sign (i.e. Sign B) on the west elevation, and 2) a variation be granted from Article XI, Section 11.04(2)v so as to permit Sign A (assuming it is ultimately approved) to be situated above the bottom sills of the second floor windows on the west elevation. After discussion, it was unanimously decided (i.e. by a vote of 5 to 0, Member Kathy O'Brien abstaining) that the prior recommendations with regard to both of said variations be affirmed.

By a vote of 3 to 2 (Members Mary Couzin, Paul Gordon and Paul Grant voting in favor, and Chairman Malkin and Member Christopher Nickell voting against), ZBA recommended that the requested variation from Article XI, Section 11.04(2)i of the Zoning Code so as to permit installation of a wall sign of 144 square feet on the west elevation be denied.

By a vote of 3 to 2 (Members Mary Couzin, Paul Gordon and Paul Grant voting in favor, and Chairman Malkin and Member Christopher Nickell voting against), ZBA recommended that the requested variation from Article XI, Section 11.04(2)v of the Zoning Code so as to permit the proposed wall sign on the west elevation to be 6-1/2 feet in height be denied.

(For details, see report filed by Chairman Malkin)

Chairman Malkin then announced that the next meeting of ZBA will be on July 18, 2012.

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

Sherwin J. Malkin, Chairman