

MINUTES OF MARCH 20, 2013
MEETING OF THE LINCOLNWOOD
ZONING BOARD OF APPEALS (ZBA)

The regular meeting of the Zoning Board of Appeals was called to order on March 20, 2013 at 7:00 p.m. In attendance were Mary Couzin, Paul Grant, Christopher Nickell, Kathy O'Brien, Herbert Theisen 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 ZBA meetings on January 16, 2013 and February 6, 2013 and, there being none, on motion duly made and seconded, the minutes of those two meetings were unanimously approved

A public hearing was then held on the petition of Z Bakery LLC for variation from Article VII, Section 7.10, Table 7.10.01 of the Zoning Code with regard to off-street parking in connection with the property at 3665 W. Lunt Avenue. After discussion, by a vote of 6 to 0, ZBA recommended that the variation be granted so as to allow only 11 off-street parking spaces on the subject property.

(For details, see report filed by Chairman Malkin)

A public hearing was then held on the petition of Next Touhy, LLC for off-street parking, landscaping, drive aisle and rear setback variations in connection with the property at 4007 W. Touhy Avenue. After discussion, by a vote of 6 to 0, ZBA recommended that all six of the requested variations be granted; subject, however, to the conditions that: 1) Petitioner comply with the proposed site/landscaping plan and architectural sketches attached to the petition; 2) the three parking spaces in the southwest and northwest corners of the property (two off the drive aisle in the southwest corner of the property and one adjacent to the building in the northwest corner) be limited to, and clearly designated as, employee parking spaces; 3) a bush hedgerow be planted in the northeast corner of the property adjacent to the northeast line of the five proposed parking spaces, and a code-compliant tree be planted next to and immediately south of those five parking spaces; and 4) all of the proposed landscaping be subject to final approval by the Village landscaping architect.

(For details, see report filed by Chairman Malkin)

Chairman Malkin then announced that the next meeting of ZBA will be held on April 17, 2013.

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

Sherwin J. Malkin, Chairman