



**MEETING MINUTES
OF THE
ZONING BOARD OF APPEALS
JANUARY 17, 2018**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

MEMBERS PRESENT:

Chairman Kathy O'Brien
Paul Grant
Bruce Heller
Rizwan Hussain
Christopher Nickell
Martina Keller
Teodor Strat

MEMBERS ABSENT:

STAFF PRESENT:

Doug Hammel, AICP, Community Development Manager

I. Call to Order

Chairman O'Brien noted a quorum of seven members and called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

III. Approval of Minutes

Two corrections were noted in the November 15th minutes.

Motion to approve the November 15, 2017 Zoning Board of Appeals minutes as amended was made by Commissioner Nickell and seconded by Commissioner Grant.

Aye: Grant, Hussain, Nickell, Strat, Heller, Keller, and O'Brien

Nay: None

Motion Approved: 7-0

IV. Case #ZB-01-18: Public Hearing: 7110 North Lincoln Ave – Foundation Landscaping Variation

Community Development Manager, Doug Hammel, provided a background of the Variation request by L. Woods LLC, on behalf of Nerad Family, LLC, property owner of 7110 North Lincoln Avenue. The petitioner sought approval to expand a portion of the restaurant to create an outdoor dining area on the north end of the property by eliminating two existing parking spaces. The requested approval requires a Variation from Section 6.15 of the Zoning Ordinance which states that a six-foot landscape area shall be located immediately along the front and sides of all buildings. The required landscape area would encroach on the existing drive-aisle and inhibit site circulation through the parking lot, and a smaller outdoor dining area would not be feasible.

Development Manager Hammel provided information regarding precedent cases and explained that the Zoning Board of Appeals historically has approved similar requests.

Development Manager Hammel reminded the Board of the Variation standards.

Chairman O'Brien questioned whether the increase in restaurant seating would require additional parking spaces for the establishment. Development Manager Hammel explained that the property has a more than adequate amount of parking and will not need to seek future Variations in this regard.

Petitioners Terry Lawler, General Manager of L. Woods, Ethan Sampson, Associate General Counsel with Lettuce Entertain You, and Steven Weiss, Weiss Architects, Design Architect, introduced themselves. Mr. Sampson explained that their hardship is in regards to the desire to preserve safe traffic flow on the property.

Commissioner Nickell questioned if the proposed wall of the outdoor dining area would have any protections in the event of a distracted driver colliding with the space. Mr. Weiss explained that the north and south corners would be constructed of masonry, stone walls which would stop a car from causing injury to patrons. In between the stone walls, wooden planters would be installed.

The petitioners responded to further questions regarding the entry of the outdoor patio, the planned vegetation along the wall, potential increased traffic from the new bike path, and additional dining logistics.

Commissioner Hussain asked Development Manager Hammel if there was any consideration to move the sidewalk and drive aisle towards the street to allow for the required landscaping. Development Manager Hammel explained that this option had not been explored, however, it would require the use of public right-of-way, which could potentially bring in very complex design and legal issues.

Commissioners asked the Petitioner if they would be willing to include planter boxes on top of the outdoor dining enclosure as a condition of approval. The Petitioner stated that they are intending to include the planters, and they are willing to include them as a condition of approval.

Motion to Recommend Approval of requested Variances with the condition of planter boxes being included on the wall was made by Commissioner Grant and seconded by Commissioner Nickell.

Aye: O'Brien, Strat, Nickell, Hussain, Grant, Keller, Heller

Nay: None

Motion Approved: 7-0

VI. Next Meeting

The next Zoning Board of Appeals meeting is set for February 21, 2018.

VII. Public Comment

Chairman O'Brien asked if anyone in the audience would like to address the Zoning Board of Appeals. Let the record state that no one came forward.

VIII. Adjournment

Motion to adjourn was made by Commissioner Heller and seconded by Commissioner Nickell. Meeting adjourned at 7:23 p.m.

Aye: O'Brien, Strat, Nickell, Hussain, Grant, Keller, Heller

Nay: None

Motion Approved: 7-0

Respectfully submitted,

Ashley Reimann
Community Development Intern