

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
REGULAR MEETING
VILLAGE HALL COUNCIL CHAMBERS
NOVEMBER 4, 2014**

Call to Order

President Turry called the Regular Meeting of the Lincolnwood Board of Trustees to order at 7:32 P.M., Tuesday, November 4, 2014, in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook, and State of Illinois.

Pledge to the Flag

The Corporate Authorities and all persons in attendance recited the Pledge of Allegiance to the flag of our country.

Roll Call

On roll call by Village Clerk Beryl Herman the following were:

PRESENT: President Turry, Trustees Elster, Leftakes, Cope, Patel, Klatzco

ABSENT: Trustee Sprogis-Marohn

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village Manager; Charles Meyer, Assistant to the Village Manager; Steven Elrod, Village Attorney; Amanda Williams, Management Analyst; Charles Greenstein, Village Treasurer; Timothy Clarke, Director of Community Development; Aaron Cook, Community Development Manager

Approval of Minutes

The minutes of the October 21, 2014 regular Village Board meeting had been distributed in advance and were examined. Trustee Patel moved to approve the presented minutes. The motion was seconded by Trustee Cope. The motion passed with a Voice Vote.

Warrant Approval

Trustee Klatzco moved to approve Warrants in the amount of \$1,121,467.54. Trustee Leftakes seconded the motion.

Upon a Roll Call by the Village Clerk the results were:

AYES: Trustees Klatzco, Leftakes, Elster, Cope, Patel

NAYS: None

The motion passed

Village President's Report

1. Retirement of Police Sergeant Rick Solomon

This item was removed due to Sergeant Solomon being unable to attend.

Consent Agenda

President Turry read the following item on the Consent Agenda:

1. Approval of a Resolution Determining Amounts of Money to be Raised Through Ad Valorem Property Taxes

Trustee Patel moved to approve the Consent Agenda. Trustee Klatzco seconded the motion.

Upon a Roll Call vote the results were:

AYES: Trustees Patel, Klatzco, Cope, Leftakes, Elster

NAYS: None

The motion passed

Regular Business

2. **Consideration of a Recommendation by the Zoning Board of Appeals to Approve a Variation from Section 6.09 of the Zoning Code to Permit the Exterior Brick Façade to be Painted at 6557 North Keating Avenue**

This item was presented by Mr. Cook who provided background information.

Single Family Residential Design Standards

*6.09 Design Standards

1. The exterior surface of a masonry wall shall consist of a textured finished surface, shall not have a flat surface and shall not be constructed of concrete block or cinder block having a plain, flat surface. **Brick facades shall not be painted.**

Background

*Property at 6557 North Keating located in R2 Single Family Zone

*Owner New Resident

*Matter Originated with Citizen Complaint

An aerial view of the area, site plan and photos of the building and close up of painted brick were presented.

ZBA Deliberations

*Public Hearing

- Held October 15, 2014

*Related Cases

- Since November 2008 (new code) no similar requests for relief from painted brick prohibition

*Petitioner Testimony Received

- Petitioner indicated paint was applied to eliminate color and texture inconsistencies
- Submitted letters of support from neighborhood residents

*Public Testimony Received

- Judy Abelson, 6337 North Keating testified in favor of variation

*Reviewed Building Inspector comments – Identified common methods for removing paint

- Sand Blasting – Very hard on surface being cleaned and difficult to completely remove paint
- Paint Stripper – Not necessarily safe on brick applications, may carry environmental issues and difficult to completely remove paint

*Commissioner O'Brien opined on purpose of prohibition

- Brick can trap moisture which may lead to deterioration of brick and mortar

*By 4-3 Vote ZBA recommends approval of Variation to permit painted brick façade at single-family home located at 6557 North Keating Avenue

- Majority found hardship – Associated with removing paint from brick which may cause damage
- Minority did not find a demonstrated hardship

President Turry read into the record, a letter from Trustee Sprogis-Marohn:

“As I have already informed you, I have a conflict on November 4th that precludes me from attending the Board meeting. However, I wanted to make sure you shared my views with the other Board members with regards to painted masonry.

We have done a great deal to shore up our ordinances in the past few years, most recently with regards to considerations regarding the definition of masonry and its use on our residences. Obviously there are still a few holes to plug – specifically with regards to the appropriateness of painted brick.

I am not sure what the genesis is for disallowing painted brick, but I am a proponent of the application. For one thing, there are numerous homes throughout the village today that have painted brick – and I am sure they did not apply for permit in order to do this. The applicant in question should not be punished for submitting for permit, and clearly there is implied acceptance for painted brick throughout the village today.

There have been concerns in the past have been that paint does not allow masonry to “breathe” and it creates potential water damage to the brick and mortar. This is no longer the case as there are several products on the market today that are designed for a painted brick application.

Additionally, painting the brick on a home can allow the home owner to “knit” together patched brick or unite parts of the building that may have been built over time and do not match. It can freshen and modernize a tired or dated looking home, and overall, is common practice throughout the north and northwest side of Chicago.

As we have discussed, Lincolnwood does not have design standards or an appearance review board for such matters – and our view in the past has been that this type of process is subjective and is not quantifiable, and therefore is not appropriate for this village. I struggle to understand why a home with oversized and ostentatious limestone in the towers is acceptable, but painting the brick of a modest home in the Estates is considered wrong. If the Village is going to apply appearance review standards and painted brick is considered a non-desirable masonry application – then all masonry products and applications need to go under the microscope for review. I think our ordinance requires review, and painted brick should be allowed by the Village.

Again, I apologize for my absence tonight and look forward t hearing what the Board considers appropriate next steps on this matter.”

Discussion ensued with clarification by Attorney Elrod and Mr. Cook.

Trustee Patel moved to 1) postpone to a date uncertain for Board review 2) refer the prohibition to the Plan Commission for review 3) recommend that the Village Manager suspend enforcement of the provision. Trustee Klatzco seconded the motion.

Upon a Roll Call vote the Results were:

AYES: Trustees Patel, Klatzco, Leftakes, Elster, Cope

NAYS: None

The motion passed.

3. Consideration of a Referral to the Plan Commission to Convene a Public Hearing for a Proposed Zoning Map Amendment for Property Located at 6653 North East Prairie Road

This item was presented by Mr. Cook using PowerPoint.

Background

Lou Malnati's seeks a Zoning Map Amendment for property located at 6653 North East Prairie Road:

- Subject Property is owned by Malnati's
- Subject Property is adjacent to Restaurant
- Subject Property currently zoned R3
 - +Request to rezone to B1
- Intended Reason: to develop parking lot
- Map Amendment Requests Require Village Board Referrals

In attendance was architect Sasha Milosavljevich, representing the petitioner.

The following residents addressed the Board expressing negative response to this proposal:

- Dolly Stamer 6648 Avers
- Michael Stamer 6648 Avers
- Soula Pagos 6644 Avers
- Emil Melinte 6659 East Prairie.

Discussion and questions ensued with clarification provided by Mr. Elrod and Mr. Cook

Attorney Elrod stated that a private party may not go directly to the Plan Commission, the Village Board must consider the request and then forward to the Plan Commission if they see fit.

Trustee Klatzco moved that the item be forwarded to the Plan Commission as required, and report back to the Board, seconded by Trustee Patel.

Upon a Roll Call vote the Results were:

AYES: Trustees Klatzco, Patel, Elster, Cope, Leftakes,

NAYS: None

The motion passed.

Manager's Report

None

Board and Commissions Report

None

Village Clerk's Report

None

Trustees Report

None

Public Forum

None

Adjournment to Executive Session

At 9:50p.m. Trustee Klatzco moved to adjourn the Regular meeting to Executive Session for the purpose of discussion of potential land sale and personnel seconded by Trustee Patel.

Upon Roll Call the Results were:

AYES: Trustees Leftakes, Klatzco, Elster, Cope, Patel

NAYS: None

The motion passed

Reconvention

At 10:05 President Turry reconvened the Regular Board meeting.

Adjournment

At 10:06 PM Trustee Klatzco moved to adjourn the Regular Board meeting, seconded by Trustee Leftakes. The motion passed with a voice vote

Respectfully Submitted,



Beryl Herman
Village Clerk