

MEETING MINUTES OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 19, 2007
7:30 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN

MEMBERS PRESENT: Herbert Theisen, Kenneth Klint, Anthony Pauletto,
Mark Yohanna, Joann Angarola and Sue Auerbach,

ABSENT: Mary Couzin

OTHERS PRESENT: John Lebegue, Building Commissioner, Davorka
Kirincic, Building Inspector and Scott Goldstein of
Teska & Associates

I. ORDER OF BUSINESS

Public Hearing on Amendments for Zoning Code

Chairperson Angarola asked Building Commissioner Lebegue for his presentation. Building Commissioner Lebegue did a PowerPoint presentation that summarized the items of discussion.

Commissioner Auerbach asked about flat roofs. Commissioner Auerbach stated that after further consideration she thought that twenty feet was a little low and could it be changed to either twenty one or twenty two feet. It was decided to go with twenty-two feet in height for flat roofs.

Commissioner Klint asked about building materials. It was discussed to have the first floor 100% brick with 75% brick on upper floor. Commissioner Klint stated that he felt 75% was too low and that maybe 10% for other allowable materials versus 25%. There was further discussion on what other materials to allow and not allow. Commissioner Klint stated that his concern was if they were to do a small addition in the back, they would be allowed to do it in siding if it met the percentage. Commissioner Theisen agreed with Commissioner Klint that 25% is too much and would like it to be 10%. It was determined that the amount of non-masonry material allowed on the second floor elevation be limited to

10% and that no more than 50% of any elevation be covered with a non-masonry material.

Building Commissioner Lebegue showed a slide in regard to consistency of bricks on all sides of a residential home. Building Commissioner Lebegue asked the board if the side or rear of the house is visible from the street, would they want the brick to be comparable with what is on the front of the home. Board members agreed that yes, they would want comparable brick for what is seen from the street.

Building Commissioner Lebegue asked the board for clarification in regard to anti-monotony standards. Commissioner Auerbach stated that she did not like the word "duplicate" in the description for anti-monotony. There was discussion as to have the anti-monotony apply to houses on either side and across the street. There was further discussion in regard to the anti-monotony rule. It was determined that the anti-monotony language of Bartlet as presented in the Powerpoint presentation be incorporated into the code.

Next item discussed was multi-residential development in B-2 Traditional Business District. Building Commissioner Lebegue stated that in the 2001 Comprehensive Plan, a possible alternative future land use for the section of Devon Ave. between Lincoln Ave. and McCormick Blvd., which is currently zoned as B-2, was low density, multi family housing. Building Commissioner Lebegue stated that they could either prohibit multi-family in the B-2 District, allow as a permitted or special use or create a zoning overlay similar to Lincoln Ave that would allow multi-family housing only in that area. Chairperson Angarola stated that she felt multi-family residential should be allowed in the B-2 District as a Special Use because who knows what the market will be in the future.

Commissioner Klint stated that he had driven down Devon Ave. recently and that all the stores appeared filled, with the exception of one. Commissioner Klint also stated that he felt they should not encourage condo's where retail is currently on Devon Ave. and lose that retail space. Chairperson Angarola stated that if condo's were not allowed then we would be handcuffing ourselves and not allowing change. There was further discussion about Lincoln Ave. and Devon Ave. Commissioner Theisen stated that he agreed with Building Commissioner Lebegue's third option listed on the slide and create an overlay. Commissioner Auerbach stated that she was concerned because lots are decent sized and that she is worried about residential being brought in because it is good for current owner. Chairperson Angarola stated that she was not saying she wanted residential, but would like to have that as an option. Building Commissioner Lebegue stated that they could create an overlay and notify those property owners that would be affected that there may be a possible zoning change for that area. Building Commissioner Lebegue noted that

the property owners within 150-ft of each corner of the properties would be notified. Building Commissioner Lebegue stated they could design an overlay like Lincoln Ave. and wrap around to Devon Ave. Commissioner Klint asked about the property over on Drake Ave, just north of Devon Avenue. Building Commissioner Lebegue stated that it is being proposed to change the zoning of that area from B-1 to R-4, General Residence District because the property is located in a residential area.

Building Commissioner Lebegue asked the board about the section on Devon Ave. at Hamlin Ave. where there are 8 town homes built and currently zoned M, Manufacturing District. Building Commissioner Lebegue stated that the zoning classification of this property should be changed to R-4, General Residence District, which correlates with the multi-family residential use being conducted on the property.

Building Commissioner Lebegue also noted that Myron and Phil's Restaurant on Devon Ave. is in M, Manufacturing District, which does not allow restaurants. Building Commissioner Lebegue suggested that the B-2 section on Devon Ave. be extended to include the restaurant, to clean up the B-2 section on Devon Ave. Commissioner Klint asked if there was a difference in taxes. Mr. Goldstein stated that restaurants are taxed higher. Building Commissioner Lebegue suggested to possibly make restaurants a Special Use in M District.

Board members discussed continuing discussion on the zoning changes until the second meeting in January.

Chairperson Angarola asked if any one in the audience had any questions or comments. Chris Dimas, owner of Whistler Restaurant at 3420 Devon Ave. came forward. Mr. Dimas talked again about his proposed mixed use development for his site and how beneficial it would be for the village.

Building Commissioner Lebegue brought up one other issue and that was in regard to cell towers at 6400 Cicero Avenue, which are condominiums. Building Commissioner Lebegue stated that 6400 Cicero Avenue is currently zoned B-1, Restricted Business District. Building Commissioner Lebegue stated that he is proposing changing the zone to R-4, General Residence District. Building Commissioner stated that it was recently requested for a cell tower on top of the building at 6400 Cicero Ave. and that in a B-1, cell towers are allowed, but are prohibited in an R-4 District. Building Commissioner Lebegue stated that perhaps cellular equipment be allowed to be installed on the roof of buildings in the R-4 District, provided the building is five stories or more in height and that no stand alone cell towers would be allowed in an R-4 District. Commissioner Klint asked if the information for the cell towers was to be in the R-4 section or in the cell tower section of the Zoning Code. Building Commissioner Lebegue stated

that the information would likely only be included in the cell tower section, but that he would look into it.

A motion to continue the public hearing on the zoning code until January 23, 2008 was made by Commissioner Yohanna and seconded by Commissioner Pauletto.

Motion to adjourn made by Commissioner Yohanna, seconded it by Commissioner Klint. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Carrie Dick