

MEETING MINUTES OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
March 28, 2007
7:30 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN

MEMBERS PRESENT: Kenneth Klint, Herbert Theisen, Mark Yohanna,
Anthony Pauletto, and Joanne Angarola

ABSENT: Mary Couzin and Sue Auerbach

OTHERS PRESENT: John Lebegue, Building Commissioner, Davorka
Kirincic, Building Inspector.

I. APPROVAL OF PREVIOUS MINUTES:

Motion was made by Commissioner Pauletto, seconded by Commissioner Yohanna, to approve the minutes of February 14, 2007. Motion carried unanimously.

II. ORDER OF BUSINESS

Workshop to Discuss Zoning Revisions

Commissioner Pauletto asked if in order to do residential in B-2, would it be a Special Use or should we prohibit it. Commissioner Klint asked if it is viable commercial space do we want to open it up to residential.

Mr. Savoy stated that if they made doing residential a Special Use they would have to come up with criteria.

Commissioner Pauletto asked if parking for residential would be a problem. Building Commissioner Lebegue stated that residential would require two spaces per unit.

Commissioner Klint asked if they could say no for now on allowing residential and if necessary a few years down the road change it. Building Commissioner Lebegue stated that yes, they could do that.

Commissioner Pauletto asked if they could use the word “pub” in the ordinance instead of tavern, bar or lounge.

Manufacturing District

Building Commissioner Lebegue stated that most of the current language is preserved. Building Commissioner Lebegue also stated that what is being proposed is more of a business use in the Manufacturing District, such as Domicile Furniture, for example. Building Commissioner Lebegue also stated that if in the lower section of the Manufacturing District, if lots were combined, that there could be a real transition.

It was discussed that the freight section, (pg 4.7) remain as a Special Use and have outdoor storage. Building Commissioner Lebegue stated that next month there is a Special Use coming before the board for a surgical office on Touhy in the Manufacturing District.

Chairperson Angarola asked if adult uses were outlawed. Building Commissioner Lebegue stated that it is only allowed in Manufacturing District.

Commissioner Klint asked if everything in B-3 must go before board. Mr. Savoy stated that it is like a Planned Unit Development and must go before the board. Mr. Savoy also stated that everything in B-3 is a plan review process. Building Commissioner Lebegue stated that they would have to evaluate uses and figure out which should be allowed.

Building Commissioner Lebegue stated that there will also be changes in performance standards in the new ordinance. Building Commissioner Lebegue stated that instead of including sound, noise, etc. in the code they will now go by the Professional Standards that the state uses. Commissioner Klint asked if that meets what the Village currently has. Building Commissioner Lebegue stated it would exceed what we currently have.

Residential District

Building Commissioner Lebegue stated that there is only one real change in the Residential District. Building Commissioner Lebegue stated that the current ordinance has “mean” height, from top of house to bottom of eave. Building Commissioner Lebegue stated that seeing there is a 35-foot maximum according to the bulk so therefore the “means” is not necessary. Building Commissioner Lebegue stated that as part of site plan for R-1 through R-3 will be no flat roofs. Building Commissioner Lebegue stated

that they are proposing to eliminate “means”. Commissioner Klint asked if we were not keeping the eave height at all. Building Commissioner Lebegue stated that if the height was up to thirty eight feet then he would understand keeping the “means”.

Parking- off street and loading

Building Commissioner Lebegue stated that the language was cleaned up. Building Commissioner Lebegue stated that the real proposal is on pg 7.6, shared parking. Building Commissioner Lebegue gave an example of shared parking that is going on in the Village, and that example was Lou Malnatti’s and Jerry Much’s property. Building Commissioner Lebegue stated that Lou Malnatti’s uses Jerry Much’s parking after five in the evening.

Building Commissioner Lebegue stated that the next standard is for when parking variations are granted and payment in lieu of providing the required number of parking spaces. Commissioner Klint asked if this relates to the Village reclaiming right-of-ways. Building Commissioner Lebegue stated that it did not. Building Commissioner Lebegue stated that if the site requires 20 spaces, but they only have 15, they would pay the Village for the five spaces with the intent that the money would be used to purchase a lot to increase parking or other parking improvements. Building Commissioner Lebegue stated that Airoom is an example of an overwhelmed site.

Building Commissioner Lebegue stated they are adding user friendly parking to the parking standards. Building Commissioner Lebegue also stated that they are simplifying how to calculate how many spaces are required. Building Commissioner Lebegue also stated that parking for car dealerships will be changing as well and they would be distinguishing between certain elements, sales, service and employees. Commissioner Yohanna asked what effect that would have on existing dealerships. Building Commissioner Lebegue stated it would have no effect.

Building Commissioner Lebegue stated that the last section being proposed would try to eliminate some of the cases that will come before the Board. Building Commissioner Lebegue stated they are proposing smaller variations be minor variations. Building Commissioner Lebegue stated that for front yard variations, to eliminate from going for a variation. Building Commissioner Lebegue stated that this would only be if it were just a few inches shy of meeting required front yard setbacks.

Building Commissioner Lebegue stated that if a house requires a six foot side yard setback but they only have five feet but they bump in the addition

to comply with the required setback that the variation not have to go before the board but be automatically granted. Building Commissioner Lebegue stated that if they planned on aligning the addition with the non-conformity then they would have to go before the Board. Building Commissioner Lebegue stated that a letter would still go out to the neighbors and if there are a number of complaints then the owner of the property in question would need to go for a variation. Commissioner Yohanna asked Mr. Savoy if there would be a due process issue with this. Mr. Savoy stated that is a question for the Village Attorney.

Building Commissioner Lebegue stated that a minor variation fee would need to be established.

Motion to adjourn was made by Commissioner Yohanna, seconded by Commissioner Pauletto. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Carrie Dick