

MEETING MINUTES OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
JUNE 13, 2007
7:30 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN

MEMBERS PRESENT: Herbert Theisen, Mark Yohanna, Mary Couzin
Anthony Pauletto, and Joanne Angarola

ABSENT: Kenneth Klint, Sue Auerbach

OTHERS PRESENT: John Lebegue, Building Commissioner, Davorka
Kirincic, Building Inspector and Kon Savoy of Teska &
Associates.

I. APPROVAL OF PREVIOUS MINUTES:

Motion was made by Commissioner Couzin, seconded by Commissioner Theisen, to approve the minutes of April 11, 2007. Motion carried unanimously.

II. ORDER OF BUSINESS

6600 Leroy Avenue

Chairperson Angarola swore in Frank Adorno, of D-J Evolution, general contractor.

Chairperson Angarola asked Building Commissioner Lebegue to explain the nature of the variation request. Building Commissioner Lebegue stated that the variation requests are being sought in order to construct a one-story sunroom addition in the north, interior side yard and an open deck to the rear of the nonconforming home. The variation request to reduce the rear yard setback is necessitated by an existing nonconformity of the current home. The sunroom addition proposed for construction at the north side of the home has been located in such a manner that it conforms to the required 33.5-foot rear yard setback and the required 8.2-foot interior, side yard setback.

The variation request to increase the finish first floor height is necessitated due to an existing nonconformity of the existing home and the fact that proposed addition to the side of the house is maintaining same finished first floor height.

Chairperson Angarola asked Mr. Adorno if he had any questions or comments. Mr. Adorno had none. There was no one in the audience. Chairperson Angarola asked the Board if they had any questions. There were none.

Motion to approve the variation requests was made by Commissioner Pauletto, second by Commissioner Yohanna. Ayes: Pauletto, Yohanna, Angarola, Couzin, Theisen. Motion passes unanimously. Chairperson Angarola told Mr. Adorno that this item would go before the Board of Trustees on July 19, 2007. Chairperson Angarola also recommended that Mr. Adorno be present in case the Board of Trustees had any questions.

Site west of Purple Hotel

There was a brief discussion in regard to the property located to the west of the Purple Hotel in regard to a possible development for that site. Building Commissioner Lebegue stated that a proposal had been brought forward for the site that would incorporate retail with residential. Building Commissioner was looking for feedback from the board on the possibility of incorporating the property at 4600 Touhy Avenue into the boundaries of the proposed B-3 Planned Development District. No decision was made in regard to this matter.

Zoning Workshop

Building Commissioner Lebegue came forward and did a PowerPoint presentation on the most recent zoning articles under revision.

After the PowerPoint presentation, Building Commissioner Lebegue asked the Board for their decision in regard to a few items. The first item was the issue of whether to allow balconies to project into the required front yard setback or to only allow balconies at the rear of the home. The Board suggested to make all balconies that are located in the front yard a Special Use that would have to come before the board for approval. The Board's concern was site line.

Building Commissioner Lebegue then asked the Board about the location and processing of requests for backup electric generators and stated that in the past this was an item that had to go before the Board as a Special Use. After much discussion, it was decided that generators would be handled in the same manner as a/c units, and would no longer constitute a Special Use.

The next item that was discussed was the projection of basement window wells and what amount of projection would be allowed. Building Commissioner Lebegue stated that new houses are making very large window wells, which oftentimes project far into the side yard setback. Building Commissioner Lebegue stated that a minimum of 3-feet is required for means of egress from the required basement escape window. The Board decided to make it only 3-feet for window wells.

The next issue that was discussed was whether to allow a covered entry to project into the front yard setback as an allowed projection to provide shelter for the front stoop. Building Commissioner Lebegue stated that what is occurring is that many existing homes are constructed exactly to the required 25-foot setback, with the stoop extending beyond the front of the home. Under the current Zoning Code, a covered entry structure constitutes a part of the home and must conform to the required front yard setback and cannot extend into the required front yard setback. Mr. Lebegue stated that because they are at the 25-foot mark it does not allow for a 3-foot projection that would cover the front stoop. Commissioner Yohanna asked Building Commissioner Lebegue if he was concerned with the sight line. Building Commissioner Lebegue stated that he was not concerned with obstruction of the sight line, as the covered entry structures would be required to be open on three sides. Building Commissioner Lebegue stated that they looked into the ordinances in other towns and that most allow the projection. After a little discussion the Board decided it that a covered entry would be allowed projection into a front and side yard and would be limited to three feet.

Building Commissioner Lebegue stated that in the current Zoning Code decks are listed as a structure. Building Commissioner Lebegue stated that in the new Zoning Code, decks would be listed as a structure and suggested that decks should align with the side of the house and meet the required side yard setbacks. The Board agreed with the opinion of staff and concluded that a deck shall maintain the required side yard setback and align with the wall of the home.

Building Commissioner Lebegue stated that currently in the code a shed is listed as an accessory structure and can feasibly be built as high as 17-feet. Building Commissioner Lebegue suggested lowering the height for smaller structures under 120-square feet to 12 feet. The Board agreed.

Mr. Savoy said there was going to be one more set of revisions and that there was still opportunity for feedback.

Motion to adjourn was made by Commissioner Pauletto, seconded by Commissioner Yohanna. Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Carrie Dick