

MEETING MINUTES OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
JULY 25, 2007
7:30 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN

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

ABSENT: Sue Auerbach

OTHERS PRESENT: John R. Lebegue, Building Commissioner, Kon Savoy of Teska and Associates and Nancy Oorbeck of Teska and Associates

I. ORDER OF BUSINESS

Zoning Workshop on Articles VI, Development Standards and Article VIII, Special Districts

Building Commissioner gave a brief Powerpoint presentation that summarized the scope of the Zoning Code articles to be reviewed. Following the Powerpoint presentation, extensive discussion ensued as the members of the Board reviewed the draft Article VI, Site Development Standards section by section. In regard to the requirement to provide a traffic study, the members of the Board determined that the trip traffic language contained on page 6-4 be deleted and that the proximity to school language be moved to page 6-3 where the requirement for traffic studies is located.

Commissioner Pauletto then suggested that revisions be made to the paragraph c. of Section 6.03. The new paragraph c. would read, "Vehicles used in conjunction with any permitted business may be parked only on the building owner's property".

Discussion then moved to Section 6.04, Commercial, Institutional and Civic Building Design Standards. Chairperson Angarola stated that she didn't feel that paragraph (2) of Section 6.04 was necessary and should be deleted. The members of the Board concurred. Commissioner Pauletto then stated that the campus-style layout stated in paragraph (1) of Section 6.04 should only be used in large-scale developments.

Discussion then moved to paragraphs (6) and (7) of Section 6.04. The members of the Board directed that the word “masonry” be replaced with “brick” in paragraph (6) and that paragraph (7) be deleted because the issue of color was very difficult to regulate and that if the Village wanted to prohibit the use of metallic colors we would have to be very specific as to what constituted a metallic color. Kon Savoy of Teska Associates stated that he understood the need to be very specific, and agreed that deleting the language would likely be the best solution.

Commissioner Klint then stated that the roof and facades photos should be replaced as those in Figure 6.04d are inappropriate. Kon Savoy stated that the photos were some they had on file, and that they would be replaced with more appropriate photos.

Discussion then moved to Section 6.07, Outdoor Lighting Standards. Building Commissioner Lebegue explained that the Village currently did not have specific lighting standards such as those being proposed, and that the proposed standards would be a very effective means in controlling the glare of exterior lighting onto adjacent properties and public rights-of-way. The members of the Board made a minor revision to subparagraph c. of paragraph (2) of Section 6.07, deleting the words “or non-residential”.

Given the amount of time expended, Chairperson Angarola stated that the discussion on single-family residential design standards and Planned Unit Developments should be continued to a future meeting date.

Motion to adjourn was made by Commissioner Pauletto, seconded by Commissioner Yohanna. Meeting adjourned at 9:25 p.m.

Respectfully submitted,
John R. Lebegue