

MEETING MINUTES OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
AUGUST 8, 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, Matthew Morrison, Building Department Intern, 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

Eave Height:

Building Commissioner Lebegue stated that the issue of eave height came about when they were working on the Bulk Ordinance. Building Commissioner Lebegue also stated that they looked at what other communities are doing in regard to the control and restriction of eave height. There was further discussion in regard to eave height and application of the daylight plan standard. It was decided to leave all three options in the ordinance for homeowner to decide which eave plan they would use.

Landscape Ordinance Requirements:

Building Commissioner Lebegue stated that currently the landscape ordinance kicks in when the property changes ownership and inquired as to whether the requirement remain in effect. Commissioner Couzin and Commissioner Theisen stated they would like it left in the Zoning Code so that when a commercial property changes ownership the requirements of the landscape ordinance are triggered. Commissioner Theisen asked if this is not a means to bring the property up to standards. There was further discussion about property changing hands and the requirement to meet landscaping requirements. Mr. Savoy stated that they would remove

from the ordinance the portion that requires residential to comply with landscape ordinance upon new ownership. Mr. Savoy stated that the only other change to the landscape ordinance are the articles.

Parkway Landscape Requirements:

Building Commissioner Lebegue stated they are taking the parkway landscape requirements out of the Landscape Ordinance article.

Building Commissioner Lebegue stated there is another section being added for environmental, which is currently in the Manufacturing Article. There was further discussion in regard to noise levels and leaf blowing. It was decided to change the hours for leaf blowing and loud noises to be consistent with the construction hour regulations in the Village Code.

Chairperson Angarola and Commissioner Couzin asked about the prevention of housing monotony. It was decided that to avoid monotony of housing, that the same house shall be avoided within 150-foot radius of the property with the same style home.

Special Districts, PUD:

Mr. Savoy stated that uses and such need to be clarified. Building Commissioner Lebegue asked the board if they wanted to incorporate language into the PUD ordinance to make PUD's compatible with underlying zoning. Building Commissioner Lebegue used Loeber Motors as a case in point. Chairperson Angarola stated that she wants flexibility. There was further discussion on compatibility of a PUD with the underlying zoning and the Comprehensive Plan. Commissioner Theisen stated someone coming in does not need to meet every one of the seven objectives. Commissioner Theisen asked why can't we put these in as goals looking to achieve. Building Commissioner Lebegue suggested adding "if deemed applicable" in the objective statement. The Board agreed with Building Commissioner Lebegue's suggested language and further agreed to retain objectives 6 and 7 of Section 8.02. Mr. Savoy stated that everything after "located" in #3- Allowable Uses comes out. Chairperson Angarola stated that she wanted PUD to be flexible and to remove the #3 Allowable Use language. It was agreed that all of the language in #3 Allowable Uses be deleted from the Article.

Building Commissioner Lebegue stated that on page 8-4 was another key change to the PUD Ordinance. Under the proposed language, the pre – application meeting with the Village Board will be mandatory.

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

Respectfully submitted,
Carrie Dick