

MEETING MINUTES OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
APRIL 11, 2007
7:30 P.M.

LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN

MEMBERS PRESENT: Kenneth Klint, Anthony Pauletto, Sue Auerbach, Mary Couzin and Joanne Angarola

ABSENT: Herbert Theisen and Mark Yohanna

OTHERS PRESENT: John Lebegue, Building Commissioner, Davorka Kirincic, Building Inspector, Eric Patt, Village Attorney and Tim Clarke, Community Development Director.

I. ORDER OF BUSINESS

6738 Trumbull Avenue

Homeowners Ghouse Khan and Anisa Khan came forward.

Chairperson Angarola read into the record the variations that were being requested: a variation to reduce the lot size by 468 square feet from the required 5,400 square feet to the existing 4,932 square feet and a variation to reduce the south, interior side yard setback by 1.16 feet from the required 5 feet to the existing 3.84 feet.

Chairperson Angarola asked Building Commissioner Lebegue if proper notification had been given. Building Commissioner Lebegue stated that proper notification was given.

Chairperson Angarola asked Building Commissioner Lebegue to explain the variation request. Building Commissioner Lebegue stated that the variation requests are being sought in order to construct a two-story addition along the north side and to the rear of the existing, nonconforming home. The variation request to reduce the required lot size is necessitated by an existing nonconformity of the property and was not created by the petitioner. The variation request to reduce the south, interior side yard

setback is also necessitated by an existing nonconformity of the current home and is not being exacerbated by the proposed addition. The proposed addition to be constructed along the north side and to the rear of the home has been stepped in at south and north sides to conform to the required 5-foot interior, side yard setback and is also being constructed in such manner that complies with all other required yard setbacks and bulk zoning regulations.

Building Commissioner Lebegue further stated that given that the nonconformity that exists at the property was not of the creation of the current owner and the fact that the proposed addition conforms to the required yard setbacks and zoning regulations, the PC/ZBA has consistently recommended approval of such variation requests.

Chairperson Angarola asked if any one in the audience had any comments or questions. There were none.

Motion was made by Commissioner Pauletto, seconded by Commissioner Klint, to recommend approval of the variation requests. Ayes: Auerbach, Angarola, Klint, Pauletto, Couzin. Motion passes unanimously. This item will go before the Board of Trustees on May 3, 2007.

3725 Touhy Avenue

Chairperson Angarola read the petitioners requests into the record: Request for a Special Use for a Medical Office use, variation to reduce the number of off-street parking spaces, variation from the foundation planting requirements, variation of the perimeter landscaping requirements and Site Plan review.

Chairperson Angarola asked Building Commissioner Lebegue if proper notification had been given. Building Commissioner Lebegue stated that proper notification had been given.

Chairperson Angarola asked Community Development Director, Tim Clarke for his review.

Mr. Clarke came forward and did a PowerPoint presentation. Mr. Clarke stated the request is being made by United Surgical Partners. Mr. Clarke stated that the actions requested are a Special Use approval for medical office use in M district, Variation from # of off-street parking spaces-58 spaces required, 30 proposed, variation for 28 spaces, variations from foundation planting, interior and perimeter parking lot landscape requirements and Site Plan review.

Mr. Clarke stated that the purpose of the request is to open and operate a surgical center with the operating hours of Monday thru Friday, 7:00 a.m. to 5:00 p.m..

Mr. Clarke noted what the proposed Site Plan changes/features are:
Relocation of main entrance to east side of building.
East side façade modifications and addition of sidewalk along building.
One-way parking lot traffic flow – Touhy entrance- Ridgeway exit.
Addition of landscape end-caps in parking lot at Touhy, at Ridgeway and at southeast corner of property.
No foundation planting proposed along south building elevation
No outdoor trash bins planned.
Perimeter/Foundation landscaping proposed around secondary parking lot.

Mr. Clarke stated what the staff recommended changes to plans are:
Amend plan to include installation of curbed landscaping strip along south foundation wall.
Amend plan to include non-mountable curb in parking area along south and east property lines.

Chairperson Angarola asked Mr. Clarke to show where they wanted more landscaping that was not being shown on the landscape plan. Mr. Clarke stated they were looking to continue landscaping along Ridgeway Ave. which is not being shown on the proposed landscape plan. Chairperson Angarola asked which side is not showing. Mr. Clarke stated it is the south side. Mr. Clarke stated that the building is very visible down Ridgeway Ave. Mr. Clarke stated that there is a curb required along the south perimeter line. Mr. Clarke stated that originally the petitioner was going to store trash in the building and are not asked for outdoor storage of trash.

Mr. Clarke showed a slide with the recommended conditions:

1. At Petitioner's Cost:
 1. Restore Ridgeway Parkway, per plan
 2. Replace portions of Ridgeway Public Sidewalk, per PW Director

1. Prior to Occupancy:
 1. Re-pave off-street parking area, per Village Engineer
 2. Update fire protection system, Fire Department Connection and provide emergency exits per Fire Chief
 3. Submit Property Lighting Plan for approval to Building Commissioner

1. Modify Site & Landscape Plan to Include:

1. Non-mountable curbed, Foundation Landscape Area, 93-4 ft wide along south building elevation
 2. Non-mountable curb in Parking area along south & east property line
1. All trash awaiting removal to be stored within building and not outdoors on the property

Commissioner Pauletto asked if the petitioner was going to fix up the south side of the building. Mr. Clarke stated that they are not and that they are keeping the doors.

Mr. Clarke stated in regard to a trash enclosure, staff was recommending the southeast corner. Commissioner Auerbach asked if a truck would be able to make it through there. Mr. Clarke stated that they would have to investigate.

Commissioner Pauletto asked about disposal of medical waste. Mr. Clarke stated that would be disposed of internally.

Commissioner Klint asked if there were any issues with the hours of operation. Mr. Clarke stated not to his knowledge.

Commissioner Pauletto asked, besides the south wall, were there any other items that staff and petitioner do not agree on. Mr. Clarke stated south side landscaping and curb. Mr. Clarke stated that the only other item would be the paving of the lot.

Chairperson Angarola swore in David Wikaryasz of United Surgical and Tony Chen of Evanston Northwest Healthcare.

Mr. Chen came forward and explained about the two companies.

Gregg Graines, attorney representing United Surgical Partners came forward. Mr. Graines stated that they disagreed with staff on paving parking lot and suggests seal coat and new parking lines. Mr. Clarke stated that the Village Engineer recommends repaving the parking lot.

Chairperson Angarola stated that the other issue is the curb on the south side. Mr. Graines stated that they agree with the curb but want to have the guardrail instead. Mr. Clarke stated that the guardrail does not run the length of the property and that he thought it was initially put in to protect the building. Chairperson Angarola asked what was the purpose of curb or guardrail. Mr. Clarke stated that it is required under the code to have a curb and that staff is only asking for what code requires. Chairperson

Angarola asked if this was a specific request for variation. Mr. Clarke stated that it fell under perimeter landscaping. Chairperson Angarola asked why the guardrail did not apply. Mr. Clarke stated that the guardrail did not run the length of the building. Building Commissioner Lebegue stated that the curb was needed to eliminate cross traffic between sites. Commissioner Klint asked if the curb could be added where the guardrail ends. Building Commissioner Lebegue stated that yes, it could.

Chairperson Angarola ran down the conditions:

1. At petitioner's cost, restore the adjoining Ridgeway Ave. Parkway, per submitted plan.
2. At petitioner's cost, replace portions of the Ridgeway Ave. Public Sidewalk, per direction of the Public Works Director.
3. Prior to building occupancy, petitioner shall seal coat and stripe parking lot. If within two years of occupancy, the Village Engineer determines that the condition of the parking lot pavement has deteriorated and warrants replacement, the petitioner shall, within reasonable time after given notice and its sole cost, repave the parking lot pursuant to the recommendations of the Village Engineer.
4. Prior to building occupancy, update building's fire protection system, provide adequate emergency exits and a Fire Department Connection for building, per direction and as approved by the Fire Chief.
5. Building occupancy shall be subject to submittal of a lighting plan for the property, approved by the Building Commissioner.
6. Regular trash, (not medical waste) may only be stored outside at the southeast corner of the property in an approved enclosed area. Medical waste shall be stored within the building and disposed of pursuant to state law.
7. Plans shall be amended to include installation of a non-mountable curbed landscaped planting strip no less than 3 feet wide, along the building's south foundation wall.
8. Plans shall include a non-mountable curb along the full length of the parking lot along the south property line, and plan shall also incorporate existing guardrail and a new non-mountable curb from the guardrail along the remaining full length of the east property line.

Chairperson Angarola asked if there were any objections to the conditions. Mr. Clarke asked for clarification on the south curb. Chairperson Angarola stated the curb along south property line.

Chairperson Angarola asked if there were any questions from the audience. There were none.

Chairperson Angarola made a motion, subject to conditions and granting variation in parking. Motion second by Commissioner Pauletto.

Ayes: Couzin, Auerbach, Angarola, Klint, Pauletto. Motion passes unanimously and will go before the Board of Trustees on May 3, 2007.

Chairperson Angarola suggested to the petitioner that they attend the meeting with the Board of Trustees in case the Board had any questions.

4000 Pratt Avenue and 6817 Keystone Avenue.

Chairperson Angarola read into the record the Special Use and variation requests: Request for amendment to zoning map to amend zoning classification for 6817 Keystone Ave., Subdivision/Consolidation of 4000 Pratt Ave. and 6817 Keystone Ave., Special Use Authorization for a library use, variation from the foundation planting requirements, variation from the interior landscaping requirements, variation from the perimeter landscaping requirements, variation from landscaping buffer and screening requirements between zoning districts and Site Plan review.

Mr. Clarke stated that currently there is a single family home at 6817 Keystone Avenue.

Chairperson Angarola asked Mr. Clarke for his comments. Mr. Clarke did a PowerPoint presentation.

Mr. Clarke stated that the nature of proposal:

1. To expand library's off-street parking lot on to adjacent residentially zoned property.
2. Proposed parking lot expansion (30 spaces) to serve existing library – no building expansion proposed.
3. Village landscape standards apply to entire library property.

Mr. Clarke then stated the requested action:

1. Zoning Map Amendment for 6817 Keystone (from R3 to B1).
2. Lot consolidation of parcels
3. Special Use approval for library use.
4. Parking stall size variation.
5. Landscape Variations:
 1. For expanded parking area – Buffer between zoning districts, re: proposed fence material.
 2. For existing library parcel – building foundation, interior landscaping parking area, perimeter parking area landscaping, buffer between zoning districts.
6. Site Plan Review.

Mr. Clarke stated features of proposed expanded parking lot:

1. No curb cut on Keystone – access only through existing library parking lot.
2. 8-foot wide perimeter parking lot landscaping provided along Keystone Ave.
3. Approximately 5-foot landscape setback along north and east property line.
4. Proposed 8-foot high, concrete column and engineered plastic fence system, along north and east property lines.

Mr. Clarke then stated the proposed changes to library parcel:

1. Enlargement of existing landscape island in parking area.
2. Pratt Ave. driveway apron widened to approximately 25-feet.
3. Site modifications to existing flag pole area.
4. Pedestrian sidewalk access provided to Keystone Ave.
5. Tree/shrub plantings added in area north of library building.
6. Enhanced landscaping added in existing grass area along Lincoln Ave.
7. No perimeter landscaping provided along Pratt or Keystone Ave. for existing parking lot.

Chairperson Angarola asked Mr. Clarke to clarify where the village wants curb and landscaping. Mr. Clarke stated that it would be along Pratt Ave. between parking and sidewalk.

Mr. Clarke then stated the staff's recommended conditions.

1. At petitioners cost:
 1. Replace portions of adjoining public sidewalk per Public Works Director.
 2. Restore adjoining Parkways per code and Public Works Director.
2. Provide on-site storm water detention per Code and Village Engineer direction.
3. Install non-mountable curb and 3-4-foot landscape strip, between sidewalk and off street parking along Pratt and Keystone Ave.

Mr. Clarke stated that if approved, the staff recommends that for the elimination of the seven parking permits for the library, that the item be referred to the Traffic Commission.

Commissioner Klint asked how they are permitted now. Mr. Clarke stated that the library is currently allowed seven spaces on Keystone Ave. for employee parking.

Georgia Talaganis , Trustee Chris Martel and Christa Lazarz, Architect, were sworn in by Chairperson Angarola.

Ms. Talaganis stated the main concern is additional parking. Ms. Talaganis stated the purpose of purchasing the Keystone house was to increase parking for the library.

Commissioner Pauletto asked Ms. Talaganis if there was anything the library objected to. Ms. Talaganis stated retention and landscaping because they are trying to keep within budget but that they would do their best to meet all the requirements.

Chairperson Angarola asked if the only requirement debatable was along Pratt Avenue. Ms. Talaganis stated that by doing what staff is asking the library would lose 3 spaces. Ms. Talaganis stated that traffic will exit in and out on Pratt Avenue. Ms. Lazarz stated that currently the parking spots are 18-feet deep and if they move those in 3 or 4-feet for landscaping the spots would only be 15-feet. Ms. Lazarz also stated they needed 24-feet for the aisle.

Commissioner Pauletto asked how imperative is the landscaping along Pratt Avenue.

Commissioner Auerbach stated they could reduce the aisle to 20-feet and they would then be able to do 18-inches of ground cover. Ms. Lazarz stated they are going to increase the island and it will be extending towards Pratt Avenue.

Ms. Lazarz stated that the fence will be recycled plastic lumber. Commissioner Klint asked if they considered a concrete fence. Mr. Lazarz stated they felt this had more of a residential approach. Commissioner Auerbach stated she would like to hear from the neighbors. Debbie Kruzel came forward and was sworn in. Ms. Kruzel stated they had talked with the library and that they had agreed on the fence and that concrete is too cold. Commissioner Auerbach asked about the height of the fence in regard to 6-feet or 8-feet. Ms. Kruzel stated they would rather have 8-foot fence. Commissioner Couzin asked if the fence was durable. Ms. Talaganis stated it is quite durable.

Commissioner Klint asked Building Commissioner Lebegue if he had seen project literature for the fence. Building Commissioner Lebegue stated he had not but that material seems solid.

Commissioner Klint asked staff if this would set a precedent. Commissioner Auerbach stated that Grossinger and Walgreens were treated differently.

Commissioner Auerbach asked if Village Engineer looked at concept for retention. Mr. Clarke stated that Mr. Berez, Village Engineer, has not made a final decision.

Ms. Lazarz stated they were looking at permeable bricks and rain gardens. Ms. Lazarz stated the rain garden would be in a depressed area with water friendly vegetation. Mr. Clarke stated certain requirements must be met in regard to the water retention. Commissioner Auerbach asked if the board was allowed to decide on this matter at a later time and if so would they have to come back before the board with a variation. Mr. Clarke stated they just needed the Village Engineer to sign off on it.

Chairperson Angarola asked if there were any questions from the audience. There were none.

Chairperson Angarola read the conditions subject to:

1. Provision of on-site Storm Water Detention, pursuant to Code and as approved by the Village Engineer.
2. At petitioner's cost, replacement of portions of the adjoining public sidewalk, per direction of the Public Works Director.
3. At petitioner's cost, restoration of adjoining parkways with sod and trees, pursuant to code and as directed by the Public Works Director.
4. 8-foot fence constructed of recycled plastic lumber and concrete pillars, as detailed on plans shall be erected as indicated on plan.
5. Relinquishment of the seven existing permit parking spaces for employees on Keystone Ave.
6. Within in 3 years of completion of the parking lot expansion, the Library shall submit to the Building Commissioner a plan that would add vehicle screening/provide landscaping between parking spaces and the public sidewalk, along Pratt Ave. and Keystone Ave.
7. Amendment to Zoning Map.
8. Findings and recommendation to subdividing.

Chairperson Angarola noted that specific findings regarding the Map Amendment would be prepared and attached to the meeting minutes. Vote on zoning for 6817 Keystone Ave. Motion to change from R-3 to B1 was made by Commissioner Pauletto, second by Commissioner Klint. Ayes: Couzin, Auerbach, Angarola, Klint, Pauletto. Motion passes unanimously.

Next was a motion to approve Special Use subject to previous conditions. Motion was made by Commissioner Pauletto, second by Commissioner Couzin. Ayes: Couzin, Auerbach, Angarola, Klint, Pauletto. Motion passes unanimously.

Request for lot consolidation. Motion made by Commissioner Pauletto, second by Commissioner Klint. Ayes: Couzin, Auerbach, Angarola, Klint, Pauletto. Motion passes unanimously.

Request to allow parking stalls smaller than the 9x20 required by code and a Variation from the perimeter landscape along Pratt Ave. between parking curb and sidewalk. Motion was made by Commissioner Couzin, second by Commissioner Pauletto. Ayes: Pauletto, Klint, Angarola, Auerbach, Couzin. Motion passes unanimously.

Chairperson Angarola noted that this would go before the Board of Trustees on May 3, 2007.

Motion to adjourn was made by Commissioner Pauletto, seconded by Commissioner Klint. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Carrie Dick