



Village of Lincolnwood Plan Commission

Meeting
Wednesday April 3, 2013
7:00 P.M.

in the
Council Chambers Room
Lincolnwood Village Hall - 6900 Lincoln Avenue
Meeting Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
March 6, 2013 Meeting Minutes
4. **Public Hearing: Preliminary Plat of Subdivision – 3400 West Pratt Avenue**
Request: Review of Preliminary Plat of Subdivision and Certain Variations from the Subdivision Ordinance
5. **Public Hearing: Zoning Map Amendment and Text Amendment – Retail Overlay District in MB District**
Request: Consideration of a Retail Overlay District in the MB District
6. **Other Business: Public Hearing Procedures**
7. **Next Meeting**
8. **Public Comment**
9. **Adjournment**

Additional information concerning these scheduled public hearings may be viewed at the Community Development Department “Pending Zoning Applications” section of the Village’s website: www.lincolnwoodil.org

**MEETING MINUTES OF THE
PLAN COMMISSION**

March 6, 2013

7:00 P.M.

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN**

MEMBERS PRESENT:

Chairman Paul Eisterhold
Patricia Goldfein
Sue Auerbach
Steve Jakubowski
Don Sampen

MEMBERS ABSENT:

George Touras
Mark Yohanna

STAFF PRESENT:

Community Development Manager Aaron N. Cook, AICP
Community Development Coordinator Lauren Wolf

VILLAGE COUNSEL

None.

I. CALL TO ORDER

Chairman Eisterhold noted a quorum of four members present and called the meeting to order at 7:05 p.m.

II. APPROVAL OF MINUTES

Motion to approve the February 6, 2013 Plan Commission minutes was made by Commissioner Goldfein and Seconded by Commissioner Sampen. Motion approved 4-0.

Motion to approve the February 20, 2013 Plan Commission workshop minutes with minor grammatical corrections was made by Commissioner Goldfein and Seconded by Commissioner Sampen. Motion approved 4-0.

III. PUBLIC HEARING: Commercial Masonry Requirements – Zoning Code Text Amendment *(Continued from February 6, 2013, January 9, 2013, December 5, 2012, November 7, 2012, September 5, 2012 & August 1, 2012)*

Request: Text Amendment to Modify the Commercial Design Standards Relative to Masonry Requirements and to Consider Definition of “Masonry”

Chairman Eisterhold stated that some agenda items will be skipped tonight.

Development Manager Cook stated at the last meeting the Commission discussed in more detail the acceptable masonry materials.

March 6, 2013

Commissioner Goldfein noted some grammatical changes to the language of the proposed text amendment. Strike from the definition, **that may include, but not limited to:** and insert **In Addition, the required high quality materials** from the following list.

Commissioner Jakubowski joined the meeting.

Chairman Eisterhold asked if anyone in the audience wanted to speak on the matter. There was none. Commissioner Sampen made a motion to approve the proposal and amendments. Seconded by Commissioner Auerbach. Motion carried 5-0.

IV. PUBLIC HEARING: Sign Requirements – Zoning Code Text Amendment
(Continued from February 6, 2012 & January 9, 2013)

Request: Text Amendment to Review Requirements for A-Frame, Sandwich Board, and Similar Signs

Development Manager Cook indicated to the Commission that Staff receives many inquiries about these signs. The text states that they are prohibited, but then again it states they are allowed, but prohibited in the Village right-of-way. Staff has shared this issue with Chairman Malkin of the Zoning Board of Appeals. The goal is to control signage, the number of signs, the location of signs, and the size and color. Need to regulate to allow for appropriate uses.

Chairman Eisterhold briefly went through other communities sign allowances. These signs do need to be regulated because all other signs are regulated. The impression is that businesses will abide by the code. Need to be positive in how we affect businesses. Want to accommodate businesses, but do not want to add clutter to the streetscape. Need to make sure that these signs are maintained properly and the general appearance needs to be up kept. Feel more comfortable if the signs are only allowed on private property.

Commissioner Jakubowski noted that he likes the way the Morton Grove ordinance is written for temporary signage. Although, only when the business is open should the signs be allowed outside.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 to incorporate Morton Grove's ordinance into our Staff Report made by Commissioner Jakubowski and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

V. PUBLIC HEARING: Notice Requirements – Zoning Code Text Amendment
(Continued from February 6, 2013 & January 9, 2013)

Request: Text Amendment to Review Notice Requirements for Public Hearings

Development Manager Cook explained to the Commission that the suggestive nature of the notice requirements is difficult to know and understand when to enact the additional notification allowance. There is a legal concern that when determination for one and not

March 6, 2013

the other is enacted. Staff looked at other communities and they had no such additional notification requirements.

Commissioner Jakubowski and Sampen did not see a concern with the language. Chairman Eisterhold and Commissioner Auerbach did not like the language and agree with Staff that it should be removed.

Commissioner Jakubowski indicated that he would like the Village Attorney to opine on this requirement and bring this back to the Commission.

Chairman Eisterhold stated that the 250 foot requirement is a common number. Also, suggested on a corner lot there should be two public hearing notification signs.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 in order to speak with the Village Attorney on this matter made by Commissioner Jakubowski and Seconded by Commissioner Goldfein. Motion carries 4-1. Commissioner Sampen Nay.

VI. PUBLIC HEARING: Definitions – Zoning Code Text Amendment (*Continued from February 6, 2013 & January 9, 2013*)

Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Not Limited to “Floor Area, Gross; Lot Coverage, and Development Site.

Development Manager Cook began with an explanation that Lincolnwood allows 60% lot coverage. The zoning term is impervious coverage. Any man made item; detached garage, deck, patio, sidewalk, footprint of the home and driveway. These features when added together should not be more than 60% of the lot. The Zoning Ordinance fails to define what is included towards meeting that standard. Staff proposes to add a definition of impervious coverage.

Commissioner Goldfein stated that Mr. Cook verbally included deck, and that is not included in the written language. Mr. Cook indicated that simply because it allows for storm water to drain and absorb into the earth, that is a storm water function. A deck would be the same, but it has a huge impact on what your backyard is. Deck will be added into the list. Mr. Cook stated that this is an attempt to define something that is already in place.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to approve and recommend the definitions made by Staff by Commissioner Auerbach and Seconded by Commissioner Jakubowski. Motion approved 5-0 Aye.

March 6, 2013

VII. PUBLIC HEARING: Health Club or Private Recreation and Firearms Shooting Ranges – Zoning Code Text Amendment

Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Limited to Health Club or Private Recreation and Firearms Shooting Ranges as a Special Use in M-B District Subject to Certain Restrictions, and the Addition or Modification of Off-Street Parking Requirements for Firearms Shooting Ranges, Commercial Recreation Facility, or Other Similar Uses (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

VIII. PUBLIC HEARING: Definitions – Zoning Code Text Amendment

Request: Text Amendment to Definition Section to consider Modifying and Adding Certain Definitions Including but Not limited to Banquet Facility, Banquet Hall, Façade, Fence or Semi Private Fence, Restaurant and Restaurants, Fast-Food or Carryout (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

IX. PUBLIC HEARING: Accessory Structures – Zoning Code Text Amendment

Request: Text Amendment to Permitted Obstructions in Required Yards Section to consider Modifying Regulations Including but Not Limited to Open Balconies, Porches, and Open Patios or Terraces (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

X. PUBLIC HEARING: Compliance Deadlines for Fences – Zoning Code Text Amendment

Request: Text Amendment to Consider Modifying or Eliminating Compliance Deadlines Associated with Fence Violations (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XI. PUBLIC HEARING: Land Use Requirements – Zoning Code Text Amendment
Request: Text Amendment to Consider Massage Therapy as Permitted, Special Use, or Prohibited Use in Certain Zoning Districts (Continued from February 6, 2013)

Development Manager Cook stated that Massage Therapy is not found in the land use table. Yet, the more specific reference to a preferred use type in the overlay district includes this as a specific land use type. The matter before the Commission is a consideration of Massage Therapy and identifying that if it is a permitted use, special use or a prohibited use based on the Zoning District. In order to be fairly consistent with the

March 6, 2013

framework of the Zoning Ordinance it would be fair to say Residential is clearly prohibited and the Plan Commission should discuss Business District and Office District.

The Commission agreed as a whole that massage therapy or other health related uses should be allowed in the following districts; Business B1, B2, B3 and Office as a permitted use.

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to approve the definitions and allowed uses made by Commissioner Jakubowski and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XII. PUBLIC HEARING: Appeals of Administrative Order or Zoning Officer – Zoning Code Text Amendment

Request: Text Amendment to Consider Modification Concerning the Zoning Board of Appeals as the Final Administrative Determination Body for the Village of Lincolnwood (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XIII. PUBLIC HEARING: Vote Requirements – Zoning Code Text Amendment

Request: Text Amendment to Consider Modifying or Eliminating Voting Deadlines for Plan Commission and Zoning Board of Appeals (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XIV. PUBLIC HEARING: Driveway Requirements – Zoning Code Text Amendment

Request: Text Amendment to Consider Residential Driveway Requirements (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XV. PUBLIC HEARING: Final Approval Procedure of Planned Unit Development – Zoning Code Text Amendment

Request: Text Amendment to Consider Requiring Public Hearing for Final Approval of Planned Unit Development (Continued from February 6, 2013)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

March 6, 2013

XVI. PUBLIC HEARING: Illumination/Glare Requirements for Signs – Zoning Code Text Amendment

Request: Text Amendment to Organize or Modify References to Glare Reduction Regulations for Signs (*Continued to February 6, 2013*)

Chairman Eisterhold asked if there was anyone in the audience who wanted to comment. There was none. Motion to continue to May 1, 2013 made by Commissioner Sampen and Seconded by Commissioner Auerbach. Motion approved 5-0 Aye.

XVII. OTHER BUSINESS:

Public Hearing Procedures will discuss at a future meeting.

XVIII. PUBLIC COMMENT: None.

XIX. ADJOURNMENT:

The next Plan Commission public hearing will be held on April 3, 2013. Hearing no further business, Motion to adjourn made by Commissioner Sampen. Seconded by Commissioner Auerbach. Motion approved unanimously 5-0. Meeting adjourned at 9:34 PM.

Respectfully submitted,

Lauren Wolf
Community Development Department Coordinator



Staff Report Plan Commission April 3, 2013

Subject Property:

3400 West Pratt Avenue

Zoning District: MB Light
Industrial/Business District

Petitioner: CenterPoint Properties
Trust, Property Owner

Nature of Request: The petitioner seeks approval of a Preliminary Plat of Subdivision and certain variations to divide the subject property into three parcels.



Notification: Notice of the April 3, 2013 meeting was published in the Lincolnwood Review on March 14, 2013. Two Public Hearing Signs were also installed at 3400 West Pratt Avenue (1 facing Pratt Avenue and the other onto Northeast Parkway). Mailed notices were also issued on March 18, 2013 to all properties located within 250 Feet.

Summary of Request

CenterPoint Properties Trust seeks approval of a Preliminary Plat of Subdivision to divide the property at 3400 West Pratt Avenue into three parcels. The proposed subdivision is within the MB Light Manufacturing/Business District. CenterPoint has indicated the proposed subdivision is for the purpose of developing one lot for use as a medical office building. The matter before the Plan Commission is only consideration of the Preliminary Plat of Subdivision.

Prior to the scheduled Plan Commission meeting staff convened the Development Review Team to review this proposed subdivision. This staff team consists of representatives of Village Departments.

This team first met on February 27, 2013 to review preliminary concept drawings. Included with the Preliminary Plat application is a letter from Manhard Consulting Ltd. responding to the Development Review Team's comments. The team also then met on March 20, 2013 to review the Preliminary Plat of Subdivision application. Attached are the written review comments from the department representatives of the Police Department and Public Works.

The Development Review team notes that there is a portion of CenterPoint property located to the west of the proposed subdivision that is approximately 18 feet wide. This property is located between the public parking lot and ATF. This property is not included in the proposed subdivision however staff raised a concern over the ownership of this "sliver" of property and potential maintenance concerns.

The team also noted that the Subdivision Code requires installation of five foot wide public sidewalks along the Northeast Parkway. Because of existing parkway trees, the result may be the need for easements on the subject property for such sidewalks in order to avoid the existing trees. It was also noted that an easement will be required for an existing 10" water main running through the property.

The team also recommended that the applicant prepare a traffic study in order to address any possible concerns. The applicant has not prepared such a study at this time. Traffic studies are not a specific submittal requirement for Preliminary Plat of Subdivisions, although, a study may be required to address, "...the design and installation of adequate and safe capacity and adequate traffic control devices on the streets adjacent to and within the proposed subdivision."

Proposed Subdivision Deficiencies

Public Sidewalks: are required to be installed 1' off the property line and shall be a minimum of 5 feet in width. Sidewalks are required throughout the entire subdivision. CenterPoint has not included sidewalks along any portion of the Northeast Parkway or along the entire portion of Pratt Avenue. Staff recommends that sidewalks in full compliance with the Subdivision Code be installed prior to the issuance of any certificate of occupancy for any building within the Subdivision.

As noted above however, full compliance with the location requirements of public sidewalks may not be feasible along Northeast Parkway. Staff recommends if necessary, approval of a variation from the Subdivision Ordinance to allow a public sidewalk to be located less than 1 foot from a lot line and that a public access easement for such a sidewalk be granted if necessary for the installation of a sidewalk along the Northeast Parkway (such an easement would be on Lots 2 and 3 of the proposed Subdivision).

Parkway Trees: Similar to public sidewalks, parkway trees are also required in subdividing property. The applicant has not provided for new parkway trees along Pratt Avenue, as required. Additionally, there does not appear to be any new parkway trees along Northeast Parkway. Staff recommends that parkway trees in full compliance be planted prior to the issuance of a certificate of occupancy for any building within the proposed Subdivision. Prior to approval of the Final Plat of Subdivision, staff will work with the developer to determine the location and quantity of new parkway trees.

Conclusion

The property owner is seeking approval of a Preliminary Plat of Subdivision and variations from the Subdivision ordinance for public sidewalks and parkway trees. This is the required first step in a two-step process to gain approval to subdivide the property. Upon approval of the Preliminary Plat of Subdivision, the property owner will next file for Plan Commission consideration and Village approval of a Final Plat of Subdivision.

In addition to the Review Team comments and the requested variations, staff also notes that there is a requirement to establishment an Owner's Association and covenant to govern maintenance obligations relative to retention/detention ponds. This covenant needs to be prepared and submitted at the time of the Final Plat of Subdivision. This covenant must be in a form approved by the Village Attorney.

Documents Attached

1. Memorandum from Public Works Department
2. Memorandum from Police Department
3. Subdivision Application Packet
 - a. Letter from Manhard Consulting Ltd. – March 4, 2013
 - b. Subdivision Application
 - c. Commitment for Title Insurance
 - d. Preliminary Plat of Subdivision
 - e. Preliminary Engineering Plan
 - f. Topographic Exhibit
 - g. Aerial Exhibit
 - h. Regional Utility Exhibit
 - i. Preliminary Stormwater Report from Manhard Consulting Ltd.



MEMORANDUM

TO: Development Review Team

FROM: Ashley Engelmann, Assistant to the Public Works Director

DATE: March 20, 2013

SUBJECT: 3400 Pratt Avenue

Per the Team's request, Public Works staff has reviewed the request by CenterPoint to subdivide the property into three lots. The Public Works Department accepts this request and as noted previously an easement will need to be provided for a 10" water main that runs through the parcel. Any future development on that site may require the relocation of the 10" water main depending upon the location of the structure. The Village will not allow any structure to be built over the existing 10" water main.

Staff recommends that a 5' wide sidewalk be installed on the south side of Northeast Parkway. The sidewalk will need to be designed to provide proper drainage and will need to meander around existing trees. Trees will not be permitted for removal.

Should you have any questions please do not hesitate to contact me.



LINCOLNWOOD POLICE DEPARTMENT

INTER-OFFICE MEMO

Robert LaMantia
Chief of Police

To: Mr. Tim Clarke, Community Development Director
From: Lieutenant Randall Rathmell # 243
Date: March 15, 2012
Subject: Centerpoint's Plat of Subdivision Request

We have reviewed the proposed action by Centerpoint concerning subdivision of the property into three lots and the initial construction of a one story medical office. The following recommendations were prepared and submitted as written review comments for the conceptual plan submission development at 3400 West Pratt Avenue.

Parking

Examination of the proposed parking areas plan shows a design which limits natural surveillance of the location for both law enforcement and the public due to the existence of a large grass covered berm on the southwest side of the property along Pratt Avenue. This visual obstacle should be eliminated due to the possibility of concealment for potential offenders. There are 124 parking spaces on the proposed site plan which includes five handicapped spaces. Parking for patients appears to be sufficient.

Lighting

Sufficient on-site exterior lighting should be provided which is an important security consideration as a crime prevention tool in order to safeguard parked vehicles and pedestrians while reducing the potential for criminal damage and vandalism on the property. Inspection of the property overnight revealed that no exterior lighting currently exists on the property.

Traffic Safety

A Stop Sign should be placed at the exit driveway from the parking lot onto Pratt. Driving lanes for the entrance and exit traffic should be designated there along with appropriate pedestrian crosswalks. In addition, staff strongly recommends a formal traffic study to evaluate the impact of the facility of traffic along Pratt Avenue, and right hand and left hand turning movements of traffic exiting the property. Staff does not have any recommendation to restrict turning movements and a Traffic Study is likely to support staff's recommendation.

Pedestrian Safety

There are no public sidewalks on either Northeast Parkway or the north side of Pratt along the perimeter of the property. Staff recommends the coordination of appropriate public sidewalks, pedestrian crosswalks and unobstructed lines of sight on both streets due to increased pedestrian and vehicular traffic near the property. Staff has two recommendations.

- Staff recommends a sidewalk along the entire length of the Centerpoint property to facilitate the safe and efficient movement of pedestrians to and from the proposed facility.
- Safe designated pedestrian sidewalks are provided around the entire medical office. This will assist pedestrian access from the roadway to the sidewalk. There are four walkways leading up to the north sides of the building. Those areas should be defined on the plan to prevent possible pedestrian “entrapment” issues on the site.

Access Control

Several sections of fencing along the east side of the property bordering Dominick’s are in disrepair and provide unauthorized admittance to the site near the trash enclosure area. This area could emerge as an attractive nuisance for youths who may congregate there to engage in illegal activities. Repairs should correct this problem and provide a design element to limit possible offenders from entering the property.

Emergency vehicles need enhanced access to the site. Three fire hydrants are located on the outlying east end of the property. The existing driveway from Northeast Parkway may be utilized to provide a more rapid response to the property in case of an emergency. A Stop Sign, driving lanes and crosswalks would need to be designated there. There may be an increased demand for ambulatory or paramedic services on the site due to the existence of the medical office.

Cross easement access for vehicles between the parcels is also an important consideration for emergency vehicle admittance to the entire site.

Business and address signs should be prominently posted at both the Pratt and Northeast Parkway entrances.

Landscaping buffers along property lines establish natural boundaries for the location.

Security

Consideration of a security system which includes the installation of alarms, cameras, sensor lights and intrusion detectors made visible to potential offenders, will deter Burglary and Theft while assisting in a criminal investigation.

We respectfully request possibly positioning exterior video surveillance cameras in the parking lots as well as on the medical office floors and other commercial businesses located on the property to help law enforcement investigate Burglaries or other crimes

which may occur on the site.

Surveillance DVD recordings should have the capacity to be played on any computer.

The remainder of the developer's plan should not impact public safety, traffic, line of sight, access to emergency vehicles, pedestrian traffic, police service or the neighborhood.

Thank you for your consideration on this matter.



Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

March 4, 2013

Mr. Aaron N. Cook, AICP
Development Manager
Village of Lincolnwood
6900 North Lincoln Avenue
Lincolnwood, Illinois 60712

RE: **Bell & Howell First Resubdivision**
3400 Pratt Avenue
Lincolnwood, IL

Dear Mr. Cook:

Enclosed please find the following Preliminary Plat submittal documents for the above referenced project:

- One original of the signed Public Hearing Application and \$2,500 Hearing Fee.
- Sixteen (16) sets of the following:
 - Commitment for Title Insurance dated 02/01/2013
 - Preliminary Plat of Subdivision dated 03/01/2013
 - Preliminary Engineering Plan Dated 03/01/2013
 - Topographic Exhibit dated 03/01/2013
 - Aerial Exhibit dated 03/01/2013
 - Regional Utility Exhibit dated 03/01/2013
 - Preliminary Stormwater Report dated 03/01/2013
- Digital copies (pdf files) of the items noted above.

The Preliminary Plat reflects the proposed resubdivision of Lot 3 of the original Bell & Howell subdivision. The following is an itemized response to the initial Development Review Team comments summarized in the Department Review dated February 27, 2013:

❖ *Emergency cross-access should be provided among the parcels within the subdivision.*

Response – An emergency cross access is proposed between Lots 1 and 2. It is anticipated that the access will allow for emergency vehicle access between the two lots. Lot 2 will have one non-emergency access point off of Pratt Avenue to control traffic within the site and eliminate any cut through traffic from Northeast Parkway. Emergency access for the western lot (Lot 3) will be determined in the future in conjunction with Lot 3 site plan development.

Manhard Consulting, Ltd.

700 Springer Drive • Lombard, Illinois 60148

tel: (630) 691-8500 • fax: (630) 691-8585 • www.manhard.com

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- ❖ *Public sidewalks and parkway trees must be provided on Northeast Parkway and Pratt Avenue.*

Response – A public sidewalk is proposed along Pratt Avenue to be constructed across the frontage of each respective lot in conjunction with the development of each respective lot. We request that the sidewalk requirement along Northeast Parkway be eliminated since there is no sidewalk currently on either adjacent property.

Parkway trees are currently provided along Northeast Parkway and the Pratt Avenue frontage was extensively landscaped in conjunction with the original subdivision. Therefore, we request that supplemental landscaping be provided where needed in conjunction with the final design of each respective lot.

- ❖ *Plans should include the “panhandle” portion of the parent property.*

Response – The referenced panhandle property was not included in the previous subdivision. Therefore disposition of this parcel should be addressed apart from the resubdivision.

- ❖ *Staff recommends a traffic study should be prepared prior to the Plan Commission meeting.*

Response – The only known development at this time is the medical office building serving mainly pediatric patients. This type of development generates a dispersed daily traffic pattern largely based on scheduled appointments throughout the day. Other than the benefit of reducing cut through traffic between Northeast Parkway and Pratt Avenue, the impact on Pratt Avenue is expected to be negligible. We therefore recommend that a traffic study not be required for the Lot 2 development. If the future development of Lots 1 or 3 warrant a traffic study, one will be done at that time.

- ❖ *Maintenance easements/covenants/agreement of the stormwater management should be provided as part of the Preliminary Plat of Subdivision submittal.*

Response – The original subdivision created a stormwater management easement for the existing detention system along the frontage of Pratt Avenue. The location of this easement is proposed to be slightly modified, but the easement provisions are to remain.

- ❖ *All easements should be included in the Preliminary Plat of subdivision including but not limited to cross easements, water easements, etc..*

Response – The Preliminary Plat depicts the existing and proposed easements.



Mr. Aaron Cook
March 4, 2013
Page 3 of 3

Thank you for your attention to this matter. If you should have any questions, please do not hesitate to contact me at 630.925.1125.

Very truly yours,
MANHARD CONSULTING, LTD.

Hubert J. Loftus, PE
Senior Project Manager

Cc: Edward Harrington – CenterPoint Properties (w/2 copies)
Hal Francke – DLA Piper, Rudnick, Gray, Cary US LLP (w/1 copy)



VILLAGE OF LINCOLNWOOD
Community Development Department

Public Hearing Application
Subdivision/Consolidation

PROPERTY ADDRESS: _____

Property Address: 3400 Pratt Avenue

Permanent Real Estate Index Number(s): 10-35-203-011

Zoning District MB Lot Area: 13.36

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.

Vacant Parcel

Are there existing development restrictions affecting the property? X Yes ___ No
(Examples: previous variations, conditions, easements, covenants)

If yes, describe: Drainage Easement along Pratt Avenue

PROJECT TYPE: _____

Preliminary Plat of Subdivision

Plat of Consolidation

Final Plat of Subdivision

Plat of Vacation

Minor Subdivision

Subdivision Variation

PROJECT DESCRIPTION: _____

Describe the Request, Project and Requested Variations: _____

Request approval for a three lot subdivision

PROPERTY OWNER(S): _____

Property Owner(s):

Name: (List all beneficiaries if Trust): CenterPoint Properties Trust

Address: 1808 Swift Drive, Oak Brook, IL 60523

Telephone: (630) 586-8167 Fax: (630) 586-2367 E-mail Address: eharrington@centerpoint.com

Petitioner (if different from owner):

Name: _____ Relationship to Property: _____

Address: _____

Telephone: (____) _____ Fax: (____) _____ E-mail Address: _____

Check all documents that are attached:

- Plat of Survey X
- Plat of Subdivision X
- Final Engineering (Final Plat Only)
- Copy of Current Title Policy X
- Copies of Other Applications
- PDF files of all drawings X

**The above documents are required for all applications. The Zoning Officer may release an applicant from specific required documents or may require additional documents as deemed necessary.*

For Office Use Only

Fee: 500 Deposit: 2000

Date Received: 3/14/13

Checked By: Lauran Wolf

The article(s), section(s) and paragraph(s) of the Village of Lincolnwood Zoning Ordinance from which the Action is being sought:

The Village requires reimbursement of certain out-of-pocket costs incurred by the Village in connection with applications for subdivision approvals and relief. These costs include, but are not limited to, mailing costs, attorney and engineer costs, and other out-of-pocket costs incurred by the Village in connection with this application. In accordance with Section 18-3-1(A) of the Village of Lincolnwood Subdivision Ordinance, both the petitioner and the property owner shall be jointly and severally liable for the payment of such out-of-pocket costs.

Invoices in connection with this application shall be directed to:

Name: CenterPoint Properties Trust : Attn Edward Harrington
Address: 1808 Swift Drive
City, State: Oak Brook, IL 60523

I hereby state that I have read and understand the Village cost reimbursement requirement, as well as the requirements and procedures outlined in Section 18-3-1 of the Village Subdivision Ordinance, and I agree to reimburse the Village within 30 days after receipt of an invoice therefor. I further attest that all statements and information provided in this application are true and correct to the best of my knowledge and that I have vested in me the authority to execute this application.

PROPERTY OWNER

PETITIONER (If different than property owner)

 Edward Harrington 2-26-13
Signature Date

Signature Date

 Edward Harrington
Print Name

Print Name



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC HEARING FEES & DEPOSITS SCHEDULE

Plan Commission

Hearing Type	Hearing Fee*	Hearing Deposit**
Special Use – Non Residential Property	\$500	\$2,000
Special Use – Residential Property	\$250	NA
Reasonable Accommodation	\$250	\$2,000
Text Amendment	\$500	\$2,000
Map Amendment	\$500	\$2,000
Planned Unit Development (PUD) 0 to 5 acres	\$1,250	\$10,000
Planned Unit Development (PUD) 5 to 10 acres	\$2,500	\$10,000
Planned Unit Development (PUD) Over 10 acres	\$3,000	\$10,000
Minor Subdivision	\$250	NA
Major Subdivision	\$500	\$2,000

Zoning Board of Appeals

Hearing Type	Hearing Fee*	Hearing Deposit**
Major Variation – Non Residential Property	\$500	NA
Major Variation – Residential Property	\$250	NA
Variation – Off-Street Parking	\$500	NA
Variation – Design Standards	\$250	NA
Minor Variation	\$125	NA
Sign Variation/Special Signs	\$500	NA

* Hearing fees are non-refundable.

** Hearing Deposits shall be applied to out-of-pocket expenses incurred by the Village as the result of the public hearing process. If additional costs are incurred, or if no deposit is provided, such out-of-pocket expenses will be billed directly to the applicant.

COMMITMENT FOR TITLE INSURANCE



Chicago Title Insurance Company

CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, for valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the Land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

CHICAGO TITLE INSURANCE COMPANY

Issued By:

CHICAGO TITLE INSURANCE COMPANY
10 S. LASALLE ST. 3100
CHICAGO, IL 60603

By

Authorized Signatory

Refer Inquiries To:
(312)223-3025



Commitment No.: 1401 008918121 D1

1401 008918121 D1



CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

YOUR REFERENCE: PRATT AVE., LICOLNWOOD, IL

ORDER NO.: 1401 008918121 D1

EFFECTIVE DATE: FEBRUARY 1, 2013

1. POLICY OR POLICIES TO BE ISSUED:

OWNER'S POLICY: ALTA OWNERS 2006
AMOUNT: \$10,000.00
PROPOSED INSURED: TO COME

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN: CENTERPOINT PROPERTIES TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008918121 D1

4A. LOAN POLICY 1 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

4B. LOAN POLICY 2 MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008918121 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 3 IN BELL AND HOWELL SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A 10 FOOT STORM DRAINAGE EASEMENT LOCATED ON THE WEST LINE OF LOT 1 IN BELL AND HOWELL SUBDIVISION AFORESAID, FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B

ORDER NO.: 1401 008918121 D1

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. IF EXTENDED COVERAGE OVER THE FIVE GENERAL EXCEPTIONS IS REQUESTED, WE SHOULD BE FURNISHED THE FOLLOWING:

- A. A CURRENT ALTA/ACSM OR ILLINOIS LAND TITLE SURVEY CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY;
- B. A PROPERLY EXECUTED ALTA STATEMENT;

MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.

NOTE: THERE WILL BE AN ADDITIONAL CHARGE FOR THIS COVERAGE.

7. NOTE FOR INFORMATION: THE COVERAGE AFFORDED BY THIS COMMITMENT AND ANY POLICY ISSUED PURSUANT HERETO SHALL NOT COMMENCE PRIOR TO THE DATE ON WHICH ALL CHARGES PROPERLY BILLED BY THE COMPANY HAVE BEEN FULLY PAID.

A 8.

1. TAXES FOR THE YEAR(S) 2012 AND 2013
2013 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2012 FIRST INSTALLMENT IS DUE MARCH 1, 2013
NOTE: 2012 FINAL INSTALLMENT NOT YET DUE OR PAYABLE

PERM TAX#	PCL	YEAR	1ST INST	STAT	2ND INST	STAT
10-35-203-011-0000	1 OF 1	2011	\$48,337.61	UNPAID		

- G 9. GRANT DATED MARCH 4, 1954 AND RECORDED MARCH 11, 1954 AS DOCUMENT 15853451, BY DITTO, INCORPORATED, A WEST VIRGINIA CORPORATION, TO THE VILLAGE OF LINCOLNWOOD, A MUNICIPAL CORPORATION, OF THE PERPETUAL RIGHT AND PRIVILEGE TO CONSTRUCT, MAINTAIN, OPERATE, RENEW AND REPAIR, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES, A SEWER LINE, IN, UPON, ALONG AND

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008918121 D1

UNDERNEATH THE SURFACE OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 10.00 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4
(EXCEPT THE EAST 660.00 FEET THEREOF) OF SECTION 35, TOWNSHIP 41 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

(AFFECTS THE LAND AND OTHER PROPERTY)

- H 10. EASEMENT TO THE VILLAGE FOR UNSPECIFIED PURPOSES AS CONTAINED IN PLAT
RECORDED AS DOCUMENT 15853452 AND AS SHOWN ON THE PLAT RECORDED SEPTEMBER 26,
2001 AS DOCUMENT 0010897333.

(AFFECTS THE LAND AND OTHER PROPERTY)

- I 11. GRANT DATED JUNE 24, 1954 AND RECORDED JULY 9, 1954 AS DOCUMENT 15956140, BY
DITTO, INCORPORATED, TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL
TELEPHONE COMPANY OF UTILITY EASEMENT OVER THAT PART OF THE SOUTH 1/2 OF THE
SOUTH 1/2 OF THE NORTHEAST 1/4 SECTION 35 LYING WEST OF THE EAST 660.00 FEET
THEREOF AND EXCEPT THE WEST 33.00 FEET THEREOF TAKEN FOR NORTH CENTRAL PARK
AVENUE AND AS MORE FULLY DEFINED IN SAID DOCUMENT.

INSTALLATION NOT TO INTERFERE WITH RAILROAD SWITCH TRACT TO BE PLACED UPON THE
WEST 639.12 FEET OF ABOVE DESCRIBED EASEMENTS. GRANTOR RESERVES THE RIGHT TO
CONSTRUCT, ETC., AND TO GRANT TO OTHERS THE RIGHT TO CONSTRUCT, ETC., A
RAILROAD SWITCH TRACK UPON PROPERTY HEREINABOVE DESCRIBED, AT LOCATION SHOWN
ON MAP ATTACHED AS EXHIBIT 'A', ALSO TO CONSTRUCT, ETC., SEWERS AND GAS, OR
WATER MAINS THEREIN, ETC. AND AS SHOWN ON THE PLAT RECORDED SEPTEMBER 26, 2001
AS DOCUMENT 0010897333.

(AFFECTS THE LAND AND OTHER PROPERTY)

- J 12. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL
TELEPHONE COMPANY (AMERITECH), NORTHERN ILLINOIS GAS COMPANY, THE VILLAGE OF
LINCOLNWOOD AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE
AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND
OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE
PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED SEPTEMBER 26, 2001
AS DOCUMENT 0010897333.

(AFFECTS THE LAND AND OTHER PROPERTY)

- K 13. EASEMENT IN FAVOR OF THE VILLAGE OF LINCOLNWOOD FOR THE PURPOSE OF INGRESS AND
EGRESS AS SET FORTH ON PLAT RECORDED SEPTEMBER 26, 2001 AS DOCUMENT
0010897333, SUBJECT TO THE TERMS OF THE DEVELOPMENT AGREEMENT RECORDED AS
DOCUMENT 0010897332, AND THE CONDITIONS, LIMITATIONS, TERMS AND PROVISIONS
CONTAINED ON SAID PLAT.

(AFFECTS THE LAND AND OTHER PROPERTY)

- L 14. GENERAL NOTES AS CONTAINED ON THE PLAT OF SUBDIVISION PLAT RECORDED SEPTEMBER
26, 2001 AS DOCUMENT 0010897333:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008918121 D1

1. DIRECT ACCESS TO AND FROM LOT 1 TO LOT 3 SHALL BE PROHIBITED.

M 15. TWO (2) STORMWATER MANAGEMENT EASEMENT AS SHOWN ON THE PLAT RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333, ALONG THE SOUTHERLY PORTION OF THE LAND.

(SEE PLAT FOR EXACT LOCATION)

N 16. A 10 FOOT VILLAGE ROADWAY EASEMENT ON THE NORTH LINE OF THE LAND AS SHOWN ON THE PLAT RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333.

O 17. AN EASEMENT FOR RAILROAD SWITCH AND SPUR TRACK FACILITIES AS GRANTED IN THE WARRANTY DEED RECORDED SEPTEMBER 12, 1956 AS DOCUMENT 16696145 AS DISCLOSED BY THE PLAT RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897333.

(AFFECTS PART OF PARCEL 1)

(SEE PLAT FOR EXACT LOCATION)

P 18. EASEMENTS, TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF EASEMENTS AND COVENANTS DATED DECEMBER 29, 1999 AND RECORDED JANUARY 12, 2000 AS DOCUMENT 00029106 BY AND BETWEEN CENTERPOINT PROPERTIES TRUST AND CENTERPOINT REALTY SERVICES CORPORATION.

AMENDED AND RESTATED DECLARATION OF EASEMENTS AND COVENANTS RECORDED JULY 12, 2000 AS DOCUMENT 00517421.

(AFFECTS UNDERLYING)

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

Q 19. NO FURTHER REMEDIATION LETTER RECORDED JANUARY 9, 2002 AS DOCUMENT 0020035486 AND RE-RECORDED FEBRUARY 1, 2002 AS DOCUMENT 0020138325.

T 20. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED JULY 9, 2008 AS DOCUMENT 0819134103

(AFFECTS THE LAND AND OTHER PROPERTY)

R 21. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO.: 1401 008918121 D1

PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 94406263 DATE OF RECORDING: MAY 5, 1994

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

- S 22. TERMS, CONDITIONS AND PROVISIONS OF A CERTAIN DEVELOPMENT AGREEMENT DATED JUNE 30, 2001 AND RECORDED SEPTEMBER 26, 2001 AS DOCUMENT 0010897332 MADE BY AND BETWEEN THE VILLAGE OF LINCOLNWOOD, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION; TDC LINCOLNWOOD, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND DOMINICK'S FINER FOODS, INC., A DELAWARE CORPORATION RELATING TO CENTERPOINT'S OBLIGATION TO DEMOLISH A PORTION OF THE BUILDING IMPROVEMENTS , AND RELATING TO DEVELOPMENT OF THE PUD; OBLIGATIONS BY THE VILLAGE FOR THE INSTALLATION AND MAINTENANCE OF VILLAGE SIGNS, CONSTRUCTION OF EAST-WEST CONNECTOR ROADWAY AND RELATED IMPROVEMENTS AND EASEMENTS.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

- V "Be advised that the "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) becomes effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title Office regarding the application of this new law to your transaction."

- X 23. INFORMATIONAL NOTE:

TO SCHEDULE ANY CLOSINGS IN THE CHICAGO COMMERCIAL CENTER, PLEASE CALL (312)223-2707.

TO FAX FIGURES FOR A RESIDENTIAL CLOSING IN THE CHICAGO COMMERCIAL CENTER PLEASE DIAL (312)223-5888

Z

FOR ALL ILLINOIS PROPERTY: FOR COMMITMENT ONLY

EFFECTIVE JUNE 1, 2009, PURSUANT TO PUBLIC ACT 95-988, SATISFACTORY EVIDENCE OF IDENTIFICATION MUST BE PRESENTED FOR THE NOTARIZATION OF ANY AND ALL DOCUMENTS NOTARIZED BY AN ILLINOIS NOTARY PUBLIC. UNTIL JULY 1, 2013, SATISFACTORY IDENTIFICATION DOCUMENTS ARE DOCUMENTS THAT ARE VALID AT THE TIME OF THE NOTARIAL ACT; ARE ISSUED BY A STATE OF FEDERAL GOVERNMENT AGENCY; BEAR THE PHOTOGRAPHIC IMAGE OF THE INDIVIDUAL'S FACE; AND BEAR THE INDIVIDUAL'S SIGNATURE.

- AA 24. NOTE: WE SHOULD BE FURNISHED WITH THE SELLING PRICE AND THE NAME(S) OF THE PROPOSED OWNER(S):

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B (CONTINUED)

ORDER NO. : 1401 008918121 D1

THE TITLE INSURANCE PREMIUM, TRANSFER TAXES, RECORDINGS OR CLOSING FEE HAVE NOT BEEN BILLED OR ARE SUBJECT TO CHANGE, DEPENDING ON THE SALES PRICE. THE INVOICE IS SUBJECT TO REBILLING UNTIL FINAL REQUESTS FOR INSURANCE, ENDORSEMENTS AND SERVICES ARE MADE AND ALL DOCUMENTS TO BE RECORDED HAVE BEEN RECEIVED AND THIS COMMITMENT IS SUBJECT TO SUCH FURTHER EXCEPTIONS AS MAY BE DEEMED NECESSARY.

- AB 25. NOTE: IT APPEARS THAT THE AMOUNT OF INSURANCE STATED IN SCHEDULE A MAY BE LESS THAN 80 PERCENT OF THE LESSER OF: (1) THE VALUE OF THE INSURED ESTATE OR INTEREST OR (2) THE FULL CONSIDERATION PAID FOR THE LAND. YOUR ATTENTION IS DIRECTED TO THOSE PROVISIONS OF PARAGRAPH 7(B) OF THE CONDITIONS AND STIPULATIONS OF THE OWNER'S POLICY WHICH PROVIDE THAT IN SUCH CASE, THE COMPANY MAY ONLY BE OBLIGATED TO PAY PART OF ANY LOSS INSURED AGAINST UNDER THE TERMS OF THE POLICY.

THE ABOVE NOTE IS SHOWN FOR YOUR INFORMATION WITH RESPECT TO THE OWNER'S POLICY ONLY AND WILL NOT APPEAR ON SUCH POLICY. NEVERTHELESS, SUCH OMISSION SHOULD NOT BE CONSTRUED TO MEAN THAT SUCH POLICY IS NOT SUBJECT TO THOSE PROVISIONS OF PARAGRAPH 7(B) OF THE CONDITIONS AND STIPULATIONS REFERRED TO IN THE NOTE. IF, HOWEVER, THE NOTE IS STAMPED "WAIVED" ON THE FACE OF THIS COMMITMENT, SUCH WAIVER SHALL BE DEEMED AN ACKNOWLEDGMENT BY THE COMPANY THAT THE AMOUNT OF INSURANCE STATED IN SCHEDULE A HEREIN IS, FOR THE PURPOSES OF SAID PARAGRAPH 7(B), NOT LESS THAN 80 PERCENT OF THE LESSER OF THE VALUE OF THE INSURED ESTATE OR INTEREST OR THE FULL CONSIDERATION PAID FOR THE LAND.

- C 26. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
- D 27. WE SHOULD BE FURNISHED A STATEMENT THAT THERE IS NO PROPERTY MANAGER EMPLOYED TO MANAGE THE LAND, OR, IN THE ALTERNATIVE, A FINAL LIEN WAIVER FROM ANY SUCH PROPERTY MANAGER.
- E 28. MUNICIPAL REAL ESTATE TRANSFER TAX STAMPS (OR PROOF OF EXEMPTION) MUST ACCOMPANY ANY CONVEYANCE AND CERTAIN OTHER TRANSFERS OF PROPERTY LOCATED IN LINCOLNWOOD. PLEASE CONTACT SAID MUNICIPALITY PRIOR TO CLOSING FOR ITS SPECIFIC REQUIREMENTS, WHICH MAY INCLUDE THE PAYMENT OF FEES, AN INSPECTION OR OTHER APPROVALS.
- AC 29. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.

** END **

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

ORDER NO. : 1401 008918121 D1

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 or these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.

CHICAGO TITLE INSURANCE COMPANY

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information or to set-up an Exchange, please call Scott Nathanson at (312) 223-2178 or Anna Barsky at (312) 223-2169.

Effective Date: May 1, 2008

Fidelity National Financial, Inc.
Privacy Statement

Fidelity National Financial, Inc. and its subsidiaries ("FNF") respect the privacy and security of your non-public personal information ("Personal Information") and protecting your Personal Information is one of our top priorities. This Privacy Statement explains FNF's privacy practices, including how we use the Personal Information we receive from you and from other specified sources, and to whom it may be disclosed. FNF follows the privacy practices described in this Privacy Statement and, depending on the business performed, FNF companies may share information as described herein.

Personal Information Collected

We may collect Personal Information about you from the following sources:

Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information and income information;

Information we receive from you through our Internet websites, such as your name, address, email address, Internet Protocol address, the website links you used to get to our websites, and your activity while using or reviewing our websites;

Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transactions, account balances, and credit card information; and

Information we receive from consumer or other reporting agencies and publicly recorded documents.

Disclosure of Personal Information

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connections with an insurance transactions;

To third-party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;

To an insurance regulatory authority, or law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;

To companies that perform marketing services on our behalf or to other financial institutions with which we have had joint marketing agreements and/or

To lenders, lien holders, judgement creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose your Personal Information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

Disclosure to Affiliated Companies - We are permitted by law to share your name, address and facts about your transaction with other FNF companies, such as insurance companies, agents, and other real estate service providers to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

Disclosure to Nonaffiliated Third Parties - We do not disclose Personal Information about our customers or former customers to nonaffiliated third parties, except as outlined herein or as otherwise permitted by law.

Confidentiality and Security of Personal Information

We restrict access to Personal Information about you to those employees who need to know that information to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard Personal Information.

Access to Personal Information/

Requests for Correction, Amendment, or Deletion of Personal Information

As required by applicable law, we will afford you the right to access your Personal Information, under certain circumstances to find out to whom your Personal Information has been disclosed, and request correction or deletion of your Personal Information. However, FNF's current policy is to maintain customers' Personal Information for no less than your state's required record retention requirements for the purpose of handling future coverage claims.

For your protection, all requests made under this section must be in writing and must include your notarized signature to establish your identity.

Where permitted by law, we may charge a reasonable fee to cover the costs incurred in responding to such requests. Please send requests to:

Chief Privacy Officer
Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, FL 32204

Changes to this Privacy Statement

This Privacy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Statement, we will post a notice of such changes on our website. The effective date of this Privacy Statement, as stated above, indicates the last time this Privacy Statement was revised or materially changed.

UTILITY LEGEND

- >---> EXISTING STORM SEWER
- >---> EXISTING SANITARY SEWER
- >---> EXISTING COMBINED SEWER
- >---> EXISTING WATER MAIN

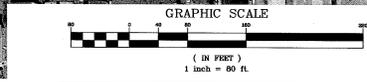


DATE	
REVISION	
DESCRIPTION	
DRAWN BY	
CHECKED BY	

Manhard CONSULTING LTD.
 600 Westchester Parkway, Suite 100, Lincolnwood, IL 60468
 630.203.1000 Fax: 630.203.0005
 www.manhard.com
 Civil & Environmental Engineers, Surveyors, and Professional Geotechnical Engineers
 Civil & Environmental Engineers, Professional Geotechnical Engineers, Professional Surveyors

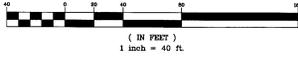
BELL AND HOWELL FIRST RESUBDIVISION
LINCOLNWOOD, IL
REGIONAL UTILITY EXHIBIT

PROJ. NO.: 120842
 PROJ. NAME: SDC
 DRAWN BY: SM
 CHECKED BY: JG
 DATE: 03/20/13
 SCALE: 1"=80'
 SHEET
1
 CPPLW 120842
 03/20/13 08:52:52



FOR REVIEW ONLY

GRAPHIC SCALE

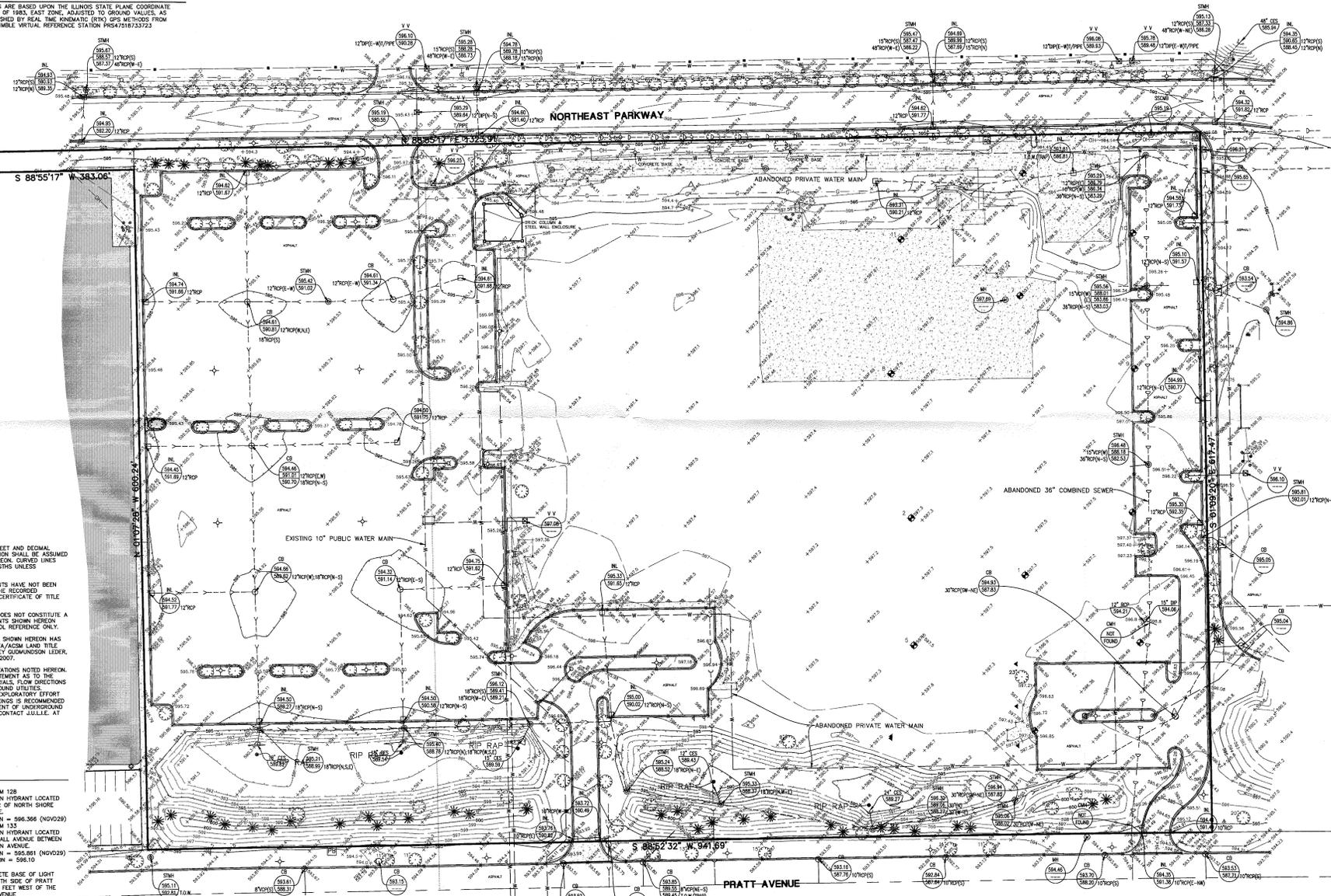


BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS FROM TRIMBLE VIRTUAL REFERENCE STATION PRS47218733723

TOPOGRAPHIC EXHIBIT

N. 00°25'52" E. 18.00'



GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.
2. BUILDING LINES AND EASEMENTS HAVE NOT BEEN SHOWN HEREON. REFER TO THE RECORDED SUBDIVISION PLAT, DEED OR CERTIFICATE OF TITLE FOR ENCUMBRANCES.
3. THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY. MONUMENTS SHOWN HEREON ARE FOR HORIZONTAL CONTROL REFERENCE ONLY.
4. BOUNDARY LINE INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY CONROY CONDOMINIUM LEADER, LTD., DATED SEPTEMBER 14, 2007.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT AS TO THE ACTUAL CONNECTIONS, MATERIALS, FLOW DIRECTIONS OR PIPE SIZING OF UNDERGROUND UTILITIES. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "GULLY" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULLIE AT 1-800-882-0123.

BENCHMARKS:

- SOURCE BENCHMARKS:
1. VILLAGE OF LINCOLNWOOD BM 128 NORTHWEST FLANGE BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF NORTH SHORE AVENUE AND DRINK AVENUE. ELEVATION = 596.366 (NOV2029)
 2. VILLAGE OF LINCOLNWOOD BM 133 NORTHWEST FLANGE BOLT ON HYDRANT LOCATED ON THE WEST SIDE OF KIMBALL AVENUE BETWEEN ARTHUR AVENUE AND ALBION AVENUE. MEASURED ELEVATION = 595.881 (NOV2029)
- SITE BENCHMARKS:
1. SOUTH END OF NEW CONCRETE BASE OF LIGHT POLE LOCATED ON THE NORTH SIDE OF PRATT AVENUE APPROXIMATELY 30 FEET WEST OF THE CENTER LINE OF KIMBALL AVENUE. ELEVATION = 584.87
 2. NORTHWEST FLANGE BOLT ON HYDRANT LOCATED AT THE NORTHWEST CORNER OF PRATT AVENUE AND MCCORMICK BOULEVARD. ELEVATION = 586.72

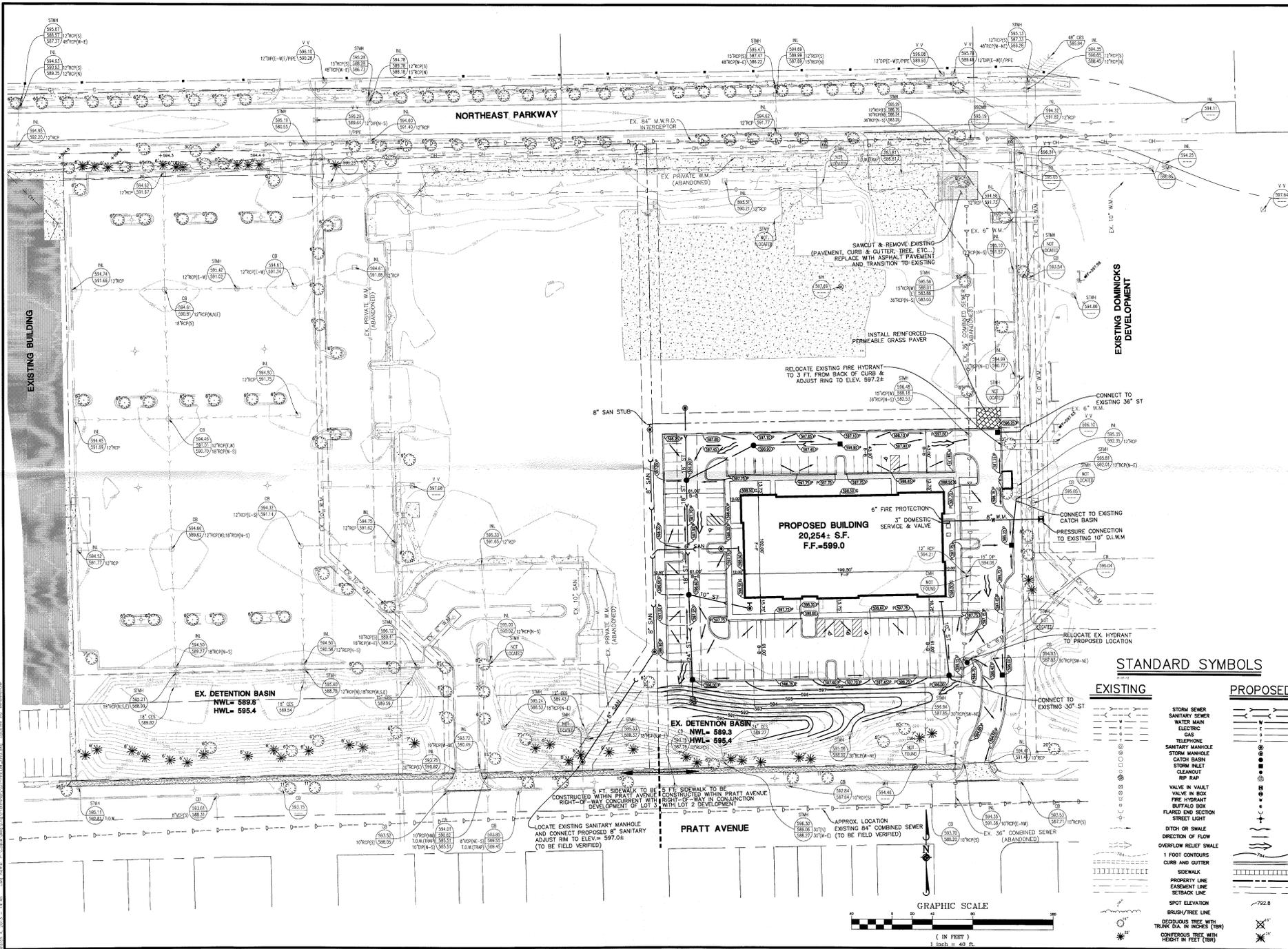
DATE	03/02/23
SCALE	1" = 40'
SHEET	1 OF 1
PROJECT	BELL AND HOWELL FIRST RESUBDIVISION
CLIENT	3400 W. PRATT AVENUE, VILLAGE OF LINCOLNWOOD, ILLINOIS

Manhard CONSULTING LTD.
 2000 Westpark Drive, Lombard, IL 60148
 630-941-1000
 Environmental • Surveying • Planning • Construction Management • Landmarks Administration • Forestry

BELL AND HOWELL FIRST RESUBDIVISION
 3400 W. PRATT AVENUE, VILLAGE OF LINCOLNWOOD, ILLINOIS
 TOPOGRAPHIC EXHIBIT

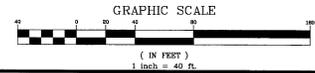
PROJECT ASSOC: JMR
 DRAWN BY: SJP
 DATE: 03/02/23
 SCALE: 1" = 40'

SHEET
 1 OF 1
 CPPLW 120842



STANDARD SYMBOLS

EXISTING	PROPOSED



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LINCOLNWOOD, IL

PRELIMINARY ENGINEERING PLAN

SHEET

1

CPPLW 120642



Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

March 1, 2013

Preliminary Stormwater Report for Bell & Howell First Resubdivision Lincolnwood, Illinois

A preliminary stormwater report has been prepared for the existing property at 3400 W. Pratt Avenue in Lincolnwood, Illinois. The subject property is located south of Northeast Parkway and north of Pratt Avenue. This report is intended to quantify the existing stormwater detention volume that is currently provided onsite, identify the additional detention volume that will be provided within Phase I Improvements, and document the excess storage volume will allow for future onsite development.

The existing topographic survey was analyzed to determine the current high water level (HWL) and detention storage volume. This information was compared to the original stormwater report that was prepared by Cowhey Gudmundson Leder, LTD. (CGL) on September 30, 1999. The current HWL was in general conformance with the original information provided within the CGL report, but it shall be noted that the original engineering plans and supporting calculations were prepared using a different survey datum than that of the newly collected field information.

Based on the existing conditions analysis, it was concluded that approximately 3.76 ac-ft. of detention storage is currently provided onsite. This storage volume is provided within existing storm sewer pipe network, pavement ponding throughout the western parking lot, and the two detention basins along the southern property line. All supporting calculations are attached to this report.

During the Phase I Improvement Plans, the southeastern detention basin will be expanded to provide an additional 0.11 ac-ft. of detention storage. Since the current detention system will also remain intact throughout the scope of Phase I, the onsite detention storage volume will be increased to approximately 3.87 ac-ft. once the Phase I improvements are completed.

As indicated on the two drainage exhibits, the total tributary (EX-1 and EX-2) is comprised of 12.97 acres of the total site. Based on the design requirements of the Village of Lincolnwood and the Metropolitan Water Reclamation District (MWRD), approximately 10.57 acres of the 12.97 acre total tributary area may be covered with an impervious surface while satisfying the 3.87 ac-ft Phase I storage volume.

In summary, the Phase I improvements will result in approximately 7.22 acres of both existing and proposed impervious area surfaces. Therefore, any future onsite developments will allow for an addition 3.35 acres of newly installed impervious surfaces without necessitating addition detention storage requirements.

Manhard Consulting, Ltd.

700 Springer Drive • Lombard, Illinois 60148

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Staff Report Plan Commission April 3, 2013

Subject Properties:

7100, 7101, 7105, and 7111 Capitol Drive

3475, 3477, 3501, 3515, 3701, and 3725
West Touhy Avenue

7060, 7100, 7140, and 7150 North
Lawndale Avenue

7085, 7101, and 7131 North Ridgeway
Avenue



Zoning District: MB Light
Industrial/Business District

Petitioner: Village Board

Nature of Request: Consideration of a Retail Overlay District on certain properties within the MB District. The requested action requires both a Map Amendment and Text Amendment.

Notification: Notice of the April 3, 2013 Public Hearing was published in the Lincolnwood Review on March 14, 2013. Public Hearing Signs were also installed in advance of the hearing at Touhy Avenue/Capitol Drive; at 3701 W Touhy Avenue; at 7060 N Lawndale Avenue; at 7085 N Ridgeway Avenue; and at 3725 W Touhy Avenue. Mailed Legal Notices, dated March 19, 2013 were issued to all affected properties as well as all properties located within 250 Feet of the proposed overlay district.

Summary of Request

In considering both the previous retail analysis performed for the Lincolnwood Business Park and with pending development of a Wal-Mart store in Skokie at Touhy and Lawndale, on July 25, 2012, the Economic Development Commission (EDC) determined that a retail overlay district in a portion of the Light Manufacturing-Business Zoning District (MB) would be appropriate. As conceived, the purpose of such an overlay district would be to allow, as added alternative uses to the existing manufacturing zoning, retail in a specified portion of the MB District (see attached map). As a guide for development of this overlay district, the EDC recommended utilizing the Village's B2 use regulations as a template.

This recommendation was considered by the Village Board at its October 16, 2012 Committee of the Whole (COTW) meeting. The outcome of this discussion was general support for the EDC proposal, but a direction to the EDC to first convene a meeting with stakeholders of the proposed affected areas, to solicit feedback.

This meeting with area businesses and property owners was held by the Economic Development Commission on December 19, 2012. Approximately 18 persons representing area business and property owners attended this meeting. At this meeting much clarification by attendees was sought, especially concerning what prompted the Commission proposal and whether the overlay proposal would impact current business operations or otherwise restrict manufacturing operations in the area. Some attendees expressed concern that the proposal would make it difficult for them to expand their business. The Commission clarified that existing businesses in this area were important and the Village has no interest in having any leave the community.

At the Commission's January meeting, the Commission reviewed the input it received at its December meeting with area business and property owners. At this meeting, by a vote of 8-0, the Commission is recommended that the Village Board refer this matter to the Plan Commission for the requisite public hearing on this proposed Text and Map Amendment to the Zoning Code. The Village Board, at their February 5, 2013 meeting, voted to refer to the Plan Commission for public hearing, the proposed Zoning Code text and map amendments, concerning a retail overlay district in a portion of the MB District.

Text Amendment

In order to establish an Overlay District, the Plan Commission must consider amendments to the Zoning Code. The Village currently has three overlay districts all within the B1 District and all situated along Lincoln Avenue. These overlay districts establish unique standards including but not limited to Building Orientation, Building Proportion, Uses, Design, Building Siting, etc.

The EDC has recommended that the proposed overlay district provide for added alternative retail uses to the existing manufacturing zoning. Consistent with this recommendation, staff believes that the land uses identified in the B2 General Business District represents a list of uses appropriate within this overlay district. Attached is the Land Use Table highlighting the land uses in the B2 District that may be contemplated for inclusion within the overlay district. The Plan Commission may choose to accept the list in its entirety, exclude certain uses, or add desired uses. The Plan Commission may also consider additional standards within the overlay district however; the recommendation from the EDC is limited to consideration of additional retail uses.

Map Amendment

In order to establish the area in which the overlay standards will apply, the Plan Commission must consider a map amendment to the Village's Zoning Map. The EDC recommends two areas for consideration which are identified on the attached map. The EDC identified these areas based on proximity to Touhy Avenue and as possible future areas of redevelopment, once the Wal-Mart is constructed on the north side of Touhy Avenue in Skokie. The Plan Commission will need to consider and recommend the appropriateness of an overlay district on each proposed area.

Conclusion

On April 3, the Plan Commission is scheduled to conduct a public hearing to consider establishing a retail overlay district in a portion of the MB District generally along Touhy Avenue. The Plan Commission should consider 1) the appropriateness of adopting an overlay district to provide for additional retail uses in the area; 2) the specific uses that ought to be permitted in such an overlay district; and 3) the boundaries of the overlay district.

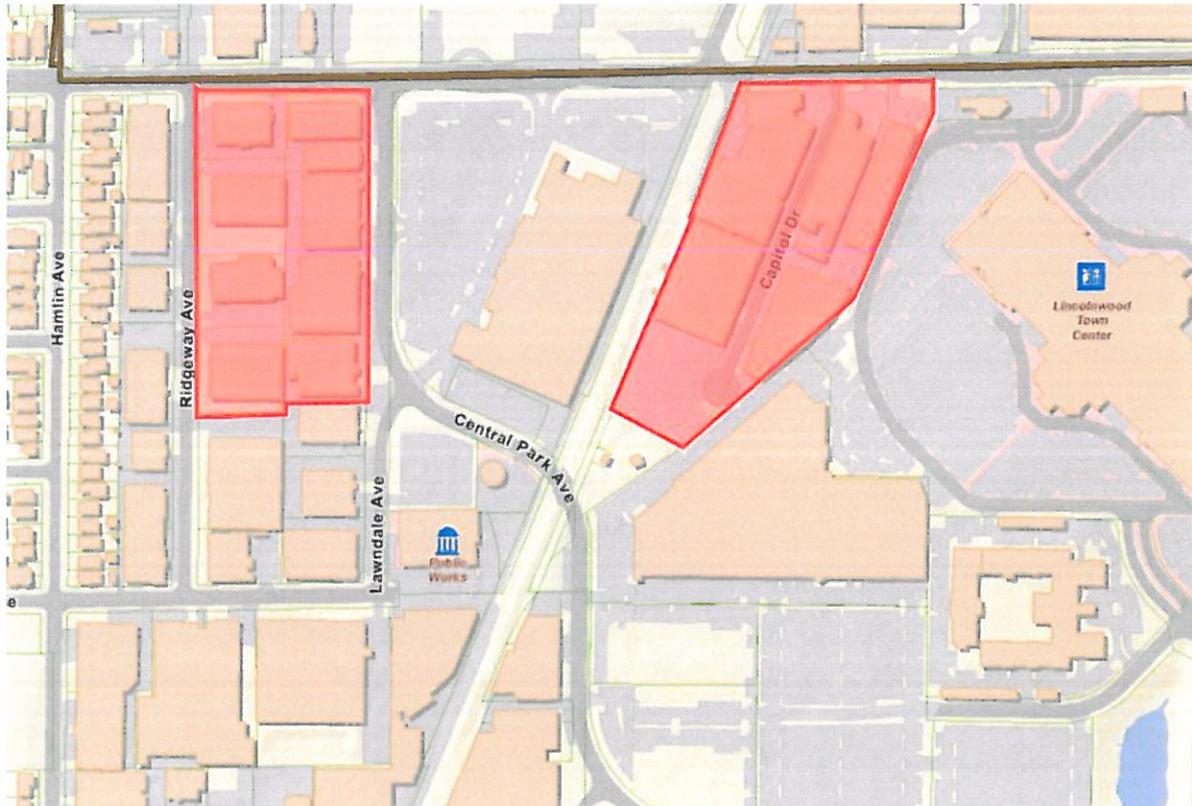
Documents Attached

1. Proposed Retail Overlay District Map
2. Village Land Use Table Excerpts
3. January 2013 EDC Minutes (Approved)
4. December 2012 EDC Minutes (Approved)
5. July 2012 EDC Minutes (Approved)

Proposed Retail Overlay District

In the MB Zoning District

As recommended by the Economic Development Commission



Use Category	Zoning Districts										
	Residential				Business			Office	Manufacturing /Business	Public	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B	P	
RESIDENTIAL											
Household Living											
Single-family dwelling	P	P	P	P	-	-	-	-	-	-	-
Duplex (SF Semi-attached)	-	-	-	P	-	-	-	-	-	-	-
Townhouse	-	-	-	P	Note 1	-	-	-	-	-	§ 4.07(2)12
Multi-family dwelling	-	-	-	P	Note 1	-	P	-	-	-	§ 4.07(2)12
Residential units, above 1 st floor commercial	-	-	-	-	Note 3	-	P	-	-	-	§ 4.07(2)12
Group Living											
Assisted living facility (Note 4)	-	-	-	S	-	-	-	S	S	-	-
Community residence	Note 7	Note 7	Note 7	Note 7	-	-	-	-	-	-	-
Independent Living Facility or Senior Housing Facility	-	-	-	-	-	-	-	-	S	-	-
Nursing and personal care facility (Note 5)	-	-	-	S	-	-	-	S	S	-	-
COMMERCIAL											
Adult use											
	-	-	-	-	-	-	-	-	S	-	-
Animal Services											
Animal grooming, pet sales & service	-	-	-	-	P	P	P	-	P	-	-
Animal hospital/veterinarian's office	-	-	-	-	-	P	-	-	P	-	-
Animal shelter/kennel	-	-	-	-	-	S	-	-	S	-	§ 4.07(11)
Artist studio or Art gallery											
	-	-	-	-	P	P	P	-	P	-	-
Construction Sales & Service											
Building material sales	-	-	-	-	-	P	-	-	P	-	-
Dry Cleaning Services											
Dry cleaning, pickup (no on-premises cleaning facilities)	-	-	-	-	P	P	P	-	P	-	§ 4.07 (9)
Dry cleaning plant (serving more than one retail outlet)	-	-	-	-	-	S	-	-	P	-	-
Eating & Drinking Establishments											
Restaurant, < 5,000 SF	-	-	-	-	P	P	P	-	S	-	§ 4.07 (6)
Restaurant, > / = 5,000 SF	-	-	-	-	S	S	P	-	S	-	§ 4.07 (6)
Pub, Bar, Lounge	-	-	-	-	S	S	P	-	S	-	§ 4.07 (10)
Entertainment & Recreation											
Billiard club	-	-	-	-	S	S	P	-	-	-	-
Golf course, private	S	S	S	S	-	-	-	-	-	-	-
Health club or Recreation facility, private	-	-	-	-	S	P	P	S	S	-	-
Entertainment venue	-	-	-	-	S	S	S	-	-	-	-
Facility with drive-through											
	-	-	-	-	S	S	P	-	-	-	§ 4.07 (8)
Financial Services											
Bank, credit union, savings & loan	-	-	-	-	-	P	-	-	-	-	-
Food & Beverage Retail Sales											
Convenience store	-	-	-	-	P	P	P	-	-	-	-
Grocery store, < 30,000 SF	-	-	-	-	P	P	P	-	-	-	-

Use Category	Zoning Districts											
	Residential				Business			Office	Manufacturing /Business	Public	Standard	
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B	P		
Grocery store, >= 30,000 SF	-	-	-	-	S	S	P	-	-	-		
Liquor store, package goods	-	-	-	-	S	S	S	-	S	-		
Lodging												
Bed & breakfast (4 or less guest rooms)	-	-	-	-	S	S	P	-	-	-		
Hotel/motel	-	-	-	-	S	S	P	-	-	-		
Office (except as more specifically regulated)												
Office, general or professional	-	-	-	-	P	P	P	P	P	-		
Open-air Parking Lot	-	-	-	-	S	S	P	P	S	-		
Parking garage	-	-	-	-	S	S	P	P	S	-		
Personal Service Establishments												
General, < 2,000 SF	-	-	-	-	P	P	P	-	-	-		
General, >= 2,000 SF	-	-	-	-	S	S	P	-	-	-		
Retail Sales & Service (except as more specifically regulated)												
< 10,000 SF	-	-	-	-	P	P	P	-	P (\$4.08 (1))	-		
>= 10,000 SF	-	-	-	-	S	S	P	-	P (\$4.08 (1))	-		
Greenhouse/Nursery	S	S	S	S	-	-	-	-	S	-		
Services, consumer												
Car and light truck rental	-	-	-	-	-	S	-	-	P	-		
Car wash	-	-	-	-	-	-	-	-	P	-		
Catering (Note 6)	-	-	-	-	S	S	P	S	P	-		
Laundromat	-	-	-	-	-	P	-	-	P	-		
Vehicle Sales & Service												
Auto body & repair	-	-	-	-	-	S	-	-	P	-		
Auto service or gas station	-	-	-	-	-	S	-	-	P	-		
Auto/light truck sales & service	-	-	-	-	S	S	-	-	P	-		
Vehicle storage and towing	-	-	-	-	-	-	-	-	P	-		
Industry and Manufacturing												
Research Laboratory	-	-	-	-	-	S	-	S	S	-		
Support Laboratory	-	-	-	-	-	S	-	S	S	-		
Manufacturing, light	-	-	-	-	-	-	-	P	P	-		
Manufacturing, medium	-	-	-	-	-	-	-	-	P	-		
Wholesale Establishment	-	-	-	-	-	-	-	S	P	-		
Warehouse, Storage, and Freight												
Freight terminal, truck, rail, intermodal, distribution centers	-	-	-	-	-	-	-	-	S	-		
Outdoor storage	-	-	-	-	-	-	-	-	S	-	§ 4.07 (7)	
Warehouse	-	-	-	-	-	-	-	S	P	-		
MISCELLANEOUS/ INSTITUTIONAL												
Child or Adult Care Facilities												
Child/Elderly Development Center	-	-	-	-	P	P	P	P	-	-		
Day care Nursery	S	S	S	S	-	-	-	-	-	-		
Elderly Daycare Home	S	S	S	S	-	-	-	-	-	-		
Community Facilities												
Community center	S	S	S	S	-	-	-	-	-	P		
Library	P	P	P	P	P	P	P	-	-	-		
Lodge, fraternal and civic	-	-	-	-	-	S	-	-	-	-		

Use Category	Zoning Districts										
	Residential				Business			Office	Manufacturing /Business	Public	Standard
	R-1	R-2	R-3	R-4	B-1	B-2	B-3 PD	O-1	M-B	P	
assembly											
Municipal facility	P	P	P	P	P	P	P	P	P	-	
Parks and playground	P	P	P	P	P	P	P	P	P	P	\$4.09
Postal services	-	-	-	-	S	S	P	P	P	-	
Educational Facility											
College and university	-	-	-	-	-	-	-	S	S	-	
School, k-12	P	P	P	P	-	-	-	-	-	-	
Trade, Music or Dance School, for- profit	-	-	-	-	P	P	P	S	S	-	
Health Services											
Hospital	-	-	-	S	-	S	-	S	-	-	
Massage Therapy	-	-	-	-	S	S	P	-	-	-	
Medical clinic	-	-	-	-	-	S	-	P	P	-	
Office, medical, outpatient only	-	-	-	-	P	P	P	P	P	-	
Planned development	S	S	S	S	S	S	P	S	S	-	
Religious Use											
Cemetery	S	S	S	S	-	-	-	-	-	-	
Religious institution, on a lot less than ½ acre	S	S	S	S	-	P	-	-	-	-	
Religious institution, on a lot ½ acre or greater	P	P	P	P	-	P	-	-	-	-	
Utilities	S	S	S	S	S	S	P	S	S	S	

(Ordinance No. 2009-2867, 2011-2948, and 2012-2987)

Note 1: Ground floor residential uses (multi-family or townhomes) are only permitted within the Business/Residential Transition Area of the Lincoln Avenue Overlay District. See Section 8.06 *Additional Standards for the Business/Residential Transition Area* of the Overlay District.

Note 2: Restrictions on commercial uses within the Business/Residential Transition Area may apply (See Section 4.07 (2) and 8.06 of the Lincoln Avenue Overlay District for additional standards).

Note 3: Upper floor residential uses are only permitted within the Lincoln-Pratt- Crawford hub, Devon-Lincoln hub and the Business/Residential Transition Area of the Lincoln Avenue Overlay District. See Section 8.13 and Section 8.14 of the Overlay District.

Note 4: An Assisted Living Facility use cannot be established on a lot not less than one hundred feet (100') in width and one (1) acre in area.

Note 5: A Nursing and Personal Care Facility use cannot be established on a lot of less than five (5) acres in area.

Note 6: A Catering business or activity may hold on-premise "open house" or special event tasting which do not exceed twelve (12) per year. If such "open house" or special event tasting (or any other activity of the Caterer, Catering Establishment or Catering Service) involve the serving of alcoholic beverages, the business or activity must be licensed by the Village as an alcoholic liquor retailer and must comply with all state statutes, state regulations, Village Ordinances and regulations, and the rules and regulations established by the Local Liquor Control Commissioner governing the dispensation of alcoholic beverages.

Note 7: Community Residences are allowed in all Residential Zoning Districts only in compliance with, and pursuant to, the Reasonable Accommodation provisions and procedures set forth in Section 4.06(3) of this Zoning Ordinance.

(Ordinance No. 2012-2993 and 2011-2948)

4.06 ADDITIONAL USE STANDARDS FOR THE RESIDENTIAL DISTRICTS

as required or permitted in Article VII (Off-Street Parking and Loading). (Ordinance No Z2009-368).

- (15) **Hours of Operation.** No business located within 150 feet of any residentially-zoned or residentially-used property shall be operated before 7:00 a.m. or after 11:00 p.m. on any day, except upon issuance of a special use permit issued pursuant to Section 5.17 and the other applicable sections of this Zoning Ordinance. (Ordinance No. 2010-2885)

4.08 ADDITIONAL USE STANDARDS FOR THE M-B – LIMITED MANUFACTURING/BUSINESS DISTRICT

- (1) **Retail, Sales and Services Uses.** As referenced in Table 4.01.1, only the following retail, sales and service uses shall be permitted in the M-B district. Off-street parking shall be provided for each use shown in Table 7.01.1, as required or permitted in Article VII (Off-Street Parking and Loading).
 - a. Bakery, retail or wholesale;
 - b. Furniture repair, cleaning, or refinishing with retail sales;
 - c. Furniture store;
 - d. Greenhouse, including retail and wholesale of plants and produce;
 - e. Printing, publishing or lithography establishments;
 - f. Retail as an accessory use to any permitted principal use;
 - g. Any retail, sales and service use found to be similar to permitted retail, sales and service uses and an appropriate transition between the traditional manufacturing uses and the adjoining districts by the Plan Commission.
- (2) All business, processing, storage and all other activities and operations shall be conducted within completely enclosed buildings, except for off-street parking and off-street loading operations. Drive-up, drive-in, drive-through type operations shall be allowed only by special use permit. Outdoor storage may be permitted as a special use if such storage is customary to the principle use on site.
- (3) Noise, glare, vibration, odor, etc., shall be regulated according to standards established by the Illinois Pollution Control Board of the Environmental Protection Agency, as may be amended from time to time. Additionally, all uses within the M-B District shall comply with the environmental performance standards set forth in Article VI of this Ordinance. These standards control noise, vibration, air pollutants, toxic materials, fire and explosive hazards, lighting and glare and shall be required in addition to the Illinois EPA standards.
- (4) **Hours of Operation.** No business located within 150 feet of any residentially-zoned or residentially-used property shall be operated before 7:00 a.m. or after 11:00 p.m. on any day, except upon issuance of a special use permit issued pursuant to Section 5.17 and the other applicable sections of this Zoning Ordinance. (Ordinance No. 2010-2885)

Economic Development Commission
Wednesday, January 23, 2013
Village Board Conference Room
Minutes

APPROVED

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
Terrance Strauch
James Berger
Patrick McCoy
Kurt Moffitt
Paul Levine
William Pabst (arriving after Minutes approval)

Members Absent
Maureen Ehrenberg

Staff Present

Timothy Wiberg, Village Manager
Timothy M. Clarke, Community Development Director
Douglas Petroschius, Assistant Village Manager
Robert Merkel, Finance Director
Steve Elrod, Village Attorney
Andrea Litzhoff, Community Development Intern

Others Present

Lawrence Elster, Trustee
Jesal Patel, Trustee

- I. **Call to Order/Quorum Declaration**
Chairman Persino called the meeting to order at 8:06AM.
- II. **Welcome to New Commissioner McCoy**
Chairman Persino welcomed Patrick McCoy as a new commission member. Director Clarke distributed an updated roster. Director Clarke also welcomed Trustee Patel as the new EDC liaison from Village Board.
- III. **Minutes Approval**
Commissioner Kucienski motioned to approve the November 28, 2012 Minutes as presented. Commissioners Levine seconded. Motion approved 6-0-1 with Commissioner Berger abstaining.

Commissioner Kucienski motioned to approve the December 19, 2012 minutes as presented. Commissioner Strauch seconded. Motion approved 7-0.
- IV. **MB Retail Overlay Zone Proposal**
Director Clarke noted that the Commission received input from area businesses and property owners on the Commission's MB Retail Overlay Zone Proposal. Director Clarke

state that the Commission should determine whether it wishes to proceed with the proposal based on this feedback. Commissioner Kucienski opined that the Commission should move forward with the retail overlay zone. Commissioner Moffitt said that he was pleased with the turnout and questions presented to the Commission at the December 2012 meeting with Lincolnwood Business Park business owners. Chairman Persino stated that he was in favor of the proposal.

Hearing no other remarks, Commissioner Kucienski motioned to recommend referral to the Plan Commission for Public Hearing, the proposed Retail Overlay District for a portion of the MB Zoning District adjacent to Touhy Avenue. Commissioner Berger seconded. Roll call vote: Commissioners in favor: McCoy, Moffit, Strauch, Berger, Levine, Pabst, Kucienski, and Persino. Commissioners opposed: none. Motion approved 8-0.

V. **Village Branding**

Assistant Village Manager Petroschius presented the 2012-2015 Strategic Plan's goal to further develop the identity for the Village through Community Branding. Noting the possible economic development benefits from branding, the Village Board directed the Commission to provide its recommendation on the initiative.

Assistant Village Manager Petroschius indicated that community branding is used to relay a community's story. Similar to private sector branding, community branding initiatives utilize consistency. Assistant Village Manager Petroschius commented that in the past there was never a decision to have a consistent identity for Village signs, letterhead, logos, and more.

Assistant Village Manager Petroschius stated that community branding can serve as a reenergizing force for economic development, to standardize documents, website, and vehicles, and can have a spillover effect on other Lincolnwood-related entities (schools, library, etc.). Assistant Village Manager Petroschius noted the community branding process often involves engaging a consulting firm to create a brand. Assistant Village Manager Petroschius quoted consulting firm services costs of \$28,000-\$65,000 depending on the services provided. Assistant Village Manager Petroschius commented that a branded community could be more attractive to retail site selectors.

Commissioner Levine opined that consistency is a problem in the Village and did not see branding as an approach to solve larger issues in the Village. Commissioner Pabst questioned if it was necessary to employ a consultant. Commissioner Pabst recommended doing the work in-house and saving the consultant costs for implementation. It was suggested to use local talent to create an image. Commissioner Kucienski stated that a consultant would be better experienced at pulling different and diverse groups and viewpoints together to create a singular image. Village Manager Wiberg added that the purpose of branding is to find out what residents think represents the Village.

Commissioner Strauch stated that the community needed a brand. Commissioner McCoy added that a standard logo and message would pay-off. Assistant Village Manager

Petroshius stated that an RFP could open up the branding initiative to a variety of people or consultants. Discussion ensued on the benefits and content of an RFP for community branding.

By consensus, Commissioners unanimously agreed that branding should be pursued. Commissioners suggested an RFP for community branding be released but that consideration should be given to other ways of addressing community branding without using a consultant.

VI. Proposed TIF District Budgets

Director Clarke noted that each year the Commission reviews the Village's proposed TIF budgets. Chairman Persino inquired on the cost for land acquisition in the NEID TIF budget. Manager Wiberg stated that 80% of the land acquisition for the purchase of the rail property will be reimbursed through a federal grant. Discussion ensued on the payments to Lowes.

By consensus, the Commission recommended approval of the TIF District Budgets as presented.

VII. Q&A with Village Attorney

Chairman Persino opened the floor for questions for Village Attorney Elrod pertaining to the work of the Commission. Chairman Persino asked for more clarity on Open Meetings Act guidelines. Village Attorney Elrod stated that commissioners have successfully completed the online course with the State Attorney General's office. Village Attorney Elrod stated that all meetings of public bodies must be open and conduct their business in public.

Village Attorney Elrod clarified that if a majority of a quorum of a public body is met, it is deemed a meeting and notice must be given to the public. The majority of a quorum for the EDC is 3 members. Therefore, 3 or more members of the EDC are not allowed to discuss public business outside of a public meeting. Members of different public bodies can meet and discuss business. Meeting together has been interpreted to include communicating electronically. Village Attorney Elrod advised not to use email to substantively discuss any issue. Discussion ensued.

Discussion continued on Freedom of Information Act (FOIA) requests and if personal email accounts are subject to FOIA. Village Attorney Elrod clarified that email records can be FOIA'd if they deal with business of the Village and if they are in possession of the Village. If an email is sent between private computers, it would not be subject to a FOIA request. The email must be in possession of the Village and deal with the subject matter of the Village.

Director Clarke asked about polling commissioners. When being polled, commissioners must reply only to staff. Elrod said it was not best practice to poll commissioners. Discussion ensued on polling practices.

Village Attorney Elrod added that every meeting agenda must have a provision or space in it to allow for the public to speak about anything. This is encapsulated in the public forum item on the EDC agenda.

The agenda for the Commission was discussed. Village Attorney Elrod indicated that a public body cannot take final action on any matter that is not specifically listed on the agenda. It was noted that the notice for a public meeting is 48 hours.

VIII. Development Updates

It was noted that the former Pro-Auto site, 6540 Lincoln, will be occupied by Illinois Bone and Joint.

Chairman Persino advised that he met with the Purple Hotel owner. Discussion ensued on possible hotel operators for the site and the financing of the project.

IX. Other Business

None

X. Public Forum

No public comment was given at this time.

XI. Adjournment

Meeting adjourned at 10:23AM.

Respectfully submitted,



Andrea Litzhoff
Community Development Intern

**Economic Development Commission
Wednesday, December 19, 2012
Village Board Council Chambers
Minutes**

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
Bill Pabst
Maureen Ehrenberg
Kurt Mofitt
Terrance Strauch
James Berger
Paul Levine

Members Absent

None

Staff Present

Timothy M. Clarke, Community Development Director
Timothy Wiberg, Village Manager
Aaron N. Cook, Community Development Manager
Andrea E. Litzhoff, Community Development Intern

Others Present

See attachment for business owners and associates present

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:01 AM by Vice-Chairman Kucienski, noting a quorum of 5 commissioners was present.

II. Discussion with Northeast Area Business Owners and Property Owners

Director Clarke introduced himself and the proposed retail overlay zone in part of the Lincolnwood Business Park. This proposal is to allow retail as an additional allowed use for a portion of the business park. Currently, the area is zoned light manufacturing (MB).

Director Clarke provided background on the purpose of the Commission and a number of projects the EDC has spearheaded. Director Clarke summarized the intent of the meeting was to have an informal conversation on the proposal as well as obtaining other feedback. Chairman Persino arrived to preside over the meeting and other Commission members also arrived.

Chairman Persino emphasized that the proposed zoning would allow for existing businesses to operate as they currently are. Chairman Persino stated that the Wal-Mart development on Touhy in Skokie will create demand for retail along Touhy Avenue in Lincolnwood. It was noted that the proposed retail zoning was a 20-30 year long-term plan. Director Clarke confirmed that the Village is not attempting to acquire any property and the retail overlay zone proposal is not part of any developer plan.

A business owner commented that businesses should have access to the Houseal Lavigne Retail Feasibility Report. Commissioners concurred that the report should be distributed. The Houseal Lavigne Retail Analysis & Feasibility Report identifies market potential and impediments to development in the Lincolnwood Business Park. Chairman Persino noted that the area facing Touhy is the most desirable for retail.

Commissioner Ehrenberg added that over time the introduction of new retail uses to the area could cause conflict. Commissioner Ehrenberg requested business owners to provide their perceptions of downsides to the new zoning. Discussion ensued on traffic and parking in the area.

A business owner raised concern on traffic control in the area. Manager Wiberg stated that a major challenge with traffic in the area is the age and design on the business park. Chairman Persino commented that when the industrial park was built, it was not designed to handle traffic demands of today. A business owner stated that he would welcome retail to the area as long as traffic and parking could be managed appropriately.

It was stated that the retail overlay zone proposal would require an amendment to the zoning code and would have to go through a public hearing process.

A business owner inquired if anyone on the EDC or Village Board had a financial stake in retail development of the properties in the proposed overlay zone. Manager Wiberg emphasized that no Village official had a financial stake in the overlay district.

Commissioner Ehrenberg asked the group if the Village should proactively take this measure or if business owners prefer to wait until they are approached by a developer in the future. In response, one owner opined that it would be better to wait.

A representative of Grossinger asked about changing the sign code to allow larger types of signs to the area. Director Clarke stated that the Village is looking to install way-finding signs.

One business owner commented that he wanted to grow his business, and felt the retail proposal would prevent him from expanding his business. Commissioner Levine assured the businesses that the Village has no intent on pressuring business to relocate. Noting long-term vacancies in the area, Manager Wiberg stated that opening the area up to a broader range of uses could prevent vacancies. Discussion ensued concerning developments in Skokie's industrial areas.

A business owner suggested the Village notify the area business owners via email. Manager Wiberg responded that business owners can sign up for email subscriptions for public agendas on the Village website. The next meeting of the EDC will be on January 23rd, 2012 to consider this proposal and feedback received.

III. Public Forum

No other comments were presented by the public at this time.

IV. Adjournment

The meeting was adjourned at 9:00AM.

Respectfully submitted,

A handwritten signature in black ink that reads "Andrea E. Litzhoff". The signature is written in a cursive style with a large, stylized initial 'A'.

Andrea Litzhoff,
Community Development Intern

Lincolnwood Business Park Meeting

December 19, 2012

Thank-you for coming today.

*Please sign-in below so that we have a record of your attendance
and participation in today's meeting.*

	Print Name	Print Address	Business or Affiliation
1.	Brian Adams	7140 N Lawndale Avenue	R.F. Mau Co.
2.	John Park	2121 Shermer Rd.	Owner, John@TAFofChicago.com
3.	BJ Sung	2121 Shermer Rd.	Owner's Rep/ G.C.
4.	Jerry Glunz	7100 N Capital Drive	Owner
5.	Gary Rippbyler	3725 W Touhy	Rent
6.	Norman Bogen	7045 N Ridgeway	Owner
7.	Dean Davis	7060 N Lawndale	Owner HUC
8.	Jeff Worley	7060 N Lawndale	
9.	Tony Gemignani	7140 N Lawndale	
10.	Bruce Mau	7140 N Lawndale	Owner
11.	Jason Surber-ATF, Inc.	3550 W Pratt Avenue	President of ATF
12.	Terry Gross	7040 North Lawndale Avenue	President-BrownWood
13.	Rick Lanham-Grossinger	6900 N McCormick	Grossinger AutoGroup
14.	Henry Proesel	3725 Touhy	NSSD
15.	Rick Walthers	6900 Central Park Avenue	Ravenswood Studio
16.	Tony Constantino	3740 W Morse	Gatt Tool
17.	Scott Brandwein	311 S Wacker Dr, Chicago	CBRE, scott.brandwein@cbre.com
18.	Larry Bowman	3701 W Lunt Ave, Suite 4000	Domicile

Economic Development Commission
Wednesday, July 25th, 2012
Village Board Conference Room
8:00AM

Members Present

James Persino, Chair
James Kucienski, Vice-Chair
James Berger
Maureen Ehrenberg
William Pabst
Seth Snyder
Paul Levine

Members Absent

Terrance Strauch

Staff Present

Tim M. Clarke, AICP, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Tim Wiberg, Village Manager
Andrea Litzhoff, Community Development Intern

I. Call to Order/Quorum Declaration

The meeting was called to order at 8:12AM by Chairman Persino, noting a quorum of 7 members were present.

II. Minutes Approval

Commissioner Kucienski motioned to approve the July 3, 2012 Special Meeting Minutes as presented. Commissioner Pabst seconded motion. Motion approved 7-0.

III. Lincolnwood Business Park

The Commission examined the retail desirability and demand in the Lincolnwood Business Park and Capitol Drive area, noting the new Skokie Wal-Mart Touhy Marketplace currently under development. The Lincolnwood Business Park has been a light manufacturing (MB) district with stable occupancy of business. In October 2010, Houseal Lavigne prepared a retail analysis and feasibility report indicating the most conducive area for retail was an assembly of the Capitol Drive area parcels. Commissioners agreed that the Touhy Wal-Mart will significantly affect traffic conditions on Touhy Avenue.

Discussion ensued about the types of grocers and retailers that were interested in the Lincolnwood/Skokie area. Discussion continued on current economic trends and conditions impacting the area.

Chairman Persino suggested creating an overlay retail (B1 or B2) zoning district over the Capitol Drive parcels, indicating the overlay district would allow retail development and raise property values in the manufacturing district.

Manager Wiberg summarized a meeting in May with business owners in the manufacturing district indicating that manufacturers in the area want the Village to support the manufacturing zone. In order to account for possible dissatisfaction by current business owners, it was suggested that the overlay zone could be implemented in incremental stages. Discussion continued on the possible reactions from manufacturers and existing businesses in the area. Commissioners agreed the overlay district would open the door for economic development and possible land use change.

Commissioner Snyder motioned to recommend to the Village Board an Overlay Retail (B1 or B2 Zoning District) 1) for the area East of Ridgeway, West of Lawndale, South of Touhy Avenue to Property Lines approximate with Lawndale intersecting with Central Park and 2) Capitol Drive parcels. Attached is a map identifying these areas. Commissioner Ehrenberg seconded the motion. Chairman Persino asked for any additional comments.

Discussion ensued on the best way to approach and notify affected existing businesses. A workshop with the business owners was suggested prior to formal consideration of the recommendation.

Commissioner Snyder amended the motion to include recommending a workshop with business owners in the area. Commissioner Ehrenberg seconded the amendment. Amended motion approved 7-0.

IV. Development Updates

Director Clarke stated that plans have been submitted to open a hot dog stand at 6485 Lincoln Avenue.

The Commission discussed the status of the Purple Hotel site. No plans have been submitted yet for the Purple Hotel site.

V. Other Business

None.

VI. Public Forum

No public comment was presented at this time.

VII. Adjournment

By consensus, the meeting was adjourned 9:45AM.

Respectfully submitted,



Andrea Litzhoff
Community Development Intern