



Village of Lincolnwood Plan Commission

Meeting
Wednesday October 22, 2014
7:00 P.M.

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

Agenda

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
September 3, 2014 Meeting Minutes
4. **Public Hearing: Lincoln Avenue Plan – Amendment to Comprehensive Plan**
(Continued from September 3, 2014, August 27, 2014, July 23, 2014, June 25, 2014, April 23, 2014, April 2, 2014, February 26, 2014, January 22, 2014, December 4, 2013, and October 23, 2013)
Request: An Amendment to Comprehensive Plan Concerning the Lincoln Avenue Subarea Including but Not Limited to Multi-Family Housing
5. **Approval of 2015 Plan Commission Schedule**
6. **Workshop: Conceptual Plan Review: 6653 East Prairie Road**
Description: Proposal by Property Owner Lou Malnati's to Rezone Residential Property and Develop Property for a Parking Lot
7. **Next Meeting**
8. **Public Comment**
9. **Adjournment**



**DRAFT MEETING MINUTES OF THE
PLAN COMMISSION
SEPTEMBER 3, 2014 – 7:00 P.M.**

**LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712**

MEMBERS PRESENT:

Chairman Paul Eisterhold
Irving Fishman
Patricia Goldfein (arrived at 7:04)
Steven Jakubowski (arrived at 7:06)
Anthony Pauletto
Mark Yohanna

MEMBERS ABSENT:

Don Sampen

STAFF PRESENT:

Aaron N. Cook, AICP, Community Development Manager

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**

Chairman Eisterhold noted a quorum of four members and called the meeting to order at 7:03 p.m.

Motion to approve the August 6, 2014 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Yohanna.

Aye: Fishman, Yohanna, Pauletto, and Eisterhold

Nay: None

Motion Approved: 4-0

Motion to approve the August 22, 2014 Meeting Minutes was made by Commissioner Fishman, and seconded by Commissioner Pauletto.

Aye: Fishman, Pauletto, and Eisterhold

Abstained: Goldfein, Jakubowski, Pauletto, and Yohanna

Motion Approved: 3-0

IV. Public Hearing: Lincoln Avenue Plan – Amendment to the Comprehensive Plan

Mr. Cook presented draft language to amend the Comprehensive Plan relative to residential uses. The Village Board made a specific recommendation to the Plan Commission to make a change to the Zoning Code. This plan is to establish a long-term vision for the community along Lincoln Avenue. Mr. Cook recommended to the Plan Commission to direct a Public Hearing be held in the near future to incorporate this vision into the Zoning Code by way of a text amendment to change the current Permitted Use into a Special Use.

Staff and the Village Attorney believe the following should be added to the “Modify Land Use Codes to Encourage New Uses” section.

“In all circumstances, residential uses should only be allowed on sites with sufficient lot size to support the impact of such development and only after site-specific review pursuant to the Village’s zoning Ordinance and other applicable laws.”

Motion to approve the recommended language, as presented, to the Village Board was made by Commissioner Yohanna, and seconded by Commissioner Pauletto.

Aye: Yohanna, Pauletto, Fishman, Goldfein, Jakubowski, and Eisterhold

Nay: None

Motion Approved: 6-0

Motion to approve the Special Use language and other regulations as deemed appropriate and for the Village Board to consider a Public Hearing on this matter relative to the Zoning Code was made by Commissioner Yohanna, and seconded by Commissioner Fishman.

Aye: Yohanna, Fishman, Goldfein, Jakubowski, Pauletto, and Eisterhold

Nay: None

Motion Approved: 6-0

The next focus of discussion pertained to other recommendations relative to the Task Force’s report which encourages retail uses and no longer encourages bank or office uses along Lincoln Avenue. The Task Force recommends that these businesses be kept at a minimum or prohibited altogether as these businesses do not contribute to a pedestrian or shopping environment. Banks are currently prohibited in the B-1 District.

The Task Force also no longer encourages auto-oriented or auto-related businesses for the same reason as cited above. Auto body and repair, auto service establishments, and gas

stations are currently prohibited in the B-1 District. Auto/light truck sales and service establishments are currently a Special Use in within the B-1 District.

The Task Force recommends that the Village embraced mixed use developments, such as The Shoppes at Lincoln Pointe. North Capital Group is currently in the process of seeking approval for a mixed use development.

There was a lengthy discussion as to what uses should or should not be along Lincoln Avenue in relation to pedestrian traffic. The addition of more car dealerships was also discussed.

The next recommendation was Business Hub designation. This has been enacted by the implementation of Overlay Districts. The Task Force identified certain intersections as being unique in character. They are Lincoln and Touhy; Lincoln, Pratt, and Crawford; and Devon and Lincoln. Each intersection presents unique opportunities.

The Lincoln-Touhy Business Hub is envisioned as the downtown for the community. The Lincoln-Pratt-Crawford Business Hub is near the geographic center of the Village and the crossroads for Village residents. The Devon-Lincoln Business Hub is an entryway into the community and a major gateway to and from Chicago. Mr. Cook presented a map of the Recommended Land-Use Strategy for Lincoln Avenue Corridor Redevelopment.

Commissioner Pauletto suggested that two Commissioners each take a specific hub and make their recommendations. Commissioner Pauletto and Commissioner Yohanna volunteered to make recommendation regarding the Lincoln-Touhy Business Hub. Commissioner Fishman volunteered to make recommendations regarding the Lincoln-Pratt-Crawford Business Hub with Commissioner Sampen. Commissioner Goldfein and Commissioner Jakubowski volunteered to make recommendations regarding the Devon-Lincoln Business Hub.

Chairman Eisterhold asked if anyone in the audience would like to address this Commission. Let the record state that no one came forward.

V. NEXT MEETING

Chairman Eisterhold declared that the next Plan Commission meeting will be held on Wednesday, October 22, 2014.

Mr. Cook presented the Plan Commission's Biennial Report. This report will be reviewed by the Village Board at the Committee of the Whole Meeting scheduled for Tuesday, October 21, 2014. Chairman Eisterhold indicated that he would be present at this meeting. Chairman Eisterhold asked if any of the Commissioners had any comments or additions in regards to this report. There were none.

VI. ADJOURNMENT

Hearing no further business, **motion to adjourn** was made by Commissioner Yohanna, and seconded by Commissioner Fishman. Meeting adjourned at 8:15 p.m.

Aye: Yohanna, Fishman, Goldfein, Jakubowski, Pauletto, and Eisterhold

Nay: None

Motion Approved: 6-0

Respectfully Submitted,

Kathryn M. Kasprzyk
Community Development Coordinator



MEMORANDUM

TO: Chairman Eisterhold
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: October 17, 2014

SUBJECT: **Comprehensive Plan Amendment – Review of Lincoln Avenue Task Force Report** (*Continued from September 3, 2014, August 27, 2014, June 25, 2014, April 23, 2014, April 2, 2014, February 26, 2014, January 22, 2014, December 4, 2013, October 23, 2013, and September 11, 2013*)

At the September 3rd meeting, the Commission considered the recommendations of the Lincoln Avenue Task Force (LATF) Report to establish business district hubs. The Report established three unique areas:

Lincoln-Touhy Business Hub

“This business hub is envisioned as the downtown for the community.”

Lincoln-Pratt-Crawford Business Hub

“This business hub is near the geographic center of the Village and the crossroads for Village residents...”

Devon-Lincoln Business Hub

“This business hub is an entryway into the community and a major gateway from Chicago.”

At this meeting, Commissioner’s volunteered to review certain Hubs in order to make observations and recommendations. Below and attached is information that relates to each Hub that may be of assistance to each Commissioner in reviewing the Hubs.

Lincoln-Touhy Business Hub

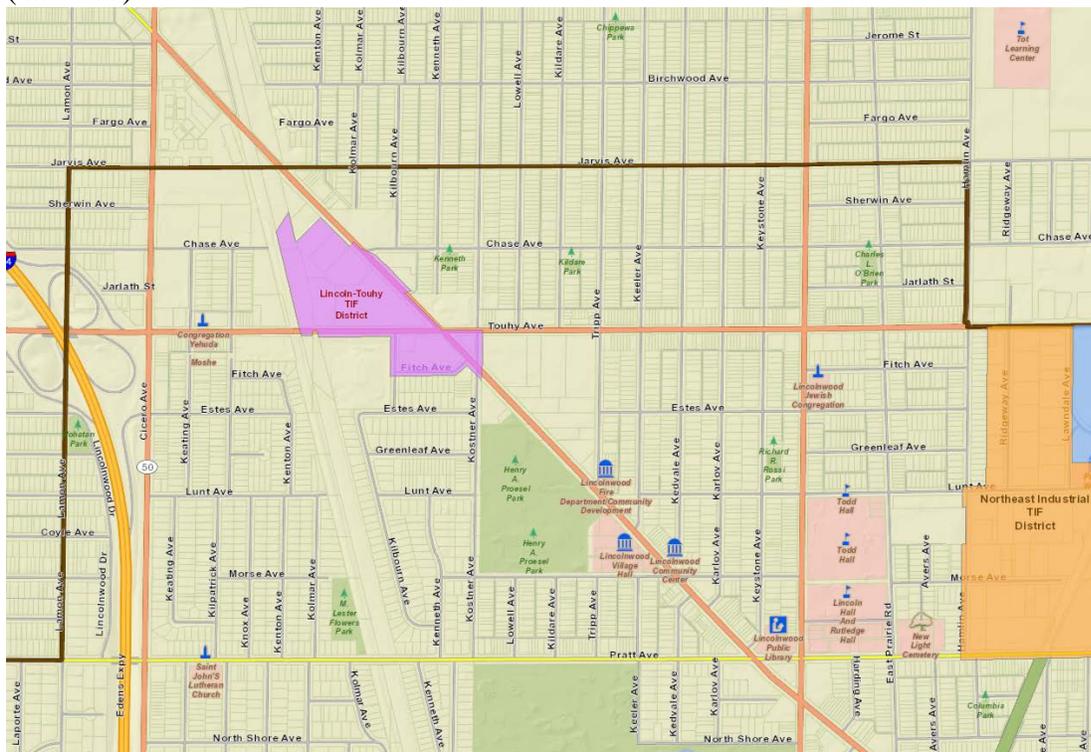
Below is an excerpt from the Comprehensive Plan relative to the Lincoln-Touhy Business Hub:

“This business hub, centered on the intersection of Lincoln and Touhy Avenues, would include the Purple Hotel, Bank of Lincolnwood and Lincolnwood Produce sites, as well as nearby adjoining properties. This business hub is envisioned as the downtown for the community.

Building height in this area is recommended to be limited to 5 floors, exceeding the 3 floor limitation recommended for the remainder of the corridor. Ground floor retail including restaurants, some with alfresco dining, would be a predominant ground floor use, with upper floors of residential and/or office space. Uses which encourage the public to gather, as well as strong or unique retail anchors, a boutique hotel or family entertainment venues, should be incorporated into specific parcel development plans. In addition, sculptures, fountains and plazas with outdoor seating should be designed into parcel redevelopments in this hub. It is envisioned that this business hub would have the highest development intensity in the corridor and potentially would require either underground parking, parking decks or a combination of both. Any parking structure should be well designed with public safety in mind and located so as to be unobtrusive to the primary use activities. For building sides located along Touhy Avenue, we suggest an exception to the recommended corridor build-to line of 5 feet. For such building sides, we recommend a build-to line of 15 feet or greater from the public right of way to account for high traffic volume on Touhy Avenue and pedestrian safety.”

Recent/Relevant Activity within Lincoln-Touhy Business Hub: Attached are the approved Preliminary Planned Unit Development documents for the redevelopment of the former Purple Hotel Property. These plans were approved in February 2014.

The Lincoln-Touhy Tax Increment Financing (TIF) District is within this Hub (TIF area shown in purple below). This TIF was approved by Ordinance No. 2011-2930 (attached) in 2011. The TIF area has been amended this year to expand the area of the TIF by Ordinance No. 2014-3101 (attached).



Lincoln-Pratt-Crawford Business Hub

Below is an excerpt from the Comprehensive Plan relative to the Lincoln-Pratt-Crawford Business Hub:

“This business hub is near the geographic center of the Village and a crossroads for Village residents. Functionally, this business area is expected to serve the more immediate area and provide shopping convenience for residents. This area is recommended to include mixed use buildings having ground level retail, including such uses as book stores, bistros, drug stores, coffee shops, restaurants, dry cleaners and the like, as well as small outdoor gathering spaces. Two floors of residential units above the ground floor are also suggested for this area. Off street parking should be located toward the rear of properties.”

Recent Activity within Lincoln-Pratt-Crawford Business Hub: Meatheads Restaurant recently opened within this business hub. The new building and off-street parking area has been constructed in a manner generally consistent with the Form-Based Development Regulations as also recommended by the Lincoln Avenue Task Force. Walgreens was developed in a manner also consistent with the LATF Recommended Form-Based Development Regulations. More specifically, the recommendation of the LATF relative to Form-Based Development is found below:

“The following form-based provisions are recommended for the corridor (additional recommendations are contained in the addendum to this report).

Build-to Line: *instead of a traditional setback line, where buildings are required to be setback from the front property line by a minimum distance, we recommend institution of a “Build-to line” that would require new buildings to be built-to. We suggest that this build-to line should be no greater than 5 feet from the public right of way line. This recommendation would result in new buildings located very near the public sidewalk. For residential-only buildings this build-to line should be no greater than 10 feet from the right of way line, with a 4 foot wrought iron style fence, located 5 feet from the right of way.*

Building Orientation: *Because Lincoln Avenue travels through the Village at an angle, the orientation and facades of buildings in the corridor are critical and should be parallel to the street. Only in exceptional situations should the orientation of buildings and facades be at an angle to the Lincoln Avenue right-of-way line.*

Building Height: *Except for the Lincoln/Touhy Avenue Hub, the maximum height in the corridor should be 3 floors or 38 feet. In the Lincoln/Touhy downtown hub, a maximum height of 5 floors or 65 feet is recommended. Any building which is permitted to exceed 3 stories in height is recommended to have a building façade setback of 10 feet for all floors above 3 stories.*

Building Corner Towers: *Buildings located at corners, particularly at major intersections, should incorporate a turret or tower feature in harmony with the building’s architecture. This tower feature component of the building may exceed the maximum height indicated, so as to give the building a distinctive form and focal point.*

Façade Windows: *Building facades fronting onto Lincoln Avenue, or onto major adjoining public streets or which otherwise are highly visible from the public right-of-way, should incorporate windows in their facades, particularly at the street level. Walls facing the public right of way which lack windows should be prohibited.”*

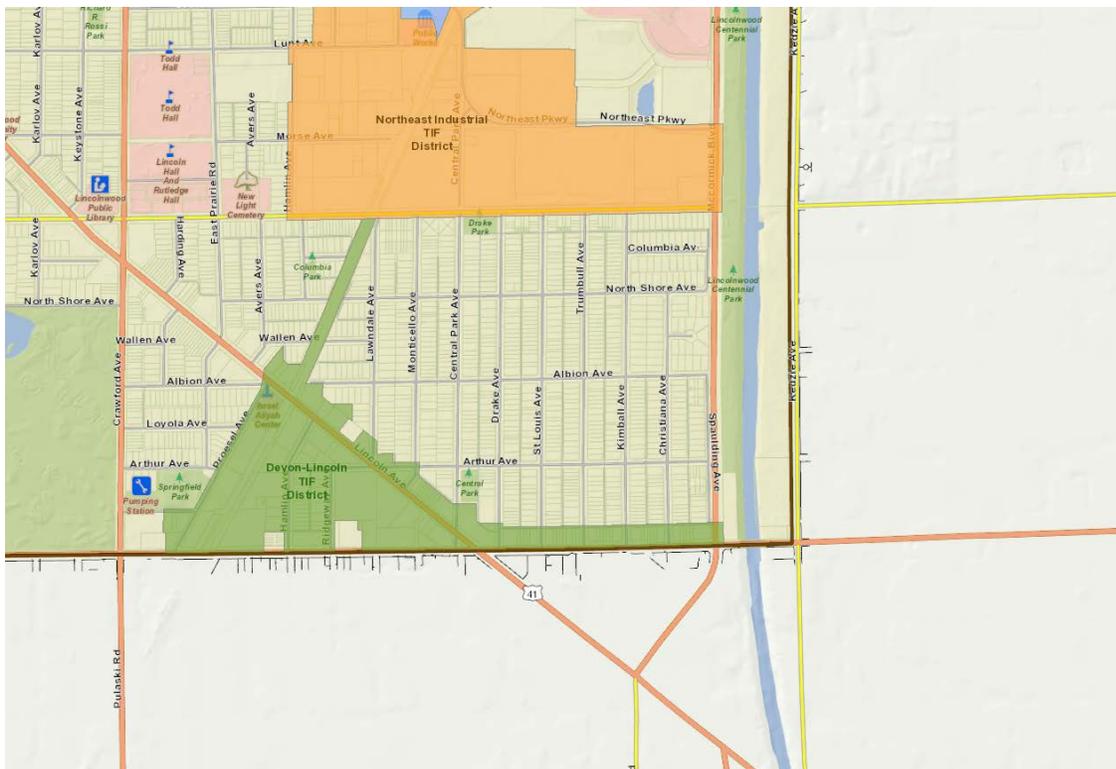
Devon-Lincoln Business Hub

Below is an excerpt from the Comprehensive Plan relative to the Devon-Lincoln Business Hub:

“This business hub is an entryway into the community and a major gateway from Chicago. Uses in this business hub are recommended to be primarily retail uses on the ground level, with off street parking located toward the rear. Any development of 2nd or 3rd floors should be for office uses. Good building design, site planning and quality architecture, important throughout the corridor, is paramount in this gateway area for establishing the ambiance of the corridor. New developments in this hub should include strong anchors to provide identity and a sense of place.”

Recent Activity within Devon-Lincoln Business Hub: The Urban Land Institute (ULI) provided a Technical Assistance Panel which met on September 10-11, 2013. This group studied the Devon Avenue Corridor located between McCormick Boulevard and Lincoln Avenue. A summary of key recommendations from ULI is attached for your review as part of the Devon-Lincoln Business Hub was included in the study area.

The Hub also comprises a portion of the larger Devon-Lincoln Tax Increment Financing (TIF) District shown in green below.



This TIF District was adopted by Ordinance No. 2014-3109 (attached) this year.

Attachments:

1. Excerpt of Approved Preliminary Planned Unit Development Documents – North Capital Group, LLC Mixed Use Development
2. Ordinance No. 2011-2930 Adopting Lincoln-Touhy TIF

3. Ordinance No. 2014-3101 Amending Lincoln-Touhy TIF
4. Devon Avenue Corridor Summary of Key Recommendations
5. Ordinance No. 2014-3109 Adopting Devon-Lincoln TIF



The Shoppes at Lincoln Point



The Shoppes at Lincoln Point

North Capital Group · Antunovich Associates ©

Conceptual Rendering

Lincolnwood, Illinois | November 4, 2013



The Shoppes at Lincoln Point

North Capital Group · Antunovich Associates ©

Conceptual Rendering

Lincolnwood, Illinois | November 4, 2013



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The Shoppes at Lincoln Point

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Conceptual Rendering

Lincolnwood, Illinois | December 20, 2013



The Shoppes at Lincoln Point

North Capital Group · Antunovich Associates ©

Conceptual Rendering

Lincolnwood, Illinois | December 20, 2013

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2011-2930

**AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND
PROJECT FOR THE LINCOLN-TOUHY REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS 17th DAY OF FEBRUARY, 2011.

Published in pamphlet form by the authority
of the President and Board of Trustees
of the Village of Lincolnwood, Cook County, Illinois
this 17th day of February, 2011.

ORDINANCE NO. 2011-2930

AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE LINCOLN-TOUHY REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Lincolnwood is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village depends upon the success and vibrancy of its commercial areas to maintain the fiscal integrity of the Village; and

WHEREAS, certain areas of the Village that are appropriate for commercial development, including but not limited to the properties generally located at the northwest, southwest, and southeast corners of the intersection of Lincoln Avenue and Touhy Avenue, are not reasonably anticipated to be developed or redeveloped without the Village's investment in infrastructure improvements adequate for commercial needs; and

WHEREAS, the Village has examined the conditions of the properties generally located at the northwest, southwest, and southeast corners of the intersection of Lincoln Avenue and Touhy Avenue (the "*Redevelopment Project Area*"), which examinations have identified extensive improvements that are necessary or appropriate to sustain and enhance commercial development in the Redevelopment Project Area specifically and in the Village generally; and

WHEREAS, the Village has explored various sources of revenue to pay for the expense of the improvements needed to sustain, enhance, and preserve the viability of the Village's commercial development within the Redevelopment Project Area; and

WHEREAS, one means by which the Village could raise sufficient revenue for undertaking necessary and appropriate improvements of the Redevelopment Project Area is the use of tax increment financing ("*TIF*") and the establishment of a redevelopment project area (a "*TIF District*") as authorized under 65 ILCS 5/11-74.4-1 *et seq.* (the "*TIF Act*"); and

WHEREAS, in 2010, the Village President and Board of Trustees ("*Corporate Authorities*") commissioned a study by Kane, McKenna and Associates, Inc. ("*KMA*") to determine whether the Redevelopment Project Area meets the qualifications for establishing a TIF District; and

WHEREAS, on October 18, 2010, after extensive review of the Redevelopment Project Area, KMA delivered to the Village a report in which KMA concludes that the Redevelopment Project Area qualifies as a TIF District under the TIF Act (the "*Eligibility Report*"); and

WHEREAS, in light of its review of the Redevelopment Project Area and pursuant to extensive discussions with Village officials and stakeholders in the Redevelopment Project Area, KMA has also prepared a plan for the redevelopment of the Redevelopment Project Area (the "*Redevelopment Plan and Project*"); and

WHEREAS, the Eligibility Report and Redevelopment Plan and Project set forth the qualification factors that make the Redevelopment Project Area eligible for consideration as a "blighted area" under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Eligibility Report and the Redevelopment Plan and Project have been on file and available at the Village Hall as of October 21, 2010; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities convened a meeting of the joint review board on December 2, 2010; and

WHEREAS, at its meeting on December 2, 2010, the joint review board: (i) reviewed the public record, planning documents, and proposed ordinances approving the Redevelopment Plan and Project; and (ii) approved a resolution recommending to the Corporate Authorities the establishment of a TIF District for the Redevelopment Project Area (the "**JRB Resolution**"); and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities held a public hearing relative to the Redevelopment Plan and Project and Redevelopment Project Area on January 20, 2011 (the "**Public Hearing**"), at which hearing the Corporate Authorities: (i) reviewed the Redevelopment Plan and Project, the information contained in the Eligibility Report, and the JRB Resolution; (ii) heard testimony and received written information concerning the Redevelopment Plan and Project; and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the information concerning the factors presented at the Public Hearing and are generally informed of the conditions in the proposed Redevelopment Project Area that cause the Redevelopment Project Area to be a "blighted area" as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Plan and Project would be substantially benefited by the proposed Redevelopment Plan and Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Redevelopment Plan and Project and the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Redevelopment Plan and Project conform to the existing comprehensive planning process of the Village; and

WHEREAS, all notices required pursuant to the TIF Act were provided in accordance with the TIF Act; and

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interest of the public and the Village to approve the Redevelopment Plan and Project;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. FINDINGS. The Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

- A. The Redevelopment Project Area is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance. The general street location for the Redevelopment Project Area is described in **Exhibit B** attached to and, by this reference, made a part of this Ordinance. The map of the Redevelopment Project Area is depicted on **Exhibit C** attached to and, by this reference, made a part of this Ordinance.
- B. There exist conditions that cause the Redevelopment Project Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a blighted area as defined in the TIF Act.
- C. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan and Project.
- D. The Redevelopment Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole.
- E. As set forth in the Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Redevelopment Plan and Project, shall be retired no later than December 31st of the year in which the payment to the Village Treasurer, pursuant to the TIF Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Redevelopment Project Area is designated.
- F. The parcels of real property in the proposed Redevelopment Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Redevelopment Plan and Project improvements are included in the proposed Redevelopment Project Area.
- G. All other findings and certifications set forth in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Corporate Authorities as if fully set forth in this Ordinance.

SECTION 3. ADOPTION OF REDEVELOPMENT PLAN AND PROJECT. The Redevelopment Plan and Project, which were the subject matter of the Public Hearing, are

hereby adopted and approved. A copy of the Redevelopment Plan and Project is set forth in **Exhibit D** attached to and, by this reference, made a part of this Ordinance.

SECTION 4. AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The President and Board of Trustees hereby authorize and direct the Village Administrator to take any and all other statutorily required steps in connection with the approval of a Redevelopment Plan and Project, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

SECTION 5. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 17th day of February, 2011.

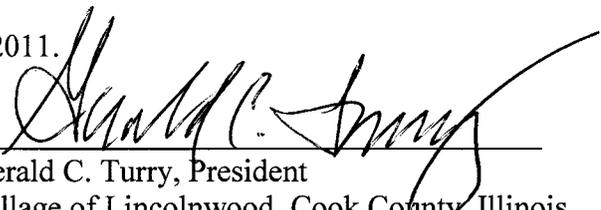
AYES: Trustees Froman, Heidtke, Leftakes, Elster, Sprogis-Marohn, Patel

NAYS: None

ABSENT: None

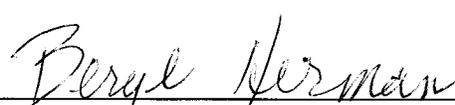
ABSTENTION: None

APPROVED by me this 17th day of February, 2011.



Gerald C. Turry, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
17th day of February, 2011.



Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois

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VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-3101

**AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR
THE AMENDED LINCOLN-TOUHY REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS 3rd DAY OF JUNE, 2014.

Published in pamphlet form by the authority
of the President and Board of Trustees
of the Village of Lincolnwood, Cook County, Illinois
this 3rd day of June, 2014.

ORDINANCE NO. 2014-3101

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE AMENDED LINCOLN-TOUHY REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Lincolnwood is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, on February 17, 2011, the President and the Board of Trustees of the Village ("*Corporate Authorities*") adopted: (i) Ordinance No. 2011-2930, approving a redevelopment plan and project prepared by Kane, McKenna and Associates, Inc. ("*Lincoln-Touhy Redevelopment Plan and Project*") for an area generally including the properties located at the northwest, southwest, and southeast corners of the intersection of Lincoln Avenue and Touhy Avenue in the Village ("*Lincoln-Touhy Redevelopment Project Area*"); (ii) Ordinance No. 2011-2931, designating the Lincoln-Touhy Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("*TIF Act*"); and (iii) Ordinance No. 2011-2932, adopting tax increment allocation financing for the Lincoln-Touhy Redevelopment Project Area, pursuant to the TIF Act; and

WHEREAS, the real property generally located immediately west and north of the Lincoln-Touhy Redevelopment Project Area, along the north side of Touhy Avenue and the west side of Lincoln Avenue, all as more fully described in **Exhibit A** and depicted in **Exhibit B**, attached to this Ordinance ("*Adjacent Redevelopment Area*"), is located in part in the B-3 Village Center Planned Development Zoning District and in part in the O-1 Office Zoning District of the Village; and

WHEREAS, on June 3, 2014, the President and the Board of Trustees of the Village ("*Corporate Authorities*") adopted Ordinance No. 2014-3099, amending the Lincoln-Touhy Redevelopment Plan and Project to add the Adjacent Redevelopment Area to the Lincoln-Touhy Redevelopment Plan and Project ("*Amended Redevelopment Plan and Project*"); and

WHEREAS, the Amended Redevelopment Plan and Project, including the Lincoln-Touhy Redevelopment Project Area and the Adjacent Redevelopment Area as provided therein, were the subject of: (i) extensive consideration by a properly convened joint review board; and (ii) a public hearing held by the Corporate Authorities on May 6, 2014; and

WHEREAS, on June 3, 2014, the President and the Board of Trustees of the Village adopted Ordinance No. 2014-3100, amending the Lincoln-Touhy Redevelopment Project Area to include the Adjacent Redevelopment Area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* ("*TIF Act*"); and

WHEREAS, the Corporate Authorities have found and determined that it is desirable and in the best interests of the public and the Village for the Corporate Authorities to approve tax increment allocation financing for the Adjacent Redevelopment Area to carry out the terms and conditions of the Amended Redevelopment Plan and Project;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. TAX INCREMENT FINANCING ADOPTED. Tax increment allocation financing is hereby adopted to pay for redevelopment project costs ("**Project Costs**") as defined in the TIF Act and as set forth in the Amended Redevelopment Plan and Project within the Adjacent Redevelopment Area. The Adjacent Redevelopment Area is legally described in **Exhibit A** attached to and incorporated into this Ordinance. The map of the Adjacent Redevelopment Area is depicted on **Exhibit B** attached to and incorporated into this Ordinance. The general street location for the Adjacent Redevelopment Area is described in **Exhibit C** attached to and incorporated into this Ordinance.

SECTION 3. ALLOCATION OF AD VALOREM TAXES. Ad valorem taxes, if any, arising from the levies upon taxable real property in the Adjacent Redevelopment Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Project Costs and obligations issued in respect thereto have been paid are to be divided as follows:

- A. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Adjacent Redevelopment Area are to be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Adjacent Redevelopment Area is to be allocated to and when collected is to be paid by the county collector to the municipal treasurer of the Village, who is hereby directed to deposit said taxes into a special fund, hereby created, and designated the "Lincoln-Touhy TIF Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes are to be used for the purpose of paying Project Costs and obligations incurred in the payment thereof.

SECTION 4. AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION. The President and Board of Trustees hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the adoption of tax increment allocation financing, including, without limitation, the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

SECTION 5. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are

to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 3rd day of June, 2014.

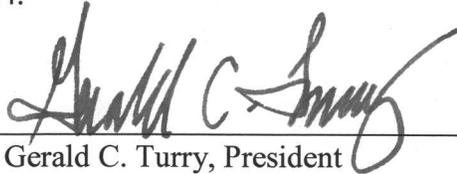
AYES: Trustees Patel, Sprogis-Marohn, Elster, Klatzco, Leftakes

NAYS: None

ABSENT: Trustee Cope

ABSTENTION: None

APPROVED by me this 3rd day of June, 2014.



Gerald C. Turry, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
3rd day of June, 2014.



Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois

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Devon Avenue Corridor

Summary of Key Recommendations

by the

Urban Land Institute –Chicago

Technical Assistance Panel

On September 10-11, 2013, a Technical Assistance Panel from the Urban Land Institute-Chicago (ULI) met and undertook an intensive study of the Devon Avenue Corridor located between McCormick Blvd. and Lincoln Avenue. On October 28, 2013 ULI presented its recommendations at a Public Meeting held in Village Hall. Below is a summary of the key recommendations being made by ULI for the Corridor. These key recommendations relate to Redevelopment, Transportation and Streetscape, along with recommendations concerning financing these improvements. A full written report by ULI of these findings and recommendations is currently being prepared and is expected to be provided in December.

Redevelopment Opportunities in Area

Recommendation #1: Focus Redevelopment Efforts on four Sites

ULI recommends that the Village focus on four key redevelopment sites. These are:

- 1) NW corner of Devon/McCormick;*
- 2) Whistler's Restaurant site;*
- 3) NW corner of Lincoln/Devon; and*
- 4) Vacant lot on Drake*

RECOMMENDATION 2: Focus on Service/Commercial Uses

ULI recommends that the Village focus on attracting service businesses such as dentist, physical therapy, real estate offices and similar uses, rather than traditional retail. However, the key sites at the intersections with McCormick and Lincoln should have a retail component.

RECOMMENDATION 3: Consider Market-Rate Senior Living

ULI recommends that the Village consider senior housing and/or independent living uses for the corridor.

RECOMMENDATION 4: Build Relationships with Property Owners

ULI recommends that the Village build strong relationships with current property owners in the corridor and to secure pertinent information to have on-hand (such as vacancy rates, lot sizes and prices).

RECOMMENDATION 5: Collaborate with City on Theater Site

ULI recommends that the Village collaborate with the City of Chicago's 50th Ward in an effort to spur re-use of this site.

Transportation: Creating a More Walkable, Pedestrian Friendly Corridor

RECOMMENDATION 1: Improve pedestrian safety

ULI recommends that the Village take steps to improve pedestrian safety in the area and recommends that the Village consider the following enhancements:

- 1) Create Refuge Islands in the street median*
- 2) Add a crosswalk with pedestrian activated flashing beacons near Devon-and Kimball;*
- 3) Create Bump-outs at street intersections to shorten pedestrian walking distance across the street; and,*
- 4) Install sidewalk in corridor where currently none exist*

RECOMMENDATION 2: Create bike lanes and a median

ULI recommends that the Village consider adding bike lanes and landscaped median in the corridor to slow vehicle traffic and increase transportation alternatives in corridor

RECOMMENDATION 3: Improve parking options

To improve area parking, ULI recommends that the Village consider creating end-caps for on-street parking, adding angled parking on adjoining intersecting streets and to investigate shared parking opportunities, especially with MB Financial.

Streetscape and Beautification

RECOMMENDATION 1: Clean up the Area

ULI recommends that the Village encourage property owners to invest in their buildings to make them more attractive to leasing and also to have Public Works undertake a clean-up of the public right of way.

RECOMMENDATION 2: Create Gateways

ULI recommends that the Village create attractive gateways to the Community in the corridor especially at the northeast corner of Devon and McCormick (MWRD property).

RECOMMENDATION 3: Install Public Art

ULI recommends that public art be installed and displayed along the Devon Avenue Corridor, especially at the northeast corner of Devon and McCormick, in order to extend and link existing public art on display in Centennial Park.

RECOMMENDATION 4: Unify Corridor with Streetscape Design Elements

ULI recommends creation and implementation of a Streetscape Plan, similar to that adopted for Lincoln Avenue, which would provide under a unifying design, such items as trees, benches, lighting and signage. Lincolnwood should coordinate with the City of Chicago to ensure that both sides of Devon Avenue have a cohesive streetscape.

Financing the Recommended Improvements

ULI believes that the key to a successful revitalization of the Corridor is establishment of a TIF District. ULI recommends establishment of a TIF District as the best funding option available. ULI believes that establishment of a TIF District for the area is one of the immediate actions that should be taken by the Village.

ULI also encourages the Village to reach out to local businesses to assist in beautifying the corridor and suggests that the Village target PEP funds for the Corridor.

ULI further recommends that IDOT Highway Safety Improvements Program funds be sought for pedestrian and bike-safety improvements.

The ULI panel also recommended that major planned infrastructure improvements along the corridor be coordinated with planned work by other agencies such as MWRD as a way to “dig once: and save money.

VILLAGE OF LINCOLNWOOD

ORDINANCE NO. 2014-3109

**AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND
PROJECT FOR THE DEVON-LINCOLN REDEVELOPMENT PROJECT AREA**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF LINCOLNWOOD
THIS 24th DAY OF JUNE, 2014.

Published in pamphlet form by the authority
of the President and Board of Trustees
of the Village of Lincolnwood, Cook County, Illinois
this 24th day of June, 2014.

ORDINANCE NO. 2014-3109

AN ORDINANCE APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE DEVON-LINCOLN REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Lincolnwood is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village depends upon the success and vibrancy of its commercial and industrial areas to maintain the fiscal integrity of the Village; and

WHEREAS, certain areas of the Village that are appropriate for commercial, industrial, and mixed-use development, including but not limited to the properties generally located along the north side of Devon Avenue between McCormick Boulevard and Proesel Avenue, and the properties generally located in the adjacent areas to the north of such property along Devon Avenue, are not reasonably anticipated to be developed or redeveloped without the Village's investment in infrastructure improvements adequate for commercial, industrial, and mixed-use needs; and

WHEREAS, the Village has examined the conditions of the properties generally located along the north side of Devon Avenue between McCormick Boulevard and Proesel Avenue, and the properties generally located in the adjacent areas to the north of such property along Devon Avenue (the "**Redevelopment Project Area**"), which examinations have identified extensive improvements that are necessary or appropriate to sustain and enhance commercial, industrial, and mixed-use development in the Redevelopment Project Area specifically and in the Village generally; and

WHEREAS, the Village has explored various sources of revenue to pay for the expense of the improvements needed to sustain, enhance, and preserve the viability of the Village's commercial, industrial, and mixed-use development within the Redevelopment Project Area; and

WHEREAS, one means by which the Village could raise sufficient revenue for undertaking necessary and appropriate improvements of the Redevelopment Project Area is the use of tax increment financing ("**TIF**") and the establishment of a redevelopment project area (a "**TIF District**") as authorized under 65 ILCS 5/11-74.4-1 *et seq.* (the "**TIF Act**"); and

WHEREAS, in 2012, the Village President and Board of Trustees ("**Corporate Authorities**") commissioned a study by Kane, McKenna and Associates, Inc. ("**KMA**") to determine whether the Redevelopment Project Area meets the qualifications for establishing a TIF District; and

WHEREAS, on November 30, 2012, after extensive review of the Redevelopment Project Area, KMA delivered to the Village a report in which KMA concludes that the Redevelopment Project Area qualifies as a TIF District under the TIF Act (the "**Eligibility Report**"); and

WHEREAS, in light of its review of the Redevelopment Project Area and pursuant to extensive discussions with Village officials and stakeholders in the Redevelopment Project Area,

KMA has also prepared a plan for the redevelopment of the Redevelopment Project Area (the "**Redevelopment Plan and Project**"); and

WHEREAS, the Eligibility Report and Redevelopment Plan and Project set forth the qualification factors that make the Redevelopment Project Area eligible for consideration as a "blighted area" under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the qualification factors identified in the Eligibility Report and the Redevelopment Plan and Project remain present as of the date of this Ordinance; and

WHEREAS, the Eligibility Report and the Redevelopment Plan and Project have been on file and available at the Village Hall as of November 30, 2012; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities convened a meeting of the joint review board ("**Joint Review Board**") on January 15, 2013; and

WHEREAS, at its meeting on January 15, 2013, and at a subsequent meeting on February 6, 2013, the Joint Review Board reviewed the public record, planning documents, and proposed ordinances approving the Redevelopment Plan and Project; and

WHEREAS, after consideration of said matters, the Joint Review Board on February 6, 2013 adopted a "**Recommendation and Report**" by which it issued its provisional disapproval of the proposals, and encouraged collaboration among the affected taxing bodies to resolve all outstanding issues concerning the proposals; and

WHEREAS, following the adoption of the Recommendation and Report, and pursuant to Section 11-74.4-5(a) of the TIF Act, representatives of the Village and the Joint Review Board met and conferred over several meetings to resolve the issues raised by the Joint Review Board; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities held a public hearing relative to the Redevelopment Plan and Project and Redevelopment Project Area on February 19, 2013, April 16, 2013, June 18, 2013, September 3, 2013, November 19, 2013, January 21, 2014, March 4, 2014, and April 1, 2014 (the "**Public Hearing**"), at which Public Hearing the Corporate Authorities: (i) reviewed the Redevelopment Plan and Project, the information contained in the Eligibility Report, and the JRB Resolution; (ii) heard testimony and received written information concerning the Redevelopment Plan and Project; and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Redevelopment Project Area; and

WHEREAS, the Corporate Authorities have reviewed the information concerning the factors presented at the Public Hearing and are generally informed of the conditions in the proposed Redevelopment Project Area that cause the Redevelopment Project Area to be a "conservation area" as defined in the TIF Act; and

WHEREAS, following the conclusion of the Public Hearing, and after consideration of the issues raised by the Joint Review Board in its Recommendation and Report, the Village made changes to the Redevelopment Plan and Project, which changes do not add additional parcels of

property to the proposed Redevelopment Project Area, do not substantially affect the general land uses proposed in the Redevelopment Plan and Project, do not substantially change the nature of or extend the life of the Redevelopment Plan and Project, and do not increase the number of inhabited residential units to be displaced from the Redevelopment Project Area ("**Revised Redevelopment Plan and Project**"); and

WHEREAS, on June 18, 2014, the Joint Review Board convened an additional meeting to further review and consider the public record, planning documents, and proposed ordinances approving the Revised Redevelopment Plan and Project; and

WHEREAS, at the conclusion of its meeting on June 18, 2014, the Joint Review Board approved a resolution favorably recommending to the Corporate Authorities the establishment of a TIF District for the Redevelopment Project Area, and repealing its prior provisional disapproval (the "**JRB Resolution**"); and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Revised Redevelopment Plan and Project would be substantially benefited by the proposed Revised Redevelopment Plan and Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Revised Redevelopment Plan and Project and the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Revised Redevelopment Plan and Project conform to the existing comprehensive planning process of the Village; and

WHEREAS, all notices required pursuant to the TIF Act were provided in accordance with the TIF Act; and

WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interest of the public and the Village to approve the Revised Redevelopment Plan and Project;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. FINDINGS. The Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

- A. The Redevelopment Project Area is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance. The general street location for the Redevelopment Project Area is described in **Exhibit B** attached to and, by this reference, made a part of this Ordinance. The map of the Redevelopment

Project Area is depicted on **Exhibit C** attached to and, by this reference, made a part of this Ordinance.

- B. There exist conditions that cause the Redevelopment Project Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a conservation area as defined in the TIF Act.
- C. The proposed Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Revised Redevelopment Plan and Project.
- D. The Revised Redevelopment Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole.
- E. As set forth in the Revised Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Redevelopment Plan and Project, will be retired no later than December 31st of the year in which the payment to the Village Treasurer, pursuant to the TIF Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Redevelopment Project Area is designated.
- F. The parcels of real property in the proposed Redevelopment Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Revised Redevelopment Plan and Project improvements are included in the proposed Redevelopment Project Area.
- G. All other findings and certifications set forth in the Revised Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Corporate Authorities as if fully set forth in this Ordinance.

SECTION 3. ADOPTION OF REVISED REDEVELOPMENT PLAN AND PROJECT.

The Revised Redevelopment Plan and Project is hereby adopted and approved. A copy of the Revised Redevelopment Plan and Project is set forth in **Exhibit D** attached to and, by this reference, made a part of this Ordinance.

SECTION 4. AUTHORIZATION FOR TRANSMITTALS AND OTHER ACTION.

The President and Board of Trustees hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the approval of the Revised Redevelopment Plan and Project, including, without limitation: (a) the transmission of a certified copy of this Ordinance to the County Clerk of Cook County, Illinois; and (b) the delivery of notice of the changes reflected in the Revised Redevelopment Plan and Project, by mail and by publication in a newspaper of general circulation within the Village, within 10 days after the adoption of this Ordinance, and as required pursuant to Section 11-74.4-5(a) of the TIF Act..

SECTION 5. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are

to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 6. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 24th day of June, 2014.

AYES: Trustees Patel, Sprogis-Marohn, Cope, Elster, Leftakes

NAYS: None

ABSENT: None

ABSTENTION: Trustee Klatzco

APPROVED by me this 24th day of June, 2014.



Gerald C. Turry, President
Village of Lincolnwood, Cook County, Illinois

ATTESTED and FILED in my office the
24th day of June, 2014.



Beryl Herman, Village Clerk
Village of Lincolnwood, Cook County, Illinois

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Memorandum

To: Chair and Members
Plan Commission

From: Aaron N. Cook, AICP
Community Development Manager

Date: October 14, 2014

Subject: 2015 Meeting Schedule and Dates Reserved for Workshops

Once again, it is that time of year to consider next year's meeting dates!

Attached for your consideration is the proposed 2015 schedule of Commission meetings. These Commission meetings are primarily for the Commission to conduct public hearings on petitions made by applicants. This meeting schedule generally follows the Commission's practice of meeting on the first Wednesday of each month. For 2015, staff found no conflict with major national or religious holidays, although for October, staff proposes a meeting on the 2nd Wednesday since the Village Board is proposed to meet on the 1st Wednesday of October due to a conflict. If on review, Commissioners find no conflict with these proposed dates, staff recommends that the Commission adopt this meeting schedule as presented. This will then be used to establish submittal deadlines for petitions for public hearing.

Also attached is a list of 2015 dates proposed to be reserved by the Commission for Workshops when needed by the Commission. Dates proposed to be reserved for Workshops generally are the 4th Wednesday of the month, although none are envisioned in March, November or December, due to Spring break, Thanksgiving and Christmas. April is also proposed for the 5th Wednesday of the month. If on review, Commissioners find no conflict with these proposed dates, staff recommends that the Commission formally reserve these dates, so that the meeting room and dates are available throughout the year when a Workshop is deemed desirable. The pragmatic difference between adopting a meeting schedule and reserving Workshop dates is that no formal cancellation notice is required for dates that are reserved but not held whereas for meetings that are scheduled but not held, a cancellation notice is required.

Recommended Motions

- 1) Move and second to adopt the 2015 Commission meeting schedule as proposed.
- 2) Move and second to reserve dates as proposed, for possible workshops in calendar year 2015.



Lincolnwood Plan Commission

2015 Meeting Schedule

Monthly Plan Commission meetings are generally held on the first Wednesday of each month. Unless otherwise posted, all Commission meetings begin at **7:00 p.m.** and are held in the Council Chambers Room of Village Hall, 6900 North Lincoln Avenue, Lincolnwood, Illinois.

2015 Calendar of Meetings

Wednesday January 7
Wednesday February 4
Wednesday March 4
Wednesday April 1
Wednesday May 6
Wednesday June 3
Wednesday July 1
Wednesday August 5
Wednesday September 2
Wednesday October 14*
Wednesday November 4
Wednesday December 2

* 2nd Wednesday due to Village Board schedule



Lincolnwood Plan Commission

2015 Dates Reserved for Workshops

In addition to scheduled meetings for Public Hearings, the Plan Commission convenes Workshops when needed to discuss specific topics. When held, Workshops are generally convened on the fourth Wednesday of the month and unless otherwise posted, begin at **7:00 p.m.** in the Council Chambers Room of Village Hall, 6900 North Lincoln Avenue, Lincolnwood, Illinois. When held, an agenda is issued and posted not less than 48 hours prior to the workshop. Below are the dates reserved by the Commission for potential Workshops.

2015 Dates Reserved for Workshops

Wednesday January 22
Wednesday February 26
March – No Workshop
Wednesday April 30*
Wednesday May 28
Wednesday June 25
Wednesday July 23
Wednesday August 27
Wednesday September 24
Wednesday October 22
November – No Workshop
December – No Workshop

*Fifth Wednesday due to the National APA Conference

Workshop dates are not reserved in March, November or December due to Spring Break, Thanksgiving and Christmas holidays



MEMORANDUM

TO: Chairman Eisterhold
Members of the Plan Commission

FROM: Aaron N. Cook, AICP
Development Manager

DATE: October 17, 2014

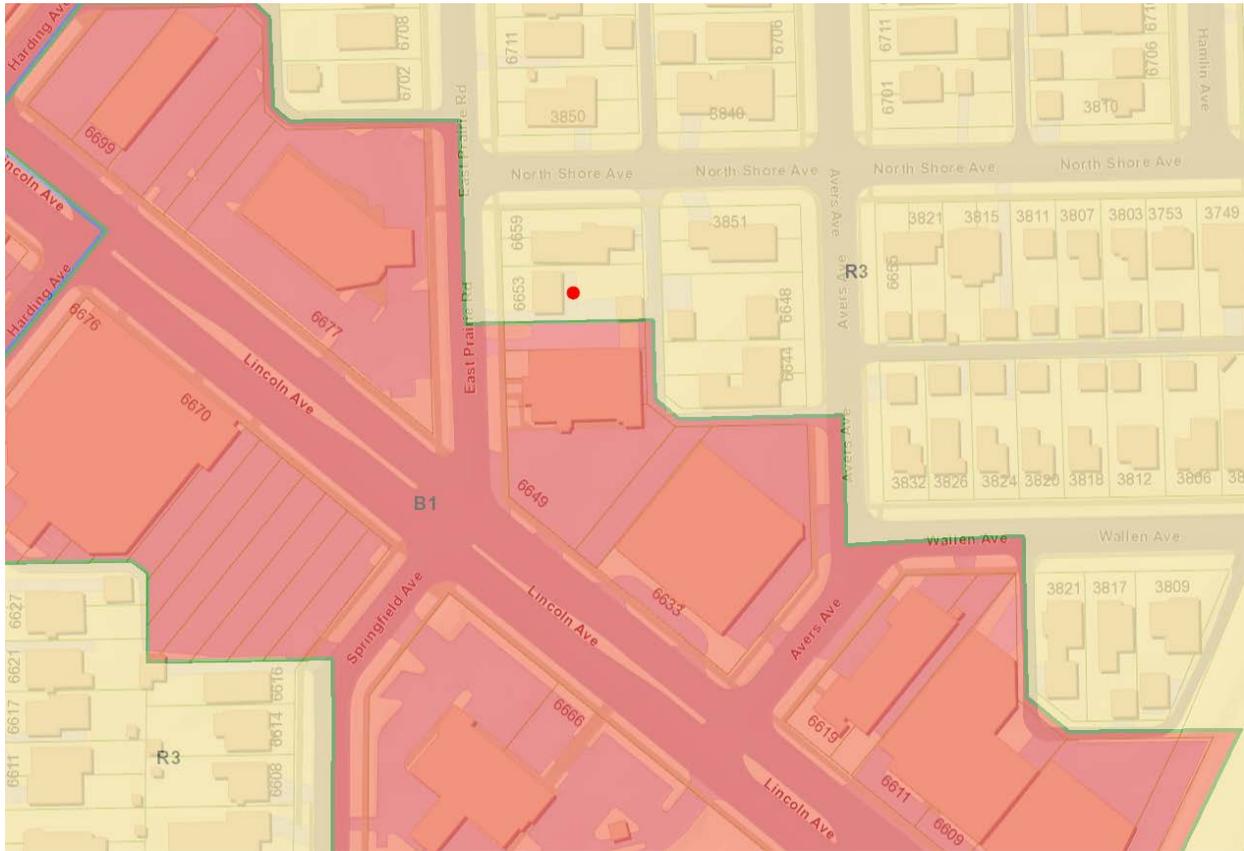
SUBJECT: **Concept Plan Review – 6653 East Prairie Road (Lou Malnati’s)**

At the October 15, 2014 Zoning Board of Appeals (ZBA) meeting, Lou Malnati’s, at 6649 North Lincoln Avenue, presented an application seeking relief from the Zoning Code for the purpose of adding on to the existing restaurant for the purpose of splitting the dine-in lobby and the carry-out lobby. Lou Malnati’s indicated additional objectives such as improved drainage, upgrades in HVAC system for the kitchen, and improved egress from the basement banquet room. The addition is 1,467- square feet and is proposed to the north of the existing building. As identified by the Petitioner, no additional seating will be added to the restaurant. Also, as part of the project, the Petitioner proposes a trash enclosure to the rear of the property next to the proposed addition. The trash enclosure will be accessed by the public alley to the rear of the property.

The subject property is located in the Business/Residential Transitional Overlay area of the Village’s B-1 Zoning District. The property is currently improved with the existing restaurant, a main customer parking area (to the south), and an employee parking area (to the north). To the north and east of the subject property are residentially-zoned properties. Lou Malnati’s has operated at the subject property since 1971.

At the October 15th meeting, several neighbors testified in opposition of the requested variations. Several operational issues were raised by the neighbors. Lack of parking, delivery drivers parking in the back alley, and refuse removal were identified as ongoing issues. At the conclusion of the hearing, the ZBA recommended that the requested variations be denied by a vote of 7-0. This recommendation has not yet been considered by the Village Board. The draft minutes of the October 15th ZBA meeting are not completed however, staff hopes to forward the draft minutes in advance of the October 22nd Plan Commission meeting.

Conceptual Plan Review: In response to the issues raised at the ZBA meeting, Lou Malnati's has requested an informal review of a concept plan to demolish the residential structure at the property they own to the north of the existing restaurant, 6653 East Prairie Road. Lou Malnati's would add off-street parking at the property as well as seeking approval for the proposed addition. Procedurally, Lou Malnati's would need to seek a rezoning of 6653 East Prairie Road from the R-3 District to the Business/Residential Transitional Overlay area of the Village's B-1 Zoning District. The map below shows 6653 East Prairie Road, represented with the red dot as residentially zoned.



This concept plan review is before the Plan Commission at the request of Lou Malnati's as rezoning (Map Amendments) are a matter handled by the Plan Commission. Lou Malnati's has indicated past requests to use 6653 East Prairie Road as part of their operations which as per Lou Malnati's, those requests were not favorably received.

Documents Attached

1. Staff Report to Zoning Board of Appeals
 - a. Staff Parking Count
 - b. Photo Supplement from Objecting Neighbor, Stamer (5 pages)
 - c. Public Hearing Application Packet
 - i. Application Cover Letter
 - ii. Public Hearing Variation Application
 - iii. Shared Parking Letter

- iv. Plat of Survey
- v. Landscape Plan
- vi. Proof of Ownership
 - 1. Proposed Plans by Knauer
 - 2. First Floor Plan
 - 3. Basement Floor Plan
 - 4. Building Addition Elevation
 - 5. Applicant Submitted Photographs



Staff Report

Zoning Board of Appeals

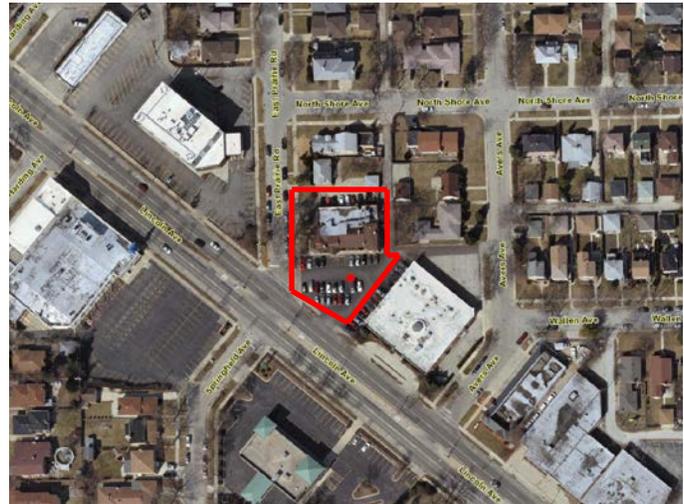
October 15, 2014

Subject Property:
6649 North Lincoln Avenue

Zoning District:
B-1 Business/Residential Transition
District

Petitioner:
The Malnati Organization, Property
Owner

Nature of Request: Lou Malnati's
seeks an addition to the existing
restaurant at 6649 North Lincoln Avenue.



Requested Action:
Variations:

1. Minimum Rear Setback (Section 4.13);
2. Minimum Number of Off-Street Parking Spaces (Section 7.10 and Table 7.10.01);
3. Minimum Perimeter and Interior Landscape Requirements for Off-Street Parking Lots (Section 6.14);
4. No Landscape Buffer and Screening Between Property Within B-1 District and Adjacent Residential Zoned Property (Section 6.16);
5. Fence Required Along with 10' Build-to-Line (Section 8.13); and
6. Permit Commercial Development to Exceed Maximum First Floor Area of 2,500 SF (Section 8.13).

Notification: Notice in Lincolnwood Review dated September 25, 2014, Public Hearing Sign Installed at 6649 North Lincoln Avenue, and Mailed Legal Notices Dated September 25, 2014 to Properties within 250 Feet.

Summary of Request

Lou Malnati's, at 6649 North Lincoln Avenue, desires to add on to the existing restaurant for the purpose of splitting the dine-in lobby and the carry-out lobby. Lou Malnati's indicates additional objectives such as improved drainage, upgrades in HVAC system for the kitchen, and improved egress from the basement banquet room. The addition is 1,467-

square feet and is proposed to the north of the existing building. As identified by the Petitioner, no additional seating will be added to the restaurant. Also, as part of the project, the Petitioner proposes a trash enclosure to the rear of the property next to the proposed addition. The trash enclosure will be accessed by the public alley to the rear of the property.

The subject property is located in the Business/Residential Transitional Overlay area of the Village's B-1 Zoning District. The property is currently improved with the existing restaurant, a main customer parking area (to the south), and an employee parking area (to the north). To the north and east of the subject property are residentially-zoned properties. Lou Malnati's has operated at the subject property since 1971.

Variations

The Petitioner seeks certain variations needed in order to redevelop the property. The Variations can be grouped into three basic categories: 1) Variations relative to bulk regulations; 2) Variations relative to landscape standards; and 3) Variations relative to the Business/Residential Transition Area Overlay District standards. Below is a summary of the requested Variations.

Rear Yard Setback Variation: While the existing building is considered an existing legal nonconforming as to bulk (rear yard setback), any new construction must comply with the current regulations. The proposed addition will match the existing building setback of 6.5 feet; however, the Zoning Code requires a 10-foot rear yard setback. There is a 16-foot public alley to the rear of the subject property. The approximate distance between the existing/proposed building and the residential property line to the rear is 21.5 feet.

Off-Street Parking Variation: The off-street parking is considered existing nonconforming as to total number of off-street parking spaces. Currently, the existing restaurant would require approximately 84 off-street parking spaces (10 spaces per 1,000-square feet). Based on a field inspection, staff has determined the main customer parking area to contain 39 off-street parking spaces. An addition 7-8 spaces for employees is located to the north of the building. Therefore, a total of 46-47 off-street parking spaces are provided for on the property currently. Lou Malnati's has provided a letter concerning the use of the off-street parking at 6677 North Lincoln Avenue by customers and employees for overflow parking of Lou Malnati's. Parking is permitted: 1) Monday – Friday after 5:30 p.m.; and 2) all day Saturday and Sunday.

The proposed expansion of the existing restaurant triggers the off-street parking as per the Zoning Code. The additional 1,467-square-foot addition increases the total floor area of the restaurant to approximately 10,200-square feet. As off-street parking is calculated (excluding floor area for stairways), the required off-street parking is 99 spaces. The Petitioner has indicated that there will be no additional seating added as part the addition. However, the addition will eliminate the parking area to the north of the building used for employee parking (7-8 spaces).

In summary, based on the Zoning Code, Lou Malnati's, with the proposed addition, would require 99 off-street parking spaces. Within their property, there would be 39 spaces plus the overflow parking arrangement with the owner of 6677 North Lincoln Avenue.

Off-Street Parking Perimeter and Interior Landscape Variations: The Zoning Code requires a minimum 8-foot perimeter landscape area for off-street parking lots. The existing off-street parking area is not designed with any perimeter landscape area. The Zoning Code also requires landscape islands at the end of each parking row. The existing off-street parking area is not designed with landscape islands.

The addition triggers the need for additional parking, for which the Petitioner seeks a Variation, and the requirement for additional parking triggers the perimeter and interior landscape requirements. The Petitioner does not proposed any improvements, reconfiguring, or expansion of the existing off-street parking area as part of the proposed addition project.

Landscape Buffer between Districts Variation: The Zoning Code requires a minimum ten-foot landscaped setback and screening area located along the length of any property located in the B-1 District when adjacent to property zoned residential. The property currently does not include any such buffer between the properties to the east or to the north. As developed, there is a practical difficulty in provides the required buffer along the east lot lines as the existing building and proposed addition are located approximately 6.5 feet from the lot line. Similarly, along the north lot line, the addition would be located 8 feet from the north lot line and the minimum ten-foot landscape setback cannot be provided.

The Zoning Code does allow as an alternative, an eight-foot-high masonry wall within a five-foot landscape setback in order to meet the landscape buffer requirement. The Petitioner is proposing no landscape buffer as part of their plans. It is worth noting that while no compliant buffer is proposed, the Petitioner is proposing landscaping approximately six-feet wide at the foundation of the proposed addition.

Wrought Iron Fence Variation: For new construction and development in the B-1 District and the Business/Residential Transition Overlay Area Section 8.13 of the Zoning Ordinance requires that:

“A build-to-line of 10 feet from the public right-of-way is required along with a wrought iron fence, no more than 4 feet tall, located 5 feet from the public right-of-way.”

“A hedgerow should be placed behind the fence on the building side.”

The Petitioner seeks relief from the requirement to install a wrought iron fence and hedgerow as per Section 8.13. Staff believes the regulation is primarily intended to apply to residential development; however, as written, the standard applies to all new construction and development. The installation of a fence as part of this use in the required location may be incongruous.

Maximum Ground Floor Commercial Floor Area: The Zoning Ordinance establishes a maximum ground floor commercial floor area within the B-1 Business/Residential Transition Overlay District. Section 8.13 limits commercial uses to the ground floor and to not exceed 2,500-square feet in gross floor area. The total calculated floor area of the restaurant is approximately 10,200-square feet. Within this overlay district, Brickyard Bank

was recently granted a variation from this requirement. Such a limitation on maximum ground floor area per commercial use was likely intended to apply to multi-tenant buildings.

Conclusion

Lou Malnati's seeks certain variations to permit an addition of 1,467-square feet to the north of the existing building. The addition is designed to primarily serve as the location for Lou Malnati's carry-out business. In order to construct the addition, Lou Malnati's requires the following variations:

1. Minimum rear setback (Section 4.13);
2. Minimum number of off-street parking spaces (Section 7.10 and Table 7.10.01);
3. Minimum Perimeter and Interior Landscape Requirements for off-Street parking lots (Section 6.14);
4. No Landscape buffer and screening between property within B-1 District and adjacent residential zoned property (Section 6.16);
5. Fence Required Along with 10' Build-to-Line (Section 8.13); and
6. Permit Commercial Development to Exceed Maximum First Floor Area of 2,500 SF (Section 8.13).

Staff has been contacted by the Stamer's, a nearby neighbor, objecting to the requested relief applied for by Lou Malnati's. It is anticipated that the resident will be in attendance at the October 15th ZBA meeting and will make a presentation. Attached to the staff summary are pictures taken by the resident who has requested that these images be distributed for your consideration.

Documents Attached

1. Staff Parking Count
2. Photo Supplement from Objecting Neighbor, Stamer (5 pages)
3. Public Hearing Application Packet
 - a. Application Cover Letter
 - b. Public Hearing Variation Application
 - c. Shared Parking Letter
 - d. Plat of Survey
 - e. Landscape Plan
 - f. Proof of Ownership
 - g. Proposed Plans by Knauer
 - i. First Floor Plan
 - ii. Basement Floor Plan
 - iii. Building Addition Elevation
 - iv. Applicant Submitted Photographs

Staff Parking
Count



**PHOTO SUPPLEMENT TO STAMER (6648 AVERS) DISCUSSIONS
REGARDING MALNATI'S PROPOSAL FOR VARIANCES**

EXISTING PARKING – ALREADY TOO **INADEQUATE**





EMPLOYEE SIDE PARKING TO BE LOST WITH ADDITIONAL CONSTRUCTION



ALLEY PARKING BY PIZZA DELIVERY DRIVERS





ALLEY DELIVERIES AND GARBAGE PICK-UP

- Expect more deliveries & more garbage to be generated and picked up
- Already lots of traffic for a shared residential alley (semi-trailer trucks not shown)







Malnati Organization, Inc.
3685 Woodhead Drive
Northbrook, IL 60062
847.562.1814 t
847.562.1950 f
www.loumalnatis.com

**Village of Lincolnwood
Community Development Department
6900 North Lincoln Ave
Lincolnwood, IL 60712**

RE: Lou Malnati's – Lincolnwood Carryout Expansion

Lou Malnati's comes to the Village with the desire to build an addition that will add a 1467 square foot addition to the north side of the restaurant, stretching from the alley to East Prairie.

The Lou Malnati's Lincolnwood location was the pizzeria's first location which opened in 1971. We have maintained the same number of seats since the day we opened, and we will not be adding any seats in this remodel.

Our construction project is centered on accomplishing four objectives:

- 1) creating a less congested restaurant lobby by splitting off the "dine-in" lobby from the "carry-out" lobby.**
- 2) addressing our deteriorating foundation/drainage issue at north and west sides of building.**
- 3) revamping the kitchen HVAC system.**
- 4) improve the egress from our basement banquet room.**

This plan will create a better, more comfortable experience for all of our guests, while affording us the opportunity to deal with issues that come with aging properties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sasha Milosavljevich".

**Sasha Milosavljevich
Lou Malnati's Pizzeria
Facilities Director**



VILLAGE OF LINCOLNWOOD Public Hearing Application
Community Development Department Variations

SUBJECT PROPERTY

Property Address: 6649 North Lincoln Ave, Lincolnwood, IL 60712

Permanent Real Estate Index Number(s): 10-35-312-005, 006, 007, 008, 015-0000

Zoning District B1 Lot Area: Irregular-see survey

List all existing structures on the property. Include fencing, sheds, garages, pools, etc.
One free standing restaurant with basement and a fenced area

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

If yes, describe: _____

REQUESTED ACTION

- Variation - Residential
- Variation - Non-Residential
- Variation - Off-Street Parking
- Variation - Design Standards
- Variation - Signs/Special Signs
- Minor Variation
- Other -Setback

PROJECT DESCRIPTION

Describe the Request and Project: Project consists of expanding the carryout of our exstg restaurant by adding 1467sf to the north.

PROPERTY OWNER/PETITIONER INFORMATION

Property Owner(s):

Name: (List all beneficiaries if Trust): The Malnati Organization

Address: 3685 Woodhead Drive, Northbrook, IL 60062

Telephone: (847)562-1814 Fax: () E-mail Address: smilosavljevich@loumalnatis.com

Petitioner (if different from owner):

Name: _____ Relationship to Property: _____

Address: _____

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



VILLAGE OF LINCOLNWOOD

COMMUNITY DEVELOPMENT DEPARTMENT

VARIATION STANDARDS

To be approved, each variation request must meet certain specific standards. These eight standards are listed below. After each listed standard, explain how your variation request satisfies the listed standard. Use additional paper if necessary.

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

See attached for explanation

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

See attached for explanation

3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.

See attached for explanation

4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.

See attached for explanation

VARIATION STANDARDS (continued)

5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.

See attached for explanation

6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

See attached for explanation

7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.

See attached for explanation

8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

See attached for explanation

SIGN VARIATION STANDARDS

For all Sign Variation and/or Special Sign requests the Applicant shall also complete Questions 9-12.

9. The proposed variation is consistent with the statement of purpose set forth in Section 11.01 of the Zoning Ordinance.

n/a

10. The proposed sign complies with any additional standards or conditions set forth in Article XI of the Zoning Ordinance.

n/a

11. The proposed sign will substantially enhance the architectural integrity of the building or other structure to which it will be attached, if any.

n/a

12. The proposed sign conforms with the design and appearance of nearby structures and signs.

n/a

Variation Standards

1. The requested variation is consistent with the stated intent and purposes of the Zoning Ordinance and the Comprehensive Plan.

The requested variations of off street parking and rear setback limits are consistent with the Zoning Ordinance & Comprehensive Plan. Lou Malnati's has been operating at the subject location since 1971 with similar seating capacities since the inception of the business. The intent of our project is NOT to increase the intensity of the building use by increasing seating capacity. Rather, the intent of our project is to enhance our customer experience when visiting our location in the Village of Lincolnwood. By adding the additional square footage for our carryout (c/o), it will allow customers to pick up their pizzas in a more efficient manner via a separate entrance other than the main restaurant entrance. This will eliminate congestion of people in the front of house that are waiting to be seated and/or pick up their pizzas for c/o. A separate c/o entrance will allow for a more expedient "in and out" for our c/o customers, alleviating the need for longer parking durations in the lot. In regards to the existing parking, Lou Malnati's has the use of the parking lot within our property boundaries. Additionally, Lou Malnati's has an existing lease agreement(attached) with the parcel owner to the west of our property for the use of their lot as overflow for our patrons. Lou Malnati's has posted signage in our main lot to direct patrons to the overflow parking. In regards to the rear setback limits, Lou Malnati's building currently does not have a ten foot rear setback. In order to maintain efficiency for our patrons, the addition would require that we maintain the line of the existing rear setback to create a safe and proper thoroughfare for orders to be delivered to the c/o store entrance. In addition, following the same rear setback line of the existing building will be cost effective for constructing and maintaining the property in the future.

2. The particular physical surroundings, shape or topographical conditions of the subject property would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of this Zoning Ordinance is enforced.

If the Zoning ordinance was enforced, it would not allow Lou Malnati's to provide a more enhanced experience for customers when visiting our Lincolnwood location. Our main entrance would continue to be comingled with dine in patrons and c/o patrons waiting to pick up their pizzas. C/O pick up times would remain higher causing cars to have higher parking use times, creating undue congestion in the parking lot.

- 3. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same Zoning District.**

The variations requested would not be applicable to other property within the same zoning district.

- 4. The variation is not solely and exclusively for the purpose of enhancing the value of or increasing the revenue from the property.**

The requested variations are not exclusively to enhance the value of the property. The variations would allow Lou Malnati's to enhance our customer's experience when they visit our Lincolnwood location. The increased efficiency will keep our customer's loyal to our brand and returning to our Lincolnwood restaurant for many years in the future.

- 5. The alleged difficulty or hardship has not been created by any person presently having an interest in the property.**

The alleged hardship has not been caused by any person having interest in the property.

- 6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The granting of the variation will benefit the public welfare by providing a more efficient c/o and dine in experience at Lou Malnati's in Lincolnwood.

- 7. The variation granted is the minimum change to the Zoning Ordinance standards necessary to alleviate the practical hardship on the subject property.**

If granted, it is the opinion of Lou Malnati's that the variation request is the minimum change to the Zoning standards which will alleviate the practical hardships of the property.

- 8. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

The proposed variation will not impair or affect the aforementioned conditions.

LINCOLNWOOD DEVELOPERS, INC.

300 North State St., Suite 4830 Chicago, Illinois 60610, (312) 527-9222

Mr. Stuart Cohen
LOU MALNATIS PIZZERIA
6649 North Lincoln Avenue
Lincolnwood, Illinois 60645

November 18, 1994

(Phone: 708/673-0808)
(Fax: 708/673-0803)

RE: USE OF THE PARKING LOT
6677 NORTH LINCOLN AVENUE, LINCOLNWOOD, IL

Dear Mr. Cohen:

This will confirm our understanding concerning the use of the PARKING LOT at 6677 NORTH LINCOLN AVENUE, LINCOLNWOOD, IL by LOU MALNATIS PIZZERIA on a month to month basis. The Permanent Index Number ("P.I.N.") of the subject property is: 10-35-301-066. A copy of a Sidwell map highlighting the property is attached.

Customers or employees of LOU MALNATIS PIZZERIA may park on the property at 6677 NORTH LINCOLN AVE. Monday thru Friday only after 5:30 P.M. and all day on Saturday and Sunday. Overnight parking is prohibited, so as not to interfere with snow removal, cleaning or general security; all cars must be removed daily no later than the closing time of your restaurant.

This agreement will be in effect, once the following conditions are met:

1. You furnish a Certificate of Insurance naming as additional insureds: LaSalle National Trust, N.A., Trust No. 118900, all agents and beneficiaries thereunder, and, Jerald I. Much & Co.

2. You pay as consideration the sum of \$433.33 per month to our Agent, JERALD I. MUCH & CO., 4557 West Albion, Lincolnwood, IL. 60646, beginning November 1, 1994, and promptly on the 1st of each month, thereafter.

Either Party may terminate this parking agreement with a seven (7) day written notice. Beginning November 1, 1997, (after three (3) years of use) it is understood that an annual increase of 3 1/3 %, payable monthly, will be required and will continue on November 1st of each additional year thereafter.

If this arrangement is acceptable to you, please sign below and return along with \$433.33 for the 1st months rent payable to JERALD I. MUCH & CO.

Respectfully,
LINCOLNWOOD DEVELOPERS, INC.

James A. Koleno
James A. Koleno
President

ACCEPTED:
Date:
LOU MALNATIS PIZZERIA

By: *[Signature]*
Title: *Pres.*

LD\Parking.941

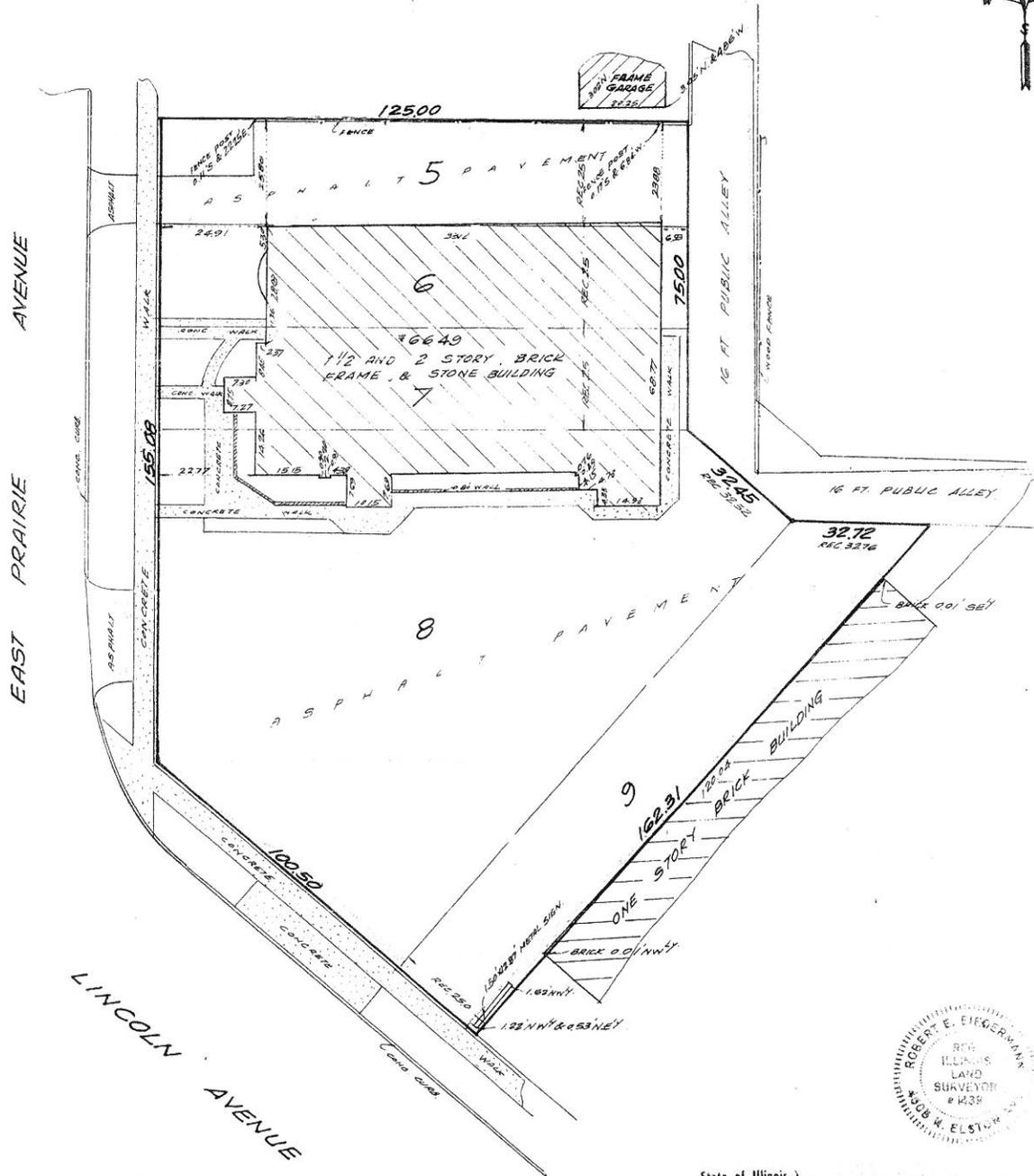


4505 N. ELSTON AVENUE
 CHICAGO, ILLINOIS 60630
 PHONE: AC 312/685-5102

PLAT OF SURVEY GREMLEY & BIEDERMANN INC.



LOTS 6, 7 & 9 IN BLOCK 17 IN LINCOLN AVENUE GARDENS A SUBDIVISION OF PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 124 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Order No. 802250

DRAWN	CHECKED
S.M.C.	J.H.

 Scale 1 inch = 20 feet
 Date DEC. 29 1980
 Owner _____
 Ordered by PETERSON & HAUPT

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE.
 FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.
 NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

State of Illinois } ss.
 County of Cook }

We, GREMLEY & BIEDERMANN, INC hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

REG. ILL. Land Surveyor

**RELEASE OF MORTGAGE
OR TRUST DEED**

(Illinois)

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.



Doc#: 0332942143
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/25/2003 09:08 AM Pg: 1 of 2

20031125 09:08 AM 0332942143

(Above Space For Recorder's Use Only)

2

KNOW ALL MEN BY THESE PRESENTS

THAT Jean Malnati Miller of the County of Cook and State of Illinois for and in consideration of the payment of the indebtedness secured by the Mortgage hereinafter mentioned, and the cancellation of all the notes thereby secured, and of the sum of one dollar, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, CONVEY, and QUIT CLAIM unto Malu LTD and its successors and assigns, all the right, title, interest, claim or demand whatsoever Jean Malnati Miller may have acquired in, through or by a certain Mortgage, bearing date the 15th day of April, 1985, and recorded in the Recorder's Office of Cook County, in the State of Illinois, on August 20, 1985 as Document Number 85153359, to the premises therein described as follows, situated in the County of Cook, State of Illinois, to-wit:

LOT 1 IN MALNATI RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s):
10-35-312-005, -006, -007, -008 & 015

Address of Premises:
6649 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

together with all the appurtenances and privileges thereunto belonging or appertaining.

WITNESS my hand and seal this 28TH day of OCTOBER, 2003.

Jean Malnati Miller, individually

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Edward R. Lis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me Jean Malnati-Miller, personally known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN under my hand and Notarial Seal this 28th day of October, 2003.

Edward R. Lis
Notary Public

Notarial Seal

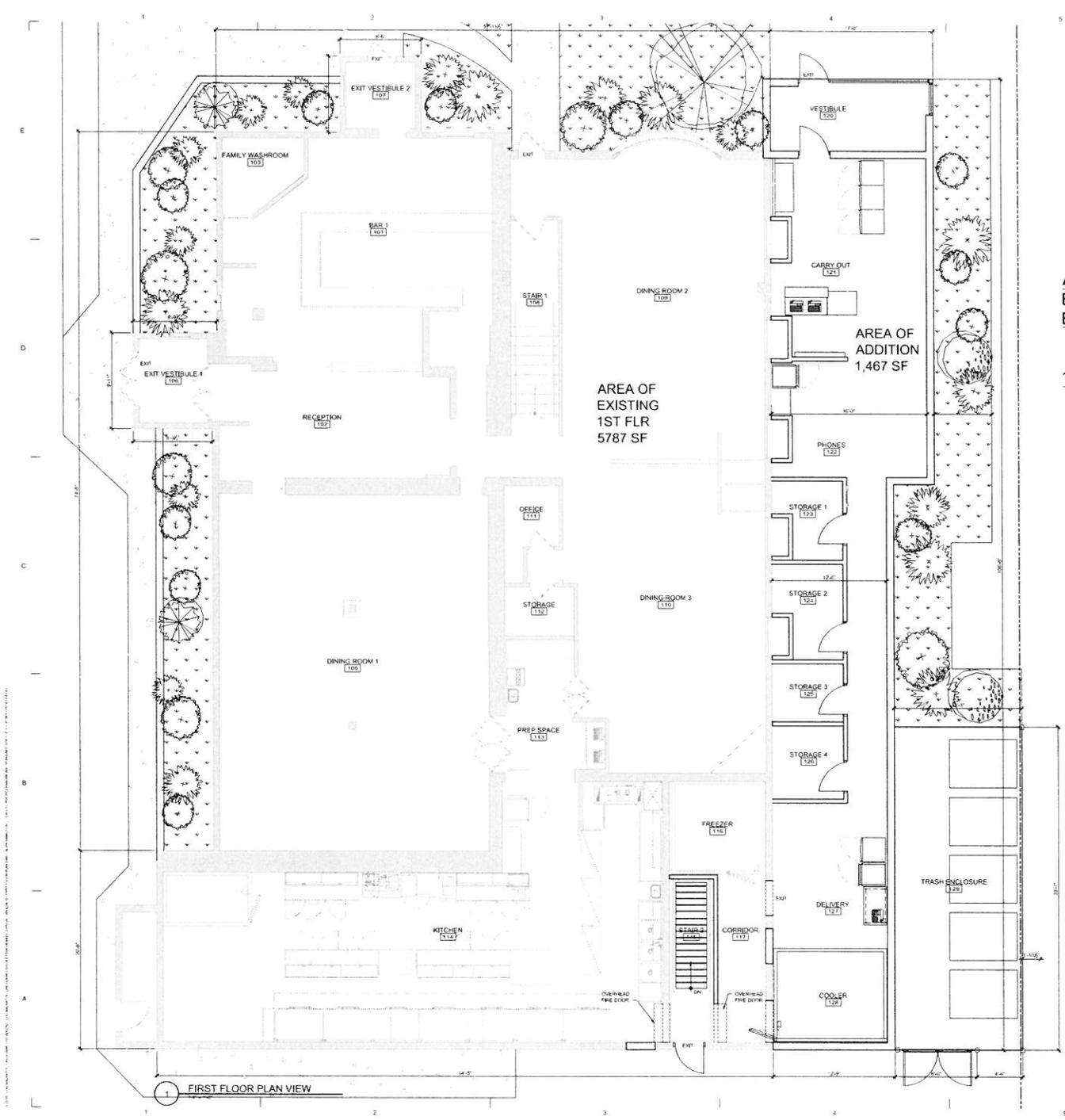
My commission expires 

This Instrument Was Prepared By:

Jean Malnati
346 Anthony trail
Northbrook, IL 60062-2014

Return to After Recording:

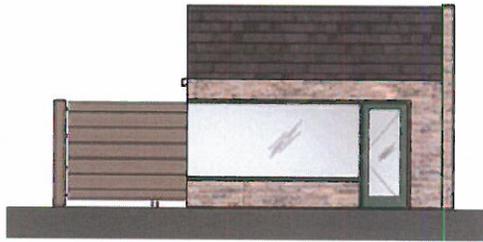
Jean Malnati
346 Anthony trail
Northbrook, IL 60062-2014
Heidi McCann



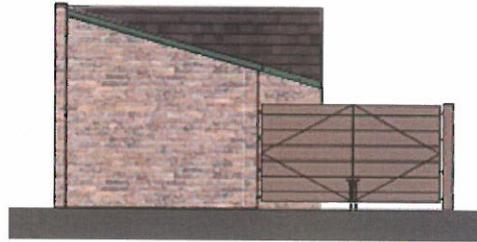
AREAS LEGEND
 EXISTING 1ST FLOOR = 5,787 S.F.
 EXISTING BASEMENT = 2,945 S.F.
 EXISTING TOTAL = 8,732 S.F.
 1ST FLOOR ADDITION = 1,467 S.F.
 GRAND TOTAL = 10,199 S.F.

KNAUER
 Knauer Incorporated
 725 Washington Road, Suite 200
 Deerfield, IL 60015
 (847) 442-8500
 (847) 442-9500 fax
 www.knauser.com

PROJECT NO: DK
 DRAWING NO: 100-100-100-100-100-100
 DATE: 10/10/10
 DRAWN BY: J. MALNATI
 CHECKED BY: J. MALNATI
 PROJECT: LOU MALNATI'S LINCOLNWOOD
 SHEET TITLE: FIRST FLOOR PLAN
 SHEET NO: A-101



A WEST ELEVATION
1/8" = 1'-0"



B EAST ELEVATION
1/8" = 1'-0"



C NORTH ELEVATION
1/8" = 1'-0"



**REAR ELEVATION
(EAST ELEVATION)**



REAR ELEVATION

AREA OF PROPOSED ADDITION

SET BACK VARIATION



**NORTH ELEVATION-
AREA OF PROPOSED ADDITION**



**EXISTING SIGNAGE DIRECTING PATRONS TO ADDITIONAL
LEASED PARKING AREA**