

**VILLAGE OF LINCOLNWOOD
PRESIDENT AND BOARD OF TRUSTEES
COMMITTEE OF THE WHOLE MEETING
VILLAGE HALL COUNCIL CHAMBERS
MAY 3, 2016**

Call to Order

President Turry called the Committee of the Whole meeting of the Lincolnwood Board of Trustees to order at 6:30 PM, Tuesday, May 3, 2016 in the Council Chambers of the Municipal Complex, 6900 North Lincoln Avenue, Village of Lincolnwood, County of Cook and State of Illinois.

Roll Call

On roll call by Village Clerk Beryl Herman the following were:
PRESENT: President Turry, Trustees Bass, Cope, Klatzco, Patel,
ABSENT: Trustees Elster, Spino

A quorum was present. Also present: Timothy Wiberg, Village Manager; Douglas Petroschius, Assistant Village manager; Aaron Cook, Community Development Manager; Amanda Pazdan, Management Analyst; Charles Greenstein, Village Treasurer; Michael Hansen, Fire Chief; Charles Meyer, Assistant to the Village Manager; Chair Herbert Theisen and members of the Zoning Board of Appeals.

Approval of Minutes

Minutes of the April 19, 2016 Committee of the Whole meeting were distributed in advance of the meeting and were examined. Trustee Klatzco moved to approve the minutes as presented.

Trustee Bass seconded the motion.

The motion was approved by Voice Vote.

Regular Business

1. Discussion Concerning a Potential Culver's Restaurant at 4433 W. Touhy Avenue

This item was presented by Mr. McNellis with assistance from developer Christopher McGuire of McCon Building Corporation and Steve Anichini who, with his wife Christine is the owner and operator of Culvers of Lake Zurich.

Aerial views of the area and renderings were presented. Also exhibited were photos of configurations and plan drawings.

Proposed:

A Culver's restaurant at the southeast corners of Touhy and Kilbourn. Culver's is a quick serve franchise serving fresh, made to order dinners, sandwiches salads and a premium ice cream known as frozen custard. The proposed size of the restaurant is 4,080 square feet, with an indoor seating capacity of approximately 89 guests. The outdoor patio area would be approximately 400 square feet and would seat another 16 guests. The restaurant will also have a drive-thru with a headlight screen wall at the intersection constructed of a combination of a landscaping hedge and block wall which is intended to mitigate the potential impact on the surrounding properties.

The site is currently vacant. It has a gross area of approximately .56 acres. The store hours are planned from 10AM to 11PM daily. There are typically twelve persons working at any given shift.

The total number of proposed parking spaces is 41 for a restaurant with approximately 1,000 total square feet of interior dining area.

Discussion and questions ensued. Mr. McNellis and the two petitioners responded.

Consensus was for the petitioner to proceed to the next step.

2. Status Report from the Zoning Board of Appeals

This item was presented by Aaron Cook and ZBA Chair Herbert Theisen

ZBA Members

Current

- Herbert Theisen – Chair
- Paul Grant
- Jean Ikezoe-Halevi
- Christopher Nickell
- Kathy O'Brien
- Martina Keller
- Kirill Vorobeychik

Previous Member Served During Report Period

- Paul Gordon

ZBA Activities 2014-2016

Held 13 Public Meetings

*Considered 18 Cases

- 12 Residential
- 6 Commercial

*3 Commercial Off-Street Parking Variations

*3 Residential First Floor Height and Design Variations

*3 Maximum Lot Coverage Variations

*2 Fence Variations

*2 Commercial Landscape Variations

*1 Amendment of a Prior Variation Ordinance

*1 Residential Accessory Structure Variation

*1 Commercial Building Height Variation

*1 Residential Building Separation Variation

Discussion ensued.

President Turry expressed his concern regarding Village Board and Zoning Board decisions: "Hardship" needs to be redefined to assist both Boards' decisions – currently there is too much room for interpretation.

Trustees also discussed change in language, for clarity on forms.

Attorney Elrod stated that health related issues have already been addressed.

The Bulk Ordinance has been in place for 12 years.

Chairman Theisen stated that many requested hardship issues are economic.

All of the concerns will be addressed

Thanks to Chairman Theisen and his Commission for a job well done.

Adjournment

At 7:35 PM Trustee Patel moved to adjourn Committee of the Whole, seconded by Trustee Cope.

The motion passed with a Voice Vote

Respectfully Submitted,



Beryl Herman
Village Clerk