MEETING MINUTES
OF THE
PLAN COMMISSION WORKSHOP
JUNE 1, 2016 – 7:00 P.M.
LINCOLNWOOD VILLAGE HALL
COUNCIL CHAMBERS
6900 NORTH LINCOLN AVENUE
LINCOLNWOOD, ILLINOIS 60712

MEMBERS PRESENT:
Acting Chairman Mark Yohanna
Irving Fishman
Patricia Goldfein
Anthony Pauletto
Don Sampen

MEMBERS ABSENT:
Steven Jakubowski

STAFF PRESENT:
Steve McNellis, Community Development Director
Aaron N. Cook, AICP, Community Development Manager
Kathryn Kasprzyk, Community Development Coordinator

I. Call to Order
Acting Chairman Yohanna noted a quorum of four members and called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

III. Planned Unit Development Concept Plan Review – 4457 West Touhy Avenue

Development Manager Cook stated that the four items that were previously on the agenda have been rescheduled to June 15, 2016. These four items are: 1) Case #PC-06-16, 3701 Touhy Avenue Special Use and PUD; 2) Case #PC-07-16, 3550 Pratt Avenue Special Use; 3) Case #PC-08-16, a text amendment for residential fences adjacent to public recreation paths and/or ComEd utility rights-of-way; and 4) Case #PC-09-16, a text amendment for the elimination of the drive-through prohibition. The meeting tonight is a Workshop for a new Culver’s Restaurant in the Republic Bank outlot.

Development Director McNellis presented the conceptual site plans for a 4,000-square-foot Culver’s Restaurant at 4457 West Touhy Avenue with a drive-through. The restaurant will be at the southeast corner of the Republic Bank outlot which is zoned B-3 Village Center PD. To the west of the site is Barclay Place and to the south of the Republic Bank building is a residentially zoned district. Drive-througs are allowed in the B-3 District, but not the combination of a fast-food restaurant and drive-through. To permit a drive-through fast-food restaurant would require a text amendment to the Zoning
Code. PUD approval would be needed for off-site parking and access, site landscaping exceptions, sign approval for a free-standing pylon sign, and approval of a specific proposed drive-through. Staff would also recommend that a traffic study be completed for this project. Due to the small size of the lot, the parking will be shared with Republic Bank. The Petitioners are seeking feedback from the Plan Commission on their design concept and site layout, and no action is requested by the Plan Commission at this time.

Present to represent Culver’s was Mr. Steven Kaminski of Mackey Consultants, and Mr. Steven Anichini, the Culver’s franchisee.

One of the concerns listed by staff was the shared parking situation with Republic Bank. The bank is considering the proposed parking shown on the conceptual site plan, and Culver’s will pursue a lease agreement. The shared parking agreement will have a 15-year lease with an option to extend. Ingress and egress agreements will be included in the lease agreement. Forty-one parking spaces will be provided which meets Village Code.

Mr. Anichini said that correspondence with the Barclay Place residents has been initiated, and their input is welcome. A drive-through is imperative to their operations, and would not proceed without one.

Culver’s will be working with a landscape architect to provide proper screening and irrigation needs. The site does not meet current landscaping standards. There is no screening along Fitch or Kilbourn Avenues currently being planned. Hours of operation will be from 10:00 a.m. to 11:00 p.m. seven days a week. The northeast side will have an outdoor eating area. Delivery and trash will be scheduled before the restaurant is open. A photometric plan and traffic study will be provided.

There was discussion regarding the increase in traffic and lack of screening along Kilbourn and Fitch Avenues and whether there is enough parking for both the proposed restaurant and the bank customers so there is no overflow parking on residential streets. Other concerns raised was lights from cars and the restaurant itself, noise, and garbage issues affecting the neighbors. Commissioner Goldfein again raised the issue that there is not enough screening for this site use and has concerns about the effect this restaurant would have on neighboring residents. Acting Chairman Yohanna stated his concern over the flow of traffic in the opposite direction in close proximity to Touhy Avenue. Mr. Mackie replied that Culver’s has a restaurant with the same situation in Lyons, Illinois.

Mr. Zave Gussin, former Chairman of the Plan Commission/Zoning Board of Appeals for the Village of Lincolnwood, addressed the Commissioners on behalf of the residents of Barclay Place. Mr. Gussin said the residents are concerned about increased parking, traffic patterns, and stacking concerns.

Acting Chairman Yohanna asked if anyone in the audience would like to address the Plan Commission regarding this agenda item.

Mr. McNellis mentioned that notice did not go out to surrounding residents since this is a Workshop meeting. Mr. Anichini said that he does want to work with the residents on their concerns.

Ms. Shari Vass, a resident of Barclay Place and property manager for the Hampton Place Condominiums, 7201 North Lincoln Avenue, stated that, at this time, half of the residents have voiced their displeasure with this concept.
Mr. Gussin additionally stated that a petition has been signed by over 100 residents of Barclay Place who are opposed to this project. If and when there is a Public Hearing, these petitions will be presented.

IV. Other Business

Mr. Cook updated the Commissioners on the former Dominick’s site. The developers are still intending to lease space to two additional tenants and two tenants in an outlot. There have been no proposals or leads at this time.

The proposal was withdrawn for the property at 6733 North Lincoln Avenue due to an ingress/egress access issue. The property owners are working on this issue at this time.

Acting Chairman Yohanna asked if anyone in the audience would like to address the Plan Commission regarding this agenda item. Let the record state that no one came forward.

V. Next Meeting

The next meeting of the Plan Commission is scheduled for Wednesday, June 15, 2016.

VI. Adjournment

Motion to adjourn was made by Commissioner Sampen and seconded by Commissioner Fishman. Meeting adjourned at 8:25 p.m.

Aye: Sampen, Fishman, Goldfein, Pauletto, and Yohanna
Nay: None
Motion Approved: 5-0

Respectfully submitted,

[Signature]

Kathryn M. Kasprzyk
Community Development Coordinator