

APPROVED

AS SUBMITTED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, February 8, 2011, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Rubinstein, Soifer, Kalina, Leider, and Alternate Van de Kerckhove.

ABSENT: Trustee Liaison Brandt.

ALSO PRESENT: Steve McNellis, Director of Community Development and Stephen Robles, Planner.

CALL TO ORDER: **Chairman Manion** called the meeting to order at 7:02 p.m.

1.0 ROLL CALL

The roll was called by Planner Robles and **Chairman Manion** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Zoning Board Meeting held Tuesday, November 9, 2010.

Mr. Rubinstein moved and **Mr. Kalina** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board held Tuesday, November 9, 2010, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 **PUBLIC HEARING** regarding a Special Use request to permit the operation of a Delicatessen and a Special Use request to permit Liquor Sales (package goods only) related to a proposed specialty food store located at 430 Milwaukee Avenue (Antonella Granito)

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing which was properly noticed in the January 20, 2011, issue of the *Lincolnshire Review*.

Stephen Robles, Planner, summarized Staff's memorandum dated February 4, 2011, and noted that applicant is seeking to operate an Italian gourmet wine and cheese shop at the Oak Tree Corners center. The bulk of the proposed operation is permitted in the B1 Zoning District. It's the selling of wine, deli meats, and sandwiches that requires the granting of Special Use Permits. The delicatessen label is a result of finding an appropriate Zoning Code classification. The proposed use is not intended to operate as a true deli restaurant, however, and is only occupying a small portion of the specialty food store. Additionally, the applicant is proposing to

sell bottled wine, which is often associated with gourmet cheese and meat offerings. Since the Village needs to ensure that any type of liquor sales are in the best interest of the community and properly sited, the B1 District requires the granting of a Special Use.

Planner Robles pointed out that attached to the packet are the petitioner's responses to the Special Use Standards for the Zoning Board's determination. In Staff's review of the provided responses, the Petitioner has reasonably addressed all the standards. Since both the deli and wine sales would occupy only a small portion of the specialty food store, Staff believes that the proposed operation would be well-suited for the B1 District and at the proposed site. Therefore, Staff recommends approval of the two Special Use requests, as proposed. **Antonella Granito**, the applicant, is present to provide additional information to the Zoning Board.

Antonella Granito, 417 Hillside Drive, Mundelein, IL, applicant, stated she would like to open up a business that offers Italian wine, cheese, and deli meats. Within the store she would also have a small section for bakery goods that will include pastries and bread. In the concept plan provided, it shows a section for gelato and coffee, which would be near the bake shop. A refrigerator section will be for sliced deli meats and cheeses, which will also have salads, pastas; frozen and baked for people to take home. She does not plan to open up as a restaurant, however, will have a few tables because of the coffee and panini offerings. There will be no wait staff. She noted that as **Planner Robles** stated, the wine sales will be a very small portion of our sales, mostly to compliment the items being offered. The wine would not be for consumption on the premises. **Mr. Rubinstein** questioned if the use of the parking lot adjoining Simon Lin's would be available for sufficient parking. **Ms Granito** affirmed their ability to use the parking lot based on an agreement to which **Mr. Rubinstein** expressed his support. **Mr. Soifer** inquired as to what the customer base would be for the food shop since it's not a restaurant or a grocery store. **Ms. Granito** elaborated that they expect to attract morning and lunch time customers, based on the traditional Italian markets found in Italy, which offer a variety of items throughout the day. The shop would also cater to the businesses in the area and for those looking for dinner options on the way home. **Mr. Van de Kerckhove** asked for clarification on the number of tables based on a January 4th drawing that shows four tables and a January 13th letter that says three tables. **Ms. Granito** explained that the drawing was an approximation and that the space can hold up to four tables. The tables are small, with two chairs per table. If the tables are not being used, the four tables may be reduced down to two and could be removed if they are not being used as anticipated. **Mr. Van de Kerckhove** further inquired about any plans to put tables or chairs outside based on a large sidewalk, with an overhead canopy, outside the space and what were the Village rules on outside seating. **Planner Robles** responded that the Village does not prohibit or provide regulations on outdoor seating, but rather is handled on a case-by-case basis. Information must be provided for Staff to determine there is sufficient access space and if such would not increase demands on parking. If all such criteria are met, Staff will issue an authorization for outdoor seating. **Director McNellis** added that the Village's Building Department would also require review to determine sufficient handicapped accessibility along the sidewalk. Staff would certainly work with the Petitioners to see if outdoor

seating could be provided in limited amounts, based on compliance with Building Access Codes. **Chairman Manion** sought clarification on if the food would be prepared off-site. **Ms. Granito** affirmed and clarified that panini sandwiches would be prepared at the store.

Planner Robles asked the Petitioner if she would like the Standards for Special Use be entered into and made part of the record, to which **Ms. Grantio** responded affirmatively.

There being no further questions or concerns from the Zoning Board, **Chairman Manion** closed the Public Hearing and reconvened the Zoning Board meeting.

- 3.2 Consideration and discussion regarding a Special Use request to permit the operation of a Delicatessen and a Special Use request to permit Liquor Sales (package goods only) related to a proposed specialty food store located at 430 Milwaukee Avenue (Antonella Granito).

There was a consensus among the members for this issue and the following motion was read:

Based on facts covered in a Public Hearing held on February 8, 2011, Mr. Leider moved and Mr. Rubinstein seconded a motion to approve, and recommend to the Village Board for their approval of a Special Use request to permit the operation of a Delicatessen and a Special Use request to permit Liquor Sales (package goods only), in the B1 Zoning District, related to a proposed specialty food store, for the property commonly addressed as 430 Milwaukee Avenue, as presented in Staff's memorandum dated February 4, 2011.

The motion passed unanimously by voice vote.

- 3.3 Consideration and discussion of a Plat of Resubdivision for the "Lincolnshire Downtown", consolidating Village-owned parcels at the northeast corner of Rt. 22 and Milwaukee Avenue (Village of Lincolnshire).

Steve McNellis, Director, summarized Staff's memorandum dated February 4, 2011 and noted that the Village purchased approximately 13 acres of land at the northeast corner of Route 22 and Milwaukee Avenue in the early 2000's, with a plan to develop that area into an extension of the Village's existing downtown. More recently in 2005, an approved location was determined for the relocation of the existing lattice-work cell tower, further east. In order to relocate the cell tower, which there is an agreement with the cell tower company to the proposed relocation area, and also to prepare the overall site for development, Staff is proposing to consolidate all the pieces of property and to create two outlots; an outlot for the existing cell tower since it has not been moved yet, and an outlot for the future cell tower location, as well as easements for existing utilities. Once the cell tower is able to be relocated, the existing outlot would be dissolved, and the site will be ready and available for any approved developer to then subdivide accordingly for any approved development.

Mr. Soifer questioned where the access location would be to the downtown site from Route 22. **Director McNellis** clarified that access would be provided on Route 22 as shown on the location map provided in the Staff memorandum, as well as from the recently constructed signalized access from Milwaukee Avenue, per IDOT's requirements.

Mr. Van de Kerckhove inquired why the plat has two Lot 16's and 17's. **Director McNellis** noted that the presented plat is not as clear as hoped at its reduced size and that there will only be one main lot and two outlots. The only two lots that will remain are the two outlots shown on the survey for the existing cell tower site and the relocation location area of the new cell tower.

Following dialogue regarding the status of development on nearby vacant land, there was a consensus among the members to recommend approval and the following motion was read:

Mr. Rubinstein moved and Mr. Kalina seconded a motion to approve, and recommend to the Village Board for their approval of the Lincolnshire Downtown Resubdivision Plat, as depicted in the plans prepared by Christopher B. Burke Engineering, Ltd. last revised November 3, 2010, based on the facts and as presented in Staff's memorandum, dated February 4, 2011.

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

Director McNellis informed the Zoning Board that Linda Jones, Department Secretary, will no longer be attending these meetings in order to reduce Staff costs and that the Planners will be compiling the minutes for subsequent meetings.

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Manion** adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Stephen Robles, Planner