

1 MEETING OF THE ZONING BOARD OF APPEALS
2 VILLAGE OF GLENWOOD
3 GLENWOOD, ILLINOIS
4 Thursday May 21, 2020

5 The meeting of the Zoning Board
6 of Appeals was called to order at 5:42 p.m.,
7 by Chairman Al Scampini with the following
8 members in attendance: Rick Miller, William
9 Miller, Howard Swacker, And Chairman Al
10 Scampini.

11 CHIEF WELSH: What we are dealing
12 with here is the address of 18355 through
13 18375 South Halsted Street in Glenwood; and,
14 right now, that is three separate PIN's.

15 Some of you will remember back
16 when we first acquired the parcel of the
17 Glenwood Plaza, that was all subdivided in a
18 straight fashion; and, actually, that
19 two-story was held in ownership by a different
20 entity. It did not come with the original
21 purchase. We utilized the land bank and then
22 got the rest of that property.

23 So when it is complete -- and
24 what we are finishing now -- I believe they

1 just completed the new plat, and the new -- I
2 can't remember the particular term -- when you
3 do the plat, it involves the one PIN; but,
4 currently, tonight, as we sit, the three
5 involved PIN's are 32-04-100-037-0000; and,
6 PIN Number 32-04-117-004-0000; and, also, PIN
7 Number 32-04-117-005-0000; and, I would like
8 to show you the drawing of the parcel and what
9 Mr. Patel and his corporation are going to be
10 building.

11 That is the general look of the
12 front. This is from the front elevation on
13 Halsted Street. Halsted Street would be
14 here.

15 Right over here would be the new
16 main entrance with the Burger King over here;
17 and, the Anytime Fitness and the animal clinic
18 down there.

19 You see we have the section here
20 that almost looks like a two-story. We didn't
21 want to allow the two-story to block the

22 vision of the back building. This is a
23 rooftop brewery and yard area for the summer
24 months, if we ever have summer; and, this is a

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1 group pub, restaurant, the middle piece here,
2 the large piece is a liquor store; and, then
3 at the end is a 1500 square foot that he has a
4 Letter of Intent from the company for a
5 sandwich shop, high-end sandwich shop. We do
6 have that letter in hand.

7 If you remember back, we had
8 that same request before you when the Burger
9 King moved from one spot to the other, and I
10 had considerable discussion with you about how
11 we calculate the square footage as it relates
12 to the number of parking spaces needed.

13 At that point, what we did, in
14 order to make the Burger King work -- because
15 it is my opinion that our zoning ordinance is
16 pretty antiquated when it comes to square
17 footage calculations and number of parking
18 spaces -- so what we did is took the actual
19 service area, the restaurant area, and the

20 sales area, and used that for our
21 calculations.

22 We removed basements and
23 kitchens and things like that where there is
24 not a volume of people or assembly. That is

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1 how we came to -- there is our potential
2 drawing that verifies all the numbers of
3 parking at 90 and 72 with the 18 variance.

4 So, currently -- Mr. Patel is
5 with us -- he has negotiated a purchase from
6 the Village of Glenwood. The parcel will be
7 purchased by him. Probably next week we will
8 have the closing. He is paying for that.

9 He has his construction drawing,
10 which should be to me either tomorrow or
11 Tuesday, and he will be ready to start
12 construction almost immediately.

13 The one advantage was he was
14 able to utilize, the architect and engineer
15 did some other design on that parcel. So it
16 saved us weeks' worth of time in development.

17 So if you want to address the Zoning Board, or
18 if you have any questions of either one, we
19 can handle that.

20 RICK MILLER: This is Rick Miller
21 speaking. I think it is fantastic that you
22 have decided to do this. It is so nice to
23 have businesses coming into the Village. This
24 is something that we have been working on for

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1 quite a long time, and it is very exciting to
2 see something of that caliber coming in.

3 I'm sure a lot of patrons will
4 be coming in.

5 MR. PATEL: I am happy to do this.
6 This is a good spot. It is not that far from
7 Halsted. People will be able to see us right
8 there.

9 RICK MILLER: And I will tell you, I
10 have had to go there many times; not for
11 personal use, but for meetings. I don't know
12 how anybody can get in and out of this parking
13 lot. So this is going to be a welcome to his
14 customers. Easy flow, designed well, drive

15 around and get a parking area. It will be a
16 real boon for us.

17 I will say this to everybody
18 listening. It is great he came here, and we
19 are all excited about it. We have to shop
20 there. We really need to shop there or we
21 can't keep him there.

22 WILLIAM MILLER: Can you point out to
23 me the entrances to the different businesses?

24 CHIEF WELSH: On this drawing, Bill,

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1 this would be the south end. So the Burger
2 King would be over on the other side. We have
3 the entrances behind that car.

4 This would be sitting right
5 where that two story building was, only it
6 would be set back. The old two-story
7 building, which was right up on Halsted
8 Street, like five feet in, this will be back
9 in line with the animal hospital, the new
10 building, in three pieces; group pub, liquor
11 store, and sandwich shop.

12 I don't think I can say the name
13 yet, but -- it's not a national thing, but
14 it's a large organization. Good stuff. That
15 is north.

16 So right over here would be the
17 new animal hospital.

18 CHAIRMAN SCAMPINI: There is no one
19 in the audience. So I will make a motion to
20 approve the variance on the amount of parking
21 spaces.

22 CHIEF WELSH: Yes, but I would like
23 to word it carefully because I'm not sure a
24 variance needs Village Board action so I

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1 think -- you are the authority on this, but
2 let me make sure.

3 I think the motion should be
4 that the Zoning Board of Appeals grants,
5 approves, and recommends the variance that was
6 put before them for 18355 through 75 Halsted.

7 CHAIRMAN SCAMPINI: On that note, I
8 make a motion to grant, approve, and recommend
9 72 parking spaces on site.

10 CHIEF WELSH: And I will check with
11 Attorney Donahue to make sure it does have to
12 go to the public.

13 RICK MILLER: I will second it.

14 CHAIRMAN SCAMPINI: Rick Miller.

15 RICK MILLER: Yes.

16 CHAIRMAN SCAMPINI: William Miller.

17 WILLIAM MILLER: Yes.

18 CHAIRMAN SCAMPINI: Howard Swacker.

19 HOWARD SWACKER: Yes.

20 CHAIRMAN SCAMPINI: Yes.

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1 CHIEF WELSH: I have no other
2 business.

3 (Which were all the proceedings
4 had in the above-entitled matter
5 on May 21, 2020.

6 The meeting was adjourned.)

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF COOK)
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5 I, RENEE C. KERR, a Certified
6 Shorthand Reporter doing business in the
7 County of Cook and State of Illinois, do
8 hereby certify that I reported in machine
9 shorthand the proceedings at the hearing for
10 the Village of Glenwood Zoning Board of
11 Appeals.

12 I further certify that the foregoing
13 is a true and correct transcript of said
14 proceedings as appears from the stenographic
15 notes so taken and transcribed by me.

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CSR No. 084-001508

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