

**MINUTES OF THE JANUARY 27, 2010, SPECIAL MEETING
OF THE BOARD OF TRUSTEES
RICHARD T. FLICKINGER MUNICIPAL CENTER
6101 CAPULINA AVENUE
MORTON GROVE, ILLINOIS 60053**

Pursuant to proper notice in accordance with the Open Meetings Act, the special meeting was called to order at 7:00 pm by Mayor Daniel J. Staackmann who led the assemblage in the pledge of allegiance. Village Administrator Joseph F. Wade called the roll. In attendance were:

Elected Officials: President Daniel Staackmann, Trustees Dan DiMaria, Larry Gomberg, William Grear, Sheldon Marcus, John Thill, and Maria Toth

Village Staff: Village Administrator Joseph F. Wade

Also Present: Village residents

Mayor Staackmann stated the purpose of this meeting was to discuss real estate issues. The issue surrounded the Culver development. A statement previously mentioned needed to be clarified. This issue wanted residents to know that Culvers will not have to go before the Plan Commission, Appearance Commission, or Traffic Safety Commission because it is already a nonconforming use.

Village Administrator Wade then proceeded to give background on Culvers to the residents. Information was not withheld from the residents; however, everyone needed to understand that Culvers could not give the Village any type of concrete agreement. Culvers had to decide on whether to choose between a Niles location at Harlem and Dempster. They were interested in the old Lone Star restaurant. The draw to the Niles location was more reasonable taxes and water bills.

Morton Grove viewed this as a time to provide Culvers incentive to come to Morton Grove. The reasoning behind this was that the Morton Grove residents would still be bothered with issues if Culvers did not belong to Morton Grove. The Village was informed that Culvers would like to possibly come to the Village Plaza area at Harlem and Dempster. They were looking to build a store in front of the other stores; however the other stores in the mall would not agree to allow blockage of their stores. That is when Culvers took interest in the bank in that Plaza. Negotiations then proceeded with the Village. At that time, Culvers told the Village this store was smaller than their normal store. The residents were afraid of water being an issue. Mr. Wade stated that homes to the west of the shopping center were at a higher elevation than the Plaza. Also Culver's will provide for their own drainage. Culvers was also interested in the bank property because it has its own separate PIN number. That is an advantage for them.

The next concern from the residents was that how well will the Village control the noise issue? Will there be adequate fencing and can there also be arborvitae planted to help control the noise.

Trustee Marcus answered that Culver's would have to abide by all the rules all other stores/residents follow.

Mayor Staackmann stated that McDonald's is a great example. The residents in that area feel since the new store was built the noise has been cut dramatically.

The Trustees are willing to work with residents to resolve all matters concerning any business in town not just Culver's.

The residents feel the Police Department is not aggressive enough in controlling the delivery trucks during the early morning hours. The trucks delivery behind the Plaza stores and the noise is heard in the resident's homes.

Trustee DiMaria stated residents near the Aldi store voiced similar concerns. Aldi has proven to be a good neighbor. They are a wonderful group to work with at all times. Their deliveries also about residential homes and there is no problem.

Trustee Marcus reiterated that the meeting was to address concerns about property values, air quality, etc. Residents cannot state that Culver's should not be able to come into the plaza. That is not a realistic statement. The Trustees also stated that property values might even increase because they feel empty store fronts are a deterrent to potential buyers. Hopefully, this also will fill the stores and then the revenue generated will help bring in more money to the school district again increasing value.

One resident is not happy with the snow plows that maintain the plaza. He feels they destroyed his fence. He did repair it and did speak with the owner of the mall. The owner stated he would replace the fencing along the residential line three years ago and it still has not been done.

Residents also questioned where the drive thru will be. Mayor Staackmann stated it would be on the east side of Culver's building.

Mayor Staackmann recapped with discussion to Culver's centering around:

- Fence issue – slates placed in the fence so the debris does not land on the resident's yards;
- Modern lighting – so lights would not go into the residents homes;
- Delivery – restriction and noise control on deliveries; and
- Vegetation – having arborvitae placed along the fence line.

An issue was discussed about patrons exiting Culver's to the right and then using Oketo Avenue to turn onto and then Greenwood to get back to Harlem Avenue. Residents requested a one-way to control traffic. The Board stated the block will not like that.

The main sign came up for discussion; however, that will be taken to the Appearance Commission to decide upon.

The residents also asked if the bus stop could be changed to be in front of Culvers. They feel there will be even a bigger mess with trash from Culvers being dumped on the resident's property. Mayor

Staackmann stated that IDOT was impossible to deal with and they are the agency that controls bus stops.

Trustee Thill moved to adjourn the Special Meeting. The motion was seconded by Trustee Marcus and approved unanimously pursuant to a voice vote at 7:53 pm.



Minutes by: Joseph F. Wade

Culvers meeting minutes 01-27-10