

**MINUTES OF THE ZONING BOARD OF APPEALS**  
**July 25, 2022**

The regular meeting of the Zoning Board of Appeals was called to order by Temporary Chairman Eric Steffe at 7:02 p.m. at the Village Hall.

Board Member Pyter moved, seconded by Board Member Wheeler, to appoint Board Member Steffe as Temporary Chairman of the Zoning Board of Appeals in Vice Chairman Mark Moore's absence.

Motion carried 6 - 0.

Members present: Temporary Chairman Eric Steffe, Amy Flores, Walter Oakley, Richard Pyter, Thomas Rankin, and Gregory Wheeler.

Members absent: Vice Chairman Mark Moore.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

Others present: Caitlyn Culbertson, Village Attorney.

Board Member Wheeler moved, seconded by Board Member Rankin, to approve the July 11, 2022, Zoning Board of Appeals minutes.

Motion carried 6 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**ZBA 22-19 McDonald's USA LLC, Applicant  
1330 N. Milwaukee Avenue**

**Request is for a variation to reduce the minimum required number of parking spaces from 43 to 37 in order to update the existing single lane drive-through to a double lane drive-through for property located in the C-3 General Commercial District.**

Mr. Dan Olson, architect and agent for the petitioner McDonald's USA LLC, introduced the proposed changes to the subject site. He stated that they are seeking approval to add a second drive through lane to the existing McDonald's site located at 1330 N Milwaukee Ave. He stated that the proposed scope of work will reduce the existing number of parking spaces from 44 to 37 which will require a variation. He stated that the drive through comprises between 80% and 90% of McDonald's business and not as much on-site parking is necessary. He stated that the current parking lot and drive through circulation will remain the same, but there will be seven (7) parking

**Minutes of the July 25, 2022, Zoning Board of Appeals Meeting**  
**Page 2 of 2**

spaces removed due to the added drive through lane and exterior circulation lane towards the east end of the site. He stated that these changes to the drive through will enhance stacking efficiency.

Board Member Pyter asked if this will improve the stacking that sometimes backs out to Milwaukee Avenue. Mr. Chris Prucnal, McDonald's manager at 1330 North Milwaukee Avenue, stated that he has been managing this particular McDonald's since 2016. He stated that the proposed drive through improvements will help to improve the traffic flow going through the drive through lanes.

Board Member Pyter asked about the vehicular access restrictions at the driveway located along Walnut Street. Mr. John Spoden, Director of Community Development, stated that at the time that this McDonald's was developed the Village Board approved it with the condition to restrict exiting onto Walnut during certain times of the day in response to the neighboring residents concern about potential cut through traffic coming from McDonalds.

Board Member Flores asked if there will be enough space to allow vehicles to maneuver through an escape lane at the east end of the property after the installation of the second drive through lane. Mr. Olson stated that that the site plan is designed to accommodate a wide enough exterior circulation lane on the east end of the site.

Board Member Oakley asked about the wait time between ordering and serving the order. Mr. Prucnal stated that the wait time is very efficient.

Temporary Chairman Steffe stated that this is a great project and supports the requested Special Use Permit, Site Plan Permit and parking variation. He asked the petitioner if they are ready for the Zoning Board of Appeals to make their recommendation to the Village Board. Mr. Olson stated that they are ready for the Zoning Board of Appeals to make their recommendations to the Village Board of Trustees.

*In the matter of ZBA 22-19, Board Member Pyter moved, seconded by Board Member Wheeler, to recommend the Village Board of Trustees approve a variation to reduce the minimum required number of parking spaces from 43 to 37 in order to update the existing single lane drive-through to a double lane drive-through for property located in the C-3 General Commercial District, in accordance with the plans submitted.*

*Motion carried 6 - 0.*

*Ayes: Steffe, Flores, Oakley, Pyter, Rankin, Wheeler*  
*Nays: None*  
*Absent: Moore*

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

Board Member Flores moved, seconded by Board Member Wheeler, to adjourn the meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:46 p.m.