

**Plan Commission Meeting Minutes**  
**Date: January 19, 2012**

A motion to approve the minutes of the November 17, 2011 meeting was made by Plan Commissioner Stasica and seconded by Commissioner Marek. All voted aye.

**Case Description**

**2011-29P – Special Use Permit: 4811 Dempster Street**

The Village of Skokie, on behalf of Oberweis Dairy, Inc. as contract purchaser, requests a special use permit in a B3 Business district for a limited service restaurant with a drive-through at 4811 Dempster St. and that relief be granted from the following sections of the Village Code: **Sec. 118-141(a)(5)a.** to not provide visual screening across an alley from an R4 zone; **Sec. 118-212(a)(1)** to allow parking stall widths of 8.75' for 22 parking spaces and 8.5' for 7 spaces rather than 9', to provide parking stall depths of 16.5' for 7 spaces rather than 18', and to provide drive aisles of 23' rather than 24'; **Sec. 118-144(2)c.** to allow for none of the building to abut Dempster St. right-of-way rather than 50%; **Sec. 118-144(2)d.** to provide less than the required 60% transparent glass along the facades facing Niles Center Rd. and Dempster St.; **Sec. 118-212(i)(1)** to provide continuous curbing for various distances less than 6' from the property line in the parking lot on all 3 street frontages; **Sec. 118-283(c)(2)** to not provide landscape/screening for north and east parking spaces; **Sec. 118-283(c)(1)** to not provide parking trees or space for planting within the parking lot; and any other relief that may be discovered during the review of this case.

**Discussion and Interested Parties**

Legal Notice was properly posted and advertised as prescribed by the Zoning Chapter. Notice by certified mail to properties within 250 feet of the subject site was deemed defective. There were 2 establishments that were not properly served. The architect, Michael Aragona, has requested that the case be continued to the next meeting date, February 2, 2012. Corporation Counsel stated that the notice already served is constructive notification and those individuals do not have to be re-notified.

**Recommendation and Voting**

This case was continued to February 2, 2012.

**Absent: Gray-Keeler & Mitchell**