



The Village of  
**Glenview**

2500 East Lake Avenue  
Glenview, IL 60026-2600  
Phone: (847) 724-1700  
Fax: (847) 724-1752

**CONDITIONAL USE APPLICATION**

**Applicant Information**

Name: Dannie Thomas  
Address: 1151 Lockwood Dr  
City: Buffalo Grove State: IL Zip Code: 60089  
Email: datazzzman@aol.com Phone: (847) 219-3743 Fax: \_\_\_\_\_

**Project Information**

Project Name: NKT Management Inc D/B/A Culver's  
Project Address: 1727 Waukegan Rd

**Property Owner Information (if different than Applicant)**

Name: EHS, LLC Edward J Stern  
Address: P.O.Box 2055  
City: Glenview State: IL Zip Code: 60025  
Email: ejsjp@aol.com Phone: (847) 858-3177 Fax: \_\_\_\_\_

**Project Manager Information**

*The person listed as the Project Manager will be the primary point of contact for staff to answer any necessary questions, provide additional information, and will receive copies of the meeting materials (agenda and staff memo).*

Name: Dannie Thomas  
Address: 1151 Lockwood Dr  
City: Buffalo Grove State: IL Zip Code: 60089  
Email: datazzzman@aol.com Phone: (847) 219-3743 Fax: (847) 276-4137

**Disclosure**

*As the undersigned, I hereby attest that I have full legal authorization to file this application. I certify that the information and exhibits submitted herewith are true and correct. I agree to be bound by conditions of approval which may result from the Village's consideration of my application while reserving my right to oppose or present evidence to object to any proposed condition during any hearing regarding this or a related application. I authorize the Village to make any plans associated with this petition available for public view including posting of plans to the Village's website. I hereby acknowledge my understanding that no building permits will be issued by the Village of Glenview until all related reviews have been completed and all approvals have been granted and an executed final subdivision of Mylar has been submitted for recording, if applicable.*

Signature of Applicant: 

Signature of Property Owner: \_\_\_\_\_

Signature of Project Manager: 

The Village of Glenview Zoning Ordinance requires that certain standards must be met before a Conditional Use may be granted. Answers to the questions within this application should be as complete and detailed as possible. Additional pages may be attached if necessary.

**PLEASE NOTE: "Yes" and "No" answers are not acceptable. Any application that does not contain detailed answers to ALL questions will not be scheduled for the Plan Commission until the questions have been answered sufficiently.**

**Please explain in detail, all answers**

1. **Explain in detail** the Conditional Use for which you are applying.

The conditional use I am applying for is to allow a restaurant offering sit down and drive through service. It will be approximately 4,200 square feet and seats 102 in the indoor dining area with 20 seats for seasonal outdoor dining. This is a B-3 General Service District use in a B-2 General Business District. No zoning change is required. Per Sec. 98-50 of the Municipal Code the Plan Commission needs to evaluate any petition for a Conditional Use.

2. Is the particular location of the proposed Conditional Use necessary or desirable for the public convenience? **(Please Explain in Detail)**

Yes. After an evaluation and study of the demographics, economy and zoning of the greater northern suburban area this particular location was best suited for this type of business. Many factors were considered including new development in this area, being able to give the community more choices for dining and the convenience of a drive-through. In today's society people have less and less time to prepare meals at home. Culver's has an extensive menu to meet the needs for everyone in the family. With the finest Ingredients faithfully prepared we don't compromise on quality or flavor. From our pressed and seared Midwest beef to our Fresh Frozen Custard made from family farm fresh dairy – and everything else in between – there's a lot to love about every Culver's meal hand crafted just for our guest. Culver's has one of the most efficient drive-throughs in the fast-casual category. With an average drive-through time of 3 minutes and 33 seconds to prepare and deliver fresh, made to order food. The drive-through serves as a convenience for the on-the-go person or family. Culver's drive-through serves an estimated 40% of our guest with 60% of guest that still prefer to dine in. Industry standard for a drive-through is well over 57%. With the site currently vacant Culver's will be filling a void that was once occupied by Matty's Wayside Inn. Matty's had an estimated double the seating capacity of Culver's and was open late night with a liquor license. With the new intersection of Waukegan and Chestnut an additional 1% sales tax was implemented. Culver's sales tax revenue can help expedite the pay-down of this special financing district sales tax.

3. Will the proposed Conditional Use be injurious to the use and enjoyment of property already permitted in the immediate vicinity? **(Please Explain in Detail)**

No. The use of this restaurant with a drive-through will compliment the already existing business in the area. With Waukegan road being a major artery for consumers to shop and dine this restaurant's design and functionality is one of the best in the industry and fits well with the Village of Glenview's beautification and development plans and will not be injurious to the use and enjoyment of the property in the area already permitted. Culver's would be an enhancement to area for the residence and employees working in the community offering an extensive menu to meet the needs for everyone. With the finest Ingredients faithfully prepared we don't compromise on quality or flavor.



4. Will the proposed Conditional Use diminish or impair property values in the neighborhood? **(Please Explain in Detail)**

No. With Culver's high standards of business practices and the best design and functionality of the building this business will not impair the value of this neighborhood. It will revitalize an other wise empty lot with a business that is considered one of the best in the industry. It will bring a stable and long lasting business that is known for its involvement in community. High property values in adjacent neighborhoods have already been priced in with the expectation that a business would be developed on this property. Therefore a Culvers would only have a positive effect on property values. With the site currently vacant and being an eyesore to the community Culver's will be filling a void that was once occupied by Matty's Wayside Inn. Matty's had an estimated double the seating capacity of Culver's and was open late night with a liquor license. North of Lake street along Waukegan Rd. is a shopping and dining destination and offers a variety of dining choices not only to Glenview residence but travelers that use this major road way that connects neighboring communities. With the redevelopment and upgrades of the Waukegan and Chestnut intersection and a reduction of curb cuts with a right in and right out we minimized congestion southbound and improved the safety of this location.

5. Will the proposed Conditional Use generate a significant change in the character of the neighborhood? **(Please Explain in Detail)**

No. It will not change the character of the neighborhood. With similar businesses in the neighborhood with a drive-through and being properly zoned for this type of business (B2 General Business District) we will be able to bring a fresh new look and choice to the area. With Culver's high standards of business practices and the best design and functionality of the building this business will bring a much needed improvement to this neighborhood. It will revitalize an other wise empty lot with a business that is considered one of the best in the industry. We will be replacing a business (Matty's Wayside Inn) that had more then double the seat capacity and turned into a night club serving alcohol late night and was open until 1:00 am. With Culvers we would be reducing late night noise and congestion and erecting a building that is appealing. Culver's has an extensive menu to meet the needs for everyone in the family. Culver's also takes pride in community involvement. Holding community events such as blood drives and sales nights for charity.

6. Will the Conditional Use be in harmony with present development of the District and abutting Districts considering the location, nature, and intensity of the proposed operation, the size of the site and the ease of ingress and egress? **(Please Explain in Detail)**

Yes. With multiple restaurants that have a drive-through already in the area Culvers will be in harmony with what is already approved and existing. After an extended search for the proper zoning, demographic and economic conditions this site meets all criteria. Working close with the Village of Glenview and Plan Commission we have a proper plan in place that meets the needs of community. An extensive traffic study has been done to make sure that the best and most efficient plan with regards to safety and congestion will be implemented. North of Lake street along Waukegan Rd. is a shopping and dining destination and offers a variety of dining choices not only to Glenview residence but travelers that use this major road way that connects neighboring communities. With the redevelopment and upgrades of the Waukegan and Chestnut intersection and a reduction of curb cuts with a right in and right out only we minimized congestion southbound and improved the safety of this location while maintaining commercial viability. The traffic study and upgrades to the Waukegan and Chestnut intersection had already factored in the volume of this type of business in mind. With a natural increase in population and with the Village of Glenview being a most desirable place to live there is an increase in the need to service the community with more choices of quality food at a affordable price. Culver's has always been a welcomed and viable business in surrounding communities because of the involvement and stability it brings as a business.

7. Will the location, nature, or height of buildings, walls, fences, and landscaping on the site unreasonably hinder or discourage the appropriate use and/or development of adjacent or nearby land and existing buildings? **(Please Explain in Detail)**

No. Adjacent properties in the area are already developed. With Culver's current building design we will meet and/or exceed all zoning requirements. We will also take in consideration all surrounding land and existing

11/30/10 buildings to have the best and most appropriate design in place.



8. Will off-street parking facilities be of adequate size and number, properly located, and suitably screened from any adjoining Residential Districts in accordance with the requirements of the Glenview Zoning Ordinance? **(Please Explain in Detail)**

Yes. All will be in compliance with Village requirements. Proper parking volume requirements will be in place that meet or exceed zoning regulations. Being very considerate to adjoining residence we will implement the best parking, landscaping and lighting to minimize any disturbance to our neighbors to reduce noise and visibility.

9. Will the entrance and exit drives be laid out so as to prevent traffic hazards and nuisances, and minimize traffic congestion in the area? **(Please Explain in Detail)**

Yes. An extensive traffic study has been done to make sure that the best and most efficient plan with regards to safety and congestion will be implemented. North of Lake street along Waukegan Rd. is a shopping and dining destination and offers a variety of dining choices not only to Glenview residence but travelers that use this major road way that connects neighboring communities. With the redevelopment and upgrades of the Waukegan and Chestnut intersection and a reduction of curb cuts with a right in and right out only we minimized congestion southbound and improved the safety of this location while maintaining commercial viability. The traffic study and upgrades to the Waukegan and Chestnut intersection had already factored in the volume of this type of business in mind. With a natural increase in population and with the Village of Glenview being a most desirable place to live there is an increase in the need to service the community with more choices of quality food at a affordable price. Culver's has always been a welcomed and viable business in surrounding communities because of the involvement and stability it brings as business. We will work close with the Village of Glenview and consult with the Plan Department and their traffic consultant to have an agreed upon plan.

10. Will the Conditional Use comply with all bulk regulations of the District in which the proposed use would be located? **(Please Explain in Detail)**

Yes. The conditional use complies with all bulk regulations for this location. All will be in compliance with Village requirements. Proper parking volume requirements will be in place that meet or exceed zoning regulations. Working close with the Appearance Commission and being very considerate to adjoining residence we will implement the best parking, landscaping and lighting to minimize any disturbance to our neighbors to reduce noise and visibility. Also taking in consideration is the comments of the residents of Gleniew and developing a comprehensive plan that will benefit the community. With the new intersection of Waukegan and Chestnut an additional 1% sales tax was implemented. Culver's sales tax revenue can help expedite the pay-down of this special financing district sales tax. Culver's is considered one of the best Franchises in the industry offering the highest quality of food with the very best in hospitality. Culver's has an extensive menu to meet the needs for everyone in the family. With the finest Ingredients faithfully prepared we don't compromise on quality or flavor. From our pressed and seared Midwest beef to our Fresh Frozen Custard made from family farm fresh dairy – and everything else in between – there's a lot to love about every Culver's meal hand crafted just for our guest.