

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

All Matters on the Agenda may be Discussed, Amended and Acted Upon

August 13, 2012

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Linda Damron to call the roll. The results of the roll call vote were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Frank Petella, James Joseph and David Creighton

Absent: Commissioner Ralph Smoot

Also Present: Don Bastian, Assistant Community Development Director, Linda Damron, Secretary and a representative from County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Joseph made the second to approve the minutes of the meeting of July 23, 2012.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton

Nays: 0

Abstain: 0

Absent: 1 Commissioner Smoot

PUBLIC HEARING:

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 12180 - Fred Matthias - McDonald's Corporation - 1355 County Farm Road
Amendment to an Approved Special Use Permit - PUD
Amendment to an Approved Special Use Permit - Drive-Up Service Window
Final Planned Unit Development Plan
Plat of Consolidation**

Chairman Michaelsen swore in the witness, Fred T. Matthias, Architect, 3277 Oak Knoll Road Carpentersville IL, Jeff Miller, Watermark Engineering, 2631 Ginger Woods Parkway, Suite 100 Aurora, IL, and Cindy Armstrong, Operation Manager for McDonald's, 1200 S. Cook Street, Barrington, IL.

Mr. Matthias opened with introductions of Jeff Miller, Civil Engineer with Watermark Engineering and Cindy Armstrong, Operations Manager for McDonald's.

Mr. Matthias stated that Mr. Miller would present the site plan portion of the case. Mr. Miller stated that McDonald's is preparing to remodel the store located at 1335 County Farm Road and is

requesting to have a dual-lane drive-up service. Mr. Miller stated that having a dual-lane drive-up will help with order processing efficiency on the site. In order to accomplish this they would need to revise the current site plan by removing some parking spaces, with most of them being on the north end of the site. Mr. Miller stated that they would be modifying the trash enclosure by removing some of the masonry, to allow dual swinging gates making it easier to get the trash receptacles in and out of the enclosure. Mr. Miller stated they are proposing to add landscaping to the areas that will be modified, specify in the northwest corner of the site. Mr. Miller stated that on the south side of the building the existing play area will be removed, and in its place there will be additional parking spaces and landscaping. Mr. Miller stated the part of the proposed plan is to improve the ADA access to the site, they will be placing all three required handicapped parking stalls at the south end of the building next to the sidewalk leading into the building and adding an public access to County Farm Road at the southwest corner of the property. Mr. Miller stated that the entire parking lot will be restriped to meet the village's required striping requirements.

Mr. Matthias stated that the new signage will meet what is allowable by code. Mr. Matthias stated that they have been working with the Fire District by using a template of one of the fire trucks to make sure that a fire truck would be able to maneuver in the parking lot. Mr. Matthias stated that the existing mansard roof will be replaced with a new banded parapet wall, and the lower brick on the building will remain and wood trim on the building will be removed, a new parapet on EFIS will be installed along with a metal band and they will be painting the building with a new color scheme. Mr. Matthias stated that some of the materials they will be using on the building is a 12" x 24" oyster stroke tile, this will make the arcade stand out, there will also be a roof cap element, signage and an yellow canopy. Mr. Matthias stated that both the interior and exterior will be ADA compliant. Mr. Matthias stated the interior will have a fresh new look.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated the petitioner is requesting an Amendment to Approved Special Use Permit approvals for Planned Unit Development and Drive-up Service Window, a revised Final Planned Unit Development Plan and Final Plat of Consolidation. Mr. Bastian stated that this McDonald's was built in 1989 and had the zoning approvals granted at that time. Mr. Bastian stated the applicant has summarized the modernization and renovation of the building. Mr. Bastian stated that staff is very supportive of the plan to upgrade the exterior of the building, the site landscaping, modernize the floor plan and the improvements for ADA accessibility. Mr. Bastian stated the most significant change will be to the site plan to create the dual-lane drive-through. Mr. Bastian reminded the Plan Commission of the McDonald's at 355 S. Schmale Road that was recently demolished and rebuilt in the last year or two and it was built with the new dual-lane drive-through system, and it has been working well, and staff has not received any concerns or complaints. Mr. Bastian stated one of the main changes is that there would be the loss of some parking spaces. The applicant is asking to reduce onsite parking from 62 to 53 spaces as part of their revised final PUD Plan. The applicant has provided a Parking Study from KLOA dated May 21, 2012, the study verifies that even with the reduction to 53 parking spaces that is proposed, there would be more than enough spaces to meet the peak demands on the site. This is due to the fact that 75% of their business is processed through the drive-through; this would reduce the need for some of the on-site parking spaces. Mr. Bastian stated that staff can support of this request. Mr. Bastian stated that the plan shows plenty of stacking spaces in the drive-through lane. Mr. Bastian stated that everything else on the plan does comply with the code, and the applicant touched on the improvements for the trash enclosure regarding the changes to the gates, and hopefully the change to the gates will help properly maintain the trash containers future. Mr. Bastian stated the improvements to the pedestrian facilities are very welcomed.

Mr. Bastian stated that the applicant is also applying for a Plat of Consolidation; there are two parcels that make up this lot, as a result from a change in the drive aisle that came in off of County Farm Road. There are a few changes that needs to made to the plat; staff will be working with that applicant on the changes.

Mr. Bastian stated that staff can recommend approved all of the request subject to the conditions listed on pages seven and eight in the staff report.

Chairman Michaelsen asked if anyone from the audience had any questions. There were no questions from the audience.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commission Creighton asked Mr. Bastian if there would still be 8 parking spaces off site and 3 land banked spaces.

Mr. Bastian stated that staff does not believe that that agreement still holds because there has been a change in the ownership of the Household Bank property, and staff also does not believe that the spaces are necessary.

Commission Creighton wanted to know if the roof top units would be screened.

Mr. Matthias started that they would be screened.

Commissioner Christopher, Spink, and Petella did not have any questions.

Commissioner Joseph wanted to know if there would be any outdoor seating and would there be a bike rack.

Mr. Matthias stated that there would not be any outdoor seating and they could add a bike rack.

Chairman Michaelsen wanted to know if they will be able to clear the cars out of the drive-through line that quickly having dual drive-through lanes?

Cindy Armstrong stated that the way the production area works is that the sandwiches are not made until the order is placed from the customer; with the dual-lane drive-up they can capture more orders quicker, they can produce the food faster and that in turn allows us to serve the food more quickly.

Commissioner Spink moved and Commissioner Christopher made the second to approve the request for 1335 County Farm Road, to an Amended to an Approved Special Use - Planned Unit Development, Amendment to an Approved Special Use Permit - Drive-Up Service Window, Final Planned Unit Development Plan and a Plat of Consolidation, subject to the recommendations contained in the staff report.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton
Nays: 0
Abstain: 0
Absent: 1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on August 20, 2012, at which time the Board would take final action on the matter.

Commissioner Joseph moved and Commissioner Spink made the second to close the Public Hearing.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton
Nays: 0
Abstain: 0
Absent: 1 Commissioner Smoot

NEW BUSINESS:

Mr. Bastian wanted to discuss the upcoming Plan Commission training session, he wanted to know which of the following dates, September 10, September 24, October 8, or October 22, would be good for the Plan Commissioners. Discussion was had and staff will work to schedule the training in October.

Discuss cancellation of the August 27, 2012 meeting.

Commissioner Christopher moved and Commissioner Spink made the second to approve the cancellation of the August 27, 2012 meeting

The results of the roll call vote were:


Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton
Nays: 0
Abstain: 0
Absent: 1 Commissioner Smoot

ADJOURNMENT:

At 8:00 p.m. Commissioner Spink moved and Commissioner Petella made the second to adjourn the meeting. The motion passed by unanimous vote.

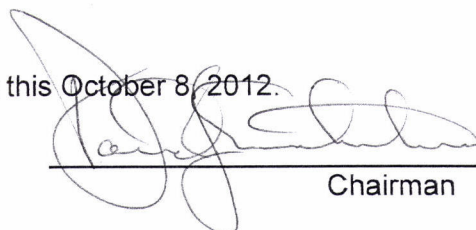
FOR THE COMBINED BOARD

Recorded and transcribed by,



Linda Damron
Community Development Secretary

Minutes approved by Plan Commission on this ~~October 8~~ 2012.



Chairman