

**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

March 14, 2011

Chairman Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed the Secretary, Roberta Michalak to call the roll. The result of the roll call was:

Present: Commissioners David Hennessey, Timothy McNally, Angelo Christopher, Dee Spink, Ralph Smoot, Frank Petella, and Chairman Dave Michaelsen

Also Present: Don Bastian, Assistant Community Development Director and Roberta Michalak, Secretary

MINUTES:

Commissioner Smoot moved and Commissioner Hennessey made the second to approve the minutes of the meeting of February 28, 2011, with one spelling error correction. The results of the roll call vote were:

Ayes: 5 Commissioners Hennessey, McNally, Petella, Smoot, and Chairman Michaelsen
Nays: 0
Abstain: 2 Commissioner Spink and Commissioner Christopher
Absent: 0

PUBLIC HEARING:

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

**Case #11007: Kaival Gyan Mandir, 990 County Farm Road
Special Use Amendment – Churches and Other Places of Worship**

Chairman Michaelsen swore in the witnesses Mayur Patel, Applicant, and Shivray Solanki, Architect.

Mr. Solanki stated he is the Architect for Kaival Gyan Mandir doing the remodeling work, he also stated his architect firm is located at 1700 Cambria, Algonquin, IL, 60102. Mayur Patel the petitioner stated his address is 500 Newbury Drive in Elk Grove Village. Mr. Solanki stated they have an existing temple building and all they are doing is adding a vestibule to the front entry because the existing entrance, in the winter, creates wind drafts and there is minimal space for coats. The vestibule in front is about a 565 square foot addition that will have a distinctive temple exterior facade. We are trying to bring it to the temple architecture elements of the other side of the building. The front dome will be 34 feet 6 inches which is under the 35 feet allowed by code.

Assistant Community Development Director Don Bastian stated Kaival Gyan Mandir is requesting amendments to the existing Special Use to allow for minor changes to an existing building at 990 County Farm Road. They have occupied this building since 2007. Some background for the Plan Commission members, the original special use to allow a Church use on the property was granted in 1982. A church was not immediately built under the approval, and Village Board affirmed the original special use along with a revised site plan in 1986. In

1994, the Village Board approved a special use amendment to allow approximately 1 acre of the southern portion of the property to be subdivided off to allow for the creation of four buildable lots that are now improved with single family homes on Paddock Drive. If you reference the aerial photo in your packet you will notice four home sites on Paddock Drive. The last time the church property was brought before the board was 1998 at which time the Village Board granted a special use amendment authorizing a 3,000 square foot addition to the south wing of the building for the previous owner, the World Overcomer's Church. At this time, as mentioned by the petitioner, Kaival Gyan Mandir would like to construct a 565 square foot vestibule addition on the southwest side of the building facing the parking lot. This essentially would create an entry way into the building that would provide an air break into the building from the outside air entering the main assembly area also allowing a couple of small coat closets to be built. Because this is essentially a storage area and an entrance into the building it would not have an impact on the required parking for the facility. The Zoning Code requires 75 parking spaces for this use and the parking lot contains 110 parking spaces, allowing adequate parking as far as the Zoning Code is concerned. The other elements of this request is to amend the building elevation to include the vestibule on the southwest side facing the parking lot shown on exhibit A as well as the tower element facing the intersection of County Farm and Lies Road as shown on exhibit B. On the existing building the roof is 35 feet, the tower element proposed would be approximately 34 feet 6 inches, allowable in the R-3 District. One final item we will highlight involves the trash enclosure, during our site inspection for this application we observed the garbage facilities are not properly screened in accordance with the Village Code and the applicant has agreed to construct a new trash enclosure with evergreen landscaping around it that will help improve the existing trash enclosure condition and will also meet Village Code. Staff has no further comments and recommends approval subject to the conditions on page four of the staff report and now opens the floor to any questions.

Chairman Michaelsen thanks Mr. Bastian and invites the audience to come forward with any questions or comments.

Resident by name of Ken stated he lives to the rear of the building and asked where the trash enclosure would be located. Mr. Bastian stated he could answer the question, the trash facilities right now are near the south end of the south wing of the building, there will be a new 6' tall wooden trash enclosure with gates and landscaping will be just off of the drive aisle on the south side where the parking lot ends. Mr. Solanki stated it would be screened and landscaped. Ken asks if the trash would periodically be moved to the back end of the property next to the shed they installed. They have called several different times when they have moved it to the back side of the property that backs up to our property? Mr. Bastian stated that the construction of the new trash enclosure of a 6' tall wooded fence panels with evergreen landscaping installed around it is a recommendation of approval of this application so the Village will require that the trash enclosure be constructed before the Certificate of Occupancy for the new vestibule will be issued, it will be very clear that any trash and recycling would be permanently be kept in the enclosure. Ken asked if it will be permanent and Mr. Bastian stated it would be permanent.

Chairman Michaelsen asked for any additional residents with questions to please come forward to the podium and state your name for the record.

Debbie Mock, whose property is located just south of where the church is has requested clarification that there would be no expansion of the parking lot and if the berm of trees between her house and the parking lot would not be touched, is it true nothing will be touched. Chairman Michaelsen stated yes that is true. Debbie Mock stated as long as the berm of trees

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Also Present: Don Bastian, Assistant Community Development Director and Roberta Michalak, Secretary

MINUTES:

Commissioner Smoot moved and Commissioner Hennessey made the second to approve the minutes of the meeting of February 28, 2011, with one spelling error correction. The results of the roll call vote were:

Ayes: 5 Commissioners Hennessey, McNally, Petella, Smoot, and Chairman Michaelsen
Nays: 0
Abstain: 2 Commissioner Spink and Commissioner Christopher
Absent: 0

PUBLIC HEARING:

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1994, the Village Board approved a special use amendment to allow approximately 1 acre of the southern portion of the property to be subdivided off to allow for the creation of four buildable lots that are now improved with single family homes on Paddock Drive. If you reference the aerial photo in your packet you will notice four home sites on Paddock Drive. The last time the church property was brought before the board was 1998 at which time the Village Board granted a special use amendment authorizing a 3,000 square foot addition to the south wing of the building for the previous owner, the World Overcomer's Church. At this time, as mentioned by the petitioner, Kaival Gyan Mandir would like to construct a 565 square foot vestibule addition on the southwest side of the building facing the parking lot. This essentially would create an entry way into the building that would provide an air break into the building from the outside air entering the main assembly area also allowing a couple of small coat closets to be built. Because this is essentially a storage area and an entrance into the building it would not have an impact on the required parking for the facility. The Zoning Code requires 75 parking spaces for this use and the parking lot contains 110 parking spaces, allowing adequate parking as far as the Zoning Code is concerned. The other elements of this request is to amend the building elevation to include the vestibule on the southwest side facing the parking lot shown on exhibit A as well as the tower element facing the intersection of County Farm and Lies Road as shown on exhibit B. On the existing building the roof is 35 feet, the tower element proposed would be approximately 34 feet 6 inches, allowable in the R-3 District. One final item we will highlight involves the trash enclosure, during our site inspection for this application we observed the garbage facilities are not properly screened in accordance with the Village Code and the applicant has agreed to construct a new trash enclosure with evergreen landscaping around it that will help improve the existing trash enclosure condition and will also meet Village Code. Staff has no further comments and recommends approval subject to the conditions on page four of the staff report and now opens the floor to any questions.

Chairman Michaelsen thanks Mr. Bastian and invites the audience to come forward with any questions or comments.

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Chairman Michaelsen asked for any additional residents with questions to please come forward to the podium and state your name for the record.

Debbie Mock, whose property is located just south of where the church is has requested clarification that there would be no expansion of the parking lot and if the berm of trees between her house and the parking lot would not be touched, is it true nothing will be touched. Chairman Michaelsen stated yes that is true. Debbie Mock stated as long as the berm of trees

is not removed to allow the car lights to shine into her house she is ok. Chairman Michaelsen stated the only thing that Kaival Gyan Mandir was getting approval for was the new entrance and the trash enclosure will become permanent with some landscaping around to try to hide it. Debbie Mock asked if the opening will be toward the building and Chairman Michaelsen stated it would be towards the building and the landscaping may take a few years to grow around it. Debbie Mock stated they were concerned about the berm of trees and the parking lot staying the same they have done a lot of improvements and was only worried about the traffic lights shining right into her house.

Chairman Michaelsen asked if there was any one else from the audience with questions or concerns?

Chairman Michaelsen turned the questions to the commissioners.

Commissioner Smoot had a question on exhibit "A" in regards to the three domes being added to the structure. Would they be facing County Farm? Mr. Solanki stated no it would be facing the parking lot. Commissioner Smoot confirmed all three would be facing the parking lot. Commissioner Smoot asked what color the top of dome was going to be. Mr. Solanki stated they are going to match the existing color, hopefully a tannish color.

Commissioner Spink asked how long the project might take to complete. Mr. Solanki stated 4 months. Commissioner Spink also asked if there would be a grand opening upon completion to celebrate or dedicate this new building. Mr. Solanki stated that yes they would have some sort of celebration, they are planning for 2012.

Chairman Michaelsen agreed with the construction of the vestibule to create the airbreak for winter cold and the added storage for coats but had a question about the domes. Would the three domes shown on the new structure be in addition to an existing dome or are they all new? Mr. Solanki stated they were all new. Chairman Michaelsen confirmed with Mr. Solanki that the color of the domes were to match the façade color of the existing building. It was confirmed by Mr. Solanki. Chairman Michaelsen asked Mr. Bastian if there was a condition on the landscaping around the trash enclosure that if something were to die off they would have to replace with same. Mr. Bastian stated condition number 5 states that the evergreen shrubs that are a minimum of 48 inches in height at the time of installation shall be installed at no greater than 48 inches on center and we would typically have language that would require that any dead landscaping would be replaced with an equivalent size material on an annual basis and we would add that language to number 5. No further questions.

Commissioner McNally moved and Commissioner Hennessey made the second to recommend approval of the requested Special Use, subject to the conditions contained in the staff report, for the Kaival Gyan Mandir. The results of the roll call vote were:

Ayes: 6	Commissioners Hennessey, Christopher, Spink, Smoot, McNally, Petella and Chairman Michaelsen
Nays: 1	Commissioner Smoot
Absent: 0	

Mr. Bastian reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on March 21, 2011, at which time the Board would take final action on the matter.

**Case #11025: McDonald's – 355 S. Schmale Road
Special Use Permit – Drive-Up Window Service and Outdoor Seating**

**Zoning Code Variations – Building Setback, Parking Setback and
Required Parking
Sign Code Variations – Menu Boards and Wall Signs**

Chairman Michaelsen swore in the witnesses Rich Neubauer, Rebuild Manger for McDonald's USA, LLC.

Rich Neubauer stated his name and address 4320 Winfield Rd Suite 400, Warrenville IL, 60555. Rich Neubauer stated his position with McDonald's as Rebuild Manager in the Chicago area. Mr. Nuebauer states that McDonald's has rebuilt a number of the stores over the years in this area and that the building at 355 South Schamle Road is about 40 years old and needs to be rebuilt. This is the reason that we are here tonight to ask for approval to rebuild the store and in order to do so we are going to need to request a special use for the drive-through service window and the outdoor seating area. McDonald's is also going to need to request a number of variances, one to reduce the front yard building setback along Gundersen Drive and for parking setbacks and the number of required parking spaces from 71 to 54 and a number of sign variations for the menu boards that exceed the height and square foot limitations as well as wall sign locations and size. Mr. Neubauer explained the site plan highlighting the new building is in about the same location as the existing one it is just slightly moving to the south. McDonald's has also incorporated the outdoor seating area just to the south side of the building which allowed us to wrap the drive through lane around the building the back of the building to retain the number of stacking spaces that the village requires. Mr. Neubauer explained they had to stay within the 25,000 square foot disturbed area limitations to avoid having to go to the DuPage County storm water ordinance which would have put the project over the top in terms of being financially feasible. We are only disturbing the area directly around the building pad and the outlying land around the perimeter remains as is. McDonald's can still upgrade the area but can't alter it any. In the new site plan everything goes in a counterclockwise direction you can enter off of Gundersen Drive or Schmale Road and can easily get into the drive through lane. We are doing the double drive through lane ordering system on all of our new stores, the double drive through offers two registers available to order from. Two orders are able to be taken at one time. When the cars move forward they will merge and will then be queued for pick up. It is a huge advantage especially since over 70% of our business is done through the drive-through; this particular store is 72%. The trash corral is located in the back corner and will be a masonry trash corral. We have a total of 54 parking stalls on the site and the landscaping has increased by about 8% of the existing plan. When it comes to the building we are proposing our new look that we have been building for about the last 4-5 years now. It is a very contemporary crisp design, the building itself is roughly the same size as the existing footprint the old building had a basement and this one will not. The difference is made up in the seating area we don't need the 124 seats we have there today we are projecting to have about 72. The building itself is a very contemporary building, the dinning room has glass all around for a nice open feeling, it has a wall made of stone and is a masonry building. There is a roof cap element that is externally illuminated, metal awnings with a thin aluminum light bar which not only will look nice in daylight but at night as well. I think you would agree this is a huge improvement to what exists there today. We anticipate with this remodel we will increase our sales volume by approximately 10-15% which will increase tax revenue as well. This concluded the presentation by Rich Neubauer. Chairman Michaelsen turns the floor to Mr. Bastian.

Mr. Bastian highlighted the numerous requests that would be necessary to accommodate the redevelopment of the site, but overall staff is very supportive of all the requests with the suggested conditions, in the staff report. The Special Uses are to allow the dual-lane drive-

through service as well as outdoor seating. Variations on front yard building and parking setbacks as well as a variance to reduce the required number of parking spaces and several sign code variations. Mr. Bastian reminded the Plan Commission that the sign code is under review for several sign code text amendments and we plan to bring the revisions to the next meeting which right now stands to be April 11, 2011. At the February 28th meeting it was the consensus of the Plan Commission to look at revising some of the language for more relaxed sign code provisions related to menu boards and wall signs that we have been granting many variances to, so we are working on that and although it is in process we are processing these requests as part of McDonald's application because we wanted to be sure they have the ability to do what they needed to as part of this project. Mr. Bastian proceeded to highlight some of the particular areas of note. Mr. Neubauer talked about the dual-lane drive-through service, it is expected that the dual-lane drive-through service will reduce peak hour capacity issues and minimize the affect of customers that take a long time to place an order, and one additional advantage of the new design is no parked car will be blocked by any car waiting in the drive through lane. Although it is in not outlined in your packet if you were to reference a Google map of this property you would see a line of cars backed up all the way to the drive aisle that leads out to Schamle Rd so there would be many customer cars in the parking lot that were blocked by waiting drive through customers. With the proposed site plan there is no blockage of such cars and orders would be processed more quickly with the new design. The outdoor seating area is a design feature that would be added on the south side of the restaurant. McDonald's has planned as many as 8 tables with up to four chairs at each, the outdoor seating plan is shown on the outdoor seating plan sheet as well as the landscaping sheet. It has a 4 foot metal decorative fence with landscaping, a bike rack as well as outdoor trash cans for this area. Staff has no objection to the outdoor seating area; it is in a commercial area so creating noise adjacent to residential property is not a concern, and staff recommends approval of the outdoor seating area. With respect to the parking set backs, the zoning code requires parking to be set back 20 feet from the public right-of-way this is a corner lot with a public right-of-way on Gundersen Drive and Schmale Road, there would be no change from the existing parking, parking will not be any closer to the road than it already is, we would simply be memorializing or granting a variance for the existing conditions to remain as is. With respect to the building set back, the existing building is set back 64 feet from Gundersen Drive right now, with the trellis they want to install on the outside of the new building, the building would be set back 67 ½ feet from Gundersen Drive. The staff has no objection to the building setbacks. The final zoning code variation is for the required number of parking spaces based on the area of the new restaurant the zoning code requires 71 spaces the site plan shows 54 spaces and so a variance is needed to reduce parking from 71 to 54. In support of that request the applicant has shared the following information with us, currently the restaurant has 124 seats and the proposed restaurant would have 74 dine in customers with an additional 32 in the outside seating area which reduces the number of seats available. As Mr. Neubauer mentioned 72% of the business is through the drive through and they expect this to remain consistent or increase with the new drive through design. Staff did a comparison ratio of the number of parking spaces and the number of seats and the conclusion was with the proposed condition there will be slightly more parking available on a per seat basis than they currently provide. Staff is not aware of any parking shortage at the existing restaurant so staff can support the variation to reduce the number of parking spaces from 71 to 54 due to the large volume of orders that are placed through the drive through. With respect to the sign code variations we have seen many of these over the years and the request from McDonald's is very similar, they are requesting 2 menu boards as apposed to one, the menu boards will be one for each drive through lane they have informed us they will not have the preview boards as they did in the past and are proposing the 2 full menu boards, one for each ordering point, and they would like those to measure 48 square feet versus 25 square feet, 8 feet in

height versus 6 feet as allowed so compare this to the request from the several menu board variations the Plan Commission and Village Board have granted over the last 10 to 12 years and what McDonald's is requesting is comparable to those that have been granted in the past. They are also requesting wall sign variations, again if you look at the building elevations you can see they would like to have the word McDonald's as well as the logo on the west elevation as well as on the north elevation of the building, as the sign code is written right now the blank wall area between the signs would be calculated as part of the sign. Following this approach, the wall sign area on the north and west elevations would exceed the 10% façade area allowance, and so the applicant is requesting a variation not to include the blank wall area between multiple wall signs in the calculation of wall sign area. They further request that the smaller "golden arches" logo sign would be installed beneath the larger "McDonald's" sign. This sign placement also does not comply with code; code requires that "the placement of all signs cannot extend above or below the largest sign". As such, the applicant is requesting a variation to allow the smaller sign to be installed at a lower elevation on the building than the larger sign. Mr. Bastian states this summarizes all the requests before the board, staff recommends approval of all the requests and opens the floor for Plan Commissioner's questions.

Commissioner Petella asked if the parking lot was to be disturbed. Mr. Neubauer stated McDonald's can alter it as long as they don't change the grade the parking lot would be. On the old building there is a playground on the front, now this will be gone? Mr. Neubauer answered yes. Commissioner Petella asked if the outdoor area is monitored. Mr. Neubauer stated that this would be an operational issue and if problems they will install cameras in this area. Commissioner Petella had one last question about the mechanical equipment on the roof, will it be screened with the parapet walls. Mr. Neubauer stated that the parapet will be raised up to hide the mechanical equipment. Commissioner Petella asked if the access to the equipment was from the interior of the building. Mr. Neubauer stated yes.

Commissioner Spink asked about the delivery of supplies and where the truck will be located during these deliveries. Mr. Neubauer stated that the truck would be parked at the back half of the building on the south side in the large concrete area. The truck would sit in the area just before the drive through lane to menu board and order station one leaving the outside lane open for ordering. Commissioner Spink asked if there were designated hours for delivery. Mr. Neubauer stated the hours at this location are approximately between 2 o'clock and 3 o'clock with the possibility for change, deliveries are not usually scheduled during our peak hours they try and schedule them in the off hours. Commissioner Spink verified that deliveries are done by scheduled appointments. Mr. Neubauer confirmed that the appointments were scheduled. Commissioner Spink asked Mr. Neubauer if he agreed with staff comments about the tree located in the island at the southwest corner of the site near the Schmale Road entrance. Mr. Neubauer stated it would not pose a problem. Commissioner Spink asked what the hours of operation are. Mr. Neubauer stated there would be no change in the hours of operation the store's drive through is the only 24 hour operation. Mr. Bastian stated the hours of operation are 24 hour drive through; lobby closes at 11:00 P.M. Sunday thru Thursday, and 12:00 A.M. Friday and Saturday.

Commissioner Smoot asked about the parking lot lighting. Mr. Neubauer stated McDonald's installs down lighting; it is a box light that shines completely down.

Commissioner Christopher asked about protection for the pedestrian side walk near the handicapped parking stalls. What is stopping the 3 cars from going onto the sidewalk or into the building? Mr. Neubauer stated there would need to be a ramp to enter the side walk, there may be a bumper stop, this is not typically shown but can it be added if this is a concern. Mr.

Neubauer also stated all drawings go through ADA reviews. Commissioner Christopher stated the Village required Burger King to install a barrier between the parking lot and the outdoor seating area. When cars enter from the east side off of Schmale and takes a hard right to get into the drive through lane, if the car loses control there is no protection for the outside seating area. Mr. Bastian suggests working with the applicant during the permit process to look at the addition of bollards in this area.

Commissioner McNally spoke of a time when he had to drive a handicapped equipped car and was not sure how to use the levers and unknowingly backed up 40 feet, his concern is he could have been in parking lot number 6 and backed right into the eating area. Commissioner McNally highly recommends the Village go with a safety stop in this area.

Chairman Michaelsen asked about the face of the building with the canopies, you have 3 canopies here and a metal roof cap, will the canopies allow snow to accumulate on them and create a hazard. There is a canopy on the entrance and would be walkway that would be a concern. Mr. Neubauer states that there is an opening between the light bar and the canopy. So there would not be a concern about snow collecting. There have been no reports of any concerns at the other locations in the region. Chairman Michaelsen confirmed the lighting is going to be replaced. The elevation of the parking lot is not changing but you're changing the egress and access into the parking lot, the striping will change from straight parking to diagonal parking and in regards to the truck you mentioned it would be blocking one of the drive lanes. Mr. Neubauer states the location of the delivery truck again. Chairman Michaelsen asks if it would be difficult for the drive through cars to get around the truck and Mr. Neubauer explains the route of the cars while the delivery is being made stating there will be adequate space for the cars to go around the truck to enter the drive lane for the drive through to remain open. Chairman Michaelsen refers to the seating area and asks if the tables will be anchored down. Mr. Neubauer states they are anchored and are aluminum frames. Chairman Michaelsen asks if it will have an umbrella and explains his concern about winds and if the outside furniture is anchored it would reduce the possibility of loosing the furniture. Mr. Neubauer stated the furniture will be anchored and will not have umbrellas, what they do have is a metal canopy with a mesh screen.

Commissioner Spink asked if McDonald's was going to have a flag pole, Mr. Neubauer stated is was located in front of the building. Commissioner Spink asks if any cell providers have requested use of the flagpole for antenna use. Mr. Neubauer stated they had not been approached and that he felt they would not allow the flagpole to become a cell tower.

Mr. Bastian points out this not a franchise store but a corporate store.

Commissioner Smoot asks if McDonalds is making the shift from children to yuppies. Mr. Neubauer stated that the playgrounds are going away due to the amount of upkeep and insurance needs they require.

Chairman Michaelsen asks if there are any other questions.

Commissioner McNally moved and Commissioner Hennessey made the second to approve with conditions, the results of the roll call vote were:

Ayes:	7	Commissioners Hennessey with objection to the safety measures,
		Christopher, Spink, McNally, Smoot and Petella, and Chairman Michaelsen
Nays:	0	
Absent:	0	

Mr. Bastian reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on March 21, 2011, at which time the Board would take final action on the matter.

Commissioner Spink moved and Commissioner Smoot made the second to close the Public Hearing. The results of the roll call vote were.

Ayes: 7 Commissioners Hennessey, Christopher, Spink, McNally, Smoot and Petella
and Chairman Michaelson
Nays: 0
Absent: 0

NEW BUSINESS:

Mr. Bastian stated that the Village would bring the sign code text amendment requests to the next meeting that is tentatively planned for April 11, 2011. We are taking this opportunity to update the sign code to try to eliminate some of the more difficult to apply regulations that seem to be causing local businesses difficulties. We also at this point plan on bringing the Park District Recreation Center to the April 11th meeting. Mr. Bastian requested the cancellation of the next scheduled meeting on March 28, 2011.

Commissioner Petella moved and Commissioner Spink made the second to cancel the meeting scheduled for March 28, 2011. The results of the roll call vote were.

Ayes: 7 Commissioners Hennessey, Christopher, Spink, McNally, Smoot and Petella,
Chairman Michaelson
Nays: 0
Absent: 0

ADJOURNMENT:

At 8:25 p.m. Commissioner Spink moved and Commissioner Hennessey made the second to adjourn the meeting. The motion passed by unanimous vote.

Recorded and transcribed by,



Roberta Michalak
Community Development Secretary

Minutes approved by Plan Commission on this 11th day of April, 2011.


Chairman