

Village of Bartlett

**Plan Commission
Minutes
October 13, 2011**

Chairman Deyne called the meeting to order at 7:30 pm.

Roll Call

Present: R. Deyne, J. Kallas, S. Kane, J. Lemberg, D. Negele, S. Cook

Absent: M. Hopkins, T. Kunce, E. Lesko, T. Morse, T. Ridenour

Also Present: R. Grill, Asst. CD Director; S. Abt, Village Planner; R. Allen, Village Engineer

Approval of Minutes

A motion was made to approve the minutes of the September 8, 2011 meeting.

Motioned by: J. Kallas

Seconded by: S. Cook

Roll Call

Ayes: R. Deyne, J. Kallas, S. Kane, J. Lemberg, D. Negele, S. Cook

Nays: None

Abstain: None

The motion carried.

Case # 11-11 Bartlett Park District Aquatic Center Expansion – Site Plan Amendment

The petitioner, Rita Fletcher on behalf of the Bartlett Park District, was present. The Aquatic Center is located at 620 W. Stearns Road, Bartlett, IL.

Roberta Grill gave some background information.

R. Grill – The petitioner is requesting a Site Plan Amendment to allow for an expansion of the Aquatic Center. The current Aquatic Center was built in 1992 and consists primarily of a Main Pool/Lap Pool, a Plunge Pool, a Sand Play Area, a Sun Hill, Bathhouse and Concessions Building. The Park District would like to expand this existing recreational facility to include a Lazy River, Drop Slide, Zip Line, Tube Slides, Towers and Platforms for the Slides, a Spray Pad, a Body Flume Slide and associated Filter Buildings. Several projects targeted for future construction include the expansion of the Bath House and Concession Buildings and accompanying new deck areas as well as an additional Body Flume Slide.

No changes are proposed regarding access to the site. Currently there is a signalized intersection at Pipers Drive and South Bartlett Road, adjacent to the Library, and an unsignalized intersection at Stearns Road across from Rosewood Court. *She indicates the areas on the map.* The existing parking areas would also remain unchanged. *She indicates the areas on the map.* Currently there are 738 parking spaces provided for the Park Complex, which is comprised of the Community Center, the North Athletic Fields, the South Athletic Fields and the Aquatic Center. The Zoning Ordinance requires 672 parking spaces for all of the uses, which includes the expanded Aquatic Center with its increased number of bathers, from 750 to 1500.

There are seasonal fluctuations in parking demand with the Park Complex. The peak demand for the Aquatic Center is during the summer months between Memorial Day Weekend and Labor Day Weekend, while the peak demand for the Community Center and the Athletic Fields is during the fall, winter and spring when the Aquatic Center is closed. Staff believes there is sufficient parking for these uses. We provided a comparison parking capacity chart in your Staff memo that compares the number of bathers, existing parking spaces and overflow parking spaces. As you can see, Bartlett was the highest with 738 total parking spaces available.

Although the number of bathers will be doubling, the daily peak hour for the Aquatic Center does not coincide with the morning or afternoon peak hours of the adjacent roadways. The typical Aquatic Center activity hours are outlined as: Swim Team starts about 6:30 am, Swim Team Lessons are at 9:00 am, Open Swim starts at 11:00 am, and there are private rentals after 8:00 pm. In summary, the Traffic Impact Study found that 1) the additional site generated traffic would not diminish the operations of the existing intersections to the extent that would necessitate roadway or intersection improvements; 2) lane configurations and traffic control at the existing entrances are appropriate and adequate for the post-expansion traffic volumes; and 3) the existing parking can accommodate the additional number of parked vehicles associated with the expansion of the Aquatic Center.

The Village Engineer reviewed the Traffic Impact Study and concurred with the summary findings but is continuing to review details of the report and future input from DuPage County. The Engineering and Landscape Plans are currently being reviewed by Staff. Staff recommends approval subject to the conditions and Findings of Fact outlined in your Staff report.

R. Deyne – Commissioners, are there any questions for Staff? *No response.* Does the petitioner wish to add anything?

R. Fletcher – No, but we are here to answer any of your questions.

R. Deyne – I have a question. We are talking about increasing the capacity by how many?

R. Grill – It will double from 750 to 1500.

R. Deyne – For 750 additional people we have spent money for a traffic study, really?

R. Grill – Increased to 1500 people.

R. Deyne – We have 750 now. So for an additional 750 people we have to spend money for a traffic study?

R. Grill – We requested the petitioner to do that. The Village Board has typically asked the Staff to provide a traffic impact study for any major project.

R. Deyne – What defines a major project?

R. Grill – I think because they were doubling the number of bathers, the thought was it would add additional traffic to the site. And we wanted to verify how that traffic was to be distributed and whether it would affect the existing intersections.

R. Deyne – Really? For 750 people at off-peak hours? Really?

R. Grill – Yes.

R. Deyne – I think it is kind of ridiculous. Are there any other comments or questions?

J. Kallas – There was news in the paper about not having enough money to build what you originally wanted to build here. Is that true?

R. Fletcher – No. We had the money to build everything that we proposed to build. What we did is that we added items. In the original, when we went to referendum, we had no plan for a Zip Line feature. We added that. We had the money and we added some elements to make it the best we could. The Park District Board decided that we are only going to do this now so let's make it the best we can. We are giving everything we promised, plus additional features.

J. Kallas – I just wanted to get that from you. I like your plan. I hope it serves the people well. I am an old-timer so I saw the first part go up and this looks good. I also hope they take care of it. I personally won't be there, but hopefully my children and grandchildren will be there.

A motion was made to approve the petitioner's request for the Bartlett Aquatic Center Expansion Site Plan Amendment, along with the recommendations of Staff and the Findings of Fact.

Motioned by: R. Deyne
Seconded by: S. Kane

Roll Call

Ayes: R. Deyne, J. Kallas, S. Kane, J. Lemberg, D. Negele, S. Cook
Nays: None

The motion carried.

R. Deyne – Good luck. It looks outstanding.

R. Fletcher – Thank you.

Case # 11-12 McDonalds Remodel (Route 59 and Norwood Lane) – Site Plan Amendment

The petitioner, Fred Matthias of Lingle Design on behalf of McDonalds USA, was present. The property is located at 791 S. Route 59, Bartlett, IL.

Sonya Abt gave some background information.

S. Abt – The existing McDonalds was approved back in 1993. The Ordinance granted approval of a Special Use Permit for the drive-up facility, the Site Plan and variations for parking in the front, rear and corner side yards as well as a 10-foot variation from the required landscaped interior parkway. McDonalds is now requesting a Site Plan Amendment to remodel the existing store with their current look. They will also be building a small 12 by 25 foot addition on the rear of the building and installing dual drive-through lanes.

The existing building is an EIFS building with a mansard roof. The remodel will remove the mansard roof and replace it with a parapet roof and they will be adding red brick and cream-colored stone veneer to the building and adding some canopies. This new roof will give the building a maximum height of 23.5 feet, which meets the ordinance requirement of 25 feet.

The petitioner is also proposing to add dual drive-through lanes to the restaurant to increase the drive-through capacity and reduce time spent in the drive-through lane. The addition of a drive-through lane requires the removal of 7 parking spaces on the south side of the site. *She indicates the area on the map.* The site has no direct access to Route 59. Cars can enter the property from the drive aisle in the Brewster Creek Shopping Center that connects Stearns Road to Norwood Lane. The site has 2 curb cuts onto that drive aisle. The north curb cut is an entrance/exit while the southern curb cut is just an exit. The site has a one-way traffic pattern that runs counter clockwise around the building to accommodate the drive-through.

The existing parking lot contains 43 parking spaces. Seven parking spaces are being removed on the south for the second drive-through lane. There is one parking space on the north side being removed to provide a pedestrian connection to Norwood Lane where the existing sidewalk is. This brings the total number to 35 parking spaces on the site, which exceeds the Zoning Ordinance requirement of 32 parking spaces for this restaurant.

The existing drive-through lane contains nine stacking spaces, however only three of them are before the ordering board. Therefore, if more than 3 cars are waiting to order, parking spaces are blocked. According to the KLOA Traffic Impact Study, the average number of cars from the ordering board was typically 4 to 5 vehicles during the peak hours. This means vehicles were regularly overflowing into the main drive aisle and blocking parking spaces. The proposed dual drive-through lane will contain 13 stacking spaces, which exceeds the Zoning Ordinance requirement of 12 stacking spaces. According to the Traffic Analysis, these 4 additional stacking spaces with the 2nd drive-through lane should alleviate the back-up into the main drive-aisle during the peak hours and reduce the time spent in the drive-through for the patrons.

Additional landscaping will be installed on the property as part of the remodel including shade trees, shrubs and ornamental grasses along Route 59. Currently there are none. The Village Engineer has reviewed and approved the Traffic Analysis. And the Engineering Plans are currently under Staff Review.

Staff recommends approval of the Site Plan Amendment subject to the conditions and Findings of Fact outlined in your Staff report.

R. Deyne – Thank you. Commissioners, do you have any questions of Staff? *No response.* Does the petitioner wish to add anything?

F. Matthias – No.

J. Kallas – Have the dumpsters moved?

S. Abt – No. They are in the same spot at the southeast corner.

J. Kallas – Okay. I just wanted to check to make sure.

R. Deyne – I don't know what it is about Traffic Impact Studies, but it has pushed my button this evening. Who paid for the KLOA Traffic Impact Study?

S. Abt – The petitioner did.

R. Deyne – Fine. And all we did was review it?

S. Abt – Yes.

R. Deyne – I get very upset when I go to a restaurant and there is a situation where people are in a drive-up lane and they block parked cars. And it seems that everyone behind them just follows suit. It is very upsetting. What is your experience with that?

F. Matthias – Basically it is a problem. That is why we are going to the dual drive-through lanes. We can actually push the cars through quicker and avoid the situation of those cars backing up into it.

R. Deyne – So, in answering my question, you are aware that it is a problem, but it is not an overwhelming problem, is that correct? Just minimal and inconvenient to someone trying to back out of a space?

F. Matthias – That is correct. And believe me, the crew inside always have the cameras on to make sure the drive-through is moving. So, there is another element here.

S. Kane – There is a by-pass lane.

R. Deyne – I just want to make sure that no one gets blocked in.

J. Kallas – I was in that situation and I was parked in the first handicapped space.

R. Deyne – Just so we are all aware of the situation. Are there any other comments or questions from the Commissioners?

S. Cook – Maybe I missed it, but what is going into the new addition to the building?

F. Matthias – It is just a larger freezer/cooler that we are now enclosing.

S. Cook – So, that will extend the building out from its current footprint?

S. Abt – There is cooler currently out there. It is only partially screened. Now they plan to enclose it.

S. Cook – Okay. Also, will the restaurant be closed during the renovation? It looks like a fairly extensive renovation.

F. Matthias – We try not to close.

R. Deyne – Is this store owned by McDonalds or is it a franchise store?

F. Matthias – It is a company owned store.

D. Negele – It looks like you are kind of doing away with the normal, standard look of McDonalds. What will you have on the building other than the signage? The artist's rendition of your building that we have looks pretty blank.

F. Matthias – Yes, with the signage not included in the rendering, it does look pretty blank. Between now and 2016, one of the goals of McDonalds is for all of the buildings to have this type of look instead of the mansard roof type building. Hopefully this will be just as recognizable as the mansard roof or the Golden Arch was in its day.

J. Kallas – After all of these years with the Golden Arch logo and now it will disappear?

F. Matthias - Oh no. There are a couple of arches there. You just can't see them on this rendition.

S. Abt – We try to keep them from including the signage on these drawings. We don't want them to assume that what they are proposing is necessarily what they will get.

R. Deyne – Are there any more comments or questions?

A motion was made to approve the petitioner's request for a Site Plan Amendment for the McDonalds Remodel, along with the recommendations of Staff and the Findings of Fact.

Motioned by: R. Deyne

Seconded by: J. Kallas

Roll Call

Ayes: R. Deyne, J. Kallas, S. Kane, J. Lemberg, D. Negele, S. Cook

Nays: None

The motion carried.

R. Deyne – Good luck, gentlemen.

Old Business / New Business

S. Cook – I just wanted to let the Commission know that Teri Morse’s mother passed away this past weekend and I know that she appreciates all of your thoughts and prayers.

S. Kane – How is the train restaurant coming?

S. Abt – They are getting close. I think they are trying to be open in time for the Halloween Parade.

S. Cook – And it looks like we are getting an Irish Pub?

S. Abt – Yes.

J. Kallas – It looks like they are starting on the Veteran’s Memorial. Is that right?

S. Abt – They have submitted for their building permit. I don’t know if they are quite ready to start yet.

The meeting adjourned at 7:55 pm.