

MINUTES OF THE PLAN COMMISSION
October 26, 2015

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:01 p.m. at the Village Hall.

Members present: Chairman Mark Moore, William Cotey, Amy Flores, Matthew Krummick, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: None.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner, and Fred Chung, Senior Project Engineer.

Commissioner Oakley moved, seconded by Commissioner Schultz, to approve the September 28, 2015, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 15-21 Jack Straws Restaurant, Applicant
1124 N. Milwaukee Avenue

Request is for a Special Use Permit for a Drive-In Establishment accessory to a Full Service Restaurant in order to rehab an existing building for a Jack Straws Restaurant with drive-thru service in a C-3, General Commercial District.

PC 15-22 Jack Straws Restaurant, Applicant
1124 N. Milwaukee Avenue

Request is for a Site Plan Permit for a Drive-In Establishment accessory to a Full Service Restaurant in order to rehab an existing building for a Jack Straws Restaurant with drive-thru service in a C-3, General Commercial District.

Mr. David Smith, Senior Planner, stated that the petitioner, Scott Pocius, Ridgefield Builders, is requesting a Special Use Permit for a Drive-In Establishment accessory to a Full Service Restaurant and Site Plan Permit in order to rehab an existing building for a Jack Straws Restaurant with drive-thru service in a C-3, General Commercial District at 1124 N. Milwaukee Avenue. He stated that the petitioner is also requesting a variation to increase the maximum permitted number of wall signs from one (1) to three (3) for the subject property

Mr. Smith stated that the subject property, previously occupied by the Slott's Hots restaurant is located along on the east side of Milwaukee Avenue, north of a recently renovated Jimmy John's restaurant, and south of the Midas Muffler shop. He stated that directly to the east and to the rear

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of the subject site is R-8, Multiple Family Residential District zoning. Mr. Smith stated that the petitioner is proposing to rehab the existing Slott's Hots building with new facades, interior code compliant upgrades, and parking lot resurfacing with code compliant parking space striping and drive-thru lane.

Mr. Scott Pocius, architect and agent for the petitioner, stated that they intend to leave the existing building footprint intact. He stated that they will construct or extend the existing walls to include a parapet roof line. He stated that they will clean up the existing freestanding sign and that the panel will have an opaque background. He stated that there will be an outdoor patio in front of the building. He stated that there will be an improved vehicular stacking layout for the drive-thru and will not impede on site traffic flow. He stated that the Zoning Code requires 17 parking spaces, but that they are providing 21 parking spaces. He stated that they are providing a refuse enclosure. He stated that storm water management will be improved due to proposed drainage buffer areas. He stated that they are providing two exits on the building per code requirement. He stated that the rooftop mechanical units will be painted to match the building facade. He stated that the proposed outdoor cooler added to the back of the building will have a facade to match the rest of the building.

Mr. Pocius stated that the proposed hydro disturbance is well under the 5,000 square feet. He stated that the proposed water use has been reviewed and approved by the Village Staff and that they will not need to dig in order install larger water lines.

Mr. Pocius stated that they are seeking a sign variation in order to install three (3) wall signs. He stated that the sign area is less than the maximum permitted of 8% of total facade area.

Commissioner Oakley stated that he is concerned about the above ground electrical and inquired about the snow removal.

Mr. Pocius stated there are opportunities to move snow to the rear of the parcel as needed.

Commissioner Oakley asked if the existing water lines can accommodate a sprinkler system. Mr. Pocius stated that due to the nature of the rehab, sprinklers are not required. He stated that alternate fire suppression and alarm systems meet the Fire Departments requirements.

Commissioner Flores stated that she is concerned about the plan providing adequate protection for the outdoor diners from passing vehicles.

Mr. Pocius stated that an additional six (6) inch raised barrier curbing will be installed around the outdoor dining area.

Commissioner Flores asked the petitioner if they have an alternate sign plan or Plan B for their wall signs that would meet code. Mr. Pocius stated that they could bunch the three (3) together to make them become one sign but then the sign area would be 60 square feet.

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Commissioner Krummick asked for clarification of the sign code. Mr. John Spoden, Director of Community Development, stated that the sign code has been recently updated to incorporate the 8% of the facade regulation.

Commissioner Krummick stated that he likes the Plan B proposal better.

Commissioner Schultz stated that he prefers the sign Plan B proposal as well.

Chairman Moore asked for clarification as to how the sign area is measured. Mr. Spoden stated that the area is measured in straight geometrical lines around the lettering for non-boxed individual letter and logo signs.

Mr. Pocius stated that they agree to combine the three signs into one wall sign and to reduce the area to not exceed 50 square feet in wall sign area.

In the matter of PC 15-21, Commissioner Cotey moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Special Use Permit for a Drive-In Establishment accessory to a Full Service Restaurant in order to rehab an existing building for a Jack Straws Restaurant with drive-thru service in a C-3, General Commercial District, subject to the following conditions:

1. *That the petitioner provide an Engineering Site Plan, including all applicable grading, utility, and erosion control information. Indicate the existing and proposed impervious surface area totals prior to the Village Board adopting the ordinance for the Special Use Permit.*
2. *That the petitioner provide confirmation that the existing water service size is sufficient per Building Division/Plumbing Code requirements, or provide a utility plan showing the required work for a water service upgrade prior to the Village Board adopting the ordinance for the Special Use Permit. If the existing water service will not remain in use, it must be abandoned at the connection to the water main.*
3. *That the petitioner provide the total area of hydrologic disturbance prior to the Village Board adopting the ordinance for the Special Use Permit. If it is greater than 5,000 square feet, the project will require a Watershed Development Permit under the WDO Article IV, and the following additional items would be required for permit review:*
 - a. *Provide a completed Watershed Development Permit Application.*
 - b. *Provide construction engineering cost estimate (or contract cost) for site improvements. Site construction costs are to include site excavation and grading, underground improvements, erosion control measures, tree protection measures, and restoration work.*

Ayes: Moore, Cotey Flores, Krummick, Oakley, Schultz, Semmelman

Nays: None

Absent: None

Motion carried 7 - 0.

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In the matter of PC 15-22, Commissioner Schultz moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Site Plan Permit for a Drive-In Establishment accessory to a Full Service Restaurant in order to rehab an existing building for a Jack Straws Restaurant with drive-thru service in a C-3, General Commercial District, subject to the following conditions:

- 1. That the petitioner provide an Engineering Site Plan, including all applicable grading, utility, and erosion control information. Indicate the existing and proposed impervious surface area totals prior to the Village Board adopting the ordinance for the Special Use Permit.*
- 2. That the petitioner provide confirmation that the existing water service size is sufficient per Building Division/Plumbing Code requirements, or provide a utility plan showing the required work for a water service upgrade prior to the Village Board adopting the ordinance for the Special Use Permit. If the existing water service will not remain in use, it must be abandoned at the connection to the water main.*
- 3. That the petitioner provide the total area of hydrologic disturbance prior to the Village Board adopting the ordinance for the Special Use Permit. If it is greater than 5,000 square feet, the project will require a Watershed Development Permit under the WDO Article IV, and the following additional items would be required for permit review:*
 - a. Provide a completed Watershed Development Permit Application.*
 - b. Provide construction engineering cost estimate (or contract cost) for site improvements. Site construction costs are to include site excavation and grading, underground improvements, erosion control measures, tree protection measures, and restoration work.*

Ayes: Moore, Cotey Flores, Krummick, Oakley, Schultz, Semmelman
Nays: None
Absent: None

Motion carried 7 - 0.

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the RTA TOD Planning process is underway and that the Plan Commission can visit the newly created web site for more information.

Commissioner Oakley moved, seconded by Commissioner Schultz, to adjourn the Plan Commission meeting.

Motion carried 7 - 0.

Meeting adjourned at 8:14 p.m.