

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
JANUARY 3, 2018

Members Present: Commissioners Ryan Anderson, Chris Gould, Mary Gustafson, Rob Houtz, Chris Mulvihill, Randy Ream, Chairman Jeff Metcalf

Members Absent:

Staff Members Present: Village Administrator John Nevenhoven, Building Commissioner Tom Brennan, Village Attorney Bob Britz; Mayor Jeff Walter; Village Trustee Matt Wilson

Others Present: Petitioner reps: Attorney John Regan, Architect David Mangert; Tim Martins from Taco Bell

1. Call to Order – Chairman Metcalf called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Chairman Metcalf led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Comment – None
5. Approve Minutes – A motion to approve the November 7, 2017 Tree Board minutes was made by Commissioner Mulvihill and seconded by Commissioner Houtz. The motion unanimously carried by voice vote.
6. Discuss Pre-Application of the Proposed Taco Bell in the Prairie Valley North Commercial Center – Building Commissioner Brennan stated site plans for a proposed Taco Bell in Prairie Valley North at Route 47 and Walker is before the Commission this evening. Village staff has questions and concerns on the proposal but feel they can be worked out.

The following representatives for the petitioner were present: David Mangert, Architect; John Regan Attorney; Tim Martins, Taco Bell.

Mangert gave a brief overview and history of the project. The subject parcel is Lot 1 in the Prairie Valley Retail Center which currently has two buildings on it. The plan is to divide the larger building in half (and refinish it to match current architecture) and put up a separate structure for the proposed restaurant. Brick and mortar retail is difficult and Mangert's client has had a difficult time leasing the vacant spaces. Taco Bell wants to be near Route 47. The concept is to build a prototype Taco Bell with a drive thru on the east side of the building with drive thru traffic commencing through the parking lot and then re-enter the shopping center. Proposed parking is the same ratio as approved ten years ago when the parcel was developed.

Tim Martins from Taco Bell has worked with this franchise for 31 years and oversees 57 stores. Traffic for an average Taco Bell during lunch and dinner rush is 30-40 cars/hour and 5-10 cars in off peak times. Dumpsters will be enclosed with brick or wood and garbage pickup will be frequent. The restaurant does not use a lot of grease but will have a grease container in the dumpster corral and will be removed once a month. Garbage pickup and deliveries will occur early morning or late evening so not to disrupt traffic during peak times. When asked if the current configuration will allow large vehicles (specifically fire trucks) to maneuver through the proposed parking lot, Mangert said the petitioner will demonstrate that a fire truck or any large vehicle (including delivery vehicles and ambulances) will be able to maneuver around the building. Martins continued landscaping and

screening will block light leaving the property. Regarding drive thru speakers, volume is adjusted based on noise level. Hours of operation are typically 7am until 2am during the summer months.

Commissioners expressed concern of possible traffic congestion at the roundabout and if sufficient peak time drive thru stacking has been allowed. In addition, other businesses within the complex host events which will contribute to the congestion. Martins said 60% of business is conducted via the drive thru and the total goal time per customer is 3 min 30 seconds. Discussion ensued if a different layout is feasible to better address the stacking problem. Attorney Regan stated the plans allow seven cars stacked in the drive thru. Congestion is a concern and it was stated business at the Elburn location will perhaps be more than developers anticipated. Attorney Regan said the petitioner will come back to the Planning Commission with more detail on stacking during peak times. Engineering and traffic studies will be obtained to ensure the Commission this will work. There was discussion of traffic flow in and out of the complex, including into the neighborhood with a right-turn only onto Walker. It was suggested perhaps something could be done with the berm to help open up some space.

Chairman Metcalf stated no one is against the concept; we just want to make sure it works well and is successful. Attorney Regan will communicate with Nevenhoven when the petitioners are ready to meet with the Commission again.

7. Other Business – None
8. Adjourn – Commissioner Gould motioned to adjourn the meeting at 7:43 p.m. with Commissioner Gustafson seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,

Diane McQuilkin
Village Clerk