

MINUTES  
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS  
FEBRUARY 6, 2018

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

Members Absent: Chris Mulvihill

Staff Members Present: Building Commissioner Tom Brennan, Village Attorney Bill Thomas; Mayor Jeff Walter, Trustee Matt Wilson

Others Present: Residents Leroy Herra, Kim & Michael Montanari, Larry Dzielawa, Daniel Bartel, Karen Mendoza, Jane Smith, Julie Schmidt, Debbie Terpstra, Brian Terpstra, Erik Jensen, John Dillon, Kristin Paxinos, Ben Westfall, Elburn Herald Reporter Susan O'Neill; Attorney John Regan, Architect David Mangurten; William Grieve, Sr Transportation Engineer

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 – Chairman Metcalf stated tonight is not a public hearing regarding the Taco Bell proposal, however it is important everyone be allowed to speak. Metcalf allotted 15 minutes for public comment and instructed everyone to state their name and address and that comments not be redundant.

Michael Montanari, 1112 Snow Drive – Stated he has organized the neighborhood regarding this proposal and has gathered 68 resident signatures who are concerned with increased traffic, noise, white pollution, disturbance to property and property values. Motnanari said his home is literally next door to the subject property and believes his home will be un-sellable if Taco Bell is wedged in. Montanari said he believes there are more desirable locations in Elburn for this use.

John Dillon, 1137 Walker Court – Dillon asked if the development process could be explained so residents understand. Chairman Metcalf said this is very preliminary in the process and will be before the Planning Commission multiple times for review. Dillon said he built his home in 2002 in Prairie Valley North Subdivision and understood all ingress/regress was established. Dillon continued he is surprised to see an extra driveway proposed across from a residence. As far as legal notice when it is time for public comment, Building Commissioner Brennan stated owners of all parcels within 250' of the subject property will be notified.

Daniel Bartel, 236 Ream Drive – Regarding a traffic study, does not think a study was completed on Route 38 where most traffic will be in and out of the neighborhood.

Larry Dzielawa, 1110 Walker Court – Stated his safety concern for children and the entire neighborhood. Dzielawa said traffic in the area has already increased due to the new fire station. There are a lot of kids in the neighborhood and speed on the road is amazing.

Kim Montanari, 1112 Snow Dr – Stated her concern for “stranger danger” as Taco Bell is known as the drunk stop after a night out.

Jane Smith, 1136 Snow Drive – Concerned about safety and cleanliness–the neighborhood is very clean and does not want anything brought in that can't be maintained. Residents are concerned.

Nothing against Taco Bell, just believe there are better locations they can utilize. Not in my neighborhood.

Kristin Paxinos, 221 Walker Dr – Is a business owner in the subject development and concerned with traffic generation and the remaining businesses—was told the subject development is for small businesses, not for restaurants, big box stores, etc. In addition, the development was designed to blend in and look like it's part of the neighborhood.

John Dillon, 1137 Walker Ct – Inquired about the Special Use. It was confirmed the current zoning in the development allows for the proposed use but the drive thru requires a Special Use.

Erik Jensen, 1176 Walker Court – There is a bus stop where the drive thru will exit the property and another one at the end of the street. Safety of the children is concerning because vehicles already go around school busses. Taco Bell parking spillover into Athletico spaces will make it difficult for Athletico customers to get in and out of the building for therapy. Currently, it is very difficult to get in and out of the neighborhood and a drive thru will increase traffic. Even though there is only right-in/right-out access, vehicles still turn left. Jensen said the roundabout in the development is confusing and will add to problems.

Ben Westfall, 221 Walker Dr – Is a business owner in the subject development and had semis unable to get in and out with large deliveries. How will deliveries and large vehicles be able to access the restaurant?

Larry Dzielawa, 1110 Walker Court – Feels property values will be negatively impacted if the proposed use is approved.

5. Approve Minutes – A motion to approve the January 3, 2018 Planning Commission minutes was made by Commissioner Gould and seconded by Commissioner Ream. The motion unanimously carried by voice vote.
6. Discuss Pre-Application of the Proposed Taco Bell in the Prairie Valley North Commercial Center – Village Building Commissioner Brennan introduced the petitioners.

Architect David Mangurten is representing the petitioner and worked on the original plans for the subject development. Stated a traffic engineer (who also worked on the original plans for the subject development) is present tonight to answer questions. Mangurten explained some changes to the plan since the previous meeting, including a change to the drive thru and an increase of two parking spots. The drive thru now goes along the north side of property and will exit onto Walker Drive. A peninsula was straightened resulting in the two additional parking spaces. Both changes are per suggestions from the Planning Commission.

Senior Transportation Analyst Bill Grieve not only worked on original plans for the subject development but also worked on the Jewel development. He continued that Taco Bell is a restaurant whose traffic peaks at noon hour and falls off as the evening goes on. Taco Bell also has some breakfast activity. Regarding stacking and parking concerns, Grieve visited various Chicagoland locations to observe Taco Bell traffic. Approximately 65% of Taco Bell's business is generated via the drive thru of which all customers were already on the road. Grieve explained access to the subject development was set up with different opportunities so not to severely impact any one route. Traffic generation and trip distribution was discussed which is not major for the proposed use. Drive thru stacking is usually about 3-4 cars and stacking at the proposed Taco Bell allows 9 cars. Believes the proposed use should not impact the traffic aisle and thinks this can be integrated into the subject property. Approximately 18,500 cars pass through the 38/47 intersection daily.

When asked if this is considered a major change to the development, Attorney John Regan stated the only change requested is a Special Use for drive thru. The property is properly zoned as B-2 for restaurant and this is a commercial shopping center that has been in place for a long time.

Mangurten showed approximately where the drive thru speaker will be located and stated a fence and landscaping will be put in place to block noise and lighting into the neighborhood. The area along the drive thru will be a solid fence (approximately 6' high). Handicap parking spaces (2) were also pointed out.

Brian Terpstra, 212 Ream Dr – Inquired whether or not traffic from the new Elburn Station development was considered. Grieve stated the majority of traffic going to Taco Bell is already on the roadway. Grieve added the average time a car spends in a Taco Bell drive thru is 2 minutes and stated the change to the proposed exit is the result of concerns stated by the Planning Commission.

When asked about deliveries and trash pickup concerns, it was stated an operations person will be present at the next meeting to answer questions.

John Dillon, 1137 Walker St – Inquired if adding an exit to the development would necessitate amending the original plan and require approval from the Village Board. Dillon also asked the role of the Planning Commission. Chairman Metcalf explained the Planning Commission is a recommending body to the Village Board who determines final action.

Julie Schmidt, 1158 Snow Dr – Does not feel studies of Taco Bells in the Chicagoland area can be compared with Elburn's. Schmidt stated concern with the intersection of Route 38 and First Street as there have been many accidents.

Chairman Metcalf stated there will be no vote tonight and this proposal will be on the March 6, 2018 Planning Commission agenda for further review.

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

Respectfully Submitted,

Diane McQuilkin  
Village Clerk