

**MINUTES
CITY OF DEKALB
PLANNING AND ZONING COMMISSION
April 3, 2019**

The Planning and Zoning Commission held a Meeting on April 3, 2019, at the City of DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois. Chair Christina Doe called the meeting order at 6:00 PM.

A. ROLL CALL

Principal Planner Dan Olson called the roll. Planning and Zoning Commission members present were Chair Christina Doe, Katharina Barbe, David Castro, Max Maxwell, and Jerry Wright. Commissioners Vicky Buckley and Ron Klein were absent.

City staff present was Principal Planner Dan Olson.

B. APPROVAL OF THE AGENDA (Additions/Deletions)

Chair Christina Doe requested a motion to approve the April 3, 2019, agenda as presented. Ms. Barbe motioned to approve the agenda as presented. Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote.

C. APPROVAL OF MINUTES

February 20, 2019 – Mr. Maxwell motioned to approve the minutes, Mr. Wright seconded the motion, and the motion was approved by unanimous voice vote.

D. PUBLIC PARTICIPATION (Open Floor to Anyone Wishing to Speak on Record)

None

E. NEW BUSINESS

1. **Public Hearing** – Petition by McDonalds represented by Joe Coconato of McDonald's USA, LLC for approval of an amendment to Ordinance No. 00-28 to allow for the remodeling of the existing restaurant and to provide updates to the parking lot and drive-thru and approval of a variance to reduce the parking setback along the western property line for the subject site located at 806 West Lincoln Highway.

Dan Olson of Watermark Engineering, representing the petitioner, stated the petition is to update the parking lot and to seek an amendment to the special use permit. He noted the driveway locations will remain the same as well as the parking lot circulation, but the main updates involve ADA compliance and

expanding the drive-thru to two lanes. He stated the parking will be reduced from 78 to 71 spaces; however, the number of required parking spaces is 51. Mr. Olson (Watermark Engineering) said there are ADA updates toward the front of the building as well as changes related to the mobile orders. He stated the setback variance is for the new parking stalls along the west side of the property. He said the existing parking spaces along the west property line are setback 1.2 feet, and the proposed parking setback will remain the same with the new stalls added. He said the variance is needed because the parking setback per the UDO is five feet. Mr. Olson (Watermark Engineering) stated there will be some changes to the building elevations, as well as new windows installed and updates to the interior décor. He said there will also be interior updates for ADA compliance, especially with the restrooms.

Principal Planner Olson stated the applicant is proposing to amend Ordinance No. 00-28 to allow for the remodeling of the existing McDonald's restaurant and to seek a setback variance. He mentioned that Ordinance No. 00-28 had approved a special use permit for the restaurant and had a specific site plan and building materials noted in it. He said the applicant is looking to update the building facade by eliminating the mansard roof and extending the parapet wall up to create a flat roof and updated materials and signage. Principal Planner Olson also said site work will consist of ADA compliance items such as repairing/replacing the sidewalks, walkways, ramps, adding parking stalls along the west property line and to add two drive-thru lanes at the menu board. Principal Planner Olson noted a fire hydrant in the middle of the sidewalk along West Lincoln Highway will be re-located, in addition to some minor work inside the restaurant.

Principal Planner Olson noted the restaurant will be open 24 hours a day with the lobby closing at around Midnight. He stated there are currently 78 parking spaces on-site and with the proposed modifications there will be 71 spaces. He added there are 51 required parking spaces according to the UDO. He stated the applicant will donate \$5,000 for updated street lighting along Lincoln Highway, which has been done before with Casey's and Pizza Hut.

Principal Planner Olson summarized the findings of fact for variations as noted in the staff report. He said installing the new parking spaces at the five-foot minimum setback along the west property line would push the parking spaces into the drive-aisle causing a hazard. He also added the new parking stalls are a necessity for the drive-thru operation and the strict enforcement of the parking setbacks would impede the operations of the restaurant. Principal Planner Olson noted the existing conditions are not a result of the applicant, and the subject site's dimensions have been in place for decades and cause a hardship in meeting the setback requirements.

Principal Planner Olson stated there was a citizen response form from James Mason, who is a nearby property owner. He stated Mr. Mason indicated his support for the request.

Chair Doe opened to public comment. There was none.

Mr. Maxwell asked if there were any changes to the ground signage. Mr. Olson (Watermark Engineering) stated there would not be any changes. Mr. Castro asked about the driveways and if there was anything stopping drivers from using the outer driveway to go through the site. Mr. Olson (Watermark Engineering) confirmed there was nothing to stop them, but it's not intended to be used that way. Mr. Castro noted that he had an issue with the word "donate" in relation to the \$5,000 for street lighting and would prefer it to be categorized as a contribution. Ms. Barbe stated the parking lot is dangerous and drivers have to dodge other cars and pedestrians. She stated a concern about the double drive-thru as it would be more dangerous. Mr. Olson (Watermark Engineering) shared her concern but stated because the subject property is narrow, there are few options. He added the applicant is aware of these issues and want customers to be safe entering the building also. Mr. Olson (Watermark Engineering) mentioned there will be crosswalk into the building to help signal to vehicles to slow down. He also said that on the east side of the building a cross walk has been adjusted to help get pedestrians on the sidewalk quicker and into the building.

Mr. Wright asked about the proposed sidewalk materials and if there will be a change in the footprint of the building. Mr. Coconato affirmed that it will be concrete and there will be no changes to the footprint of the building. Mr. Wright also asked about whether or not the store would remain open during construction. Mr. Coconato responded they are planning a four-week closure inside the lobby and that the restrooms will be open for the employees. He added the drive-thru will stay open during construction. He stated construction fencing and signage will be installed indicating to customers that the lobby is closed but the drive-thru is open.

Chair Doe asked about the use of the lot as a short-cut and how to make it safer and if it was possible to add speed bumps to slow traffic down. Mr. Coconato stated the reason they do not have speedbumps is because of snow removal, but it's something they can look into. Chair Doe asked about the height of speed bumps. Principal Planner Olson stated there could be speed tables or bumps, but the City rarely uses them and are not used in public parking lots. Mr. Coconato suggested putting in a speed limit sign to slow drivers down. Chair Doe asked about the guardrail and the striping, suggesting there should be reflector striping on the walkway. Mr. Maxwell suggested there should also be reflective and/or illuminated signage.

Chair Doe asked about the construction and whether or not there would be signage. Principal Planner Olson stated the public sidewalk would be kept open and the drive-thru would have signage. Chair Doe asked for additional wall signage on the west side of the building, which will help identify the restaurant.

Mr. Castro asked about the side door that locks on the outside of some McDonalds. Mr. Coconato stated it was for security reasons and to prevent people from entering bathrooms unseen. Mr. Wright asked about the access to the crosswalk from the lot. Mr. Coconato stated they will be restriped. Mr. Maxwell asked if there were any barriers that protect people walking on the sidewalk. Mr. Olson (Watermark Engineering) stated that it would be restriped. Mr. Maxwell suggested signage that would direct pedestrians to use the crosswalk. Mr. Coconato said that could be done.

Chair Doe gave the public one more opportunity speak. There was none, and the public hearing was closed.

Chair Doe asked if the Commissioners had any more questions or comments.

Mr. Castro thanked the Commission and the applicant for the productive discussion. Chair Doe and Mr. Wright agreed.

Mr. Maxwell made a motion to recommend to the City Council approval of an amendment to Ordinance No. 00-28 to allow for the remodeling of the existing restaurant and to provide updates to the parking lot and drive-thru on the subject site located at 805 West Lincoln Highway per the plans listed on Exhibit A and per the conditions listed on Exhibit B. Seconded by Mr. Wright.

A roll call vote was taken. Ms. Barbe – yes, Mr. Castro – yes, Mr. Maxwell – yes, Mr. Wright – yes, Chair Doe – yes. Motion passed 5-0-2. Ms. Buckley and Mr. Klein were absent.

Mr. Maxwell made a motion to approve a variation to reduce the parking setback along the west property line from five feet to 1.2 feet as shown on the Geometric Plan (Sheet C-2) dated 1-18-19 prepared by Watermark Engineering Resources, LTD. Seconded by Ms. Barbe.

A roll call vote was taken. Ms. Barbe – yes, Mr. Castro – yes, Mr. Maxwell – yes, Mr. Wright – yes, Chair Doe – yes. Motion passed 5-0-2. Ms. Buckley and Mr. Klein were absent.

F. REPORTS

Principal Planner Olson mentioned the next Planning and Zoning Commission meeting will be Wednesday, April 17, 2019, and there are currently no public hearings scheduled.

G. ADJOURNMENT

Mr. Wright motioned to adjourn, Mr. Maxwell seconded the motion, and the motion was approved by unanimous voice vote. The meeting adjourned at 6:58 PM.

Respectfully Submitted,

Christine Wang, Recording Secretary

Minutes were approved by the Planning and Zoning Commission on June 19, 2019.