



Village of Bartlett
Plan Commission Minutes
June 11, 2020

Chairman, Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, A. Hopkins, M. Hopkins, D. Gunsteen, J. Kallas, J. Miaso, D. Negele, and T. Ridenour

Absent: None

Also Present: Roberta Grill, Planning & Development Services Director; Kristy Stone, Village Planner

Approval of Minutes

A motion was made to approve the May 14, 2020 meeting minutes.

Motioned by: M. Hopkins

Seconded by: D. Gunsteen

Roll Call

Ayes: J. Lemberg, J. Allen, A. Hopkins, M. Hopkins, D. Gunsteen, D. Negele, and T. Ridenour

Abstain: J. Kallas, J. Miaso

Nays: None

The motion carried.



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(#20-07)

Culver's

Site Plan Review

Special Use Permits:

- a) To allow outdoor seating
- b) To allow a drive-through establishment

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

J. Lemberg opened the Public Hearing portion of the meeting. **K. Stone** to give background. **K. Stone** this property was annexed into the Village in 1988 and was zoned PD (Planned Development) as part of the Woodland Hills Property. The development of this area is guided by the Preliminary Site Plan for the Woodland Hills Planned Development. The property is designated for B-3 Neighborhood Shopping uses per the Woodland Hills Planned Development. The property was part of a three (3) lot subdivision in 1997 and then was re-subdivided in 2005 as part of the Goodwill development.

The Petitioner is requesting Site Plan Review for a 4,403 square foot Culver's restaurant on 2.31 acres along the west side of Route 59 just south of the Goodwill. The proposed elevations will primarily be manufactured stone and Hardie Plank siding. The walls are capped with blue coping to match the blue canvas awnings and parapet walls will screen the rooftop mechanicals from view. The Petitioner is requesting a Special Use Permit to allow outdoor seating just south of the restaurant. The Site Plan identifies 61 parking spaces, which exceeds the Zoning Ordinance requirement of 45 parking spaces. They are also requesting a Special Use Permit for a drive-through. Initially, there is going to be one (1) drive-through lane proposed on the east side of the building up to the north and in the future, they are proposing a possible second drive-through, like you see at some of the McDonald's where they have two (2) drive-up order boards and one (1) pick-up window. In addition to providing stacking before the order window, they are also providing stacking after in the event that people have to wait for their order to be ready.

Access to the site is via two (2) curb cuts on private drives. There is currently a right in, right out on Route 59. Quincy Bridge Road, a private drive, connects down from Schick Road north to the Goodwill. The typical hours of operation are 10 am to midnight daily and they would have approximately 12 employees on each shift.

Staff recommends approval of the Petitioner's requests for a Site Plan and Special Use Permits subject to the conditions and Findings of Fact outlined in your Staff report. The Petitioner is here if he has anything he would like to add.

J. Lemberg asked if there were any questions for staff. **T. Ridenour** stated that in the Memo it said that there were six (6) stacking spaces, but on the plat, it looked like there were quite a few more. **K. Stone**



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stated that six (6) stacking spaces are required and that during their talks with the Petitioner, they have adjusted the drive-through to accommodate even more. **T. Ridenour** stated that is good. It is almost twice as much. Asked which part is the hardy siding? **Chris McGuire** of McCon Building was sworn in by **J. Lemberg** and replied that hardy plank siding is a cement board siding. It gives the appearance of wood siding and is a more durable product. **D. Gunsteen** asked how many outdoor tables areas will there be on the patio area? **K. Stone** stated that the rendering shows six (6) tables with four (4) seats each. It is shown on the floor plan. **D. Gunsteen** asked if they are allowed to go bigger on the patio if they need it or is that size they prefer? I am just looking at today's culture with everyone sitting outside. I know it is going to go back and forth over the next 6 to 10 months depending on the culture. Is that your typical size for patios? **Chris McGuire** stated that is typical. We work in 20 States and each area is different. Given a day like today, it would be wonderful to be outside. There are other days where it is not quite as nice. At this point in time, we are anticipating more drive-through traffic. For the last couple of months, we have been 100% drive-through, but in the different States that we work in, there are some stores that opened up 100% again. The outdoor dining is preferable when you have a beautiful day like today. **D. Gunsteen** is there going to be music outside on the patio? **Chris McGuire** yes, there is quiet, background music. **D. Negele** the 30-foot setback along the back along the back, is that before you get to the fence from the town homes to the parking lot? **K. Stone** that measures from where the fence is east. Because of the access drive, the building is actually 157 feet away from the property line. **D. Gunsteen** over Quincy Bridge Road? **K. Stone** correct. **T. Ridenour** what is the screening wall screening on the west side of the building? **K. Stone** mechanical equipment. **D. Gunsteen** added that he would like to tell the Petitioner that he has been to the Culver's facilities and thinks that this is a great plan and great building for Bartlett. **Chris McGuire** thanked Staff for their help and guidance. They have been incredibly professional. We work in 20 States. I travel a lot and they are top notch. **M. Hopkins**, yes, they are.

J. Lemberg asked if anyone in the audience would like to speak. No one came forward.

J. Miaso made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-07) Culver's Site Plan and Special Use Permit** subject to the conditions and Findings of Fact outlined in the Staff Report.

Motioned by: J. Miaso
Seconded by: J. Kallas

J. Lemberg closed the Public Hearing portion of the meeting.

Roll Call

Ayes: J. Lemberg, J. Allen, A. Hopkins, M. Hopkins, D. Gunsteen, J. Kallas, J. Miaso, D. Negele, and T. Ridenour
Nays: None.

The motion carried.



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Old Business/ New Business

K. Stone we have a lot of projects that we are reviewing. We may have something next month, but nothing is set for sure yet. **T. Ridenour** asked if somebody could not make it to the meeting tonight, could they have participated electronically? **K. Stone** our IT department was not here to set up a combination Zoom/live meeting. They are looking into doing that with the Village Board. Once IT can set that up, it may be something that we are able to do.

J. Lemberg asked if there was a motion to adjourn.

Motioned by: D. Gunsteen

Seconded by: J. Kallas

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:15 pm.