

**July 24th, 2018 Public Hearing for a Special Use Permit to
Allow Outdoor Seating and a Drive-Thru for a new Dunkin'
Donuts Located at 83 West Belvidere Road in B-1
Commercial/Business District**

Meeting called to order at the Village of Hainesville Council Chambers by Gerry Daley at 6:34 p.m.

Clerk Kathy Metzler took roll call. The following Officials were present: Planning and Zoning Board Commissioners Gerry Daley, George Duberstein, Hein, Derenoski and Georgeann Duberstein

Also present were: Village Clerk Kathy Metzler, Village Attorney Jim Rock and Village Planners Nik Davis and Jackie Wells

Absent: Commissioners Kriese and Chynoweth

Establishment of quorum

Agenda Approval

Commissioner Derenoski moved, seconded by Commissioner Georgeann Duberstein. **Roll call vote: Ayes:** Commissioner Gerry Daley, George Duberstein, Hein, Derenoski and Georgeann Duberstein - 5. Motion carried.

Notice requirement review

Clerk Metzler stated the Notice was published on July 2nd, the letters was mailed on June 27th by certified mail and return receipt, which 5 cards were mailed and 4 were received back and the Public hearing sign was posted on July 12th. All the requirements have been met.

Administration of Oath to all who will testify

Clerk Metzler administered the Oath to everyone who wished to speak.

Petitioner Testimony

Eric Carlson with ECA Architects, Suresh Patel who is building the Dunkin Donuts and Jessica Portzer with Dunkin Brands Construction Manager were present and gave a PowerPoint presentation on the new design for the building and the drive thru. The new plans have two drive thru lanes, one to place an order and the other if you placed a mobile phone order, there will only be one menu board. They will be open from 5:00 a.m. to 8:00 p.m. They would like to be finished with a spring opening. Discussion took place regarding the LED lights in the parking lot, and the color rendering of the sign. Village Planner Nik Davis requested texture and color photos and materials for the next meeting. This new design and image will be the first one in Illinois. The concept is to be a retro look and more mobile friendly to be faster service and a fresh look, more open glass and a black glazed brick. Discussion took place regarding the site drainage, most will go to the detention. Engineering department will be reviewing the site drainage so we won't affect other businesses.

Jessica Portzer the Dunkin Brands Construction Manager of the Chicago Area added that there are 14 of this type of buildings open to date. This is a big building design change. These new changes will help the business owner and the customers with efficiency. This is the new

corporate standard building and please consider allowing us to do this new design here in Hainesville.

Boards Questions and Concerns

Georgeann Duberstein wanted to know when this will be finished. Eric stated we will be back in for permitting within 8 weeks and would like to start construction asap. Our goal is to get the foundation in before winter and hopefully a spring opening. George Duberstein asked about the lighting in the parking lot, which Eric explained they are all new high efficiency LED. Gerry Daley asked about a photometric plan which wasn't included in the materials sent. Suresh stated that the building lights will be left on. Gerry Daley wants to see in detail the color rendering of your sign and the landscaping around. Village Planner Nik Davis recommends that they provide us with a photometric plan and asked that the mobile lane not be changed down the road as a second drive thru lane with a kiosk, which it won't. Nik asked if it is a detention or retention pond, Eric stated it is a dry pond. We will need a 3-D model of the monument sign, provide photos of the building pointing out the colors and provide samples and pictures of other locations. Discussion took place regarding the comprehensive plan and what type of flexibility does corporate Dunkin have. Bottom line, the Board would like to see samples and would like to see more wood like material. Nik stated that recommendations that the materials reflect what is in our comprehensive plan so more rustic materials, traditional brick and wood color. Gerry Daley asked would the commissioners prefer the area on the top to look more wood type. George-more wood, Dena-fine with what they are proposing, John-like the way it is, Georgeann-nice but more wood like, John stated the more modern we let Dunkin be now, the more likelihood we will be seen as more flexible and seen as a more vibrant area. Georgeann stated that Jack Chynoweth's comments were that he would rather have it meet the comprehensive plan or not at all and Gerry stated that Wally Kriese's comments were that he didn't care. Gerry stated since we are split, he would offer for consideration that some adjustment be made to that top band to look more wood like if possible. Bring samples to our special board meeting. The commissioners agreed as did the presenters.

Public Comments/Questions

Robert Frank had concerns regarding the stormwater which was explained. Also, will Centre Drive be repaved. Gerry Daley stated that if during the construction the road is less passable than it currently is for the customers in the back Dunkin will correct any construction caused paving problems. The Village will in the course of our regular paving program look to have Centre Drive resurfaced in the near future but not all the way back.

Robert Hutson's property is a cut thru for some people and he doesn't want that to be the case with Dunkin; Gerry stated it will be a left hand turn only lane.

Robert Frank asked with the water line extension being on Centre Drive will there be a fire hydrant on the southeast corner of the Dunkin Donuts property as the other buildings are on well. Gerry will check into that.

Ken Eden asked if there will be a turn lane from Route 120 into Dunkin, Gerry stated that that is an IDOT question as the road doesn't belong to the village, we can't demand it so probably not.

Raul from Specialty Marble and Granite behind Dunkin asked how deep are you going to dig to build the Dunkin and Eric stated the whole site will come down at least 2 feet and sloping down behind the building about 6%.

Fine Line has a private electrical line that was cut with the construction taking place on Route 120 and Specialty Marble has a few water lines where his well exists. Gerry mentioned to Eric when your crews come out here it is important to communicate with both companies as JULIE may not find the lines but business owners know where they are.

Closing Comments from Board and Petitioners

Georgeann asked how the mobile window is working out with the other new stores. Jessica stated not all new stores have them it depends on the size, there have been no complaints and is working out very well.

Commission Recommendation to Village Board (Based upon the Findings of Fact)

Gerry asked the following:

Will the proposed development be harmonious with and in accordance with the general objectives of the comprehensive plan and the Zoning Ordinance? Consensus is Commissioner Gerry Daley-yes, George Duberstein-no, Hein-yes, Derenoski-yes and Georgeann Duberstein-yes – 4 yes – 1 no.

Will be designed, constructed, operated and maintained so as to be harmonious with the existing or intended character of the general vicinity. Consensus is Commissioner Gerry Daley-yes, George Duberstein-yes, Hein-yes, Derenoski-yes and Georgeann Duberstein-yes – 5 yes.

Not change the essential character of the general vicinity. Consensus is Commissioner Gerry Daley-yes, George Duberstein-yes, Hein-yes, Derenoski-yes and Georgeann Duberstein-yes – 5 yes.

Will not be hazardous or disturbing to existing or future neighborhood uses. Consensus is Commissioner Gerry Daley-yes, George Duberstein-yes, Hein-yes, Derenoski-yes and Georgeann Duberstein-yes – 5 yes.

Will not cause substantial injury to the value of other property in the neighborhood in which it is located. Consensus is Commissioner Gerry Daley-yes, George Duberstein-yes, Hein-yes, Derenoski-yes and Georgeann Duberstein-yes – 5 yes.

Based on the findings of facts there should be a motion put forward to recommend the proposal with the following conditions.

1. Developer to provide photometric plan.
2. Developer to provided color renderings and 3-D model of monument sign and landscaping plan for area adjacent to monument sign.
3. Developer to provide samples of exterior building materials.
4. Developer to propose top band material be more wood-like in appearance.

Commissioner Georgeann Duberstein moved, seconded by Commissioner Derenoski. **Roll call vote: Ayes:** Commissioners Gerry Daley, George Duberstein, Hein, Derenoski and Georgeann Duberstein - 5. Motion carried.

Gerry stated we approved the recommendation to the Board for the Drive through and outdoor seating with conditions. We have a Special Meeting on August 7th at 6:30 p.m. for the Board to act on this recommendation.

Commissioner Georgeann Duberstein motioned to adjourn the July 24th, 2018 Public Hearing; seconded by Commissioner Hein. **Roll call vote: Ayes:** Commissioner Gerry Daley, George Duberstein, Hein, Derenoski and Georgeann Duberstein - 5. Motion carried.

The July 24th, 2018 Public Hearing for a Special Use Permit to Allow Outdoor Seating and a Drive-Thru for a new Dunkin' Donuts Located at 83 West Belvidere Road in B-1 Commercial/Business District adjourned at 7:54 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kathy Metzler". The signature is written in black ink and is positioned above the typed name.

Kathy Metzler, RMC, CMC
Village Clerk