

CITY OF BELLEVILLE, ILLINOIS
PLANNING COMMISSION MEETING MINUTES
January 6, 2021, 7:00 pm

IN ATTENDANCE:

MEMBERS:	Jim Kurtz, Chairman	Present
	Don Rockwell	Present
	Sara Rice	Present
	Larry McLean	Present
	Don Rigney	Present
	Neil “Skip” MacEwen	Present
	Alderman, Ed Dintelman	Present
	Alderman, Mary Stiehl	Present

STAFF: Annissa McCaskill, Director of Residential & Commercial Development Services
Michael Velloff, City Engineer
Randy Smith, Director of Wastewater
Emily Oldehoeft, Planner and GIS Coordinator
Penny Moore, Secretary of Economic Development

ALDERMAN: None

GUESTS: Jeff Brocco
Michelina Hansel

PLEASE TAKE NOTICE THAT, PURSUANT TO SECTION 7(e) OF THE ILLINOIS OPEN MEETINGS ACT (5 ILCS 120/7(e)) AND THE GUBERNATORIAL DISASTER PROCLAMATION ISSUED BY GOVERNOR JB PRITZKER ON DECEMBER 11, 2020, THE PLANNING COMMISSION OF THE CITY OF BELLEVILLE IS CONDUCTING THIS MEETING BY AUDIO CONFERENCE AND IS PROVIDING THE FOLLOWING REMOTE ELECTRONIC ACCESS TO ITS JANUARY 6, 2021 PLANNING COMMISSION MEETING FOR ITS MEMBERS, STAFF AND PUBLIC.

Chairman Jim Kurtz opened the meeting at 7:00p.m. via phone conference, with an introduction of members, staff & guests.

A motion was made to approve the September 2, 2020, meeting minutes with no noted corrections. All present members voted in the affirmative. Motion carried 7-0.

Annissa McCaskill explained the public participation procedures.

PUBLIC PARTICIPATION:

None

NEW BUSINESS:

- 1. McDonald’s c/o Farnsworth Group:** Site Plan, Landscape Plan and Architectural Elevations for the development of an approximately 4,597 square foot fast food restaurant, at 906 Carlyle Avenue, a “C-2” Heavy Commercial District-zoned .96-acre site. (Parcel 08-23.0-401-023). Ward 7

Annissa McCaskill, explained the requested development plans of the McDonald’s located at 906 Carlyle Avenue. Ms. McCaskill explained the existing building would be demolished and re-built initially with a smaller footprint on the same site. Ms. McCaskill added that the building will be smaller but will have a number of improvements that may be discussed by the developer in detail. Ms. McCaskill advised the Commission that the building will be shifted slightly south to allow for more turn radius in addressing site circulation. Ms. McCaskill added this shift will also allow for possible future expansion of the building. Ms. McCaskill introduced the Farnsworth Group as the Project Designer.

Jeff Bocco of the Farnsworth Group explained the project, stating the building is in dire need of a rebuild, adding that it is cost-prohibitive to remodel. Mr. Bocco mentioned the new building would be a typical, prototype McDonald’s with a new, contemporary building

façade. Mr. Bocco explained that the McDonald's with the new layout incorporates a side-by-side drive thru; whereby enabling car queuing to get into and process orders more quickly and alleviates vehicle lot congestion. Mr. Bocco added that a typical McDonald's facility will have 70-80% of their business come from the drive thru. Mr. Bocco explained that the number of parking spaces for the new building is less than what is currently available but is still more than the minimum required by code. Mr. Bocco mentioned that the Farnsworth Group has worked with the City Engineer to provide storm water improvements to reduce the storm water run-off to the site. This includes pervious pavement with under-draining and underground storage to help alleviate storm water issues that may affect the area.

Alderman Ed Dintelman asked if the adjacent car wash would be demolished and used for additional parking. Mr. Bocco answered explaining that there was no land acquisition included in the proposal; adding that the car wash is not located on their lot. Therefore, it would not be used. Annissa McCaskill mentioned that communications were made with the Owner/Operator of the Restaurant to determine who owns the car wash and attempted to make contact. Ms. McCaskill added that the Owner of the car wash did not respond to the Operator of the Restaurant. Rather than delaying the project, the plans were submitted just for the lot in which they currently operate.

Alderman Stiehl asked Annissa McCaskill if this was the same applicant that came to a City Council Meeting about a year ago, prior to COVID-19. Ms. McCaskill answered that it is the same Owner/Operator that attended the City Council meeting through Economic Development, but they had not submitted a plan. Ms. McCaskill added that the building and lot are owned by McDonald's Corporation but the business and operation is the same individual we worked with last year.

A motion was made by Neil MacEwen to approve the request. It was seconded by Larry McLean. Motion carried 7-0.

Ms. McCaskill mentioned that the project would be forwarded to the January 19, 2021 City Council Meeting for review and approval by the City Council. Afterward, we will start working with Farnsworth with demolition, site readiness, and site construction.

Larry McLean asked what the timeline was for the rebuild from demolition to completion. Mr. Bocco explained that the typical McDonald's rebuild from demolition to completion is approximately ninety (90) days.

Ms. McCaskill introduced Emma Oldehoeft as the department Planner.

OLD BUSINESS:

None

DEPARTMENTAL UPDATES:

None

MOTION TO ADJOURN: A motion was made to ADJOURN by Don Rockwell. It was seconded by Mary Stiehl with all present members voting in the affirmative.

Annissa McCaskill adjourned the meeting at 7:19 p.m.

Respectfully Submitted,
Penny Moore
Residential & Commercial Development Services Secretary

Approved: _____ Date: _____

Jim Kurtz
Chairman Planning Commission