

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission/Zoning Board of Appeals Meeting Minutes
(PC/ZBA Meeting Minutes)
May 10, 2017
7:00 p.m.

APPROVED MINUTES

Call to Order

Chairman Mills called the meeting to order at 7:00 p.m.

Roll Call/Establish Quorum

Present were Commissioners del Vecchio, Page, Vice Chairperson Davidowski, and Chairman Mills. Absent were Commissioners Borgardt, McHone, and Sullivan.

Also present was Chief Building Inspector Swedberg.

Public Comment - none

Approval of Minutes

A motion was made by Vice Chair Davidowski and seconded by Commissioner Page to approve the minutes of April 12, 2017. Vote: 4 ayes. (Commissioners del Vecchio, Page, Vice Chairperson Davidowski, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

New Business

Dunkin' Donuts Site Plan Amendment

Dunkin' Donuts manager, Kunal Vashi, informed the plan commission members that they were looking to reduce their by-pass lane to the original shorter by-pass lane, as opposed to the one which was approved at the January 11, 2017 Plan Commission meeting. Mr. Vashi proceeded to distribute handouts to the commissioners depicting why they are requesting a shorter by-pass lane. Mr. Vashi stated that the average time a car is allotted to spend in the drive thru for Dunkin' Donuts is 150 seconds or less. Ms. Anita Shah's (petitioner and Dunkin' Donuts owner) current business averages 64 seconds with 70 to 80 seconds on busy mornings. She is currently operating the fastest Dunkin' Donuts in the country.

Commissioner Page asked for the location of the fastest restaurant. It is in Schaumburg at Golf and Higgins Roads.

Mr. Vashi went on to explain how having 2 windows at the location makes the drive thru quicker. Anyone with a larger order would pull up to the second window to wait, while the cars behind him would pick up their order at the first window. He added that removing the escape lane can help minimize accidents, since cars cannot pull out around one another. He stated that it can also minimize pranks. Businesses lose money due to customers placing orders then leaving the line of cars. Having one lane is a deterrent to preventing pranks. He added that Ms. Shah typically has 2-3 extra staff members at the restaurant to help move the line of cars faster.

Mr. Vashi showed the Commissioners the awards Ms. Shah's restaurants have received for operational excellence.

Vice Chairperson Davidowski stated that she doesn't see any problem with shortening the drive-thru lane since the Village does not have any building codes or ordinances against it.

Commissioner del Vecchio added that she feels it is safer to shorten the lane.

Chief Building Inspector Swedberg showed the commissioners a more detailed site plan.

A motion was made by Vice Chairperson Davidowski and seconded by Commissioner Page to recommend to the Village Board approval of the Dunkin' Donuts site plan amendment to shorten the drive-thru lane. Vote: 4 ayes. (Commissioners del Vecchio, Page, Vice Chairperson Davidowski, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Old Business - none

Communications - none

Adjournment

A motion was made by Chairman Mills and seconded by Commissioner McHone to adjourn the meeting at 7:14 p.m. Vote: 4 ayes. (Commissioners del Vecchio, Page, Vice Chairperson Davidowski, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca