



**APPROVED**  
October 4, 2017

## **Madison Street Coalition Meeting**

### *Minutes*

Wednesday, May 3, 2017

2:00p.m. - 4:00p.m.

Village Hall - Room 101

#### **Roll Call 2:05PM**

*Members Present:* Dennis Marani, Acting Chairperson; Rita Atwood, BALANCE/Resident; Phil Barry, MSBA Member; Bill Planek, Property Owner Member; John Mullins, Resident, Member Melissa Mickelberry, Neighbors for Madison Renewal; Linda Sahagian, MSBA Member

*Members Absent:* Robert Spadoni, Oak Park-Rush Hospital; Nick Solomos, US Bank;

*Also Present:* Staff; Craig Failor, Village Planner and Tammie Grossman, Development Customer Services Director; Guests; Viktor Schrader, OPEDC and Theresa Jurgus; Baird and Warner, Trustee Dan Moroney, Michele Kruegel (Former MSC member), Michael Bruce, Zoning Administrator, and Lyman Resident.

#### **Non- Agenda Public Comment (15 Minutes) – None**

**Approval of Minutes** – April 5, 2017 minutes approved as written with a motion by Member Mickelberry and a second by Member Planek.

**Presentations** – Taco Bell presentation by Bob Lash with Bell American Group the largest franchisee of Taco Bell restaurants. Mr. Lash provided an over view of the first site plan design with driveway access to Madison and Lyman. He also showed the revised site plan with no driveway access to Lyman Avenue. The site plan indicated the building placement, landscaping, parking lot, concrete wall and fencing, signage and drive through. Mr. Lash displayed the proposed building elevations. The Coalition asked that they add larger windows on the east elevation abutting the dining room area. Mr. Lash suggested a sidewalk from the building to the public sidewalk along Madison, which the Coalition agreed would be a good addition. Mr. Lash indicated that they would install a monument sign at the corner vs. a 20 foot tall pole sign as allowed by the Sign Code. The Coalition agreed. Mr. Lash also agreed to adding “spandrel” glass panels on the parking lot side of the building and on one panel along the east elevation. Mr. Lash agreed that parkway trees should be added between the building and the sidewalk within the public parkway. Staff indicated parkway tree information would be provided. Discussion ensued regarding parking lot lighting, landscape materials, truck deliveries, job creation, construction timing, and hours of operation. Mr. Lash indicated that the hours of operation will be similar to McDonalds with a 2AM close for the drive through.

### **Other Business/ General Updates**

Mr. Failor mentioned the Good Earth proposal for the southeast corner of Madison Street and Home Avenue. Discussion ensued regarding the reuse of the building, a new retail building and closure of the public alley.

### **Adjournment**

The Meeting was adjourned at 3:20pm with a motion by Member Sahagian and seconded by Chair Marani. The next regularly scheduled meeting will be June 7, 2017.

Prepared by Craig Failor, Staff Liaison