

AN ORDINANCE AMENDING THE MEADOWS CROSSING PLANNED DEVELOPMENT AND GRANTING SPECIAL USES FOR A DRIVE-THRU RESTAURANT AND OUTDOOR SEATING (1321 GOLF ROAD)

WHEREAS, Bradford Real Estate Companies, “Petitioner,” has requested that the City approve a proposed amendment to the Meadows Crossing Planned Development to allow a 4,090 square foot building to replace the existing Gino’s Restaurant building; and

WHEREAS, Petitioner has also requested special uses to allow a drive-thru and outdoor seating area; and

WHEREAS, after publication of notice thereof, as provided by law, the Plan Commission has conducted a public hearing on November 6, 2012 at 7:30 p.m. at City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois, to consider the proposal to amend said Planned Development and grant the special uses; and

WHEREAS, the Plan Commission has made its recommendation to the City Council recommending approval of the amendment to the Planned Development to permit a 4,090 square foot building to replace the existing Gino’s Restaurant building and approve the requested special uses; and

WHEREAS, the City Council has reviewed the minutes and recommendations of the Plan Commission; and

WHEREAS, the City Council finds that the evidence is such as to establish the following beyond a reasonable doubt:

That the proposed use at the particular location required is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will constitute to the general welfare of the neighborhood or the community; and

That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity; and

That the proposed use will comply with the regulations and the conditions specified in the City's Comprehensive Zoning Code for such use and with the stipulations and conditions made a part of the authorization granted by the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Cook County, Illinois, as follows:

Section One: The Meadows Crossing Planned Development located at 1321 Golf Road, Rolling Meadows, Illinois, is hereby amended to allow a 4,090 square foot building to replace the existing Gino's Restaurant building.

Section Two: Petitioner is hereby granted special uses pursuant to Sections 122-27(d)(12)(b) and 122-193(b)(16)(a) of the Comprehensive Zoning Code to allow outdoor seating and a drive-thru restaurant business, respectively, subject to the following conditions:

- A. The site shall be developed in substantial conformance to the "Panera Bread Company, Meadows Crossing Center, Rolling Meadows, Illinois" site plan dated October 4, 2012, Sheet 1 of 1, prepared by the Bradford Real Estate Companies.
- B. Bollards are to be added along the front of the proposed Panera Bread.
- C. Fencing around the outdoor seating areas be constructed in a manner to match or be similar to that which exists in the center and protect and separate, to the extent possible, outdoor seated customers from vehicular traffic.
- D. The outdoor seating areas to meet the outdoor seating regulations.
- E. All traffic directional geometrics, striping, signage shall be constructed/implemented prior to the occupancy of the restaurant. This shall include the signage and striping for the drive aisles on all sides of the gas station.
- F. The east-west drive aisle in front of Buildings 2 and 3 on the site plan shall be widened to provide one 12 foot wide lane in each direction to improve the flow of traffic along the east-west drive aisle and the parking drive aisles. The site plan should clearly show the removal area and proposed pavement area for widening the east-west drive in front of the proposed Panera to the proposed 24 feet.

- G. The existing crosswalk and stop bar pavement markings shown in front of building 2 will need to be extended into the proposed pavement area.
- H. A NO RIGHT TURN sign should be added at the southbound stop bar within the drive-thru aisle at the access described in the TIS as an “escape opening.”
- I. Accessible pedestrian ramps will be needed adjacent to Buildings 2 and 3 per ADA requirements.
- J. The crosswalk at the rear of the store will need to be modified to meet ADA requirements and should not significantly change the proposed channelization.
- K. Exiting traffic from the drive-thru lane shall be under stop sign control.
- L. A “Watch for Pedestrians” should be placed below the stop sign facing the exiting traffic from the drive-thru lane.
- M. A warning device such as flashing lights should be provided to alert pedestrians and vehicles of traffic exiting the drive-thru lane.
- N. Additional pedestrian safeguards should be explored in and around the gas station property as well as the center as a whole. While the gas station property is owned by Meijer, Petitioner shall work with Meijer to install the appropriate pedestrian safeguards.
- O. The on-site vehicular and pedestrian circulation for this center shall be monitored by a professional traffic consultant on-site within 3 months of the restaurant being in operation and then, again, within 9 months after the first report. A report shall be prepared with the findings of the traffic consultant and submitted to the Community Development Department to be reviewed by the appropriate departments and committees to determine if any on-site circulation or traffic flow problems exist. If the City determines that traffic problems are found to exist which threaten the safety of pedestrians and/or drivers, the shopping center ownership will be held responsible for identifying feasible solutions and correcting these problem(s).
- P. A landscaping plan shall be submitted for applicable available areas in the new development. However, staff recommends that the existing landscaping be evaluated for compliance to the original landscaping plan P2 dated July 5, 2002 as prepared by Heartland Architects, Inc. and any landscaping that is lacking from the original plan be implemented and maintained according to this plan.

Section Three: This Ordinance shall be in full force and effect upon its passage and approval in the manner as provided by law.

Section Four: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

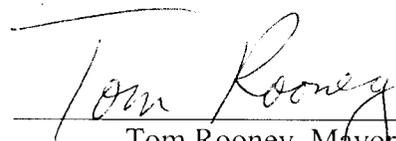
YEAS: Cannon, Allen, Judd, Banger, D'Astice, Larsen

NAYS: 0

ABSENT: Buske

Passed this 4th day of December 2012.

Approved this 4th day of December 2012.



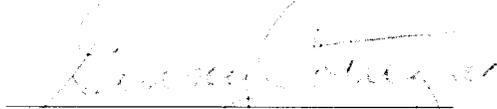
Tom Rooney, Mayor

ATTEST:



Ginny Cotugno, Deputy City Clerk

Published this 5th day of December 2012



Ginny Cotugno, Deputy City Clerk