



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4c

Title:	Plan Commission Recommendation to approve a Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.
Presenter:	Ellen Johnson

Meeting: Planning & Development Committee

Date: September 12, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The subject property, 1315 W. Main St., is the site of Lundeen Liquors. David and Julie Anna Lundeen have requested a Special Use to add a Drive-Through Facility for the sale of alcoholic beverages at the subject property. The following improvements are proposed for the site:

- Addition of a drive-through stacking lane beginning on the south side of the building and running counterclockwise along the east side of the building.
- Removal of the northern access drive onto S. 14th St.
- Addition of landscaped areas along the street frontages.

City Council amended the Liquor Code last year to add a liquor license category for “Curb/Drive-Through Service”. The ordinance states that for properties where the Zoning Ordinance requires the granting of a Special Use for a Drive-Through Facility, the Special Use must be approved before the liquor license will be granted. Special Use approval is required to permit a Drive-Through Facility in the BL Local Business zoning district. This particular proposal also requires a General Amendment in order to permit the Drive-Through Facility at this location, so any recommendation will be conditional upon the General Amendment being approved. The General Amendment is also on the P&D Committee agenda for this meeting.

Plan Commission Review

Plan Commission held a public hearing for the Special Use on 8/16/16. The Commission voted 7-0 to recommend approval, with two conditions:

1. That all drainage issues brought up by the neighboring property owner to the east be resolved to the satisfaction of City staff.
2. That the plan be modified to ensure that vehicles do not cut across parking spaces and otherwise ensure pedestrian safety on the site.

Regarding the first condition, engineering plans will be required with the application for building permit. Staff will review the plans at that time to ensure drainage issues are addressed.

Regarding the second condition, the applicant has added striping and planter boxes at the northwest corner of the parking spaces to prevent vehicles from cutting across the spaces. Staff has requested information from the applicant regarding the size of the planters, to ensure they will act as a sufficient barrier.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application for Special Use

Recommendation/Suggested Action *(briefly explain):*

Plan Commission Recommendation to approve a Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.

City of St. Charles, Illinois
Plan Commission Resolution No. 15-2016

A Resolution Recommending Approval of an Application for Special Use for Drive-Through Facility, Lundeen Liquors, 1315 W. Main St. (David and Julie Anna Lundeen)

Passed by Plan Commission August 16, 2016

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the Application for Special Use for Drive-Through Facility, Lundeen Liquors, 1315 W. Main St. (David and Julie Anna Lundeen); and

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330.C of the Zoning Ordinance:

FINDINGS OF FACT FOR SPECIAL USE

- A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The drive-thru business model positively benefits all customers, particularly the elderly and handicapped.

- B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

All utilities, access drives, drainage, and other necessary facilities are already in place.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

This location has always been a commercial lot surrounded by commercial properties and falls into the Neighborhood Commercial designation provided by the Comprehensive Plan.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Resolution 15-2016

The Special Use will not impede the development or improvement of surrounding property. The drive-thru is completely contained within the lot and will be screened by the building. There will also be significant improvements to the aesthetics of the lot, including more green space.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The Special Use will not be detrimental to our neighbors, customers, or vendors. The improvements to the lot will benefit the neighborhood, the city and general traffic.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The site will conform to all legislation and regulations, except for the minimum lot size requirement of one acre. The lot is 0.4 acre, but has more than adequate ingress and egress. The lot can hold up to 10 cars. The drive-thru will be situated along the back of the building along the east side, minimizing the visual impact from Rt. 64.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for Drive-Through Facility, Lundeen Liquors, 1315 W. Main St. (David and Julie Anna Lundeen); subject to the following conditions:

1. That all drainage issues be resolved to the satisfaction of the City engineers.
2. That the applicant work with staff to amend the plan to ensure that vehicles do not cut across parking spaces and otherwise ensure pedestrian safety on the site.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Doyle, Pretz, Frio, Wallace, Kessler

Nays:

Absent: Macklin-Purdy, Spruth

Motion carried: 7-0

PASSED, this 16th day of August 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Special Use for a Drive-Through Facility for Lundeen Liquors, 1315 W. Main St.

DATE: September 6, 2016

I. APPLICATION INFORMATION:

Project Name: Lundeen Liquors, 1315 W. Main St.

Applicant: David and Julie Anna Lundeen

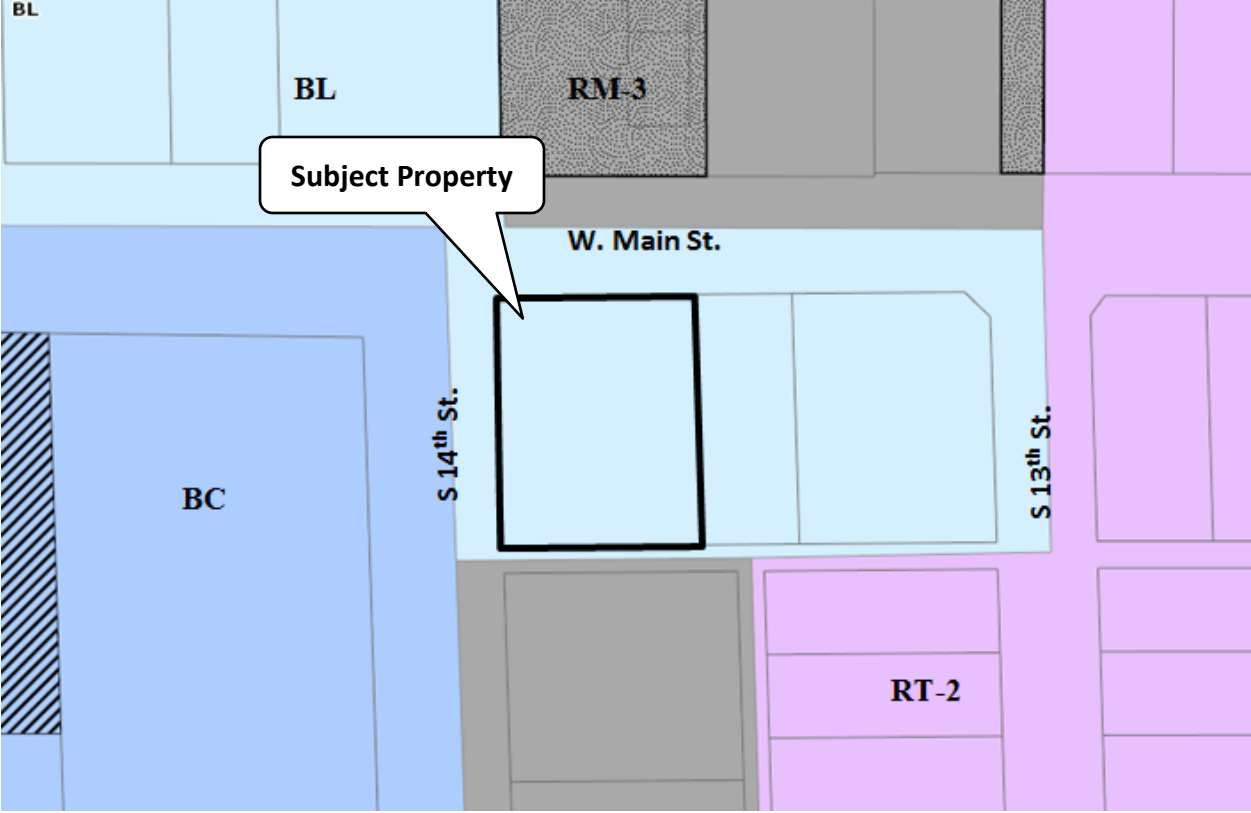
Purpose: Review Special Use application to allow addition of a Drive-Through Facility at Lundeen Liquors, 1315 W. Main St., for the purpose of selling alcoholic beverages and other retail items

General Information:		
Site Information		
Location	1315 W. Main St.	
Acres	16,820 sf / 0.39 acre	
Applications	Special Use for a Drive-Through Facility	
Applicable Ordinances and Zoning Code Sections	17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access	
Existing Conditions		
Land Use	Commercial, Lundeen Liquors	
Zoning	BL Local Business	
Zoning Summary		
North	RM-3/PUD General Residential	Apartments
East	BL Local Business	Dental office
South	RM-3 General Residential	Apartments
West	BC Community Business	O'Reilly Auto Parts
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property, 1315 W. Main St., is located at the southeast corner of W. Main and S. 14th streets. The property was first developed as a gas station in the 1960s. A dry cleaners and retail uses have also operated at the site. Lundeen Liquors opened in 2013.

B. PROPOSAL

David and Julie Anna Lundeen, applicant and property owners, have requested a Special Use to add a Drive-Through Facility for the sale of alcoholic beverages at the subject property for their business, Lundeen Liquors. Typical convenience store items such as newspapers, lottery tickets, and tobacco products will also be sold through the Drive-Through Facility.

The following improvements are proposed for the site:

- Addition of a drive-through stacking lane beginning on the south side of the building and running counterclockwise along the east side of the building.
- Drive-through service window on the east side of the building. No other changes to the building are proposed.
- Removal of the northern access drive onto S. 14th St.
- Addition of landscape areas along the street frontages.

II. ANALYSIS

Staff has performed an analysis of the Special Use application materials and site plan for conformance with all relevant zoning requirements:

A. LAND USE

The property is zoned BL Local Business District. A Drive-Through Facility is a Special Use in the BL district, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

B. LIQUOR CODE

In August 2015, City Council approved Ordinance No. 2015-M-38, which amended the City Code to add a liquor license category for “Curb/Drive-Through Service”. The ordinance specifies that for properties where the Zoning Ordinance requires the granting of a Special Use for a Drive-Through Facility, the Special Use must be approved before the liquor license will be granted. The Special Use ordinance must identify that the Drive-Through Facility is to be utilized for the sale of alcoholic beverages.

C. DRIVE-THROUGH FACILITY STANDARDS

The table below compares the proposal with the requirements of **Section 17.24.100 Drive-Through Facilities**. The proposal conforms to all requirements.

	Zoning Ordinance Standard	Proposed
Stacking Spaces	5	5

Stacking Space Size	9' x 20'	9' x 20'
Screening	Concealed from view from public streets to greatest extent possible	Concealed due to location of the stacking lane at the rear and interior side of the building
Obstruction of Required Spaces	Cannot obstruct access to required parking spaces	Will not obstruct access to required parking spaces
Ingress/Egress Obstruction	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Ingress/egress will not be obstructed and stacking will not interfere with vehicle circulation

D. ZONING STANDARDS

A site plan has been submitted that illustrates modifications to the site including the drive-through layout as well as repaving of the parking lot and addition of new landscape areas along the street frontages.

The table below compares the proposed site plan with the bulk requirements of the BL Local Business district per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**.

The site meets all applicable standards of the BL district except the minimum lot area requirement. A minimum lot area of 1 acre is required for Drive-Through Facilities in the BL district. The applicant has filed a General Amendment application to remove this requirement in order to permit a Drive-Through Facility on the subject property. The General Amendment is also on the Plan Commission agenda for this meeting.

	BL District	Proposed/Existing
Min. Lot Area (Drive-Through Facility)	1 acre	<i>0.39 acre</i>
Max. Building Coverage	60%	11% (existing)
Max. Gross Floor Area	10,000 sf	1,924 sf
Building Setbacks:		
<i>Front (Main St.)</i>	20 ft.	55 ft. (existing)
<i>Interior Side</i>	5 ft.	25 ft. (existing)
<i>Exterior Side (S 14th St.)</i>	20 ft.	48 ft. (existing)
<i>Rear</i>	20 ft.	30 ft. (existing)
Parking/Paving Setbacks:		
<i>Front (Main St.)</i>	10 ft./reduced to 5 ft. when resurfaced if existing nonconformity	5 ft. (proposed)
<i>Interior Side</i>	0 ft.	2 ft. (existing)
<i>Exterior Side (S 14th St.)</i>	10 ft./reduced to 5 ft. when resurface if existing nonconformity	5 ft. (proposed)
<i>Rear</i>	0 ft.	12 ft.
Landscape Buffer Yard	10 ft., when adjacent to residential zoning	12 ft. along south property line (proposed)
Parking Stall Size	9 x 18 ft.	9 x 18 ft.
Drive-Aisle Width	24 ft.	24 ft.
Parking/Stacking Requirement	8 parking spaces 5 stacking spaces	8 parking spaces 5 stacking spaces

E. LANDSCAPING

Per **Ch. 17.26 Landscaping and Screening**, when an existing parking lot is resurfaced or reconstructed, street frontage landscaping and parking lot landscape screening is required to be installed. The site plan indicates that new landscape areas will be created along the W. Main St. and S. 14th St. frontages by reducing the size of the parking lot and removing one of the two access points onto S. 14th St. A landscape plan specifying the types and sizes of plantings will be reviewed at the time of building permit.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing for the Special Use on 8/16/16. The Commission voted 7-0 to recommend approval, with two conditions:

1. That all drainage issues brought up by the neighboring property owner to the east be resolved to the satisfaction of City staff.
2. That the plan be modified to ensure that vehicles do not cut across parking spaces and otherwise ensure pedestrian safety on the site.

Regarding the first condition, engineering plans will be required with the application for building permit. Staff will review the plans at that time to ensure drainage issues are addressed.

Regarding the second condition, the applicant has added striping and planter boxes at the northwest corner of the parking spaces to prevent vehicles from cutting across the spaces. Staff has requested information from the applicant regarding the size of the planters, to ensure they will act as a sufficient barrier.

V. ATTACHMENTS

- Application for Special Use; received 6/28/16
- Revised Site Plan; received 9/6/16
- Ordinance No. 2015-M-38

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

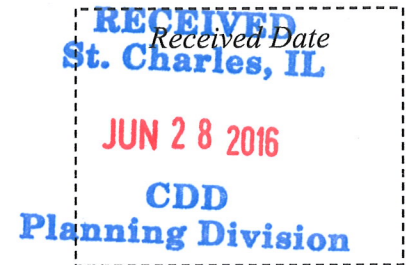
PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

1315 W. MAIN ST

For City Use	
Project Name:	<u>Lundeen Liquors - West, Inc</u>
Project Number:	<u>2015 -PR- 004</u>
Application Number:	<u>2015 -AP- 009</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: <u>1315 W. Main St.</u>	
	Parcel Number (s): <u>09-33-127-018</u>	
	Proposed Name: <u>Lundeen Liquors - West, Inc</u>	
2. Applicant Information:	Name: <u>DAVID R. & JULIE ANNA LUNDEEN</u>	Phone: <u>630-341-4755</u>
	Address:	Fax: <u>815-899-7896</u>
		Email: <u>lundeenliquors1@aol.com</u>
3. Record Owner Information:	Name: <u>DAVID R. & JULIE ANNA LUNDEEN</u>	Phone:
	Address: <u>6 Greenwood Ct. Dekalb, IL. 60015</u>	Fax:
		Email: <u>Jun978745@aol.com</u>

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** DRIVE - Through Facility
(For sale of alcoholic Beverages)
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Neighborhood / commercial
Is the property a designated Landmark or in a Historic District? NO
What is the property's current zoning? BL
What is the property currently used for? Retail

If the proposed Special Use is approved, what improvements or construction are planned?
A Drive - through Constructed on the South side of the
Bldg - Land scaping of entire lot -

For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

TRAFFIC STUDY: If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

<i>Juliana Lunden</i>	<i>6/28/16</i>
Record Owner	Date
<i>Juliana Lunden</i>	<i>6/28/16</i>
Applicant or Authorized Agent	Date

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments



The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Lunden Liquors - West, Inc
Project Name or Address

3/2/2015
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

As with all businesses that utilize a drive-thru business model, it not only benefits customers, but impacts elderly & handicapped customers in a positive way.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Yes, all utilities, access drives, drainage etc are already in place.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

This location sits on the cusp of the Comprehensive plan - Between mixed use and Commercial with a greater proportion of Commercial businesses around it. This has always been a commercial lot surrounded by commercial properties and clearly falls into the designation given by the comprehensive plan.

- D. Effect on Development of Surrounding Property:** That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This Special Use would in no way impede any or all development. It is completely contained within the lot and will be constructed in such a way to have the drive thru screened by the building itself. There will also be significant improvements to green space and overall aesthetics.

- E. Effect on General Welfare:** That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

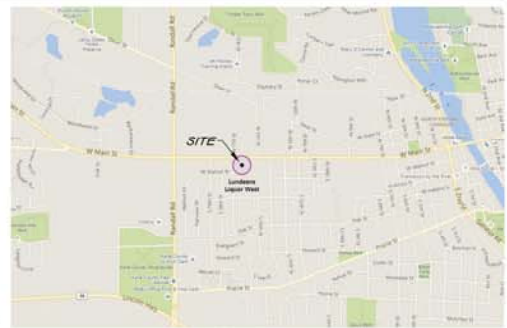
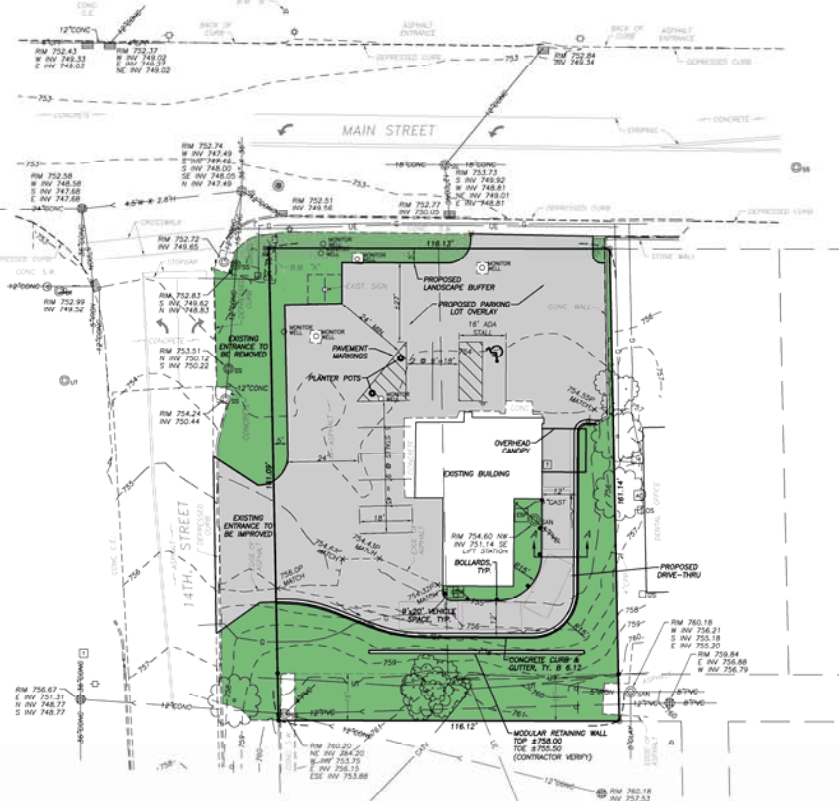
There is nothing in our Amendment that would be detrimental to our neighbors, customers or vendors - and the improvement of the lot will benefit the neighbors, the city and general traffic.

- F. Conformance with Codes:** That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

1315 W. Main St. conforms to all legislation & regulations for a drive-thru location except for the minimum LAC requirement. The lot is 3/4 acre, has more than adequate ingress & egress - can easily hold up to 10 cars within its lot, the drive-thru would be situated along the back of the building and around the east side, keeping the visual impact to a minimum on Rt 64.

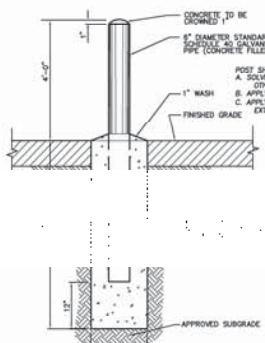
GENERAL NOTES

- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED APRIL 1, 2016 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS LATEST EDITION, AND THE CITY OF ST. CHARLES CODES AND ORDINANCES.
- 2) THE CONTRACTOR SHALL TAKE WHATEVER PRECAUTIONS WHICH MAY BE NECESSARY TO PROTECT THE PROPERTY OF THE VARIOUS PUBLIC UTILITIES WHICH MAY BE LOCATED UNDERGROUND OR ABOVE GROUND, AT OR ADJACENT TO THE SITE OF THIS IMPROVEMENT. NECESSARY ADJUSTMENTS OF THESE FACILITIES SHALL BE COORDINATED BY THE CONTRACTOR AND THE RESPECTIVE UTILITY COMPANIES IF SO REQUIRED. THE OWNER SHALL BE SAVED HARMLESS AND CARE SHALL BE EXERCISED SO AS NOT TO INTERRUPT OR DESTROY THE PROPERTY OWNERSHIP OF THESE UTILITIES. THE CONTRACTOR WILL BE RESPONSIBLE TO OBTAIN PERMITS FOR ANY PUBLIC UTILITY PROPERTY WHICH HAS BEEN DAMAGED THROUGH HIS/HER EFFORTS. THE PROCEDURE AND SPECIFICATIONS OF REPAIR WILL BE IN ACCORDANCE WITH THE REGULATIONS AND/OR POLICY OF THE UTILITY.
- 3) THE CONTRACTOR SHALL CONTACT AND COORDINATE HIS ACTIVITIES WITH THE UTILITIES BY CONTACTING: JULIE - 800/892-0123.
- 4) THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND BE FAMILIAR WITH THE UTILITY LAYOUT OF THIS PROJECT AND STANDARD CONSTRUCTION PROCEDURES AND PRACTICES PRIOR TO BUILDING.
- 5) THE AGGREGATE BASE COURSE, TYPE B, SHALL BE CA-10 OR CA-06. THIS MATERIAL SHALL BE PLACED AND COMPACTED TO THE DIMENSION AS SHOWN ON THE PLANS AS PER SECTION 301 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 6) BITUMINOUS MATERIALS PRIME COAT SHALL BE SS-01 MC-30 OR P.E.P. APPLIED AT A RATE OF 0.35 GALLONS PER SQUARE YARD.
- 7) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION BY UNCOVERING EXISTING UNDERGROUND UTILITIES IN ALL LOCATIONS WHERE HE FEELS THE PROPOSED CONSTRUCTION MAY NEED TO BE ALTERED TO PREVENT CONFLICTS IN LINE, GRADE OR WORKING CLEARANCES.
- 8) ALL MATERIAL INCORPORATED INTO THE PROJECT FOR SITE DEVELOPMENT OF PARKING, DRIVEWAYS, SIDEWALKS, FRENCH DRAINAGE, ETC. SHALL BE PER I.D.O.T. SPECIFICATIONS AS FOR THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
- 9) ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED PAVEMENT, UNLESS NOTED OTHERWISE.
- 10) THE CONTRACTOR SHALL PROVIDE THE NECESSARY LABOR AND EQUIPMENT TO PROPERLY INSTALL THE SIGNAGE AND PAVEMENT MARKINGS AS INDICATED IN THE DRAWINGS, IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 11) THE LOCATION OF SOME EXISTING UNDERGROUND UTILITY LINES ARE SHOWN ON THE BASIS OF INFORMATION FURNISHED BY OTHERS AND THE ENGINEER DOES NOT WARRANT OR GUARANTEE THIS INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY THE CORRECTNESS OF THE UTILITIES PRIOR TO THE START OF CONSTRUCTION BY UNCOVERING UNDERGROUND UTILITIES IN ALL LOCATIONS WHERE HE FEELS THE PROPOSED CONSTRUCTION MAY NEED TO BE ALTERED TO PREVENT CONFLICTS IN LINE, GRADE OR WORKING CLEARANCES.
- 12) SLOPES SHALL BE REQUIRED FOR ALL PAVEMENT, SIDEWALK AND CURB REMOVED ADJACENT TO EXISTING PAVEMENT, SIDEWALK AND CURB AND SHALL BE CONSIDERED INCIDENTAL.
- 13) A #4 AGGREGATE BASE COURSE TYPE B SHALL BE PROVIDED UNDER ALL CURBS & GUTTER AND SIDEWALK.
- 14) ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR BUILDING, UNLESS OTHERWISE NOTED.

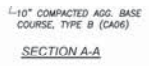


NOTE:
THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED UPON INFORMATION PROVIDED BY OTHERS. WENDLER ENGINEERING SERVICES, INC. MAKES NO GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, FOR THE ACCURACY AND LOCATION OF THE UNDERGROUND UTILITIES. CONTACT JULIE, AT 1-800-892-0123 A MINIMUM OF 48 HOURS BEFORE YOU DIG.

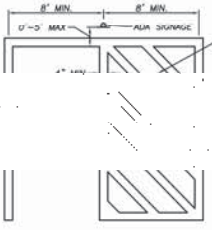
BENCHMARK INFORMATION:
B.M. "A" - SET CHISELED "A" TOP OF S.E. BONNET BOLT OF FIRE HYDRANT IN S.E. QUAD INTERSECTION OF MAIN ST. & 14TH ST. ELEV=754.51
B.M. "B" - SET CHISELED "B" ON BONNET BOLT OF FIRE HYDRANT 480' NORTH OF B.M. "A", NORTH SIDE OF MAIN ST. ELEV=754.50



BOLLARD DETAIL



SECTION A-A
L-10" COMPACTED AGG. BASE COURSE, TYPE B (CA06)
L-CONCRETE CURB & GUTTER, TY. B6.12



HANDICAP PARKING STALL

NOTE: YELLOW PAVEMENT MARKING PAINT SHALL BE MANUFACTURED AND APPROVED FOR HIGHWAY APPLICATION



HANDICAP PARKING SIGNAGE

ORDINANCE & STATE LAW
10" X 2 3/8" O.D. GALVANIZED SCHEDULE 5, 16 GA. STEEL TUBULAR POST

SCALE 1" = 20'

NO.	DATE	REVISIONS

DATE: 06/10/2016
JOB NUMBER: 2160088
SHEET: 1 OF 1



PROPOSED SITE IMPROVEMENTS
OF
1315 W. MAIN STREET, ST. CHARLES
FOR
LUNDEEN LIQUORS

SITE PLAN

JOB NUMBER: 2160088
DATE: 06/10/2016

SHEET NO:
1 of 1

City of St. Charles, Illinois

Refer to:	
Minutes:	8-3-2015
Page:	

Ordinance No. 2015-M-38

**Motion to approve an Ordinance Amending Title 5
 "Business Licenses and Regulations", Chapter 5.08
 "Alcoholic Beverages," Section 5.08.250 "Regulations
 Applicable Generally, Item Q. Licenses – Curb/Drive-
 Through Service" of the St. Charles Municipal Code.**

**Adopted by the
 City Council
 of the
 City of St. Charles
 August 3, 2015**

**Published in pamphlet form by
 authority of the City Council
 of the City of St. Charles,
 Kane and Du Page Counties,
 Illinois, August 10, 2015**

Nancy Gamson

 City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2015-M-38

**An Ordinance Amending Title 5, “Business Licenses and Regulations”,
Chapter 5.08 “Alcoholic Beverages”, Section 5.08.250 “Regulations
Applicable Generally, Item Q. Licenses – Curb/Drive-Through Service”
of the St. Charles Municipal Code**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES,
KANE AND DUPAGE COUNTIES, ILLINOIS AS FOLLOWS:

Section 1. That Title 5, “Business Licenses and Regulations”, Chapter 5.08
“Alcoholic Beverages” of the St. Charles Municipal Code be and is hereby amended to
Section 5.08.250 “Regulations Applicable Generally, Item Q. Licenses – Curb/Drive-
Through Service” by deleting this section in its entirety and replacing it with the
following language:

5.08.250 Regulations Applicable Generally
Q. Licenses – Curb/Drive-Through Service

Class A-1 license holders shall be authorized to sell alcoholic beverages through
drive-through service, in accordance with all other regulations that are applicable to this
license classification. In addition, the drive-through structure and operation shall comply
with all other requirements of the City of St. Charles Municipal Code. All other curbside
service or methodologies are prohibited. In addition, walk-up service through the drive-
through structure is prohibited.

For properties where Title 17 of the Municipal Code (The Zoning Ordinance)
requires the granting of a Special Use for a Drive-Through Facility, such Special Use
approval must be granted prior to the establishment of any drive-through service. The
ordinance approving the establishment of the Special Use must specifically identify that
the Drive-Through Facility is to be utilized for the sale of alcoholic beverages. The
drive-through service shall only be operated in conformance with the approved site plan
and any conditions contained in the ordinance granting the Special Use.”

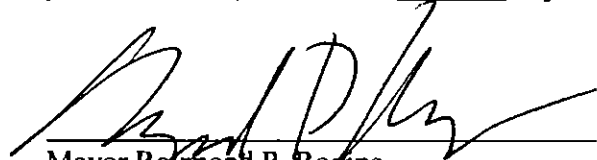
Section 2. That after the adoption and approval hereof, this Ordinance shall (i) be
printed or published in book or pamphlet form, published by the authority of the City
Council of the City of St. Charles, or (ii) within thirty (30) days after the adoption and
approval hereof, be published in a newspaper published in and with general circulation
within the City of St. Charles.

Section 3. That this Ordinance shall be in full force and effect ten (10) days from
and after its passage, approval and publication as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 3rd
day of August, 2015.

PASSED by the City Council of the City of St. Charles, Illinois the 3rd day of
August, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this 3rd day of
August, 2015.



Mayor Raymond P. Rogina

ATTEST:



City Clerk

COUNCIL VOTE:

Ayes: 7
Nays: 3
Abstain: 0
Absent: 0

APPROVED AS TO FORM:

City Attorney

DATE: _____



State of Illinois)
)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on August 3, 2015, the Corporate Authorities of such municipality passed and approved Ordinance No. 2015-M-38, entitled

"Motion to approve an Ordinance Amending Title 5
"Business Licenses and Regulations", Chapter 5.08
"Alcoholic Beverages," Section 5.08.250 "Regulations
Applicable Generally, Item Q. Licenses – Curb/Drive-
Through Service" of the St. Charles Municipal Code.,"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2015-M-38, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on August 10, 2015, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 3rd day of August, 2015.



Nancy Garrison
Municipal Clerk