

 <p><b>ST. CHARLES</b> SINCE 1834</p>	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/ Address:</b>	1915 W. Main Street – Special Uses for a Planned Unit Development, Restaurant, and Drive-Through Facility (Demolition and Reconstruction of the Existing McDonald’s Restaurant)		
	<b>City Staff:</b>	Matthew O’Rourke, Planner		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING (3/12/13)</b>	<b>X</b>	<b>MEETING</b>	
<b>APPLICATIONS UNDER CONSIDERATION:</b>				
Special Use (Planned Unit Development, Restaurant, Drive-Through Facility)		PUD Preliminary Plan		
Final Plat of Subdivision				
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS</b>				
<b>EXECUTIVE SUMMARY:</b>				
<p>The owner of the McDonald’s restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The applicant has submitted petitions for Special Uses (Planned Unit Development, Restaurant, and Drive-Through Facility), PUD Preliminary Plan, and Final Plat of Subdivision. The details of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>• Construct a new 5,234 SQ FT restaurant on the property.</li> <li>• The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.</li> <li>• Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.</li> <li>• New Drive-Through Facility with a dual-order station. <ul style="list-style-type: none"> <li>○ 15 drive-through stacking spaces.</li> </ul> </li> <li>• 49 parking spaces.</li> <li>• All new and enhanced landscaping around the site.</li> </ul> <p>The applicant has requested that this public hearing be moved to the 3/19/2013 Plan Commission meeting.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION</b> ( <i>briefly explain</i> ):				
Open the public hearing and continue to the 3/19/2013 Plan Commission Meeting with no discussion.				