

**AGENDA  
CITY OF ST. CHARLES  
PLAN COMMISSION  
CHAIRMAN TODD WALLACE**

**TUESDAY, MAY 6, 2014 - 7:00 P.M.  
COUNCIL CHAMBERS  
2 E. MAIN ST., ST. CHARLES, IL 60174**

**1. Call to order.**

**2. Roll Call -**

Chairman Todd Wallace	Brian Doyle	Tom Pretz
Vice Chairman Tim Kessler	Steve Gaugel	Tom Schuetz
Sue Amatangelo	James Holderfield	

Auditory Members - Holly Cabel, St. Charles Park District  
- Donald Schlomann, School District #303

**3. Presentation of minutes of the April 22, 2014 meeting.**

**4. 2701 E. Main St. - Drive-Through Stacking Reduction Request (Kolbrook Design)**  
Stuart's Crossing PUD- Proposed Dunkin Donuts

**5. Meeting Announcements**

Tuesday, May 20, 2014 at 7:00pm Council Chambers  
Tuesday, June 3, 2014 at 7:00pm Council Chambers  
Tuesday, June 17, 2014 at 7:00pm Council Chambers

**6. Additional Business from Plan Commission Members, Staff, or Citizens.**

**7. Adjournment**

**MINUTES  
CITY OF ST. CHARLES, IL  
PLAN COMMISSION  
TUESDAY, APRIL 22, 2014**

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Members Present: Vice Chair Tim Kessler  
Tom Schuetz  
Brian Doyle  
Steve Gaugel  
Curt Henningson  
Tom Pretz  
Sue Amatangelo  
James Holderfield

Members Absent: Todd Wallace

Also Present: Russell Colby, Planning Division Mgr.  
Court Reporter

**1. Call to order**

The meeting was called to order at 7:00 p.m. by Vice Chair Kessler.

**2. Roll Call**

Vice Chair Kessler called the roll. A quorum was present.

**3. Presentation of minutes of the March 18, 2014 meeting.**

**A motion was made by Ms. Amatangelo, seconded by Mr. Schuetz and unanimously passed by voice vote to accept the minutes of the April 8, 2014 meeting.**

**PUBLIC HEARING**

**4. 217-221 S. 2<sup>nd</sup> St. (Craig Bobowiec)**

Application for Map Amendment from CBD-2 Mixed Use Business District to CBD-1 Central Business District.

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**Motion was made by Mr. Scheutz to close the public hearing. Seconded by Mr. Gaugel.**

Roll Call Vote:

Ayes: Henningson, Gaugel, Pretz, Doyle, Amatangelo, Holderfield, Kessler, Schuetz

Nays:

Absent: Wallace

Motion carried: 8-0

**MEETING**

**Minutes – St. Charles Plan Commission**

**Tuesday, April 22, 2014**

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**6. 217-221 S. 2<sup>nd</sup> St. (Craig Bobowiec)**

Application for Map Amendment from CBD-2 Mixed Use Business District to CBD-1 Central Business District.

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**Motion was made by Ms. Amatangelo to recommend approval of the Application for Map Amendment. Seconded by Mr. Pretz.**

Roll Call Vote:

Ayes: Henningson, Gaugel, Pretz, Doyle, Amatangelo, Holderfield, Kessler, Schuetz

Nays:

Absent: Wallace

Motion carried: 8-0

**PUBLIC HEARING**

**5. General Amendment (Terry Grove)**

Amendment to Chapter 17.28 “Signs” regarding off-premise signs in the CBD-1 and CBD-2 zoning districts.

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**Motion was made by Mr. Doyle to close the public hearing. Seconded by Ms. Amatangelo.**

Roll Call Vote:

Ayes: Henningson, Gaugel, Pretz, Doyle, Amatangelo, Holderfield, Kessler, Schuetz

Nays:

Absent: Wallace

Motion carried: 8-0

**MEETING**

**7. General Amendment (Terry Grove)**

Amendment to Chapter 17.28 “Signs” regarding off-premise signs in the CBD-1 and CBD-2 zoning districts.

The attached transcript prepared by Chicago Area Real Time Court Reporting is by reference hereby made a part of these minutes.

**Motion was made by Mr. Doyle to recommend approval of the Application for General Amendment. Seconded by Mr. Schuetz.**

Roll Call Vote:

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Ayes: Henningson, Gaugel, Pretz, Doyle, Amatangelo, Holderfield, Kessler, Schuetz

Nays:

Absent: Wallace

Motion carried: 8-0

**8. Meeting Announcements**

Tuesday, May 6, 2014 at 7:00pm Council Chambers

Tuesday, May 20, 2014 at 7:00pm Council Chambers

Tuesday, June 3, 2014 at 7:00pm Council Chambers

**9. Additional Business from Plan Commission Members, Staff, or Citizens.**

**10. Adjournment at 7:50pm.**

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )

BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

In Re the Matter of: )  
 )  
217-221 South 2nd Street - )  
Application for Map )  
Amendment from )  
CBD-2 Mixed Use Business )  
District to CBD-1 Central )  
Business District. )

REPORT OF PROCEEDINGS

Council Chambers  
2 East Main Street  
St. Charles, Illinois 60174

April 22, 2014  
7:00 p.m. to 7:36 p.m.

Reported by: Paula M. Quetsch, CSR, RPR  
Notary Public, Kane County, Illinois

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PRESENT:

- MR. TIM KESSLER, Acting Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. CURT HENNINGSON, Member;
- MR. JAMES HOLDERFIELD, Member;
- MR. TOM PRETZ, Member; and
- MR. TOM SCHUETZ, Member.

ALSO PRESENT:

- MR. RUSSELL COLBY, Planning Division Manager.

**REPORT OF PROCEEDINGS -- 04/22/2014**  
**217-221 S. 2nd Street Map Amendment**

1 CHAIRMAN KESSLER: This meeting of the  
2 St. Charles Plan Commission will come to order.  
3 Amatangelo.  
4 MEMBER AMATANGELO: Here.  
5 19:00:44 CHAIRMAN KESSLER: Doyle.  
6 MEMBER DOYLE: Here.  
7 CHAIRMAN KESSLER: Schuetz.  
8 MEMBER SCHUETZ: Here.  
9 CHAIRMAN KESSLER: Gaugel.  
10 19:00:47 MEMBER GAUGEL: Here.  
11 CHAIRMAN KESSLER: Pretz.  
12 MEMBER PRETZ: Here.  
13 CHAIRMAN KESSLER: Henningson.  
14 MEMBER HENNINGSON: Here.  
15 19:00:49 CHAIRMAN KESSLER: Holderfield.  
16 MEMBER HOLDERFIELD: Here.  
17 CHAIRMAN KESSLER: Kessler, here.  
18 We have No. 3 on the agenda is a presentation  
19 of minutes for the April 8th meeting.  
20 19:00:59 Is there a motion?  
21 MEMBER AMATANGELO: So moved.  
22 MEMBER SCHUETZ: Second.  
23 CHAIRMAN KESSLER: All in favor.  
24 (Ayes heard.)

**REPORT OF PROCEEDINGS -- 04/22/2014  
217-221 S. 2nd Street Map Amendment**

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1 CHAIRMAN KESSLER: So moved.

2 No. 4 on our agenda is -- actually, Nos. 4  
3 and 5 are a public hearing, so I just want to explain  
4 a little bit about the procedure.

5 19:01:22 The Plan Commission is appointed by the City  
6 Council, and the Commission conducts public hearings  
7 on applications that come before the City for certain  
8 things. The Plan Commission hears all the evidence  
9 related to the application both in support of the  
10 19:01:35 application, as well as against it.

11 Once the Plan Commission has decided that  
12 they have all the information in order to make a  
13 recommendation to the City Council, then the public  
14 hearing will be closed, and either that same day or at  
15 19:01:45 a subsequent meeting the Plan Commission will vote  
16 whether to recommend approval or denial of the  
17 application to the City Council.

18 Any questions?

19 (No response.)

20 19:01:55 CHAIRMAN KESSLER: All right.  
21 Everything that is being said today is on the record.  
22 There's a court reporter in the room today, and,  
23 therefore, she can only take one voice at a time. So  
24 I'd ask that everyone please refrain from talking



**REPORT OF PROCEEDINGS -- 04/22/2014**  
**217-221 S. 2nd Street Map Amendment**

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1           until you're recognized by the chair. If do you wish  
2           to speak, you can approach the lectern, speak into the  
3           microphone, state your first and last name, spell your  
4           last name, and state your address for the record.

5           19:02:19                   We'd like to swear in -- we have two public  
6           hearing applications. We can swear in for both of  
7           them at the same time. And anyone who wishes to offer  
8           any testimony, including making comments or asking  
9           questions for any of the items that are on the agenda  
10          19:02:35                   for public hearing I'd ask that you be sworn in now.

11                                   So please raise your right hands.

12   (Six witnesses duly sworn.)

13                                   CHAIRMAN KESSLER: We'll start with the  
14           application for 217-221 South 2nd Street. It's an  
15          19:03:03                   application for map amendment from CBD-2 Mixed Use  
16           Business District to CBD-1 Central Business District.

17                                   Exhibit A is an application for a map  
18           amendment to include 217-221 South 2nd Street  
19           submitted by Craig Bobowiec dated March 26th, 2014,  
20          19:03:25                   the staff report from Russell Colby, Planning Division  
21           Manager, dated April 18th, 2014, and a letter from  
22           Jotham Stein requesting continuance of the public  
23           hearing dated April 8th, 2014.

24                                   Is that it for exhibits?

**REPORT OF PROCEEDINGS -- 04/22/2014  
217-221 S. 2nd Street Map Amendment**

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1 MR. COLBY: I want to make a couple  
2 comments before we have the applicant present.

3 As you're aware, Todd Wallace, our chairman,  
4 isn't here this evening. I did speak to him prior to  
5 19:03:56 the meeting, and he indicated that I think at some  
6 point in the past he had communicated briefly with the  
7 applicant. So he felt it would represent a conflict  
8 of interest if he were to be chairing this evening.  
9 He's absent for other reasons, but he did state he  
10 19:04:09 would recuse himself if it is continued to a future  
11 meeting where he is present.

12 Another item I wanted to point out,  
13 Exhibit C, which is the letter from Jotham Stein  
14 requesting we continue the public hearing, we conferred  
15 19:04:21 with the City attorney to verify that continuance of  
16 the hearing is entirely the Plan Commission's  
17 discretion. So if the Plan Commission so chooses to  
18 continue the hearing, you may, or you may choose not  
19 to. It's entirely within your discretion.

20 19:04:37 CHAIRMAN KESSLER: Russ, would you say  
21 that it might be appropriate since notice has been  
22 made to surrounding property owners that we should  
23 conduct the public hearing but we may choose to  
24 continue it?

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1 MR. COLBY: Yes, that is an option. If  
2 the Plan Commission would like to conduct the hearing  
3 and continue it and keep it open to the date that's  
4 been requested, that's an option. You can also choose  
5 19:05:03 to conduct the hearing and close on it tonight or  
6 simply continue it to a future date.

7 CHAIRMAN KESSLER: Any discussion on  
8 that? Anybody have any comment on the procedure for  
9 that, any preference?

10 19:05:17 (No response.)

11 CHAIRMAN KESSLER: Then I think -- I'm  
12 sorry, Sue. Go ahead.

13 MEMBER AMATANGELO: I would just make a  
14 recommendation to continue it. I don't know if all the  
15 19:05:29 parties present will be here at the next -- you know,  
16 if we do it now and hold it, then the parties here  
17 today may be different. I would rather do it all at  
18 one time if we can do it that way.

19 CHAIRMAN KESSLER: Okay.

20 19:05:44 MEMBER AMATANGELO: That's only my  
21 recommendation, though.

22 CHAIRMAN KESSLER: Any discussion  
23 about that?

24 MEMBER DOYLE: I would be inclined to

**REPORT OF PROCEEDINGS -- 04/22/2014  
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1 suggest that we hold the public hearing tonight and  
2 strongly consider continuing it after discussion.

3 I noted in the exhibit Mr. Stein requests  
4 that the entire public hearing be continued. I think  
5 19:06:09 that since the proceedings here are being recorded and  
6 there will be a transcript of the entire proceedings  
7 verbatim -- there's no argument in the letter that  
8 really substantiates why the entire hearing is to be  
9 continued, but it would all be on the record for him  
10 19:06:29 to comment at a later date.

11 I think that we should strongly consider  
12 continuing it after discussion tonight because, A,  
13 there are questions that we may pose to the applicant  
14 or to staff for additional information that we would  
15 19:06:46 want to have brought back to us. If there are  
16 questions and there's additional information and we  
17 don't discuss it until May 20th, we may be in a  
18 position of having to continue it again on May 20th,  
19 and I think that is a burden on the applicant to have  
20 19:07:02 to wait that long.

21 But the second reason is that there may also  
22 be pertinent information that this property owner,  
23 Mr. Stein, has to -- that the Commission will be  
24 interested in hearing in order to make a determination.

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1 So I would table that question until the end of  
2 tonight's proceeding but that's my inclination.

3 MEMBER AMATANGELO: And I'm fine with  
4 that if my fellow commissioners feel the same way.

5 19:07:39 MEMBER PRETZ: My recommendation would  
6 be that we do conduct the public hearing and if we do  
7 have adequate information that we do finish the public  
8 hearing tonight.

9 CHAIRMAN KESSLER: Well, the impression  
10 19:07:53 I have is that we will conduct the public hearing,  
11 and, as normal, at the end of the public hearing we'll  
12 decide whether to close the public hearing or continue  
13 it to a later date.

14 So the applicant is prepared to -- sir,  
15 19:08:15 go ahead.

16 There is no presentation?

17 MR. COLBY: No.

18 CHAIRMAN KESSLER: Okay.

19 MR. COOKE: I'm Jim Cooke, attorney for  
20 19:08:26 the applicant, C-o-o-k-e, 215 West Illinois Street,  
21 St. Charles, Illinois.

22 We look at this request to be fairly simple  
23 because in the context of the historical aspect of  
24 this whole thing we consider it to be somewhat of an

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1 oversight that's also been a misunderstanding of my  
2 client's situation -- or his perspective.

3 My client has been a resident of St. Charles  
4 for about 30 years now. He purchased the property in  
5 19:08:57 1987. At that time the property was zoned B3 and was  
6 a tavern, bar, and grill as it is somewhat now. It  
7 had been that since 1924, I believe, around the 1920s,  
8 so it has a long history in its present use.

9 In 2006 the City undertook to do a  
10 19:09:20 comprehensive rezoning of much of the city, if not all.  
11 At that time we consider it to be an oversight this  
12 block was zoned CBD-2, which, unfortunately, if you  
13 look at that doesn't allow for taverns, bars, or grills.

14 Now, as an existing operation it is a legal  
15 19:09:44 nonconforming use. However, if that operation should  
16 cease and no longer function -- go out of business, in  
17 other words -- he will not be able to rent that  
18 facility to another operator for that use.

19 Unfortunately, we believe that creates a  
20 19:10:03 hardship on my client and basically makes it a  
21 situation where it diminishes the value of the property.  
22 We think that's the highest and best use at this point  
23 and has been historically for quite a while.

24 I guess that would be my basic argument. I

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1 don't want to complicate it more than I have to.

2 We're certainly here to answer any questions,  
3 but what we're looking for now is I think it's CBC-1  
4 which would allow that. If you look at the overview  
5 19:10:30 map, you'll see that right across Route 31, that's a  
6 CBC-1 district over there. So it's not like -- you  
7 know, this is not pinpoint zoning just out of nowhere.

8 CHAIRMAN KESSLER: Okay.

9 MR. COOKE: Thank you.

10 19:10:50 CHAIRMAN KESSLER: Any questions from  
11 the Plan Commission?

12 MEMBER HENNINGSON: I have a question  
13 of staff.

14 What kind of notice was given to the  
15 19:11:01 surrounding neighbors?

16 MR. COLBY: For this application they  
17 were sent -- all property owners within 250 feet of  
18 the property were sent a letter identifying the type  
19 of application and what was being requested. It's a  
20 19:11:14 pretty standard notice. It also comes with information  
21 about the Plan Commission's public hearing process and  
22 also the findings of fact.

23 MEMBER HENNINGSON: Did you hear from  
24 anyone else beside Jotham?

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1 MR. COLBY: I communicated with, I  
2 believe three property owners who called and inquired  
3 just generally about what was the purpose of the  
4 application. I provided the information and there was  
5 19:11:37 no further followup.

6 MEMBER HENNINGSON: And did Jotham give  
7 you -- did he write anything else besides the letter  
8 we received?

9 MR. COLBY: No. He contacted me by phone,  
10 19:11:48 and I explained the situation and he submitted the  
11 letter.

12 MR. COOKE: For the record, we did reach  
13 out to Kevin's Service Station, and he was not  
14 interested in joining our cause here to rezone his  
15 19:12:04 property, but he was not in opposition. At least he  
16 expressed that to us. I'm not testifying for him; I'm  
17 just telling you our experience.

18 CHAIRMAN KESSLER: Is his property  
19 nonconforming?

20 19:12:15 MR. COOKE: I believe it is.

21 MR. COLBY: His property is also zoned  
22 CBD-2, and the use there is legal nonconforming status.

23 MEMBER GAUGEL: If my understanding is  
24 correct, if it was zoned CBC-1, he would still be



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1 nonconforming.

2 MR. COLBY: That's correct.

3 CHAIRMAN KESSLER: But it's legal  
4 nonconforming?

5 19:12:36 MR. COLBY: Yes. Legal nonconforming is  
6 what I should have stated.

7 MEMBER GAUGEL: Can I ask another  
8 question of Russ?

9 There's two buildings there, 217 and 221.

10 19:12:53 The tavern that's currently in operation is just in  
11 221, if my understanding is correct. If it were -- if  
12 we were to adopt the change, would then 217 be allowed  
13 to house a tavern if he decided to expand into that  
14 second building?

15 19:13:15 MR. COLBY: Yes. In terms of it being a  
16 permitted use in the zoning district, yes, you could  
17 do that. There's other factors that have to be  
18 considered such as parking, but assuming that the  
19 other zoning standards could be met in terms of the  
20 19:13:31 use, yes, that would be a permitted use in that  
21 building, as well.

22 MEMBER GAUGEL: So this parcel, then, it  
23 can't just be 211 or -- I'm sorry, 221 or 217? It has  
24 to be the entire parcel?

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1 MR. COLBY: Yes. My understanding is  
2 it's a single tax parcel. The applicant could request  
3 to have a smaller area rezoned based on a legal  
4 description, but we typically discourage that because  
5 19:13:59 it's preferred to have one zoning destination for  
6 every tax parcel.

7 MEMBER GAUGEL: Another question, if  
8 I may.

9 Do you know of any others -- I know Kevin's  
10 19:14:10 is nonconforming, but are there any other properties  
11 down that same corridor, basically from Prairie, that  
12 are in the current CBD-2 that are legal nonconforming  
13 that you're aware of?

14 MR. COLBY: There aren't any that I'm  
15 19:14:29 aware of. I believe it's mostly residential uses and  
16 office uses which are permitted in the CBD-2 district  
17 south of here.

18 MEMBER SCHUETZ: When that was rezoned,  
19 I guess there was some thought put into this. I mean,  
20 19:14:47 is this the proper place to ask the question? What  
21 would the ramifications be if nothing is done and how  
22 long a time period?

23 MR. COLBY: In terms of if nothing is  
24 done to change the zoning of this property, the legal

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1 nonconforming use of the restaurant/bar could continue  
2 in perpetuity provided the use was not abandoned at  
3 any point, six months of the use not being occupied.

4 So if the space was vacant for six months,  
5 19:15:19 it could not be reoccupied by that same use. But if  
6 it was reoccupied by another bar or restaurant during  
7 that six-month time period, it could continue to  
8 operate as a legal nonconforming use.

9 MEMBER SCHUETZ: So if things stayed  
10 19:15:35 status quo, then everything is fine, is that what  
11 you're saying?

12 MR. COLBY: Yes. As long as there's a  
13 use operating there.

14 CHAIRMAN KESSLER: Brian?

15 19:15:47 MEMBER DOYLE: I have a question for the  
16 applicant, Mr. Cooke or Mr. Bobowiec.

17 This is a restaurant and tavern?

18 MR. BOBOWIEC: Yes. Craig Bobowiec,  
19 B-o-b-o-w-i-e-c, 508 Cedar Street.

20 19:16:09 MEMBER DOYLE: If a restaurant and  
21 tavern were permitted uses on this parcel as a CBD-2,  
22 would you be applying for a map amendment tonight?

23 MR. BOBOWIEC: Not at all. I want to be  
24 compliant. The property has been compliant since the

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1 building has been turned into that use.

2 Part of the issue was back in 2006, being  
3 that the whole entire city did a massive rezoning,  
4 none of the property owners that were affected were  
5 19:16:41 even notified, and they said because it's a citywide  
6 thing, State of Illinois statute allowed the City to  
7 do this. We were never even notified. I just found  
8 out about this in December of 2012 because in the  
9 change of the zoning there's also a new sign ordinance  
10 19:16:59 for pole signs.

11 So Bob Vann had sent me a notice because  
12 they were going to make us comply by last fall, and he  
13 showed me a page of the zoning ordinance showing the  
14 zoning I'm in and why I'm part of this, and that's  
15 19:17:15 where it first alerted me. I never knew this for the  
16 last seven years because we were never even given an  
17 opportunity to discuss it, raise an issue before you  
18 or the City Council. They just did it without -- I  
19 just think for a small town it wasn't fair.

20 19:17:28 I'm just asking to give me back what -- I  
21 bought the property with this zoning, with this value,  
22 with this use. I'm not asking for anything that I  
23 didn't have prior. I'm just asking to comply.

24 MEMBER DOYLE: So the reason why I ask

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1           that question is because there are additional  
2 entitlements that come with CBC-1. CBC-1 is intended as  
3 an underlying zoning district for more intensive uses.

4           I'm hearing you say that aside from the  
5 19:17:58 permitted use for restaurants and taverns you don't  
6 necessarily have an interest in a more intensive  
7 usage; you simply want to use the property under the  
8 current use in perpetuity without the diminishing  
9 value factor in terms of its legal nonconforming status.

10 19:18:21           MR. BOBOWIEC: Because I never wanted to  
11 be a bar owner when I bought it. The business came  
12 with the property, and I leased it out to an operator  
13 ever since, and part of their lease agreement has  
14 always been a stipulation that if the property was to  
15 19:18:33 ever sell, if they're the operators they would have  
16 the first right of refusal. Well, that's kind of  
17 going south. Now that the property isn't complying,  
18 who would really want to even buy the property?

19           MEMBER DOYLE: So I want to ask a  
20 19:18:48 hypothetical question of you and the staff  
21 simultaneously. I'm not sure which comes first, the  
22 chicken or the egg.

23           An alternate remedy to this -- because I  
24 have some questions about the precedent that we're

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1 setting in expanding the central business district area.  
2 It doesn't mean that I'm opposed to your application,  
3 I just have some questions about that.

4 An alternate remedy would be to change the  
5 19:19:19 permitted use of the CBD-2, and, for instance, a  
6 conservative remedy would be an application to make  
7 restaurants and taverns special uses in CBD-2.

8 Russ, was that remedy considered as something  
9 that would be put forward to the Plan Commission or to  
10 19:19:45 the Planning and Development Committee?

11 MR. COLBY: No, it was not something  
12 that staff recommended to the applicant. We were  
13 approached about this.

14 I think the thought was the CBD-2 district  
15 19:19:57 covers a pretty wide area, and it goes fairly deep into  
16 some residential neighborhoods. It includes areas  
17 that you would consider more to be residential versus  
18 sort of transitional, and when the zoning ordinance  
19 was originally drafted back in 2005, 2006, the concern  
20 19:20:20 was allowing those more intensive business uses in that  
21 district probably wouldn't be appropriate given that  
22 it was going to extend so far into the neighborhoods.

23 So it was not an option that we considered.

24 MEMBER DOYLE: Yes. And I -- that makes

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19

1 sense to me in hindsight.

2 The things that I'm weighing here are right  
3 now there's a very clear line between the central  
4 business district and what I'll call the sort of  
5 19:20:55 transitional business district that's the buffer  
6 between the central downtown and the residential areas.

7 If we're going to consider the application  
8 and basically change what's right now a pretty clear  
9 line running along south and north 2nd Street and  
10 19:21:14 create a cutout that comes farther west, the question  
11 then becomes, is there any logical boundary, then, or  
12 do we just sort of let it be a patchwork? Does it  
13 shift over time?

14 If the comprehensive plan and the rationale  
15 19:21:32 for this is that there should be a buffer area, in  
16 this area the buffer is about two blocks, so we're now  
17 limiting that buffer to one block.

18 So those are some of my questions.

19 If restaurants and taverns were a special  
20 19:21:52 use, first of all, are special uses -- if the property  
21 changes ownership, does the special use persist, or  
22 does it need to be --

23 MR. COLBY: Yes. The special use remains  
24 with the property unless there's some condition that's

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1 written into the special use ordinance that would make  
2 it lapse under certain conditions. Generally, as long  
3 as the special use is operating and hasn't been  
4 abandoned for a significant period of time, it remains.

5 19:22:19

MEMBER DOYLE: The reason why I raise  
6 this as an alternate remedy is because I have some  
7 reservations about changing what right now is a clear  
8 boundary between the central business district and the  
9 periphery business district, and yet I'm very  
10 19:22:37 sympathetic with the argument that the applicant has  
11 made, and I feel some relief for the applicant is  
12 in order.

13 19:22:55

I'm wondering if designating restaurants and  
14 taverns as a special use in CBD-2 which then doesn't  
15 make it an automatic permitted use but subject to  
16 review would give the City the flexibility to grant  
17 the relief to the applicant that's being requested but  
18 not open a Pandora's box in terms of redelineating and  
19 opening the possibility for redelineation of the  
20 19:23:22 central business district.

21 MR. COLBY: I would say what you're  
22 suggesting is a possibility. We'd have to write some  
23 pretty stringent standards into that amendment so that  
24 the restaurants and bars could only be allowed in



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1           pretty limited situations. We'd have to come up with  
2           some criteria that would define what types of  
3           properties that would be appropriate for.

4                           Because with special uses really in essence --

5   19:23:50   I think we've discussed this before with the Plan  
6           Commission. Special use is really a permitted use,  
7           and the onus is on the City to show that it's not  
8           appropriate for a certain property, which means that  
9           in most cases, unless there's some unusual circumstances  
10  19:24:05   the City is in a position where they need to approve  
11           the special use. So it doesn't give the ability to  
12           pick and choose where they think it's appropriate or  
13           not appropriate, so we'd have to look at criteria to  
14           do that.

15  19:24:18                   MEMBER DOYLE: So alternatively the  
16           implicit question I'm raising here is if it's not  
17           those criteria that apply to a special use, what are  
18           the criteria that apply to what parcels are eligible  
19           for CBC-1 and the more intensive land use entitlements  
20  19:24:44   that come with a CBC-1 designation?

21                           MR. COLBY: I can offer some comments  
22           just about how the zoning came to be the zoning map  
23           where it is.

24                           When the City went through the exercise of

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1 rezoning, there were lines essentially drawn on a map  
2 to try and reflect what was sort of an existing  
3 development pattern at the time. The lines of CBC-1  
4 versus CBD-2 going down Route 31 in this area, from  
5 19:25:15 what I can tell from all of the discussions that  
6 occurred at that point the zoning commission set out  
7 to review this, there wasn't a significant amount of  
8 discussion about where that line would fall in this  
9 general area.

10 19:25:23 I do know there was quite a bit of discussion  
11 about some of the quadrants in downtown. Particularly  
12 the northwest quadrant there was significant amount of  
13 discussion, and as a result of that the lines did  
14 shift around quite a bit. But if you look in the  
15 19:25:38 staff report at the pre-2006 zoning map, you'll see it  
16 was a hodgepodge of zoning districts, and some of it  
17 was in the B2C district, which is sort of the downtown  
18 district, and there are commercial districts around  
19 that that are really more reflective of what you might  
20 19:26:03 see on Randall Road, for instance.

21 What the City was trying to do was fit the  
22 development pattern into these two zoning districts,  
23 and when those lines were placed, I don't think there  
24 was a consideration of the potential impact to some of

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1           these properties in the long term both in terms of the  
2           uses and also potential for how they would be developed.  
3           It was an attempt to try and come up with zoning  
4           districts we thought made sense, but there may not  
5 19:26:34       have been a significant level of analysis to say that  
6           this street, Route 31, would be the defining boundary.

7                        Additionally, on the other periphery of  
8           downtown, the other sides of downtown the CBD district  
9           is a lot more jagged; the line bounces around more and  
10 19:26:54       cuts through property. It's kind of unusual in this  
11           area that it is a little more consistent.

12                       MEMBER DOYLE: Do you perceive any -- I  
13           don't know what the right word is -- risk or uncertainty  
14           that we might sort of open up -- by changing this  
15 19:27:20       boundary line, does it raise questions going forward?

16                       I note that the staff report doesn't have a  
17           recommendation.

18                       MR. COLBY: It is a recommendation for  
19           approval.

20 19:27:32       MEMBER DOYLE: Oh, it is? I'm sorry. I  
21           overlooked that. You're right. Thank you.

22                       So I guess that answers my question. You  
23           don't perceive any --

24                       MR. COLBY: Just to offer some comment

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1 on that, we discussed with the applicant that it would  
2 probably make sense that if it was possible when this  
3 property is being rezoned the property immediately  
4 north of it, the Kevin's property, has potential to be  
5 19:28:04 rezoned to the CBC-1 district, as well.

6 Just looking at the map generally, I think  
7 the boundary for the CBC-1 and CBD-2 district could  
8 very easily have been placed halfway through this  
9 block so the properties fronting 31 would be the CBC-1  
10 19:28:24 district. I'm not sure why that wasn't done, but  
11 there's certainly potential for that to occur as  
12 individual requests are made on these properties.

13 MEMBER DOYLE: I thought that, too,  
14 except that the tavern doesn't front on 31.

15 19:28:39 MR. BOBOWIEC: See, what's weird about  
16 that building is the 208 is Indiana Street. The front  
17 door faces 31, so it doesn't front, but upstairs there  
18 are apartments and there's a staircase, but the  
19 staircase is an Indiana address.

20 19:28:56 So as far as the addressing, the tavern is  
21 considered frontage on Route 31, and the staircase to  
22 the upper apartments is an Indiana Street address.

23 MEMBER DOYLE: Okay. That's helpful.  
24 To me that's significant because one of my concerns

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1 was -- the frontage is an opportunity to sort of draw  
2 some kind of boundary that says, you know, this is on  
3 Route 31, it's a State highway, it's a major  
4 thoroughfare, and it's logical to include that in the  
5 19:29:33 central business district. Once you turn the corner  
6 and you have a tavern fronting on Indiana --

7 MR. BOBOWIEC: There's an exit but it's  
8 a secondary exit.

9 MEMBER DOYLE: I think whether it has to  
10 19:29:49 be formalized or whether we just sort of make a note of  
11 that in terms of our deliberations, that to me removes  
12 a big reservation I had about the map amendment.

13 CHAIRMAN KESSLER: I'd like to just  
14 comment a little bit on your observation. And, once  
15 19:30:08 again, I appreciate you coming up with an alternative  
16 to achieve the same goal.

17 I'd be concerned about opening up a Pandora's  
18 box for a special use in CBC-1. I could also point  
19 out that the other major thoroughfares we do overlay  
20 19:30:30 districts on properties all the time, and it's pretty  
21 common both east and west of the river. And I  
22 consider this kind of the same thing.

23 I mean, Route 31 has always been a business  
24 demarcation, a street with businesses and residences,

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1 and they've coexisted for all these years.

2 I also don't think that CBC-1 -- I don't  
3 think there are that many properties that are going to  
4 have the same condition that Craig's property does.

5 19:31:04 Kevin's is one but then you keep moving closer to town  
6 and they don't; they fit within CBC-1.

7 Given the fact that I think that boundary  
8 was -- I don't want to say arbitrary, but there was  
9 not a lot of consideration put into it other than,  
10 19:31:21 "Okay. We can mark it here," if there was -- you know,  
11 if you had found significant history of discussion on  
12 all those properties along 31 when this was done in  
13 2006, then perhaps there would be a reason to  
14 discuss it.

15 19:31:38 I'm inclined to think that this is the sort  
16 of thing that we do in other parts of town pretty  
17 regularly. So that's my observations.

18 MEMBER SCHUETZ: Russ, can you comment,  
19 when the City -- I don't believe you were involved at  
20 19:31:55 that point back in 2006. Were you?

21 MR. COLBY: No, I was not.

22 MEMBER SCHUETZ: I didn't think so.  
23 When the City did this -- do you anticipate or from  
24 what you've looked at, had they anticipated these

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1 owners to come forward to ask for this?

2 MR. COLBY: I have seen in some of the  
3 minutes that there were issues raised with nonconforming  
4 uses where there was a situation where someone was  
5 19:32:22 aware that clearly a use that existed that was legal  
6 was going to be made nonconforming, and the conclusion  
7 and discussion always was, well, this person has the  
8 ability to request a map amendment or a rezoning or  
9 some other request at some point in time.

10 19:32:37 MEMBER SCHUETZ: So this is not unusual,  
11 and this is what they had anticipated?

12 MR. COLBY: Yes, I would say so.

13 CHAIRMAN KESSLER: Anything else?

14 (No response.)

15 19:32:55 CHAIRMAN KESSLER: Anything from the  
16 public?

17 (No response.)

18 CHAIRMAN KESSLER: Okay. Do we have --  
19 now would be an appropriate time to -- do we want to  
20 19:33:07 close the public hearing? Do we have enough  
21 information? Do we want to -- in light of the letter  
22 and the evidence, do we want to keep it open to a  
23 subsequent meeting?

24 MEMBER HENNINGSON: I'd just like to

**REPORT OF PROCEEDINGS -- 04/22/2014  
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1 give an opinion before we do a motion.

2 CHAIRMAN KESSLER: Sure.

3 MEMBER HENNINGSON: In getting Jotham's  
4 letter, I would hope that he would have maybe written  
5 19:33:30 a letter regarding what he was thinking, why he wants  
6 to postpone it.

7 So I would feel comfortable on closing the  
8 public hearing tonight, and Jotham always has the  
9 option to go to planning and development.

10 19:33:51 MEMBER SCHUETZ: And I would agree.

11 CHAIRMAN KESSLER: Do we have a motion?

12 MEMBER SCHUETZ: I'll motion that we  
13 close the public hearing.

14 MEMBER GAUGEL: Second.

15 19:33:59 CHAIRMAN KESSLER: All in favor.

16 (Ayes heard.)

17 CHAIRMAN KESSLER: Amatangelo.

18 MEMBER AMATANGELO: Yes.

19 CHAIRMAN KESSLER: Doyle.

20 19:34:05 MEMBER DOYLE: Yes.

21 CHAIRMAN KESSLER: Schuetz.

22 MEMBER SCHUETZ: Yes.

23 CHAIRMAN KESSLER: Pretz.

24 MEMBER PRETZ: Yes.



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1 CHAIRMAN KESSLER: Gaugel .

2 MEMBER GAUGEL: Yes.

3 CHAIRMAN KESSLER: Henni ngson.

4 MEMBER HENNINGSON: Yes.

5 CHAIRMAN KESSLER: Hol derfi el d.

6 MEMBER HOLDERFIELD: Yes.

7 CHAIRMAN KESSLER: Kessler, yes.

8 Can we make a motion to approve the agenda  
9 item ahead?

10 19:34:27 MR. COLBY: I think if the Commission is  
11 in agreement to switch to the next general item, you  
12 can go ahead.

13 CHAIRMAN KESSLER: No. 6, the meeting  
14 portion is the application for map amendment from  
15 19:34:42 CBD-2 mixed use business district to CBC-1 central  
16 business district 217-221 South 2nd Street.

17 Any discussion on the item?

18 (No response.)

19 CHAIRMAN KESSLER: Is there a motion?

20 19:34:57 MEMBER AMATANGELO: So moved.

21 CHAIRMAN KESSLER: And your motion is?  
22 We need a motion.

23 MEMBER AMATANGELO: This is No. 6,  
24 correct?

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1 CHAIRMAN KESSLER: No. 6.  
2 MEMBER AMATANGELO: Recommend the  
3 application for map amendment from CBD-2 mixed use  
4 business district to CBC-1 central business district.  
5 19:35:27 MEMBER PRETZ: Second.  
6 CHAIRMAN KESSLER: All in favor.  
7 (Ayes heard.)  
8 CHAIRMAN KESSLER: Was that subject to  
9 any staff recommendation?  
10 19:35:39 MEMBER AMATANGELO: Yes.  
11 CHAIRMAN KESSLER: Amatangelo.  
12 MEMBER AMATANGELO: Yes.  
13 CHAIRMAN KESSLER: Doyle.  
14 MEMBER DOYLE: Yes.  
15 19:35:48 CHAIRMAN KESSLER: Schuetz.  
16 MEMBER SCHUETZ: Yes.  
17 CHAIRMAN KESSLER: Pretz.  
18 MEMBER PRETZ: Yes.  
19 CHAIRMAN KESSLER: Heningson.  
20 19:35:49 MEMBER HENNINGSON: Yes.  
21 CHAIRMAN KESSLER: Holderfield.  
22 MEMBER HOLDERFIELD: Yes.  
23 CHAIRMAN KESSLER: Kessler, yes.  
24 All right. Motion passes. Thank you.

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19:36:08

MEMBER HENNINGSON: Mr. Chairman, I do have a last question for Mr. Cooke before they leave.

CHAIRMAN KESSLER: Okay.

MEMBER HENNINGSON: Were you at the grand opening when they opened this in the 1920s?

MR. COOKE: You know, I was busy that day. I think I was at your birthday party.

PROCEEDINGS CONCLUDED AT 7:36 P.M.

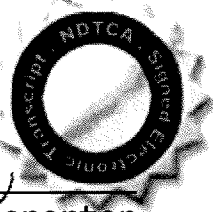
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )

I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-004299, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, do hereby certify that I reported in shorthand the proceedings had in the above-entitled matter and that the foregoing is a true, correct, and complete transcript of my shorthand notes so taken as aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my Notarial Seal this 28th day of April, 2014.

  
Certified Shorthand Reporter  
Registered Professional Reporter



My commission expires  
October 16, 2017

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )

BEFORE THE PLAN COMMISSION  
OF THE CITY OF ST. CHARLES

In Re the Matter of: )  
 )  
GENERAL AMENDMENT )  
(Terry Grove) - )  
Amendment to Chapter 17.28 )  
"Signs" regarding )  
off-premise signs in the )  
CBD-1 and CBC2 zoning )  
districts. )

REPORT OF PROCEEDINGS

Council Chambers  
2 East Main Street  
St. Charles, Illinois 60174

April 22, 2014  
7:37 p.m. to 7:50 p.m.

Reported by: Paula M. Quetsch, CSR, RPR  
Notary Public, Kane County, Illinois

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PRESENT:

- MR. TIM KESSLER, Acting Chairman;
- MS. SUE AMATANGELO, Member;
- MR. BRIAN DOYLE, Member;
- MR. STEVE GAUGEL, Member;
- MR. CURT HENNINGSON, Member;
- MR. JAMES HOLDERFIELD, Member;
- MR. TOM PRETZ, Member; and
- MR. TOM SCHUETZ, Member.

ALSO PRESENT:

- MR. RUSSELL COLBY, Planning Division Manager.

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**GENERAL AMENDMENT (TERRY GROVE) CHAPTER 17.28**

3

1 CHAIRMAN KESSLER: Okay. Moving on to  
2 Item 5, we're back at our public hearing, and this is  
3 for a general amendment, amendment to Chapter 17.28  
4 regarding off-premise signs in the CBC-1 and CBD-2  
5 19:36:44 zoning districts.

6 Everybody has read about it. Do you want to  
7 tell us about it?

8 MR. COLBY: We have two exhibits to  
9 read in.

10 19:36:49 CHAIRMAN KESSLER: I'm sorry. You're  
11 right. We have two exhibits. Exhibit A is an  
12 application for the general amendment regarding  
13 off-premise signs submitted by Terry F. Grove, and  
14 Exhibit B is a staff report from Russell Colby,  
15 19:37:10 Planning Division Manager, dated April 18th, 2014.

16 MR. COLBY: The applicant can summarize  
17 the application.

18 MR. GROVE: My name is Terry Grove,  
19 311 North 2nd Street, Suite 304, St. Charles.

20 19:37:36 We're talking about a building that fronts  
21 on what I call an unofficial alley -- I don't know if  
22 it's an official alley in St. Charles -- that runs  
23 between 4th Street and 2nd Street. There's one  
24 building that fronts on 2nd Street and one building

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4

1           that fronts on 4th Street, and our building fronts on  
2           no street. It used to have the address of 224 North  
3           4th Street, but it didn't front on that street either,  
4           so we asked for a change of address to 209 North 2nd  
5           Street.

19:38:08

6                         We have -- the sign ordinance as it  
7           currently exists prevents us from having any signage  
8           on any kind of thoroughfare. I've been operating in  
9           downtown St. Charles now for like 30 years, I believe,  
10          and signage remains a very important issue.

19:38:23

11                        And we have -- several years ago, in forming  
12          an agreement between three property owners, we have an  
13          easement running from our building towards 2nd Street  
14          that ends about 20 feet before you get to 2nd Street,  
15          and we have an easement and we have the right under  
16          that easement -- not right under the City but right  
17          under that easement with the property owners to erect  
18          a sign at the end of that easement, and that's what we  
19          would like to do with the zoning ordinance, as it now  
20          prevents that.

19:38:49

19:39:06

21                        So we would like to change the ordinance to  
22          allow a sign not on our property, I guess you'd say,  
23          but property we have an easement on.

24                        If there are any questions, I'd be happy to



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5

1 answer them.

2 CHAIRMAN KESSLER: Russ, what specifically  
3 in the sign ordinance prevents Mr. Grove from putting  
4 up a sign?

5 19:39:31 MR. COLBY: There is a section that  
6 prohibits off-premise signs, which are signs located  
7 on a lot where the sign that's -- the business that's  
8 being advertised on the sign is not located on the  
9 same lot. So, essentially, that says you cannot  
10 19:39:44 locate a sign on a lot where the business is not  
11 located.

12 CHAIRMAN KESSLER: And do you know of  
13 any other -- I'm asking a question I know the answer  
14 to. Are there any other properties in the downtown  
15 19:39:56 area that you're aware of that have this same condition?

16 MR. COLBY: As far as we can tell, this  
17 is the only lot that exists in the downtown area that  
18 has no street frontage.

19 CHAIRMAN KESSLER: Any questions?  
20 19:40:07 Sue.

21 MEMBER AMATANGELO: Mr. Grove, the  
22 easement that you're talking about, can you tell me  
23 once again, where exactly is it?

24 MR. GROVE: Well, there's a -- how can I

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6

1 describe it? There's a fence that -- I don't know how  
2 to describe it. Tom Anderson owns the building where  
3 the athletic shoe store is. Do you know that building?

4 MEMBER GAUGEL: Dick Pond.

5 19:40:36 MR. GROVE: Bordering on the north -- on  
6 the north side -- his property ends and then on the  
7 north there's an easement -- I can't remember if it's  
8 5 or 4 feet or whatever it is -- an easement then  
9 that's about 4 feet wide that runs west to our

10 19:40:53 building. The easement does not come out to 31. It  
11 ends about 30 feet short of that because there's a  
12 driveway that goes through his parking lot into the --  
13 now it's a doctor's parking lot, used to be Rasmussen's  
14 truck rental place and that sort of thing, and then  
15 19:41:18 runs into Charles Center's parking lot.

16 So there's a whole kind of inner driveway  
17 that runs there, and this sign is on the west side of  
18 that drive, so to speak. So it doesn't interfere with  
19 anything.

20 19:41:32 Is that accurate enough?

21 MEMBER AMATANGELO: The parking lot that  
22 is just to the east of your building --

23 MR. GROVE: The parking lot for our  
24 building?

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7

1                   MEMBER AMATANGELO: Yes. Is there  
2 access to your -- I mean, can you drive through that,  
3 as well, off of 31?

4                   MR. GROVE: Yes. There's an alley. I  
5 19:41:54 call it an unofficial alley because each property --  
6 there's three properties involved in getting from  
7 31 through to 4th Street. The Hotel Baker owner,  
8 Joe Salas, owns the first strip, and then we own the  
9 middle strip, and then the print shop owns the one  
10 19:42:15 from our property onto 4th Street.

11                   And cars do go through there, yes, but part  
12 of it is gravel. Our part is blacktop, and the  
13 doctor's is blacktop, but the print shop is gravel.  
14 He likes gravel and he likes holes in it so people  
15 19:42:31 can't drive on it. In fact, he dug a hole across it  
16 at one time.

17                   CHAIRMAN KESSLER: You keep referring to  
18 it as unofficial. Is it a designated alley?

19                   MR. GROVE: The City has easements for  
20 19:42:46 sewer and water through it.

21                   MR. COLBY: There's no public access  
22 easement over it, and it's not a dedicated alley that  
23 the City owns or maintains.

24                   MEMBER SCHUETZ: Question. So I'm

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8

1 familiar with the building, but right now I can't  
2 recall, where is signage for your building?

3 MR. GROVE: There isn't any except on  
4 the building itself but it can't be seen.

5 19:43:12 MEMBER SCHUETZ: I couldn't find it.

6 MR. GROVE: Most people can't. That's  
7 why I'm here.

8 MEMBER SCHUETZ: I think Sue was trying  
9 to ask, where would the sign be exactly? I don't know  
10 19:43:24 if you have a picture.

11 CHAIRMAN KESSLER: Show him the picture.

12 MEMBER SCHUETZ: It would be at the  
13 corner of Dick Pond's building like out in front of it?

14 MR. GROVE: Right there.

15 19:43:57 MEMBER SCHUETZ: That's what I thought.  
16 Is there any way to make an -- I don't know --  
17 agreement with the building that has the Heavenly Ham  
18 and --

19 MR. GROVE: That's my building.

20 19:44:12 MEMBER SCHUETZ: Oh. There's a big sign  
21 out front that tells everything that's in there; right?

22 MR. GROVE: On our building, yes, but  
23 it's not the same total ownership. 311 North 2nd  
24 Street is owned by me and somebody else, and 209 is

**REPORT OF PROCEEDINGS -- 04/22/2014  
GENERAL AMENDMENT (TERRY GROVE) CHAPTER 17.28**

9

1 owned by me and my two children.

2 MEMBER SCHUETZ: So you can't put signage  
3 on that sign that's already there?

4 MR. GROVE: We probably could but it's  
5 19:44:39 kind of meaningless because it's not --

6 MEMBER SCHUETZ: In that building?

7 MR. GROVE: People still can't find it.  
8 We have people driving in right now that are looking  
9 for Tom Anderson's building, et cetera. So it's not  
10 19:44:52 close to 209.

11 MEMBER SCHUETZ: So you feel if the sign  
12 was out, let's say pretty much right in front of  
13 Dick Pond's, a little bit north, that it would be a  
14 good location to direct to your building?

15 19:45:06 MR. GROVE: People would see it from  
16 31, and the sign could have an arrow pointing west.  
17 Right now they can't find it, and if I put it on ours,  
18 which I wouldn't mind doing, they still can't find it.

19 MEMBER DOYLE: I have two questions  
20 19:45:24 about the proposal which is on the bottom of page 2  
21 and top of page 3.

22 First of all, this new language would only  
23 allow an off-premise sign if the property that is  
24 erecting it does not have frontage?

**REPORT OF PROCEEDINGS -- 04/22/2014  
GENERAL AMENDMENT (TERRY GROVE) CHAPTER 17.28**

10

1 MR. COLBY: That's correct.

2 MEMBER DOYLE: Okay. And, secondly,  
3 part of the new language says, "in lieu of an  
4 identification sign located on the lot." That implies  
5 19:45:56 to me that if you have an identification sign  
6 currently on the lot that you would have to dismantle  
7 that sign to erect an off-premise sign. Is that the  
8 intent of this application -- is that the intent of  
9 the language?

10 19:46:10 MR. COLBY: It is the intent but the  
11 sign that's existing there now is a wall sign, which  
12 is a different category of sign. An identification  
13 sign is actually a freestanding sign, which he does  
14 not currently have on his building.

15 19:46:25 MEMBER DOYLE: And the term -- the  
16 phrase "identification sign" is defined in the  
17 ordinance?

18 MR. COLBY: Yes.

19 MEMBER DOYLE: So this applies  
20 19:46:33 specifically to a freestanding sign, not a wall sign?

21 MR. COLBY: Correct.

22 MEMBER SCHUETZ: Would the sign -- I  
23 think I know the answer, but just to confirm, the sign  
24 would have to follow the ordinance's rules in size and

**REPORT OF PROCEEDINGS -- 04/22/2014  
GENERAL AMENDMENT (TERRY GROVE) CHAPTER 17.28**

11

1 everything?

2 MR. COLBY: Yes. The same rules would  
3 apply as if it were located on the lot would apply to  
4 this location. The only change that's being made is  
5 19:47:00 it's allowing the location of that same sign to be  
6 somewhere else.

7 CHAIRMAN KESSLER: Any other questions,  
8 comments?

9 (No response.)

10 19:47:15 CHAIRMAN KESSLER: There's no public --  
11 well, you can be public. Anything?

12 THE COURT REPORTER: No.

13 CHAIRMAN KESSLER: Well, do we have  
14 other information? Is there a motion to close the  
15 19:47:27 public hearing?

16 MEMBER DOYLE: So moved.

17 MEMBER AMATANGELO: Second.

18 CHAIRMAN KESSLER: Amatangelo.

19 MEMBER AMATANGELO: Yes.

20 19:47:37 CHAIRMAN KESSLER: Doyle.

21 MEMBER DOYLE: Yes.

22 CHAIRMAN KESSLER: Schuetz.

23 MEMBER SCHUETZ: Yes.

24 CHAIRMAN KESSLER: Pretz.

**REPORT OF PROCEEDINGS -- 04/22/2014  
GENERAL AMENDMENT (TERRY GROVE) CHAPTER 17.28**

12

1 MEMBER PRETZ: Yes.

2 CHAIRMAN KESSLER: Henningson.

3 MEMBER HENNINGSON: Yes.

4 CHAIRMAN KESSLER: Holderfield.

5 19:47:44 MEMBER HOLDERFIELD: Yes.

6 CHAIRMAN KESSLER: Kessler, yes.

7 Moving on to Item 7, the amendment to

8 Chapter 17.28 regarding off-premise signs in the CBC-1

9 and CBD-2 zoning districts, any discussion on the item?

10 19:48:00 (No response.)

11 CHAIRMAN KESSLER: Is there a motion?

12 MEMBER DOYLE: I would move that we

13 recommend approval of a general amendment to

14 Chapter 17.28 "Signs" regarding off-premise signs in

15 19:48:11 the CBC-1 and CBD-2 zoning districts subject to

16 resolution of any staff comments, if any.

17 MEMBER SCHUETZ: Second.

18 MEMBER PRETZ: Can you repeat that

19 last part?

20 19:48:27 MEMBER DOYLE: Subject to resolution of

21 any staff comments, if any.

22 MEMBER PRETZ: Thanks.

23 CHAIRMAN KESSLER: Amatangelo.

24 MEMBER AMATANGELO: Yes.



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13

1 CHAIRMAN KESSLER: Doyle.

2 MEMBER DOYLE: Yes.

3 CHAIRMAN KESSLER: Schuetz.

4 MEMBER SCHUETZ: Yes.

5 19:48:37 CHAIRMAN KESSLER: Pretz.

6 MEMBER PRETZ: Yes.

7 CHAIRMAN KESSLER: Henningson.

8 MEMBER HENNINGSON: Yes.

9 CHAIRMAN KESSLER: Holderfield.

10 19:48:41 MEMBER HOLDERFIELD: Yes.

11 CHAIRMAN KESSLER: Kessler, yes.

12 All right. Thank you very much.

13 MR. GROVE: Thank you very much.

14 CHAIRMAN KESSLER: Agenda Item 8 is

15 19:48:47 meeting announcements. May 6th and May 20th.

16 MEMBER AMATANGELO: I will not be here

17 on the 20th.

18 CHAIRMAN KESSLER: Going somewhere nice

19 I hope.

20 19:48:58 MEMBER AMATANGELO: Italy.

21 CHAIRMAN KESSLER: Where are you going?

22 MEMBER AMATANGELO: Tuscany.

23 CHAIRMAN KESSLER: Anybody else? I have

24 no plans to be gone those two.

**REPORT OF PROCEEDINGS -- 04/22/2014  
GENERAL AMENDMENT (TERRY GROVE) CHAPTER 17.28**

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(No response.)

CHAIRMAN KESSLER: Any additional business from the Plan Commission members -- oh, Plan Commission member additional business.

19:49:44

MEMBER HENNINGSON: I just want to let you know that my term on the Plan Commission expires at the end of April, and this is my last meeting tonight.

19:49:58

So it's been a pleasure working with all you guys. I've enjoyed getting to know you and working together. I'll be around.

CHAIRMAN KESSLER: Okay. Staff, any additional business?

(No response.)

19:50:15

CHAIRMAN KESSLER: No public. No additional business.

Is there a motion to adjourn?

MEMBER AMATANGELO: So moved.

MEMBER SCHUETZ: Second.

19:50:25

CHAIRMAN KESSLER: In all favor.

(Ayes heard.)

CHAIRMAN KESSLER: Adjourned at 7:50.

PROCEEDINGS CONCLUDED AT 7:50 P.M.

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF K A N E )


I, Paula M. Quetsch, Certified Shorthand Reporter No. 084-004299, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, do hereby certify that I reported in shorthand the proceedings had in the above-entitled matter and that the foregoing is a true, correct, and complete transcript of my shorthand notes so taken as aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my Notarial Seal this 28th day of April, 2014.

  
Certified Shorthand Reporter  
Registered Professional Reporter



My commission expires  
October 16, 2017

	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/ Address:</b>	2701 E. Main Street Drive-Through Facility Stacking Space Reduction Request		
	<b>City Staff:</b>	Matthew O'Rourke Planner		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING 5/6/14</b>	<b>X</b>
<b>APPLICATIONS UNDER CONSIDERATION:</b>				
Concept Plan				
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS</b>				
Staff Memo	Letter from Kolbrook Design; dated 1/14/2014			
Application & Attachments	Permitted uses on Parcel 3A from Ordinance No. 1997-M-115			
Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 1/28/2014	PUD Preliminary Plans; Kolbrook Design; dated 1/30/2014			
Revised Site Plan, Kolbrook Design; dated 2/27/2014	Supplemental Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 3/17/2014			
<b>EXECUTIVE SUMMARY:</b>				
<p>The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved PUD Preliminary Plan and request for a reduction in the required number of Drive-Through Facility stacking spaces. The applicant intends to modify the former Qdoba space into a Dunkin Donuts restaurant with a Drive-Through Facility. The applicant presented the request at the 2/4/2014 meeting. Based on comments during the 2/4/2014 meeting, the applicant has revised their plans. The details of the revised proposal are as follows:</p> <ul style="list-style-type: none"> <li>• Convert the existing restaurant space into Dunkin Donuts. <ul style="list-style-type: none"> <li>○ Modify the site plan to accommodate a Drive-Through Facility along the west building elevation. <ul style="list-style-type: none"> <li>▪ Add 7 drive-through stacking spaces.</li> </ul> </li> <li>○ Reduce parking spaces from 48 to 36 to accommodate the Drive-Through Facility.</li> <li>○ Remove a portion of the existing outdoor seating area.</li> <li>○ Remove landscaping to the west of the building and add new landscaping in-between the drive-through stacking spaces and western parking stalls.</li> <li>○ Relocate the trash enclosure to face south and eliminate conflicts with the proposed drive-through lane.</li> <li>○ Create a one-way traffic circulation pattern.</li> </ul> </li> <li>• Update the exterior appearance of the restaurant space. <ul style="list-style-type: none"> <li>○ Updates include new signage and painting of the exterior facades.</li> </ul> </li> </ul>				
<b>RECOMMENDATION / SUGGESTED ACTION</b> <i>(briefly explain):</i>				
Staff recommends approval of the request to reduce the required Drive-Through Facility stacking spaces.				

# Community & Economic Development

## Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

### Staff Report

**TO:** Chairman Todd Wallace  
And Members of the Plan Commission

**FROM:** Matthew O'Rourke, AICP  
Planner

**RE:** Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request for 2701 E. Main Street (Dunkin Donuts).

**DATE:** May 2, 2014

### I. APPLICATION INFORMATION:

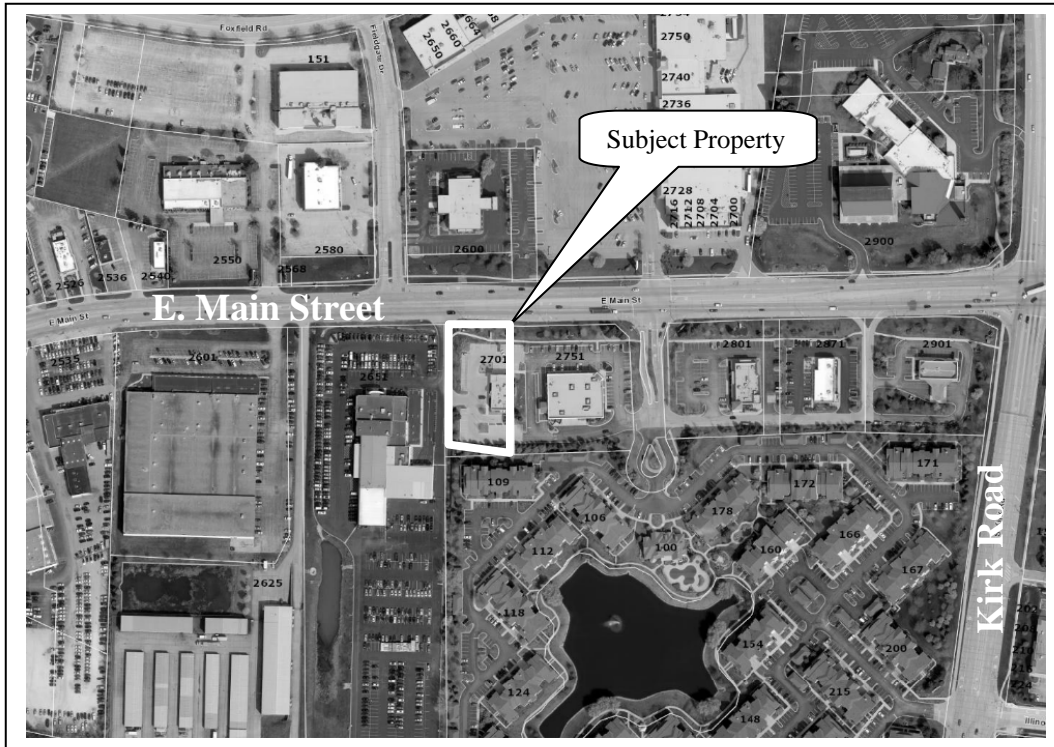
**Project Name:** 2701 E. Main Street

**Applicant:** Steven Kolber, Kolbrook Design.

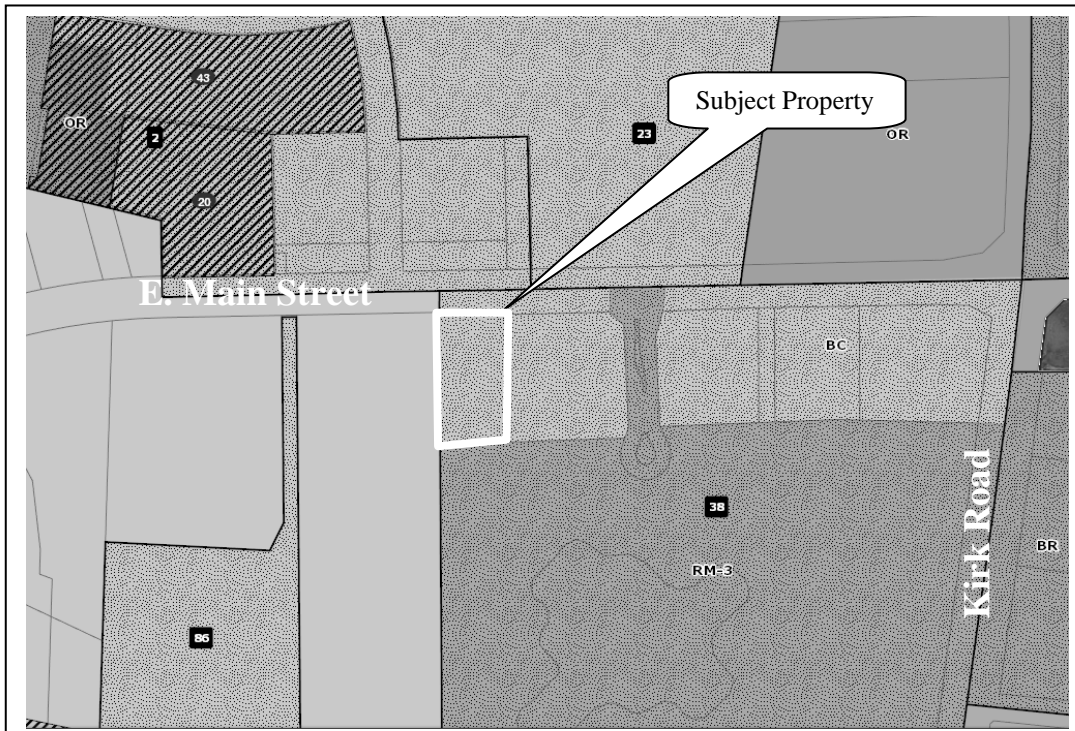
**Purpose:** Minor change to modify the existing tenant space into a Dunkin Donuts Restaurant and addition of a Drive-Through Facility.

<b>General Information:</b>		
<b>Site Information</b>		
Location	2701 E. Main Street	
Acres	1.15	
Applications	<b>1) Minor Change to PUD Preliminary Plan</b>	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.06 Design Review Standards & Guidelines 17.24.100 Drive-Through Facilities Ordinance No. 1997-M-115 "An Ordinance Granting a Special Use as a Planned Unit Development (Stuart's Crossing PUD)"	
<b>Existing Conditions</b>		
Land Use	Existing Restaurant Building	
Zoning	BC- Community Business (Stuarts Crossing PUD)	
<b>Zoning Summary</b>		
North	BC- Community Business (Foxfield Commons PUD)	Multiple Buildings
East	BC- Community Business (Stuarts Crossing PUD)	Walgreen's
South	RM-3 General Residential (Stuarts Crossing PUD)	AMLI Apartments
West	BC- Community Business	Toyota Dealership
<b>Comprehensive Plan Designation</b>		
Neighborhood Commercial		

### Aerial Photograph



### Surrounding Zoning



## II. BACKGROUND

In 1997, the City Council approved Ordinance No. 1997-M-115 “An Ordinance Granting a Special Use as a Planned Unit Development (Stuart’s Crossing PUD)”. This ordinance established the basic framework and standards for all properties developed in the Stuarts Crossing PUD. 2701 E. Main Street is located on Parcel 3A of this PUD.

Under these provisions, Resolution No. 2002-21 “Recommending Approval of Application for PUD Preliminary Plans Stuart’s Crossing – AMLI Lot 2 Boston Market)” for a stand-alone Boston Market restaurant at 2701 E. Main Street was approved in 2002. This approved plan was modified by the following resolutions for Minor Changes to the PUD Preliminary Plan: Resolution No. 2002-33, 2003-13, 2003-25, and 2005-29.

In 2009, Ordinance No. 2009-M-3 and Ordinance No. 2009-Z-1 were approved. These two ordinances permitted Retail Sales on Parcel 3A of the Stuart’s Crossing PUD and modifications to the existing building. After these approvals the two tenant spaces were occupied by a T-Mobile store and Qdoba restaurant. The Qdoba restaurant space has been vacant since 2012.

## III. PROPOSAL

The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved PUD Preliminary Plan and request for a reduction in the required number of Drive-Through Facility stacking spaces. The applicant intends to modify the former Qdoba space into a Dunkin Donuts restaurant with a Drive-Through Facility. The details of the proposal are as follows:

- Convert the existing restaurant space into Dunkin Donuts.
  - Modify the site plan to accommodate a Drive-Through Facility along the west building elevation.
    - Add 6 drive-through stacking spaces.
  - Remove 9 parking spaces west of the building to accommodate the Drive-Through Facility.
  - Remove a portion of the existing outdoor seating area.
  - Remove landscaping to the west of the building and add new landscaping in-between the drive-through stacking spaces and western parking stalls.
- Update the exterior appearance of the restaurant space.
  - Updates include new signage and painting of the exterior facades.

## IV. STAFF ANALYSIS

### A. MINOR CHANGE

Based on the details of the proposal, staff has determined that this project meets the criteria of a minor change to a PUD. **Section 17.04.430.B Minor Changes** of the Zoning Ordinance states that a change to the PUD plan constitutes a minor change under the following circumstances:

*“The City Council may, without review and recommendation of the Plan Commission, approve minor changes in the PUD plans that do not change the concept or intent of the PUD. Minor changes are defined as any change not defined as a major change (see Paragraph A above) or an authorized administrative change (see Paragraph C below).”*

**B. PROPOSED USES**

There is a specific list of permitted uses for Parcel 3A in the Stuart’s Crossing PUD. Specifically, “Restaurants, including live entertainment and dancing, and **drive-in restaurants**; not including fast food restaurants” is listed as a permitted use.

The applicant has submitted a letter dated January 14, 2014 describing Dunkin Donuts’ business operations. This letter states:

- 70% of the business is from the sale of beverages.
- 80% of their patrons are morning commuters.
- The inside décor of the restaurant encourages patrons to stay long periods of time in lounge seats.

Based on this information, staff has conferred with legal counsel and determined that the proposed use constitutes a “drive-in restaurant”.

**C. SITE PLAN**

Staff has reviewed the proposed changes to the site plan in accordance with the relevant provisions of Title 17 of the Zoning Ordinance and the standards established in the Stuart’s Crossing PUD. The details of that review are as follows:

**A. Drive-Through Facility and Site Layout**

The applicant is proposing to remove the 9 existing parking spaces west of the existing building. The applicant will place the drive-through pick-up window stacking spaces in this location. The following table represents staff’s review of relevant standards:

Category	Zoning Ordinance Standard	PUD Standard	Proposed
<b>Required Stacking Spaces</b>	15	N/A	6
<b>Required Stacking Stall Size</b>	9’ X 20’	N/A	9’ X 20’
<b>Screened from Public Street</b>	Must not be along or screened from public street	N/A	Drive-Through Facility is located away from the public street
<b>Parking Stalls (Both Units)</b>	29	N/A	48

**B. Landscaping**

The proposed plan illustrates that some of the landscaping along the foundation of the building will be removed. However, the amount of landscaping the application is creating will increase the overall square footage of landscaping onsite. The applicant is proposing to remove approximately 262 square feet of greenspace and replace it with 1,147 square feet of greenspace.

**D. DRIVE-THROUGH FACILITY STACKING SPACE REDUCTION**

The Applicant is requesting a reduction in the required number of drive-through stacking spaces from 15 to 6.



Section **17.24.100.C Reduction of Required Spaces** of the Zoning Ordinance states:

*“The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.”*

The applicant has provided an analysis from Gewalt Hamilton Associates, Inc. dated 1-28-2014 (Memo Attachment 3) to substantiate this request. The details of this analysis are as follows:

- The study includes data from two existing Dunkin Donuts establishments collected in 2012.
  - The analysis examines the morning peak period from 7:00 AM to 9:00 AM.
  - The Rolling Meadows location has an average queue of less than 2 cars and a maximum queue of 6 cars.
  - The Elgin location has an average queue of 4 cars and a maximum queue of 7 cars.
- Gewalt Hamilton has recently examined a facility in Glenview. The average queue at this location was 4 cars with a maximum of 8 cars observed once.
- Gewalt Hamilton has stated that 6 stacking spaces are sufficient for the proposed Dunkin Donuts Drive-Through Facility.

#### E. BUILDING ELEVATIONS

The applicant is planning cosmetic changes to the façade of the existing building. These changes involve painting the façade and replacing the existing window/door awnings. The new color scheme is comprised of earth tone colors with small orange accent bands. The proposed modifications comply with **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts** of the City’s Zoning Ordinance.

### V. **5/2/2014 UPDATE**

#### A. 2/4/2014 PLAN COMMISSION MEETING

The Plan Commission reviewed the proposal on 2/4/2014. The Plan Commission stated the following concerns during the meeting:

- Vehicles entering the site and then trying to turn immediately into the drive-through stacking spaces.
- Vehicles leaving the drive-through then immediately turn west to leave the site.
- The number of proposed stacking spaces (6) for the drive-through was not sufficient.

The Plan Commission asked the applicant to revise the plans to address these concerns.

## B. REVISED PLANS

### 1. **Site Plan Modifications**

The applicant has submitted a revised site plan dated 2/27/2014 to address the Plan Commission's concerns. The details of the revised plan are as follows:

- Increased the number of drive-through stacking spaces from 6 to 7.
- Creation of a longer green space west of the drive-through that forces patrons leaving the drive-through point of service to the southern drive-aisle.
  - The existing dumpster enclosure that currently faces west will be altered to face the south. This eliminates any conflicts with the dumpster enclosure opening and the proposed Drive-Through Facility.
- Reduction of total off street parking spaces from 48 to 36. 29 off-street parking spaces are required by the Zoning Ordinance for both tenants.

### 2. **Supplemental Drive-Through Stacking Space Study**

The applicant has provided a supplemental drive-through stacking study from Gewalt Hamilton Associates, Inc. dated 3/17/2014. The details of this revised study are as follows:

- Analysis of the existing Dunkin Donuts facility located at 1711 W. Main Street.
  - The analysis examines the morning peak period from 7:00 AM to 10:00 AM
  - An average queue of 4 cars and a maximum queue of 11 cars were observed.
  - The consultant noted that this location is much busier than the projections indicate for the E. Main Street site.
- The study includes data from two existing Dunkin Donuts establishments collected in 2012.
  - The analysis examines the morning peak period from 7:00 AM to 9:00 AM.
  - The Rolling Meadows location has an average queue of less than 2 cars and a maximum queue of 6 cars.
  - The Elgin location has an average queue of 4 cars and a maximum queue of 7 cars.
- Gewalt Hamilton has recently examined a facility in Glenview. The average queue at this location was 4 cars with a maximum of 8 cars observed once.
- Gewalt Hamilton states that the proposed 7 stacking spaces and revised drive-through layout are sufficient for the proposed Dunkin Donuts Drive-Through Facility.

## VI. **RECOMMENDATION**

Staff recommends approval of request to reduce the required Drive-Through Facility stacking space, given that any potential increased stacking will be internal to the site and will not impact any public streets.

## **VII. ATTACHMENTS**

- Application for Minor Change to PUD Preliminary Plan; received 1/17/2014
- Permitted uses on Parcel 3A from Ordinance No. 1997-M-115
- Letter from Kolbrook Design; dated 1/14/2014
- Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 1/28/2014
- PUD Preliminary Plans; Kolbrook Design; dated 1/30/2014
- Revised Site Plan; Kolbrook Design; dated 2/27/2014
- Supplemental Drive-Through Stacking Space Study; Gewalt Hamilton; dated 3/17/2014

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

MINOR CHANGE TO PUD APPLICATION

RECEIVED  
Received Date  
St. Charles, IL

JAN 17 2014

CDD  
Planning Division

CITYVIEW

Project Name:

2701 E. Main St. - DUNLIN DONUTS

Project Number:

2014 -PR- 003

Application No.

2014 -AP- 003

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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:**  
Parcel Number (s): 0925301029  
  
Street Address: 2701 E Main St. Saint Charles, IL 60174
- 2. Applicant Information:**  
Name: Steve Kolber, Kolbrook Design Phone 847-492-1992  
Address: 828 Davis Street Suite 300. Evanston, IL 60201 Fax 312-453-0699  
Email skolber@kolbrook.com
- 3. Record Owner Information:**  
Name CPD Feather Rock LLC Phone 502 425 1524  
Address 10531 Timberwood Circle, Suite D Fax 502 470 7670  
Louisville, KY 40223 Email chad@greenrockosa.com
- 4. Billing:**  
To whom should costs for this application be billed?  
Name Steve Kolber, Kolbrook Design Phone 847-492-1992  
Address 828 Davis Street Suite 300 Fax  
Evanston, IL 60201 Email

**INFORMATION FOR PROPOSED MINOR CHANGE:**

NAME OF PUD: Stuart's Crossing

PUD ORDINANCE #: 1997-M-115

Identify Specific PUD Plans to be changed:

- 1. Provide drive thru facility with 6 vehicle stacking
- 2. Addition of signage
- 3. \_\_\_\_\_

Description of Proposed Changes:

Interior and exterior renovation of existing two tenant building to support a Dunkin Donuts restaurant and drive thru

Addition of drive thru menu board and speaker tower canopy

***Attachment Checklist***

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- 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.
- 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%).

- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ 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.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

□ **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:**

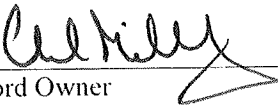

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

**Plans Shall include the following:**

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

*Additional information may be necessary depending on the specific change proposed.*

**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.**

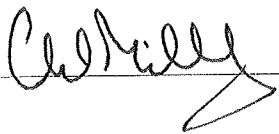
	Manager of Owner	12/17/13
Record Owner		Date
		1-14-14
Applicant or Authorized Agent		Date

**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

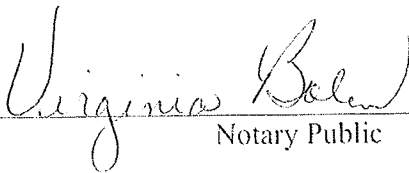
STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Chad Middendorf, being first duly sworn on oath depose and say that I am  
Manager of CPD Feather Rock LLC, an <sup>Indiana</sup> ~~Illinois~~ Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Chad Middendorf</u>	_____
<u>Loren Guzik</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 17<sup>th</sup> day of  
December, 2013.

  
Notary Public



January 14, 2014

Matthew O'Rourke  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Minor Change to PUD Application  
2701 E Main St.  
St. Charles, IL 60174

Dear Mr. O'Rourke:

Please consider this petition to make minor changes to the Stuart's Crossing PUD; specifically to the property formerly operated as a Qdoba restaurant.

We are looking to convert an existing restaurant space into a drive thru coffee shop within the Stuart's Crossing PUD. As shown in the attached proposal, Dunkin Donuts potentially will be taking up the West portion of the building and creating a drive thru which directs vehicle traffic around the building. The existing neighboring tenant (T-Mobile) is expected to remain.

Understanding the requirements for a drive thru facility within the City of St. Charles typically requires enough space to stack 15 vehicles, we have attached a statement which describes the kind of use a typical Dunkin Donuts drive thru sees daily while expressing the need for no more than four to six vehicles in queue at any time. In kind, we have designed a drive through option which allows for six vehicles to fit comfortably along the side of the subject building by modifying the parking lot layout as illustrated in the enclosed project packet.

Lastly, we had discussed the character of Dunkin Donuts as it relates to the comparison with other franchises that are considered "fast food" and would like to supply further information which supports our determination that Dunkin Donuts is a Coffee/ Donut Shop based not only on sales but the atmosphere and character of the space as well. A recent sales analysis performed by our client has shown that beverage sales account for 70% of his business on a regular basis and 80% of all business happens between 5 and 10 am serving coffee to morning commuters. Patrons who come into a new Dunkin Donuts coffee shop will find a welcoming atmosphere which encourages an extended stay by introducing elements such as soft lighting and lounge seating areas. In short, it is the intent of the Dunkin Donuts brand as a whole to distance itself from the sterile, commercialized feelings associated with the majority of "fast food" chains.

I hope that you and your fellow staff members will find this proposal favorable and I look forward to your response.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "SK", with a long horizontal line extending to the right.

Steven Kolber, AIA  
Principal  
Kolbrook Design, Inc.

828 Davis Street  
Suite 300  
Evanston, IL 60201

[www.kolbrook.com](http://www.kolbrook.com)



# Memorandum



CONSULTING ENGINEERS

To: **Karim Khoja**  
Northshore Management Group, Inc.

From: Bill Grieve

Date: January 28, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru  
2701 E. Main Street (IL 64) – St. Charles, Illinois***

850 Forest Edge Drive, Vernon Hills, IL 60061  
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031  
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604  
TEL 312.329.0577 ■ FAX 312.329.1942

[www.gha-engineers.com](http://www.gha-engineers.com)

---

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the drive-thru stacking needs at the above captioned location. As proposed, Dunkin' Donuts would occupy the former Qdoba restaurant space at 2701 E. Main Street in St. Charles, Illinois. I offer the following information for your consideration.

## Drive-Thru Stacking

- GHA conducted extensive drive-thru stacking surveys in 2012 at two Dunkin' Donuts in Rolling Meadows and Elgin in 2012. It is our understanding that these two stores have comparable sales as projected at the 2701 E. Main Street store.
- *Exhibit A* summarizes the data collected during the morning peak period from 7 AM to 9 AM. The Rolling Meadows Dunkin' Donuts had an average queue of less than 2 cars and a maximum queue of 6 cars. The Elgin store had an average queue of less than 4 cars and a maximum queue of 7 cars.
- Dunkin' Donuts recently added a drive-thru to their store at the Lake Avenue / Waukegan Road intersection in Glenview, Illinois. GHA follow-up observations after the drive-thru opened indicate that the average queue was 4 cars and a maximum queue (one time) of 8 cars was observed.

*Discussion Point.* Based on the survey results, we believe that 6 car stacking at the 2701 E. Main Street store should adequately accommodate the drive-thru demand.

## Kolbrook Design Site Plan

- Appropriate signage and pavement striping should be implemented to direct customers to the drive-thru and to let drivers know that the western circulation aisle would operate one-way southbound, instead of two-way.
- It may be appropriate to include a channeling island that separates the drive-thru lane from the travel lane and parking along the western drive aisle.
- Changing the orientation in the western aisle to 60-degree angle spaces may allow for a row of angle parking on the east side that would help separate the drive-thru aisle lane from other traffic. In fact, based on current City design standards, there may be an opportunity to provide a row of perpendicular parking on the eastside, which would allow two-way operation of the western circulation aisle to be maintained.

### Exhibit A - Dunkin' Donuts Drive-Thru Surveys

1300 Hick Road, Rolling Meadows IL - Observed 7/5/12						
Time	Gas Only	Convenience Only	Gas and Convenience Store	Drive Thru Only	Total	Vehicle Queues
7:00-7:15 AM	4	5	5	5	19	1,0,1,0,0
7:15-7:30 AM	2	4	5	11	22	2,3,1,4,1
7:30-7:45 AM	4	2	4	15	25	1,1,1,2,2
7:45-8:00 AM	2	6	6	9	23	1,0,0,1,4
8:00-8:15 AM	6	4	0	9	19	1,4,1,2,0
8:15-8:30 AM	4	2	4	5	15	1,0,0,0,0
8:30-8:45 AM	2	3	5	6	16	2,0,1,1,0
8:45-9:00 AM	4	3	8	15	30	1,1,2,6,3
<b>TOTAL</b>	<b>28</b>	<b>29</b>	<b>37</b>	<b>75</b>	<b>169</b>	<b>Max Queue = 6</b>

1137 Dundee Avenue, Elgin, IL - Observed 7/5/12						
Time	Gas Only	Convenience Only	Gas and Convenience Store	Drive Thru Only	Total	Vehicle Queues
7:00-7:15 AM	7	5	8	12	32	4,3
7:15-7:30 AM	6	3	3	15	27	4,7
7:30-7:45 AM	6	5	7	13	31	5,4
7:45-8:00 AM	4	5	3	9	21	3,2
8:00-8:15 AM	3	4	3	11	21	4,3,4
8:15-8:30 AM	3	2	4	12	21	3,4
8:30-8:45 AM	3	5	3	11	22	3,2
8:45-9:00 AM	5	8	2	14	29	4,4
<b>TOTAL</b>	<b>37</b>	<b>37</b>	<b>33</b>	<b>97</b>	<b>204</b>	<b>Max Queue = 7</b>

*Gewalt Hamilton Associates, Inc.*

**Legend of Symbols & Abbreviations**

- |                  |                        |       |                   |
|------------------|------------------------|-------|-------------------|
| Water Pipe       | Fire Hydrant           | N     | North             |
| Light Pole       | Auto Sprinkler         | S     | South             |
| Utility Pedestal | Concrete               | E     | East              |
| Manhole          | Manhole                | W     | West              |
| Manhole          | Manhole                | °     | Degrees           |
| Catch Basin      | A/C Conditioner        | '     | Feet or Minutes   |
| Gate Valve       | Gas Meter              | "     | Inches or Seconds |
| Water Valve      | Electric Meter         | ±     | South Feet        |
| Manhole          | Substation             | sq    | Volume            |
| Sign             | Handicap Parking Space | Pg    | Page              |
| Flag Pole        | Stone Wall             | Meas. | Measured          |
| Traffic Signal   | Wood Fence             | Calc. | Calculated        |
| Guard Rail       | Chain Fence            | Rec.  | Record            |
| Telephone        | Chain Fence            | R/W   | Right of Way      |
| End Section      | Overhead Wire          | C/L   | Centerline        |
| Electric Meter   |                        |       |                   |

# E. MAIN STREET (ILLINOIS STATE RT 64)

**Statement of Encroachments**  
NO ENCROACHMENTS WERE SURVEYED.

**Current Zoning Information**  
ZONING CLASSIFICATION: BC (BUSINESS COMMERCIAL DISTRICT)  
BUILDING HEIGHT: NONE  
SETBACK: MAX./MIN. N/A  
MIN. LOT AREA: N/A  
MIN. LOT WIDTH: N/A  
MAX. LOT COVERAGE: N/A  
SETBACKS:  
FRONT: 10'  
SIDE: 5'  
REAR: 5'  
PARKING: 1 SPACE PER EVERY 80' OF TOTAL FLOOR SPACE  
SIGNAGE: NO LIMITS  
CONTACT: CITY OF ST. CHARLES  
ZONING DEPARTMENT  
(630) 377-4468

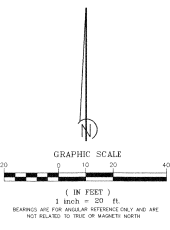
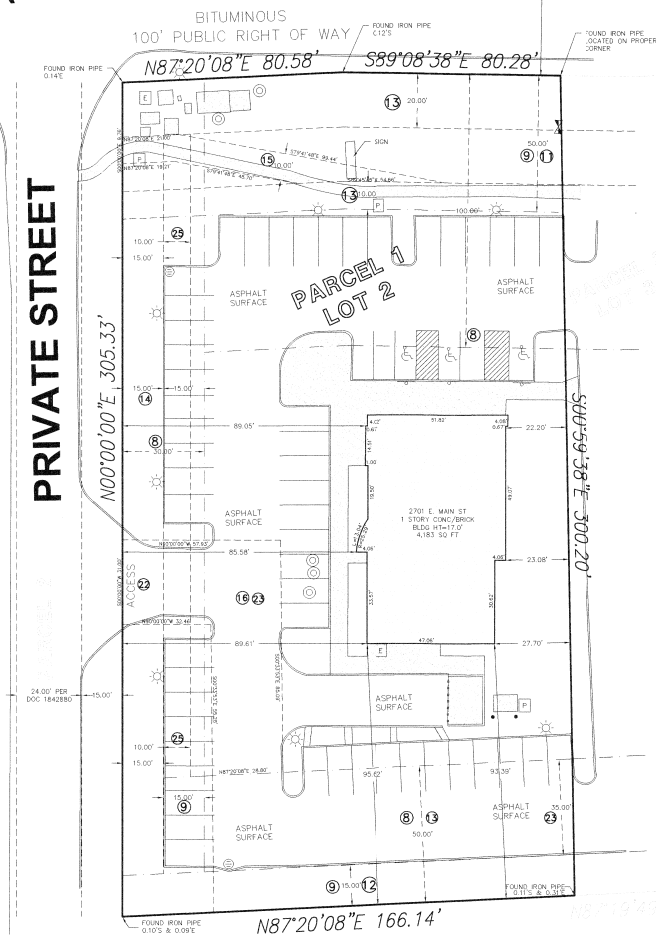
PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
TRUCK	0
MINIVAN	2
TOTAL	2

**FLOOD NOTE:** The property shown on this map is not located in a flood hazard area as shown on the Flood Hazard Insurance Rate Map for the City of St. Charles, Illinois, effective 1/17/2009. The property is not located in a flood hazard area as shown on the Flood Hazard Insurance Rate Map for the City of St. Charles, Illinois, effective 1/17/2009.

**Note Corresponding to Schedule B**

1. BUILDING SETBACK LINES AS CREATED ON THE PLAT RECORDED AS DOCUMENT 98K083214 AND AS SHOWN ON THE PLAT OF AMLI AT ST. CHARLES; ITEM DOES APPLY. ITEM IS PLATTED.
2. PARKING SETBACK LINES AS CREATED ON THE PLAT RECORDED AS DOCUMENT 98K083214 AND AS SHOWN ON PLAT OF AMLI AT ST. CHARLES, AFORESAID. ITEM DOES APPLY. ITEM IS PLATTED.
3. NOTE APPENDED TO THE PLAT RECORDED AS DOCUMENT 98K083214, AS FOLLOWS: THERE IS NO DIRECT ACCESS TO ILLINOIS ROUTE 64. ITEM NOT PLATTED.
4. LANDSCAPE AND SIGNAGE EASEMENT AS CREATED ON THE PLAT RECORDED AS DOCUMENT 98K063214 AND AS SHOWN ON THE PLAT OF AMLI AT ST. CHARLES; ITEM DOES APPLY. ITEM IS PLATTED.
5. EGRESS EASEMENT PER DOCUMENT 98K083215. ITEM DOES APPLY AND IS PLATTED.
6. DECLARATION OF RECIPROCAL ACCESS AND UTILITIES EASEMENTS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 14, 1998 AS DOCUMENT 98K083216. ITEM DOES APPLY. ITEM IS PLATTED.
7. PUBLIC UTILITY EASEMENT AS CREATED ON THE PLAT RECORDED AS DOCUMENT 198K00062 AND AS SHOWN ON THE PLAT OF AMLI AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
8. PUBLIC SIDEWALK EASEMENT AS CREATED ON THE PLAT OF AMLI AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
9. INGRESS AND EGRESS EASEMENT AS CREATED ON THE PLAT OF AMLI AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
10. DESIGNATION OF ACCESS POINT DOCUMENT 2002K090897. ITEM DOES APPLY AND IS PLATTED.
11. INGRESS AND EGRESS PER DOCUMENT 2002K090898. ITEM DOES APPLY AND IS PLATTED.
12. ITEM IS NOT SURVEY RELATED AND NOT PLATTED.
13. UTILITY EASEMENT PER DOCUMENT 2003K033911. ITEM DOES APPLY AND IS PLATTED.

AREA: 49,670 SQUARE FEET OR 1.14 ACRES +/-



**Commitment Legal Description**

PARCEL 1: 58' AMLI AT ST. CHARLES LOT 2 & 3 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2003 AS DOCUMENT 020000808, IN SAID COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED IN THE EASEMENT RECORDED MAY 09, 1987 AS DOCUMENT 1888 AS DOCUMENT 1888S214 AND DEFINED IN DECLARATION OF RECIPROCAL ACCESS AND UTILITIES EASEMENTS RECORDED SEPTEMBER 14, 1998 AS DOCUMENT 98K083216 AS AMENDED BY EASEMENT AMENDMENT AND RESTRICTIVE COVENANT RECORDED JULY 23, 2003 AS DOCUMENT 020000808, FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF LOT 2 & 3 AMLI AT ST. CHARLES, AFORESAID, AS DESCRIBED THEREIN.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED ON THE PLAT RECORDED SEPTEMBER 14, 1998 AS DOCUMENT 98K083214 AND DEFINED IN DECLARATION OF RECIPROCAL ACCESS AND UTILITIES EASEMENTS RECORDED SEPTEMBER 14, 1998 AS DOCUMENT 98K083216 AS AMENDED BY EASEMENT AMENDMENT AND RESTRICTIVE COVENANT RECORDED JULY 23, 2003 AS DOCUMENT 020000808, FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF LOT 2 & 3 AMLI AT ST. CHARLES, AFORESAID, AS DESCRIBED THEREIN.

ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PARCEL AS DESCRIBED IN FIRST AMERICAN TITLE COMMITMENT COMPANY COMMITMENT NO. NS-458433-036 BEARING AN EFFECTIVE DATE OF JANUARY 06, 2010.

**Miscellaneous Notes**

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS.
- MN2 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN3 ASSUMED BEARING: THE WEST LINE OF SAID PARCEL TO BE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST.
- MN4 AT THE TIME OF THIS SURVEY THERE IS NO VISIBLE EVIDENCE OF A CEMETERY.
- MN5 IN REGARDS TO TABLE "A" ITEM 15, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING OR CONSTRUCTION.
- MN6 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THE SURVEY, THERE WERE NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION. ALSO NO SIGN OF OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- MN7 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN8 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 2701 E. MAIN STREET.
- MN9 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM E. MAIN STREET (ILLINOIS STATE ROUTE 64) WHICH IS GOVERNED BY THE STATE OF ILLINOIS.

**Utility Notes**

UN1 The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface markings to determine the location of any subsurface utilities. Point of entry and verification of underground utilities falling within any easement limits cannot be verified, as underground utilities were not located for this survey.

**ALTA/ACSM Land Title Survey**

Surveyor's Certification  
To: SCP HRE St. Charles, LLC; First American Title Insurance Company; CPD Feather Rock, LLC and First Midwest Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17 & 18 of Table A Hereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

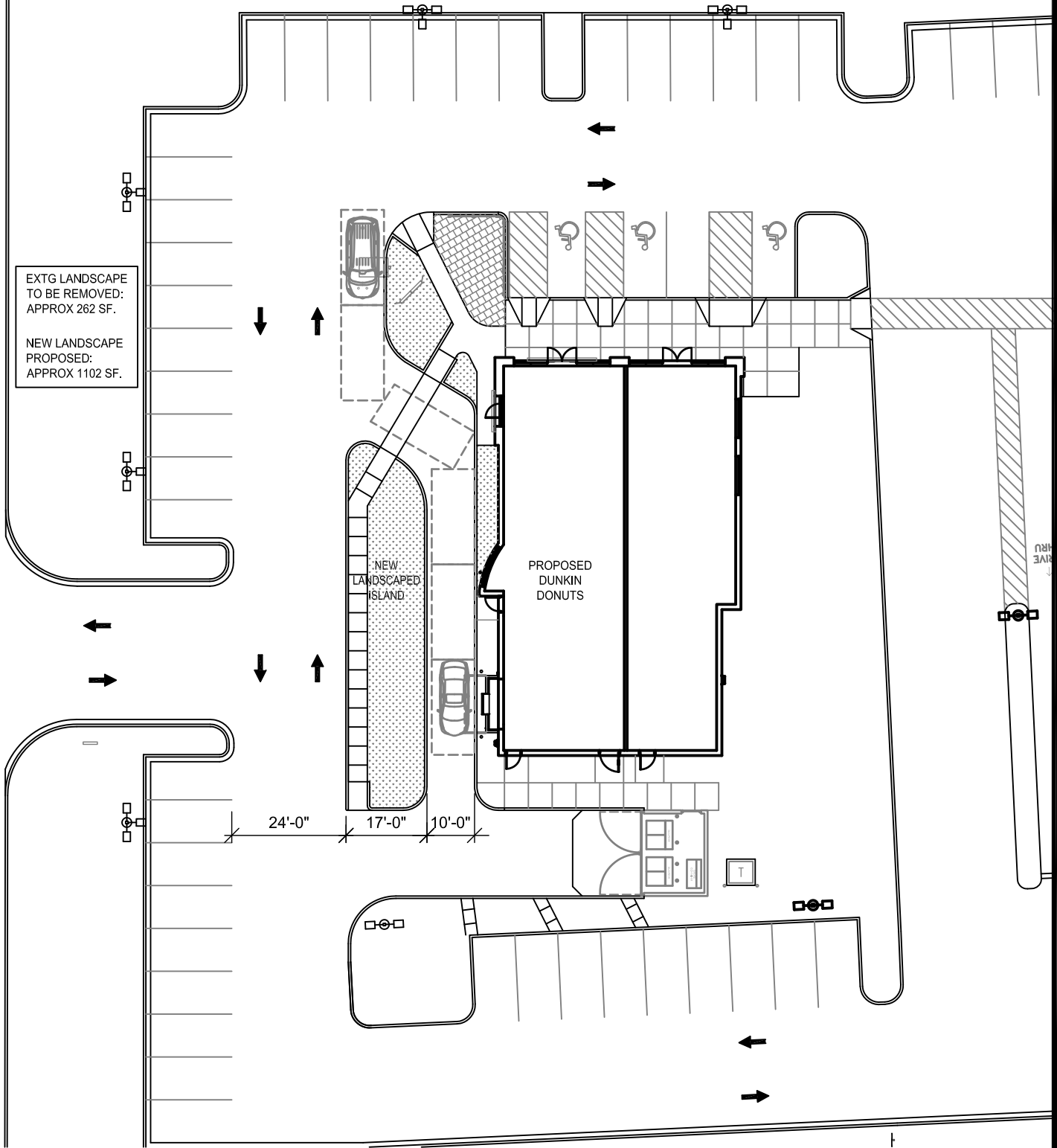
James L. Harpole  
Illinois Professional Land Surveyor No. 3190  
License Expires: 11-30-2010

JLH Land Surveying Inc.  
2821 Canyon Drive, Plainfield, Illinois 60556  
(815) 669-3791 E-Mail: jlsurvey@comcast.net

DATE	BY	REVISION

2701 E MAIN STREET  
ST. CHARLES, IL  
CPD FEATHER ROCK LLC

# Original Site Plan 2/4/2014



EXTG LANDSCAPE  
TO BE REMOVED:  
APPROX 262 SF.

NEW LANDSCAPE  
PROPOSED:  
APPROX 1102 SF.

NEW  
LANDSCAPED  
ISLAND

PROPOSED  
DUNKIN  
DONUTS

24'-0" 17'-0" 10'-0"

1 SITE PLAN  
SCALE: 1" = 30'-0"

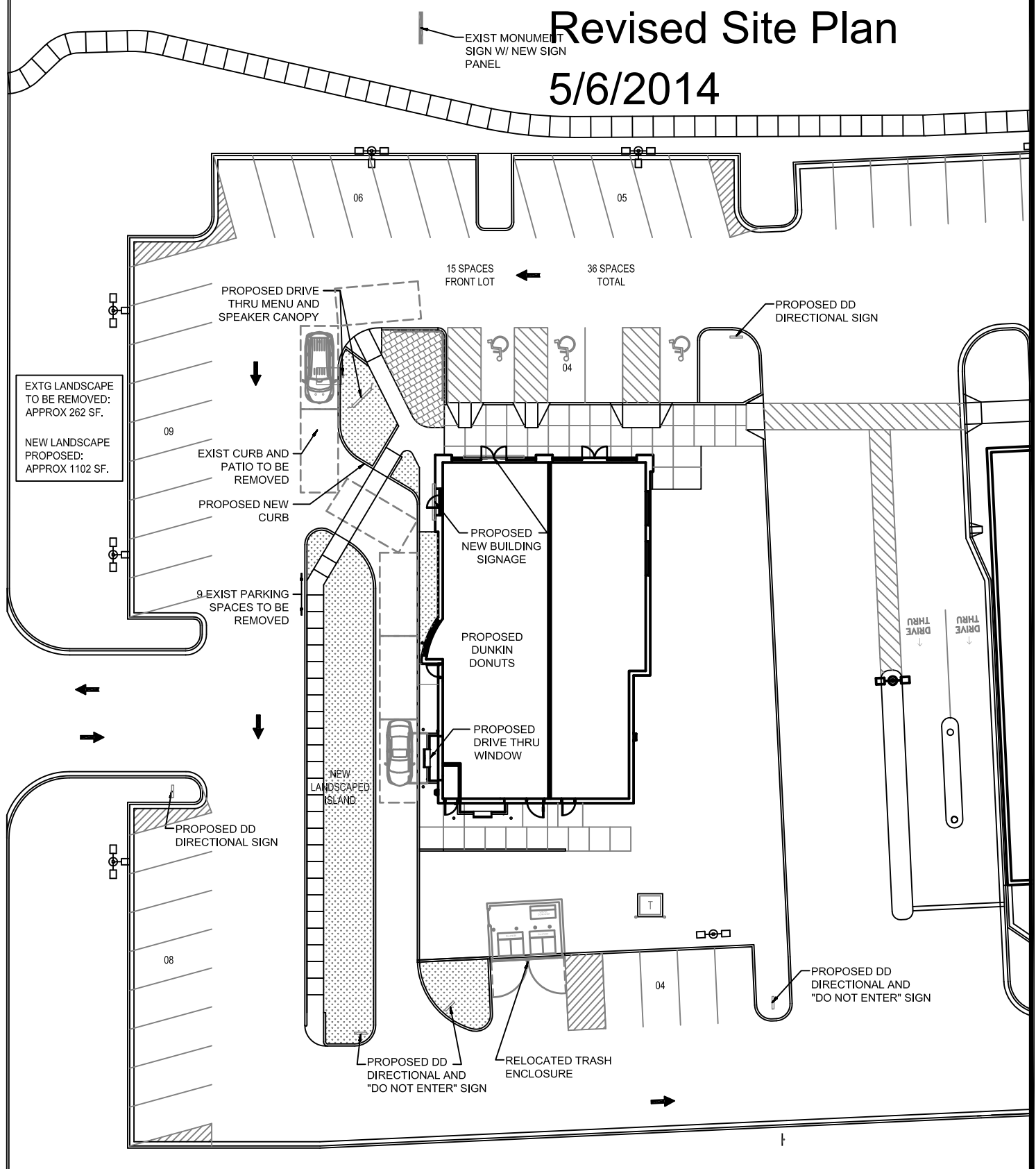


<b>ARCHITECT:</b>  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	<b>PROJECT:</b> Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	SUB-COMPACT SITE PLAN	Issue Date 01/31/2014
		Project Area 2236 SQ. FT.

# Revised Site Plan

## 5/6/2014

EXIST MONUMENT SIGN W/ NEW SIGN PANEL



1 SITE PLAN  
SCALE: 1/32" = 1'-0"



<b>ARCHITECT:</b>  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	<b>PROJECT:</b> Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	PROPOSED SITE PLAN	Issue Date 02/27/2014
		Project Area --

# Traffic Planning Project Brief



CONSULTING ENGINEERS

To: **Karim Khoja**  
Northshore Management Group, Inc.

From: Bill Grieve

Date: March 17, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru  
2701 E. Main Street (IL 64) – St. Charles, Illinois***

850 Forest Edge Drive, Vernon Hills, IL 60061  
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031  
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604  
TEL 312.329.0577 ■ FAX 312.329.1942

[www.gha-engineers.com](http://www.gha-engineers.com)

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GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the traffic planning requirements of the above captioned Dunkin' Donuts restaurant location. As proposed, Dunkin' Donuts would occupy the former Qdoba restaurant space at 2701 E. Main Street in St. Charles, Illinois (see *Exhibit 1*). I offer the following information for your consideration.

## Drive-Thru Stacking and Parking Demand

- GHA conducted an extensive drive-thru stacking and parking survey on Tuesday, March 11, 2014 at the Dunkin' Donuts located at 1711 W. Main Street in St. Charles. This location was selected because it was cited as being very busy. The drive-thru queue was noted every 5 minutes and the Dunkin' Donuts parking demand was noted every 15 minutes between 7 AM and 10 AM. This time period was selected because Dunkin' Donuts historically does 65% of its business during the morning before 10 AM.
- *Exhibit 2* summarizes the drive-thru queuing and parking data. The queue ranged from 0 to a maximum of 9 cars from the drive-thru window, with an average queue of about 4 cars. In fact, out of the 37 data points, 33 of them showed a queue of 7 cars or less. And the highest parking demand was 11 cars.

*Discussion Point.* It should be noted that the Dunkin' Donuts at 1711 W. Main Street in St. Charles does much more business than is projected at the proposed site at 2701 E. Main Street. Thus, the drive-thru queue should probably be shorter than surveyed at 1711 W. Main Street.

- GHA also conducted extensive drive-thru stacking surveys in 2012 at two Dunkin' Donuts in Rolling Meadows and Elgin in 2012 from 7 AM to 9 AM. It is our understanding that these two stores have comparable sales as projected at the 2701 E. Main Street store. The Rolling Meadows Dunkin' Donuts had an average queue of less than 2 cars and a maximum queue of 6 cars. The Elgin store had an average queue of less than 4 cars and a maximum queue of 7 cars.
- Finally, Dunkin' Donuts recently added a drive-thru to their store at the Lake Avenue / Waukegan Road intersection in Glenview, Illinois. GHA follow-up observations after the drive-thru opened indicated that the average queue was 4 cars and a maximum queue (one time) of 8 cars was observed.

### Kolbrook Design Site Plan

- Per the Kolbrook Design site plan dated February 27, 2014 (see *Exhibit 3*), appropriate signage and pavement striping will be implemented to direct customers to the drive-thru and to let drivers know that the circulation pattern around the building will operate one-way counterclockwise, instead of two-way.
- A landscaped channeling island will separate the drive-thru lane from the travel lane and parking along the western drive aisle. Stacking for 7-8 cars is to be provided before encroaching into the parking next to the building on the north side, which equals or exceeds the observed queues at the several Dunkin' Donuts noted.
- The parking lot will be restriped from perpendicular to angle parking to emphasize that the circulation pattern is one-way counterclockwise. About 25 parking spaces will still be available to customers and employees within the immediate influence area of the Dunkin' Donuts. As noted, a maximum of 11 parking spaces were filled during the morning peak period at the store at 1711 W. Main Street in St. Charles. Employees should be encouraged to park in the more remote spaces to maximize the number of prime parking spaces available for customers.

Key Findings. There are several site enhancements planned that will help ensure that the Dunkin' Donuts drive-thru operation will not detrimentally impact site accessibility and on-site circulation. And based on GHA survey data and observations, adequate drive-thru stacking and parking will be available for Dunkin' Donuts customers and employees.

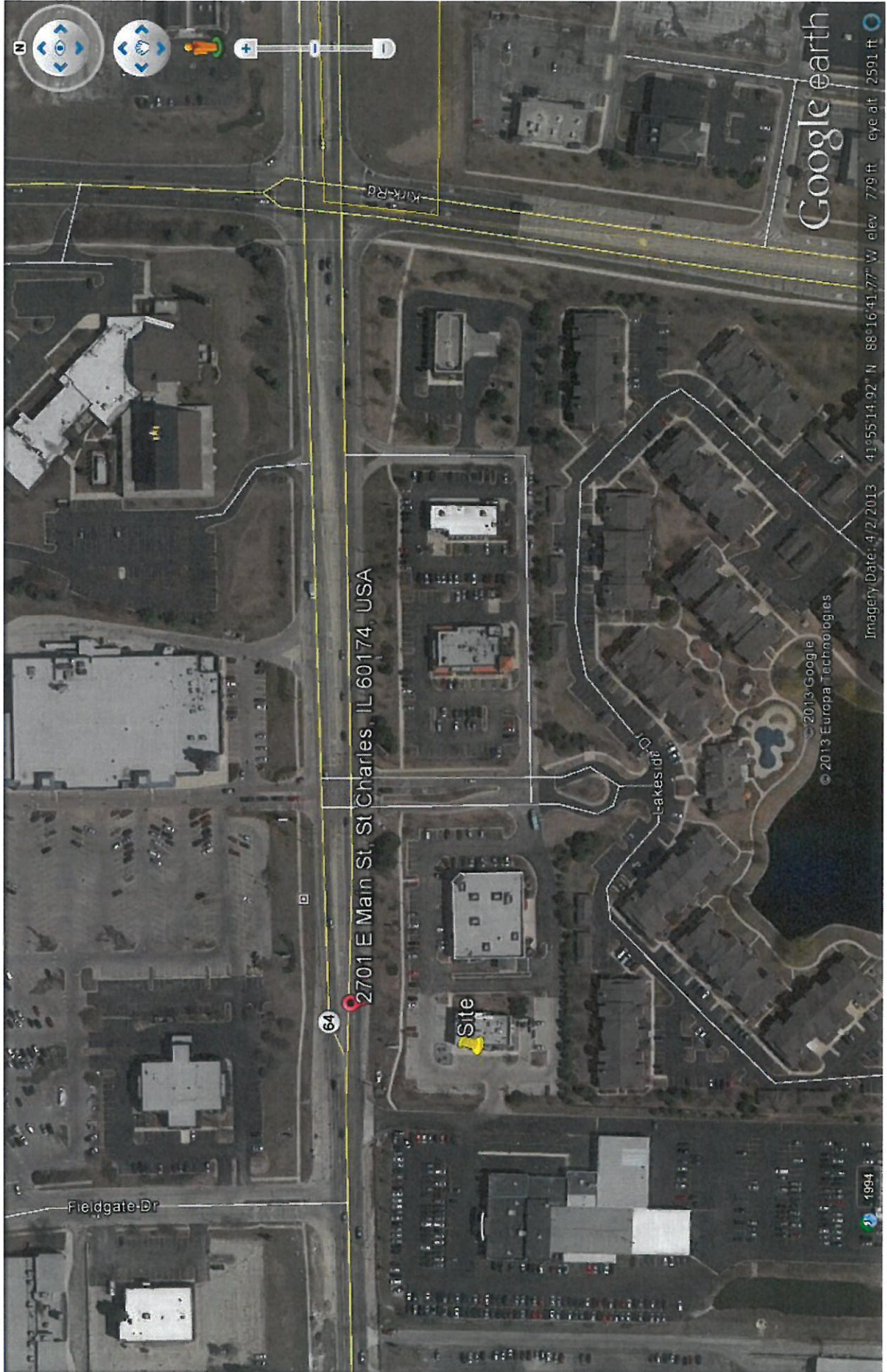
\* \* \* \* \*

This Traffic Planning Project Brief prepared by:



**William C. Grieve, P.E., PTOE**  
Senior Transportation Engineer

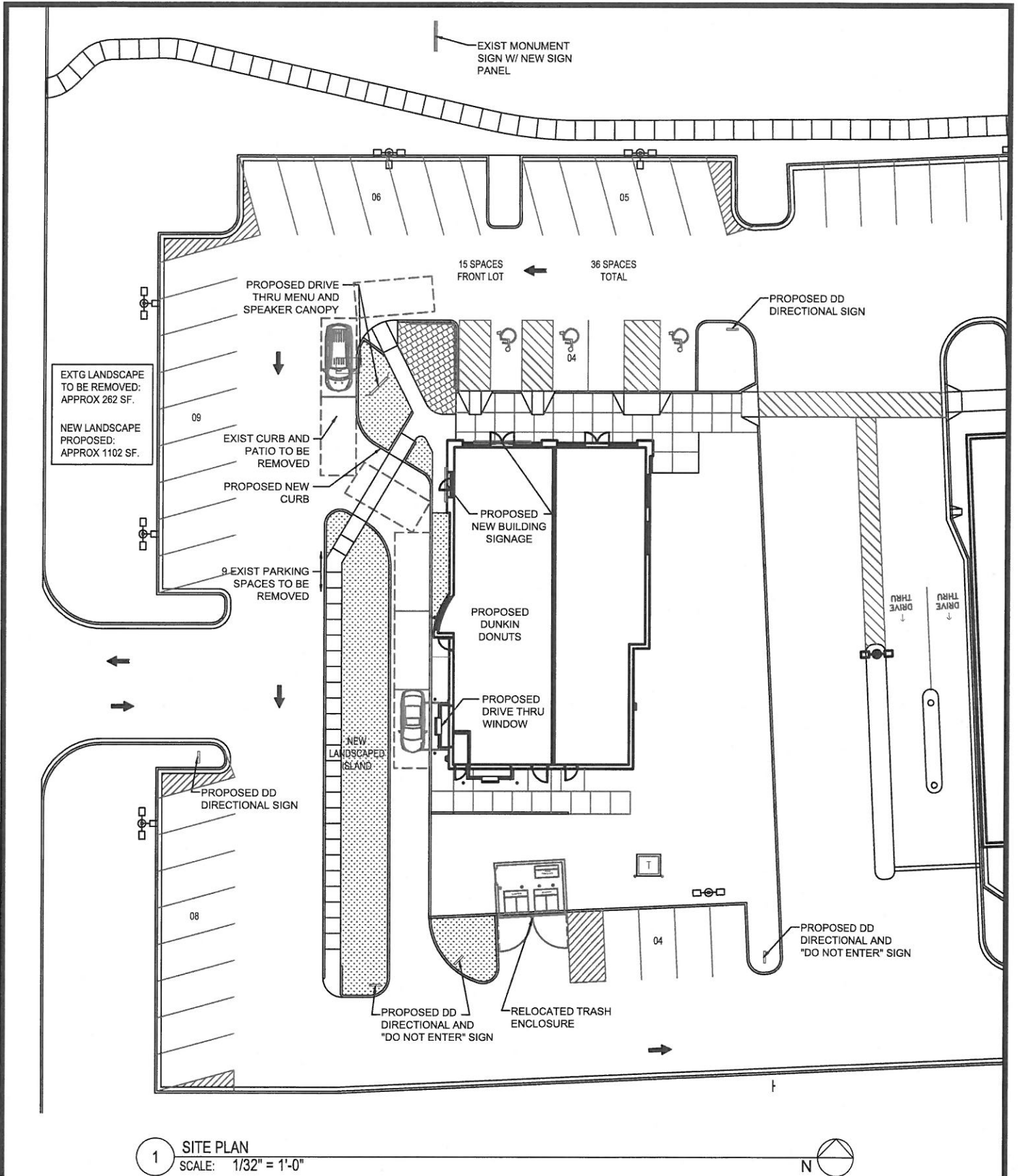
Exhibit 1  
Site Location Aerial  
Dunkin' Donuts Drive-Thru; 2701 E. Main Street, St. Charles, Illinois





**Exhibit 2**  
**Drive-Thru Queueing & Parking Demand**  
**Dunkin' Donuts - 1711 W. Main Street; St. Charles, IL.**  
**Tuesday, March 11, 2014**

<u>Time</u>	<u>Drive-Thru Queue</u>	<u>Parked Cars</u>
7:00:00 AM	5	9
7:05:00 AM	4	
7:10:00 AM	4	
7:15:00 AM	8	5
7:20:00 AM	8	
7:25:00 AM	6	
7:30:00 AM	7	10
7:35:00 AM	9	
7:40:00 AM	5	
7:45:00 AM	3	4
7:50:00 AM	6	
7:55:00 AM	6	
8:00:00 AM	5	6
8:05:00 AM	3	
8:10:00 AM	3	
8:15:00 AM	2	5
8:20:00 AM	3	
8:25:00 AM	4	
8:30:00 AM	4	9
8:35:00 AM	4	
8:40:00 AM	3	
8:45:00 AM	3	8
8:50:00 AM	3	
8:55:00 AM	4	
9:00:00 AM	3	5
9:05:00 AM	2	
9:10:00 AM	3	
9:15:00 AM	0	11
9:20:00 AM	1	
9:25:00 AM	1	
9:30:00 AM	4	7
9:35:00 AM	6	
9:40:00 AM	3	
9:45:00 AM	9	8
9:50:00 AM	3	
9:55:00 AM	1	
10:00:00 AM	1	10



1 SITE PLAN  
SCALE: 1/32" = 1'-0"

<b>ARCHITECT:</b>  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	<b>PROJECT:</b> Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	PROPOSED SITE PLAN	Issue Date 02/27/2014
		Project Area --



EXISTING STREET FRONTAGE



EXISTING PYLON SIGN

CONTENTS:

1. COVER SHEET AND SITE PHOTOS
2. ADDITIONAL SITE PHOTOS
3. PLAT OF SURVEY
4. PROPOSED SITE PLAN
5. EXISTING ELEVATIONS
6. EXISTING ELEVATIONS
7. PROPOSED ELEVATIONS
8. PROPOSED ELEVATIONS
9. DRIVE THRU SIGNS
10. DRIVE THRU MENU
11. BUILDING SIGNAGE

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
PH 847.492.1992

PROJECT:

Dunkin' Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

COVER SHEET AND  
SITE PHOTOS

Project Number

1425.009

Issue Date

01/14/2014

Page Number

01



EXISTING CORNER MONOLITH



EXISTING TENANT SIDE



EXISTING SIDE ENTRANCE



EXISTING REAR EXIT

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

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PROJECT:

Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

ADDITIONAL SITE  
PHOTOS

Project Number

1425.009

Issue Date

01/14/2014

Page Number

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**Legend of Symbols & Abbreviations**

Point (circle)	Survey Station	Iron
Circle with cross	Iron	Steel
Circle with dot	Iron	Steel
Circle with horizontal lines	Iron	Steel
Circle with vertical lines	Iron	Steel
Circle with diagonal lines	Iron	Steel
Circle with cross-hatch	Iron	Steel
Circle with wavy lines	Iron	Steel
Circle with concentric circles	Iron	Steel
Circle with irregular pattern	Iron	Steel
Circle with diagonal lines (other)	Iron	Steel
Circle with cross-hatch (other)	Iron	Steel
Circle with wavy lines (other)	Iron	Steel
Circle with concentric circles (other)	Iron	Steel
Circle with irregular pattern (other)	Iron	Steel
Circle with diagonal lines (other)	Iron	Steel
Circle with cross-hatch (other)	Iron	Steel
Circle with wavy lines (other)	Iron	Steel
Circle with concentric circles (other)	Iron	Steel
Circle with irregular pattern (other)	Iron	Steel

**Statement of Encroachments**

NO ENCROACHMENTS WERE SURVEYED.

**Current Zoning Information**

**Zoning Classification:** **RE (RESIDENTIAL EXCLUSIVE)**  
**Official Zoning Map:** **RE**  
**Local Ordinance:** **41-11**  
**Effective Date:** **1/1/1995**  
**Local Ordinance:** **41-11**  
**Effective Date:** **1/1/1995**

**FLOOD NOTE**

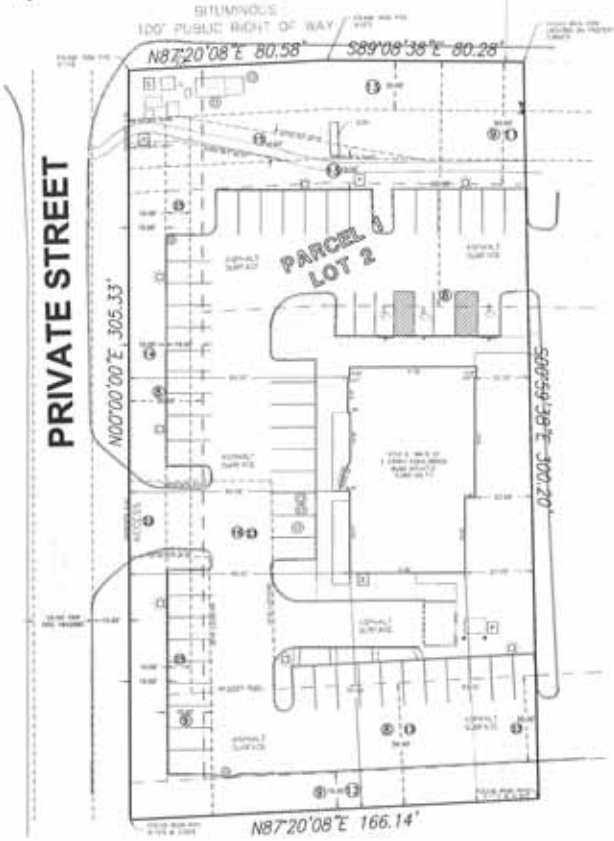
No specific information regarding flood hazard was available for this area. The Flood Insurance Rate Study (FIRS) maps for the area are shown on the plat. The plat is not intended to be used as a basis for flood hazard determination or insurance coverage. The plat is not intended to be used as a basis for flood hazard determination or insurance coverage. The plat is not intended to be used as a basis for flood hazard determination or insurance coverage.

**Note Corresponding to Schedule B**

- BUILDING SETBACK LINES AS CREATED ON THE PLAT RECORDED AS DOCUMENT 20080314 ARE AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
- FENCING SETBACK LINES AS CREATED ON THE PLAT RECORDED AS DOCUMENT 20080314 ARE AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
- NOTE APPENDED TO THE PLAT RECORDED AS DOCUMENT 20080314 IS FOLLOWED. THERE IS NO DIRECT ACCESS TO ROUTE 64. ITEM DOES NOT APPLY.
- LANDSCAPE AND ORNAMENTAL PLANTINGS AS CREATED ON THE PLAT RECORDED AS DOCUMENT 20080314 ARE AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
- SEWER EASEMENT PER DOCUMENT 20080314. ITEM DOES APPLY AND IS PLATTED.
- DECLARATION OF RECIPROCAL ACCESS AND UTILITY EASEMENTS CONTAINED IN INSTRUMENT RECORDED SUPPLEMENT 1A, 1998 AS DOCUMENT 20080314. ITEM DOES APPLY. ITEM IS PLATTED.
- PUBLIC UTILITY EASEMENT AS CREATED ON THE PLAT RECORDED AS DOCUMENT 20080314 AND AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
- PUBLIC SERVICE EASEMENT AS CREATED ON THE PLAT OF ANU AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
- HOUSES AND GARAGES EASEMENT AS CREATED ON THE PLAT OF ANU AT ST. CHARLES. ITEM DOES APPLY. ITEM IS PLATTED.
- SEPARATIONS OF ACCESS FROM DOCUMENT 20080314. ITEM DOES APPLY AND IS PLATTED.
- HOUSES AND GARAGES PER DOCUMENT 20080314. ITEM DOES APPLY AND IS PLATTED.
- ITEM IS NOT SURVEY RELATED AND NOT PLATTED.
- UTILITY EASEMENT FOR DOCUMENT 20080314. ITEM DOES APPLY AND IS PLATTED.

AREA: PLATS SQUARE FEET ON 1/4" ACROSS +/-

**E. MAIN STREET  
(ILLINOIS STATE RT 64)**



**Commitment Legal Description**

THIS IS A PART OF A SURVEY OF A 1/2 SECTION 36, T4S, R10E, S12W, CO. ST. CHARLES, ILL., AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES, ILL., RECORDED AS DOCUMENT 20080314. THE SURVEY IS A PART OF A SURVEY OF A 1/2 SECTION 36, T4S, R10E, S12W, CO. ST. CHARLES, ILL., AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES, ILL., RECORDED AS DOCUMENT 20080314. THE SURVEY IS A PART OF A SURVEY OF A 1/2 SECTION 36, T4S, R10E, S12W, CO. ST. CHARLES, ILL., AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES, ILL., RECORDED AS DOCUMENT 20080314. THE SURVEY IS A PART OF A SURVEY OF A 1/2 SECTION 36, T4S, R10E, S12W, CO. ST. CHARLES, ILL., AS SHOWN ON THE PLAT OF ANU AT ST. CHARLES, ILL., RECORDED AS DOCUMENT 20080314.

**Miscellaneous Notes**

- ALL FIELD MEASUREMENTS WERE MADE USING THE PREVIOUS EDITIONS OF ALTA/ACSM INSTRUMENTS.
- ALL STREETS SHOWN ARE PUBLIC HIGHWAYS OF THE STATE OF ILLINOIS.
- ASSUMED BOUNDARY: THE WEST END OF THIS PARCEL IS NOT SHOWN ON THE SURVEY THERE IS NO VISIBLE EVIDENCE OF A CORNER.
- IN REGARD TO TABLE "A" ITEM 15, AT THE TIME OF THIS SURVEY THERE WAS NO VISIBLE EVIDENCE OF EXISTING UTILITIES.
- IN REGARD TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE EVIDENCES OF EXISTING UTILITY LINES (UNDER OR ABOVE GROUND).
- IN REGARD TO TABLE "A" ITEM 18, AT THE TIME OF THIS SURVEY THERE WERE NO VISIBLE EVIDENCES OF EXISTING UTILITY LINES (UNDER OR ABOVE GROUND).
- AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 2701 E. MAIN STREET.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM E. MAIN STREET FOLLOWING STATE ROUTE 64 WHICH IS CORNERED BY THE STATE OF ILLINOIS.

**Utility Notes**

- The location of all utility lines shown on this plat were observed in the field and are shown as shown on the plat. The plat is not intended to be used as a basis for flood hazard determination or insurance coverage. The plat is not intended to be used as a basis for flood hazard determination or insurance coverage. The plat is not intended to be used as a basis for flood hazard determination or insurance coverage.

**ALTA/ACSM Land Title Survey**

**Surveyor's Certification**  
 I, **James L. Hagan**, State of Illinois Licensed Professional Land Surveyor No. 1199, License Expires 11-30-2018, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Survey Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by ALTA and ACSM in 2005, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 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J.L.H. Land Surveying Inc.  
 2701 E. Main Street  
 St. Charles, IL 60174  
 (618) 338-8888  
 www.jlhland.com

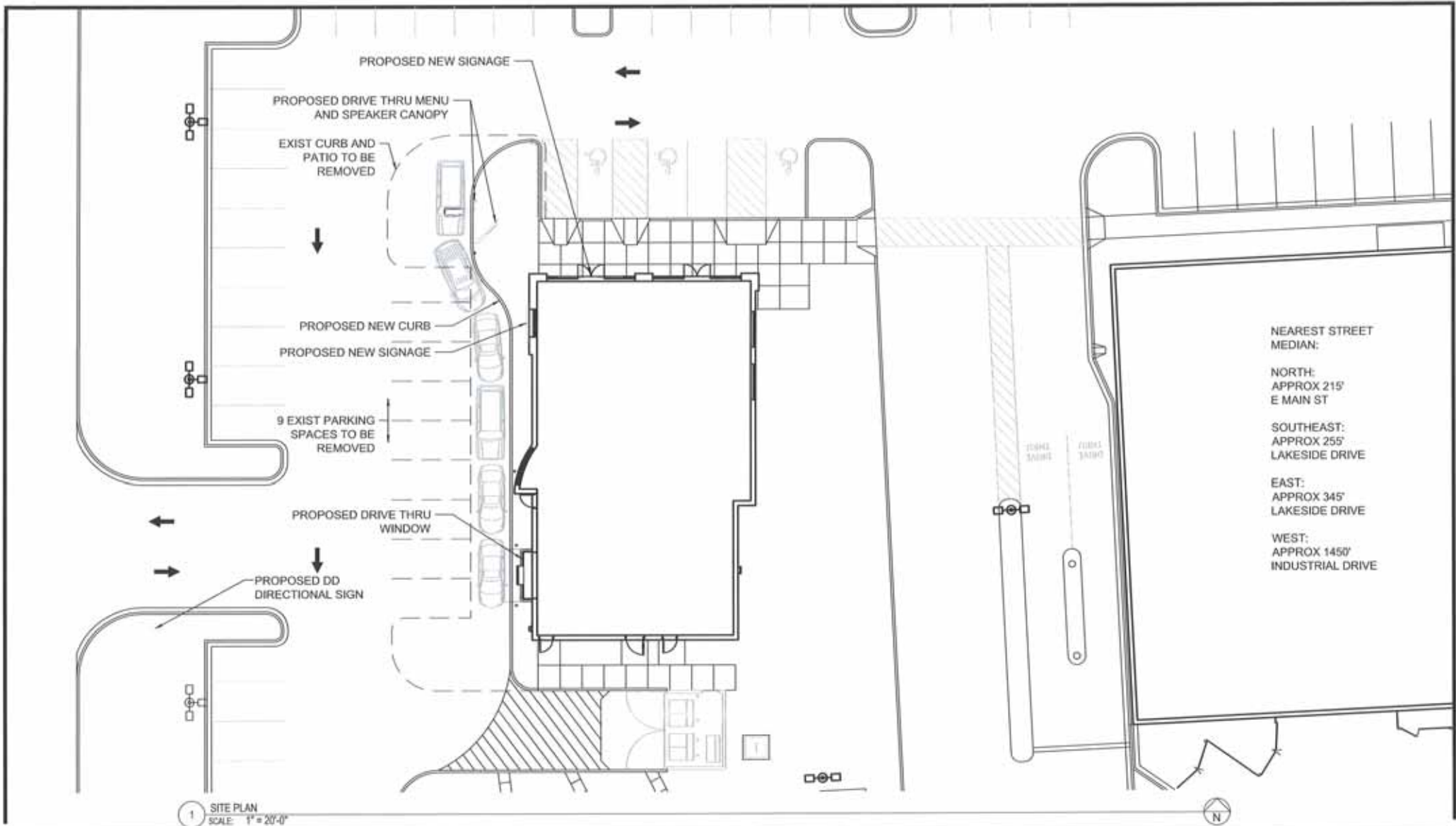
2701 E MAIN STREET  
 ST. CHARLES, IL  
 CPD FEATHER ROCK LLC

1 of 1  
 11-11-2014

**ARCHITECT:**  
 kolbrook design  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 Ph 847 482 1382  
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**PROJECT:**  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174  
**PLAT OF SURVEY**

**Project Number** 1425.009  
**Issue Date** 01/14/2014  
**Page Number**



1 SITE PLAN  
SCALE: 1" = 20'-0"

ARCHITECT:  
  
 628 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 PH: 847 492 1392

PROJECT:  
 Dunkin' Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174

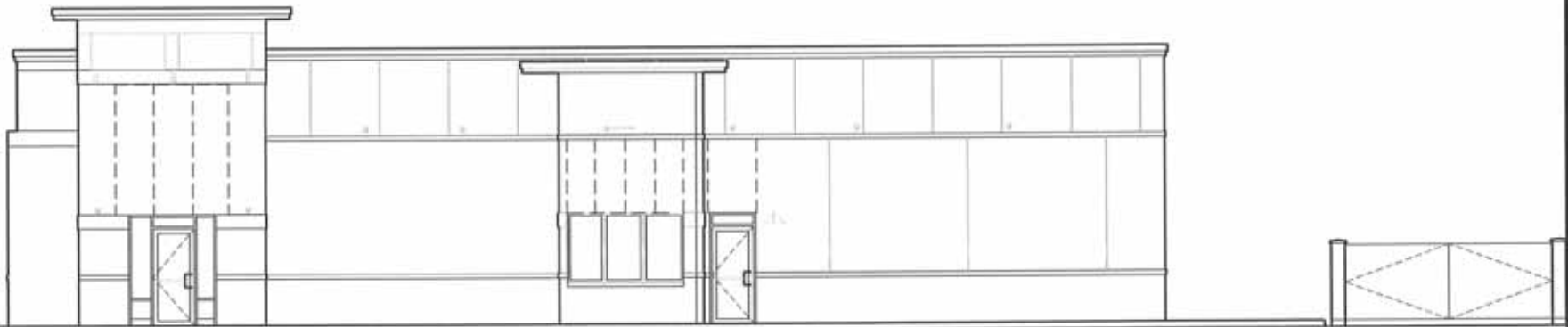
PROPOSED SITE  
 PLAN

Project Number	1425.009
Issue Date	01/14/2014
Page Number	04

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2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:

**kolbrook design**

608 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
PH: 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

EXISTING ELEVATIONS

Project Number

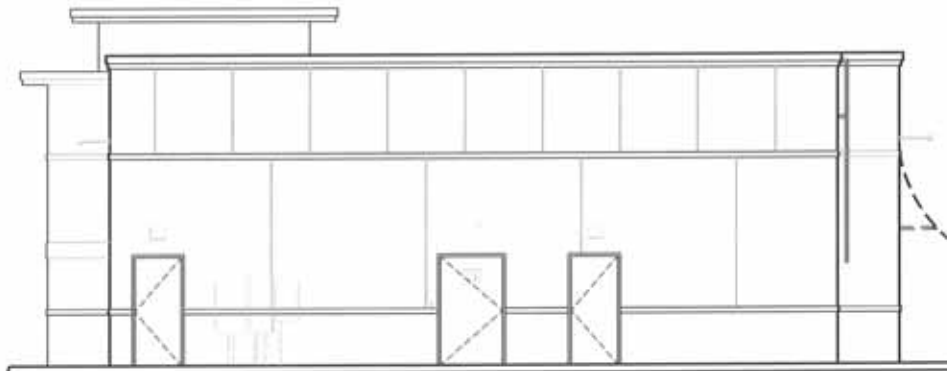
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Issue Date

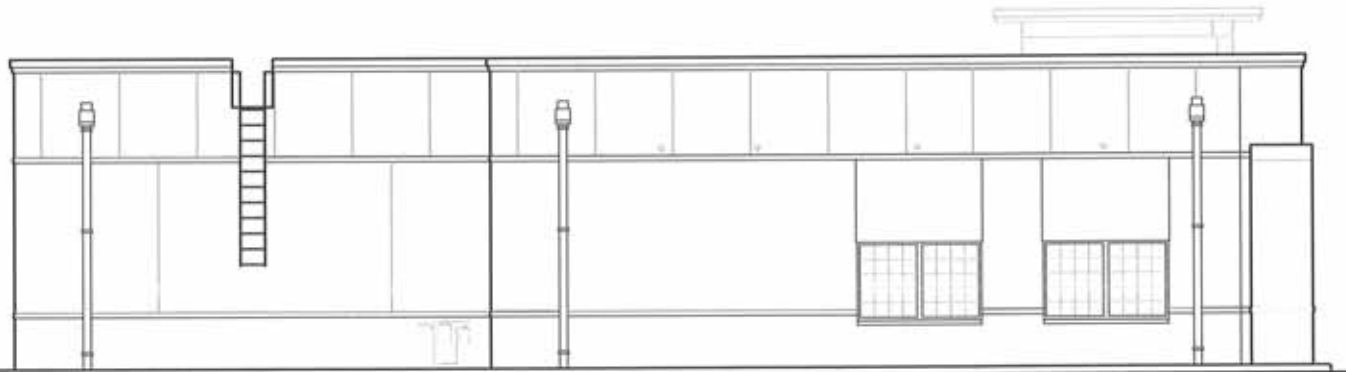
01/14/2014

Page Number

05



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:  
  
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 SUITE 300  
 EVANSTON, IL 60201  
 PH 847 492 1992

PROJECT:  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174

EXISTING ELEVATIONS

Project Number	1425.009
Issue Date	01/14/2014
Page Number	06





2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:  
  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 PH 847 492 1992

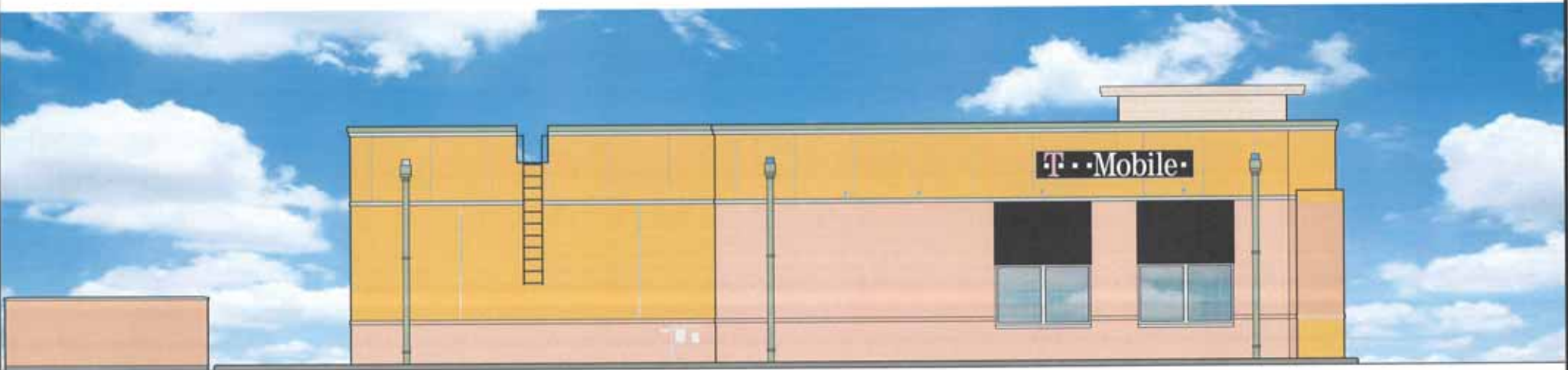
PROJECT:  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
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PROPOSED ELEVATIONS

Project Number	1425.009
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2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



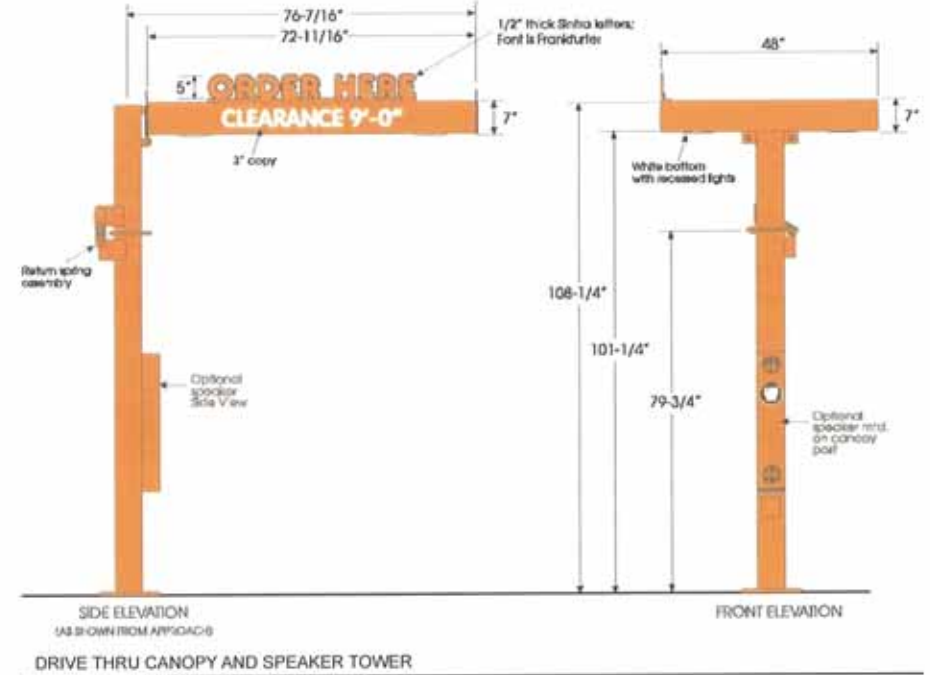
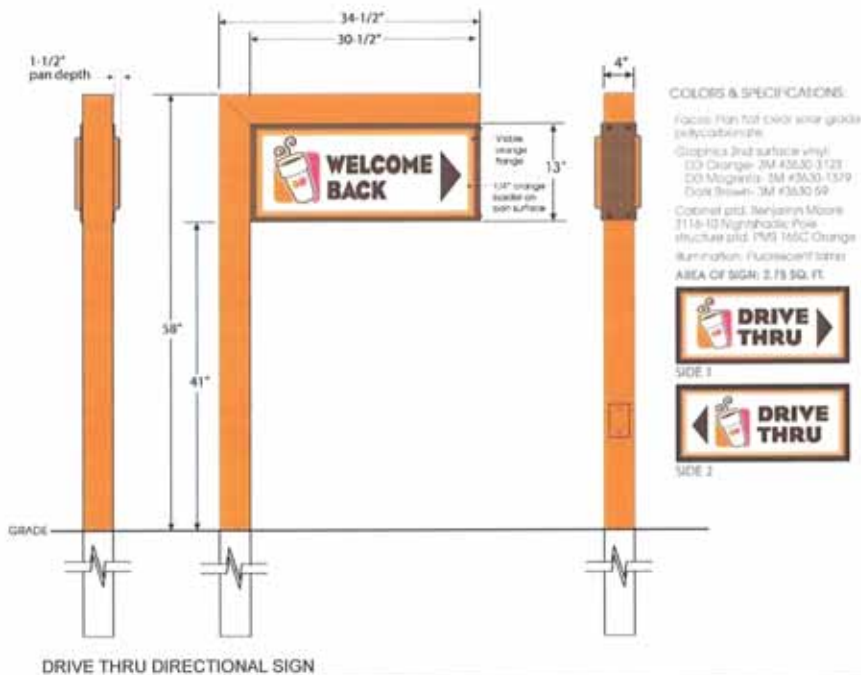
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:  
  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 PH 847.492.1992

PROJECT:  
 Dunkin Donuts - St. Charles  
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PROPOSED ELEVATIONS

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ARCHITECT:

**kolbrook design**

529 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847 492 1992

PROJECT:  
Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

DRIVE THRU SIGNS

Project Number  
1425.009

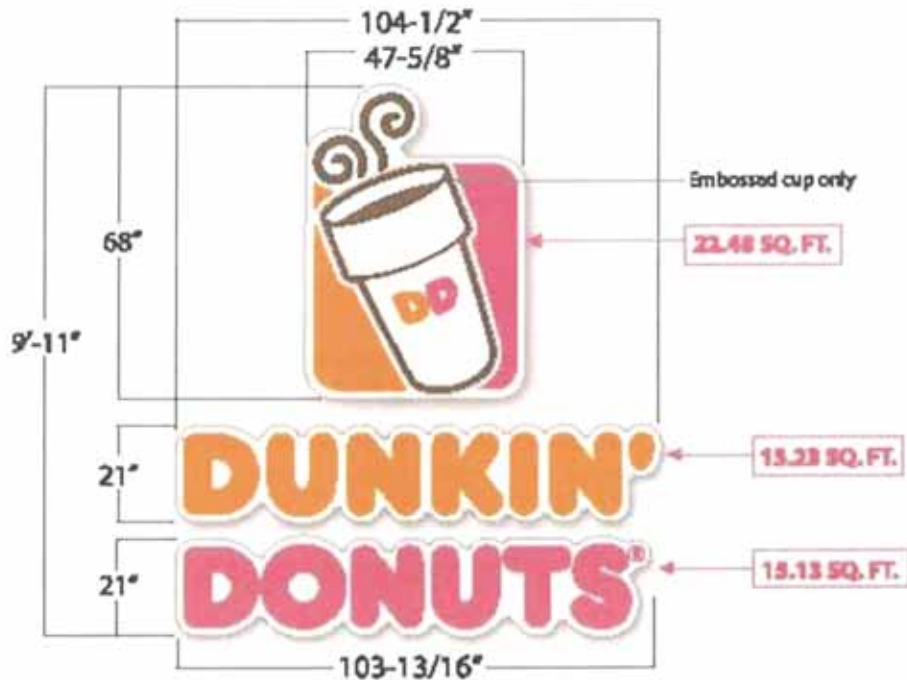
Issue Date  
01/14/2014

Page Number  
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**DRIVE THRU MENU BOARD**

L: 112.25'                      AREA: 64.65 SF.  
W: 10'  
H: 86'



DUNKIN DONUTS DD ICON CUP OVER LOGO 21" LETTERS

L: 21"                      Area: 41.24 SF.  
 W: 104.5"  
 H: 119"



DUNKIN DONUTS "IN-LINE" LOGO LED CLOUD SIGN 15" LETTER

L: 15"                      Area: 41.24 SF.  
 W: 174.5"  
 H: 34"