

 <p>ST. CHARLES SINCE 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		
	Title:	Motion to approve An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request for 2701 E. Main St. (Dunkin Donuts)	
	Presenter:	Rita Tungare	

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input type="checkbox"/>	Planning & Development	<input checked="" type="checkbox"/>	City Council (5/18/15)
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:	NA	Budgeted:	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>
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If NO, please explain how item will be funded:

Executive Summary:

Kolbrook Design, applicant, is proposing changes to the subject property to accommodate a Dunkin Donuts restaurant with a Drive-Through Facility in the former Qdoba tenant space.

On 4/13/15, Planning & Development Committee voted 9-0 to approve the Minor Change and Drive-Through Facility Stacking Space Reduction Request, contingent upon the following:

1. That signage be added directing vehicles exiting the drive-through to the signalized intersection at Lakeside Dr. and E. Main St.
2. That the raised median/"pork chop" be modified to channel vehicles exiting the drive-through to the left; right turns are prohibited from the drive-through.
3. That drainage issues along the private access drive shared with the Toyota dealership be addressed.

The applicant has submitted a revised site plan (dated 5/13/15) that complies with the first two conditions of approval:

1. Signage has been added at the south end of the property directing vehicles to exit east to Rt. 64. Additional signage has been added directing vehicles to travel counterclockwise around the site.
2. The south end of the raised median/"pork chop" has been extended to prevent right turns out of the drive-through. "No right turn" signage has also been added.

Regarding drainage issues along the private access drive shared with the Toyota dealership, the Ordinance states that an engineering plan that evaluates and resolves drainage issues along the drive and adjacent swale will be required at the time of building permit for construction of the Drive-Through Facility.

The property owner of the adjacent Toyota Dealership has reviewed the revised plan and Ordinance and has stated that both are acceptable.

Attachments: *(please list)*

An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction for 2701 E. Main St. (Stuart's Crossing PUD – Dunkin Donuts)

Recommendation / Suggested Action *(briefly explain):*

Approve Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction for 2701 E. Main St. (Stuart's Crossing PUD – Dunkin Donuts)

<i>For office use only:</i>	<i>Agenda Item Number:</i>
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City of St. Charles, IL
Ordinance No. 2015-Z-__

**An Ordinance Granting Approval of a Minor Change to
PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction
for 2701 E. Main St. (Stuart's Crossing PUD – Dunkin Donuts)**

WHEREAS, a request for a Minor Change to the PUD Preliminary Plan approved by Resolution No. 2002-21 "A Resolution Approving the PUD Preliminary Plan for Boston Market (Stuart's Crossing- AMLI PUD)", and amended by Minor Change to PUD Preliminary Plan approvals under Resolution Nos. 2002-33, 2003-13, 2003-25, and 2005-29, and Ordinance No. 2009-Z-1, and a request for a Drive-Through Facility stacking space reduction was filed by Steve Kolber, Kolbrook Design ("Applicant") for 2701 E. Main Street, said realty being legally described in Exhibit "A" attached hereto and incorporated herein as the "Subject Property"; and,

WHEREAS, the Plan Commission recommended approval of said request for a Drive-Through Facility stacking space reduction, subject to certain conditions, on or about May 6, 2014; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of said requests for Minor Change to PUD and Drive-Through Facility stacking space reduction on or about April 13, 2015, subject to certain conditions; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning and Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Minor Change to PUD Preliminary Plan, pursuant to St. Charles Zoning Ordinance Section 17.04.430 B, such that the following documents and illustrations are hereby approved, a reduced copy of which is attached hereto and incorporated herein as Exhibit "B", subject to compliance with such conditions, corrections, and modifications as may be required by the Director of Community and Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Site Plan, dated 5/13/2015
- Architectural Renderings, dated 1/14/2014

3. That passage of this Ordinance shall constitute approval of a Drive-Through Facility stacking space reduction, pursuant to St. Charles Zoning Ordinance Section 17.24.100.C, such

that the total number of stacking spaces required for the Drive-Through Facility for the Dunkin Donuts proposed to be located on the Subject Property is eight (8) spaces.

4. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended, and subject to the following conditions:

- a. Drainage along the private access driveway and adjacent swale located directly west of the Subject Property shall be evaluated and drainage issues shall be resolved to the satisfaction of the Director of Community & Economic Development and/or Director of Public Works. An engineering plan for the relocation of the shared cross access drive and related drainage improvements shall be submitted at the time of building permit for the construction of the Drive-Through Facility.
- b. All traffic utilizing the Drive-Through Facility shall exit left (or eastward) to Lakeside Drive. Curbing shall be provided to direct traffic to exit eastward, per the attached plan.
- c. Signage per the attached plan shall be provided to direct vehicles exiting the drive-through lane to utilize Lakeside Drive to access E. Main St.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May 2015.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May 2015.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of May 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

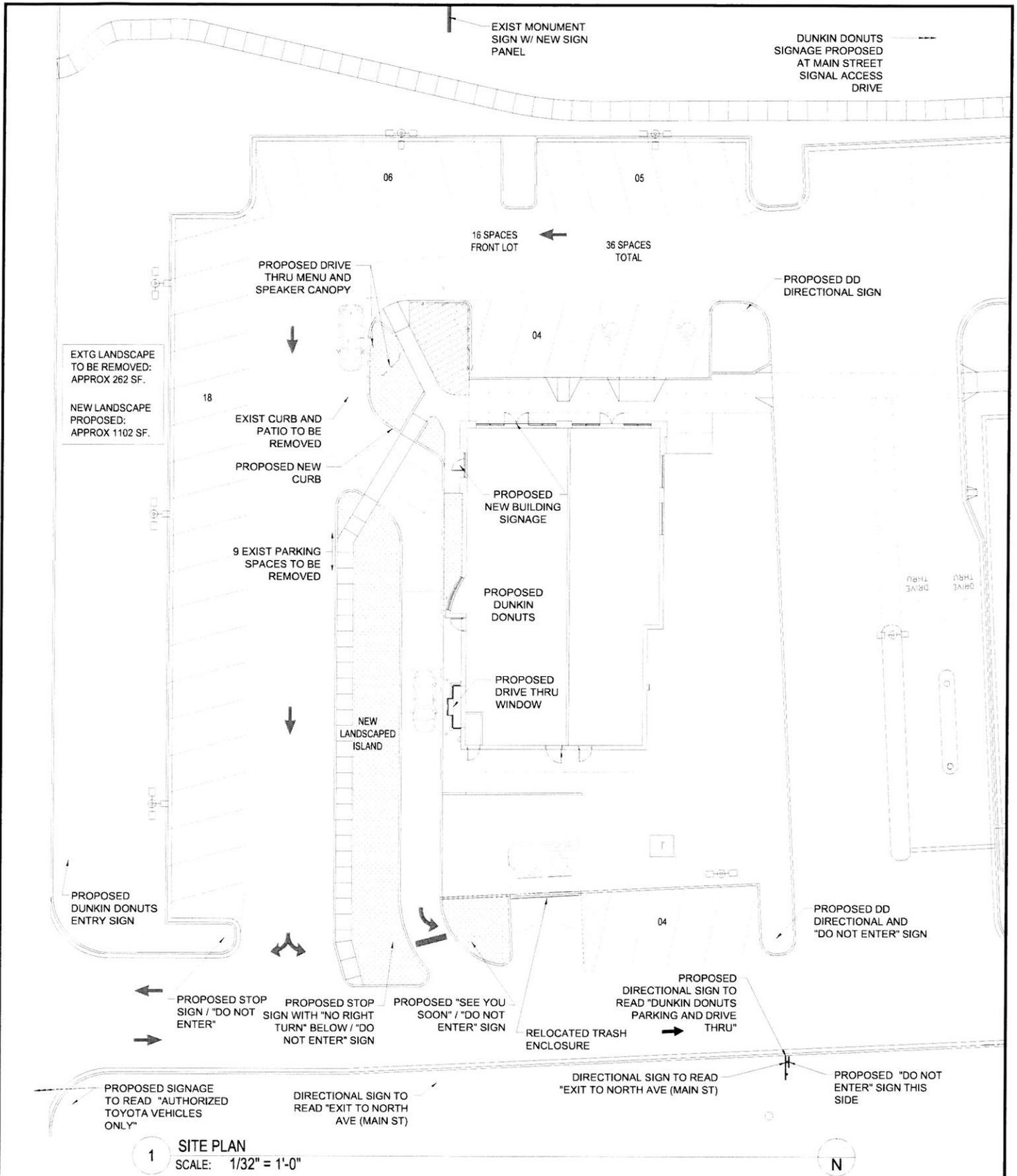
LEGAL DESCRIPTION OF SUBJECT REALTY

LOT 2 OF AMLI AT ST. CHARLES LOT 2 & 3 RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT THE OFFICE OF THE KANE COUNTY RECORDER OF DEEDS ON JULY 23, 2002 AS DOCUMENT 2002K090894, AND BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PIN #09-25-301-029

EXHIBIT "B"

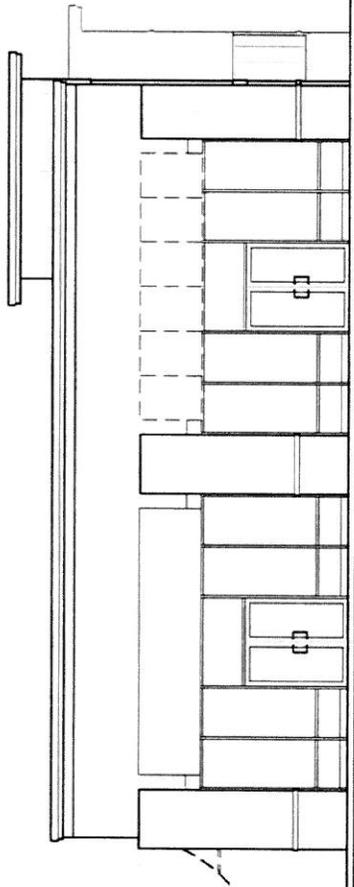
PLANS



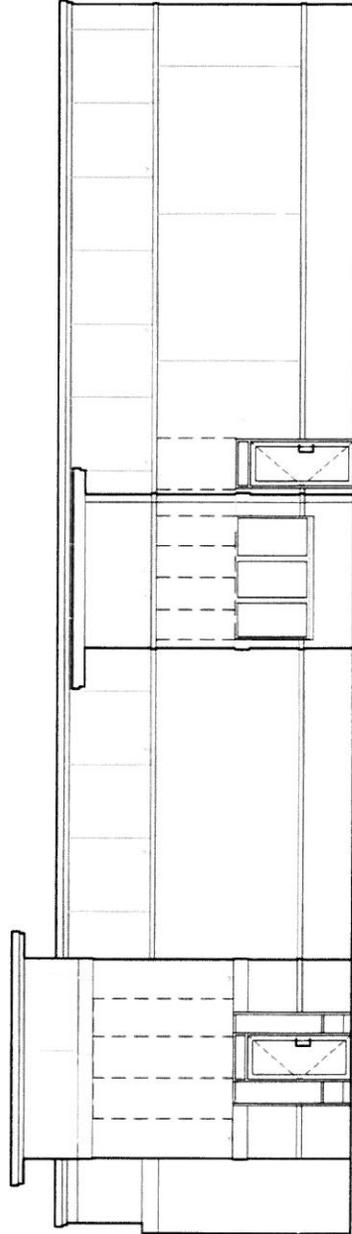
1 SITE PLAN
SCALE: 1/32" = 1'-0"



ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	PROJECT: Dunkin St. Charles - Qdoba 2701 E Main St. St. Charles, IL 60174	Job No. 1425.009
	PROPOSED SITE PLAN	Issue Date 05/13/2015
		Project Area --



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



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

ARCHITECT



301 PAVAS STREET
SUITE 300
EVANSTON, IL 60201
PH: (847) 592-1952

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PROJECT

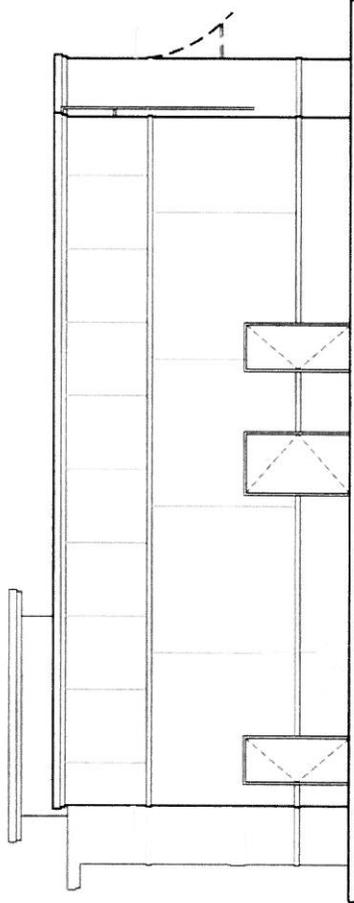
Dunkin Donuts - St. Charles
2701 E Main Street
St. Charles, IL 60174

EXISTING ELEVATIONS

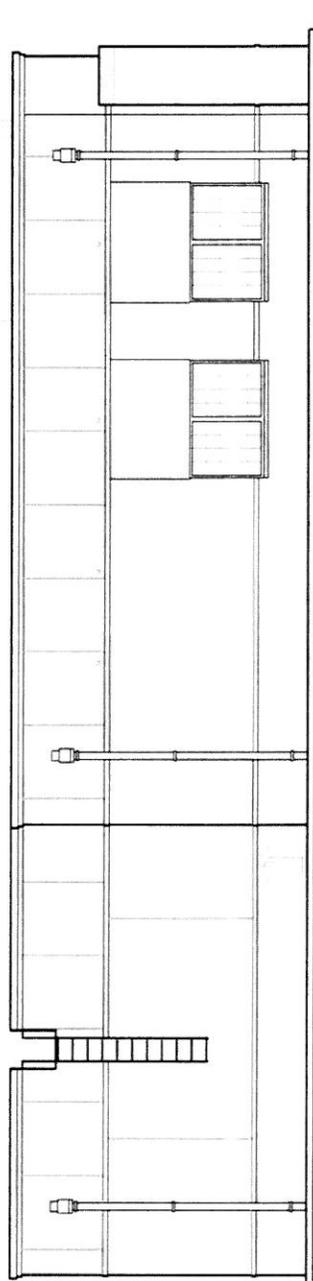
Project Number 1425-009

Issue Date 01/14/2014

Page Number 05



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



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

ARCHITECT:



100 W. WASHINGTON STREET
EVANSTON, IL 60201
PH 847.492.1992

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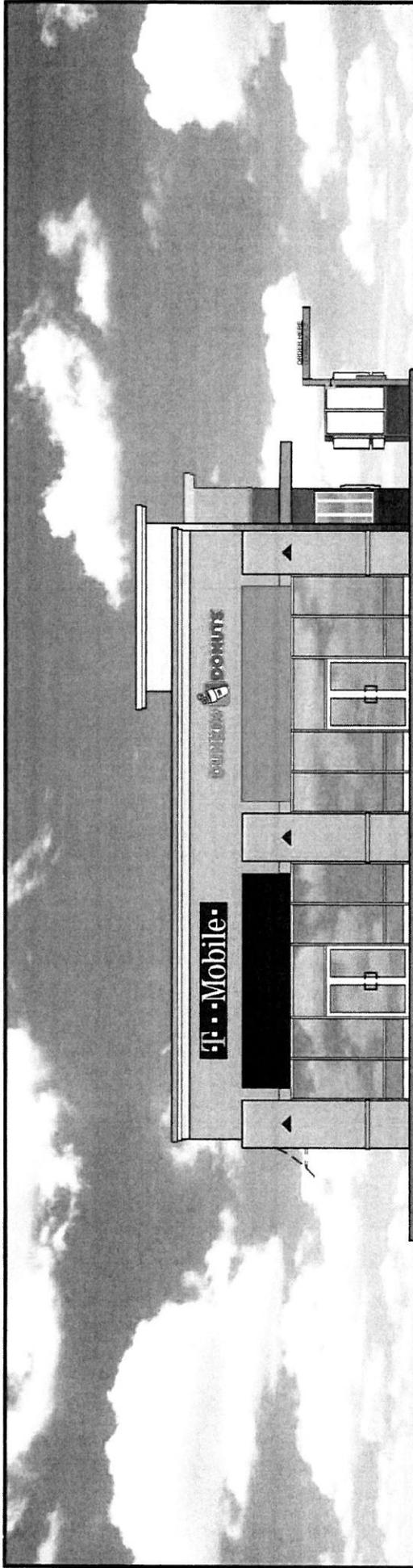
PROJECT:
Dunkin Donuts - St. Charles
2701 E Main Street
St. Charles, IL 60174

EXISTING ELEVATIONS

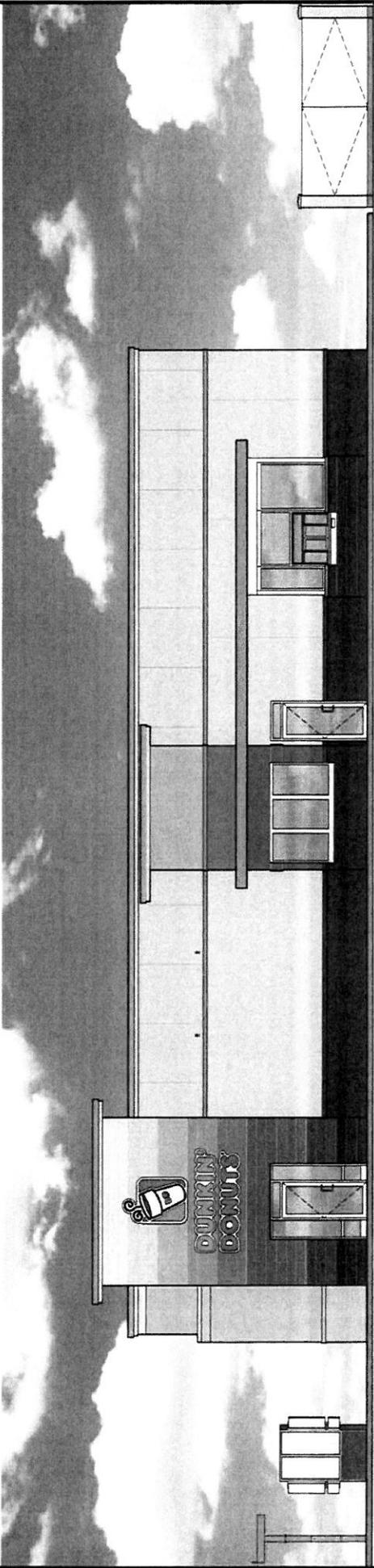
Project Number 1425.009

Issue Date 01/14/2014

Page Number 06

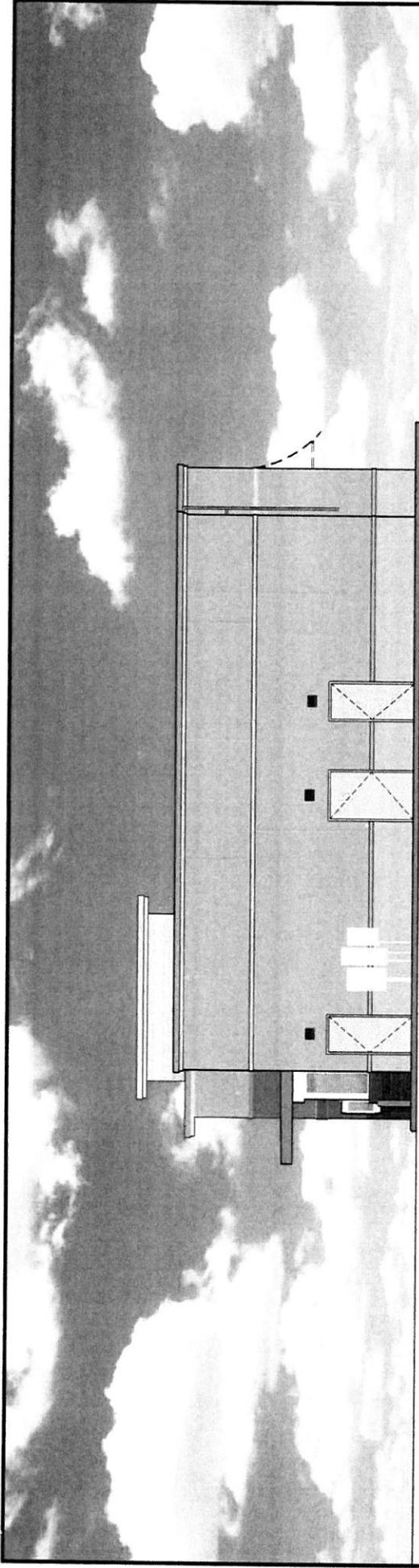


2 NORTH ELEVATION
SCALE 1/8" = 1'-0"

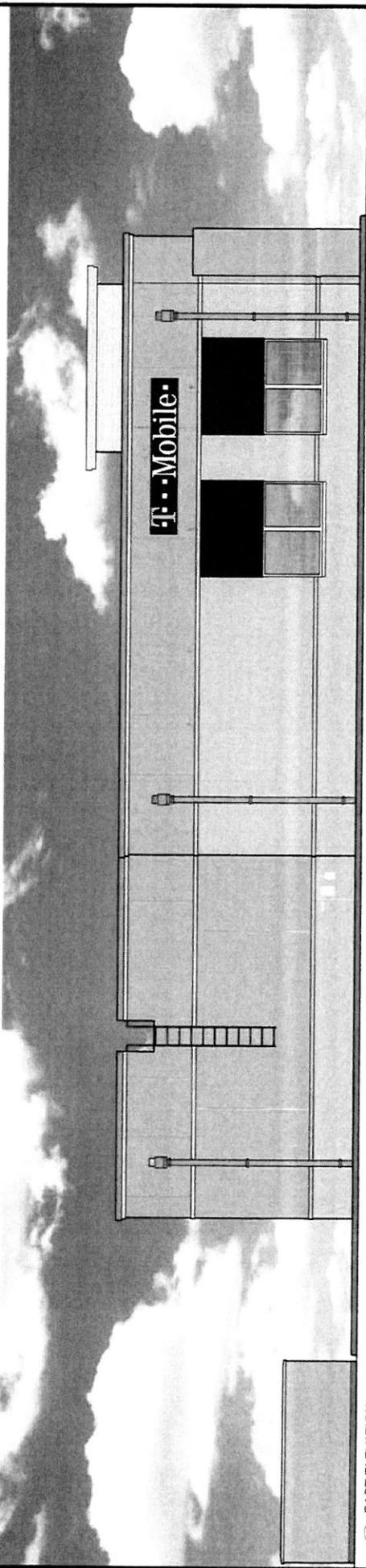


1 WEST ELEVATION
SCALE 1/8" = 1'-0"

ARCHITECT:  KOLBROOK DESIGN 3015 S. STEEL EVANSTON, IL 60201 PH: 847.492.1992 Copyright © 2014 Kolbrook Design, Inc.	PROJECT: Dunkin' Donuts - St. Charles 2701 E Main Street St. Charles, IL 60174	Project Number 1425 009 Issue Date 01/14/2014 Page Number 07
	PROPOSED ELEVATIONS	

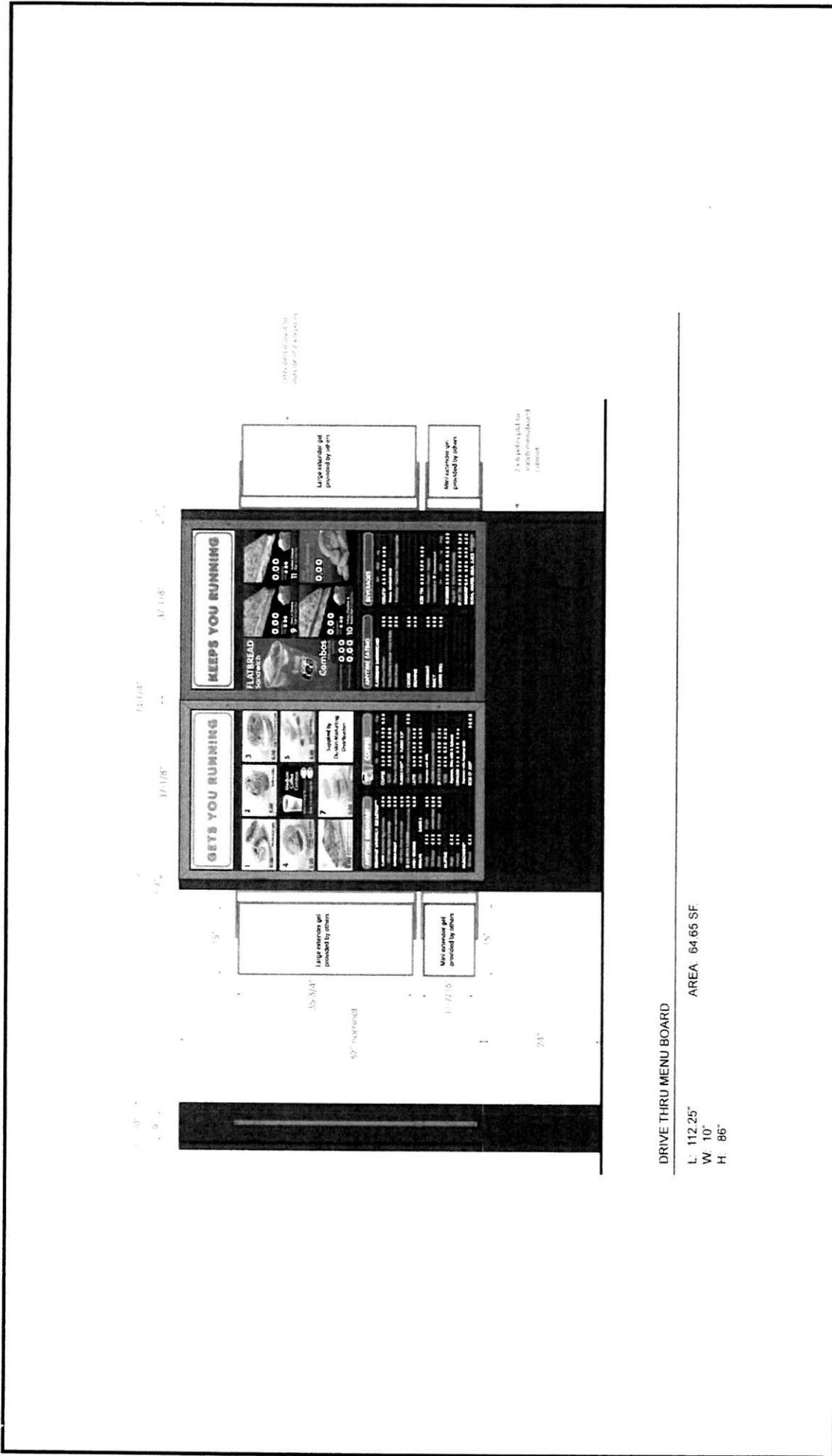


2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

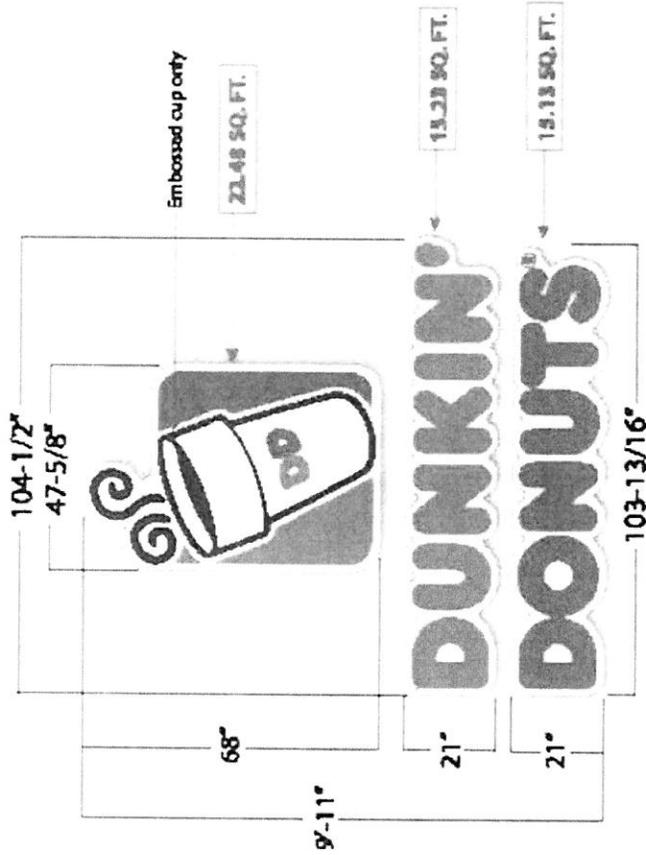
ARCHITECT  kolbrook design 828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 PH 847.492.1992 Copyright © 2014 Kolbrook Design, Inc.	PROJECT: Dunkin Donuts - St. Charles 2701 E Main Street St. Charles, IL 60174 PROPOSED ELEVATIONS	Project Number 1425.009 Issue Date 01/14/2014 Page Number 08
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DRIVE THRU MENU BOARD

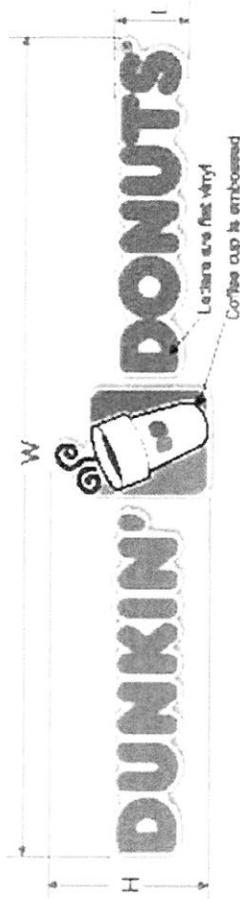
L: 112.25"
 W: 10"
 H: 86"
 AREA: 64.65 SF.

ARCHITECT  820 JAMES STREET EVANSTON, IL 60201 PH: 847.492.1992 Copyright © 2014 Kolbrook Design, Inc.	PROJECT: Dunkin Donuts - St. Charles 2701 E. Main Street St. Charles, IL 60174	Project Number 1425.009 Issue Date 01/14/2014 Page Number 10
	DRIVE THRU MENU	



DUNKIN DONUTS DD ICON CUP OVER LOGO 21" LETTERS

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



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

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

ARCHITECT:



220 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
PH: 847.432.1992

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PROJECT:

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

BUILDING SIGNAGE

Project Number 1425 009

Issue Date 01/14/2014

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