



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, January 24, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Draft Minutes**
 - 1. Approval of January 7, 2019 Draft Meeting Minutes
 - 2. Approval of January 10, 2019 Draft Meeting Minutes
- D. Public Hearing - 495-499 Roosevelt Road - Raising Cane's Chicken Fingers - Special Use Permit, Zoning Variations, & Sign Variations**
 - 1. Public hearing with discussion, consideration, and recommendation regarding a request for approval of a Special Use Permit, Zoning Variations, and Sign Variations for Raising Cane's Restaurants, LLC to construct a 3,707 square foot Raising Cane's Chicken Fingers restaurant with a drive-thru. The subject property is located at the southwest corner of Main Street and Roosevelt Road, commonly known as 495-499 Roosevelt Road, in the C3 Service Commercial District (Planning Intern Clements)
- E. Pre-application Meeting - 21W536 Acorn Avenue & 0N282 Cumnor Avenue - Crane & Anest - Minor Subdivision with Subdivision & Zoning Variations**
 - 1. 21W536 Acorn Avenue & 0N282 Cumnor Avenue – A pre-application meeting to discuss the Minor Subdivision of these two lots into three lots with variations (Planner Purvis)
- F. Trustee's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjournment**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Angela Andrianopoulos, Administrative Assistant
Megan Plahm, Communications Coordinator
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Eric DePorter, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/24/19 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

C.1

SCHEDULED

AGENDA ITEM (ID # 3776)

DOC ID: 3776

Approval of January 7, 2019 Draft Meeting Minutes

ATTACHMENTS:

- January 7, 2019 Draft Meeting Minutes (PDF)

DRAFT MINUTES
SPECIAL PLAN COMMISSION MEETING
JANUARY 7, 2019

Call to Order

The special meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Lloyd Barry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Village Director of Planning and Development Staci Springer, Village Planner John Sterrett, Village Planner Kelly Purvis, Assistant Village Manager Bill Holmer, Police Chief Phil Norton, Attorney Greg Jones, Professional Engineer Daubert, Economic Development Coordinator Hannah, Village Traffic Consultant Tom Adomshick, Village Trustee Craig Pryde, Village Clerk/Fire Administrator John Chereskin and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of November 8, 2018 Plan Commission Minutes

Commissioner Mulherin moved, seconded by Commissioner Vondruska, to approve the minutes of the November 8, 2018 Plan Commission minutes. The motion carried unanimously by voice vote.

Chairperson Loch explained the procedures and role of the Plan Commission. Chairperson Loch presented opening remarks about the public hearing for 400 and 418-424 N. Main Street.

Public Hearing –

On the agenda was a public hearing regarding 400 and 418-424 N. Main Street, Apex 400, Planned Unit Development

PUBLIC HEARING – 400 & 418-424 N. MAIN STREET, APEX 400, PLANNED UNIT DEVELOPMENT
PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A PROPOSAL FOR A PLANNED UNIT DEVELOPMENT FEATURING 107 LUXURY APARTMENT UNITS WITH 8,844 SQUARE FEET OF FIRST FLOOR COMMERCIAL SPACE, TO BE CALLED APEX 400.

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to open the public hearing at 7:10 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in were Planning and Development Director Springer, Village Planner Purvis, Village Planner Sterrett, Professional Engineer Daubert and Village Traffic Consultant Tom Adomshick from Benes and Associates.

Village Planner Purvis showed an overview map of the property in question and stated the petitioners are Larry Debb and John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe Property at 400 N. Main Street. Village Planner Purvis stated the subject properties are located at the northwest corner of Main Street and Hillside Avenue, and the total site is comprised of 1.55 acres and includes a lot extending to Glenwood Avenue. Village Planner Purvis stated a majority of the property is zoned C5A Central Business District, , and the parcel extending to Glenwood Avenue currently being used for permit parking is zoned C5B Central Business District. Village Planner Purvis stated the permit parking lot would continue to be used for parking as a two-story covered parking garage is proposed for this part of the site.

Village Planner Purvis stated GSP Development has submitted a formal application for the Planned Unit Development (PUD) of the Village-owned Main Street parking lot and the Giesche Shoe property with a new mixed use building featuring 107 luxury apartment units, 8,844 square feet of first floor commercial space and two floors of parking. Village Planner Purvis stated in order to proceed with the project as proposed the petitioners will need approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Zoning Code:
 - a. Section 10-4-17-1(E) to permit a building height up to 65 feet at the top of the parapet in lieu of 45 feet; and
 - b. Section 10-5-8(I) to allow:
 - i. Parking spaces 18 feet in length in lieu of 19 feet; and
 - ii. Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide; and

- iii. An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet; and
 - c. Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%; and
 - d. Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet; and
 - e. Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line; and
 - f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.
- 3. The Exterior Appearance of the building (reviewed by staff, with Village Board approval).
- 4. The consolidation of the lots (reviewed and approved by staff).

Village Planner Purvis stated discussions related to the sale or conveyance of the Village-owned parking lot will be considered by the Village Board.

Village Planner Purvis stated notice of the Public Hearing was published in the December 20, 2018 edition of the Daily Herald and mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

Village Planner Purvis showed the original rendering of the proposed building and stated Village staff has worked with the petitioners to remove some of the contemporary elements that were originally proposed for the building. Planner Purvis showed a photograph of a building on the northwest corner of Main Street and Crescent Boulevard that was recommended by the Historic Preservation Commission Chairmen as an example of appropriate architecture for the site and stated that many elements of the proposed building were inspired by this building, showing a current rendering of the proposed project. Village Planner Purvis stated the proposed building does meet the criteria for the Village's Exterior Appearance Review Guidelines.

Village Planner Purvis provided a general overview of the project and stated the proposed first floor commercial space does meet today's commercial expectations. Planner Purvis reviewed the proposed sidewalk bumpout for additional landscaping and lighting, the shared amenity areas, the bike racks and the proposed walkway on the first floor that would go through the

first floor of the parking garage and exit on to St. Petronille's parking lot, providing pedestrian connectivity in the downtown core.

Village Planner Purvis stated the Village staff has been working with the property owners at the north-westerly portion of the site to acquire 3 feet of the 16 foot alley abutting the Glenwood Lot. Village Planner Purvis stated since negotiations on this are not finalized, the developers have included two possible site plans – one including the 3 feet of alley (Option B) and one excluding the 3 feet of alley (Option A). Village Planner Purvis stated staff is suggesting as a condition of approval that Site Plan B be substituted without an amendment to the PUD should Village staff be able to formalize an agreement with adjoining property owners for the additional 3 feet of alley.

Village Planner Purvis stated since the residential and commercial parts of this project are located in the C5A Zoning District, it is not a requirement of the Zoning Code that parking be provided as part of the development; however, at the request of the Village, the developers are providing residential parking for the apartments and replacing the existing public parking stalls. Village Planner Purvis stated a two-story parking garage is proposed with 137 public spaces on the first floor and 139 private spaces on the second floor. Village Planner Purvis stated the Village's traffic engineer has indicated that the proposed parking for the development will meet the increased development site demand. Village Planner Purvis stated public parking would be accessible from Main Street, Hillside Avenue and Glenwood Avenue. The additional access (from Hillside Avenue) to the public parking garage will allow another option for entering and exiting the site, providing better overall traffic flow. Village Planner Purvis stated flashing warning beacons will be installed at each garage entrance to warn pedestrians of exiting vehicles. Village Planner Purvis stated there are currently 122 public parking spaces on the property including 80 in the Main Street parking lot and 42 in the Glenwood permit lot, and there are also 4 on-street public spaces on Main Street. Village Planner Purvis stated a total of 137 public parking spaces are proposed for a net gain of 11 public parking spaces on the site. Planner Purvis also noted that the Village does not anticipate relocating permit parking into this lot once it is completed, opening up an additional 57 spaces for public use.

Village Planner Purvis stated in order to provide the abovementioned parking spaces, the petitioners are requesting deviations from the Village's off-street parking regulations for smaller parking aisle widths, parking stall lengths and parking stall widths. Planner Purvis showed a highlighted site plan of the areas requiring deviations. Village Planner Purvis stated the Village's traffic consultant and engineers are comfortable with the proposed dimensions. Village Planner Purvis stated as part of the project, the Village's parking lot will be reconstructed at the developers' cost but will be owned by the Village upon completion of the project.

Village Planner Purvis stated a total of 139 residential parking stalls are proposed on the second floor of the structure resulting in a parking ratio of 1.29 spaces per unit. Village Planner Purvis stated residential parking would be accessible from Hillside Avenue only and would require key entry through a garage door. Village Planner Purvis stated a stacking space of 18 feet is proposed between the garage door and the public right-of-way to allow resident vehicles to wait for the garage door to lift without obstructing traffic on Hillside Avenue. Village Planner Purvis stated the second floor parking configuration does not provide space for cars to turn around if all stalls are occupied, and for this reason, staff would recommend that as a condition of approval, parking stalls in the residential part of the garage be numbered and assigned by unit.

Village Planner Purvis stated it is likely that one loading space will be required to serve the commercial establishments on the first floor. Village Planner Purvis stated the proposed loading space is 16 feet wide by 40 feet long and requires a deviation from the off-street loading requirements of 12 feet in width by at least 50 feet in length. Village Planner Purvis stated due to the location of the loading space, staff does not see this presenting an issue.

Village Planner Purvis stated staff has no concerns with 100% of the site being covered in lieu of the 65% allowed by code for a PUD and showed a map of the downtown where the majority of the buildings are constructed to the lot lines of each parcel.

Planner Purvis reviewed the deviations that would be needed for the illumination at the parking garage exits on Hillside Avenue and Main Street, noting that footcandles would not exceed 3 beyond any of the sidewalks surrounding the site.

Village Planner Purvis stated the project will require approval of a height deviation as part of the proposed Planned Unit Development. Village Planner Purvis stated a total building height of 45 feet and 4-stories is permitted on the properties. Village Planner Purvis stated the Zoning Code requires building height to be measured from the average existing grade. Village Planner Purvis stated the site slopes upward from north to south approximately 6-1/2 feet, and the proposed height for the majority of the building is approximately 58 feet measured from the average grade. Village Planner Purvis stated the corner tower element, on the high side of the site measures at approximately 65 feet. Village Planner Purvis stated since the Zoning Code requires height to be measured to the tallest point of the structure, the height deviation request would be for 20 feet from the average grade to the top of the parapet on the north side (high side) of the site.

Village Planner Purvis stated height exhibits have been included in the petitioners' packet which compare heights of additional adjacent buildings in the general location of the development.

Village Planner Purvis stated the developers have also provided an exhibit showing several apartment developments on the periphery of the downtown core that are 5-7 stories tall.

Village Planner Purvis stated the Comprehensive Plan suggests that the Village should consider a range of factors when determining the height of new downtown buildings including: the height of nearby existing buildings, the pedestrian scale and orientation of downtown, the proximity of new buildings to residential neighborhoods, topography, the economics of downtown development, and sight lines in relation to prominent visual landmarks and historic features.

Village Planner Purvis stated the Village Board has shown interest considering the increase of building heights allowed in the downtown so the Village Board has requested that the Village's consultant for the Comprehensive Plan evaluate this issue and make a recommendation on height limits in the downtown by early 2019.

Village Planner Purvis stated the traffic counts conducted by KLOA, Inc., on Wednesday, August 29, 2018 indicate that the peak hours for traffic in the general vicinity of the subject site occur between the hours of 7:15 am to 8:15 am and from 5:00 pm to 6:00 pm. Village Planner Purvis stated the weekday morning peak traffic coincides with the drop-off activity of St. Petronille School. Village Planner Purvis stated as indicated on the site plan, a portion of Hillside Avenue from Main Street to Glenwood Avenue is proposed to be converted to a two-way street, allowing residents of the building to exit the site easterly to Main Street to minimize the development's impact on school activities, especially during peak times. Village Planner Purvis stated the traffic study conducted by KLOA and the review of the project by the Village's traffic engineer both indicate that the traffic generated by the development will be low with 38 cars entering the site and 31 cars leaving the site as a result of the development during the busiest traffic hour from 5-6 pm.

Village Planner Purvis reviewed staff's suggested conditions to be considered by the Plan Commission including the petitioners paying all developer donations prior to the issuance of the building permit, the final streetscape and public improvements match the streetscape design selected by the Village Board in 2019, relocating the bike racks and numbering and assigning the 2nd floor parking stalls to each tenant unit.

Questions from the Plan Commission

Commissioner Heming-Littwin asked that the parking being installed for the residents is not a requirement of the zoning in C5A. Village Planner Purvis stated that is correct as in C5A, any new development does not need to provide parking for residential or commercial.

Commissioner Fanella asked if the Village will maintain the 1st floor parking garage. Village Planner Purvis stated the Village will own this 1st floor parking garage, but may not necessarily maintain it. Planner Purvis stated this is part of the negotiation in the redevelopment agreement. Commissioner Fanella asked about maintenance of the 2nd floor residential parking. Village Planner Purvis stated this would be maintained by the developer. Commissioner Fanella asked about the architectural details that bring the building to 65 feet. Village Planner Purvis stated that the Village requested the cornice as an architectural element.

Petitioner's Presentation

Sworn in were Larry Debb, Developer with GSP Development at 1111 Touhy Avenue in Des Plaines, Illinois, Mike Breclaw with Fitzgerald Architects at 912 W. Lake Street in Chicago, Illinois, Luay Aboona, Principal and Traffic Consultant with KLOA, Inc. at 9575 W. Higgins Road in Rosemont, Illinois and Mike McCallum, President of McCallum Associates at 1520 N. Milwaukee Avenue in Libertyville, Illinois.

Mr. Debb stated when they look at an area, they ask themselves if this area has a need for a development such as this and is it something the municipality wants. Mr. Debb stated they reviewed Glen Ellyn's Comprehensive Plan and Downtown Strategic Plan, and they hope they will be creating what the Village wants.

Mr. Debb stated the building will have public and private parking as well as luxury rental units and retail space. Mr. Debb stated the parking garages will create an additional 15 parking spaces in the Village which is a win for the community. Mr. Debb stated the taxing bodies in the Village will receive over \$400,000 with this development, and they are required to do developer donations as well. Mr. Debb stated with the project, they will be paying the Village approximately \$500,000 in building fees and permit costs.

Mr. Debb stated the retail spaces will have high ceilings as this is what retailers are asking for now. Mr. Debb stated the 107 apartment units will be mostly 1-bedroom, studios or convertibles as they can combine for a 3-bedroom apartment if the market is there for this. Mr. Debb stated the make-up of tenants is projected to be 50% of young singles, 25% of middle age and 25% young married couples. Mr. Debb stated with this development, there could be 1 school-aged child for every 30 units so the impact on the local schools would be not great.

Mr. Debb showed a rendering of the proposed building and thanked the Village staff, the Plan Commission, St. Petronille's Church and the retail neighbors for providing great ideas that were

incorporated into this project. Mr. Debb stated the cornice would be approximately 6 ½ feet and goes all the way around the building. Mr. Debb stated the building will have a Chicago look with full brick, and the brick colors are similar to the brick on St. Petronille. Mr. Debb stated there will be some texture on some brick for a varied look. Mr. Debb stated the light-colored stone would be used for the cornice, the medallions and the top and bottom of the window sills. Mr. Debb stated the windows will have black frames and clear glass. Mr. Debb stated they want the building to have a residential feel so you cannot tell there are parking garages in the middle of it. Mr. Debb stated they feel this building will be a great addition to downtown Glen Ellyn.

Mr. Debb stated for the traffic piece, 40% of the residents would be driving with 10% of the residents working from home and 30% of the residents taking the train. Mr. Debb stated the traffic impact on St. Petronille's School will be minimal.

Mr. Debb stated the building's height would not block any single-family residence. Mr. Debb stated there was a sun shadowing study done which showed there would be approximately 35 minutes more of shadowing than a 45-foot tall building. Mr. Debb stated there are only approximately 82 days a year where the sun would cast a shadow in this part of the Country. Mr. Debb stated there are very tall trees on Main Street that already create shadowing as well.

Mr. Debb stated the safety of the students at St. Petronille's School is a priority. Mr. Debb stated the construction time on this building will be approximately 18 months. Mr. Debb stated the parking structure will be pre-cast, and the construction will start on the west side of the property and move to the east. Mr. Debb stated the crane would not be used when children are going to or leaving from school. Mr. Debb stated all deliveries will come in off Main Street.

Questions from the Plan Commission

Commissioner Mulherin asked how the developer will handle the general disruption of the commercial district during construction. Mr. Debb stated there will be disruption of some sort, but all deliveries will be made off Main Street and all equipment kept directly on the site. Mr. Debb stated there will be a fence around the site during construction to keep everything on this site.

Commissioner Saeed asked if there would be affordable housing with this development. Mr. Debb stated they have not looked at affordable housing with this complex as it will be high-end housing.

Commissioner Rodemann asked how high the ceilings will be in the retail portion as he wants to ensure there is enough height for the retail environment. Mr. Breclaw stated the ceilings will be 14 feet of clear height from the underside of the structure. Mr. Breclaw stated as the site slopes up to the south, they have taken out the 2nd floor apartment on the south part of the building so these ceilings would be 18 feet. Mr. Debb stated the apartments will have 9 foot ceilings.

Commissioner Rodemann asked about the cornice. Mr. Breclaw stated this cornice is only for aesthetics and is not screening anything. Mr. Breclaw stated the Village staff and St. Petronille's suggested the band around the building. Mr. Debb stated there will be individual condensers that will be not be seen.

Commissioner Heming-Littwin asked about the wall next to the restaurant on the northwest corner of the building. Mr. Debb stated this will only be a wall to the 2nd level and not a full 5-storied wall.

Commissioner Hartweg stated he likes that the balconies and columns break up the mass of the building. Commissioner Hartweg asked about the common space being put in front of the building. Mr. Debb stated the common space is being placed on the 3rd floor in the back on the building to help insulate the sound.

Commissioner Fanella asked if any retailers have expressed interested in the commercial space. Mr. Debb stated they have had interest from restaurants and banks, and they are trying to find amenities that help their tenants and downtown Glen Ellyn.

Commissioner Barry asked if the 6-foot cornice was deemed best. Mr. Debb stated they looked at many different options for this cornice, and the 6 ½ foot version seems to work the best.

Persons in Favor of or in Opposition to the Request

Jim Murphy, who resides at 501 Forest Avenue, stated he is the President of the Glen Astor Condominium Association which is at the northeast corner of Forest Avenue and Pennsylvania Avenue. Mr. Murphy stated the parking for their condo building is at grade, below grade and behind the building. Mr. Murphy stated of the 39 condo owners, there are 69 deeded spaces which comes to approximately 1.75 spaces per unit. Mr. Murphy stated he feels the parking for the proposed building will be under-spaced. Mr. Murphy stated he would like to know what incentives are being given to the developers, and he feels their condos may become devalued due to this building.

Matthew Jones, who resides at 463 Ridgewood, asked if there is a plan to turn the rental units into condos at any point. Mr. Jones stated he is concerned with the traffic and the safety of the school children.

Jeff Blei, who resides at 242 Forest Avenue, stated they should take a different tact with this development as the current downtown character is quaint and simple. Mr. Blei stated this building could change the entire gateway to the town, and he feels they should use some elements already in the downtown, such as Tudor architecture.

Mary Beth Nelms, who resides at 1N144 Stacy Court, stated she does not support this project in any way. Ms. Nelms stated another project could be done, and it's the Village's responsibility to the Village itself. Ms. Nelms stated parking is a major concern, and she does think the Village is ready to take responsibility for a parking garage area. Ms. Nelms stated she is concerned about the retail space as she is concerned about the people in the building with retail units on the 1st floor. Ms. Nelms stated there will be settling with this building, and the 1st floor parking garage will be a lot of responsibility. Ms. Nelms stated this will take away parking in downtown Glen Ellyn for employees who work in the downtown. Ms. Nelms stated they should seriously reconsider this project.

Robert Dieter, who resides at 612 Turner Avenue, showed a presentation of potential myths about Glen Ellyn from facts taken off the Village's website. Mr. Dieter stated the downtown's vacancy rate is low, and the Village's sales tax revenue during the recession did well. Mr. Dieter stated research shows that most millennials want historic preservation, and this project should be about the Village.

Carol White, Executive Director of the Alliance of Downtown Glen Ellyn, presented information from an email survey that was done for the 71 Alliance members. Ms. White stated 27% of those surveyed did respond. Ms. White stated when the Alliance members were asked three questions about the development: 1. The development will have an overall positive effect on Downtown Glen Ellyn; 2. The additional parking is a positive result for Downtown Glen Ellyn; An additional 8,000 sf of newly built commercial space will bring more quality businesses to Downtown Glen Ellyn and therefore, make our business community stronger. The resultant outcome of the three questions was 16 out of 19 strongly agreed, agreed or had no opinion. 15 out of 18 strongly agreed, agreed or had no opinion that greater downtown residential density will have a positive impact on all downtown businesses. She noted that there were some additional comments from business owners, which had been included in the Plan Commission packet.

Merri Beth Kudrna, who resides at 807 Snowhill Court, stated she and her husband are ready to downsize, but they would like to stay in Glen Ellyn. Ms. Kudrna stated they are having to look at other communities as there are no luxury apartments with amenities in Glen Ellyn. Ms. Kudrna stated she supports the ideas of this building and appreciates the Plan Commission listening to public comments on this proposed building. Ms. Kudrna stated the monies going to the school district would be great, and she hopes the community can come together on this.

Donna Loftus, who resides at 296 Woodstock, stated she is Chicago born and bred and is familiar with Chicago architecture. Ms. Loftus stated this is a lovely building with a lot of amenities, but Glen Ellyn is not the proper place for this building. Ms. Loftus stated she is not sure what kind of people will be the residents of this building, and the competition downtown is already tight. Ms. Loftus stated this is a lovely building, but it is not for Glen Ellyn.

Planning and Development Director Springer stated audio was lost in the overflow rooms and asked if a break could be taken to fix this. Chairperson Loch called for a break at 8:36 p.m.

Chairperson Loch reconvened the meeting at 8:44 p.m.

Tom Manak, who resides at 586 Crescent Boulevard, stated he lives in the condos at Crescent Boulevard and Park Boulevard. Mr. Manak stated his condo building is a relatively modern building, and he supports this proposed building. Mr. Manak stated there will be a demand for amenities and businesses in the downtown with additional residents in this building. Mr. Manak stated it would be good to look at the safety of the school children, and he does support this concept.

Lisa Mojica, who resides at 598 Hill Avenue, stated she is the President of the St. Petronille's Council, and she is representing the Diocese of Joliet as well. Ms. Mojica stated there was a team of leaders from St. Petronille's Parish that studied this project, and they are concerned about the safety of the children and older parishioners as well. Ms. Mojica stated she appreciates the acknowledgement that St. Petronille's will lose an exit to Main Street so a new exit will be added on Hillside. Ms. Mojica stated she is grateful to Larry Debb and his pledge to safety, and they would like to see swing gates installed to help with the safety issue. Ms. Mojica stated St. Petronille's is committed to being a good neighbor and will support the project as long as the outstanding safety concerns are addressed. Ms. Mojica asked for a show of hands from St. Petronille that support this position, and over 20 people between all 3 rooms raised their hands.

Tim Loftus, who resides at 296 Woodstock, showed a picture of building heights in the downtown and stated he agrees there needs to be some type of development here, but this building would put too much mass on Main Street. Mr. Loftus stated there will be a big height difference between this buildings and other buildings on Main Street. Mr. Loftus referred to the 2001 Glen Ellyn Comprehensive Plan and read excerpts regarding heights in the downtown. Mr. Loftus stated the Village spends a lot for these studies so they should not turn around and then do something else.

Ian Dawson, who resides at 869 Hillside Avenue, stated this is a majestic building, but it will be hulking too. Mr. Dawson stated the aerial pictures of the building show the sheer size of the building. Mr. Dawson stated Glen Ellyn is different, and it has character, but if this building happens, it would be like any town in America.

Jason Fues, who resides at 620 Prairie Avenue, stated he is a parishioner at St. Petronille's, and his children go to school at St. Petronille's. Mr. Fues stated he is a concerned parent as this development would guarantee an increase in cars near the students and the parishioners. Mr. Fues stated no one can say what the traffic impact will be on the school from this proposed building. Mr. Fues stated everything possible needs to be done out of this development to ensure the safety of the kids. Mr. Fues stated a review of the development should be done to ensure they have reduced all risks possible.

Marc Giovingo, who resides at 655 Hillside Avenue, asked if the traffic studies were done while the Taylor Avenue Underpass was closed. Professional Engineer Daubert stated the underpass closed as of August 15th, and the traffic study was done on August 29th. Mr. Giovingo stated businesses come and go in the community, and they need to ensure there will be an immediate financial impact from the businesses which will be a positive impact for the community as well.

John Svalenka, who resides at 415 Kenilworth Avenue, stated he supports the project. Mr. Svalenka stated there are buildings in the downtown that are similar to this building with similar height as well. Mr. Svalenka stated this would be a chance to gain parking in the downtown, and restaurants could be accommodated even with narrower sidewalks.

Steve Horvath, who resides at 473 Sunset Court, stated 73% of his taxes go to the schools. Mr. Horvath stated Wheaton and Lombard have lots of retail, but Glen Ellyn does not have the same retail dollars. Mr. Horvath stated preservation needs to meet progress as neighboring towns have all had similar developments which have had positive impacts on the community. Mr. Horvath stated there has been a large development boom in the past 5 years, and this development is needed to provide a living sector that Glen Ellyn does not currently have.

Kelli Christiansen, who resides at 445 Turner Avenue, stated this will be a pivotal development in the Village, and this development will be adjacent to a National Historic District. Ms. Christiansen stated the 20-foot height variation would create a canyon at the gateway to the Village and would change the character of the Village. Ms. Christiansen stated there would be increased traffic which would be a safety concern. Ms. Christiansen stated the building says nothing about Glen Ellyn, and they would lose an opportunity for the development to say something about Glen Ellyn.

Kenneth Kloss, who resides at 350 Ridgewood Avenue, stated it sounds like the safety concerns will be addressed. Mr. Kloss stated the plan being offered here is common to other towns. Mr. Kloss stated Wheaton just won an award for a building that that is 3 stories tall. Mr. Kloss stated he passed out a map that proposes a land exchange with St. Petronille's. Mr. Kloss stated 4 foot wide corridors and a single bank of elevators is not a luxury building. Mr. Kloss stated this site is too small for the proposed development, and a 4-story solution would be better. Mr. Kloss asked if underground parking was looked into for this development.

Maureen Aspell, who resides at 10360 S. Central Avenue in Oak Lawn, stated she is the principal of St. Petronille's School. Ms. Aspell stated she is responsible for the safety and well-being of the students and families at St. Petronille's School, and they move 460 students a day. Ms. Aspell stated there will be many moving pieces in a short window of time. Ms. Aspell stated when the development is completed, St. Petronille's will lose an important egress. Ms. Aspell stated she is concerned about the safety of everyone, and she is looking to the Village and the developer to help St. Petronille's address any safety issues.

Sharon Wussow, who resides at 519 Western Avenue, stated she is a former Architectural Review Commissioner. Ms. Wussow stated she likes the quality materials that the developer is proposing to use as these materials will stand the test of time. Ms. Wussow stated the development's proposal fits the needs that the Village has suggested, and she does support this development somewhat. Ms. Wussow stated she would prefer a 4-story building as the proposed mass is too great. Mr. Wussow stated they do need to improve the south façade as it is devoid of any architectural elements.

Amy Murphy, who resides at 180 N. Park Boulevard, stated she has 2 children at St. Petronille's School. Ms. Murphy stated she is concerned with the exit/entrance to the building to the parking garage. Ms. Murphy stated there needs to be solid gates installed that the parish cannot afford to install. Ms. Murphy stated she is pro-development, but this building will be too big and too massive in this location. Ms. Murphy stated they need to find a different location

for this building. Mrs. Murphy read an excerpt from the 2001 Glen Ellyn Comprehensive Plan about buildings being a minimum of 2 stories tall and a maximum of 3 stories tall. Ms. Murphy asked for a show of hands for anyone that is concerned about the building height, and over 30 hands were raised between the 3 rooms.

Bernie Botheroyd, who resides at 20 Walnut Road, stated kids leave Glen Ellyn and then they come back, and this feels like it is higher in Glen Ellyn than in other communities. Mr. Botheroyd stated people his age do not want to leave Glen Ellyn, but want housing that is on one floor and is in town which is very limited as of now. Mr. Botheroyd stated condos or apartments that are self-sufficient are a need in the Village.

James McDonnell, who resides at 871 Crescent Boulevard, stated his wife teaches at St. Petronille's, and his children attend school there as well. Mr. McDonnell stated he has built four home in Glen Ellyn, and each of these homes had to be built according to code in order to preserve the historic look of the community. Mr. McDonnell stated the zoning and height variances being requested for this building are incongruent with the Village as the taxpayers and residents have to play by the rules so the developers should too. Mr. McDonnell stated this building will be much higher than the buildings close to it, and this building will be too big and too tall. Mr. McDonnell stated the Plan Commissioners are good stewards of the Village and need to protect the integrity of the Village. Mr. McDonnell stated the development should be appropriately scaled.

Tim O'Shea, who resides at 655 Pleasant Avenue, stated he is a former Village Trustee and is for economic development. Mr. O'Shea stated this is the second time this property has come before the Plan Commission, and this building might not be perfect, but it is good. Mr. O'Shea stated the developer has put forth a good plan. Mr. O'Shea stated he loves the charm of Glen Ellyn, but the Village does need to accept. Mr. O'Shea stated the Village is losing development to other communities. Mr. O'Shea stated the Village will gain parking with this development, and he supports this development.

Eleanor Saliamonas, who resides at 626 Newton Avenue, stated she objects to the development. Ms. Saliamonas stated she agrees with the 2001 Comprehensive Plan, and a 3-story building would be attractive and inviting. Ms. Saliamonas stated she would like to see a 3-dimensional version of this development to help understand the scale. Ms. Saliamonas stated she is concerned about no affordable housing in Glen Ellyn. Ms. Saliamonas stated she is against the height variances, but does like the high-grade windows. Ms. Saliamonas asked if solar panels were considered for the building. Ms. Saliamonas stated a little more care and planning needs to go into this development as the building should be no more than 4 stories maximum.

Charlie McCluskey, who resides at 16 Newton Avenue, stated his parents are looking to downsize, and this type of housing is lacking. Mr. McCluskey stated young educators could be looking to reside in the community in this building. Mr. McCluskey stated this is a chance to revitalize the community, and a space for parents and senior citizens to stay in Glen Ellyn would be good.

James Gizzo, who resides at 521 Bryant Avenue, stated this building would serve a necessary function and be a solution. Mr. Gizzo stated he has friends and colleagues who want to live in Glen Ellyn, and a place like this would be good. Mr. Gizzo stated he supports this project.

James Steinke, who resides at 558 Revere Road, stated Glen Ellyn has charm with its narrow streets and a feeling of community. Mr. Steinke stated this building is out of scale to the downtown and Glen Ellyn in general. Mr. Steinke stated the building should only be 3 to 4 stories. Mr. Steinke stated the exterior is better, but this could be a building in any town. Mr. Steinke stated the building should mirror more of the architecture already used in Glen Ellyn.

Yavor Goranov, who resides at 730 Euclid Avenue, stated this development is totally wrong for the community as the building is generic and out of scale and character. Mr. Goranov stated this building would be like a Trojan horse with other buildings then asking for bigger and bigger variations. Mr. Goranov stated the Village should not rush this development, and it should be done right. Mr. Goranov stated they should reject this project and go back to the drawing board. Mr. Goranov stated there is a unique opportunity on this site to create a public space or square.

Mark Senak, who resides at 306 Taylor Avenue, stated he is a current Village Trustee. Attorney Jones asked if Mr. Senak was speaking as a resident or as a Trustee. Mr. Senak stated he is speaking as a resident. Commissioner Mulherin stated he thought the Trustees would not be speaking. Commissioner Heming-Littwin stated she was in a meeting with Village President McGinley where President McGinley stated the Plan Commission can decide on this topic.

Mr. Senak stated he is not at the meeting as a Trustee and apologizes if he offends anyone. Chairperson Loch asked if Mr. Senak had participated in meetings with the developer. Mr. Senak stated he has had meetings with the developer and with residents to get information on this proposed project. Mr. Senak stated projects are vetted under the Village Code and must be compliant to the Village Code. Mr. Senak stated if the developer can comply then the Special Use permit should be granted; however, if the developer cannot satisfy the requirements then the application should be denied. Mr. Senak stated he urged the Plan Commission to find the

appropriate Findings of Fact if the Village Code is satisfied and entitles the developer to variances.

Julie Mackey, who resides at 1812 Wakeman Court in Wheaton, stated she is in favor of the project as presented. Ms. Mackey stated this will be a modern, progressive downtown development which will help different population densities. Ms. Mackey stated this project would also help all the businesses thrive and help with taxes. Ms. Mackey stated people are afraid of change, but she thinks it will benefit the Village.

Kathy Cornell, who resides at 678 Forest Avenue, stated she likes positive change, but she does not see this development as positive change. Ms. Cornell stated this building will be too massive, too huge and too tall at the top of the hill. Ms. Cornell stated the variances are too big. Ms. Cornell stated she sees the quality in the building, and a 2 or 3 story development would be appropriate. Ms. Cornell stated this project in this location is not appropriate.

Marc Cella, who resides at 546 N. Grant Street in Hinsdale, stated he is a commercial developer and has known Larry Debb for 45 years. Mr. Cella stated he knows Mr. Debb builds great projects and the Village is lucky to have this development come forward.

Chris Wilson, who resides at 537 Phillips Avenue, stated she is active in historic preservation around the Village, and she feels this building will be too large and too high. Ms. Wilson stated millennials are attracted to the historic downtown, and they do not want to see a generic building, but want character. Ms. Wilson stated she supports the idea of a 3-dimensional model. Ms. Wilson stated the Village should not put something up that they will be sorry for in years to come.

Scott Shoub, who resides at 711 Duane Street, stated he is a business owner at 498 Hillside Avenue, and he has concerns for the safety of the children at St. Petronille's. Mr. Shoub stated he is also concerned about the traffic patterns in town, and he is not sure if the Village's infrastructure is equipped for an additional 107 units. Mr. Shoub stated he is in support of development and progress, but it needs to be the right development.

Renie Atchison, who resides at 66 Forest Avenue, stated they do not have enough variety in housing in Glen Ellyn. Ms. Atchison stated she is a realtor, and her clients need a place to go. Ms. Atchison stated her mom needs a place in town that is 1 level. Ms. Atchison stated her clients need and want condos. Ms. Atchison stated she wants development to happen, but the scale for this proposed building is too much. Ms. Atchison asked why exceptions are being given

to commercial developments when single family homes are not getting these. Ms. Atchison stated she would prefer a 3 story development.

Chairperson Loch thanked everyone for being at the meeting and participating.

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to close the public hearing at 10:09 p.m. The motion carried unanimously by voice vote.

Mr. Debb asked to address a few items that came up. Mr. Debb stated he understands the height is an issue, but this is due to the parking. Mr. Debb stated the parking lot will only be unavialble for 4 months. Mr. Debb stated he thinks this building will be a plus for the existing restaurants and businesses in town. Mr. Debb stated the variances being requested were brought up by the staff. Mr. Debb stated they are not required to have the parking, but they are doing this for the benefit of the community. Mr. Debb stated safety and the children are very important to them.

Chairperson Loch stated deviations for a PUDs are very different from residential variances and it is not uncommon for commercial developments to have this number of requests.

Comments from the Plan Commission

Commissioner Heming-Littwin thanked the developer for wanting to be a part of Glen Ellyn and for the public for coming out tonight. Commissioner Heming-Littwin stated she reviewed the entire project proposal. Commissioner Heming-Littwin stated she has seen development in town that people have been against. Commissioner Heming-Littwin stated the Village is about people and not a building. Commissioner Heming-Littwin stated this property has been looked at by multiple developers. Commissioner Heming-Littwin stated Plan Commission has to weigh if a development would be good for the Village overall.

Commissioner Heming-Littwin stated she is in favor of this as it is in line with the Comprehensive Plan and the 2009 Strategic Downtown Plan. Commissioner Heming-Littwin stated the developer does not have to provide parking, but is doing this anyways. Commissioner Heming-Littwin stated the shadowing effect will be minimal. Commissioner Heming-Littwin stated this development will increase sales tax revenue. Commissioner Heming-Littwin stated she knows change is difficult, and the downtown needs to grow and change so it can continue to be a vibrant place. Commissioner Heming-Littwin stated if they do not move forward with this development, there may not have a developer interested in this property ever again. Commissioner Heming-Littwin stated she knows that the Village staff and developer will ensure the children at St. Petronille's will remain safe.

Commissioner Hartweg stated he supports this plan and would like to see the timing and how the businesses and restaurants could be affected. Commissioner Hartweg stated the developer has done a good job on this. Commissioner Hartweg stated they will need to coordinate the timing of this construction with the Civic Center parking garage construction.

Commissioner Mulherin stated he totally supports the plan. Commissioner Mulherin stated this project will accommodate the needs of the public. Commissioner Mulherin stated people do want to see 4 stories. Commissioner Mulherin stated this property has been vacant for a long time, and the area needs revitalization. Commissioner Mulherin stated McChesney closed in 2013. Commissioner Mulherin stated this property is in the Downtown TIF District, and this project will help to spread out the tax responsibility. Commissioner Mulherin stated he would like to see more 2 bedroom units.

Commissioner Vondruska stated the big variance is the height. Commissioner Vondruska stated retail is suffering, and towns around Glen Ellyn are adapting to changes. Commissioner Vondruska stated he wants to see the charm and history preserved, but also attract people to town. Commissioner Vondruska stated the Village is more than the architecture in this town. Commissioner Vondruska stated Glen Ellyn has gotten the reputation of not being development-friendly. Commissioner Vondruska stated the height in that specific area is tough. Commissioner Vondruska stated he supports the overall project.

Commissioner Barry asked if there was an analysis done for the cost of underground parking. Mr. Debb stated there was. Village Planner Purvis stated this was looked at, and underground parking would have added approximately \$3,000,000 to the project. Village Planner Purvis stated underground parking would also have less parking spaces than are proposed currently due the ramping required to underground. Commissioner Barry stated he concurs with Commissioner Vondruska as Commissioner Barry does have some concern with the 65 feet height. Commissioner Barry stated he supports this project.

Commissioner Saeed thanked the petitioners for coming to Glen Ellyn to develop as residential such as this is a need in Glen Ellyn. Commissioner Saeed stated this building will be a wonderful and great asset. Commissioner Saeed stated he does fully support the project, but he is concerned about the height as well.

Commissioner Fanella thanked the petitioners for working with the Village and then staff for vetting this project and answering all of her questions. Commissioner Fanella stated she is in favor of this project as it will be a good fit for the Village. Commissioner Fanella stated she

concurs with Mr. O'Shea's statement that we cannot let perfect get in the way of the good. Commissioner Fanella stated she would like to see Plan B substituted for Plan A and agrees with the suggestion that the parking stalls for the residents be numbered. Commissioner Fanella stated she agrees with the suggestion that the developer donations be paid at the time of permitting and that the developer will need to work closely with the Village on streetscape elements.

Commissioner Rodemann stated this project has come a long way as his concerns over coming north on Main Street have been improved. Commissioner Rodemann stated it would be good for the developer to continue to work with staff to mitigate the mass of this project. Commissioner Rodemann stated the challenge is to make this a great, big building.

Chairperson Loch stated she supports this project as it will revitalize the downtown. Chairperson Loch thanked the developer and the Village staff for working closely with St. Petronille's. Chairperson Loch stated she agrees with Ms. Wussow's suggestion of some uplift on the south side elevation.

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to recommend approval of the following:

1. A Special Use Permit for a Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
2. The following deviations from the Zoning Code:
 - a. Section 10-4-17-1(E) to permit a building height up to 65 feet at the top of the parapet in lieu of 45 feet; and
 - b. Section 10-5-8(I) to allow:
 - i. Parking spaces 18 feet in length in lieu of 19 feet; and
 - ii. Parking spaces 8.5 feet wide in lieu of 9.5 feet wide in certain locations where the aisle width is at least 24 feet wide; and
 - iii. An aisle width of 21'-7 3/4" on a portion of the site and 24 feet on other parts of the site in lieu of 25 feet; and
 - c. Section 10-7-9(D) to allow 100% of the site to be covered in lieu of 65%; and
 - d. Section 10-5-9(B) to allow an off street loading space 40 feet in length in lieu of 50 feet; and
 - e. Section 10-5-13(M)2 to allow the parking garage lights to emit up to 6.2 foot candles at the public entrance to the garage on Hillside Avenue, 7.14 foot candles at the public garage entrance along Main Street, and 7.3 foot candles at

- the residential parking garage entrance along Hillside Avenue in lieu of 3 foot candles at the lot line; and
- f. Any other deviations necessary to construct the development as depicted on the plans presented and available for public review.

After conducting a public hearing and deliberating on the request of John Kosich and Larry Debb, owners of the property located at 400 N. Main Street, for approval of a Special Use Permit for a Preliminary Planned Unit Development for a mixed use development including 107 apartments, 8,844 square feet of first floor commercial space and a two-story parking garage to be located at 400 & 418-424 N. Main Street on the northwest corner of Main Street and Hillside Avenue, the Plan Commission makes the following findings of fact in regard to the request:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because the proposed development will develop a key site listed in the Comprehensive Plan, which currently consists of a vacant storefront and a surface parking lot with a mixed use development providing first floor commercial uses, ground level, structured public parking and residential units which are all appropriate uses for the downtown. The Comprehensive Plan suggests this block would be an ideal location for a new mixed-use retail, residential and/or parking project to anchor the south end of the downtown.
2. The planned unit development will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the development will be constructed of high quality materials consisting mostly of brick and stone, as called for in both the Comprehensive Plan and the Village's Design Guidelines, and the proposed use of the building, including first floor commercial and residential on the upper floors, is fitting for Main Street and the general area of the site. The property is currently under-utilized, and the development will be an improvement.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed use being retail and residential is appropriate for the site and the downtown area. None of the anticipated tenants will use hazardous materials or be a nuisance to the surrounding neighborhood.
4. The proposed use will be served adequately by existing public facilities and services such as highways, street, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the site is already adequately serviced by existing utilities and local services.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the development includes the construction of a public garage that the Village will own at the completion of the project which will be more valuable than the existing asphalt surface parking lot because the lot will be constructed with concrete and will be covered. The project will be beneficial to the Village's economic welfare by providing an increase in sales tax and property tax revenues, and the additional residents will patronize downtown businesses and restaurants.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed development traffic volume can be accommodated by the existing road network and will not produce excessive noise, smoke, fumes, glare or odors. The uses proposed on the site are compatible with existing uses in the zoning district.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the approaches will allow additional opportunities for ingress and egress on Hillside Avenue and Glenwood Avenue which can better distribute traffic to the surrounding public streets. Additionally, a stacking space of 18 feet has been provided at the entrance to the residential garage to keep traffic from queueing onto Hillside Avenue while waiting for the garage door to open. Furthermore, pedestrian warning beacons are proposed at each garage entrance to warn pedestrians of vehicles exiting from the site.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief since no additional impervious surface will be added to the site, and the project will be engineered to provide adequate storm water drainage from the site.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community since the site includes a vacant storefront and a surface parking lot, and there are not scenic or historic features of importance on the subject property.

This recommendation is subject to the following conditions:

1. Elements of the streetscape design shall match the streetscape design selected by the Village Board in 2019.
2. Trees shall be a minimum of 4 to 6 in diameter.
3. Site Plan B shall automatically be submitted if the 3 feet of alley is acquired without amendment to the PUD.
4. The bike racks on Hillside Avenue shall be moved to a new location that the Village deems to be most appropriate.
5. The 2nd floor residential parking stalls shall be numbered and assigned by unit.
6. Developer donations for taxing bodies in the amount of approximately \$169,219.00 shall be paid prior to issuance of a building permit.
7. The Village shall analyze what traffic calming devices might be most appropriate on Hillside Avenue near the Glenwood Avenue intersection.
8. Hillside Avenue shall be converted to 2-way traffic on Hillside Avenue between Main Street and Glenwood Avenue.
9. The developer shall install signage limiting turning movements from Hillside Avenue and Glenwood Avenue parking garage exits Monday through Friday from 7:45 a.m. to 8:30 a.m.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Berry, Fanella, Mulherin, Rodemann, Saeed and Vondruska and Chairperson Loch voted "yes."

Trustee's Report

Trustee Pryde stated many of the Village's Public Works' projects have finished well. Trustee Pryde stated there was a ribbon-cutting today for the Taylor Street Underpass. Trustee Pryde stated there will be an upcoming meetings on the updates to the Comprehensive Plan and a possible new train station. Trustee Pryde stated in February, the Village Board will be looking at early information on a possible parking lot design for the proposed Civic Center garage.

PLAN COMMISSION

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JANUARY 7, 2019

Chairperson's Report

Chairperson Loch did not present a report.

Staff Report

Village Planner Sterrett stated there will be a Plan Commission Meeting on Thursday, January 10th.

Other Business

None

Adjournment

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to adjourn the meeting at 10:50 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by
Planner Kelly Purvis



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/24/19 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3777)

DOC ID: 3777

Approval of January 10, 2019 Draft Meeting Minutes

ATTACHMENTS:

- January 10, 2019 Draft Meeting Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JANUARY 10, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Lloyd Barry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Village Planner John Sterrett, Village Trustee Craig Pryde, and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Draft Minutes

No Minutes to review.

Public Hearing – Zoning Text Amendment for Beauty and Barber Shops and Nail Salons

On the agenda was a public hearing regarding a Zoning Text Amendment for Beauty and Barber Shops and Nail Salons.

PUBLIC HEARING – ZONING TEXT AMENDMENT FOR BEAUTY AND BARBER SHOPS AND NAIL SALONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A ZONING CODE TEXT AMENDMENT TO ALLOW BEAUTY AND BARBER SHOPS AND NAIL SALONS AS A PERMITTED USE, ABOVE OR BELOW THE FIRST FLOOR OR SETBACK AT LEAST 40 FEET FROM THE FRONT OR CORNER SIDE FAÇADE OF A BUILDING.

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to open the public hearing at 7:02 p.m. The motion carried unanimously by voice vote.

PLAN COMMISSION

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JANUARY 10, 2019

Staff Introduction

Village Planner Sterrett was sworn in and stated the Zoning Code allows certain low intensity services uses to locate in the C5A district provided they are above or below the ground floor or set back at least 40 feet from the building façade; however, the 2018 text amendment on this did not add beauty or barber shops or nail salons to this list of uses. Village Planner Sterrett stated beauty and barber shops and nail salons are low intensity uses too and should also be permitted to operate in the C5A district without the need for a special use permit provided they are located above the ground floor, below the ground floor or in ground floor spaces that are set back a minimum of 40 feet from a front or corner building façade.

Village Planner Sterrett stated if this amendment does pass, it will go to the Village Board for an approval vote at the January 28th Village Board Meeting.

Petitioner's Presentation

None

Questions from the Plan Commission

Commissioner Heming-Littwin asked about the minimum 40 feet from a front or corner building façade and if one of these services uses could be in Banyan Tree Mall. Village Planner Sterrett stated this is correct, and it would not need a special use permit. Commissioner Heming-Littwin asked if one of these services uses did not need a special use permit if it is above ground, below ground or the 40-feet minimum piece. Village Planner Sterrett stated this would now be permitted by code.

Persons in Favor of or in Opposition to the Request

Corinna Mercer, who resides at 216 Howard Street in Geneva, was sworn in. Ms. Mercer stated she is currently a spa owner in St. Charles and would like to open a day spa in the C5A Zoning District, on the floor below Maize and Mash. Ms. Mercer stated this Special Use permit is holding her back, and she would like to see this Zoning Text Amendment pass.

Commissioner Fanella moved, seconded by Commissioner Mulherin to close the public hearing at 7:05 p.m. The motion carried unanimously by voice vote.

Attachment: January 10, 2019 Draft Meeting Minutes (3777 : Approval of January 10, 2019 Draft Meeting Minutes)

PLAN COMMISSION

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JANUARY 10, 2019

Comments from the Plan Commission

None of the Plan Commissioners had comments on this.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to recommend approval of the amendment to Section 10-4-17-1(A)44 (C5A Central Retail Core Subdistrict – Permitted Uses) to add beauty and barber shops and nail salons to the permitted low intensity uses.

Having considered the proposed text amendment to Section 10-4-17-1(A)44 of the Glen Ellyn Zoning Code, the Plan Commission hereby recommends approval of the proposed text amendment to the Glen Ellyn Zoning Code as presented a public hearing conducted by the Plan Commission at the January 10, 2019 Plan Commission meeting.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Hartweg, Rodemann, Saeed and Vondruska and Chairperson Loch voted “yes.”

Trustee’s Report

None

Chairperson’s Report

None

Staff Report

Village Planner Sterrett stated there will be a Plan Commission meeting on January 24, 2019 with 3 petitions. Commissioner Heming-Littwin stated she will not be at this meeting. Chairperson Loch stated she may not be at this meeting as well.

Commissioner Mulherin asked about the project across from the library. Village Planner Sterrett stated the developer has not submitted the application yet, but is close to doing so. Village Planner Sterrett stated staff thinks this project could come before the Plan Commission in May or June.

PLAN COMMISSION

-4-

JANUARY 10, 2019

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 7:10 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Attachment: January 10, 2019 Draft Meeting Minutes (3777 : Approval of January 10, 2019 Draft Meeting Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/24/19 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3781)

DOC ID: 3781

Public hearing with discussion, consideration, and recommendation regarding a request for approval of a Special Use Permit, Zoning Variations, and Sign Variations for Raising Cane's Restaurants, LLC to construct a 3,707 square foot Raising Cane's Chicken Fingers restaurant with a drive-thru. The subject property is located at the southwest corner of Main Street and Roosevelt Road, commonly known as 495-499 Roosevelt Road, in the C3 Service Commercial District (Planning Intern Clements)

ATTACHMENTS:

- Raising Cane's Plan Commission Staff Report (PDF)
- Draft Motion Recommending Approval (PDF)
- Draft Motion Recommending Denial (PDF)
- Aerial Photo (PDF)
- Zoning Map (PDF)
- Certificate of Notice of Public Hearing (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 10-10-12 of the Zoning Code (PDF)
- Section 10-10-14(E) of the Zoning Code (PDF)
- Section 4-5-17(G)3 of the Sign Code (PDF)
- Memo from Dan Schoenberg of JJ Benes Associates, Village Traffic Consultant dated September 4, 2018 (PDF)
- Memo from Public Works dated October 26, 2019 (PDF)
- Memo from Ray Ulreich, Stormwater Engineer dated August 22, 2018 (PDF)
- Photos of Intersection Streetscape Improvements (PDF)
- Petitioner's Application Packet (PDF)

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: Evan J. Clements, Planning Intern
DATE: January 18, 2019
FOR: January 24, 2019 Plan Commission Meeting
SUBJECT: Public Hearing – 495-499 Roosevelt Road – Raising Cane’s Chicken Fingers
 Special Use Permit, Zoning Variations, and Sign Variations

PETITIONER: The petitioner is Raising Cane’s Restaurant, LLC, lessee of the property located at 495-499 Roosevelt Road, represented by LuAron McCormack of Raising Cane’s Restaurant, LLC.

REQUEST: Public Hearing regarding an application for approval of a Special Use Permit, Zoning Variations, and Sign Variations to construct a Raising Cane’s Chicken Fingers restaurant with a drive-thru on the property commonly known as 495-499 Roosevelt Road.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code
- B. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-5-8(I) of the Zoning Code to allow for a 10’ drive-thru aisle in lieu of the minimum required 12’ drive-thru aisle.
 - 2. A variation from Section 10-5-5(C)1 of the Zoning Code to allow for an impervious surface setback of 4.5’ along the west property line in lieu of the minimum required impervious surface setback of 8.3’.
 - 3. A variation from Section 10-4-15(G)15 of the Zoning Code to provide 33 parking spaces in lieu of the 34 parking spaces required.
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(A) of the Sign Code to allow 4 signs in lieu of 3 sign permitted for a corner lot.
 - 2. A variation from Section 4-5-10(A) of the Sign Code to allow for a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.
 - 3. A variation from Section 4-5-10(A) of the Sign Code to allow a wall sign to have a surface area of 67.52 square feet in lieu of the maximum 46 square feet permitted for a wall sign.
 - 4. A variation from Section 4-5-10(A)2 of the Sign Code to allow a

freestanding sign to have a surface area of 56 square feet in lieu of the maximum 50 square feet permitted.

**REVIEW
PROCESS:**

In order to facilitate the project, the petitioner will need to receive approval of the following:

1. Special Use Permit for a drive-thru;
2. Zoning Variations;
3. Sign Variations;
4. Lot Consolidation; and
5. Exterior Appearance.

The Special Use Permit, Zoning Variations, and Sign Variations are being reviewed by the Plan Commission at the public hearing. The proposed Exterior Appearance is being reviewed by staff with a recommendation to be forwarded to the Village Board. The Lot Consolidation is being reviewed, approved, and recorded by staff.

**PUBLIC
HEARING:**

A notice of public hearing for the requested approvals was published in the January 9, 2019 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

**SITE
CONDITIONS:**

The subject property contains two parcels totaling 43,035 square feet in area. The eastern most parcel currently contains a vacant Arby's restaurant and the western parcel contains a vacant Caribou Coffee restaurant. Both buildings will be demolished as part of the redevelopment. Existing overhead utilities both on the property and within the adjacent rights-of-way will be undergrounded as part of the redevelopment.

**SURROUNDING
CONDITIONS:**

The surrounding land uses primarily consist of commercial with some office and residential uses. Zoning in the surrounding area is C3 along Roosevelt Road with C4 and R4 along Taft Avenue. Specifically, the surrounding land uses are as follows:

Surrounding Land Uses

North: Commercial (Retail/Restaurant uses)
South: Multi-Family Residential

Southwest: Offices

East: Commercial (Restaurant uses)

West: Commercial (Service/Retail uses)

Zoning

C3 Service Commercial District
R4 Multi-Family Residential District

C4 Office District

C3 Service Commercial District

C3 Service Commercial District

PROJECT SUMMARY:

The petitioner is proposing the construction of a 3,707 square foot building for a Raising Cane's Chicken Finger restaurant. The restaurant will contain a drive-thru as well as a small outdoor eating area. More information on the project is below.

Parking. The restaurant will have 101 indoor seats requiring a minimum of 34 parking spaces. The Petitioner is proposing to provide 33 parking spaces and has requested a variation in lieu of providing the required number of parking spaces. Staff finds this request to be reasonable and has no issues with the reduction of 1 parking space. The spaces will meet all required dimensions. As a restaurant use under 5,000 square feet, no loading space is required. Landscape islands are proposed to break up the parking rows in accordance with the Zoning Code.

Access. As part of the development of the entire site a proposed right-in-right-out access on Roosevelt Road has been approved by IDOT in concept. The Plan Commission may wish to consider placing a condition requiring final approval of the proposed access from IDOT prior to the issuance of a building permit to construct the building, including the foundation. An existing full access drive is located along the southern property line for Taft Avenue. A cross access between the subject property and the adjacent property to the west has also been proposed.

Drive-Thru. The use of a drive-thru requires a Special Use Permit. The drive-thru will have one lane that wraps around the building with the ordering boards located to the south of the building and the entrance to the drive-thru lane being located approximately 60 feet away from the Roosevelt Road access. The drive-thru lane will accommodate a total of 10 stacked vehicles to satisfy the minimum 5 stacking spaces required.

The petitioner is seeking a variation to allow for a 10 foot drive aisle in lieu of the required 12 foot drive aisle. This is a common variation that has been approved by the Village Board in the past. Considering the slow speeds at which patrons drive through the drive thru lane, staff believes that this variation will not create a health and safety hazard.

Lighting. All proposed light fixtures will be shielded to prevent glare. Light intensity levels will be below the maximum permitted amount at the property lines. The lights mounted on the light poles will have a height of 23 feet, less than the maximum permitted height of 24 feet.

Trash Enclosure/Mechanical Units. The trash enclosure serving the building will be located at the southwest corner of the lot and will contain landscaping around it to screen it from view from Taft Avenue. The enclosure will be constructed with the same material and color as the building. Steel gates will be used for the enclosure. All mechanical units are roof mounted and will be screened from view of the adjacent public right-of-way on Roosevelt Road,

Main Street, and Taft Avenue by both parapet walls and metal roof screens.

Landscaping. Landscaping will be installed along Roosevelt Road, Main Street, and Taft Avenue. The petitioner is also proposing landscaping on the interior of the lot including foundation plantings, parking lot islands, landscaping in the drive-thru area, and plantings along the west lot line. The landscaping consists of a mixture of evergreens, shrubs, and perennials, as is required by code.

Streetscape. In accordance with the Village's Streetscape Plan, the petitioner is proposing to replace the existing landscape wall located on the northwest corner of the property, which has fallen into disrepair, and install additional landscaping in this area. This installation of the new landscape wall and new landscaping will complement, and be similar to, the streetscape improvements located at the corners of the three other properties at the Roosevelt Road and Main Street intersection. Please see attached photos of the corner properties' streetscape installations.

Signage. The following four signs are proposed on the property:

- A. Three wall signs, including:
 - 1. Two illuminated 30.75 square foot each "Raising Cane's Chicken Fingers" wall signs to be installed on the north and east elevation of the building.
 - 2. A 67.52 square foot "One Love Heart" wall sign on the east elevation of the building.
- B. A 67 square foot monument sign with digital readout located on the northeast corner of the property.

The following variations are being requested from the Sign Code for the proposed signage:

- 1. A variation from Section 4-5-10(A) of the Sign Code to allow 4 signs in lieu of 3 sign permitted for a corner lot.
- 2. A variation from Section 4-5-10(A) of the Sign Code to allow for a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.
- 3. A variation from Section 4-5-10(A) of the Sign Code to allow a wall sign to have a surface area of 67.52 square feet in lieu of the maximum 46 square feet permitted for a wall sign.
- 4. A variation from Section 4-5-10(A)2 of the Sign Code to allow a freestanding sign to have a surface area of 56 square feet in lieu of the maximum 50 square feet permitted.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing on the requests for approval of a Special Use Permit, variations from the Zoning Code, and variations from the Sign Code. The Plan Commission should consider the petitioner's requests and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the applications, the Commission should consider the following criteria:

- Section 10-10-14(E) of the Zoning Code for the Special Use for a drive-thru
- Section 10-10-12 of the Zoning Code for the Zoning Variations
- Section 4-5-17(G)3 of the Sign Code for the the Sign Variations

The Plan Commission may wish to consider that the following conditions be placed on the recommendation of the project:

1. Final IDOT approval of the proposed RI/RO access shall be obtained prior to the issuance of a building permit for construction of the building including the foundation work.
2. The Plat of Consolidation shall be finalized and recorded prior to the issuance of a building permit for construction of the building including the foundation work.
3. Outstanding items contained in the Public Works memo prepared by Rich Daubert, P.E. dated October 26, 2018 shall be addressed at the time of the building permit submission.
4. If any rooftop units, after installation, are still visible from the adjacent rights-of-way of Main Street, Roosevelt Road, or Taft Avenue, then additional screening shall be installed to fully screen these units.
5. Any other conditions recommended by the Plan Commission.

ATTACHMENTS:

- Draft Motion Recommending Approval
- Draft Motion Recommending Denial
- Aerial Photo
- Zoning Map
- Certificate of Notice of Public Hearing
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Section 10-10-12 of the Zoning Code
- Section 10-10-14(E) of the Zoning Code
- Section 4-5-17(G)3 of the Sign Code
- Memo from Dan Schoenberg of JJ Benes Associates, Village Traffic Consultant dated September 4, 2018

- Memo from Public Works dated October 26, 2019
- Memo from Ray Ulreich, Stormwater Engineer dated August 22, 2018
- Photos of Intersection Streetscape Improvements
- Petitioner's Application Packet

cc: Staci Springer, Planning and Development Director
LuAron McCormack, Raising Cain's Chicken Fingers
Jason Cooper, Kimley-Horn Engineering
Julie Olson, CSRS Architects, Inc.

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1.24.19.doc

**DRAFT "MOTION" TO RECOMMEND APPROVAL OF
A SPECIAL USE PERMIT, VARIATIONS FROM THE GLEN ELLYN ZONING
CODE, AND VARIATIONS FROM THE GLEN ELLYN SIGN CODE FOR RAISING
CANE'S RESTAURANTS, LLC FOR THE PROPERTY AT 495-499 ROOSEVELT ROAD
TO ACCOMMODATE A PROPOSED RAISING CANE'S CHICKEN FINGERS
RESTAURANT WITH A DRIVE-THRU**

Having considered the applications of Raising Cane's Restaurants, LLC for approval of a Special Use Permit, Variations from the Zoning Code, and Variations from the Sign Code to accommodate the construction of a Raising Cane's Chicken Fingers restaurant with a drive-thru at the property located at 495-499 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and presented by the petitioner at the public hearing as well as the findings of fact included in the deliberations of the Plan Commission, and recommends to the Village Board approval of the following requests:

1. A Special Use Permit for a drive-in commercial facility in accordance with Section 10-4-15(B)9 of the Glen Ellyn Zoning Code.
2. A variation from Section 10-5-8(I) of the Glen Ellyn Zoning Code to allow a 10 foot wide drive-thru aisle in lieu of the minimum required 12 foot wide drive-thru aisle.
3. A variation from Section 10-5-5(C)1 of the Glen Ellyn Zoning Code to allow an impervious surface setback of 4.5 feet along the west property line in lieu of the minimum required impervious surface setback of 8.3 feet.
4. A variation from Section 10-4-15(G)15 of the Glen Ellyn Zoning Code to provide 33 parking stalls in lieu of the 34 parking stalls required.
5. A variation from Section 4-5-10(A) of the Glen Ellyn Sign Code to allow 4 establishment signs in lieu of 3 signs permitted for a corner lot.
6. A variation from Section 4-5-10(A) of the Glen Ellyn Sign Code to allow for a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.
7. A variation from Section 4-5-10(A) of the Glen Ellyn Sign Code to allow a wall sign proposed on the east elevation to have a surface area of 67.52 square feet in lieu of the maximum 46 square feet permitted for a wall sign.
8. A variation from Section 4-5-10(A)2 of the Glen Ellyn Sign Code to allow a freestanding sign to have a surface area of 56 square feet in lieu of the maximum 50 square feet permitted.

Subject to the following conditions:

1. Final IDOT approval of the proposed RI/RO access shall be obtained prior to the issuance of a building permit for construction of the building including the foundation work.
2. The Plat of Consolidation shall be finalized and recorded prior to the issuance of a building

permit for construction of the building including the foundation work.

3. Outstanding items contained in the Public Works memo prepared by Rich Daubert, P.E. dated October 26, 2018 shall be addressed at the time of the building permit submission.
4. If any rooftop units, after installation, are still visible from the adjacent rights-of-way of Main Street, Roosevelt Road, or Taft Avenue, then additional screening shall be installed to fully screen these units.
5. _____
6. _____
7. _____

Motion made by: _____ Seconded by: _____

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**DRAFT "MOTION" TO RECOMMEND DENIAL OF
A SPECIAL USE PERMIT, VARIATIONS FROM THE GLEN ELLYN ZONING
CODE, AND VARIATIONS FROM THE GLEN ELLYN SIGN CODE RAISING
CANE'S RESTAURANTS, LLC TO FOR THE PROPERTY AT 495-499 ROOSEVELT
ROAD TO ACCOMMODATE A PROPOSED RAISING CANE'S CHICKEN FINGERS
RESTAURANT WITH A DRIVE-THRU**

Having considered the application of Raising Cane's Restaurants, LLC for approval of a Special Use Permit, Variations from the Glen Ellyn Zoning Code, and Variations from the Glen Ellyn Sign Code to accommodate the construction of a Raising Cane's Chicken Fingers restaurant with a drive-thru at the property located at 495-499 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby recommends to the Village Board denial of the requests based on the following findings of fact:

(Staff note: The Commission may choose to approve some of the following requests and deny others.)

A. In regard to the requested Special Use Permit, the Plan Commission finds that:

1. The proposed use will not be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because _____.
2. The proposed project is not designed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will change the essential character of the area because _____.
3. The proposed use will be hazardous or disturbing to existing or future neighborhood uses of the property because _____.
4. The proposed use will not be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall not be able to provide adequately any such services because _____.
5. The proposed use could create excessive additional requirements at public cost for public services because _____.
6. The use will involve activities, processes, materials, equipment and/or conditions of operation that are detrimental to any persons, property or the general welfare by reason of the excessive production of traffic, noise, smoke, fumes, glare and odors because _____.

7. The project will not have vehicular approaches to the property which are so designed as not to create an undue interference with traffic on surrounding public streets or roads because_____.
8. The project will increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because_____.
9. The project will result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because _____.

B. In regard to the requested Zoning Variations the Plan Commission finds that *(if the motion is not inclusive of all the zoning variation requests, the Commission should reference the specific zoning variation(s) in question here)*:

1. The requested variations will alter the essential character of the locality because_____.
2. The petitioner has not demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because_____.
3. The property in question can yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because_____.
4. The plight of the owner is not due to unique circumstances_____.

C. In regard to the requested Sign Variation the Plan Commission finds that:

1. The request does not comply with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because_____.
2. The plight of the owner is not based on unique circumstances particular to the subject property or establishment and the conditions upon which the request is based are generally applicable to other property within the same zoning district because_____.
3. The variation, if granted, would have an adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because_____.

4. The variation, if granted, would have an adverse impact on the existing or desired character of the surrounding area because
-

5. The variation, if granted, would endanger the public health, safety or welfare because
-

Motion by: _____ Seconded by: _____

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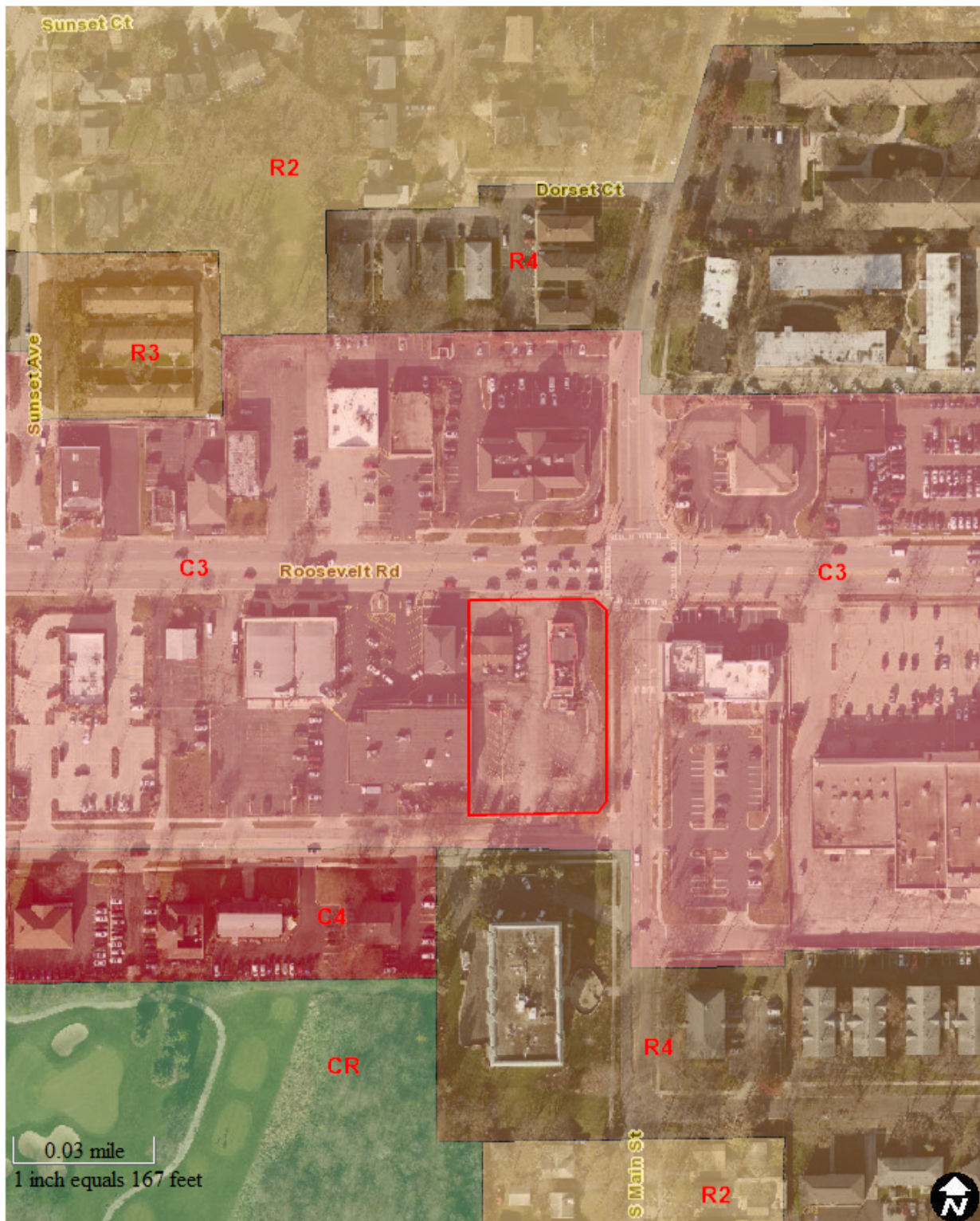


Map created on January 15, 2019.

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Map created on January 15, 2019.

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Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated

NOTICE OF PUBLIC HEARING

Raising Cain's Chicken Fingers is requesting approval of a Special Use Permit, Variations from the Glen Ellyn Zoning Code, and Variations from the Glen Ellyn Sign Code to accommodate the construction of a proposed Raising Cain's Chicken Fingers drive-thru restaurant for the property located at 495-499 Roosevelt Road. The property is located in the C3 Service Commercial District and is legally described as follows:

LOTS 1, 2, 3, THE EAST 35.56 FEET OF LOT 21 AND ALL OF LOTS 22 AND 23 IN BLOCK 82 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, (EXCEPTING THEREFROM THAT PART TAKEN THROUGH CONDEMNATION CASE 88ED-139, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 3 IN BLOCK 82 IN WHEATON ESTATES; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES, 06 MINUTES, 18 SECONDS WEST 5.00 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES, 23 MINUTES, 25 SECONDS EAST 152.60 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 45 DEGREES, 15 MINUTES, 06 SECONDS EAST 21.08 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE WESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 19.75 FEET, CENTRAL ANGLE 90 DEGREES, 42 MINUTES, 59 SECONDS, 31.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 23 MINUTES, 25 SECONDS WEST 147.60 FEET ALONG THE NORTH LINE OF SAID LOTS 1, 2, AND 3 TO THE POINT OF BEGINNING), ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N. (s) 05-23-101-028; 05-23-101-029

Before the Glen Ellyn Village Board can consider the requests for approval of a Special Use Permit, Variations from the Glen Ellyn Zoning Code, and Variations from the Glen Ellyn Sign Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on Thursday, January 24, 2019 at 7:00 p.m. in the Gulligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the requests in order to develop the property as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider a Special Use Permit in accordance with Section 10-4-15 (B)9 of the Glen Ellyn Zoning Code to allow a drive-thru and may recommend to the Village Board certain conditions to be placed on the requested special use permit as the Plan Commission feels appropriate.

The Plan Commission will consider the following Variations from the Glen Ellyn Zoning Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 10-5-5(C)1 of the Village Zoning Code to allow an impervious surface setback along the west property line to be 4.5 feet in lieu of the minimum required 8.35 feet.

2. A variation from Section 10-5-8(1) of the Village Zoning Code to allow a drive-thru aisle width of 10 feet in lieu of the minimum required 12 feet.

3. A variation from Section 10-4-15(G)15 of the Zoning Code to allow 33 parking spaces to be provided in lieu of the minimum required 34 parking spaces.

4. Any other relief necessary from the Zoning Code to construct the project as depicted on the plans presented or revised at the Plan Commission public hearing or at a public meeting of the Village Board.

The Plan Commission will consider the following Variations from the Glen Ellyn Sign Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 4-5-10(A) to allow four (4) signs in lieu of the maximum three (3) signs permitted for a corner lot.

2. A variation from Section 4-5-10(A) to allow a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.

3. A variation from Section 4-5-10(A)3 to allow a wall sign to be 67.52 square feet in lieu of the maximum 46 square feet permitted.

4. A variation from Section 4-5-10(A)2 to allow for a freestanding sign to have a surface area of 56 square feet in lieu of the maximum 50 square feet permitted.

5. A variation from Section 4-5-4(R)3 to allow a freestanding sign to be setback 8.5 feet in lieu of the required 10 feet setback.

6. Any other relief from the Village of Glen Ellyn Sign Code necessary to construct the signage as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Information related to the requests, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00 a.m. and 4:30 p.m. in the Planning and Development Department of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Said information will be available for public review on the Village's website by 4:30 p.m. on Friday, January 18, 2019. Questions related to the requests should be directed to Evan J. Clements, Planning Intern, at 630-547-5246.

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Brian Baltusis, Facilities Manager, at (630) 547-5209 at least 24 hours in advance of the meeting. Evan J. Clements, Planning Intern

Published in Daily Herald January 9, 2019 (4516068)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medina, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09-JAN-19 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltusis
Designee of the Publisher and Officer of the Daily Herald

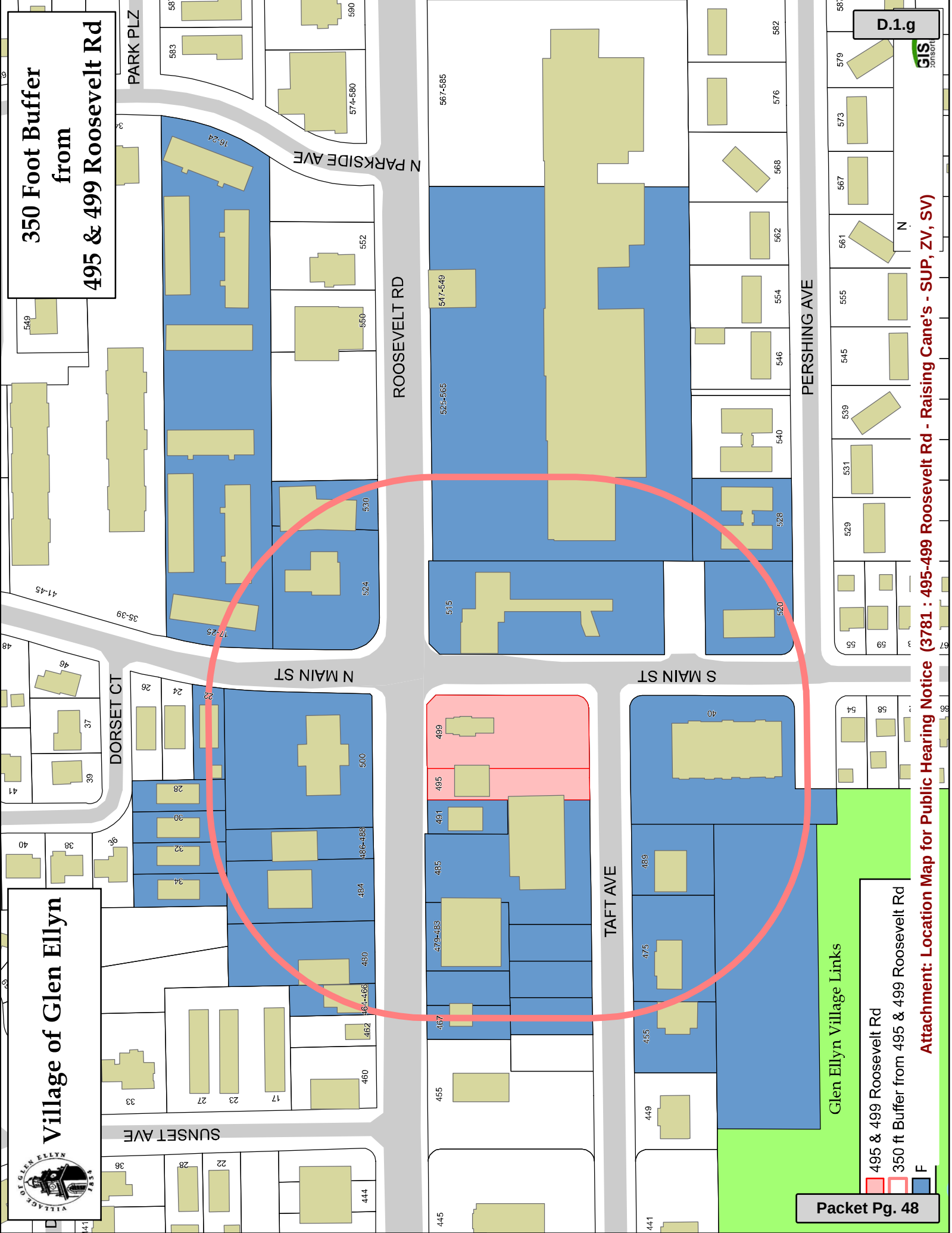
Control # 4516068

Attachment: Certificate of Notice of Public Hearing (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)



Village of Glen Ellyn

**350 Foot Buffer
from
495 & 499 Roosevelt Rd**



Glen Ellyn Village Links

495 & 499 Roosevelt Rd
350 ft Buffer from 495 & 499 Roosevelt Rd

Parkside Living Llc
161 East Chicago Ave
Chicago, IL 60611

Dennis & Ganya Bales Or Current
Resident
1672 Jeanel Ln
Aurora, IL 60504

Donald Warden Or Current Resider
15114 Lawler Ave
Lombard, IL 60148

Wheaton Bank & Trust Co
211 W Wheaton Ave
Wheaton, IL 60187

Henri Kissell Or Current Resident
28 N Main St
Glen Ellyn, IL 60137

Paula Mfriedman Or Current
Resident
2962 Fox Hollow Dr
Dubuque, IA 52001

Leonard G Grimsley Iii Or Current
Resident
30 W Lake St
Addison, IL 60101

Christopher Mcnierney Or Current
Resident
3408 Green Pastures
Carpentersville, IL 60110

Comm Housing Assoc Dupage
35 St Charles Rd, Unit C
Villa Park, IL 60181

479-483 Llc, C/O Wayne Rohalla
4 Somerset Hills
Hawthorn Woods, IL 60047

Karl & Lana Grunewald Or Current
Resident
40 S Main St, Unit 2A
Glen Ellyn, IL 60137

D & S Sargent Penna Or Current
Resident
40 S Main St, Unit 2C
Glen Ellyn, IL 60137

Carol & Leon Kaminski Or Current
Resident
40 S Main St, Unit 2D
Glen Ellyn, IL 60137

Michael Heller & Et Al Or Current
Resident
40 S Main St, Unit 2E
Glen Ellyn, IL 60137

Barry L Wood Or Current Residen
40 S Main St, Unit 2F
Glen Ellyn, IL 60137

Scott Hansberger Or Current
Resident
40 S Main St, Unit 2G
Glen Ellyn, IL 60137

Richard & Betty Sieple Or Current
Resident
40 S Main St, Unit 2H
Glen Ellyn, IL 60137

Lawrence & Mary Golla Or Currer
Resident
40 S Main St, Unit 3A
Glen Ellyn, IL 60137

Donald E Kubiak Or Current Resident
40 S Main St, Unit 3B
Glen Ellyn, IL 60137

Raymond C Kloss Or Current Resident
40 S Main St, Unit 3C
Glen Ellyn, IL 60137

Victor & Gloria Peper Or Current
Resident
40 S Main St, Unit 3D
Glen Ellyn, IL 60137

David Simandl Or Current Resident
40 S Main St, Unit 3E
Glen Ellyn, IL 60137

Benjamin & Mary Lyn Dag Or Current
Resident
40 S Main St, Unit 3F
Glen Ellyn, IL 60137

James Willis Or Current Resident
40 S Main St, Unit 3G
Glen Ellyn, IL 60137

Daniel & Jan Bodley Or Current
Resident
40 S Main St, Unit 3H
Glen Ellyn, IL 60137

Walter & Betty Wilson Or Current
Resident
40 S Main St, Unit 4A
Glen Ellyn, IL 60137

Sharon Lavko Or Current Residen
40 S Main St, Unit 4B
Glen Ellyn, IL 60137

Richard & Nancy Daly Or Current
Resident
40 S Main St, Unit 4C
Glen Ellyn, IL 60137

Carole Frano Or Current Resident
40 S Main St, Unit 4D
Glen Ellyn, IL 60137

Marilyn A Korpalski Or Current
Resident
40 S Main St, Unit 4E
Glen Ellyn, IL 60137

Robert & A Rylowicz Or Current
Resident
40 S Main St, Unit 4F
Glen Ellyn, IL 60137

Joan Murphy Trust Or Current Owner
40 S Main St, Unit 4G
Glen Ellyn, IL 60137

Marc & Vita Tuzzolino Or Current
Resident
40 S Main St, Unit 4H
Glen Ellyn, IL 60137

Margie A Simmons Or Current
Resident
40 S Main St, Unit 5A
Glen Ellyn, IL 60137

Stephanie Szulc Or Current Resident
40 S Main St, Unit 5B
Glen Ellyn, IL 60137

James & Gwyn Fulmer Jr Or Currer
Resident
40 S Main St, Unit 5C
Glen Ellyn, IL 60137

Bruce Larrabee Or Current Resident
40 S Main St, Unit 5D
Glen Ellyn, IL 60137

James Gregory Or Current Resident
40 S Main St, Unit 5E
Glen Ellyn, IL 60137

Charles A & Lisa A Hoy Or Current
Resident
40 S Main St, Unit 5G
Glen Ellyn, IL 60137

Dianne Larsen Or Current Resident
40 S Main St, Unit 5H
Glen Ellyn, IL 60137

Huang Enterprises Inc
41-26 Case St
Elmhurst, NY 11373

Lunan Corporation
414 N Orleans St, Unit 402
Chicago, IL 60610

John F Morreale Or Current Resident
449 Taft Ave
Glen Ellyn, IL 60137

Teen Parent Connection
475 Taft Ave
Glen Ellyn, IL 60137

G&M Brothers Llc
484 Roosevelt Rd
Glen Ellyn, IL 60137

Roger L Brown Or Current Resident
491 Roosevelt Rd
Glen Ellyn, IL 60137

Horst & Jusma Huber Or Current
Resident
528 E Pershing Ave, Unit E
Glen Ellyn, IL 60137

Loksing Cheung Or Current Resider
528 Pershing Ave, Unit B
Glen Ellyn, IL 60137

Paul & Ayn Nakayama Or Current
Resident
528 Pershing Ave, Unit C
Glen Ellyn, IL 60137

Susan Lough Or Current Resident
528 Pershing Ave, Unit D
Glen Ellyn, IL 60137

Raymond James Stone Or Curren
Resident
528 Pershing Ave, Unit F
Glen Ellyn, IL 60137

Harrison Steele Or Current Resident
528 Pershing Ave, Unit G
Glen Ellyn, IL 60137

Daniel Gucwa Or Current Resident
528 Pershing Ave, Unit H
Glen Ellyn, IL 60137

Michael J Schwartzwald Or Curren
Resident
530 Roosevelt Rd
Glen Ellyn, IL 60137

Ziegler Family Trust
40 S Main St, Unit 5F
Glen Ellyn, IL 60137

William Davis Or Current Resident
866 Lilac Ct
Carol Stream, IL 60188

Kieta Family Trust
875 Woodglen Ln
Lemont, IL 60439

Colleen M Scheive Or Current
Resident
931 Oakwood Ct
Glen Ellen, IL 60137

B Walksler Or Current Resident
941 Cresent Blvd
Glen Ellyn, IL 60137

Togi Rei Llc
951 Ice Cream Dr
North Aurora, IL 60642

Attachment: Mailing Labels for Public Hearing Notice (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

Natl City Bk Of Mi/Il C/O National Tax
Search
130 S Jefferson St, Unit 300
Chicago, IL 60661

Market Plaza 450 Llc C/O Eproperty
Tax 365
PO Box 4900
Scottsdale, AZ 85261

Attachment: Mailing Labels for Public Hearing Notice (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

10-10-12. - Variations.

- (A) Variations shall be classified into the following:
1. Administrative variations, which are minor variations to the Village's bulk regulations for existing single family, detached structures including:
 - (a) Lot coverage ratio variances less than or equal to ten percent of the lot coverage ratio requirement on structures greater than one-story; and
 - (b) Yard setback variances less than 20 percent of the setback requirement; and
 2. Variations, which are all other requests for relief that do not meet the criteria for administrative variation;
- (B) A petition or application for either type of variation shall be filed with the Director of Planning and Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. The legal description, common address and permanent index number of the property to be benefited by the variation;
 3. Identification of the provisions of this title from which the variation is sought;
 4. A description of the proposed use and/or variation, including a dimensioned site plan or plat. The dimensioned site plan or plat need not be prepared by an architect or engineer;
 5. A brief summary of the factual evidence upon which the applicant will rely to show that the standards for variation will be met;
- (C) The Planning and Development Director shall review all applications for administrative variation and determine if the request meets the requirements for administrative approval. If the Director determines that the request meets the standards described herein, a copy of the variation application shall be sent by the Village by certified mail at the property owner's expense, to property owners within a one property radius, excluding the right-of-way, of the subject property. If there are no written objections filed with the Director of Planning and Development within 15 days of sending such notice, the administrative variation will be granted. If an administrative variation is not granted, the applicant may apply for a variation to be heard by the Zoning Board of Appeals. The Planning and Development Director shall send a letter to the petitioner indicating if the administrative variation was approved or denied.
- (D) Upon application for a variation, the Zoning Board of Appeals, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing. The Zoning Board of Appeals shall also conduct public hearings and make recommendations to the Village Board regarding requested variations from bulk regulations applicable to single-family lots in planned unit developments, in accordance with the procedures established for other variations in this title, provided the conditions set forth in subsection 10-10-15(F) of this chapter have been met. Any property owners' association related to the planned unit development shall be notified of any proposed variations from bulk regulations in the same manner as that required for surrounding property owners in subsection 10-10-11(B) of this chapter;
- (E) The Planning and Development Director shall not vary the provisions of this title, nor shall the Zoning Board of Appeals recommend, and the Village Board vary, the provisions of this title, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this title relating to the use, construction or alteration of buildings or structures or the use of land, and unless it shall have made findings based upon the evidence presented to it in the following cases:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
 2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;
- (F) For the purpose of supplementing the above standards, in consideration of granting an administrative variation or recommending approval of a variation, the Planning and Development Director or the Zoning Board of Appeals shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
 2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
 5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
 6. That the proposed variation will not:
 - (a) Impair an adequate supply of light and air to adjacent property;
 - (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - (c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - (d) Diminish or impair property values within the neighborhood;
 - (e) Unduly increase traffic congestion in the public streets and highways;
 - (f) Create a nuisance; or
 - (g) Result in an increase in public expenditures;
 7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure;
 8. In the case of a planned unit development, that the granting of the variation will not significantly compromise the character and concept of the planned unit development;
- (G) No variation from the provisions of chapter 6, "Flood Hazard And Land Use Regulations", of this title shall be recommended or granted unless the evidence presented at the public hearing establishes the following facts in addition to those facts required for any other variation:
1. For a variation from the requirements of this title that would result in a structure not being protected to the elevation of the base flood that:
 - (a) The structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level;
 - (b) The applicant has acknowledged that such construction below the base flood level will increase the risks to life and property and that the applicant proceeds with knowledge of these risks; and

- (c) Any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction, when the variance violates the requirements of such agencies;
- 2. For a variation from the requirements of this title that would significantly impede or increase the flow and passage of floodwaters that:
 - (a) The use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway;
 - (b) The resulting increase in the base flood elevation will not affect any existing structures or utilities;
 - (c) The owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation; and
 - (d) The resulting increased flood elevations will not affect any flood protection structures;
- (H) The Planning and Development Director is not required to approve the full variation requested, nor is the Zoning Board of Appeals required to recommend approval of the full variation requested, when a variation of less extent than that contained in the request is more appropriate;
- (I) The Zoning Board of Appeals may recommend and the Planning and Development Director or Village Board may require such conditions and restrictions upon the premises benefited by a variation as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize the injurious effect of such variations upon other property in the neighborhood, and to better promote and implement the general intent of this title;
- (J) No variation shall be granted except by ordinance duly passed and approved by the President and Village Board after public hearing and written findings of fact and recommendation from the Zoning Board of Appeals. Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation. Every variation which is granted by ordinance of the Village Board shall be accompanied by findings of fact and shall refer to any exhibit containing plats and specifications for the proposed variation, which exhibit shall remain a part of the permanent records of the Zoning Board of Appeals. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989; amd. Ord. 3953, 9-28-1992; Ord. 6520, 7-24-2017)

10-10-14. - Special uses.

- (A) The development and execution of this title is based upon the division of the Village into zoning districts, within any one of which the use of land and use of buildings are essentially uniform. However, certain uses, because of their unique character, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon the neighboring lands and upon the public need for the particular use at the particular location. Such uses fall into two categories:
1. Uses operated by a public agency or publicly regulated utilities, which are uses traditionally associated with a public interest, such as parks, recreation areas, public administrative buildings, or the private use of existing public buildings. It is stressed that public uses are associated with the public interest. In the case of a request for a special use by a unit of local government, for a public use within its statutory mandate, the review shall not be based on determining the necessity for the public, mandated use on the specific site but, rather, is for assessing the impact of the proposed public use upon neighboring lands, and upon the Village's streets and utilities; or
 2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems or benefits with respect to their impact upon neighboring property, public facilities, the Village as a whole or the natural environment or resources;
- (B) A petition or application for a special use shall be filed with the Director, Department of Planning and Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. Legal description of the property for which the special use is requested;
 3. Description of the existing use of the affected property;
 4. The present zoning district of the affected property;
 5. Description of the proposed special use;
 6. A dimensioned site plan or plat showing at least the location of all buildings, parking areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Plan Commission may require to determine if the proposed special use meets the intent and requirements of this title; and
 7. A narrative statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of subsection (E) of this section;
- (C) Upon application to the Department of Planning and Development, the Plan Commission, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing. Due to the public benefit provided by governmental services, it is in the public interest to review the category of special uses to be operated by a unit of local government on a priority basis. The public hearing procedure will be expedited in such cases to the extent permitted by statute;
- (D) Within 90 days after the close of the public hearing on a special use permit application, the Plan Commission shall render written findings of fact and shall submit the same together with recommendations to the Village Board. The written findings and recommendations shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent records of the Plan Commission;

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:
1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
 6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;
- (F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;
- (G) No special use shall be granted except by ordinance duly passed and adopted by the Village Board after public hearing and written recommendation from the Plan Commission. Without further public hearing the Village Board may grant, deny or amend the recommendation for special use. Every special use which is granted by ordinance of the Village Board shall be accompanied by findings and shall refer to any exhibits containing plans and specifications of the proposed special use, which shall remain a part of the permanent records of the Plan Commission. The findings shall specify the reason or reasons for granting the special use. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989)

4-5-17. - Sign Code administration.

This chapter shall be administered in accordance with the following provisions:

- (A) *Type, size, location and number of signs:* Permitted sign types and the maximum surface area, maximum height, location and number of such signs are established for zoning districts as they are defined in the Zoning Code, and delineated on the zoning district map published annually by the Village. Each sign type permitted shall meet all the applicable standards in this chapter.
- (B) *Sign permit required:* Unless otherwise exempted from this chapter, no sign shall be erected, altered or relocated without a permit being issued by the Building and Zoning Official. When an electrical permit is required, it shall be obtained at the same time as the sign permit.
 - 1. *Permit exceptions:* No permit shall be required for repainting, cleaning and other normal maintenance or repair of a sign, or for changing copy on a sign specifically designed for the use of changeable copy.
 - 2. *Permit application:* Application for a permit shall be made to the Building and Zoning Official on the forms provided by the Village and shall include the following information:
 - (a) *Permit fees:* Every applicant shall pay the applicable permit fee set forth in this Code.
 - (b) *Identity:* Name, address, e-mail address and telephone number of applicant, person, firm, corporation or association submitting the application and the owner of the property if the property is not owned by the applicant.
 - (c) *Proof of ownership:* Proof of ownership in the form of a deed or title insurance policy for the property on which the sign is to be placed.
 - (d) *Location:* Location of the building, structure or parcel of property to which, or upon which, the sign is to be attached or erected.
 - (e) *Sign plan:* A plan showing the location of the proposed sign(s) and any other existing signs on the property in relation to nearby buildings, structures, access drives and parking spaces with the setback of the sign from any adjacent rights-of-way identified.
 - (f) *Structural drawings:* Unless waived by the Building and Zoning Official, two copies of plans and specifications showing the method of construction, location and support. These plans must be sealed by a registered architect, structural engineer or registered professional engineer.
 - (g) *Sign elevation:* An elevation or sketch showing sign faces, exposed surfaces and proposed message thereof accurately represented in scale as to size, proportion, dimensions of letters and features, color and with the total square footage of the sign noted thereon.
 - (h) *Building elevation:* If the sign is to be placed on a building or other structure, an elevation or photo rendering drawn to scale shall be submitted showing the sign thereon.
 - (i) *Owner's consent:* If the sign is proposed to be placed on property not owned by the applicant, written consent of the owner(s) of the building, structure or land on which the sign is to be erected.
 - (j) *Indemnification:* The owner of the sign for any and all signage projecting over the public right-of-way shall indemnify and hold the Village harmless from any damage, cause of action or claim to be caused by the improper construction or maintenance of the sign.
 - (k) *Removal upon abandonment:* A statement that the sign owners agree to remove the sign at their own expense in the event the sign is abandoned as defined in subsection (E) of this section.

- (I) *Other information:* Such other information as may be reasonably required by the Building and Zoning Official to show full compliance with this and all other ordinances of the Village.
- (C) *Issuance of permit:* It shall be the duty of the Building and Zoning Official or his or her designee, upon the filing of an application for a permit to examine such plans and specifications, and determine whether or not the proposed structure is in compliance with all requirements of this chapter and all other provisions of this Code, in which event a permit shall be issued. If the work authorized under the permit has not been initiated within six months and completed within 12 months after the date of issuance, the permit shall become null and void.
- (D) *Removal of unsafe or unlawful sign:* If the Building and Zoning Official shall find that any sign is unsafe, insecure or a menace to the public, or has been constructed, erected or maintained in violation of the provisions of this section, written notice shall be given to the property owner, sign owner or permittee thereof. If the property owner, sign owner or permittee fails to remove or alter the structure so as to comply with the standards herein set forth within 15 days after such notice, the Building and Zoning Official may cause the sign to be removed or repaired to place the sign in a safe condition pursuant to the corporate powers granted by the Illinois Municipal Code as amended. The Village may remove any sign illegally placed in the public right-of-way without prior notice.
- (E) *Removal of abandoned sign:*
1. *Nonconforming sign:* If the Building and Zoning Official finds that a nonconforming sign is abandoned, the official shall give written notice to the permittee or owner to remove the sign. If the permittee or owner fails to remove or bring such sign and sign structure into conformance with this chapter within 30 days after such notice, the Building and Zoning Official may initiate judicial process to cause the sign to be removed, and the owner shall be subject to the general penalty provisions of this Code.
 2. *Conforming sign:* If the Building and Zoning Official finds that a conforming sign is abandoned, the official shall give written notice to the permittee or owner thereof. If the permittee or owner fails to cover the sign face with an opaque single color material or remove the sign face within 30 days after such requirement notice, the Building and Zoning Official may initiate judicial process to cause the sign to be removed, and the owner shall be subject to the general penalty provisions of this Code.
- (F) *Enforcement official:*
1. The Planning and Development Director is hereby authorized and directed to enforce all of the provisions of this chapter. Upon presentation of proper credentials, the Planning and Development Director, or a duly authorized representative, may enter, at reasonable times, any building, structure or premises in the Village to perform any duty imposed by this chapter.
 2. Where there is any ambiguity or dispute concerning the interpretation of this chapter, the interpretation of the Planning and Development Director shall prevail, subject to appeal as provided herein.
- (G) *Sign variation request:*
1. *Manner of requesting:*
 - (a) Any person seeking a variation from this chapter shall file an application with the Planning and Development Director who shall, in a timely manner, place the request on an agenda for the Plan Commission to consider at a public hearing. The Plan Commission shall act in an advisory capacity and make a recommendation on the request to the Village Board of Trustees. Upon receiving a recommendation from the Plan Commission, the request shall be scheduled for consideration by the Village Board in a timely manner. The Village Board shall then approve, approve with conditions or deny the application.

- (b) An application for variation must be filed with the Director of Planning and Development on the forms provided by the Village and shall contain at least the following:
- (1) *Application fee*: Every applicant shall pay the applicable application fee for a sign variation request set forth in this Code.
 - (2) *Sign variation application*: A completed sign variation application, including information about how the request complies with the standards for granting approval of a sign variation set forth in subsection (G)3. of this section.
 - (3) *Identity*: Name, address, e-mail address and telephone number of applicant, person, firm, corporation or association proposing to install the sign and the owner of the property if the property is not owned by the applicant.
 - (4) *Proof of ownership*: Proof of ownership in the form of a deed or title insurance policy for the property on which the sign is proposed.
 - (5) *Legal description*: A current legal description of the property.
 - (6) *Location*: Location of the building, structure or parcel of property to which, or upon which, the sign is to be attached or erected.
 - (7) *Sign plan*: A dimensioned plan showing the location of the proposed sign(s) and all other existing signage on the property in relation to nearby buildings, structures, drive aisles and parking spaces with the setback of the sign(s) from any adjacent rights-of-way identified.
 - (8) *Sign elevation*: An elevation or sketch showing sign faces, exposed surfaces and proposed message thereof accurately represented in scale as to size, proportion, dimensions of letters and features, color and with the total square footage of the sign noted thereon measured from ground level.
 - (9) *Building elevation*: If the sign is to be placed on a building or other structure, an elevation or photo rendering drawn to scale shall be submitted showing the sign thereon and indicating the height of the sign.
 - (10) *Owner's consent*: If the sign is proposed to be placed on property not owned by the applicant, written consent of the owner(s) of the building, structure or land on which the sign is proposed granting the applicant the right to file the variation request.
 - (11) *Design information*: A description of the proposed kind, color and texture of materials, including cut sheets, pictures or samples as may be deemed appropriate by the Planning and Development Director.
 - (12) *Landscape plan*: A landscape plan shall be provided if a freestanding sign is proposed.
 - (13) *Other information*: Such other information as may be reasonably required by the Planning and Development Director.
- (c) Any entity which, by reason of unique circumstances relating to a geographic area larger than 25 acres which requires regulations beyond the application and scope of the specific provisions in this chapter, may be deemed a special sign district and may apply to the Village Board for approval of a comprehensive sign plan. Said plan shall include all proposed signs for which the entity seeks approval, the sections of this chapter for which any variations are requested and a statement of the need for the signage and its relation to the district.
2. *Hearing*: The Plan Commission will conduct a public hearing at a regularly scheduled meeting to consider the request. Said hearing shall be duly advertised in a newspaper with

a general circulation within the municipality not less than 15 nor more than 30 days before the hearing.

3. *Evidence and findings:* The applicant or his or her representative is required to attend the hearing and present the case.
 - (a) The Plan Commission shall conduct an evidentiary hearing and shall not recommend approval of the request unless the commission makes positive findings based on the evidence presented that all of the following standards have been met:
 - (1) The request complies with the statement of purpose found in section 4-5-2 of this chapter; and
 - (2) The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and
 - (3) The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located; and
 - (4) The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and
 - (5) The variation, if granted, would not endanger the public health, safety or welfare.
 - (b) For the purpose of supplementing the above standards, the Plan Commission, in making its findings and recommendation may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
 - (1) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - (2) That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant.
 - (3) That the variation is the minimum variation necessary.
 - (4) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - (c) A showing that the granting of the requested variation would be more profitable to the applicant or that the sign would be more valuable if the requested variation granted is not grounds for granting approval of a variation.
4. *Conditions and restrictions:* The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a sign variation as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize any injurious effects of such sign variation upon other property in the neighborhood, to implement the general purpose and intent of this chapter or to bring the existing or proposed signs on the property into compliance or closer into compliance with this chapter and the Village's appearance review guidelines.
5. *Ordinance:* All variations shall be granted only by the adoption and approval of an ordinance. Violation of any condition or limitation set forth in an approved ordinance shall be a violation of this chapter and shall constitute grounds for revocation of the variance.

6. *Sign variation:* The granting of a sign variation shall not authorize construction or maintenance of any sign, but shall merely authorize the preparation, filing and processing of a sign permit application.

(H) *Appeals:*

1. *Notice of appeals:* Any person aggrieved by a decision of the Planning and Development Director may appeal to the Village Board of Trustees by a written notice to the Village Manager. Such appeal must be filed within ten working days of the action being appealed.
2. *Stay pending appeal:* The Planning and Development Director shall take no further action on the matter pending the Village Board's decision, except for unsafe signs which present an immediate and serious danger to the public.
3. *Appeals promptly heard:* The appeal shall be heard by the Village Board in a timely manner, and that body may affirm, reverse or modify the action of the Building and Zoning Official.

(I) *Legal nonconforming signs:*

1. *Defined:* Signs legally existing at the time of the enactment of this chapter and not conforming to its provisions shall be regarded as legal nonconforming signs.
2. *Statement of policy:* It is not the intent of this chapter to encourage the survival of legal nonconforming signs but rather to bring such signs into conformance with the provisions of this chapter. Legal nonconforming signs are permitted to continue, subject to the following provisions.
3. *Restrictions on legal nonconforming signs:* Legal nonconforming signs shall not be:
 - (a) Reestablished if the sign has been abandoned for a period of 30 consecutive days.
 - (b) Expanded, enlarged, re-erected, replaced or, except for changing signs, altered in copy (including the replacement of the sign face).
 - (c) Reconstructed after damage or destruction to an extent equal to or more than 50 percent of the sign's original value, as determined by the Planning and Development Director.
 - (d) Moved in whole or part to another location unless the sign is made to conform to all regulations in this chapter.
 - (e) Structurally altered so as to prolong the life of the sign.
4. *Monument signs:* Any monument sign that does not conform to this chapter shall not be required to be brought into compliance upon replacement of the sign face if the only nonconformity is the height of the base.
5. *Construction of new building:* In the event of the construction of a new building, any building addition that increases the gross floor area of an existing building by 25 percent or more, or any exterior remodeling, renovation or rehabilitation of a building that triggers the requirement for exterior appearance review, shall require all nonconforming signs on the premises to be brought into conformance with the provisions of this chapter.
6. *Maintenance:*
 - (a) Normal repair and maintenance shall be allowed.
 - (b) Immediately upon the removal of a sign, the wall, structure or other appurtenances previously used to support the sign shall be repaired so as to return the building, structure or site to the condition it was in prior to installation of the sign. Specifically, any remaining holes in a wall must be repaired in kind, no wires shall be left exposed and the ground around a removed freestanding sign shall be graded and planted with grass or other landscaping.

(J) *Penalties and interpretation:*

1. *Penalties:* Any person who violates any of the provisions of this chapter shall be subject to the general penalty provision set forth in title 1, chapter 4 of this Code for each violation, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues; and
2. *Interpretation:* Should any regulation in this chapter be in conflict with provisions of any other lawfully adopted rule, regulation or ordinance, the more restrictive provision shall prevail.

(K) *Severability:* If any section, subsection, sentence, clause or phrase of this chapter is held to be invalid by a court of competent jurisdiction, then all remaining parts, which are severable from the invalid parts, shall be valid and remain in effect.

(Ord. 6215, 2-10-2014; Ord. 6519, 7-24-2017)


JAMES J. BENES AND ASSOCIATES, INC.

950 Warrenville Road ▪ Suite 101 ▪ Lisle, Illinois ▪ 60532

Tel. (630) 719-7570 ▪ Fax (630) 719-7589

MEMORANDUM

Date: September 4, 2018
 To: John H. Sterrett, Planner
 Village of Glen Ellyn
 From: Daniel H. Schoenberg, PE
 Project Engineer
 Re: Raising Cane LLC, 495 Roosevelt Rd, Glen Ellyn
 Job No. 1115.074

At your request we have reviewed the application package for a special use to replace two vacant buildings with a single 3,700 square foot restaurant with indoor seating of 77 and a drive-through window. The review package includes the following:

- Preliminary Civil construction Plans prepared by Kimley-Horn dated August 3, 2018.
- Traffic Impact Study (TIS) prepared by Kimley-Horn and dated August 2018
- Landscape Plan prepared by CSRS dated July 20, 2018 (Sheet L1)
- Final Plat of Survey prepared by Compass Surveying Ltd. dated July 27, 2018
- Photometric Site Plan prepared by CSRS dated June 15, 2018 (Sheet E1.1)

Roosevelt Road is under the jurisdiction of IDOT, which shall review all proposed work within its right-of-way.

Vehicular traffic Access. Today for the two parcels, there is one shared full access on Taft Avenue and two separate full access points on Roosevelt Road. The proposed layout has one full access on Taft at the same location and one relocated full access on Roosevelt. The proposed Roosevelt Road access is within the separate eastbound left turn lane for Roosevelt Road approaching Main Street. We do not know if IDOT will approve left turns in or out at such a location, given the available options on Taft Avenue. Confirm IDOT conceptual approval of this access. **If IDOT limits the Roosevelt Road access to right-in-right-out (RIRO), the TIS must be adjusted accordingly.**

The commercial building west of the development site now enjoys two cross-access points with the development site, none of which are proposed to remain. The ALTA survey suggests no cross-access agreement exists today. Confirm if there is a cross-access agreement. Without it, the commercial building has no direct access to Taft Avenue and is served by a single access to Roosevelt Road.

The Driveway Approach Separation on Arterials requirements under Section 10-5-11J requires a 185' driveway approach separation for two-way driveway approaches on Roosevelt Road. The Roosevelt Road access is 65' from the nearest access to the west. The proposed new Roosevelt Road access does not comply with the corner clearance requirements of 10-5-11C2. However, IDOT is the "appropriate highway authority" for Roosevelt Road and has the right to alter Village driveway access requirements per 10-5-11J3.

Internal Vehicular Circulation

We find the layout to be logical. The general circulation is counter-clockwise which serves the drive-through best. There is adequate internal signage to preserve the flow. However, the stop bars for outward movements at Taft and Roosevelt are not the minimum 4' in advance of the crosswalk area.

We note that the drive-through line is accessible only from north of the building, so motorists entering from Taft Avenue must travel north of the building to enter the queue.

Section 10-5-10 requires a minimum of five 8' x 18' stacking spaces for each drive-through. This has been provided.

The TIS says during most of the peak hours no more than two northbound vehicles will be on queue at the access to Roosevelt Road. More than four waiting vehicles could affect internal circulation.

The drive-through lane width is shown as 10' wide which does not comply with the footnote to the Off-Street Parking Chart in Section 10-5-8I that says "except that on residential lots, all aisles or driveways shall be at least 12' in width". Driveway is defined as "a hard-surfaced area on a zoning lot upon which **vehicles may be driven** or parked and which **may provide access to parking spaces**" (emphasis added). The abutting drive-through aisle and parking aisle are 10' + 18' = 28' wide. Per code they should be 12' + 17' = 29' wide.

Vehicular Traffic Impacts

We agree with the traffic projections, the trip distribution and the pass-by determinations in the traffic study **assuming Roosevelt Road driveway has full access**. We agree with the conclusion that the impact of this development upon the roadway network is small. Year 2024 Levels of Service at Roosevelt-Main and Taft/Main do not change with the addition of this development. The average delays at unsignalized Taft-Main change little. The TIS assumes left turns in and out at the Roosevelt Road access which must be approved by IDOT.

Pedestrian Access

ADA requires one accessible pedestrian route from either Roosevelt Road or Taft Avenue to the accessible entrances per ADA requirements. The route is provided from Roosevelt Road.

Parking

The proposed land use for Lot 1 is considered a Restaurant (sit-down), parking is based upon seats provided. The 77 internal seats require 26 parking spaces and a total of 38 spaces are provided.

The parking space dimensions for all lots in the development comply with Section 10-5-8 of the Zoning Code.

495 Roosevelt Road
September 4, 2018

Loading

No loading space is required per Section 10-5-9 of the Zoning Code.

Lighting

There are residential uses adjacent to and across from this development to the south and non-residential uses elsewhere. Section 10-5-13M2 of the Zoning Code limits the intensity of light adjacent to non-residential use not to exceed 3.0 foot-candles. The Photometric Plan shows compliance. This section limits the intensity of light adjacent to residential use to be 0.5 ft-c. This is exceeded at the near property line east of the Taft Avenue access, but is compliant by the edge of the public sidewalk, six feet away.

The 23' mounting height is less than the maximum height of the building (24') complying with Section 10-5-13M2c.

--END--



MEMORANDUM

TO: John Sterrett, Village Planner

FROM: Rich Daubert, Professional Engineer
Bob Minix, Part-Time Professional Engineer

DATE: October 26, 2018

SUBJECT: PRV – 495-499 Roosevelt Road – Raising Cane's
Public Works Review No. 2 of Concept Plans

A package of materials in support of the subject project was received at Public Works on October 5, 2018 including:

- Narrative, Operations Information and various plans, elevations and renderings prepared by CSRS Architects with written material dates of October 2, 2018
- Raising Cane's Brand Book with a cover page revision date of 10/1/2018
- Plat of Easement prepared by Compass Surveying, dated 9/28/2018
- Final Plat of Subdivision of Raising Cane's of Glen Ellyn prepared by Compass Surveying, with a revision date of 9/26/2018
- Various drainage related exhibits prepared by Kimley – Horn with Sheet EX-4 having a revision date of 10/2/2018
- Preliminary Civil Construction Plans prepared by Kimley – Horn with a revision date of 10/2/2018
- Comment response letter to Public Works review No. 1 prepared by Kimley – Horn, dated October 2, 2018
- Plumbing Fixture Load calculation table dated 9/19/2018 received from Kimley – Horn via email on 10/16/2018

The submittal materials relating to Public Works were reviewed. In our opinion, the project elements pertaining to Public Works' interests and concerns are satisfactory for concept-level plans.

Our determination is subject to the understanding that the overhead utility wires crossing over Main Street and adjacent to the east side of Main Street between Taft and Roosevelt Road will be included in the undergrounding work to be performed by the developer as part of the project. These wires are shown to be removed on Sheet C4.0, Demolition Plan. **If the scope of the undergrounding work to be performed by the developer changes, Public Works respectfully requests final approval be deferred until satisfactory resolution of the issue is obtained.** Staff is grateful for the invitation to the October 2, 2018 gathering with utility companies and commends the project engineering team for successfully arranging the meeting.

The following comments are provided in response to the submittal. **A re-submittal of the concept plans is not required if no changes in utility undergrounding are proposed.** Other items can be addressed with a permit-stage submittal of plans and project information. It should be noted that a detailed review of every civil-site plan sheet has not yet been performed, particularly detail and note sheets; such review will be performed with the building permit plans.

1. General

- a. While IDOT has completed a first review of the project, we also disclaim that the applicant must address all IDOT related comments as the project moves forward through the permit stage. IDOT did comment that the applicant shall revise the plans to incorporate sidewalk along the site's frontage of IL-38. Based on IDOT more recent position for permitting of development projects, the applicant will be required to install an ADA compliant concrete sidewalk along IL-38. IDOT has indicated that they oppose the use of bricks in pedestrian accessible routes (PAR) but have allowed them outside of the PAR.
- b. Public Works defers to Planning & Development but does feel that the corner streetscape elements should be upgraded around the entire southwest corner of the intersection of Main and IL-38. We have required other developments to make upgrades to the streetscape including the installation of decorative aluminum fencing and brick pavers. The improvements should be united across the quadrant of the intersection but also blend into the streetscape improvements on the opposing corners of the intersection.

2. Plat of Easement – Public Works will defer to the Planning and Development Department for final and detailed comments but notes the following:

- a. The general configuration of easements is satisfactory, although certain portions of the public utility and drainage easements in the southwest part of the development may have to be expanded to accommodate the design and placement of utility undergrounding elements.
- b. PW staff is unsure of the wording for the easements, suggesting the language used for the 375-395 Roosevelt Road PUD may be preferred.
- c. The sole Village component to be placed in the PU & DE will be the fire hydrant and piping up to and including the valve downstream of the hydrant. The restoration requirements for the Village should not differ from those of any other utility.
- d. The 5' width of the permanent landscape easement in the northeast part of the development should be shown, similar to the presentation on the Plat of Subdivision.

3. Final Plat of Subdivision – Public Works will defer to the Planning and Development Department for final and detailed comments but notes the following:

- a. PW staff apologizes for the poor phrasing of a previous comment regarding needed certificates. The Plan Commission Certificate is required – the intent of the previous comment was to indicate the wording originally shown for this certificate was incorrect. Other certificates appear to be required. It is recommended that a copy of the 375-395 Roosevelt Road PUD be used as a guide for inclusion of all needed certificates.

4. Plumbing Fixture Load Table

- a. The spreadsheet provided by the design team indicates a total WSFU count of 83. This translates to an incoming pipe size of 2" for the potable water supply paired with a 1-1/2" water meter and RPZ. Public Works staff takes no exception to the information presented in the table.

5. Cover Sheet

- a. Please note that the Contractor shall contact the State's Electrical Contractor, Meade Electric, for the location of traffic signal equipment within the State ROW. The contractor shall call 773-287-7672 with a valid JULIE dig # provided. Please also confirm whether or not IDOT will require that the Contractor take maintenance of the traffic signal at Main/Roosevelt as part of the project.
- b. Revise the last names of the Planning & Development Director to "Springer" and the Roadway Authority (Glen Ellyn, IL) to "Daubert".

6. ALTA Survey

- a. Specify the scale below the scale bar.

7. Demolition Plan – Sheet C4.0

- a. As previously noted, this is a key sheet for depiction of the utility undergrounding scope of work for the project. PW staff is relying on this drawing in defining the scope and commitment of the developer regarding this work.

8. Site Keynote Plan – Sheet C5.0

- a. The Taft Avenue entryway requires modification. The public sidewalk should be continuous through the driveway. Curbing is not required between the curb and the sidewalk. A recommended configuration of a concrete driveway approach is attached hereto.
- b. Please note our previous comments relating to the installation of sidewalk (in lieu of brick pavers) in the PAR along IL-38. The applicant is proposing to install brick pavers along IL-38 and "match" the Village's existing design. While this may be approved outside of the PAR, the existing pavers are no longer available so a new design will need to be reviewed/approved should the applicant install brick pavers outside of the PAR. Also as noted previously, the improvements should wrap around the corner to ensure uniformity. Replacement of the vertical streetscape element (retaining wall) may be more practical than repair.

9. Striping & Signage Plan – Sheet C5.2

- a. Additional R5-1 signs are recommended to deter traffic from the cross access drive (to the westerly property) from turning left as they enter the site from the west (deter them from turning left towards Roosevelt). No left turn (R3-2) signs may also be beneficial at this location as well as adjacent to the "Drive Thru "Right"" sign within the island south of the drive through lane.

10. Grading and Drainage Plan – Sheet C6.0

- a. Storm structures should be labeled on the plan. In addition, the size, material, length and slope of storm sewers should be shown.
- b. The grading of the pedestrian accessible route along IL-38 is compliant as shown; however the slopes of the PAR across the driveway entry/exit pavement are very close to 2%; reducing the slope to 1.5% will ease constructability in accordance with PROWAG.
- c. Public Works requests the omission of side curbs from ADA sidewalk ramps.

11. Utility Plan – Sheet C7.0

- a. The basis for the sizing of the overall water service main downstream of the fire hydrant shall be provided. The controlling criteria is undoubtedly fire protection needs.
- b. The proposed Population Equivalent of 39.9 based on a total seating capacity of 133 and a unit generation rate of 30 gallons/table/day appears satisfactory. The required IEPA sewer permit shall be processed through the Public Works Department during the building permit phase of the project and submitted to the IEPA by the applicant.
- c. Details for the proposed grease trap are required.
- d. The observation manhole downstream of the grease trap (Structure S-2) should be configured to easily obtain an unadulterated sample of grease trap effluent. It is recommended the incoming pipe from the grease trap be elevated above the trough/bench and the manhole opening properly oriented to expedite sampling.
- e. The diameter of the water structure W1 is 5' (not 5").
- f. Are the ¾" water supply pipes from the building to the dumpster routed through a 2" PVC sleeve?
- g. It is understood that the final dry utility undergrounding configuration is pending. It is recommended that multiple conduits be provided for communication line(s) to the building to minimize cost if vendors are changed in the future.
- h. In the Utility Crossing table, Crossing X3 does not appear to show the correct elevations.
- i. For the dumpster area drain and Structure S-8, the Neenah R-666B-D4 element could not be found on the nfco.com website. Is this a correct designation?

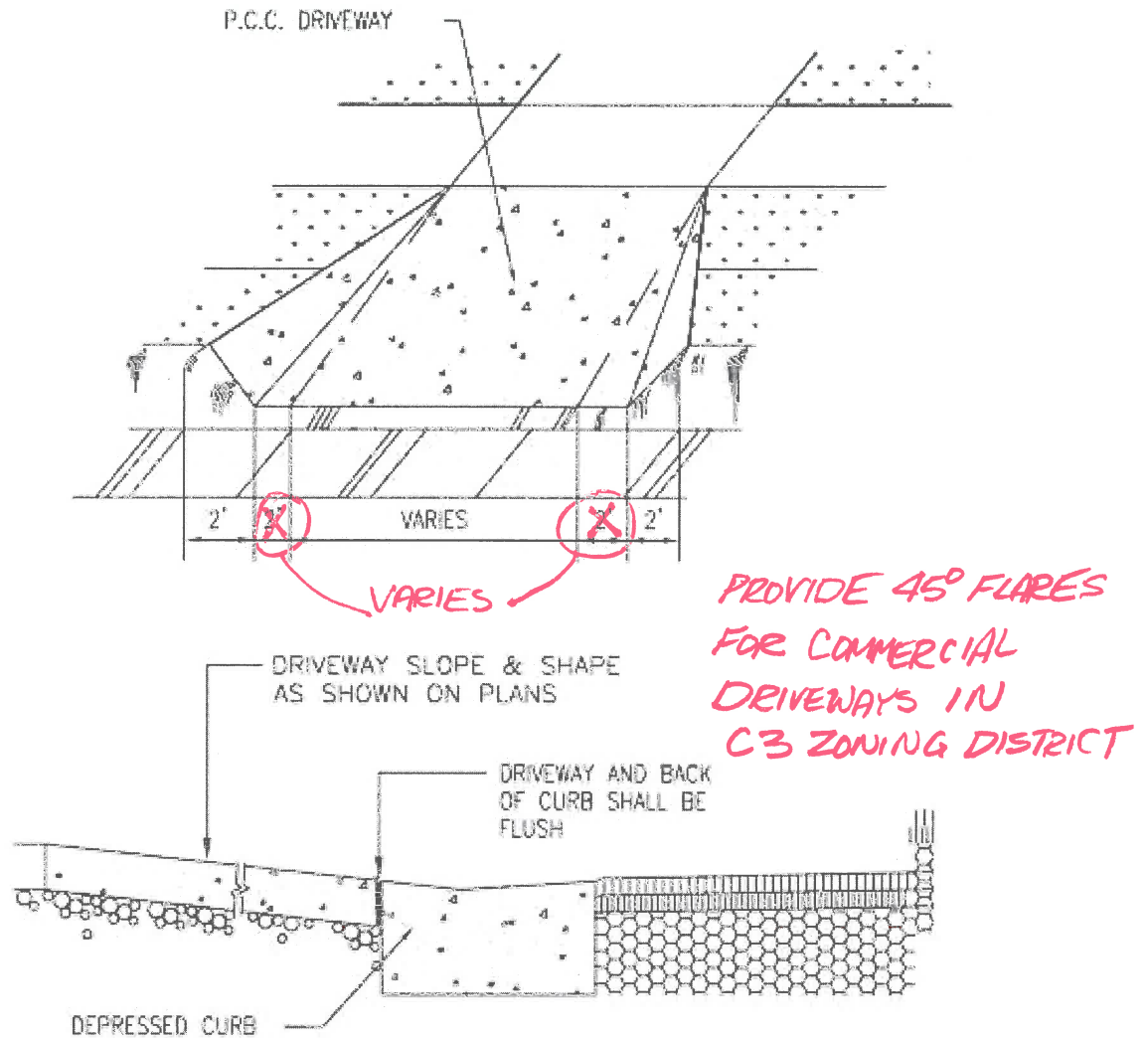
12. Construction Details – Sheet C8.0

- a. For the Roosevelt Road repair section, the IDOT Route designation should be IL-38.
- b. Use of IDOT Standard 606001-07 is recommended for curb & gutter; especially for depressed curb & gutter at sidewalk ramps.

We look forward to reviewing the building permit stage plans. At that time and in conjunction with the submittal, a comment response letter shall be prepared by the design team responding to the above comments. **A copy of this memorandum will be transmitted to Kimley-Horn.**

Attachments: Concrete Driveway Detail

Cc: Julius Hansen, Public Works Director
Jen Brown, Street and Forestry Superintendent
John Hubsy, Utilities Superintendent
Bill Miller, Utilities Inspector
Ray Ulreich, Stormwater Engineer
Dan Schoenberg, James J. Benes
Jason Cooper, Kimley-Horn



NOTES:

1. THE CONCRETE DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 423 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE CLASS PV AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
3. THE DRIVEWAY SHALL BE 6-INCHES THICK FOR RESIDENTIAL DRIVEWAY AND 8" THICK FOR COMMERCIAL DRIVEWAY OVER 4" AGGREGATE BASE AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE. SEE P.C.C. DRIVEWAY SPECIAL PROVISION FOR SYNTHETIC FIBER SPECIFICATIONS.
4. PREMOLDED FIBER EXPANSION JOINTS SHALL BE INSTALLED BETWEEN DRIVEWAY AND BACK OF CURB.
5. THE DRIVEWAY SHALL HAVE A BROOM FINISH.

CONCRETE DRIVEWAY DETAIL
NOT TO SCALE

MEMORANDUM

TO: John Sterrett, Village Planner

FROM: Ray Ulreich, Stormwater Engineer

DATE: August 22, 2018

RE: 495-499 Roosevelt Road, Raising Cane's



I have reviewed the application packet submitted by Raising Cane LLC. for the property commonly known as 495-499 Roosevelt for the consideration of a Special Use Permit with Zoning Variations on the site. Of particular significance for the storm water review were the following documents:

- Plat of Survey prepared by Intech Consultants, Inc. dated September 16, 1999.
- Final Plat of Subdivision, Raising Cane's of Glen Ellyn, prepared by Compass Surveying Ltd. dated July 27, 2018.
- Stormwater Management Memorandum prepared by Kimley-Horn and Associates, Inc. dated August 3, 2018.
- Preliminary Civil Construction Plans, Raising Cane's Store #378, prepared by Kimley-Horn and Associates, Inc. dated August 3, 2018.

Stormwater Management.

Based on the plan submit I offer the following comments:

- No stormwater detention is required since the net increase of impervious area is less than 25,000 sf.
- No VCBMP's will be required since less than 300 sf on net new impervious is created.
- The site is serviced by the storm sewer that runs south along Main Street into The Village Links golf course. Since there is minimal change in impervious area, no impact to the storm line is anticipated.

Summary

There are no detention or VCBMP requirements for the project. Based on the proposed scope of work the proposed site grading will follow this historic drainage pattern.

The proposed project will meet the Village Stormwater Ordinance requirements.

Final Plat of Subdivision

- It is recommended that the various easements on the site be vacated prior to the recording of the plat and the associated recording document numbers then added to the plat.
- A 10' utility easement should be added around the perimeter of the site.
- The new lot should be numbered.



500 Roosevelt Road Northwest Corner

Attachment: Photos of Intersection Streetscape Improvements (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)



524 Roosevelt Road Northeast Corner

Attachment: Photos of Intersection Streetscape Improvements (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)



515 Roosevelt Road Southeast Corner

Attachment: Photos of Intersection Streetscape Improvements (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)



495-499 Roosevelt Road Southwest Corner

Attachment: Photos of Intersection Streetscape Improvements (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)



October 2, 2018

Re: Operations Information for:
Raising Cane's Chicken Fingers
495-499 Roosevelt Road
Glen Ellyn, IL 60137

Raising Cane's is pleased to propose a new drive-thru restaurant at 495-499 Roosevelt Road located in Glen Ellyn, Illinois.

General Information

Raising Cane's was founded by Todd Graves in 1996 in Baton Rouge, LA. Raising Cane's is a restaurant company that has ONE LOVE – quality chicken finger meals. Cane's is known for its great crew, cool culture and active community involvement.

We provide the community with authentic food that is praised for its freshness. Cane's does not use microwaves or heat lamps to cook or heat its meals. Deliveries are made three times a week to ensure a fresh menu at all times. Cole slaw and lemonade are made fresh daily. Delivery hours are anticipated to be between 4:00am and 9:00am. Hours maybe subject to change, but will not fall within the restaurant business hours. This is the same for trash pickup.

Our restaurant located at 495-499 Roosevelt Road will operate seven days a week. Anticipated business hours are 10:00am to 12:00am Sunday through Thursday, and 10:00am to 2:00am Friday and Saturday. The restaurant can comfortably seat approximately 101 people and will employ approximately 12 employees per shift.

Please contact me directly if there are any questions at 972-769-3364 or lmccormack@raisingcanes.com.

Sincerely,

A handwritten signature in blue ink that reads "LuAron McCormack". The signature is written in a cursive style with a large, looped "L" and "M".

LuAron McCormack
Raising Cane's
Development Manager

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

October 2, 2018

Re: Narrative for
Raising Cane's Chicken Fingers
495-499 Roosevelt Road
Glen Ellyn, IL 60137

Raising Cane's is pleased to propose a new drive-thru restaurant at 495-499 Roosevelt Road located in Glen Ellyn, Illinois.

Site and Building Characteristic

The proposed new Raising Cane's Chicken Fingers development will be replacing a vacant Arby's drive-thru restaurant and vacant Caribou Coffee Shop located at the intersection of Roosevelt Road and Main Street. The 0.99-acre site will contain extensive planting of quality landscaping materials to uphold and enhance the visual appeal of the community.

The design of the 3,707 square foot building uses building plane offsets, variation of parapet elevations, metal awnings, and contrasting masonry materials to define architectural massing and create an interesting visual aesthetic.

The rooftop equipment will be screened from public view using an exterior roof screen that will have a stucco finish. The dumpsters will be screened with an 8-foot-tall masonry enclosure to match the building.

Access and Parking

Primary vehicular access to the site is provided from Roosevelt Road by way of a right-in right-out driveway on the north side of the property. Secondary access points are located on the west side of the site connecting to the adjacent insurance office and on the south side of the site connecting to Taft Ave. Pedestrian access is provided via a walkway from the Roosevelt Rd. public sidewalk to the front entry of the building.

The proposed Raising Cane's Restaurant will provide 33 parking spaces including two accessible parking spaces. There are 33 parking spaces required based on parking calculations of 1/3 the total interior seat count of 101. Furthermore, a bike rack is provided to accommodate up to 5 bicycles.

Sincerely,
Julie Olson
Architect Intern
CSRS, Inc

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

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For the property at **499 Roosevelt Road** Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: **Raising Cane's Chicken Fingers** Contact: **LuAron McCormack**

Address: **6800 Bishop Road, Plano, Texas 75024**

Home Phone No.: **972-769-3364** Cell Phone No.: **214-455-7776**

Fax No.: _____

E-mail: **LMcCormack@raisingcanes.com**

Ownership Interest in the Property in Question:

Owner Representative (Leasehold interest)

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

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II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

**MGMN Properties LLC
c/o Lunan Corporation
414 N. Orleans Street, Suite 402
Chicago, IL 60654**

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

**Raising Cane's Chicken Fingers
Contact: LuAron McCormack
6800 Bishop Road, Plano, Texas 75024
972-769-3364
LMcCormack@raisingcanes.com**

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

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III. PROPERTY INFORMATION:Common address: **499 Roosevelt Road**Permanent tax index number: **05-23-101-028 and 05-23-101-029**

Legal description:

See exhibit A attached hereto.

Zoning classification: **C-3**Lot size: **147.55'** ft. x **258.68'** ft. Area: **43,035** sq. ft.Present use: **Vacant Arby's drive-thru restaurant**IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

P&Z Submittal Round 1, Aug 6th, 2018

Section 10-4-15 - C3 Service Commercial District States that the minimum side yard is 10'. The project will not be able to meet this minimum requirement on the western side of the property while maintaining a 10' buffer on the eastern side of the side and all clearances required for the drive-thru restaurant and fire lane dimensions.

P&Z Submittal Round 2, Sept 28, 2018:

1. Per section 10-5-8(I) of the Zoning Code, all aisles shall be at least twelve (12) feet in width. Requesting a variation to reduce drive-thru aisle width to ten (10) feet in lieu of the minimum required twelve (12) feet.

2. Per section 10-5-5(C)1 of the Zoning Code the minimum required impervious surface setback of 8.3'. Requesting a variation for an impervious surface setback of 4.5' along the west property line in lieu of the minimum required impervious surface setback of 8.3'

3. Per section 10-4-15(G)15 of the Zoning Code requires the parking count for a restaurant (sit down): one space for each three seats provided in eating or drinking areas. There are 101 interior seats ($101/3=33.6$) requiring 34 parking spots to be provided. Requesting a variance to provide 33 parking spots in lieu of the required 34 parking spots.

Estimated date to begin construction: **07/01/19**

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Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Architects: Matt Rabalais (504) 593-2610 6767 Perkins Road, Baton Rouge, LA 70808 & Chris Pellegrin (225) 761-3606 6767 Perkins Road, Baton Rouge, LA 70808
Civil Engineer: Jason Cooper (630) 487-3449 1001 Warrenville Road, Suite 350, Lisle, IL 60532

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Due to the constrained dimensions of the width the of the site, Raising Cane's drive-thru restaurant will not be able to maintain the 10' side yard requirement stated in the code.

Additionally, these site constraints will also pose a hardship in maintaining the minimum impervious setback along the west property line.
 Also, allowing neighboring site access will also impede on the ability to meet the minimum parking count required by code.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

If the standard drive-thru width dimensions are not maintained at 10' this could pose significant hardships for customers ability to navigate the site. Additionally, an 18' fire lane is required around the building as well.

OR

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

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- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

Updated 11-16-2018: The 12' drive-thru lane width is provided at the south side of the drive-thru where the lane is bounded by curbs on both sides. We agree that the 12' width is necessary here to provide adequate maneuvering clearance. However, on the east and west sides of the drive-thru the lane is striped and not curbed, so a narrower lane width should be acceptable. Due to site constraints we feel it is more be beneficial to maintain a wider landscape buffer along Main Street frontage, rather than providing wider drive-thru lanes.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The majority of this property line is located between parking spaces and a neighboring building, therefore will not be specially visible. The decrease in landscape buffer will likely not have a negative, or significant, impact on the character of the location.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

If the site cannot maintain the 10' drive-thru clearance, in addition to potentially losing customers, it could also create an unsafe environment for vehicles and pedestrians navigating the site. In addition to potentially having a negative affect on business, it also creates the potential for liability on the site itself.

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2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

Most of the other properties are wide enough to accommodate their business's functions.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

It is not exclusively upon the desire to make money, but to ensure the public's health, safety, and welfare is maintained by providing a safe and efficient site.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

This has not been created by any person having interest in the property, but a result of not having sufficient space on the site to accommodate the Raising Cane's restaurant and its drive-thru services.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The reduction of the side yard will have the opposite affect and increase the public's welfare and create a safer property.

Additionally, it is not likely that the reduced drive-thru lane or parking count will have an adverse affect on public safety.

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6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

The reduction of side yard, parking count, and drive-thru lane should not cause any impairment to the light or air supply. It's not creating any barriers that would restrict light or air supply.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

These variations should not contribute to any type of fire hazard. Despite the reduced side yard the buildings are still roughly 64' apart which exceeds code required minimums.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

None of the above will be impacted by the requested variation.

- d. Diminish or impair property values within the neighborhood;

These variations should not have any impact on the property values of the neighborhood. Most of the properties have reduced, or nonexistent, side yards.

- e. Unduly increase traffic congestion in the public streets and highway;

The reduced landscape side yard does not make contact with the surrounding public streets and will not have any effect on traffic congestion.

- f. Create a nuisance; or

It is not anticipated that these variations should create any type of nuisance or disruption in the surrounding neighborhood.

CLEAR PAGE

- g. Results in an increase in public expenditures.

The reduced side yard, parking count, and drive-thru lane should not create any type of increase in public expenditures. Nothing in the side yard is going to be maintained by the Village.

7. ~~Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.~~

The site design intends to incorporate the necessary clearances required for Raising Cane's drive-thru restaurant and meet all other zoning code set backs. The site design will provide the largest landscape side yard, parking volume, and drive-thru lane width possible while meeting all other requirements.

8. Please add any comments which may assist the commission in reviewing this application.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

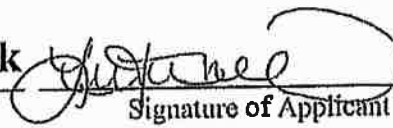
CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

<u>7/30/18</u> Date	<u>LuAron McCormack</u> Print Name	<u></u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

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AFFIDAVIT OF AUTHORIZATION

I, Michael Schulson, Chairman of Lunan Corporation, Manager of MGMN Properties, LLC, owner of the property described as follows:

LOTS 1, 2, 3, THE EAST 35.56 FEET OF LOT 21 AND ALL OF LOTS 22 AND 23 IN BLOCK 82 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, (EXCEPTING THEREFROM THAT PART TAKEN THROUGH CONDEMNATION CASE 88ED-139, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 3 IN BLOCK 82 IN WHEATON ESTATES; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES, 06 MINUTES, 18 SECONDS WEST 5.00 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE NORTH 89 DEGREES, 23 MINUTES, 25 SECONDS EAST 152.60 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS SURVEY MARKER; THENCE SOUTH 45 DEGREES, 15 MINUTES, 06 SECONDS EAST 21.08 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE WESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 19.75 FEET, CENTRAL ANGLE 90 DEGREES, 42 MINUTES, 59 SECONDS, 31.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 23 MINUTES, 25 SECONDS WEST 147.60 FEET ALONG THE NORTH LINE OF SAID LOTS 1, 2, AND 3 TO THE POINT OF BEGINNING), ALL IN DUPAGE COUNTY, ILLINOIS.

verify that LuAron McCormack

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

MGMN PROPERTIES LLC,
a Delaware limited liability company

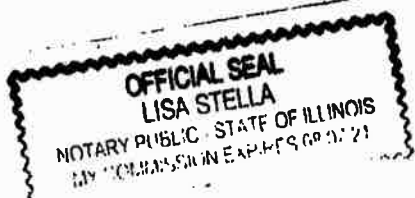
By: Lunan Corporation,
an Illinois corporation, its Manager

By: Michael Schulson, Chairman
Owner Signature

Subscribed and sworn to before me this

2nd day of August, 2018
Lisa Stella

Notary Public



CLEAR PAGE

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: 08/03/2018

Application No: _____

Name of Applicant: Raising Cane's Chicken Fingers

Contact Information: LuAron McCormack

Address of Applicant: 6800 Bishop Road, Plano, Texas 75024

Business Phone: 972-769-3364

Fax: _____

Cell/Home Phone: 214-455-7776

Email: lmccormack@raisingcanes.com

Property Interest of Applicant: Owner Representative (Leasehold interest)
(Owner, Contract Purchaser, Owner Representative)

Contact Information:

Name of Owner: MGMN Properties LLC

Address of Owner: c/o Lunan Corporation, 414 N. Orleans Street, Suite 402, Chicago, IL 60654

Business Phone: 312.645.9898

Fax: _____

Cell/Home Phone: _____

Email: gs@burritobeach.com and ms@lunancorp.com

Address and Legal Description of Property: 499 Roosevelt Road, Glen Ellyn, IL
as more particularly described on Exhibit A attached hereto.

Permanent Index No. (PIN): 05-23-101-028 & 05-23-101-029

Zoning: C-3

Lot Dimensions: 147.55' x 258.68'

Lot Area: 43,035 SF or 0.988 Acres

Present Use: Vacant Arby's Drive-Thru Restaurant & vacant Caribou Coffee

Requested Use/Construction: Raising Cane's Drive-Thru Restaurant

Estimated Date to Begin New Use/Construction: July 1st, 2019

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

Architect: Matt Rabalais (504) 593-2610 6767 Perkins Road, Baton Rouge, LA 70808

Architect: Chris Pellegrin (225) 761-3606 6767 Perkins Road, Baton Rouge, LA 70808

Civil Engineer: Jason Cooper (630) 487-3449 1001 Warrenville Road, Suite 350, Lisle, IL 60532

MEP: Jordan Fish (225) 926-5800 8417 Kelwood Avenue, Baton Rouge, LA 70806

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

The special use of the Raising Cane's Drive-thru restaurant would be replacing a vacant drive-thru restaurant currently located on the site. Compatibility with adjacent and other properties within the district should not be impacted since there are several other drive-thru facilities located nearby, including Oberwise Ice Cream, Potbelly Sandwich, PNC Bank, and McDonalds.

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:
The proposed use is compatible with the stated objectives of the C-3 Service Commercial District which is to allow for a wide range of retail and service uses and to accommodate motorist oriented commercial activities.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area. The Special use for the drive-thru restaurant facilitates both pedestrian and vehicular activities, both of which are present along Roosevelt Road. The architecture of the building uses similar materials that are used in the surrounding neighborhood.
3. Will not be hazardous or disturbing to existing or future neighborhood uses:
The Raising Cane's project is self contained on its site. It is not designed to promote activities that would be bothersome or hazardous to the surrounding neighborhood.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:
The site is surrounded on 3 sides by arterial streets allowing sufficient public access. Additionally there are public utilities surrounding all 3 sides of the site supplying sufficient public facilities as well.
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:
Per the agreement with the Village the project will be relocating all public utilities underground, therefore enhancing the surroundings and economic welfare of the Village.
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:
The site will be properly designed to create an efficient traffic flow, and prevent excessive noise and glare by allotting adequate landscape buffers between the property and surrounding residential zoning.
7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:
Our team will be conducting a traffic study, as required by IDOT, to ensure there are adequate vehicular approaches to the property.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
The project is reducing impervious surfaces compared to the existing development, and therefore will decrease storm water runoff and flood risk.
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
There will not be any destruction of natural, scenic or historical features as a result of this project.

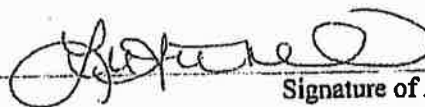
I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

7/30/18
 Date



Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
 BY COMPLETING THIS APPLICATION IN DETAIL**



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

Bruce Rauner, Governor

Wayne Rosenthal, Director

July 19, 2018

LuAron McCormack
Raising Cane's
6800 Bishop Road
Plano, TX 75024

RE: Raising Cane's - Glen Ellyn
Project Number(s): 1900599 [168418009]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: Raising Cane's Chicken Fingers Contact: LuAron McCormack

Address: 6800 Bishop Road, Plano, Texas 75024

Phone No.: 972-769-3364 Fax No.: _____

E-mail: LMcCormack@raisingcanes.com

Ownership Interest in the Property in Question: Owner Representative (Leasehold interest)

Name and address of the legal owner of the property (if other than the applicant):

MGMN Properties LLC
c/o Luman Corporation
414 N. Orleans Street, Suite 402
Chicago, IL 606054

II. PROPERTY INFORMATION

Common address: 499 Roosevelt Road, Glen Ellyn, IL 60137

Permanent tax index number: 05-23-101-028 & 05-23-101-029 Zoning classification: C-3

Present use: Vacant Arby's and vacant Caribou Coffee buildings

5. Vote: An affirmative vote of a majority of PC members present at the meeting is necessary to recommend the granting of a requested sign variation to the Village Board.

The Commission may recommend to the Village Board a lesser variation than the requested sign variation. In addition, the PC may recommend to the Village Board such conditions and restrictions upon the property in question as may, in the opinion of the Commission, be necessary (1) to comply with the standards for a variation or to reduce or minimize the injurious effect of the variation upon other property in the neighborhood.

IV. VILLAGE BOARD ACTION

After a record of the public hearing containing the Commission's findings and recommendations has been delivered to the Village Board, the Village Board considers the requested sign variation(s) against the findings/standards required for a variation. The Village Board may choose to consider the requested sign variation(s) at a workshop meeting before the request is considered at the regular meeting of the Village Board. The Village Board has final authority to act on the requested sign variation(s).

The Village Board holds its meetings on the second (2nd) and fourth (4th) Mondays of every month at 7:00 PM. On the third (3rd) Monday of the month, the Village Board holds a workshop, where it discusses various requests but does not act on any applications.

Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation or refer the requested sign variation back to the PC for further consideration.

A sign variation may only be granted by an ordinance which is duly passed and approved by the Village Board and President. After final action by the Village Board, the Village Clerk will notify the applicant and the Planning and Development Department of the decision of the Village Board.

Applicants should note that unless a sign permit is applied for within 24 months after the approval of an ordinance granting a sign variation, the ordinance granting the sign variation becomes null and void (unless the 24-month time limit is expressly extended by the Village Board by ordinance).

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

1. A variation from Section 4-5-10(A) to allow ~~six~~ ^{four} (4) signs in lieu of the maximum three (3) signs permitted for a corner lot.
2. A variation from Section 4-5-10(A) to allow a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.
3. A variation from Section 4-5-10(A) to allow a wall sign to have a surface area of 67.52 square feet in lieu of the maximum forty-six (46) square feet permitted for a wall sign (One Love Wall Art).
4. A variation from Section 4-5-10(A)2 to allow a freestanding sign to have a surface area of fifty-six(56) square feet in lieu of the maximum fifty square feet permitted.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

The requested variations complies with the Statement of Purpose because it aids in helping people find what they are looking for without difficulty or confusion. The variations do not create an overload of graphic messages, and have been added to the building to help create balance and composition in relation to the other architectural elements.

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2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

N/A

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

The One Love wall art compliments the building exterior and provides visual art for the customers in the drive-thru lane. The symbols tell the story of Todd Graves, Raising Cane's owner, and his journey in opening his first restaurant. The One Love wall art is made from aluminum mounted to a substrate before being installed on the building's exterior.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The existing developments along Roosevelt Road consists primarily of vehicle oriented commercial businesses with not a great deal of connection between the buildings and the streetscape. The One Love art will provide some additional aesthetic interest to the site without being distracting or gaudy.

CLEAR PAGE

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

The One Love wall art would be mounted on substrate and securely fastened to the exterior of the building. There are no moving parts or blinking lights that would create a distraction for motorists or pedestrians.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The primary purpose of the One Love wall art is to tell the story of Todd Graves, Raising Cane's Owner, and to make customers feel that they are a part of the story, and not to be used exclusively as a form of advertising.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

Per item 4 below the hardship is partially generated by the adjacent property which is not affiliated with Raising Cane's.

CLEAR PAGE

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The size of the One Love wall art is intended to be proportionate to the design of the building to create a unified composition.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

Since the restaurant across the street has a large painted mural on the elevation facing Raising Canes we would be at competitive disadvantage if we were not allowed to have a similar branding scheme.

Please add any additional comments which you believe may assist the PC in reviewing this application:

CLEAR PAGE

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>7/30/18</u> Date	<u>LuAron McCormack</u> Print Name	<u>[Signature]</u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

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Application Packet FILLABLE 072717 lg.docx

SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility

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FACILITY TYPES:

- ☒ NONRESIDENTIAL ESTABLISHMENT (For one establishment in one building on one property)
☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment if more than one establishment is in the building or on the property)
☐ MULTI-TENANT DEVELOPMENT (For a development with more than two establishments on one property)
☐ OFFICE COMPLEX (For a development with more than one business office on one property)
☐ RESIDENTIAL DEVELOPMENT (For a development with more than twenty dwelling units on one property)
☐ MULTI-FAMILY DWELLING (For a development with more than three dwelling units on one property)
☐ PARK OR PUBLIC RECREATION FACILITY
☐ OTHER FACILITY - DESCRIBE: _____

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☒	☐	4x8 Wall Sign	8'-0" x 3'-10 1/8"	30.75 SF	16'-7"
Words/Symbols: Raising Cane's Chicken Fingers						
2	☒	☐	"Open" Window Sign	2'-3 x 1'-2 1/16"	2.6 SF	9'-0"
Words/Symbols: Open						
3	☒	☐	"Chicken Fingers" Window Sign	4'-4" x 1'-2 1/16"	5 SF	9'-0"
Words/Symbols: Chicken Fingers						
4	☒	☐	One Love Wall Art	9'-7.75" x 7'-0"	67.52 SF	7'-4" to CI
Words/Symbols: Raising Cane's Chicken Fingers One Love Glen Ellyn						
5	☒	☐	Drive-thru Canopy & Menu Board	7'-6" x 4'-2 3/4"	31.25 SF	6'-3 1/4"
Words/Symbols: Raising Cane's Menu Graphics						
6	☒	☐	Pre Sell Menu Board	1'-11 9/16" x 4'-2 3/4"	10.85 SF	6'-3 1/4"
Words/Symbols: Raising Cane's Menu Graphics						
7	☒	☐	Freestanding Monument Sign	10'-0" x 5'-4"	30.75 SF	11'-0"
Words/Symbols: Raising Cane's Chicken Fingers						
8	☒	☐				
Words/Symbols:						

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

EXECUTIVE SUMMARY

Kimley-Horn and Associates, Inc., (Kimley-Horn) was retained by Raising Cane's Restaurants, LLC, to perform a traffic impact study for a proposed restaurant on the southwest quadrant of Roosevelt Road (Illinois Route 38) and Main Street in Glen Ellyn, Illinois. The redevelopment would include a restaurant with a drive-through window. Access to the site is proposed via one full-access driveway to Roosevelt Road (Access A) and one full-access driveway to Taft Avenue (Access B). As part of this proposed redevelopment, one existing full-access driveway to Roosevelt Road would be removed.

As part of this traffic impact study, existing and future traffic conditions were evaluated for the signalized intersection of Roosevelt Road/Main Street. Traffic conditions were also evaluated for the minor-leg stop controlled intersection of Main Street/Taft Avenue, as well as the proposed site driveways at Roosevelt Road and Taft Avenue.

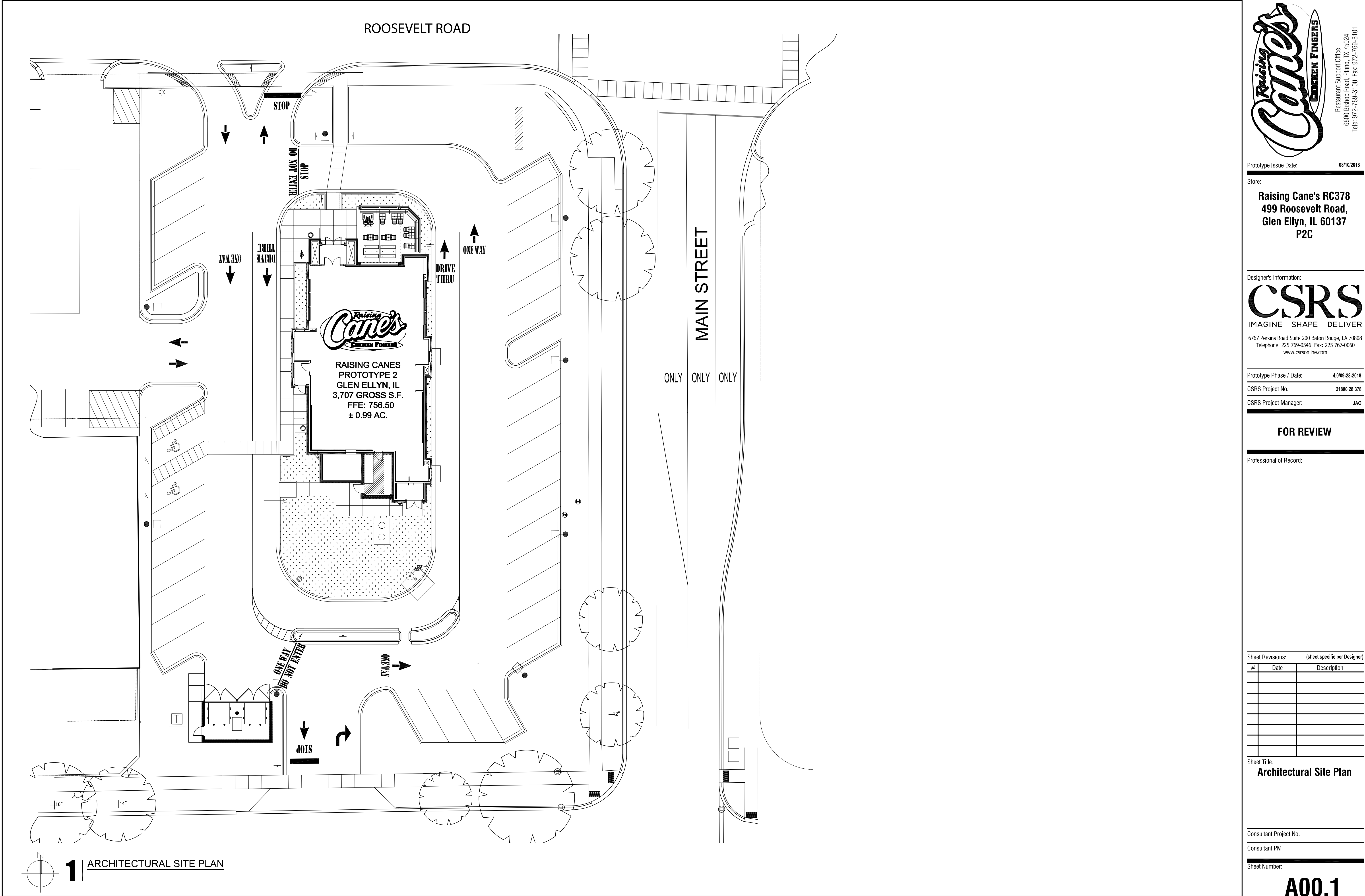
Based on a review of future traffic conditions, it is anticipated that site-generated traffic and future background traffic growth would be accommodated at the study intersections. The site access driveways are projected to operate with acceptable levels of delay with the recommendations of a single inbound lane, a single outbound lane, and minor-leg stop control implemented. Additional details related to the improvements identified above are provided in the *Recommendations & Conclusions* section of this report.

4. RECOMMENDATIONS & CONCLUSIONS

Based on Kimley-Horn's review of the proposed site plan and evaluation of existing and future traffic conditions, the study intersections are expected to adequately accommodate the proposed redevelopment with the following recommendations:

- At each site access driveway, provide a single inbound and a single outbound lane.
- Minor-leg stop control should be posted for outbound traffic at all proposed access driveways.

Regardless of the final configuration of the intersection geometrics, several additional items should be taken into consideration when preparing site and roadway improvement plans for the subject development. While vertical sight distance appears to be adequate within the study area, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.





RESTAURANT SUPPORT OFFICE

6800 Bishop Road, Plano, TX 75024

Tele: 972-769-3100 Fax: 972-769-3101

Prototype Issue Date:08/10/2018

Store:

Raising Cane's RC378

499 Roosevelt Road,

Glen Ellyn, IL 60137

P2C

Designer's Information:

CSRS

IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808

Telephone: 225 769-0546 Fax: 225 767-0060

www.csronline.com

Prototype Phase / Date:4.0/09-28-2018

CSRS Project No.21800.28.378

CSRS Project Manager:JAO

FOR REVIEW

Professional of Record:

Sheet Revisions:(sheet specific per Designer)

#	Date	Description

Sheet Title:

Architectural Site Plan

Consultant Project No.

Consultant PM

Sheet Number:

A00.1



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:

RAISING CANE'S #378
ROOSEVELT RD. & MAIN S
GLEN ELLYN, IL

Architect & Project Manager:

CSRS
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csronline.com

Set Control Information:

Setup / Update Date:

CSRS Project Manager:

Engineer's Information:

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

FOR PERMIT

Sheet Revisions: (sheet specific per Designer)

#	Date:	Description:
1	10/02/2018	Planning and Development Comments
2	11/30/2018	IDOT Engineering Review

Sheet Title:

SITE KEYNOTE
PLAN

Original Issue: 08/03/2018

Project Number: 168418009

Drawn By: TWC

Checked By: JCC

Sheet Number:

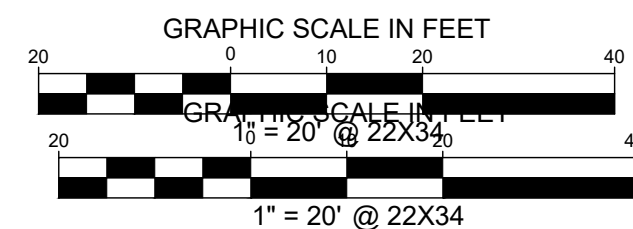
C5.0

SITE LEGEND	
(A)	B6.12 CURB AND GUTTER. SEE CONSTRUCTION DETAILS.
(B)	PROPOSED CANE'S MONUMENT SIGN LOCATION. REFER TO SIGNAGE PLAN FOR DETAILS
(C)	RECYCLING/TRASH DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
(D)	SITE DIRECTIONAL SIGN. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN FOR TYPE.
(E)	DIRECTIONAL PAVEMENT MARKING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
(F)	BARRIER FREE RAMP. SEE CONSTRUCTION DETAILS.
(G)	CONCRETE SIDEWALK. SEE DETAIL SHEET.
(H)	LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR DETAILS.
(I)	ACCESSIBLE PARKING SIGN.
(J)	6" PIPE BOLLARD. SEE CONSTRUCTION DETAILS.
(K)	DRIVE THRU ORDER BOARD, PRE-ORDER BOARD OR HEIGHT DETECTOR. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(L)	BIKE RACK. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(M)	PAVEMENT STRIPING. REFERENCE SHEET C5.2 - STRIPING AND SIGNAGE PLAN.
(N)	PROPOSED FIRE HYDRANT. REFER TO SHEET C7.0 - UTILITY PLAN FOR DETAILS.
(O)	BARRIER CURB AND GUTTER. SEE CONSTRUCTION DETAILS.
(P)	TIE PROPOSED CURB & GUTTER TO EXISTING CURB & GUTTER W/ SMOOTH, CONTINUOUS TRANSITIONS.
(Q)	SAWCUT LINE.
(R.1)	STANDARD DUTY ASPHALT PVMT. SEE CONSTRUCTION DETAILS.
(R.2)	HEAVY DUTY ASPHALT PVMT. SEE CONSTRUCTION DETAILS .
(R.3)	HEAVY DUTY INTEGRAL COLORED CONCRETE. SEE CONSTRUCTION DETAILS AND GENERAL NOTES.
(R.4)	STANDARD DUTY CONCRETE. FOR SIDEWALK. SEE CONSTRUCTION DETAILS .
(R.5)	NONE
(R.6)	PATIO AREA PAVING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(R.7)	RIGHT-OF-WAY CONCRETE PAVEMENT. SEE CONSTRUCTION DETAILS
(S)	TRANSFORMER PAD LOCATION. REFER TO ELECTRICAL PLANS FOR DETAILS.
(T)	NOT USED
(U)	LIGHT POLE. REFER TO LIGHTING PLANS FOR DETAILS.
(V)	DEPRESSED CURB AND GUTTER. SEE CONSTRUCTION DETAILS.
(W)	TRASH PAD. REFER TO ARCHITECTURE PLANS FOR DETAILS
(X)	GUIDE RAIL IN CURB. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.
(Y)	COVERED PATIO. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
(Z)	SWITCHGEAR PAD. CONTRACTOR SHALL COORDINATE INSTALLATION/DETAILS WITH COMED.

SITE ANALYSIS TABLE

EXISTING ZONING	C-3 SERVICE COMMERCIAL	
PROPOSED USE	RESTAURANT W/ DRIVE THRU	
LOT AREA	43,035 SF / 0.99 AC	
GROSS BUILDING AREA	3,707 SF	
TOTAL SEATS	101 SEATS	
TOTAL PARKING ACCESSIBLE	REQUIRED	PROVIDED
	34 SPACES*	33 SPACES
2 SPACES		2 SPACES

*ONE PARKING SPACE IS REQUIRED FOR EVERY THREE SEATS.

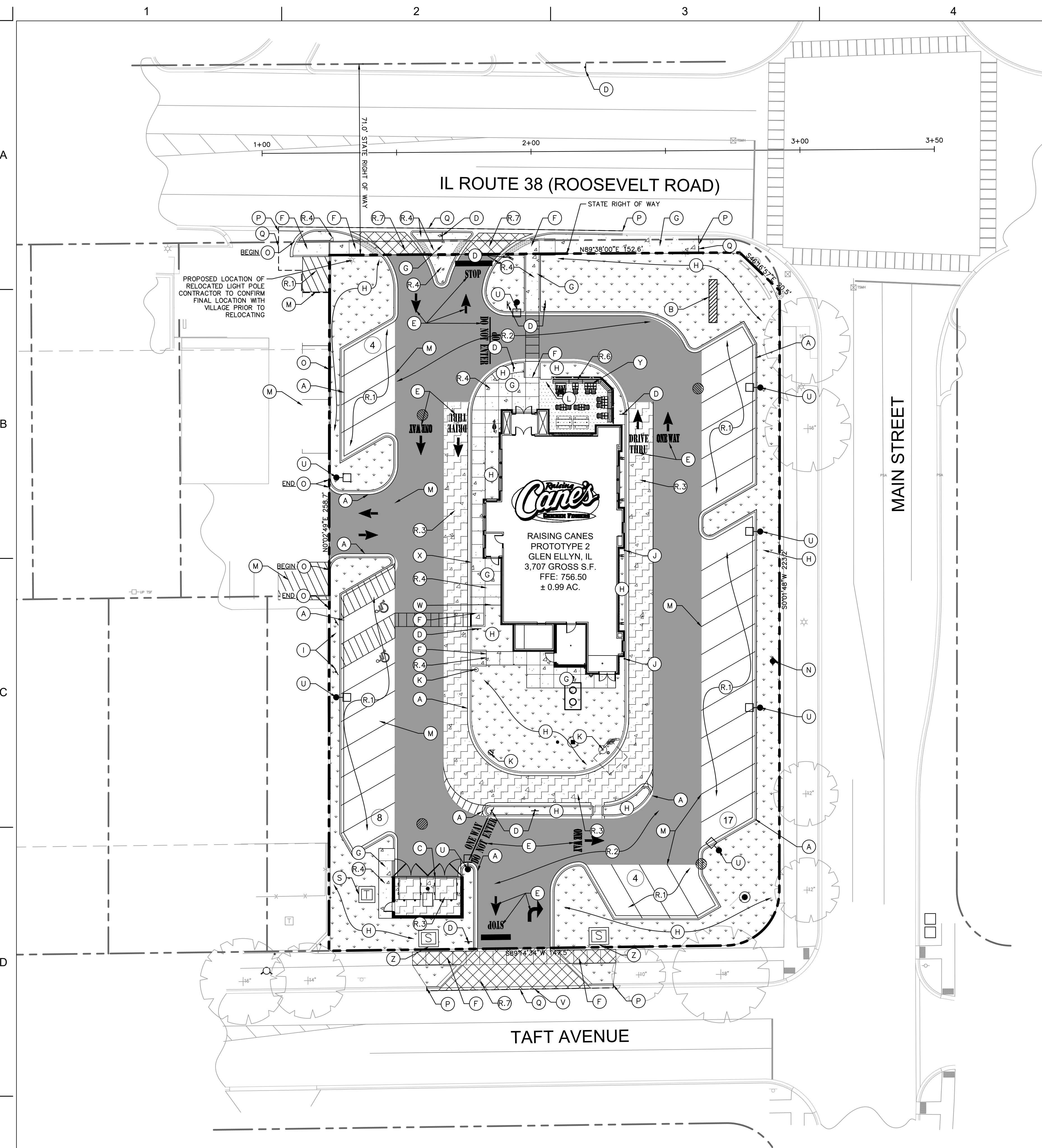
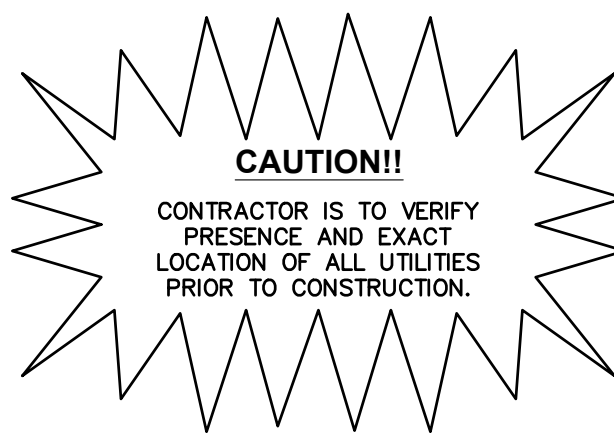


LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	PROPOSED PARKING COUNT
[Symbol] (R.1)	STANDARD DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
[Symbol] (R.2)	HEAVY DUTY ASPHALT PAVEMENT. SEE CONSTRUCTION DETAILS.
[Symbol] (R.3)	HEAVY DUTY CONCRETE PAVEMENT. INTEGRAL COLOR 860 GRAPHITE (IRON OXIDE) SEE CONSTRUCTION DETAILS AND GENERAL NOTES
[Symbol] (R.4)	STANDARD DUTY CONCRETE FOR SIDEWALKS. SEE CONSTRUCTION DETAILS
[Symbol] (R.5)	PATIO PAVEMENT. SEE ARCHITECTURAL DETAILS
[Symbol] (R.6)	RIGHT-OF-WAY CONCRETE PAVEMENT. SEE CONSTRUCTION DETAILS

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- EXISTING SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY COMPASS SURVEYING, LTD. DATED MAY 24TH, 2018.
- TOTAL LAND AREA IS 0.99 ACRES.
- ALL PROPOSED PAVING IN VILLAGE R.O.W. AND EASEMENTS TO CONFORM TO VILLAGE OF GLEN ELLYN STANDARDS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
- THERE ARE EXISTING TREES ONSITE. REFER TO LANDSCAPE PLAN AND TREE PROTECTION PLAN FOR TREES TO REMAIN.
- CONTRACTOR SHALL SAWCUT ALONG ALL EXISTING PAVEMENT TO PROVIDE CLEAN UNIFORM SURFACE TO TIE INTO PROPOSED PAVEMENT.
- A JOINT INSPECTION OF THE EXISTING SIDEWALKS ALONG MAIN STREET AND TAFT AVENUE SHALL BE COMPLETED WITH VILLAGE STAFF AND DEFECTIVE SQUARES SHALL BE REPLACED. IN ADDITION, ANY SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED





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Engineer's Information:

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Sheet Revisions: (sheet specific per Designer)

Sheet Title:

Original Issue: 08/03/2018

Project Number: 168418009

Drawn By: TWC

Checked By: JCC

Sheet Number:

Packet Pg. 106



1. ALL CURB RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBS SHALL BE 6" STANDARD EXCEPT WHERE OTHERWISE NOTED ON PLANS.
4. REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	PROPOSED CONCRETE CURB
	EXISTING CURB



SCALE: 1"=10'

REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND EXACT LOCATION OF MENU BOARD,
HEIGHT DETECTOR AND PRE-ORDER BOARD.

BENCHMARKS

REFERENCE BENCHMARK:
DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT
BENCHMARK: 0105
PID:DK3188

STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND CRESCENT STREET. STATION IS 74.0 FEET SOUTH OF THE CENTERLINE OF CRESCENT STREET AND 42.5 FEET EAST OF THE CENTERLINE OF MAIN STREET. MONUMENT IS 3.5 INCH BRASS DISK SET ON THE TOP OF A 3 FOOT HIGH RETAINING WALL SURROUNDING AN ELECTRIC CONTROL BOX. MONUMENT IS 1 FOOT ABOVE GRADE.

SITE BENCHMARK 1:
SQUARE CUT IN CONCRETE BASE OF TRAFFIC SIGNAL AT THE SOUTHWEST
CORNER OF ROOSEVELT ROAD AND MAIN STREET.

SITE BENCHMARK 2:
ARROW BOLT OF FIRE HYDRANT LOCATED AT THE SOUTHWEST CORNER OF
SITE. (NORTH SIDE OF TAFT AVENUE)

ELEVATION = 745.28 FT

ELEVATION = 757.54 FT

ELEVATION = 756.78 FT



CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

Perspective View



Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)

Perspective View_ Trash enclosure intentionally not shown



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



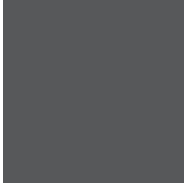
1. BELDEN ROMAN BRICK:
FINISH: MEDIUM RANGE,
IRON SPOT



4. RAW STEEL WITH
CLEAR COAT FINISH



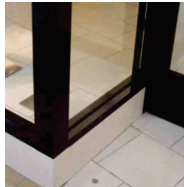
2. BORAL BRICK:
FINISH: ALAMO
MODULAR BRICK



5. BENJAMIN MOORE
BLACK PAINT



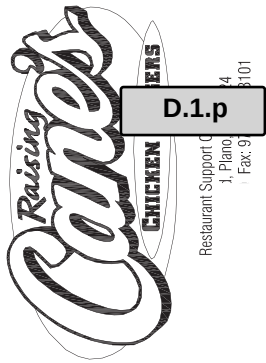
3. PORTLAND CEMENT
STUCCO:
FINISH: 132 MOUNTAIN
FOG



6. KAWNEER ALUMINUM
STOREFRONT SYSTEM
FINISH: #40 DARK
BRONZE



2 DRIVE-THRU ELEVATION
SCALE 1/8" = 1'-0"



Store:
Raising Cane's E.I.
RC 378 Glen El
Roosevelt Rd & Ma
Glen Ellyn, IL 60
Prototype 2C

Designer's Information:
CSRS
IMAGINE SHAPE DEL
6767 Perkins Road Suite 200 Baton Rouge, LA
Telephone: 225 769-0546 Fax: 225 767
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Set Control Information: (ARCH)
Initial Setup Date: 09/
CSRS Project Manager: Julie

FOR REVIEW

Professional of Record:

Sheet Revisions: (sheet specific per		
#	Date	Description

Sheet Title:
COLOR RENDER

Project Number:
Drawn By: Julie
Sheet Number:



3 REAR ELEVATION
SCALE 1/8" = 1'-0"



4 SIDE ENTRY ELEVATION
SCALE 1/8" = 1'-0"



Store:
Raising Cane's E.I.
RC 378 Glen El
Roosevelt Rd & Ma
Glen Ellyn, IL 60
Prototype 2C

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CSR
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Tel: 972-769-3100 Fax: 972-769-3101

Store:

RAISING CANE'S #378 ROOSEVELT RD. & MAIN S GLEN ELLYN, IL

Architect & Project Manager:

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FOR PERMIT

Sheet Revisions: (sheet specific per Designer)

#	Date:	Description:
1	10/02/2018	Planning and Development Comments

Sheet Title:

DEMOLITION PLAN

Original Issue: 08/03/2018

Project Number: 168418009

Drawn By: TWC

Checked By: JCC

Sheet Number:

C4.0

DEMOLITION NOTES

1. INSTALL ALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS REQUIRED TO CONTROL SEDIMENT FROM LEAVING THE SITE PRIOR TO COMMENCING DEMOLITION WORK ON SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PROPOSED PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS PRIOR TO DEMOLITION OCCURRING. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY THEMSELVES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR MARKING ON-SITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED OBSTACLES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
7. EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED OBSTACLES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY VILLAGE AND OWNER.
9. SHOULD RELOCATION AND/OR ACTIVITIES DAMAGE EXISTING FACILITIES TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR SHALL LIMIT SAWCUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE VILLAGE/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS TO REMAIN AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT DOWNS WITH THE VILLAGE/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. CONCRETE/ASPHALT/BRICK, ETC. CAN BE CRUSHED (ON SITE OR OFF-SITE) AND REUSED AS BASE MATERIAL FOR FUTURE PAVING AND BUILDING AREAS AS LONG AS IT MEETS REQUIRED GRADATION PER PLANS, VILLAGE/INCTCOG REQUIREMENTS AND GEOTECH REPORT.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN FOR THE LOCATION OF THE TREES THAT ARE ALLOWED TO REMAIN/TO BE REMOVED ONCE A TREE REMOVAL PERMIT IS OBTAINED BY THE CONTRACTOR.
16. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE EXACTLY LOCATED AT THE LOCATIONS OF THOSE SHOWN ARE ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE OR FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
18. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER/ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
19. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRAFFIC CONTROL PLAN AND THE INSTALLATION OF TRAFFIC CONTROL DEVICES FOR ANY STREET WORK.
20. ALL DEMOLITION WORK OR CONSTRUCTION VEHICLE TRAFFIC WITHIN 10 FEET OF THE CANOPY OF ANY TREE TO BE SAVED SHALL CLOSELY COORDINATED WITH TREE PRESERVATION ACTIVITIES.
21. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
22. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
23. ANY RECYCLED MATERIAL TO BE STOCKPILED ON THE SITE SHALL BE STORED IN AS SMALL AN AREA AS PRACTICAL AND THE LOCATION OF ANY STOCKPILE SHALL BE WELL CLEAR OF THE BUILDING PAD AREA AND THE LOCATION MUST BE PRE-APPROVED BY THE ENGINEER AND OWNER PRIOR TO STOCKPILING.
24. CONTRACTOR TO PULL ALL TREE REMOVAL PERMITS FOR ANY REQUIRED TREE REMOVAL.
25. ALL IRRIGATION ON-SITE NOT TO BE RE-USED SHOULD BE REMOVED. REFER TO IRRIGATION PLAN.
26. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS STORM DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN OR AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
27. ANY QUANTITIES SHOWN HERE ARE APPROXIMATE AND ARE PROVIDED FOR CONVENIENCE ONLY AND NOT FOR BID PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES NECESSARY TO DEMO FACILITIES SHOWN.
28. REFERENCE ALTA SURVEY FOR TREE SIZE.
29. REFERENCE PHASE I ESA BY TERRACON FOR ENVIRONMENTAL CONDITIONS THAT MAY BE PRESENT ON SITE.
30. ALL WATER MAIN SHUT DOWNS MUST BE COORDINATED THROUGH PUBLIC WORKS AND SCHEDULED AT TIMES TO MINIMIZE DISRUPTION TO RESIDENTIAL AND BUSINESS CUSTOMERS.

NOTE: CONTRACTOR SHALL CONTACT MEADE ELECTRIC DISPATCH CENTER PRIOR TO CONSTRUCTION AT (773) 287-7672 TO LOCATE ANY STATE TRAFFIC SIGNAL EQUIPMENT WITHIN THE FRONTING RIGHT OF WAY.



DEMOLITION LEGEND

- PROPERTY LINE
- CONCRETE REMOVAL
- FULL-DEPTH ASPHALT REMOVAL
- BRICK PAVEMENT REMOVAL
- DEMOLISH EXISTING BUILDING
- PROPOSED FULL DEPTH SAWCUT
- EXISTING CURB TO BE REMOVED
- EXISTING CURB TO REMAIN
- EXISTING TREE TO REMAIN
- ITEM TO BE REMOVED
- UTILITY REMOVAL

EXISTING SITE FEATURES (FROM SURVEY)

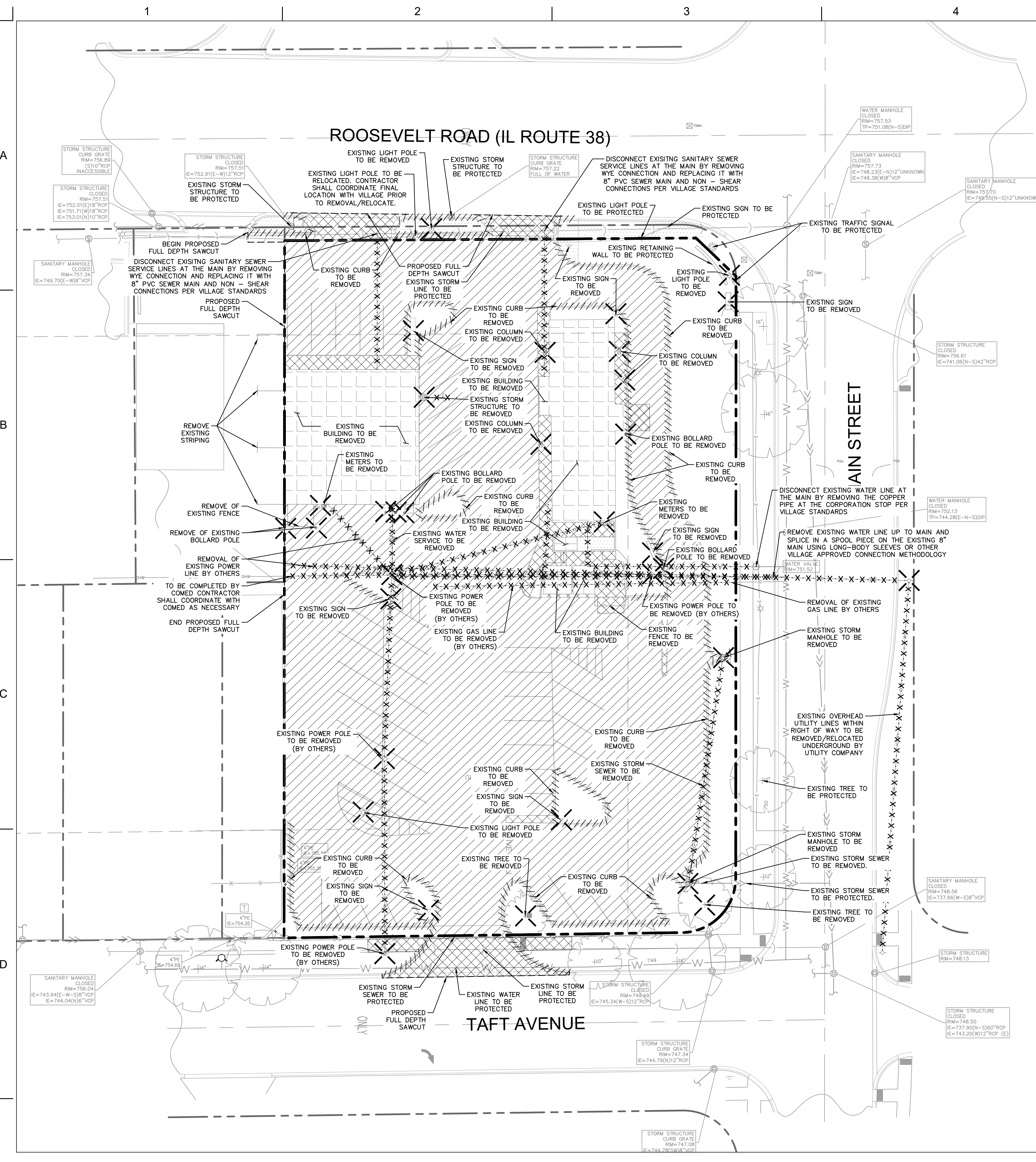
- FOUND 7/8" O.D.I.P. (HOLD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- BOX SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL

ABBREVIATIONS (FROM SURVEY)

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- ICV = IRRIGATION CONTROL VALVE
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- VOP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- OMP = CORRUGATED METAL PIPE
- MB = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND (FROM SURVEY)

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR





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Tele: 972-769-3100 Fax: 972-769-3101

Store:

RAISING CANE'S #378
ROOSEVELT RD. & MAIN S
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Sheet Revisions: (sheet specific per Designer)

#	Date:	Description:
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Sheet Title:

TREE
PRESERVATION
PLAN

Original Issue: 08/03/2018

Project Number: 168418009

Drawn By: TWC

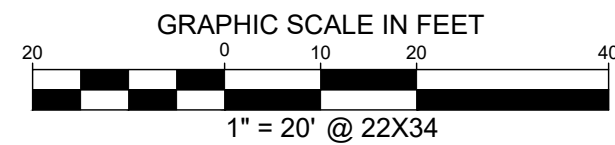
Checked By: JCC

Sheet Number:

T1.0

LEGEND

- ## TREE LOCATION AND NUMBER
- X TREE TO BE REMOVED
- TREE PROTECTION FENCE



TREE INVENTORY

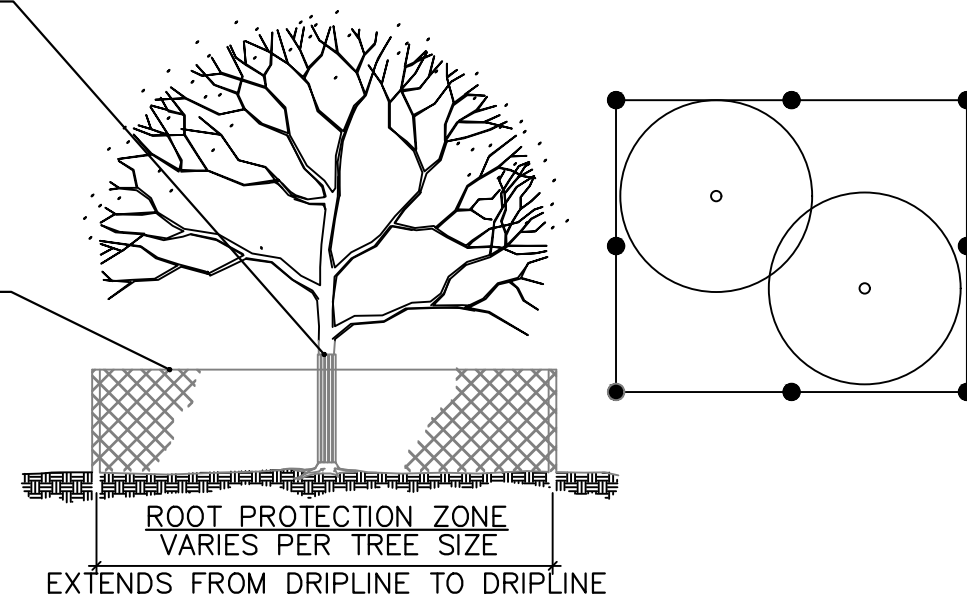
Tree No.	Botanical Name	Common Name	Size	Cond.	Remove/Preserve
1	Gleditsia triacanthos var. inermis	Honeylocust	16"	Good	PRESERVE
2	Gleditsia triacanthos var. inermis	Honeylocust	16"	Good	PRESERVE
3	Ginkgo biloba	Ginkgo	12"	Good	PRESERVE
4	Ginkgo biloba	Ginkgo	12"	Good	PRESERVE
5	Malus spp.	Crabapple	10"	Dead	REMOVE
6	Pyrus calleryana	Callery Pear	18"	Good	PRESERVE
7	Quercus bicolor	Swamp White Oak	10"	Good	PRESERVE
8	Fraxinus spp.	Ash	8"	Poor/Infested	REMOVE
9	Gleditsia triacanthos var. inermis	Honeylocust	14"	Good	PRESERVE
10	Gleditsia triacanthos var. inermis	Honeylocust	16"	Good	PRESERVE

TRUNK PROTECTION

Required if wheeled construction equipment involved within 20' or less. 1" boards not less than 5' long or to reach first scaffold branch. Wire to hold boards in place, no nails permitted. include wrapping of burlap under boards.

BRANCH PROTECTION

Protect lower branches of tree canopy. Provide construction fencing or equal at dripline (min.)



TREE PROTECTION NOTES

- ALL TREES TO BE PROTECTED AND PRESERVED SHALL BE PER DETAIL. GROUPING OF MORE THAN ONE TREE MAY OCCUR.
- TREES TO BE PROTECTED AND PRESERVED SHALL BE IDENTIFIED ON THE TRUNK WITH WHITE SURVEY TAPE.
- TO PREVENT ROOT SMOTHERING, SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL NOT BE PLACED OR STORED WITHIN THE DRIP LINE OR WITHIN 15 FEET OF A TREE TRUNK, WHICHEVER IS GREATER.
- TREE ROOTS SHALL NOT BE CUT UNLESS CUTTING IS UNAVOIDABLE.
- WHEN ROOT CUTTING IS UNAVOIDABLE, A CLEAN SHARP CUT SHALL BE MADE TO AVOID SHREDDING OR SMASHING. ROOT CUTS SHOULD BE MADE BACK TO A LATERAL ROOT. WHENEVER POSSIBLE, ROOTS SHOULD BE CUT BETWEEN LATE FALL AND BUD OPENING. WHEN ROOT ENERGY SUPPLIES ARE HIGH AND CONDITIONS ARE LEAST FAVORABLE FOR DISEASE CAUSING AGENTS. EXPOSED ROOTS SHALL BE COVERED IMMEDIATELY TO PREVENT DEHYDRATION. ROOTS SHALL BE COVERED WITH SOIL OR BURLAP AND KEPT MOIST.
- WATERING OF PROTECTED TREES IN WHICH ROOTS WERE CUT SHALL BE PROVIDED BY THE CONTRACTOR.
- AUGER TUNNELING RATHER THAN TRENCHING SHOULD BE USED FOR UTILITY PLACEMENT WITHIN DRIP LINE.
- FENCING MATERIAL SHALL ENCIRCLE ANY TREE OR SHRUB WHOSE OUTER DRIP LINE EDGE IS WITHIN 20 FEET OF ANY CONSTRUCTION ACTIVITIES.
- FENCING MATERIAL SHALL BE BRIGHT, CONTRASTING COLOR, DURABLE, AND A MINIMUM OF FOUR FEET IN HEIGHT.
- FENCING MATERIAL SHALL BE SET AT THE DRIP LINE OR 15 FEET FROM TREE TRUNK, WHICHEVER IS GREATER, AND MAINTAINED IN AN UPRIGHT POSITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- ANY GRADE CHANGES (SUCH AS THE REMOVAL OF TOPSOIL OR ADDITION OF FILL MATERIAL) WITHIN THE DRIP LINE SHOULD BE AVOIDED FOR EXISTING TREES TO REMAIN. RETAINING WALLS AND TREE WELLS ARE ACCEPTABLE ONLY WHEN CONSTRUCTED PRIOR TO GRADE CHANGE.
- REFER TO PLANS FOR FENCE STAKING LOCATIONS.

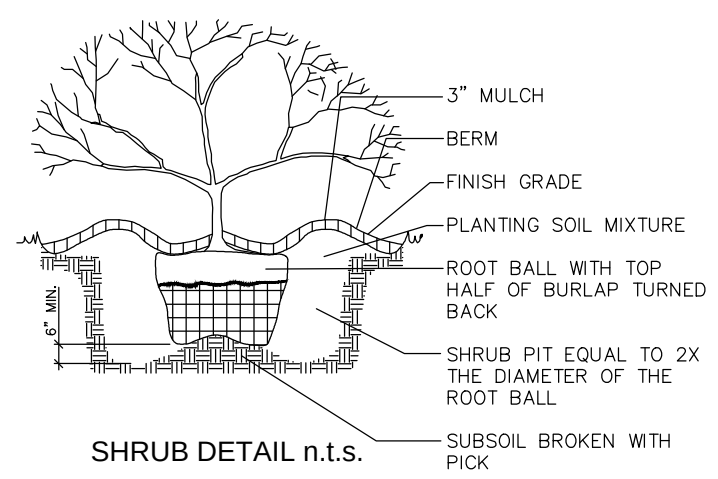
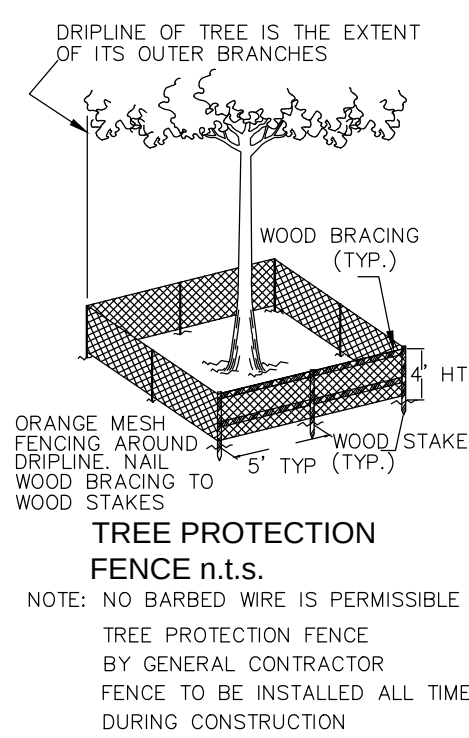
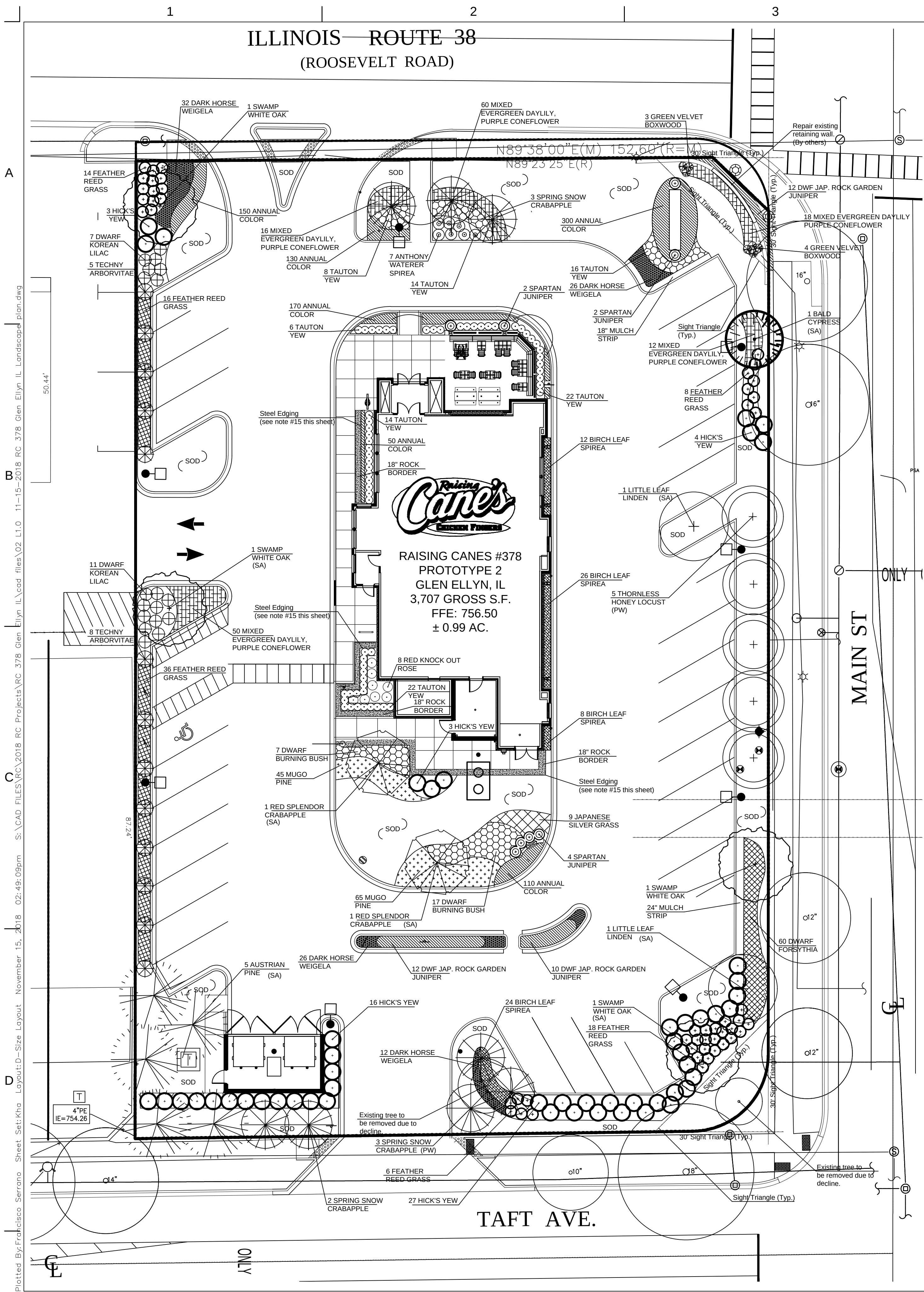
1 TREE PROTECTION

NTS



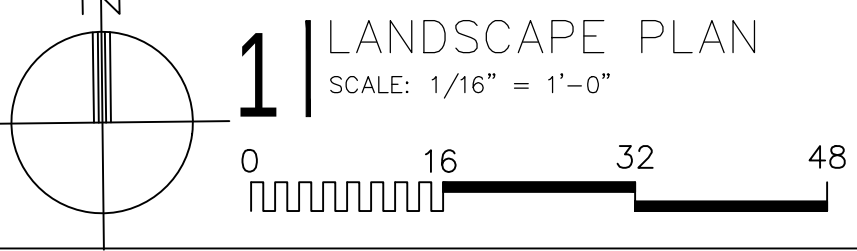
CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



LANDSCAPE NOTES:

1. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SEED AREAS. CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF SOD AND SEED AREAS. REMOVE STONES, STICKS, AND DEBRIS LARGER THAN 1".
2. ALL SHRUB AREAS, UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 3" DEPTH OF PARTIALLY DECOMPOSED HARDWOOD MULCH OVER WEED BARRIER.
3. PLANTING SOIL SHALL CONSIST OF 50% SELECT LOAMY TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND.
4. GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY AS PER DIRECTION OF OWNER.
5. MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
6. WATER AND MAINTAIN ALL PLANT MATERIALS, SEED AND SOD UNTIL INITIAL ACCEPTANCE.
7. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
8. CALL 811 TO NOTIFY UTILITY COMPANY FOR LOCATING ALL UNDERGROUND UTILITIES. AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. REPAIR ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
9. COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS.
10. STAKING AND GUYING OF TREES PER NATIONAL NURSERYMANS STANDARDS.
11. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
12. FIELD VERIFY SOD LIMITS PRIOR TO INSTALLATION.
13. UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION"
14. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
15. ALL ROCK BORDER TO BE SEPARATED FROM ADJACENT PLANTING BEDS WITH METAL EDGING.
16. 'SPRING SNOW' CRABAPPLE IS SELECTED IN LOCATIONS NEAR SIDEWALKS AS IT IS A NON-FRUITING VARIETY.



Qty	Common Name	Botanical Name	Size	Height	Planting	Remarks
5	Austrian Pine	Pinus nigra	3" cal.	10.5'	as shown	Full, container grown
4	Swamp White Oak	Quercus bicolor	3" cal.	10-12'	as shown	Full, container grown
1	Bald Cypress	Taxodium distichum	4.5" cal.	11-12'	as shown	Full, container grown
2	Littleleaf Linden	Tilia cordata	2.5" cal.	8-10'	as shown	Full, container grown
2	Red Splendor Crabapple	Malus x 'Red Splendor'	2.5" cal.	8.5'	as shown	Full, container grown
8	Spring Snow Crabapple	Malus x 'Spring Snow'	2.5" cal.	6-7'	as shown	Full, container grown
5	Thornless Honey Locust	Gleditsia triacanthos 'Inermis'	2.5" cal.	8-10'	as shown	Full, container grown
52	Hick's Yew	Taxus x media 'Hicksii'		4-5'	as shown	Full, container grown
13	Techny Arborvitae	Thuja occidentalis 'Techny'		4-5'	as shown	Full, container grown
2	Spartan Juniper	Juniperus chinensis 'Spartan'		8'	as shown	Full, container grown
4	Spartan Juniper	Juniperus chinensis 'Spartan'		4-5'	as shown	Full, container grown
7	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	3 gal	18"	as shown	Full, container grown
70	Birchleaf Spirea	Spiraea betulifolia 'Tor'	3 gal	18"	as shown	Full, container grown
24	Dwarf Burning Bush	Euonymus alatus compactus	3 gal	18"	as shown	Full, container grown
34	Dwarf Japanese Rock Garden Juniper	Juniper procumbens 'Nana'	3 gal	6"	@ 36" o.c.	Full, container grown
18	Dwarf Lilac	Syringa meyeri 'Palibin'	3 gal	18"	as shown	Full, container grown
110	Dwarf Mugo Pine	Pinus mugo pumilio	3 gal	18"	@ 20" o.c.	Full, container grown
92	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3 gal	15"	as shown	Full, container grown
7	Green Velvet Boxwood	Buxus 'Green Velvet'	3 gal	18"	as shown	Full, container grown
9	Japanese Silver Grass	Miscanthus sinensis	3 gal	18"	as shown	Full, container grown
8	Red KnockOut Rose	Rosa spp. Red Knockout	3 gal	18"	as shown	Full, container grown
102	Tauton Yew	Taxus x media 'Tauton'	3 gal	18"	as shown	Full, container grown
60	Dwarf Forsythia 'Goldtide'	Forsythia x intermedia 'Goldtide'	1 gal	18"	@ 20" o.c.	Full, container grown
90	Evergreen Daylily	Hemerocallis fulva	1 gal	12"	@ 12" o.c.	Full, container grown
90	Purple Cone Flower	Echinacea purpurea	1 gal	6-8"	@ 12" o.c.	Full, container grown
96	Weigela 'Dark Horse'	Weigela florida 'Dark Horse'	1 gal	18"	@ 20" o.c.	Full, container grown
910	Annual Color	Seasonal choice	4" pot	4-12"	@ 8" o.c.	Full, container grown
175	18" Border w Rock / Gravel	2 - 3" River Rocks w metal edging	sq. ft.	3 - 4" deep		Weed barrier fabric in bottom.

LANDSCAPE CALCULATIONS

RC 378 Glen Ellyn, IL

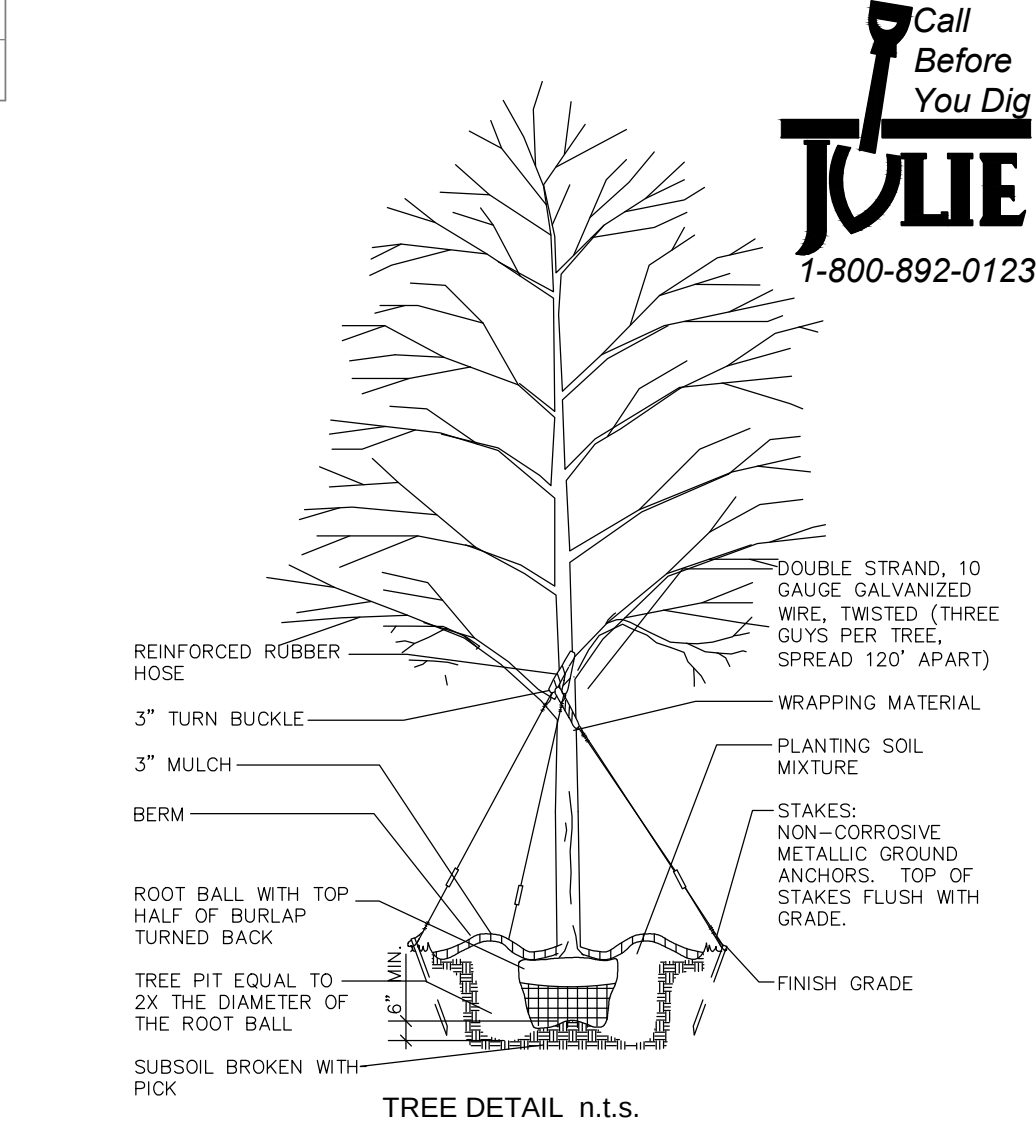
1. Site Area Trees (SA) :

Ordinance requirement: 24 Trees @ Acre of green space
Existing: 9,580 s.f. of green space
0.25 = 1/4 of an Acre

Type	Size	Quantity
Deciduous shade	2" - 2.5" caliper	6 x (acres of green space) = required number 6 x .25 = 1.5 or 2 Littleleaf Linden
	3" - 4" caliper	5 5 x .25 = 1.25 or 2 Swamp White Oak
	4.5" caliper and larger	3 3 x .25 = .75 or 1 Bald Cypress
Ornamental	6' - 8' tall	3 3 x .25 = .75 or 1 Crabapple
	8.5' tall and larger	2 2 x .25 = .50 or 1 Crabapple
Evergreen	6' - 8' tall	2 2 x .25 = .50 or 1 Techny Arborvitae
	8.5' - 10' tall	2 2 x .25 = .50 or 1 Austrian Pine
	10.5' tall and larger	1 1 x .25 = .25 or 1 Austrian Pine

10 total trees required

2. Street/ Parkway Trees (PW) :	1	2.5" cal. Trees @ 40' frontage
Ordinance requirement:	152 f.t.	
A. Roosevelt Rd.	4	Tree required
Trees Provided:	1	Swamp White Oak 3" cal.
	3	Crabapple 8.5' ht.
	4	Total Trees
B. Main St.	240 f.t.	
	6	Tree required
Trees Provided:	5	Thornless Honeylocust 2-2.5" cal.
	1	Swamp White Oak 3" cal.
	6	Total Trees
C. Taft Ave.	168 f.t.	
	5	Tree required
Trees Provided:	5	Crabapple 8.5' ht.
	5	Total Trees



SITE ANALYSIS TABLE	
EXISTING ZONING	C-3 SERVICE COMMERCIAL
PROPOSED USE	RESTAURANT W/ DRIVE THRU
LOT AREA	43,035 SF / 0.99 AC
GROSS BUILDING AREA	3,707 SF
TOTAL SEATS	101 SEATS
TOTAL PARKING	34 SPACES*
ACCESSIBLE	2 SPACES

*ONE PARKING SPACE IS REQUIRED FOR EVERY THREE SEATS.



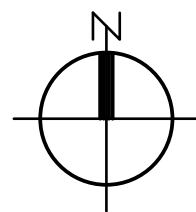
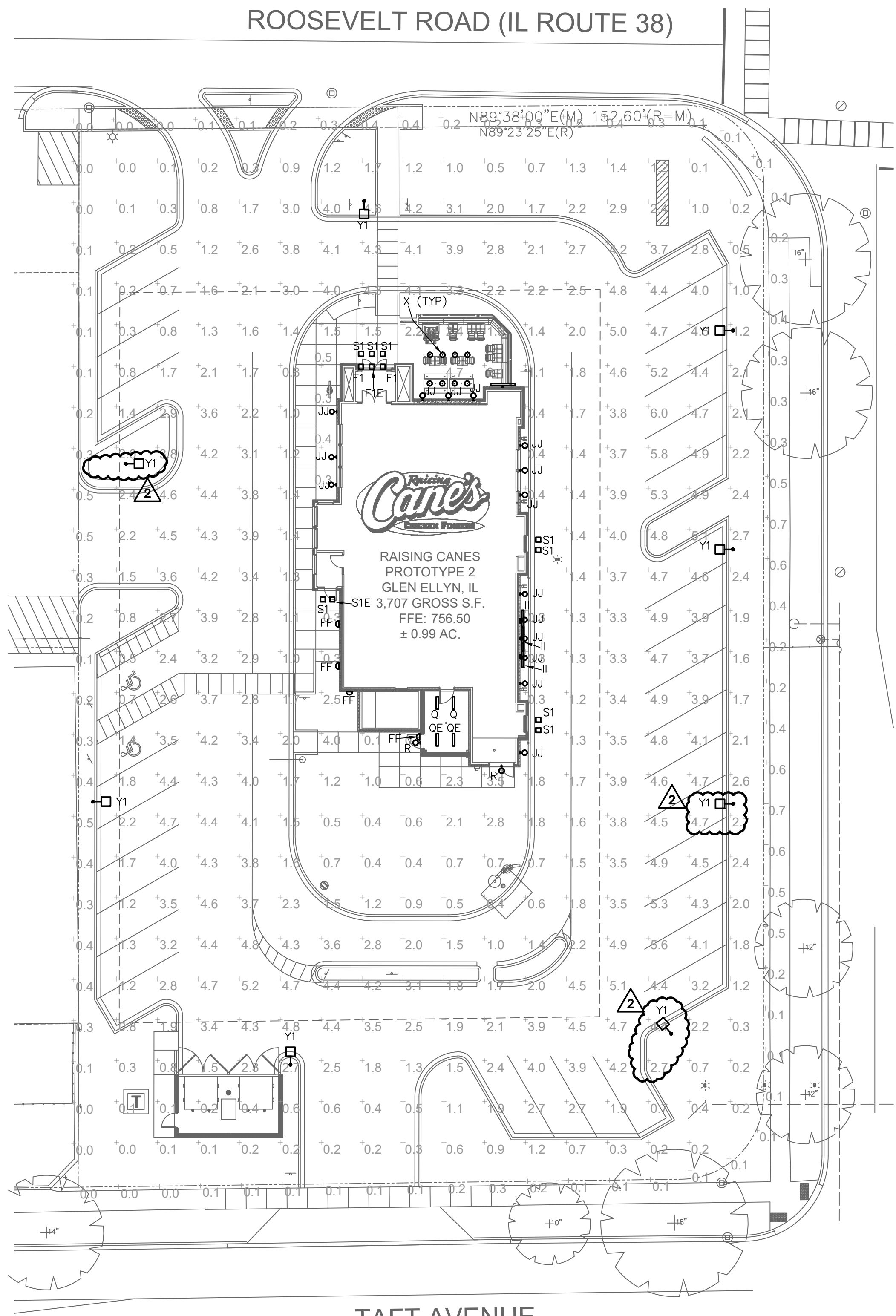
Store:
RAISING CANE'S #378
ROOSEVELT RD. & MAIN ST.
GLEN ELLYN, IL

Architect & Project Manager:
CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
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Set Control Information:
Setup / Update Date:
CSRS Project Manager:

Professional of Record:
Kimley»Horn
EXPIRES: 11/30/19
Engineer's Information:
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1001 WARRENVILLE ROAD, SUITE 350, IL 60532
PHONE: 830-487-5050
WWW.KIMLEY-HORN.COM

FOR PERMIT
Sheet Revisions: (sheet specific per Designer)
Date: Description:
01 11/15/18 Peer review
Sheet Title:
Landscape Plan
Date: 07/20/2018
Project Number: 168418009
Drawn By: CCC/fjs 7/26/2018
Checked By: JCC
Sheet Number:

L. 1.0



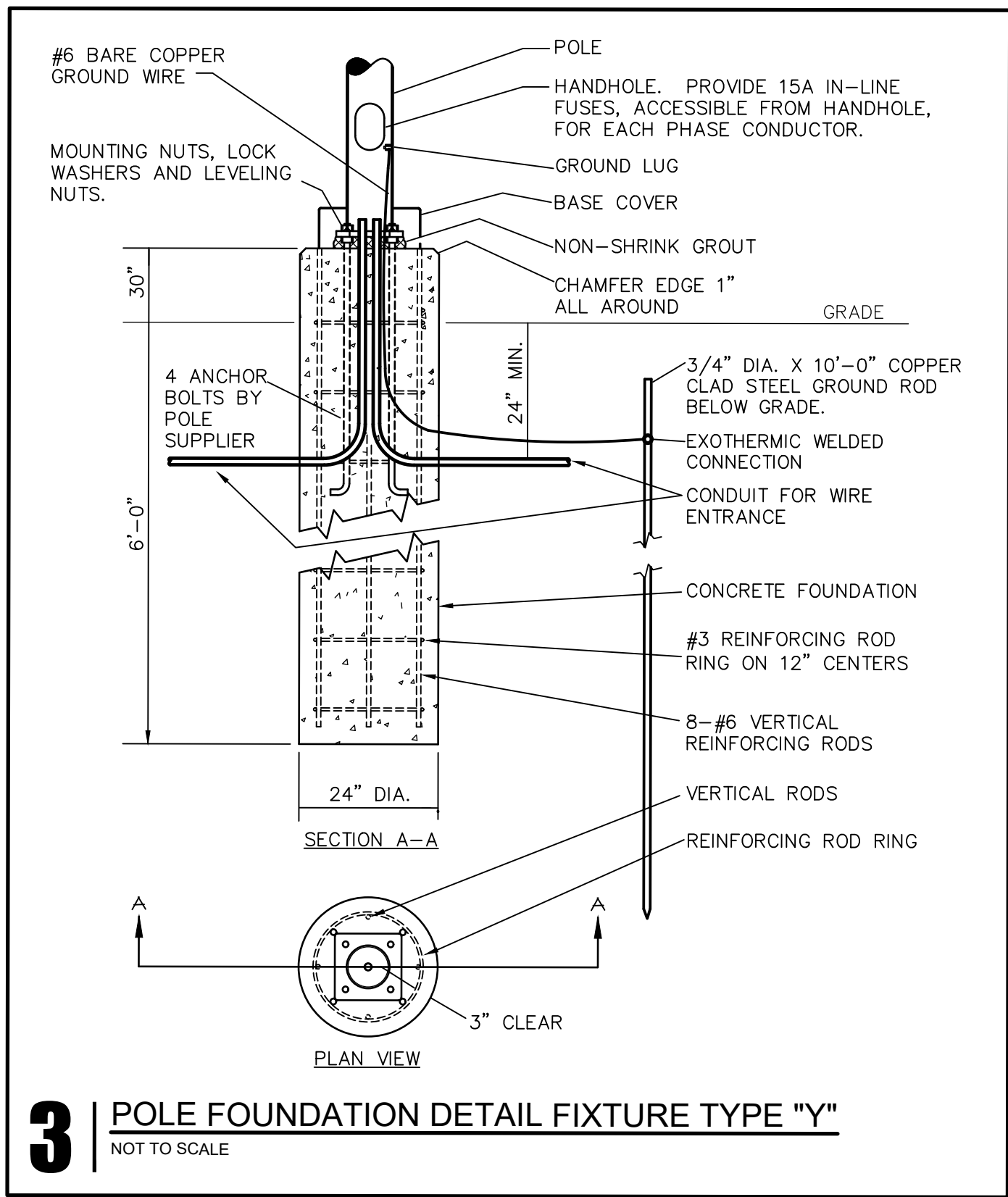
1 | PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

2 | SITE LIGHTING PHOTOMETRIC DATA

ALL PHOTOMETRIC DATA IS TAKEN SHOWING HORIZONTAL FOOT CANDLES AT 3FT.

- MAX POLE HEIGHT FOR SITE: 23 FT
- AVERAGE FOOT CANDLES FOR SITE: 2.2FC
- MAXIMUM FOOT CANDLES FOR SITE: 6.0FC
- MAXIMUM FOOT CANDLES AT PERIMETER: 0.5FC



4 | LIGHTING FIXTURE SCHEDULE (EXTERIOR)

F1	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	ACUTY BRANDS/LDN6SQ27/15MVOLT-EZ1HSGU/LS6AR-LSS-TRIM 120 CLEAR SATIN QUANTITY- 1 WATTS- 20 TYPE- LED 6" LED RECESSED SQUARE CAN LIGHT. SHALL BE ENERGY STAR RATED, AND HAVE 0-10V DIMMING. COLOR TEMPERATURE SHALL BE 2700K.
F1E	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	ACUTY BRANDS/LDN6SQ27/15MVOLT-EZ1ELHSG/LS6AR-LSS-EL-TRIM 120 CLEAR SATIN QUANTITY- 1 WATTS- 20 TYPE- LED 6" LED RECESSED SQUARE CAN LIGHT. SHALL BE ENERGY STAR RATED, AND HAVE 0-10V DIMMING. COLOR TEMPERATURE SHALL BE 2700K. PROVIDE WITH BATTERY BACKUP TO PRODUCE 1400 LUMENS.
Q	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	LITHONIA/DW2-L24-3000LM-ACL-MD-MVOLT-GZ1-35K-80-MS10NWL 120 WHITE QUANTITY- - WATTS- 32 TYPE- LED 2'-0" ENCLOSED, GASKETED LED STRIP FIXTURE WITH REINFORCED FIBERGLASS HOUSING. FIXTURE SHALL BE LISTED FOR WET LOCATIONS. PROVIDE WITH WEATHER PROOF OCCUPANCY SENSOR.
QE	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	LITHONIA/DW2-L24-3000LM-ACL-MD-MVOLT-GZ1-35K-80-PS1050-MS10NWL 120 WHITE QUANTITY- - WATTS- 32 TYPE- LED 2'-0" ENCLOSED, GASKETED LED STRIP FIXTURE WITH REINFORCED FIBERGLASS HOUSING. PROVIDE BATTERY BACKUP TO ACTIVATE IN THE EVENT OF A POWER OUTAGE. FIXTURE SHALL BE LISTED FOR WET LOCATIONS. PROVIDE WITH WEATHER PROOF OCCUPANCY SENSOR.
R	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	ATLAS/WLMFC43LED 120 BLACK QUANTITY- 1 WATTS- 34 TYPE- LED LED WALL PACK WITH DIE CAST ALUMINUM HOUSING, SPECULAR REFLECTOR AND BOROSILICATE GLASS REFRACTOR. FIXTURE SHALL BE LISTED FOR WET LOCATIONS.
S1	MANUF/NUMBER: REMARKS:	ACUTY BRANDS/EVO-SQ-27-15-6AR-LSS-MVOLT-EZ1 SUPPLIED WITH AWNING. CONTRACTOR SHALL CONNECT TO CIRCUIT INDICATED ON PLAN.
S1E	MANUF/NUMBER: REMARKS:	ACUTY BRANDS/EVO-SQ-27-15-6AR-LSS-MVOLT-EZ1-EL SUPPLIED WITH AWNING. CONTRACTOR SHALL CONNECT TO CIRCUIT INDICATED ON PLAN, AND PROVIDE A BATTERY BACKUP MOUNTED ABOVE THE TRUSSES ON THE INTERIOR TO POWER THE LIGHT IN THE CASE OF A POWER OUTAGE.
X	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	WAC LIGHTING/MP-LED415-30-ABK 120 BLACK QUANTITY- 1 WATTS- 24 TYPE- LED 3" LED PENDANT MOUNTED CYLINDER WITH CLEAR SATIN REFLECTOR AND BLACK HOUSING. SHALL BE ENERGY STAR RATED, AND HAVE 0-10V DIMMING. COLOR TEMPERATURE SHALL BE 3000K.
Y1	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	LITHONIA/KAX1-LED-P4-50K-R3-MVOLT-HS 208 DARK BRONZE QUANTITY- 1 WATTS- 150 TYPE- LED LED POLE MOUNTED FIXTURE WITH SEGMENTED ALUMINUM OPTICS AND HOUSE SIDE SHIELD. 26" TALL SQUARE STRAIGHT STEEL POLE, LITHONIA SSS-26-5G-DM19-DOB
FF	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	ACUTY BRANDS/KAXW-P2-30K-R3-MVOLT-DOBXD 120 BLACK QUANTITY- 1 WATTS- 32 TYPE- LED LED WALL MOUNTED WALL WASH LUMINAIRE. COORDINATE MOUNTING HEIGHT AND EXACT LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
II	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	CSU/RLMSUB-0117/RLMSUB-0118 120 BLACK QUANTITY- 1 WATTS- 20 TYPE- LED LED WALL MOUNTED SIGN LIGHTER. COORDINATE ELEVATION AND LOCATION WITH ARCHITECTURAL ELEVATIONS.
JJ	MANUF/NUMBER: VOLTAGE: FINISH: LAMP: REMARKS:	MODERN FORMS/MF-MAST-BL 120 BLACK QUANTITY- 1 WATTS- 5 TYPE- LED LED WALL MOUNTED ACCENT LIGHT. COORDINATE ELEVATION AND LOCATION WITH ARCHITECTURAL ELEVATIONS.



Prototype Issue Date: 06/15/2018

Store:

RAISING CANE'S #378
ROOSEVELT RD. & MAIN S'
GLEN ELLYN, IL

Designer's Information:

CSRS
IMAGINE SHAPE DELIVER
6767 Perkins Road Suite 200 Baton Rouge, LA 70808
Telephone: 225 769-0546 Fax: 225 767-0060
www.csronline.com

Prototype Update Phase: 3.5

Update Issue Date: 06/15/2018

CSRS Project Manager: Update

FOR REVIEW

Professional of Record:

Sheet Revisions: (sheet specific per Designer)

#	Date	Description
1	2018-10-01	REVIEW COMMENTS
2	2018-11-08	SITE CHANGES

Sheet Title:

PHOTOMETRIC SITE PLAN

Current Set Update: 3.5

Update Release Date: 06/15/2018

Sheet Number:

E1.1



8417 Kelwood Avenue
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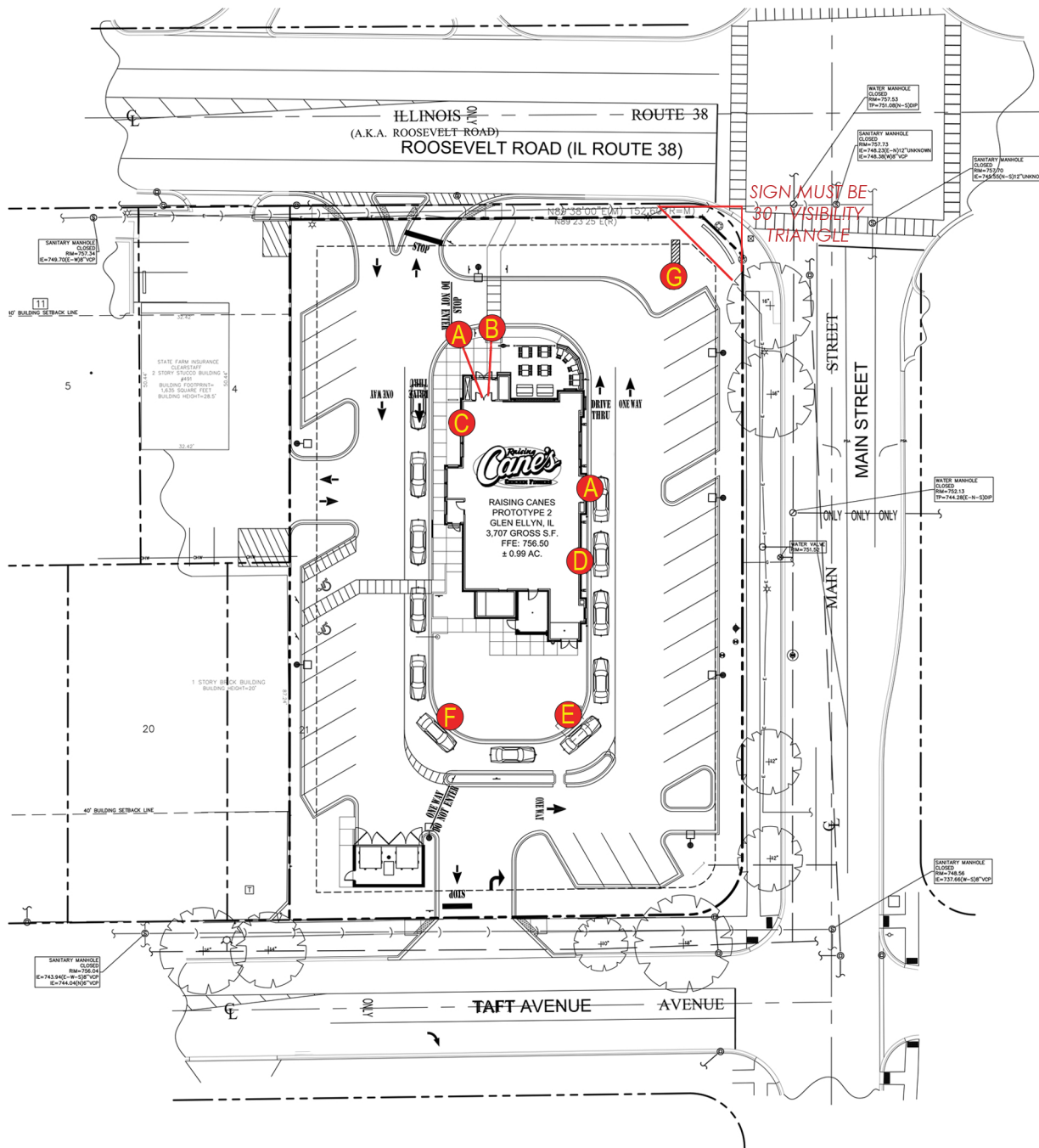
ILLINOIS REGISTRATION NUMBER 184007325-0002

BRAND BOOK



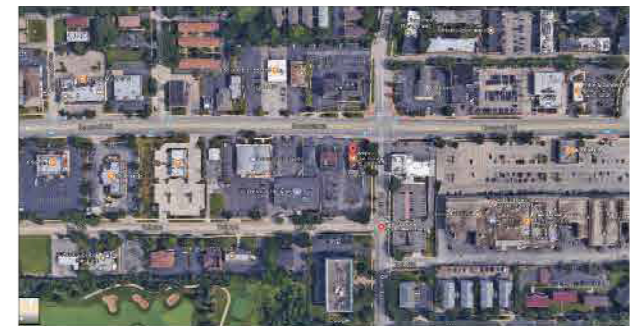
**499 Roosevelt Rd./RC0378
Glen Ellyn, IL 60137
10/01/2018**

DRAWING REVISIONS		
DATE	PM	CHANGE
7/18/18	SM	Updated with city comments
7/30/18	SM	Updated elevations
8/2/18	SM	Updated siteplan
10/1/18	SM	Updated siteplan, elevations, & signage



QTY.	CODE	DESCRIPTION
A	2	WS-8FT 4 x 8 Wall Sign
B	1	ONS Open Sign
C	1	CFNS Chicken Fingers Sign
D	1	OLH One Love Heart
E	1	DTMB DT Menuboard & Awning
F	1	PSB Presell Board
G	1	MON Monument

No MSP/PUD noted during check	BLUE DOG	MUR
Only allowed 1 wall sign per street front, max 3 signs (150 SF)		
Mural can't be painted		
Neon/LED border and flags are not allowed	YES	☐
Art is subject to approval	NO	☒
Variations require physical hardships per city		
Village will not allow mural or blue dog		



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

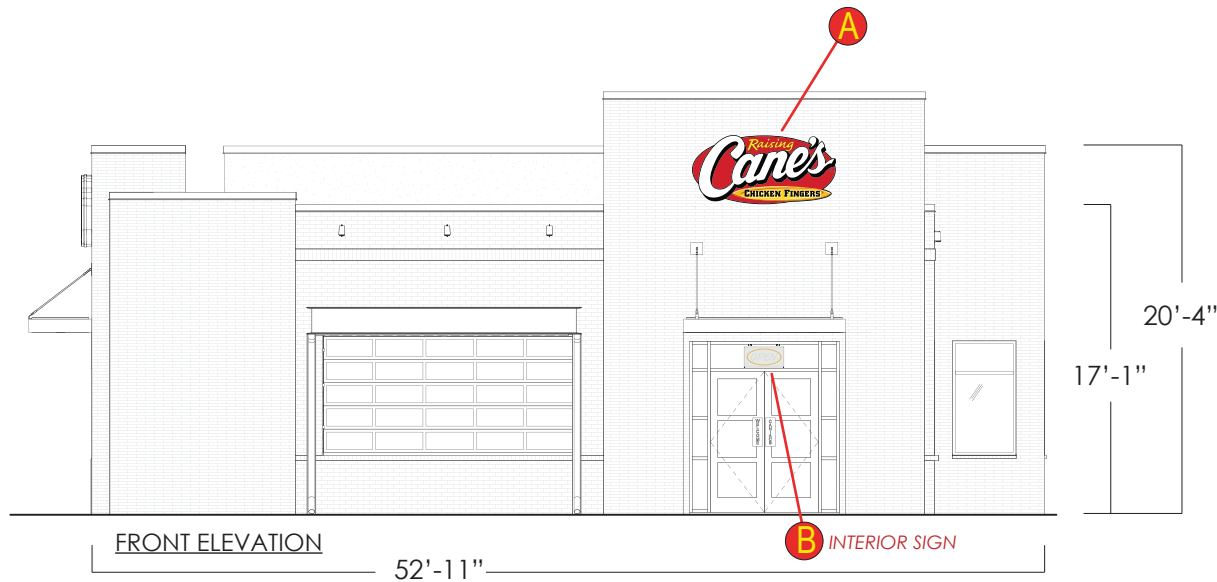
AGI PM: Sarah McDougal

Drawn by: M. Folden

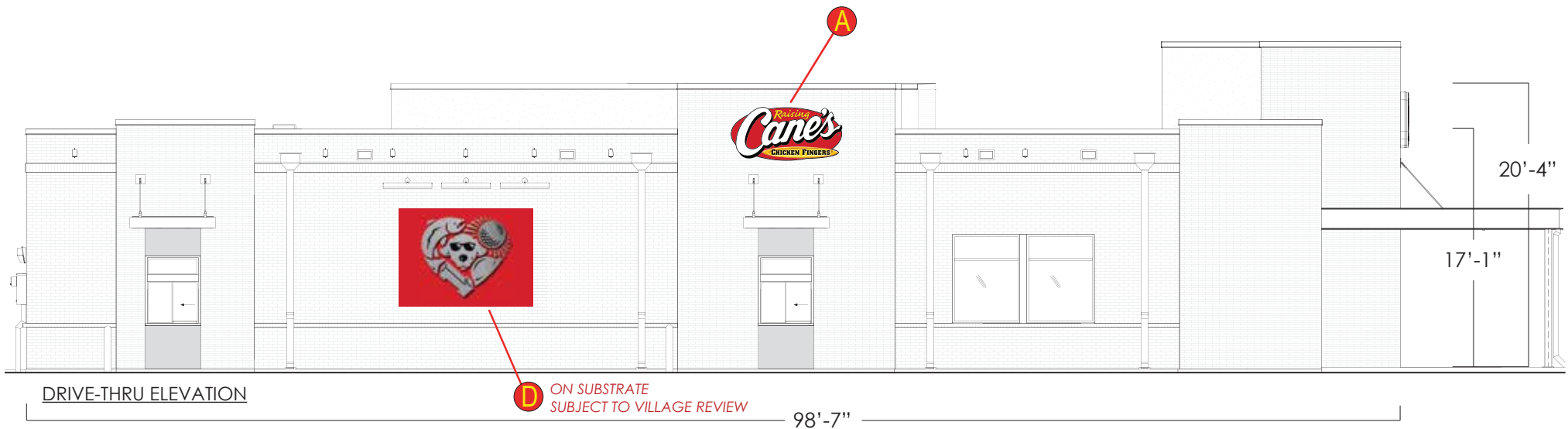
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Packet Pg. 116



	QTY.	CODE	DESCRIPTION
A	2	WS-8FT	4 x 8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Sign
D	1	OLH	One Love Heart
E	1	DTMB	DT Menuboard & Awning
F	1	PSB	Presell Board
G	1	MON	Monument



Scale: 3/32"=1'



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

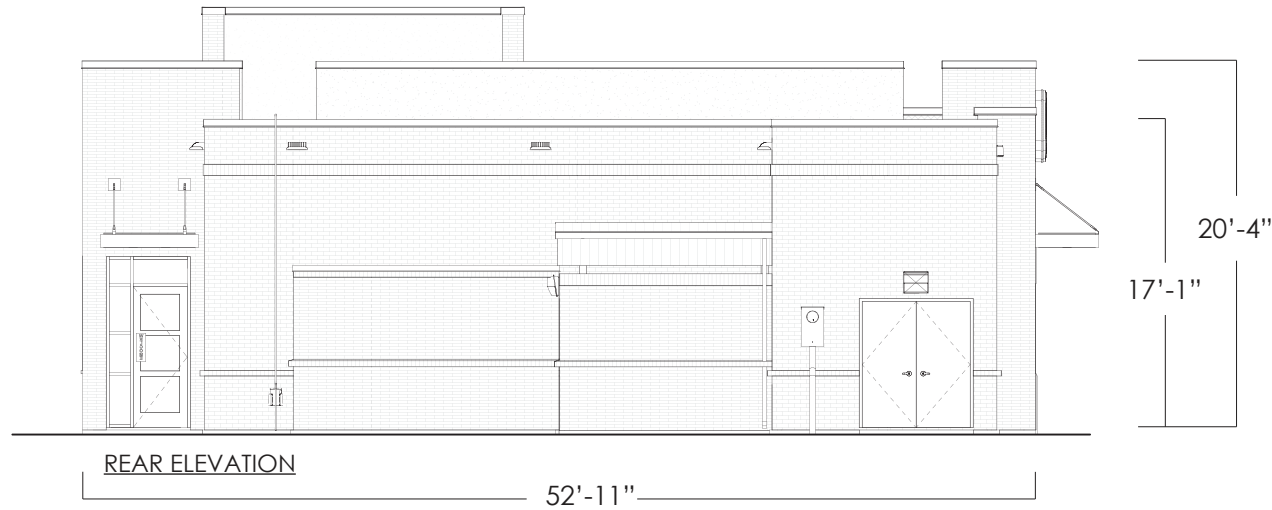
AGI PM: Sarah McDougal

Drawn by: M. Folden

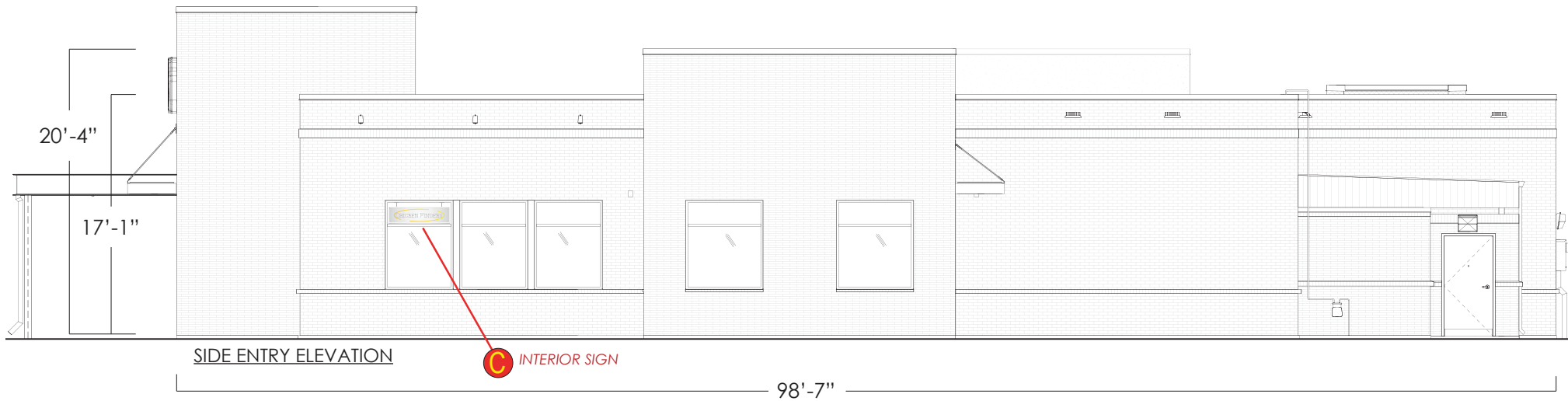
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ELEVATIONS



	QTY.	CODE	DESCRIPTION
A	2	WS-8FT	4 x 8 Wall Sign
B	1	ONS	Open Sign
C	1	CFNS	Chicken Fingers Sign
D	1	OLH	One Love Heart
E	1	DTMB	DT Menuboard & Awning
F	1	PSB	Presell Board
G	1	MON	Monument



Scale: 3/32"=1'



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

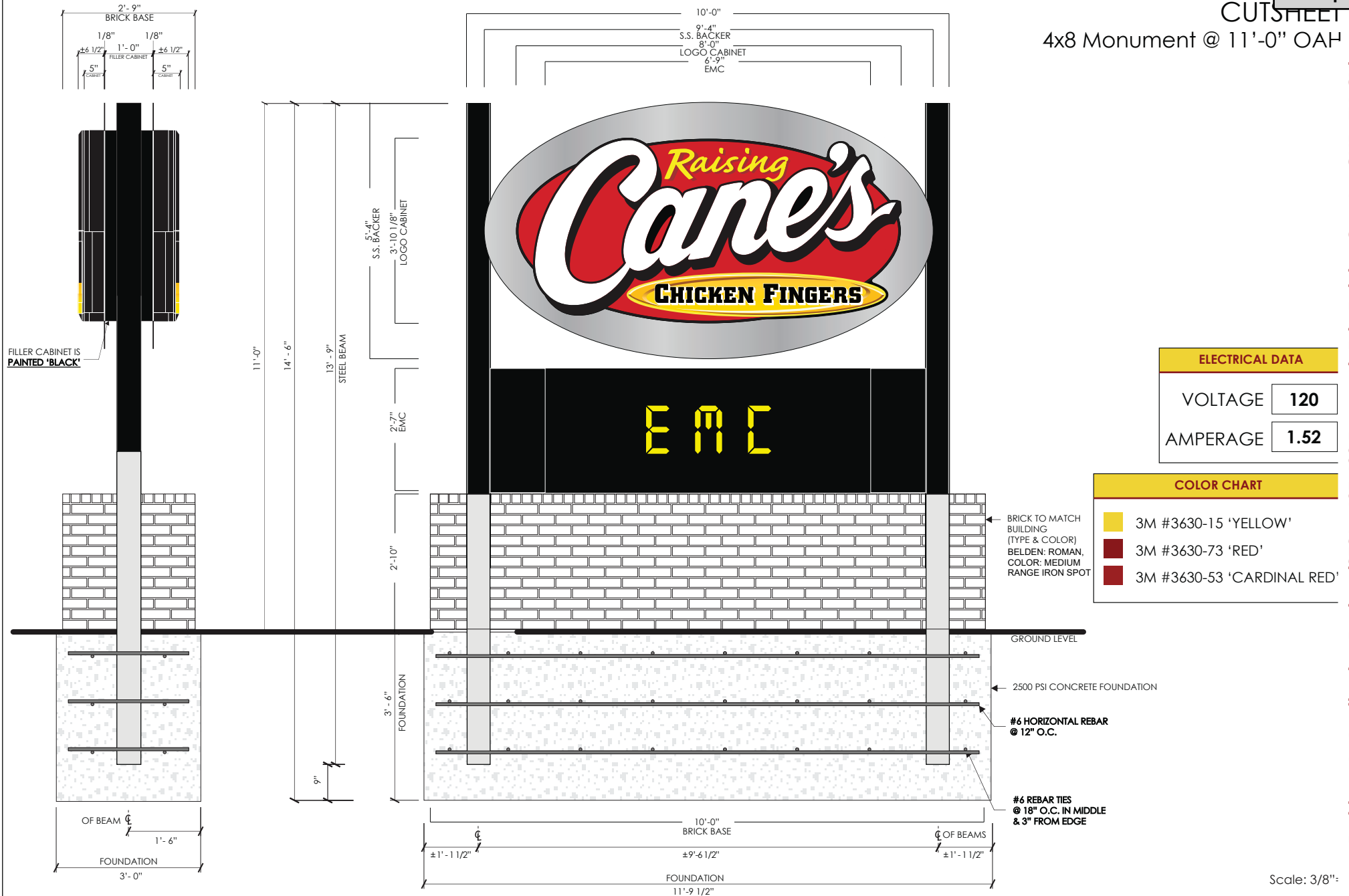
AGI PM: Sarah McDougal

Drawn by: M. Folden

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Packet Pg. 118



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

AGI PM: Sarah McDougal

Drawn by: M. Folden

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Packet Pg. 119

COPY & DROP SHADOW ARE AS FOLLOWS: **'RAISING' IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW' DROP SHADOW IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'**

BORDER IS **PAINTED 'BLACK'**

BACKGROUND IS **SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-73 'RED'**

.150" THERMO FORMED CLEAR POLYCARBONATE FACE

REGISTER MARK IS **PAINTED 'BLACK'**

DOUBLE EMBOSSED LETTERS ARE **PAINTED SECOND SURFACE 'WHITE'**

EMBOSS AROUND LETTERS IS **PAINTED SECOND SURFACE 'BLACK'**

EMBOSSED SURFBOARD IS AS FOLLOWS:

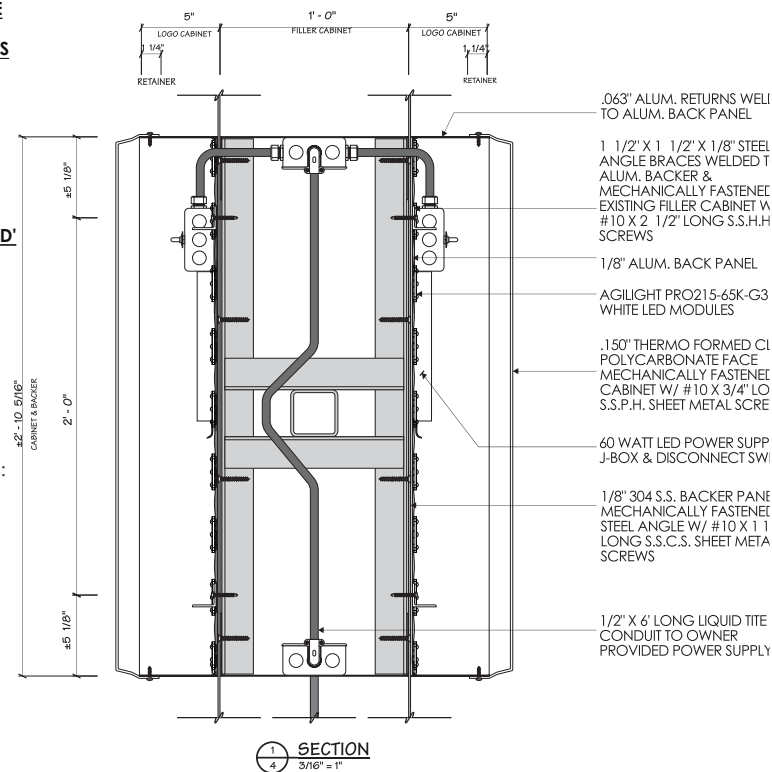
- SIDES ARE **PAINTED TO MATCH PANTONE #109C 'YELLOW'**
- GRAPHICS ARE **SECOND SURFACE APPLIED DIGITAL PRINT**



CABINET ELEVATION

30.75

Square Footage



ELECTRICAL DATA

VOLTAGE **120**
AMPERAGE **1.8**

COLOR CHART

3M #3630-15 'YELLOW'
3M #3630-73 'RED'
#3630-53 'CARDINAL RED'



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

AGI PM: Sarah McDougal

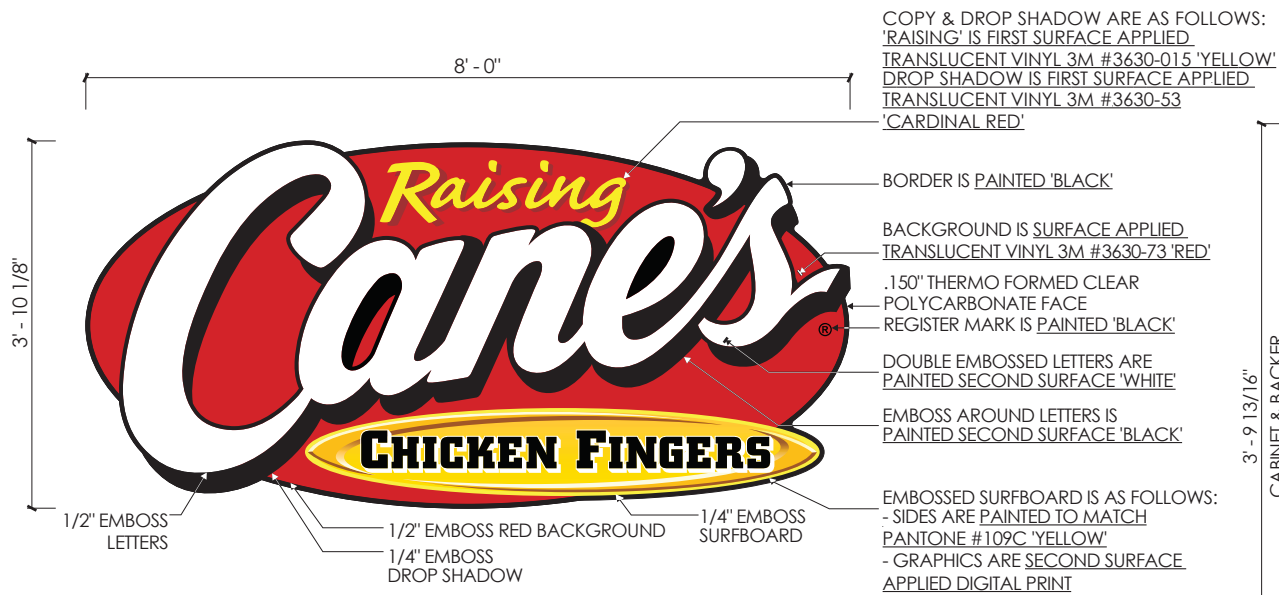
Drawn by: M. Folden

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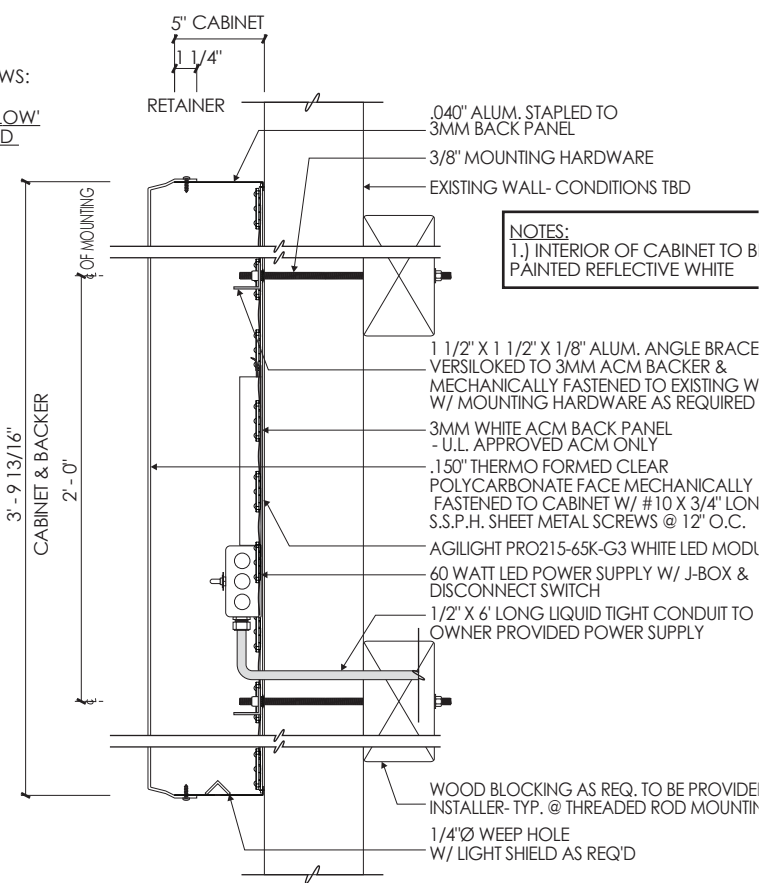
Packet Pg. 120

SIGNS ONLY ALLOWED
ON STREET FRONTS



1 1
1 FRONT ELEVATION

30.75
Square Footage



1 2
2 SECTION

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.8

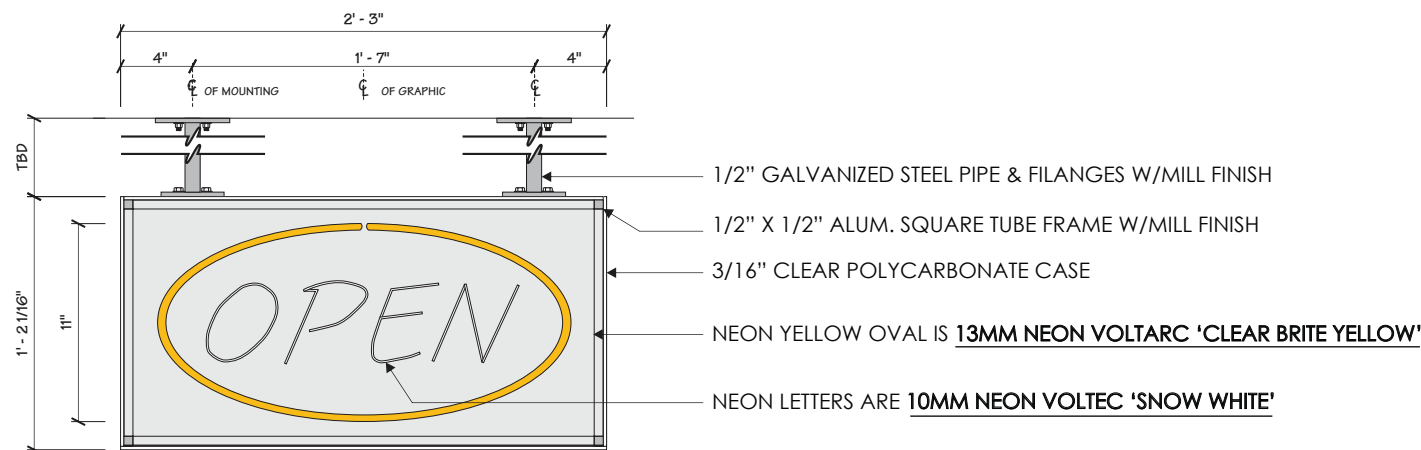
COLOR CHART	
	3M #3630-15 'YELLOW'
	3M #3630-73 'RED'
	3M #3630-53 'CARDINAL RED'



Location: Glen Ellyn, IL	AGI Rep: G.W.
Site ID: RC0378	AGI PM: Sarah McDougal
Date: 05/29/2018	Drawn by: M. Folden

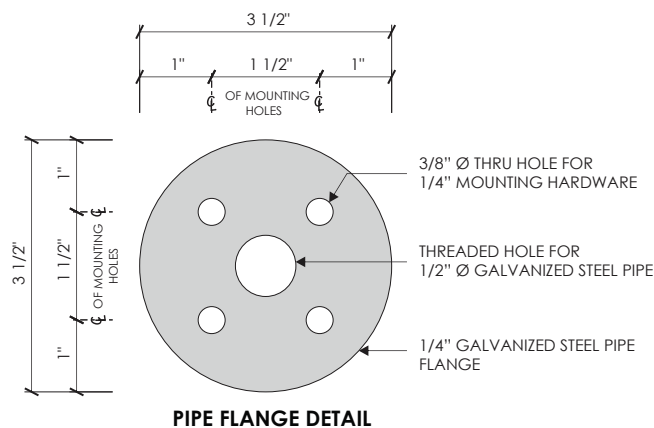
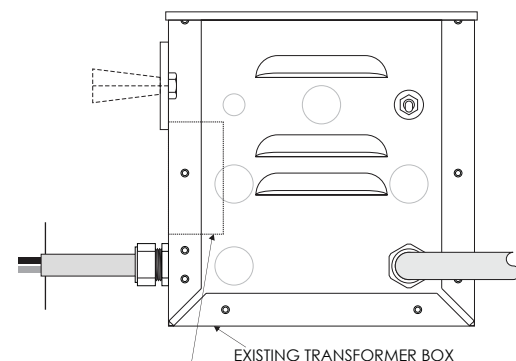
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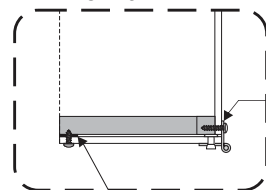


NOTES:

- 1.) TRANSFORMER IS MOUNTED REMOTELY
- 2.) CONNECT 14 GA GROUND WIRE TO EACH MOUNTING FLANGE & TO GROUND LUG PROVIDED BY TRANSFORMER.
- CONNECT TRANSFORMER GROUND TO SERVICE GROUND AT PANEL BOX



BLOW UP DETAIL



- (3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

ELECTRICAL PASS THRU MOUNTING TUBE ACCESS
REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15

NEON YELLOW SWOOPS ARE
13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

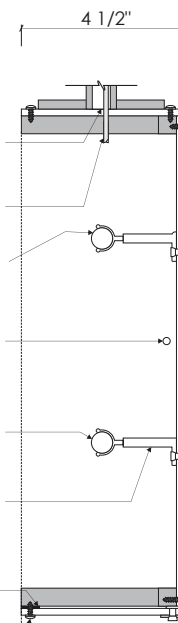
GTO WIRE

NEON LETTERS ARE 10MM VOLTEC 'SNOW WHITE'

GRAB IT TUBE SUPPORTS ARE POP RIVETED
TO BACK OF POLYCARBONATE CASE

1/2" WIDE VELCRO

DOOR IS SECURED WITH
(2) #6 S.S.P.H. SHEET METAL SCREWS



ELECTRICAL DATA

VOLTAGE	120
AMPERAGE	2.1



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

AGI PM: Sarah McDougal

Drawn by: M. Folden

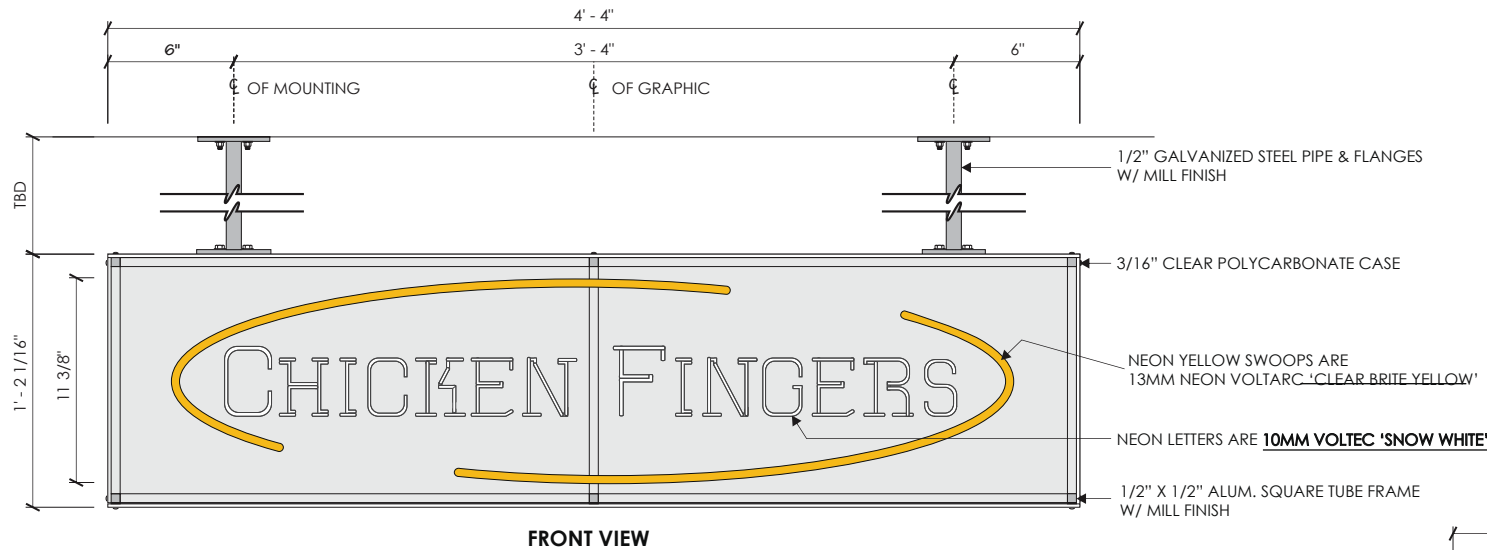
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Chicken Fingers Neon Sign

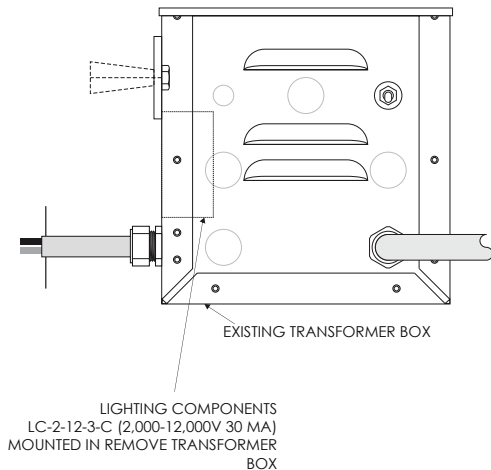
INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED

Attachment: Petitioner's Application Packet (3781 : 495-499 Roosevelt Rd - Raising Cane's - SUP, ZV, SV)



NOTES:

- 1.) TRANSFORMER IS MOUNTED REMOTELY
 - 2.) CONNECT 14 GA GROUND WIRE TO EACH MOUNTING FLANGE & TO GROUND LUG PROVIDED BY TRANSFORMER.
- CONNECT TRANSFORMER GROUND TO SERVICE GROUND AT PANEL BOX



ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS
REMOTE POWER IN ATTIC

TECNOLUX SILIFLEX GTO 15
NEON YELLOW SWOOPS ARE
13MM NEON VOLTARC 'CLEAR BRITE YELLOW'

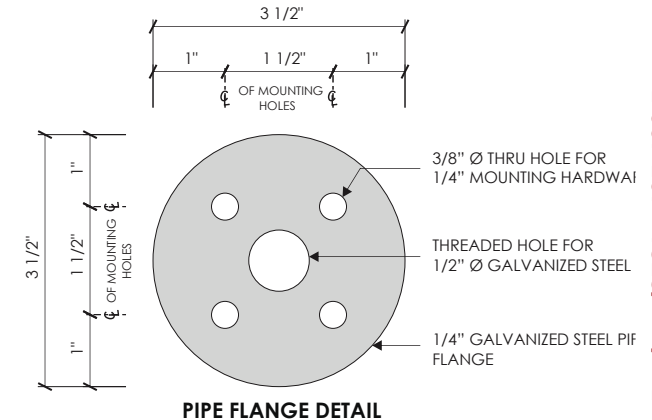
NEON LETTERS ARE **10MM VOLTEC 'SNOW WHITE'**

GRAB IT TUBE SUPPORTS ARE POP RIVETED
TO BACK OF POLYCARBONATE CASE

1/2" WIDE VELCRO

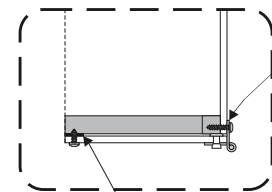
DOOR IS SECURED W/
(2) #5 S.S.P.H. SHEET METAL SCREWS

SECTION VIEW



PIPE FLANGE DETAIL

BLOW UP DETAIL



1 1/2" CONTINUOUS PIANO HINGE IS POP
RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY
FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME
2/ #6 S.S.P. H. SHEET METAL SCREWS

(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE
POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

ELECTRICAL DATA

VOLTAGE	120
AMPERAGE	2.1



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

AGI PM: Sarah McDougal

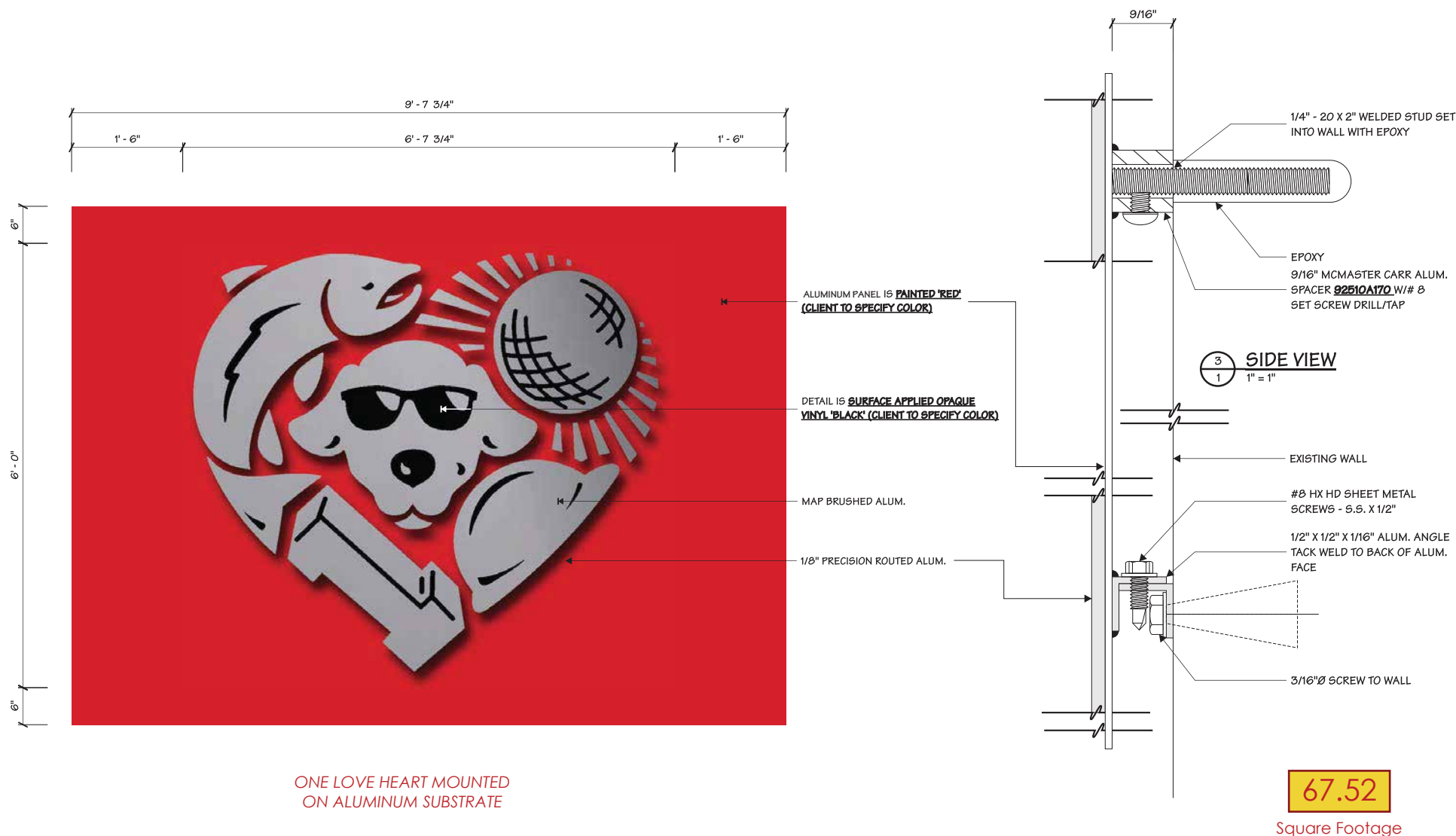
Drawn by: M. Folden

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One Love Heart (on substrate)

SUBJECT TO VILLAGE REVIEW



ONE LOVE HEART MOUNTED
ON ALUMINUM SUBSTRATE



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

AGI PM: Sarah McDougal

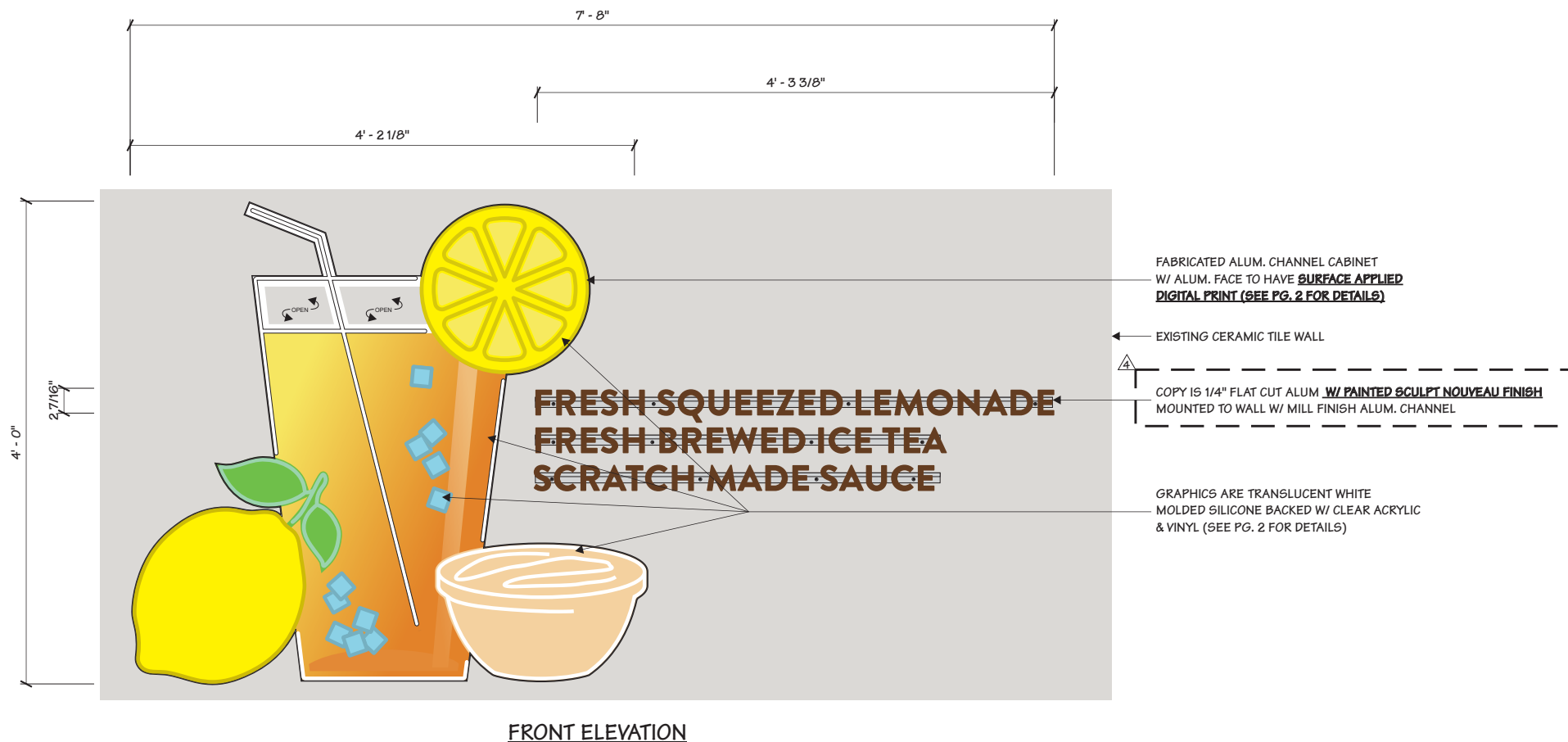
Drawn by: M. Folden

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CUTSHEET

Lemonade Sign

INTERIOR SIGN
NOT VISIBLE OUTSIDE

Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

AGI Rep: G.W.

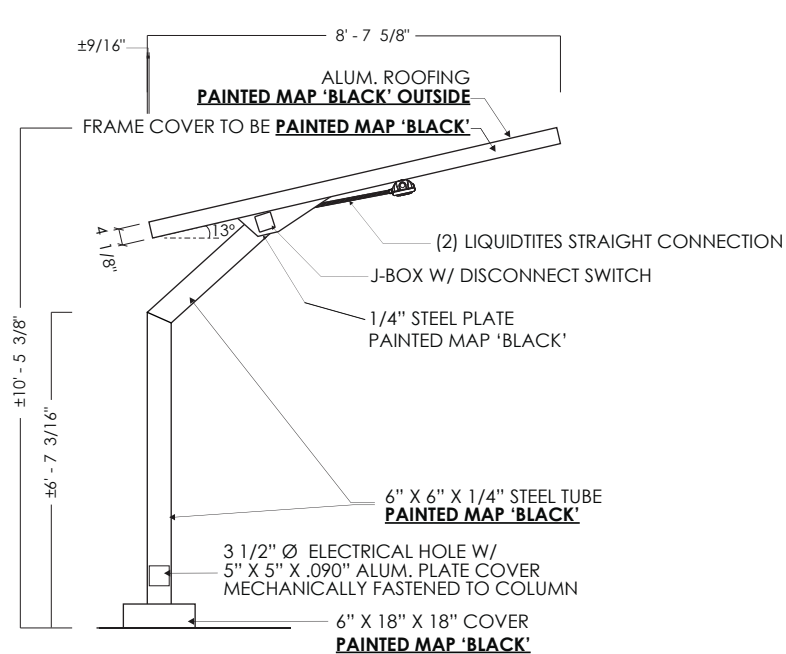
AGI PM: Sarah McDougal

Drawn by: M. Folden

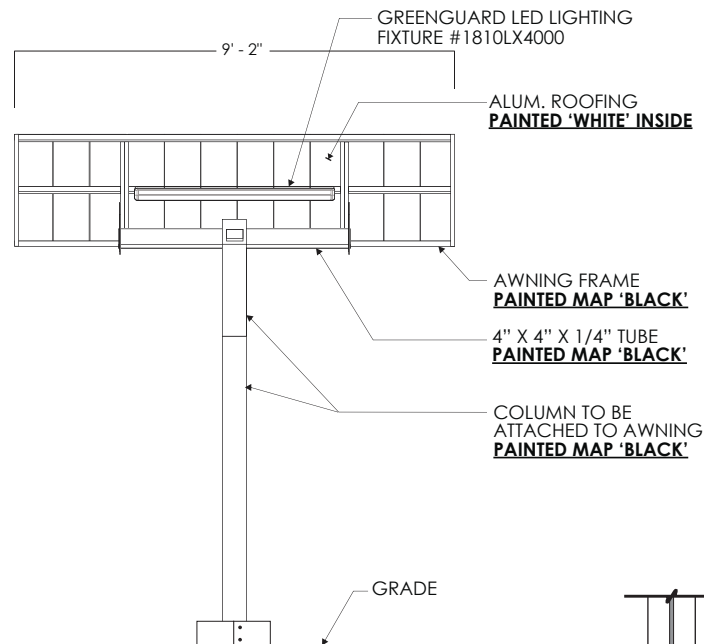
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Packet Pg. 125



SIDE VIEW



FRONT VIEW

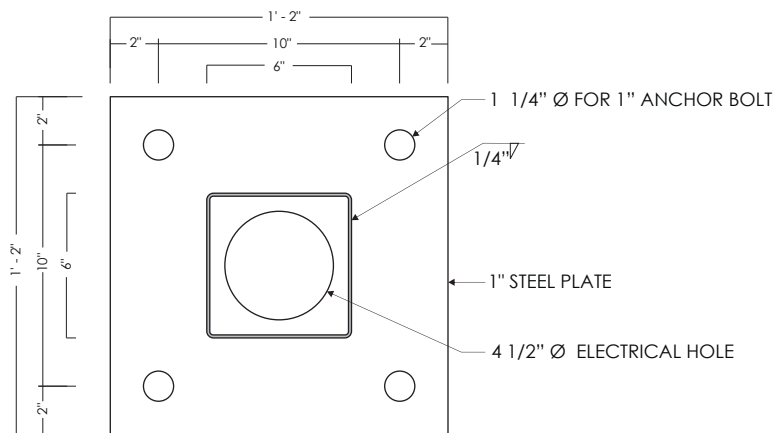
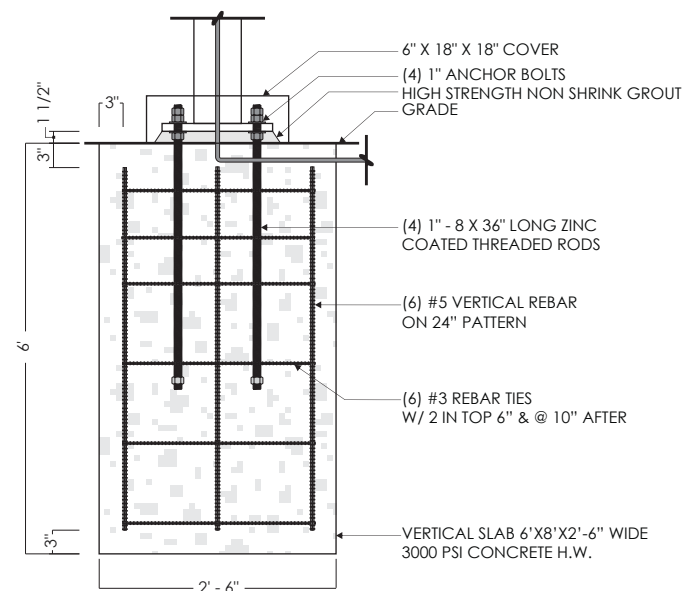


PLATE VIEW

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	0.5



FOUNDATION



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

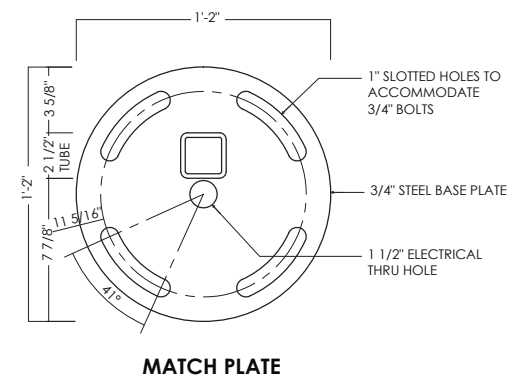
AGI Rep: G.W.

AGI PM: Sarah McDougal

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31.25

Square Footage

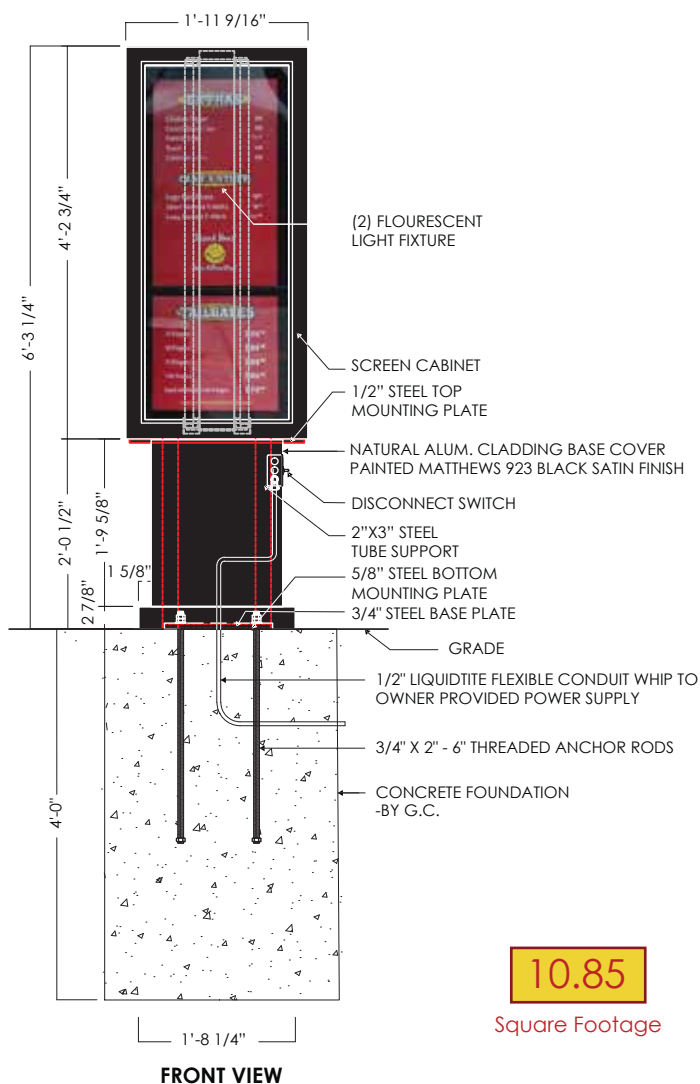
SIDE VIEW



Location: Glen Ellyn, IL	AGI Rep: G.W.
Site ID: RC0378	AGI PM: Sarah McDougal
Date: 05/29/2018	Drawn by: M. Folden

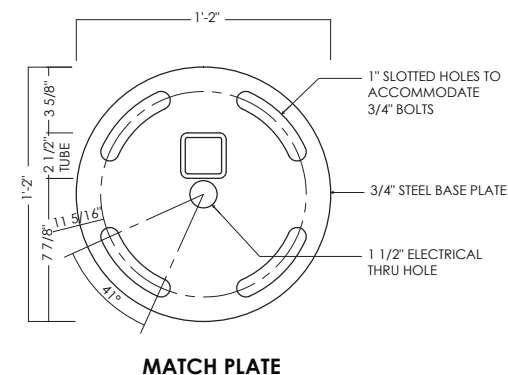
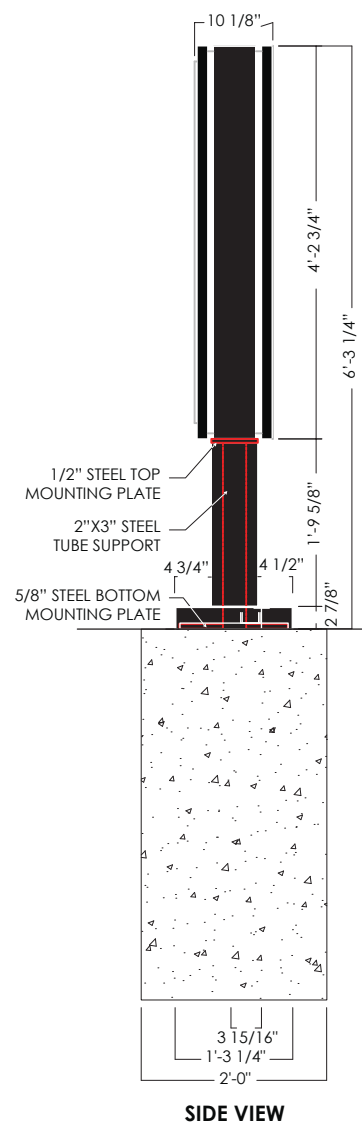
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10.85

Square Footage



Location: Glen Ellyn, IL

Site ID: RC0378

Date: 05/29/2018

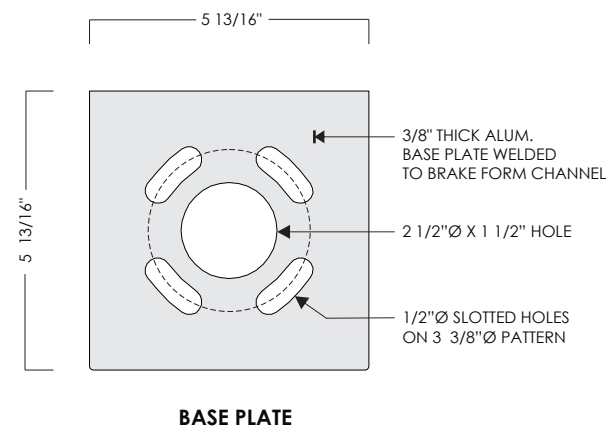
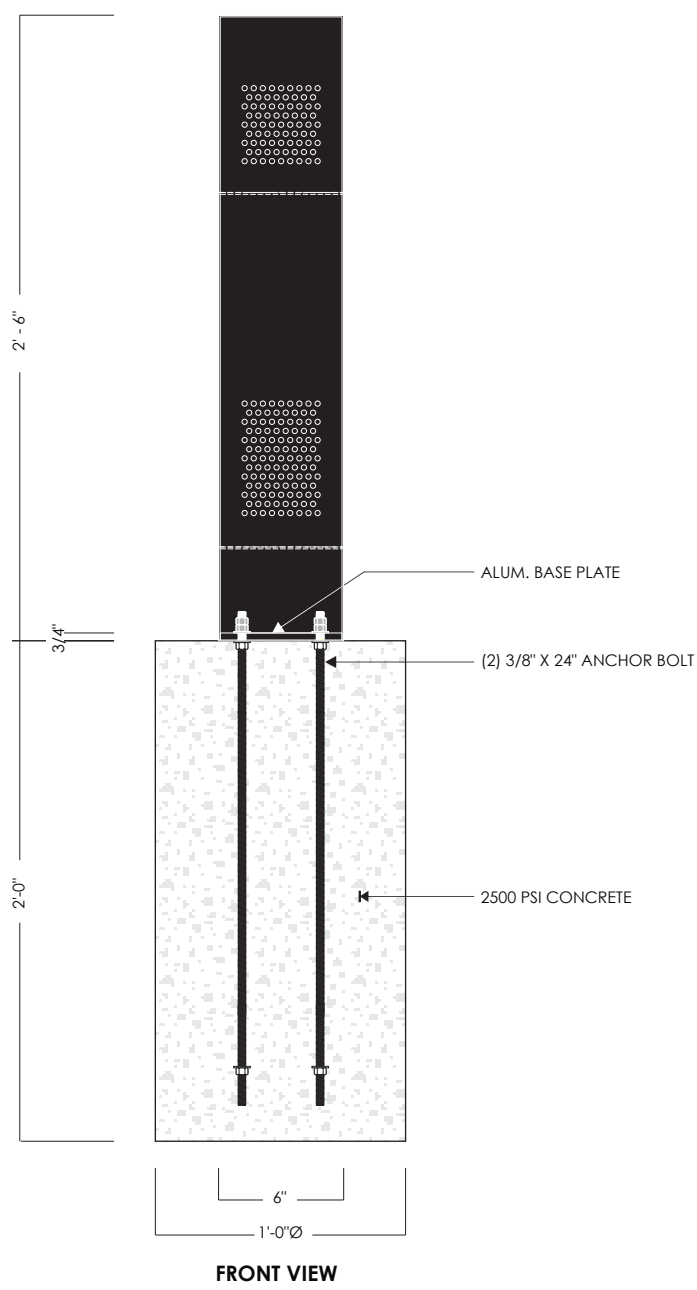
AGI Rep: G.W.

AGI PM: Sarah McDougal

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Location: Glen Ellyn, IL

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**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
18-074**



September 20, 2018

Prepared for:
Village of Glen Ellyn

Petitioner:
Raising Cane's Chicken Fingers
6800 Bishop Road
Plano, TX 75024

SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on August 16, 2018. The following photos were taken during this inspection and reflect the site conditions at that time.



LAND COVER IN THE EARLY 1800'S

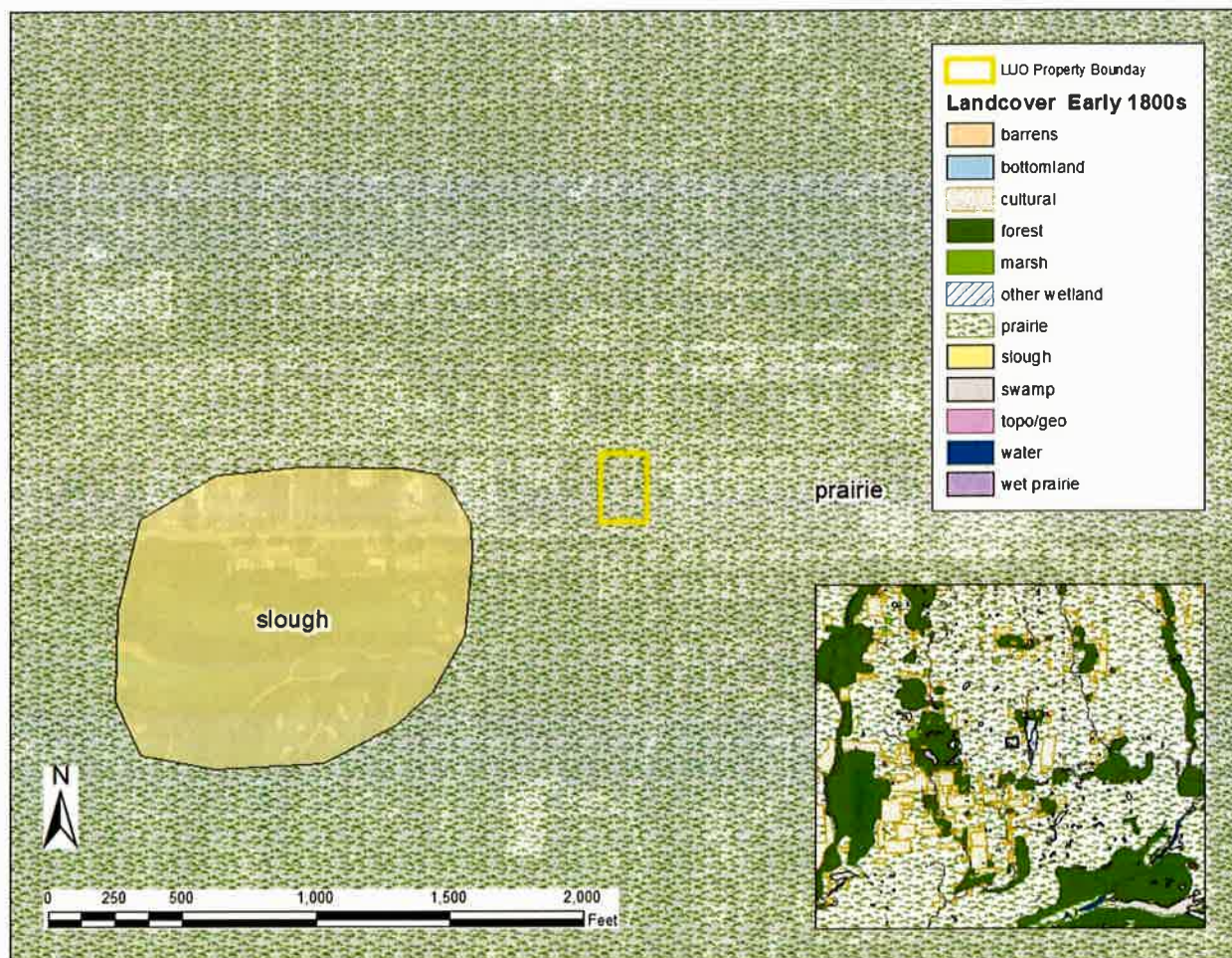


Figure 1: Land Cover in the Early 1800's

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

These surveys represent one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. They predate our county land ownership maps and atlases. These plat maps and field notebooks contain a wealth of information about what the landscape was like before the flood of settlers came into the state.

The vast majority of the landscape in this part of Illinois in the early 1800's consisted of two different natural resource areas. These two areas were prairie and forest. Prairie and woodland ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- improve soil health and reduce soil loss
- improve air and water quality

Other designations include, cultural or (agricultural area), marsh, wet prairie, wetland and water. Please note that these designations are based on surveys taken in the early 1800's, and may not represent exact site conditions.

This site is located in an area surveyed as prairie on the land cover in the early 1800's map. The District recommends preserving as much as of the natural character of the site as possible during this land use change. It is also recommended that native plants be utilized for landscaping whenever possible. Removal of invasive species is also encouraged.

WETLANDS

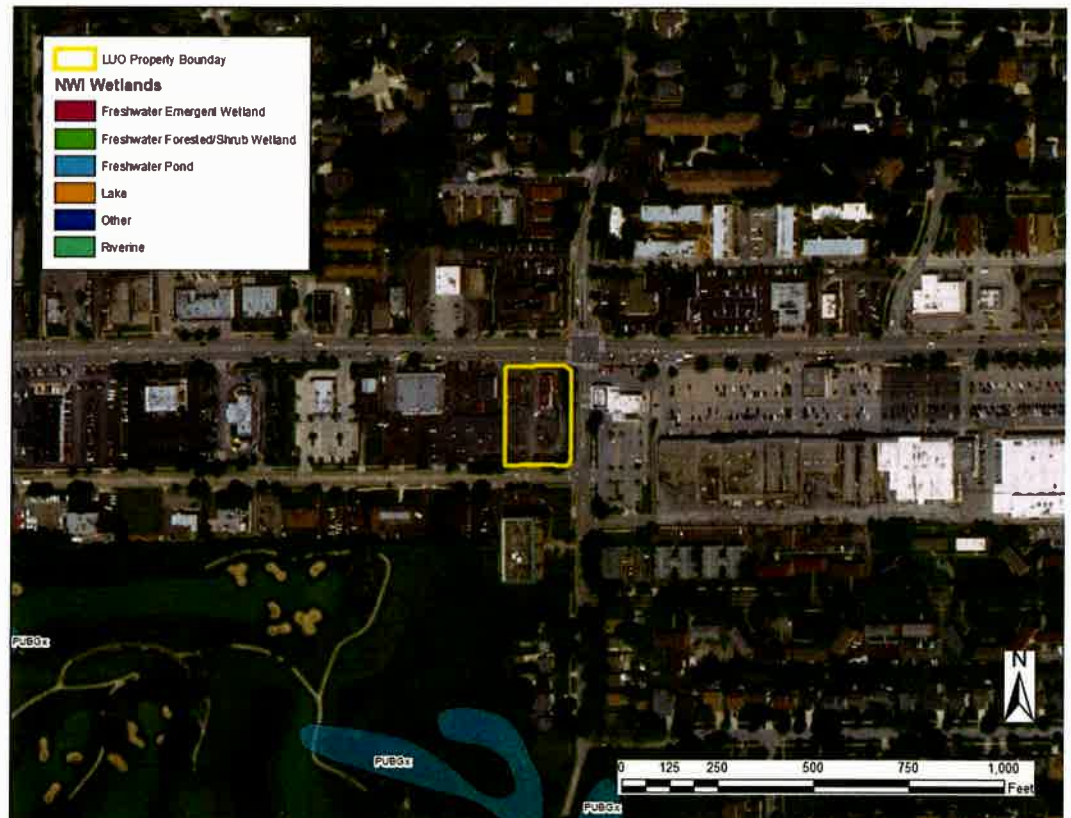


Figure 2: DuPage County Wetlands

Wetlands of DuPage County Illinois. [http://gis.dupageco.org/arcgis/rest/services/OpenData.2015 DuPage County](http://gis.dupageco.org/arcgis/rest/services/OpenData.2015%20DuPage%20County).

Figure 3: National Wetland Inventory Map

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Photo Year 1983-1984, Digitized 1985-1986.



FLOODPLAIN

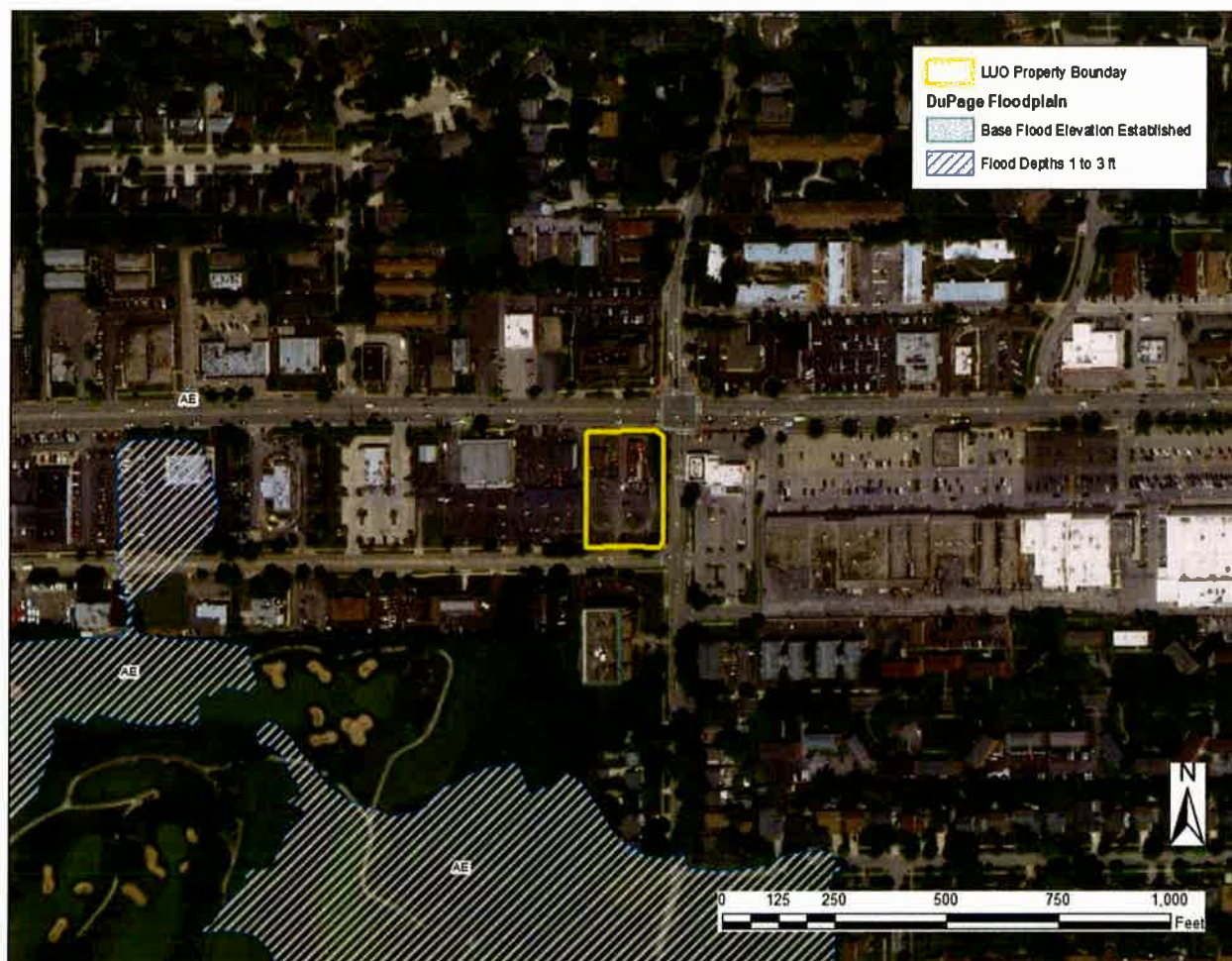


Figure 4: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

From FEMA's Floodplain Natural Resources and Functions Chapter 8, "Undeveloped floodplain land provides many natural resources and functions of considerable economic, social and environmental value. Nevertheless, these and other benefits are often overlooked when local land-use decisions are made. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment."

There are so many benefits of the floodplain that not all can be listed here, but the following is a general list of benefits and functions:

- natural flood storage and erosion control
- water quality maintenance
- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

According to the Flood Insurance Rate Map, no part of this site is within the boundaries of a 100-year floodplain. This development should not impede the beneficial functions of the floodplain. Please see 6 for information regarding floodplain regulations.

STREAMS AND WATERSHED MANAGEMENT

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA– Nonpoint Source Pollution).

The Illinois Environmental Protection Agency provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage

- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many subwatershed plans that have already been developed in DuPage County. Please reference the website below for completed watershed plans in DuPage County, and additional watershed information.

https://www.dupageco.org/EDP/Stormwater_Management/6597/

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone hosts a toxic algal bloom, and supports little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

<http://www.epa.illinois.gov/topics/water-quality/watershed-management/excess-nutrients/nutrient-loss-reduction-strategy/index>

REGULATORY INFORMATION

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

REGULATORY AGENCIES:

Wetland/U.S. Waters: U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-6400.

<http://www.lrc.usace.army.mil/>

Wetland/Isolated: DuPage County Stormwater Management. 421 North County Farm Road, Wheaton, IL 60187. (630) 407-6700.

<http://www.dupageco.org/swm/>

Floodplains: Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103. (847)608-3100.

<https://www.dnr.illinois.gov/WaterResources/Pages/Permit%20Programs.aspx>

Who Must Apply:

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or DuPage County.

NPDES General Construction Permit ILR10: Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794. (217)782-0610.

<http://www.epa.illinois.gov/topics/forms/water-permits/storm-water/construction/index>

Coordination: We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

AQUIFER SENSITIVITY

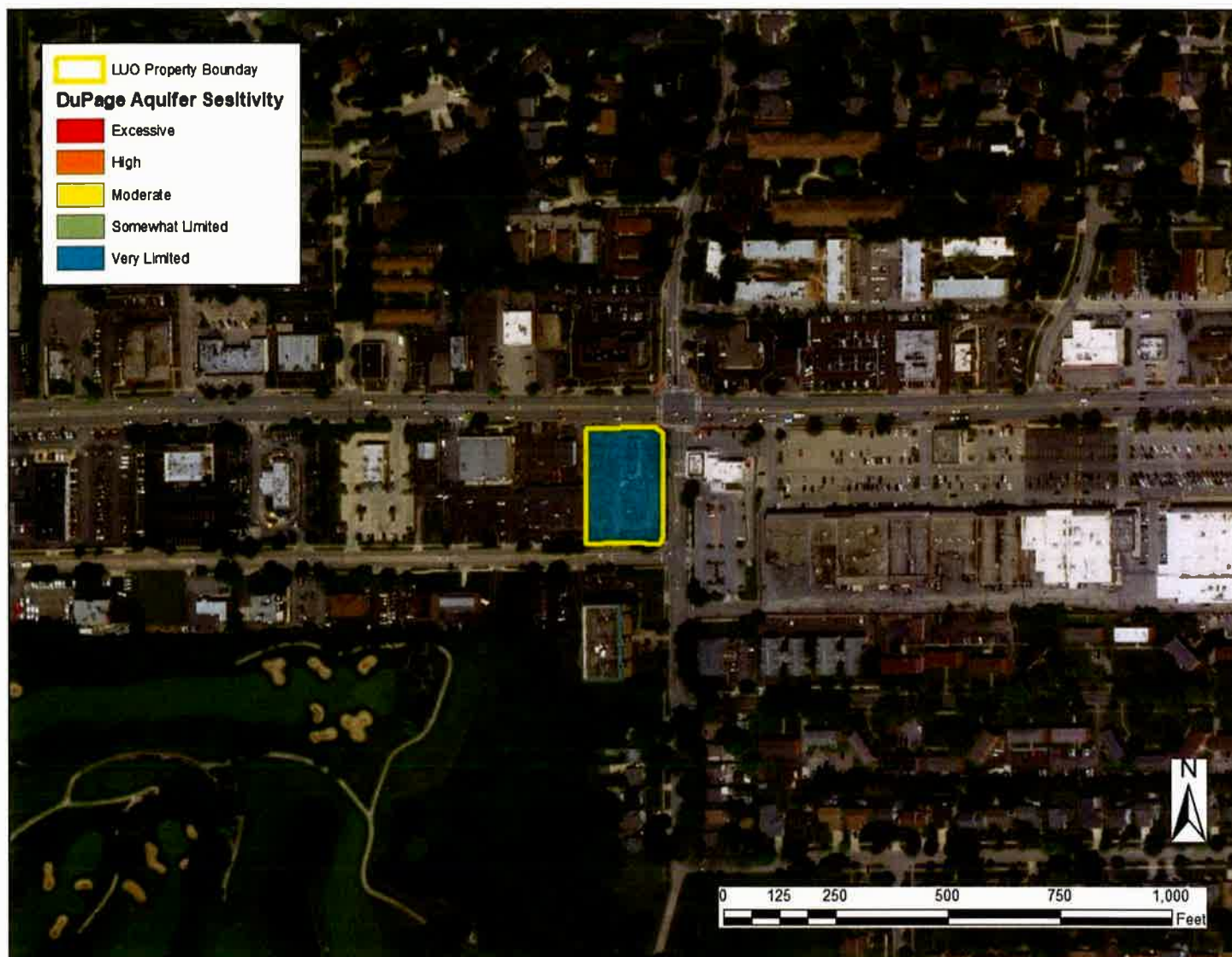


Figure 5: Aquifer Sensitivity Map

Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148

The U.S. Environmental Protection Agency (1993) defines aquifer sensitivity/contamination potential as “a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer.” Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater from aquifers is a valuable source of drinking water when it remains uncontaminated.

According to the Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148 prepared by the Department of Energy and Natural Resources, Illinois State Geological Survey, this site lies completely within a zone rated as **very limited** with respect to potential for contamination from spilled or applied substances to the soil surface.

TOPOGRAPHY AND DRAINAGE

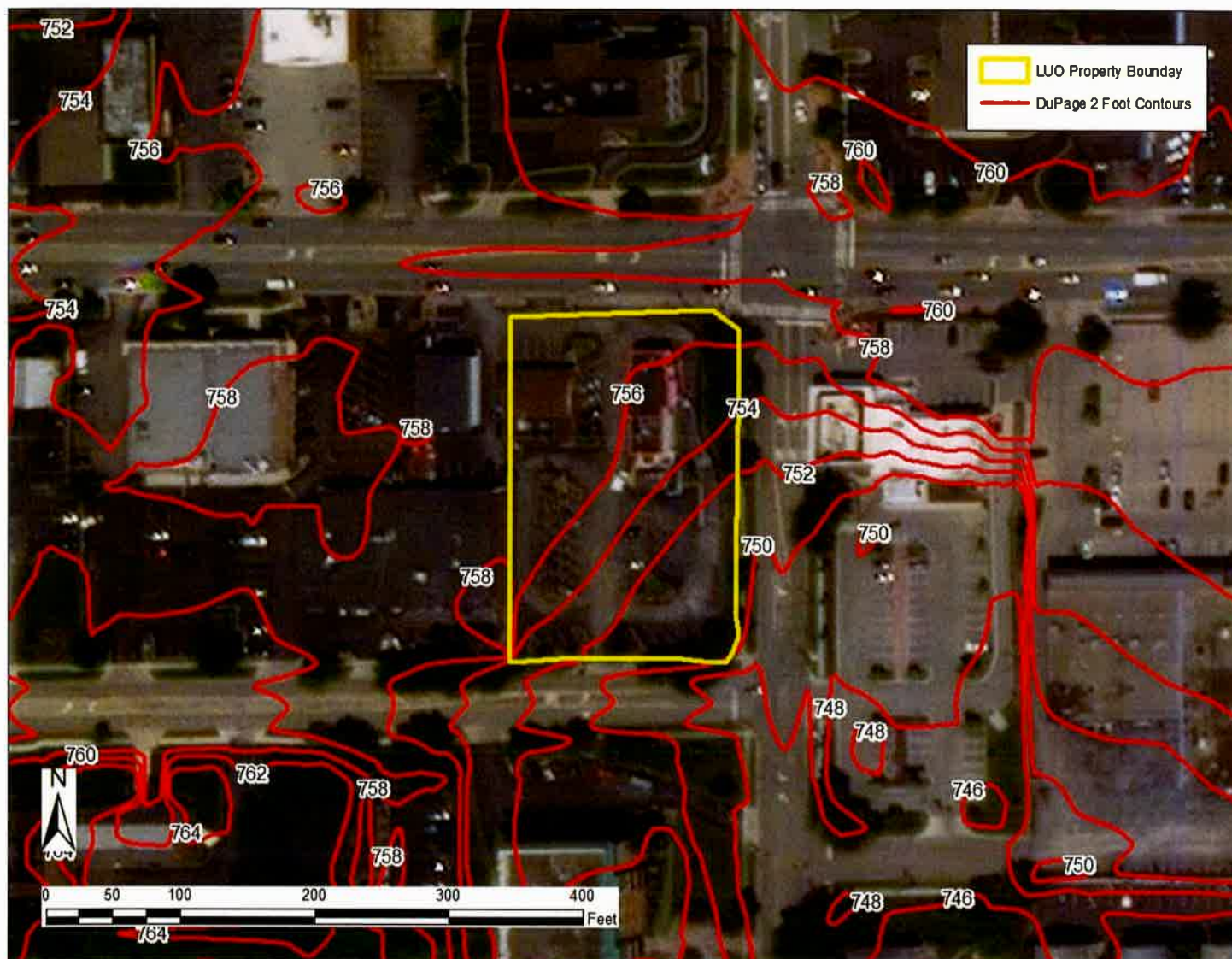


Figure 6: Municipalities 2 Ft Contours

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

It is important to consider drainage during any proposed construction onsite. Any areas where water leaves the site should be monitored for potential pollutants which could contaminate downstream waters.

The high point of this property is located in the southwestern portion of the site at an elevation of 758 feet above mean sea level. The property generally drains to the east via overland. The lowest elevation on the property at 750 feet above sea level.

STORMWATER

Any proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of stormwater runoff generated on this site. The District recommends the use of onsite stormwater management strategies whenever possible. IEPA now recommends that stormwater pollution prevention plans include post-construction stormwater management which retains the greatest amount of post-development stormwater runoff practicable, given the site and project constraints. From the ILR10 permit for construction sites 1 acre or more, "Such practices include but are not limited to: stormwater detention structures (including wet ponds); stormwater retention structures; flow attenuation by use of open

vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices)."

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the DuPage County Stormwater Ordinance for stormwater requirements and minimum standards.

http://www.dupageco.org/EDP/Stormwater_Management/Regulatory_Services/1420/

SOIL EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the District believes that the potential for soil erosion during and after any proposed construction will be **moderate**. Furthermore, the erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low.

Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change.

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. All of the soils contain **very limiting** conditions for building site development. See Soils Interpretations section and attached Soil Tables.

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT	ACRES
805B— Orthents	100%	1.00
Table 1: Soil Map Units	Total	1.00

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

BUILDING LIMITATIONS

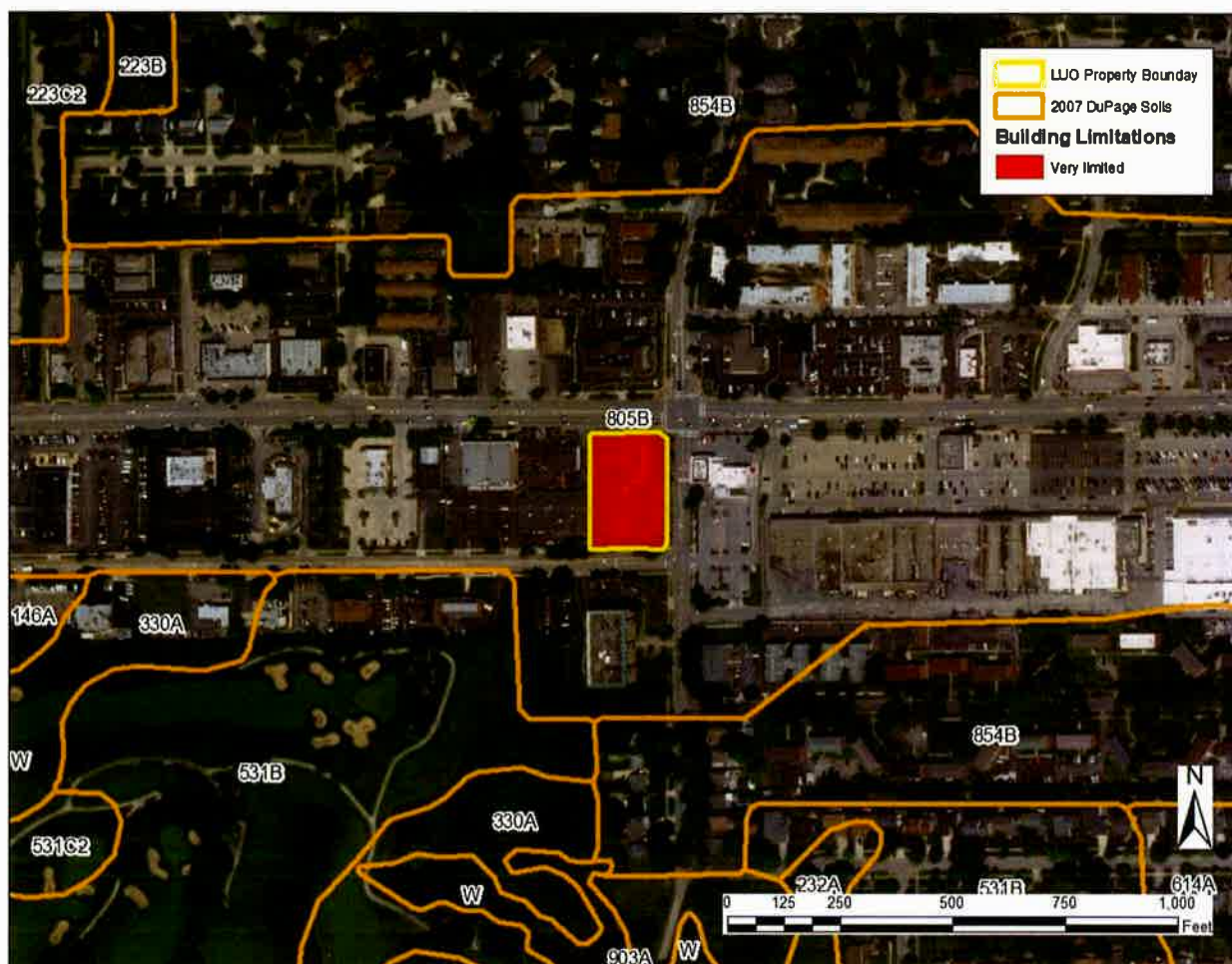


Figure 7: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Areas shaded red represent **VERY LIMITING** limitations for building site development, areas shaded yellow represent **SOMEWHAT LIMITING** limitations for building site development, and unshaded areas represent **NOT LIMITING** limitations for building site development.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are un-

favorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

There are limitations for building site development on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

HYDRIC SOILS

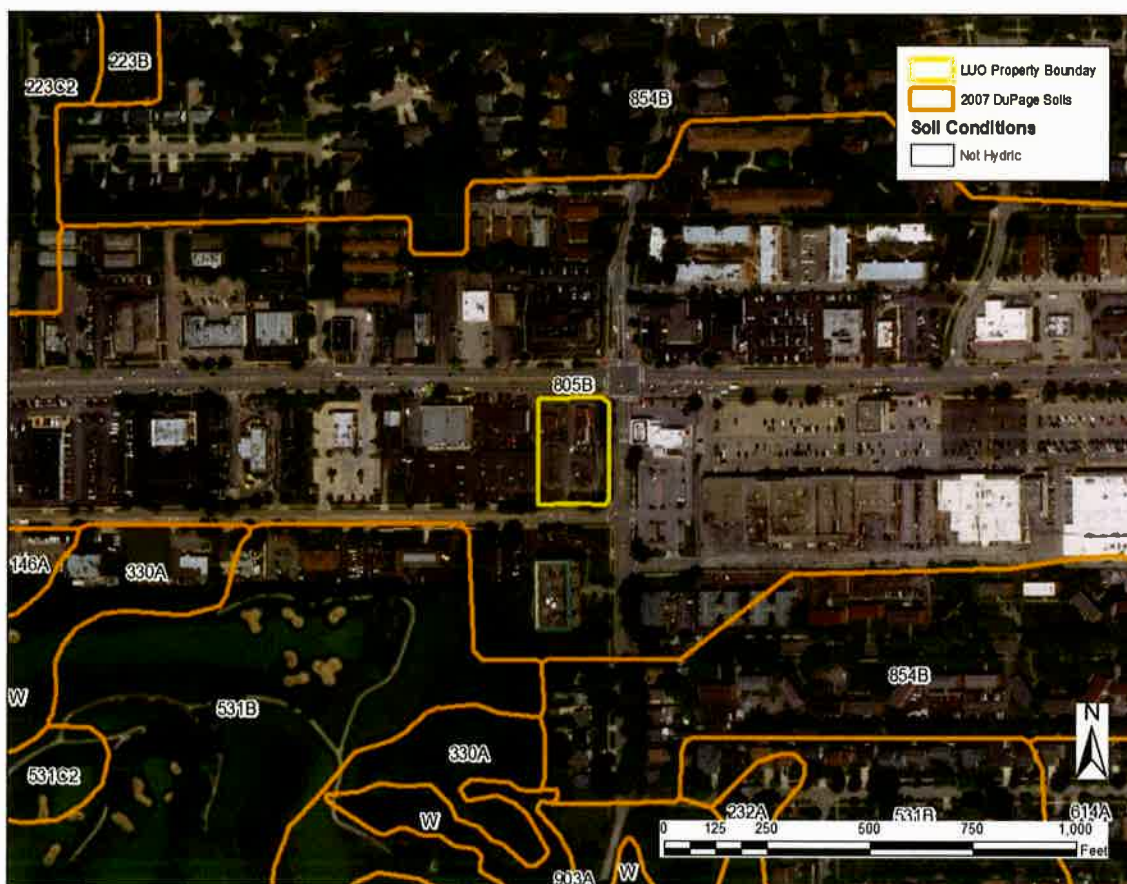


Figure 8: Hydric Soils

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Hydric soils are shaded purple, soils with hydric inclusions are shaded yellow, and not hydric soils are hollow.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

Hydric inclusions are small areas, or inclusions, of nonhydric soils in the higher positions of the landform or map units dominantly made of nonhydric soils with inclusions of hydric soils in the low positions on the landform.

Hydric soils provide limitations for building site development due to their potential for ponding and poor drainage capacity. This often results in the need for improved drainage onsite prior to any proposed development. Any change to the natural drainage onsite has the potential to create flooding issues on and adjacent to the site. Hydric soils are often organic (peat or muck) and not suitable construction material. Hydric soils also may indicate wetlands onsite.

There are no hydric soils or hydric inclusions on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

Our opinion is based on information from the following sources:

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

Wetlands of DuPage County Illinois. <http://gis.dupageco.org/arcgis/rest/services/OpenData>. 2015 DuPage County.

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution— What's it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA.

Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on August 16, 2018.

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Jennifer Shroder, Resource Assistant, prepared this report.

cc: Raising Cane Chicken Fingers
6800 Bishop Road
Plano, TX 75024

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional Information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Map unit: 805B - Orthents, clayey, undulating

Component: Orthents, clayey, undulating (91%)

The Orthents, clayey, undulating component makes up 91 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land on ground moraines. The parent material consists of earthy fill. Depth to a root restrictive layer, densic material, is 4 to 10 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
805B	Orthents, clayey, undulating	Very limited	Orthents, clayey, undulating 91% Shrink-swell Depth to saturated zone Ashkum 3% Ponding Depth to saturated zone Shrink-swell Bryce 2% Ponding Depth to saturated zone Shrink-swell Aquents, clayey 1% Ponding Depth to saturated zone Shrink-swell

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
805B	Orthents, clayey, undulating	Very limited	Orthents, clayey, undulating 91% Shrink-swell Ashkum 3% Ponding Depth to saturated zone Shrink-swell Bryce 2% Ponding Depth to saturated zone Shrink-swell Aquents, clayey 1% Ponding Depth to saturated zone Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
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CONTACTS

Federal Agencies

U. S. Army Corps of Engineers

Regulatory Branch
231 S. LaSalle St, Suite 1500
Chicago, Illinois 60604
(312)846-5330

<http://www.usace.army.mil>

U.S.D.A. Natural Resources Conservation Service

2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

<http://www.il.nrcs.usda.gov/>

U.S. Fish & Wildlife Service

Chicago Illinois Field Office
230 S Dearborn Suite 2938
Chicago IL 60604
(847)298-3250

<http://www.fws.gov/>

U.S. Environmental Protection Agency

Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000/(800)621-8431

[http://www.epa.gov/region5/
r5hotline@epa.gov](http://www.epa.gov/region5/r5hotline@epa.gov)

State Agencies

Illinois Department of Natural Resources

1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302

<http://dnr.state.il.us/>

Illinois Environmental Protection Agency

1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-3397

<http://www.epa.state.il.us/>

Illinois Department of Transportation

2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
(217)782-7820/(800)452-4368

<http://www.dot.state.il.us/>

Illinois Natural History Survey

1816 S Oak St MC652
Champaign, Illinois 61820
(217)333-6880

<http://www.inhs.uiuc.edu/>

County Offices

DuPage County

Administration Building
421 North County Farm Road
Wheaton, Illinois 60187
(630)407-6500

<http://www.co.dupage.il.us/>

Development Department

Room 2-800 in Building 421
(630)407-6700

Environmental Concerns Department Stormwater Management Division

(630) 407-6700

Solid Waste Department

(630)407-6700

Health Department

115 North County Farm Road
Wheaton, Illinois 60187
(630)682-7400

Forest Preserve District

3 S 580 Naperville Road,
Wheaton, Illinois 60189
(630)933-7200
<http://www.dupageforest.org>



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/24/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3784)

DOC ID: 3784

21W536 Acorn Avenue & 0N282 Cumnor Avenue – A pre-application meeting to discuss the Minor Subdivision of these two lots into three lots with variations (Planner Purvis)

PETITIONER: The petitioners are David Crane, owner of the property located at 21W536 Acorn Avenue and Dennis Anest, owner of the property located at 0N282 Cumnor Avenue.

REQUEST: The petitioners are requesting a pre-application meeting to discuss the re-subdivision of their two properties into three lots. Due to the existing layout of the land, variations would be required in order to resubdivide the lots.

LOCATION: The subject properties are located just east of the Enclaves Subdivision at the corner of Cumnor Avenue and Acorn Avenue. Both properties are zoned R-4 Single Family Residential in unincorporated DuPage County.



The surrounding zoning and land uses are as follows:

Surrounding Land Uses

North: Prairie Path

South: Single Family Residences

Zoning

R-4 DuPage County

R-4 DuPage County

East: Single Family Residences	R-4 DuPage County
West: Single Family Residences (Enclaves)	R2 Glen Ellyn

BACKGROUND: The Village has held several meetings over the years with the residents on Cumnor Ave., Acorn Ave., Fairway St., and Walnut Rd. regarding the extension of Village utilities (water and sewer) and annexation to the Village. In large part, the property owners in this area have been uninterested in paying the cost to extend the utilities (approximately \$50,000 per property) and the extra costs associated with becoming a part of the Village. However, as part of the approval of the Enclaves Subdivision in 2016, the developers of the project were required to extend Village water and sanitary mains north from Hill Avenue to the corner of Cumnor Avenue and Fairway Street and north into the Enclaves Subdivision. Since the water and sewer mains are much closer now, there have been several residents on Cumnor Avenue, Acorn Avenue and Fairway Street that have expressed an interest in connecting to Village utilities and annexing. The Village is in the process of drafting annexation agreements for 4 properties in this area and conducting Phase 1 and Phase 2 Engineering for the utility extension.

In addition to connecting to utilities, the property owner at 21W536 Acorn Avenue (David Crane) is interested in subdividing his lot into two lots. In order to do so, the Village would need to vacate a portion of the Acorn Avenue right-of-way, following the annexation of his property into the Village. The property owner at 0N282 Cumnor Avenue (Dennis Anest) is interested in receiving some of the vacated right-of-way as well, to increase the limits of his property to include his driveway (which is now partially within the public right-of-way). It is typical for the Village to split rights-of-way 50/50 between adjoining properties. In this case however, the lots would be very oddly shaped if an equal split were to take place.

Village staff have met with the petitioners several times to discuss the proposed subdivision of the properties and have suggested the proposed layout on the plat of subdivision attached for the Plan Commission's review.

**PROJECT
SUMMARY:**

The proposed resubdivision of the properties would require an exchange of property (right-of-way vacation) from the Village to each of the property owners. This process is typically reviewed by Village staff with final approval from the Village Board.

In conjunction with the vacation, Mr. Crane would subdivide his newly expanded property into two lots. He plans to keep the existing house on the

easterly lot and would create a second lot to the west meeting requirements of the R2 zoning district (as close to Code compliant as possible), which is what the property would be zoned upon annexation.

Village staff reviewed several iterations of this proposal, each one resulting in non-conformities from the Code. Note, dead-end roads, private streets and flag lots are all prohibited in the Subdivision Code. The Village's Engineers in the Public Works Department did not want to accept an oddly shaped, dead end roadway that is 10 feet less in width than our standard roadways and would require repair and maintenance. They suggested that the portion of Acorn Avenue west of Cumnor Road should be a private street. See attached diagrams for each of the other options discussed by staff with the petitioners.

Option 1 would create a dead-end, non-compliant and oddly shaped roadway, and oddly shaped lots. Mr. Anest's lot (the southerly lot) would remain unchanged, so he would not benefit from the right-of-way vacation. The Village would require the roadway to be brought up to our standards and the Village would take maintenance responsibility for the roadway in perpetuity. The Public Works Department expressed concerns about snow and trash removal as well as maintenance of an oddly shaped right-of-way.

Option 2 would also create a dead-end, non-compliant and oddly shaped roadway, but would somewhat square off the lots requiring Mr. Anest to dedicate a small triangular part of his property. The Village would require the roadway be brought up to our standards and the Village would take maintenance responsibility of the roadway in perpetuity. Public Works expressed the same concerns as mentioned above.

Option 3 would result in the creation of a flag lot, but the lots would be fairly rectangular in shape. With this option, the Village would not be responsible for the maintenance of a dead-end road (as the roadway would become part of the properties). Some sort of shared access easement agreement that also covered the maintenance of the private road would need to be negotiated between the property owners in order for this configuration to work. This layout would still require Mr. Anest to give a portion of his property to the northerly lot, however he would also benefit from the right-of-way vacation in this instance. This option would not require that the roadway be brought to the Village's standards.

Option 3 was the arrangement preferred by staff (and shown on the plat of subdivision). This option would require the below variations from the Subdivision and Zoning Code.

**REVIEW
PROCESS:**

In addition to approval of an annexation agreement, annexation and a right-of-way vacation, and based upon the preliminary plans we have at this time, we anticipate that the petitioners will require approval of the following in order to proceed with the project:

1. A Minor Subdivision with the following variations:
 - a. A Subdivision Variation to allow the construction of a flag lot; and
 - b. A Subdivision Variation to waive the requirement of undergrounding the utility lines and planting trees 40 foot on center; and
 - c. A Subdivision Variation to waive the requirement to install sidewalks (likely with a fee in lieu of installing sidewalks); and
2. A variation from the Zoning Code to allow a 20 foot lot width in lieu of an 80 foot lot width.

OTHER ISSUES: Typically, before the Village vacates public right-of-way, staff examines the site to determine if the land is of use to the Village. In this case, there is a path that is supposed to be constructed as part of the Enclaves Subdivision that would terminate at Acorn Avenue. The path is 10 feet wide and runs along the Enclaves northern boundary. If Acorn Avenue were vacated by the Village there would be a missed opportunity to provide pedestrian connectivity to this path. For this reason, staff has asked that a 10 foot easement be provided on the newly created lot that would extend to the public right-of-way. The Village will likely construct the path at the same time the Enclaves' path is constructed using matching materials.

**COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a pre-application conference and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Plan Commission may wish to consider/provide feedback regarding the following:

1. If the Commission is supportive of the overall concept.
2. If the Commission would prefer one of the other configurations for the resubdivision of the lots.
3. If the Commission is comfortable with the requested variations.
4. Clarify any concerns.

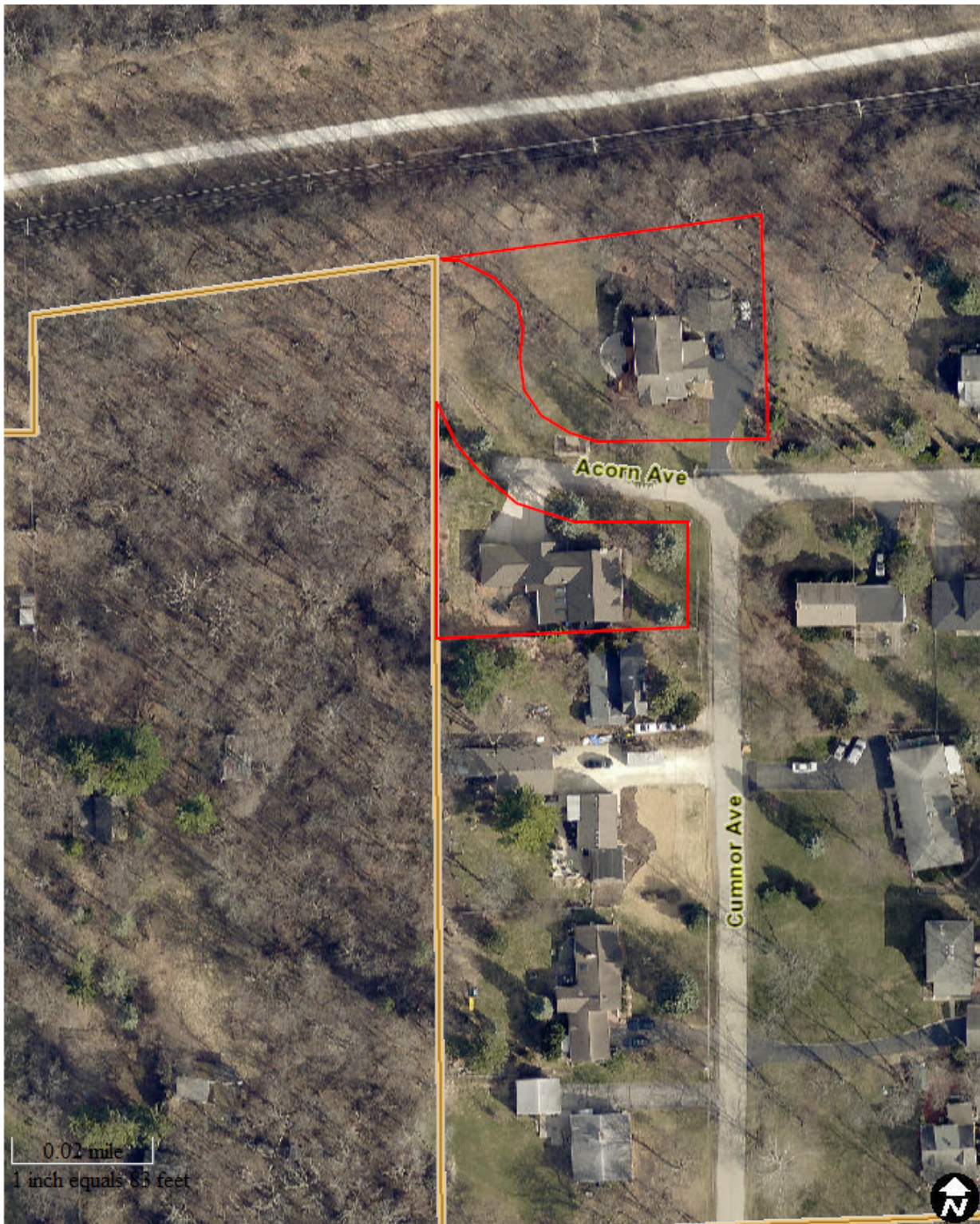
ATTACHMENTS:

- § Aerial Photo
- § Zoning & Location Map
- § Petitioner's Pre-Application Packet
 - o Application
 - o Narrative
 - o Plat of Subdivision
- § Diagrams
 - o Option 1
 - o Option 2
 - o Option 3

Cc: Staci Hulseberg, Planning and Development Director
Dennis Anest, Petitioner
David Crane, Petitioner

ATTACHMENTS:

- Aerial Photo (PDF)
- Location & Zoning Map (PDF)
- Application (PDF)
- Narrative Statement (PDF)
- Plat of Subdivision (PDF)
- Option 1 (PDF)
- Option 2 (PDF)
- Option 3 (PDF)



Map created on January 16, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Location & Zoning Map



Map created on January 16, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

CLEAR PAGE

Application for Commission Pre-Application Meeting

The purpose of a pre-application meeting is to receive preliminary comments for a proposal before detailed plans are developed and a formal application is submitted.

I. APPLICATION INFORMATION:

A. Date Filed: 11/5/18

B. Project Name: Crane Subdivision

C. Project Description: Two lot subdivision

D. Address of Property: 21 W 536 Acorn Ave

E. Permanent Index No: 05-12-304-001 Zoning: 05-12-304-002

F. Name of Applicant: David Crane

G. Address of Applicant: 21 W 536 Acorn Ave

H. Phone No. (Business): _____ (Home) _____

I. Fax No. (Business): _____ (Mobile) 630 542-8567

J. E-mail Address of Applicant: dcrane61661@gmail.com

K. Name of Property Owner: David Crane

L. Address of Property Owner: Same as applicant

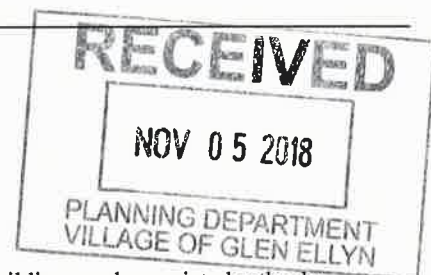
M. Phone No. (Business): _____ (Home) _____

N. Fax No. (Business): _____ (Mobile) _____

O. E-Mail Address of Property Owner: _____

II. SUBMISSION REQUIREMENTS

1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious surface setbacks.
6. Preliminary Building Elevations
7. Preliminary Sign Plan and Elevations
8. Any other plans or information for which preliminary feedback is requested.



Signature: David Crane Date: 11/5/18

Village of Glen Ellyn
Planning & Development Department
535 Duane Street
Glen Ellyn, IL 60137

Re: Application for Commission Pre-Application Meeting

Village Staff,

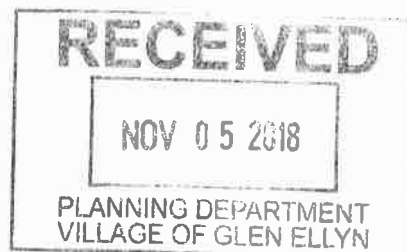
This letter is submitted to provide a description of the proposed subdivision of my current property and the Acorn Ave. Right of Way. Since the Acorn R.O.W. is being vacated, that property will be purchased by me and a neighbor, Dennis Anest at 0N282 Cumnor Avenue. A portion of the R.O.W. will become part of Lot 2 and a portion will become part of the Anest property shown as lot 3. The east half of the proposed new Lot 2 is currently part of my property.

The section of Acorn Avenue west of Cumnor will become a private driveway to provide access to both Lots 2 and 3. A Shared Access Agreement will be executed that will spell out legal rights, maintenance and repair.

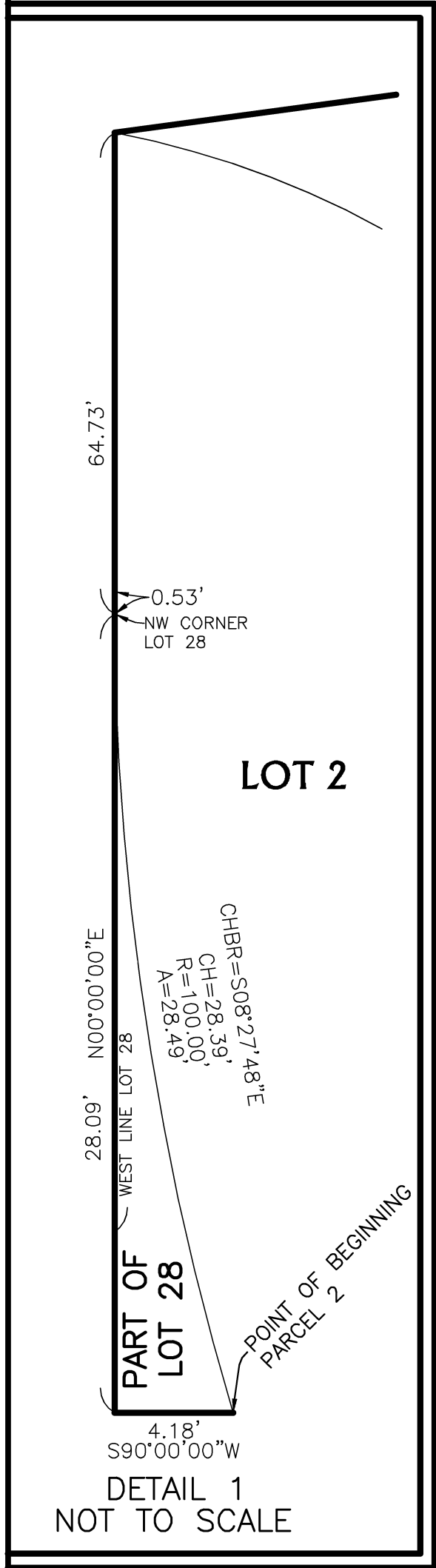
Sincerely,



David Crane
21W536 Acorn Avenue

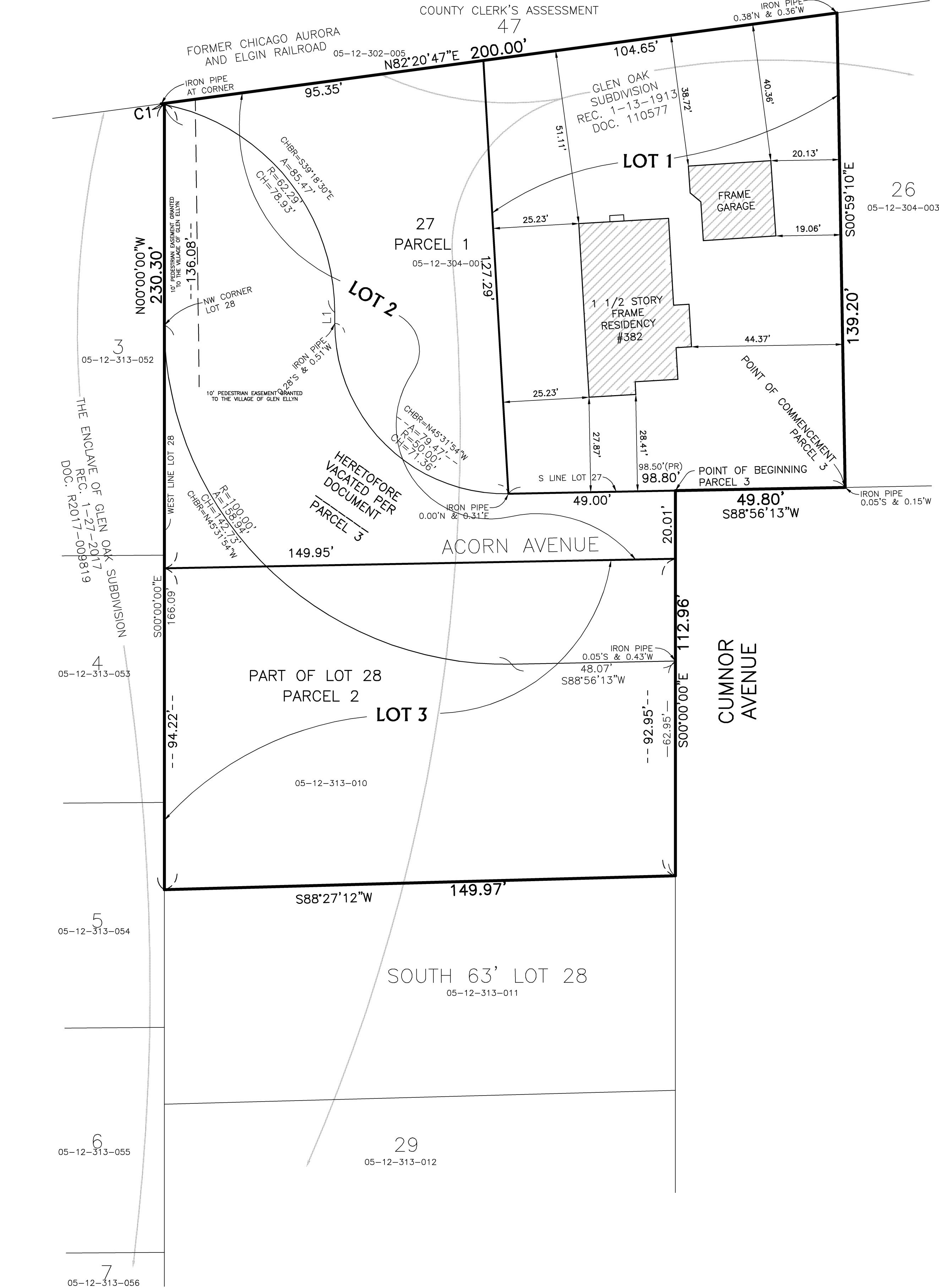


NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	0.92	62.29	00°50'46"	0.92	N79°02'23"W
NUMBER	DISTANCE	BEARING			
L1	3.14	S00°00'00"E			
L2	166.09	N00°00'00"W	ORIGINAL WEST LINE LOT 28		



DATE: MAY 7, 2018
ORDER NO: 180086
PROJ. NO: 382
FOR: MR. DAVID CRANE
PROJ. NAME: GLEN OAK
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Professional Design Firm Registration #184-002793.

SHEET 1 OF 2



PARCEL NUMBERING HAS BEEN RANDOMLY ASSIGNED
AND DOES NOT RELATE TO ANY TITLE COMMITMENT OR
TITLE DOCUMENTATION PROVIDED TO THIS SURVEYOR.

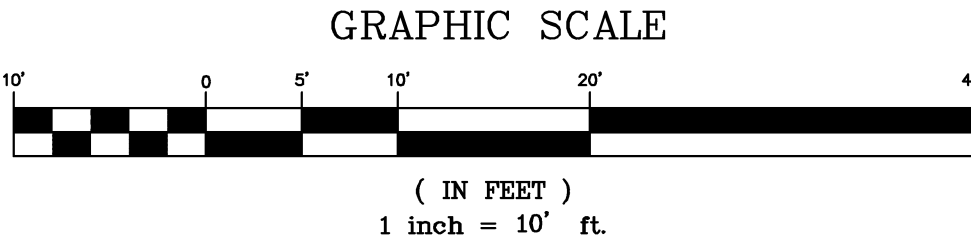
FINAL PLAT OF SUBDIVISION CRANE SUBDIVISION

BEING A SUBDIVISION OF LOTS 27 AND 28 IN GLEN OAK, A SUBDIVISION OF PART
OF THE SOUTH 1/2 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JANUARY 13, 1913, AS DOCUMENT 110577, AND PART OF VACATED ACORN
AVENUE, PER DOCUMENT IN DuPAGE COUNTY, ILLINOIS.

ADDRESS:
21 W536 ACORN AVENUE
GLEN ELLYN, ILLINOIS
P.I.N: 05-12-304-001
05-12-304-002

ON282 CUMNOR AVENUE
GLEN ELLYN, ILLINOIS
P.I.N: 05-12-313-010

BASIS OF BEARINGS: BASIS OF BEARINGS BASED ON WEST LINE OF
GLEN OAK RECORDED JANUARY 13, 1913 AS DOCUMENT 110577.



- LEGEND**
- BL = BUILDING LINE
 - BSL = BUILDING SETBACK LINE
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - (R) = RECORD
 - UE = UTILITY EASEMENT

BUILDING MEASUREMENTS AND PROPERTY LINE TIES, AS
SHOWN HEREON ARE REFERENCED TO OUTSIDE OF BUILDING.

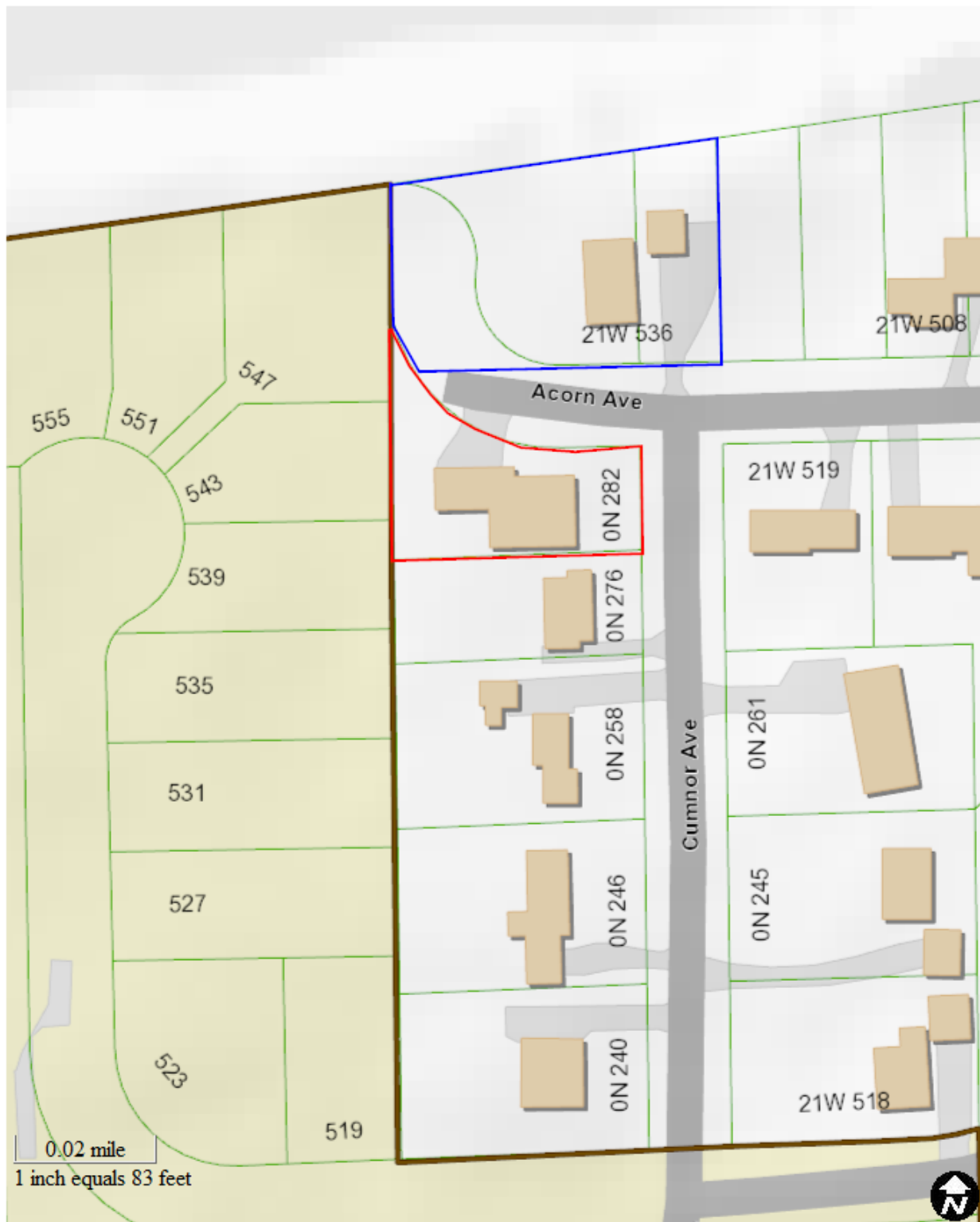
NO DIMENSIONS TO BE ASSUMED FROM SCALING

EASEMENTS AND BUILDING LINES AS SHOWN HEREON (OR
THE VACATION OF THE SAME) ARE DERIVED FROM RECORD
PLATS OF SUBDIVISION AND OTHER PUBLIC DOCUMENTS MADE
AVAILABLE TO THIS SURVEYOR. ADDITIONAL EASEMENTS,
BUILDING SETBACKS AND OTHER RESTRICTIONS MAY EXIST
OVER THE SUBJECT PROPERTY AND WOULD BE IDENTIFIED BY
A TITLE SEARCH. ZONING DISTRICT HAS NOT BEEN
DETERMINED. FOR CURRENT ZONING RESTRICTIONS CONTACT
LOCAL MUNICIPALITY.

COMPARE YOUR LEGAL DESCRIPTION AND BOUNDARY
MONUMENTATION WITH THIS PLAT AND AT ONCE REPORT ANY
DISCREPANCIES WHICH YOU MAY FIND.

PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYS LAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

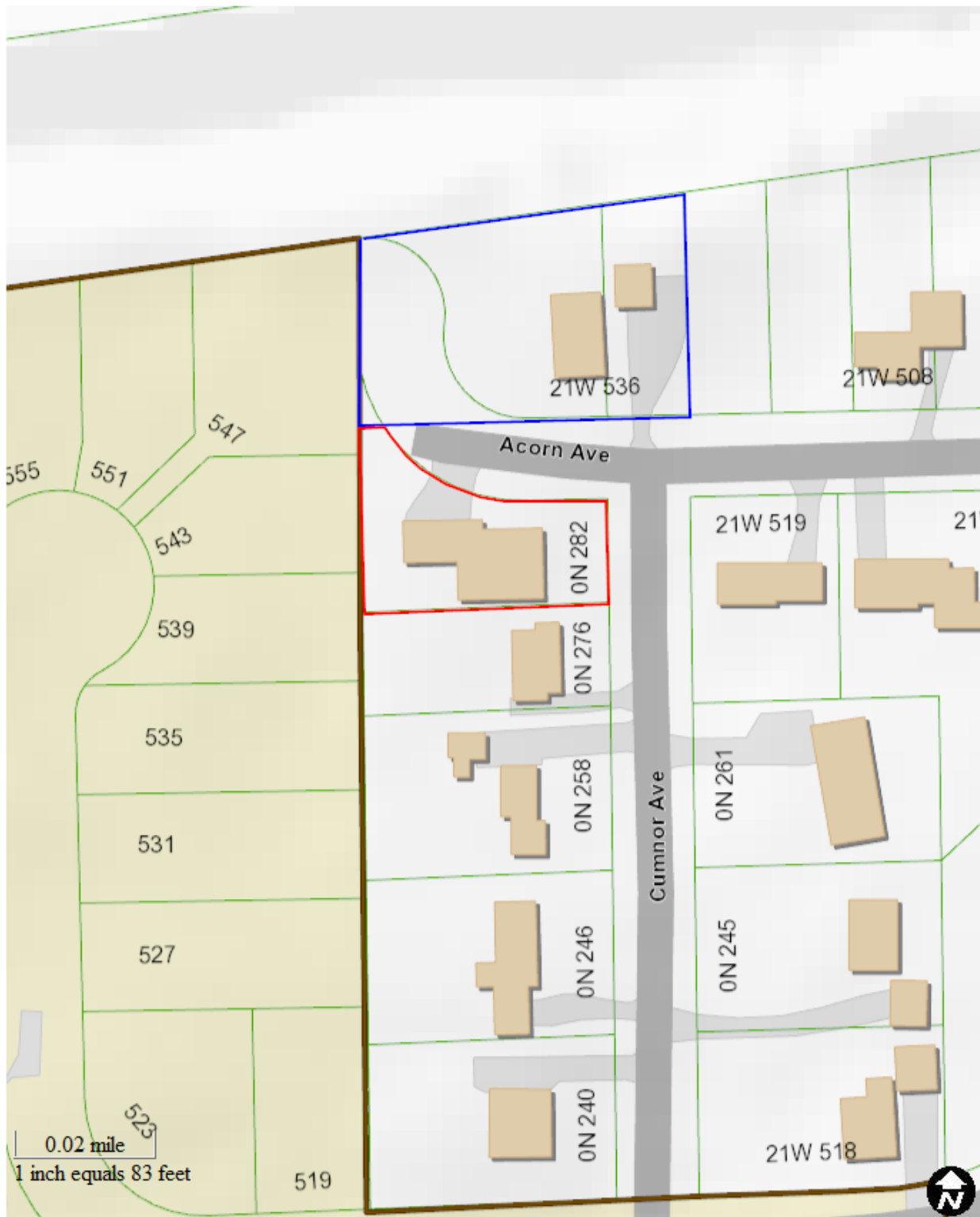


Map created on January 16, 2019.

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Map created on January 16, 2019.

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