

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
MAY 22, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Planned Development Amendment-Special Use – Downers Park Plaza, 7451 Lemont Rd.	✓ Resolution Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

SYNOPSIS

Ordinances have been prepared for an amendment to the Downers Park Plaza Planned Development #18 to replace an existing building on site and a Special Use for a drive-up window for a new restaurant building.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 identified *Strong, Diverse Local Economy*. A high priority objective associated with this goal is *Maintained, Expanded, and Balanced Local Economy and Tax Base*.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the June 5, 2007 active agenda.

BACKGROUND

The 40,000 square foot site, commonly known as 7451 Lemont Road, is located on the northeast corner of 75th Street and Lemont Road. The property, zoned B-2 General Retail Business, is part of the Planned Development #18 Downers Park Plaza originally approved in 1977. The property is improved with an existing 2,499 square foot building with a drive-up window currently occupied by a Taco Bell restaurant.

The petitioner is proposing to demolish the existing building and construct a new 2,831 square foot Taco Bell restaurant building with a drive-up window. The existing building with the drive-up window was constructed in September 1981. The proposed building would be parallel to 75th Street with a drive-up window located on the south side of the building. The facility will include one pre-pay window and one pick-up window with maximum stacking of nine cars.

No new curb cuts are proposed as the development will utilize the existing access drives and curb cuts along the shopping center access road north of the site. The proposed development will not require an on-site detention facility. The petitioner is proposing to utilize existing water and sanitary sewer lines on site.

The plan calls for landscaped areas between the parking lot and existing sidewalks with approximately 0.39 acres (42.4%) of total landscaped green space exceeding the minimum requirement of 15% for the site. The proposed site plan also includes a total of 36 parking spaces exceeding the requirement for 29 on-site parking spaces.

The development is summarized in the table below:

7451 Lemont Road – Taco Bell	Required	Provided
Building Setbacks:		
Front Yard - Lemont Rd.	25'	79.79'
Front Yard - 75 th Street	25'	38.42'
Side yard (east)	N/A	38.34'
Rear Yard (north)	N/A	117.19'
Parking Setbacks:		
75 th Street	25'	25'
Lemont Road	25'	25'
Side yard (east)	N/A	5'
Rear yard (north)	N/A	11.40'
Height	60'	19'-8 1/2"
Open Space	15%	42.4% (.39 acres)
FAR	.75	.07
Parking	29	36

The Plan Commission considered the project at their April 23, 2007 meeting and recommended unanimous approval of the proposed amendment to Planned Development #18, and a Special Use for the drive-up window for the Taco Bell restaurant with the conditions as noted in the staff report. Staff concurs with the Plan Commission recommendation.

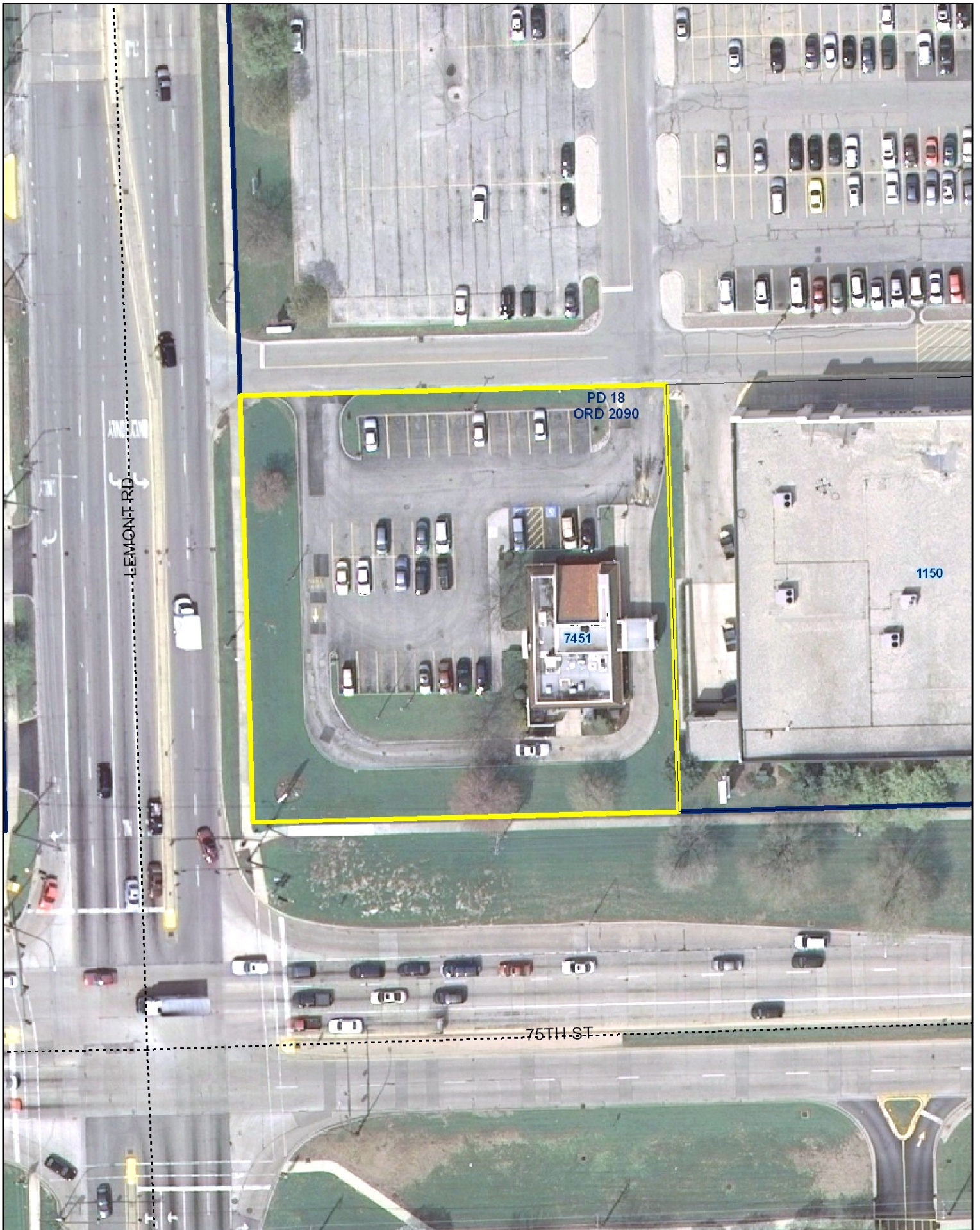
ATTACHMENTS

Aerial Map

Ordinances

Staff Report with attachments dated April 23, 2007

Minutes of the Plan Commission Hearing dated April 23, 2007



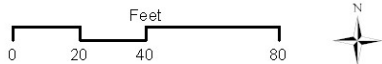
PD 18
ORD 2090

7451

1150

LEMONT RD

75TH ST



7451 Lemont Street - Taco Bell

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #18,
TO PERMIT CONSTRUCTION OF A
ONE-STORY RESTAURANT BUILDING WITH A DRIVE-UP WINDOW**

WHEREAS, the Village Council has previously adopted Ordinance No. 2090 on August 1, 1977, designating the property described therein as Planned Development #18; and,

WHEREAS, the Owners have filed a written petition with the Village conforming to the requirements of the Comprehensive Zoning Ordinance and requesting an amendment to Planned Development #18 to permit construction of a new one-story restaurant building with a drive-up window; and,

WHEREAS, such request was referred to the Plan Commission of the Village of Downers Grove, and the Plan Commission has given the required public notice, conducted a public hearing for the petition on April 23, 2007, and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission had recommended approval of the requested petition, subject to certain conditions; and,

WHEREAS, the Village Council has considered the record before the Plan Commission, as well as the recommendations of Plan Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the provisions of the preamble are incorporated into and made a part of this ordinance as if fully set forth herein.

SECTION 2. That a Planned Development Amendment is hereby authorized to approve a master sign plan for the existing multi-family residential/commercial development.

SECTION 3. That approval set forth in Section 2 of this ordinance is subject to the findings and recommendations of the Downers Grove Plan Commission regarding File PC-14-07 as set forth in the minutes of their April 23, 2007 meeting, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.

SECTION 4. The approval set forth in Section 2 of this ordinance is subject to the following conditions:

1. The proposed plans shall substantially conform to the staff report dated April 23, 2007; the ALTA/ACSM Land Title Survey prepared by Gentile and Associates, Inc. dated February 14, 2007; the architectural plans prepared by GPD Associates dated March 2, 2007 and revised on March 22, 2007; except as such plans may be modified to conform to Village Codes and Ordinances.

2. The sign application shall be submitted for all new signage on site. All proposed signage shall meet the Village's sign ordinance.
3. The proposed building shall have an automatic sprinkler system installed.
4. The proposed building shall have a manual fire alarm and automatic detection system installed.
5. All fire alarms shall be U.L. certified upon acceptance by the Downers Grove Fire Prevention Bureau.
6. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.

SECTION 5. That the one-story restaurant with drive through is consistent with and complimentary to the overall planned development site plan and with the requirements of the “B-2, *General Retail Business*” zoning district.

SECTION 6. That the Mayor and Village Clerk are authorized to sign the above described plans.

SECTION 7. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
7451 LEMONT ROAD TO PERMIT
A RESTAURANT FACILITY WITH A DRIVE-UP WINDOW**

WHEREAS, the following described property, to wit:

Parcel 1:

Lot 1 in Downers Park, being a subdivision of part of the West half of the Northwest Quarter of Section 29, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 14, 1979 as Document R79-83345 described as follows:

Beginning at the Southwest corner of said Lot 1, thence North 00 degrees 01 minutes 51 seconds West along the West line of Said Lot 1, a distance of 200.01 feet to the Northwest corner of said Lot 1, thence South 89 degrees 46 minutes 41 seconds East along the North line of said Lot 1 a distance of 200.00 feet to the Northeast corner of said Lot 1; thence South 00 degrees, 01 minutes 51 seconds East along the East line of said Lot 1, a distance of 200.01 feet to the Southeast corner of said Lot 1; thence South 89 degrees, 46 minutes 51 seconds West along the South line of said Lot 1 a distance of 200.00 feet to the place of beginning, in Village of Downers Grove, DuPage County, Illinois

Commonly known as 7401 Lemont Road, Downers Grove, IL (PIN 09-29-110-001)

Parcel 2:

Easement for use of common areas, for maintaining common foundations, for utility facilities, for construction, for passage and parking of vehicles, for ingress and egress, and all other easement appurtenant for the benefit of Parcel 1, as created by a certain construction, operation and reciprocal easement agreement dated November 14, 1977 between DGS Associates and The May Department Stores Company, a New York corporation, recorded on November 3, 1978 as Document R78-106161 in the Recorder's Office of DuPage County, Illinois, and as created by certain Declaration of Easements and Protective Covenants executed by said parties, dated November 14, 1977 and recorded November 3, 1978 in DuPage County, Illinois as Document R78-106162, as both instruments were amended by instrument dated November 14, 1977 and recorded on November 3, 1978 in DuPage County, Illinois as Document R78-106163, in, over, upon, under, and through Lots 5 and 8 in Downers Park aforesaid.

(hereinafter referred to as the "Property") is presently zoned in the "*B-2, General Retail Business District*" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use per Section 28-606(f) of the Zoning Ordinance be granted to allow a restaurant facility with a drive-up window.

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the requested Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated

in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. That a Special Use of the Property is hereby granted to permit a restaurant facility with a drive-up window.

SECTION 2. This approval is subject to the following conditions:

1. The proposed plans shall substantially conform to the staff report dated April 23, 2007; the ALTA/ACSM Land Title Survey prepared by Gentile and Associates, Inc. dated February 14, 2007; the architectural plans prepared by GPD Associates dated March 2, 2007 and revised on March 22, 2007; except as such plans may be modified to conform to Village Codes and Ordinances.
2. The sign application shall be submitted for all new signage on site. All proposed signage shall meet the Village's sign ordinance.
3. The proposed building shall have an automatic sprinkler system installed.
4. The proposed building shall have a manual fire alarm and automatic detection system installed
5. All fire alarms shall be U.L. certified upon acceptance by the Downers Grove Fire Prevention Bureau.
6. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____

Village Clerk

1\wp8\ord.07\SU-TacoBell-PC-14-07



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: April 23, 2007

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC-14-07; 7451 Lemont Road Taco Bell Restaurant : The petitioner is requesting 1) Amendment to Planned Development #18 Downers Park Plaza and 2) Special Use for a Drive-Up Window at a sit-down restaurant to construct a new one-story restaurant building to replace the existing Taco Bell restaurant on site.

APPLICATION/NOTICE: The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER(S): Kimco Realty Corporation
10600 West Higgins, Suite 408
Rosemont, IL 60018

APPLICANT: Ryan Oyster
GPD Group
520 South Main Street, Suite 251
Akron, OH 44311

PROPERTY INFORMATION

EXISTING ZONING: B-2 General Retail Business; Planned Development #18
EXISTING LAND USE: Commercial
PROPERTY SIZE: Approximately 40,000 square feet (.92 acres)
PINs: 09-29-110-001

SURROUNDING ZONING AND LAND USES:

	ZONING	FUTURE LAND USE
NORTH:	B-2 General Retail Business	Commercial
SOUTH:	Commercial (Village of Darien)	N/A
EAST:	B-2 General Retail Business	Commercial
WEST:	B-2 General Retail Business	Commercial

ANALYSIS

SUBMITTALS

This report is based on the following documents which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Project Summary/Cover Letter
3. Plat of Survey
4. Architectural Plans
5. Signage Plans
6. Vehicle Trip Generation Calculations

DESCRIPTION

The 40,000 square foot site, commonly known as 7451 Lemont Road, is located on the northeast corner of 75th Street and Lemont Road. The property, zoned B-2 General Retail Business, is part of the Planned Development #18 Downers Park Plaza originally approved in 1977. The property is improved with an existing 2,499 square foot building with a drive-through facility currently occupied by the Taco Bell restaurant. The proposal is for the demolition of the existing building and construction of the new 2,831 square foot Taco Bell restaurant building with a drive-up window. The petitioner is requesting an amendment to the Planned Development #18 and Special Use approval for the drive-up window to allow for construction of the new building.

Building

The proposal calls for the demolition of the existing building and construction of a new one-story 2,831 square foot building. The existing building is located on the eastern portion of the lot with a drive-up window on the east side of the building. The new building would be located on the south side of the property along the 75th Street with the drive-up window on the south side of the building. The 19.6 foot high building will include a stucco façade and will be located approximately 38.42 feet from 75th Street and 79.79 feet from Lemont Road meeting all required setbacks. The new building will be required to have an automatic sprinkler system, a manual fire alarm and automatic detection system installed.

Site Design & Parking

The proposed building will sit parallel to 75th street with a drive-up window located on the south side of the building. The drive-through facility will include one pre-pay window and one pick-up window, with maximum stacking of nine cars. This arrangement will be an improvement from the existing condition which includes only one pick-up window. The new drive-through facility is expected to improve the service while minimizing waiting time for customers.

The proposed 2,831 square foot building will have a .07 floor area ratio meeting the maximum allowed FAR (0.75). The plan calls for landscaped areas between the parking lot and existing sidewalks. The petitioner is proposing approximately 0.39 acres (42.4%) of total landscaped green space exceeding the minimum requirement of 15% for the site.

No new curb cuts are proposed as the development will utilize the existing access drives and curb cuts along the shopping center access road north of the site. Per Zoning Ordinance, the proposed sit-down restaurant is required to provide one parking space for each 100 square feet of gross floor area. With a total of 2,831 square feet of floor area, the proposed restaurant is required to provide 29 parking spaces on site. The proposed site plan includes a total of 36 parking spaces while meeting all parking setbacks. The proposed drive-through lane will loop around the new building with seamless transition into the parking lot. The trash enclosure will be located west of the proposed building with a 6 feet 8 inches high concrete masonry enclosure to match the building.

The bulk characteristics of the development are provided in the table below:

7451 Lemont Road – Taco Bell	Required	Provided
Building Setbacks:		
Front Yard - Lemont Rd.	25'	79.79'
Front Yard - 75 th Street	25'	38.42'
Side yard (east)	N/A	38.34'
Rear Yard (north)	N/A	117.19'
Parking Setbacks:		
75 th Street	25'	25'
Lemont Road	25'	25'
Side yard (east)	N/A	5'
Rear yard (north)	N/A	11.40'
Height	60'	19'-8 1/2"
Open Space	15%	42.4% (.39 acres)
FAR	.75	.07
Parking	29	36

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for commercial use. The property located in the Planned Development #18 Downers Park Plaza is part of the 75th street commercial corridor. The proposed Special Use for a drive-up window would compliment existing uses within the shopping center with minimum impact on parking and traffic circulation. The proposal is consistent with the intent of the Future Land Use Plan and will not diminish the value of surrounding properties.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B-2 General Retail Business and is part of the Planned Development #18 Downers Park Plaza originally approved in 1977. The proposed site plan meets all zoning requirements including but not limited to setbacks, green space, floor area ratio and parking requirements.

As part of the petition, the petitioner is requesting a Special Use for the drive-up window for the proposed restaurant building. The existing building with the drive-up window was permitted by right in September 1981. Per current Zoning Ordinance, a drive-up window is permitted only as a Special Use in the B-2 General Retail Business district, and as such can remain lawful only if permitted by a Special Use Ordinance.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

This section is not applicable.

COMPLIANCE WITH THE SIGN ORDINANCE

Staff has reviewed preliminary plans for new signage on the site. Preliminary plans indicate all new signage will be required to comply with the Sign Ordinance and will be reviewed again at the time of sign application.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

This section is not applicable.

ENGINEERING/PUBLIC IMPROVEMENTS

Staff has reviewed preliminary plans for the proposed sit-down restaurant. The proposed development will not require an on-site detention facility. The petitioner is proposing to utilize existing water and sanitary sewer lines on site. The project will be reviewed again prior to issuance of the site development permit and will conform to all Village stormwater management ordinance requirements.

PUBLIC SAFETY REQUIREMENTS

The property currently provides adequate emergency access with two existing access driveways. The petitioner is not proposing to make any changes to site access. The Fire Prevention Division of the Fire Department has stated the new building shall be required to provide a complete automatic sprinkler system and a complete manual and automatic detection system. The project will be reviewed again prior to issuance of the building permit and will have to meet all Village Building and Fire Codes.

NEIGHBORHOOD COMMENT

At this time the staff has not received any comments from the neighboring businesses or residents.

FINDINGS OF FACT

The standards for approval of a Planned Development and a Special Use are listed below. The petitioner has outlined the proposal in the attached project summary and will address it further at the public hearing. Staff believes the proposed use is compatible with the surrounding area and will not have an adverse impact on the development or the existing trend of development in the neighborhood.

28.1607 Standards for Approval of Planned Developments

The Plan Commission may recommend a planned development designation, plan or amendment based upon the following findings:

- (1) The extent to which the planned development meets the standards of this Article.*
- (2) The extent to which the planned development departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, and the reasons why such departures are deemed to be in the public interest.*
- (3) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.*
- (4) Conformity with the planning objectives of the Village.*

The Village Council may authorize a planned development designation, plan or amendment with findings such as, but not limited to, the following:

- (1) That the planned development at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (2) That the planned development will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (3) That the planned development is specifically listed as a special use in the district in which it is to be located.*
- (4) That the location and size of the planned development, the nature and intensity of the operation involved in or conducted in connection with said planned development, the size of the subject property in relation to the intensity of uses proposed, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located.*
- (5) That the planned development will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations within the neighborhood.*
- (6) That the nature, location, and size of the structures involved with the establishment of the planned development will not impede, substantially hinder, or discourage the development and use of adjacent land and structures in accord with the zoning district in which it is located.*
- (7) That adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided for the planned development.*

- (8) *That parking areas shall be of adequate size for that particular planned development, which areas shall be properly located and suitably screened from adjoining residential uses.*
- (9) *That the planned development shall in all other respects conform to the applicable regulations of the zoning district in which it is located.*

Section 28.1902 Standards for Approval of Special Uses

The Village Council may authorize a special use by ordinance provided that the proposed Special Use is consistent and in substantial compliance with all Village Council policies and land use plans, including but not limited to the Comprehensive Plan, the Future Land Use Plan and Master Plans and the evidence presented is such as to establish the following:

- (a) *That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- (b) *That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*
- (c) *That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*
- (d) *That it is one of the special uses specifically listed for the district in which it is to be located.*

RECOMMENDATIONS

The proposed Planned Development amendment and Special Use are compatible with the surrounding zoning and land use classifications. Based on the findings listed above, staff recommends that the Plan Commission make positive recommendation for the proposed amendment to Planned Development #18, Downers Park Plaza and a Special Use for the drive-up window for the Taco Bell sit-down restaurant building to Village Council subject to the following conditions:

1. The proposed plans shall substantially conform to the staff report dated April 23, 2007; the ALTA/ACSM Land Title Survey prepared by Gentile and Associates, Inc. dated February 14, 2007; the architectural plans prepared by GPD Associates dated March 2, 2007 and revised on March 22, 2007; except as such plans may be modified to conform to Village Codes and Ordinances.
2. The sign application shall be submitted for all new signage on site. All proposed signage shall meet the Village's sign ordinance.
3. The proposed building shall have an automatic sprinkler system installed.
4. The proposed building shall have a manual fire alarm and automatic detection system installed.
5. All fire alarms shall be U.L. certified upon acceptance by the Downers Grove Fire Prevention Bureau.
6. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.

Staff Report Approved By:

Don Scheidler
Interim Community Development Director

DS:dl
-att



GPD GROUP

Mr. Damir Latinovic
Village Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

2006088.08
March 1, 2007

**Proposed Taco Bell Restaurant
7451 Lemont Road
Downers Grove, Illinois**

Dear Mr. Latinovic,

At this time, we are submitting the proposed Taco Bell restaurant for preliminary plan review by the staff development team. Taco Bell is proposing a new 2,831 square foot restaurant located at the northwest corner of the intersection of Lemont Road and 75th Street. See the ALTA Title Survey attached to the plan set. The proposed building site is the site of an existing Taco Bell restaurant. The size of the building is being increased from 2,499 square feet to 2,831 square feet. The new restaurant will provide 60 seats and have a drive-through window. Access to the property is provided from an Access Road located to the north of the site. No new access points are being requested at this time.

The proposed development will have the following signage:

- (2) 10' OAH 36 SF Monument signs
- (1) 8.5' OAH 51.5 SF Menu Board
- (1) 4' OAH 4 SF Directional sign
- (2) 23 SF "Swinging Bell" Wall signs
- (2) 7 SF Taco Bell Channel Letter Canopy signs

A Special Use and an amendment to the PUD will be required for the proposed development. So that the Planning Commission may review the project and make an informed decision regarding the Special Use and the amendment to the PUD, the following documents are attached:

1. 8 full size sets of plans
2. 1 half-size 11x17 set of plans
3. 1 elevations rendering
4. 1 traffic generation calculation
5. 1 signage package including

- Directional sign
- Monument sign
- Drive-thru Menu Board
- "Swinging Bell" Wall Sign
- Taco Bell channel letters canopy

We are looking forward to working with the Village of Downers Grove to make this project a success. If you have any questions or comments, please contact me at 330-572-2131 or via email at royster@gpdgroup.com.

Sincerely,
GPD Group



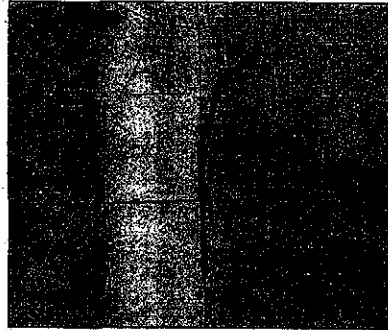
Ryan C. Oyster P.E.
Civil Engineer

Encl

Cc: File; Gary Voss, YUM Construction Manager

PROPOSED TACO BELL

7451 LEMONT ROAD
DOWNER'S GROVE
STATE OF ILLINOIS



VICINITY MAP



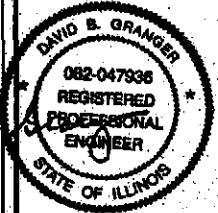
TITLE/SITE

T1.0 TITLE SHEET
— SURVEY
C-111 PRELIMINARY SITE AND UTILITY PLAN
L-101 LANDSCAPE PLAN

ELECTRICAL

E1.0 SITE ELECTRICAL PLAN

Handwritten initials: D B



DAVID B. GRANGER & ASSOCIATES, INC.
CPD ASSOCIATES
ARCHITECTS, ENGINEERS, PLANNERS
1100 S. WASHINGTON ST., SUITE 200
CHICAGO, IL 60605-4001
TEL: 312.567.1100
FAX: 312.567.1101



CONTRACT NO.	
BUILDING TYPE	
PLAN NUMBER	
SITE NUMBER	
DATE REVISION	

TACO BELL
7451 Lemont Road
Downer's Grove, IL



T60-Y07

TITLE SHEET

T1.0

PLAT DATE:



CONTRACT DATE: 10/1/97
 BUILDING TYPE: T60-Y07
 PLANNING/SCA: 100-707
 SITE NUMBER: 000000
 STONE NUMBER: 20000000

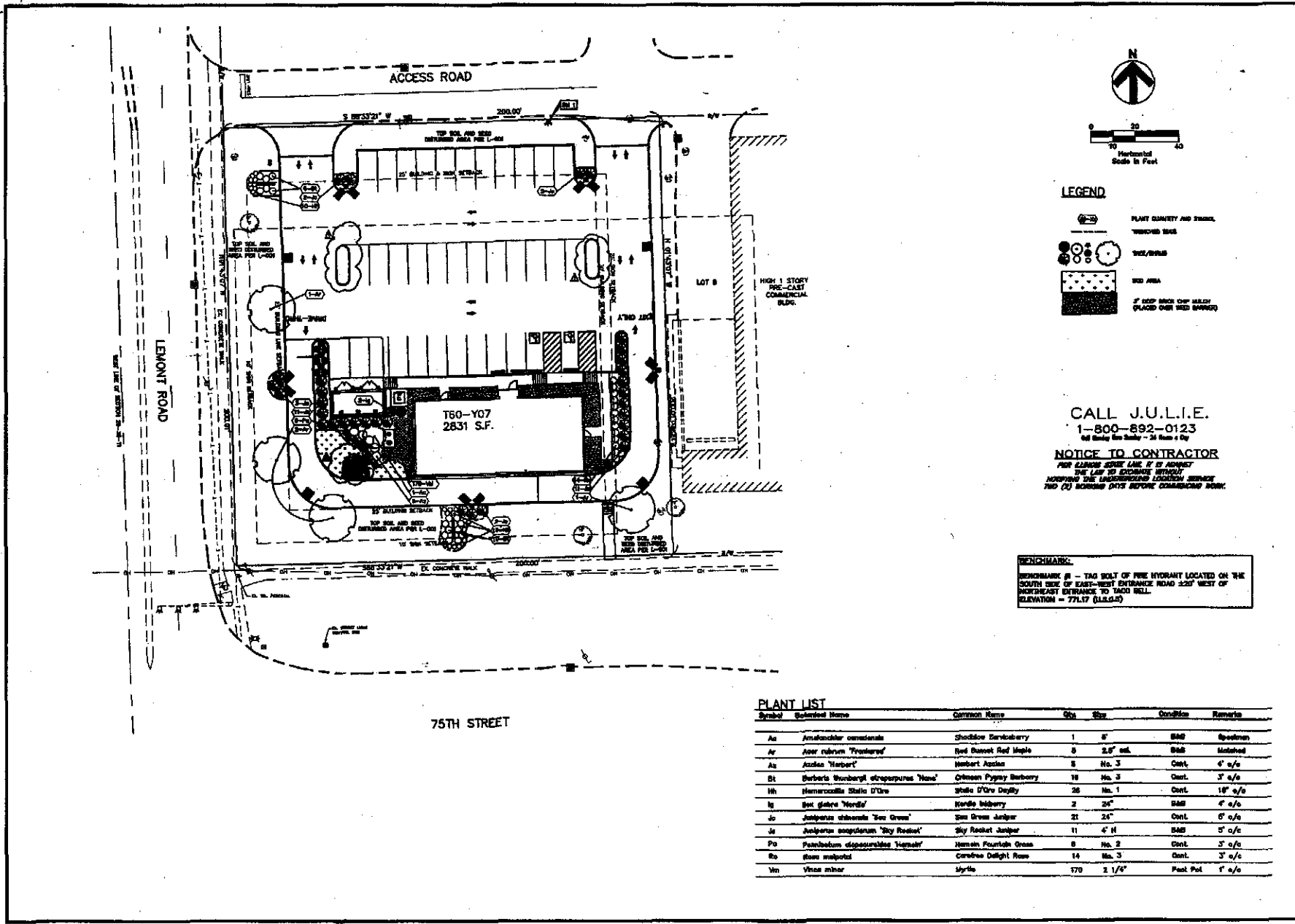
TACO BELL
 7480 Lowell Road
 Thornton, CO, 80229



LANDSCAPE PLAN

L-101

PLANT DATE:



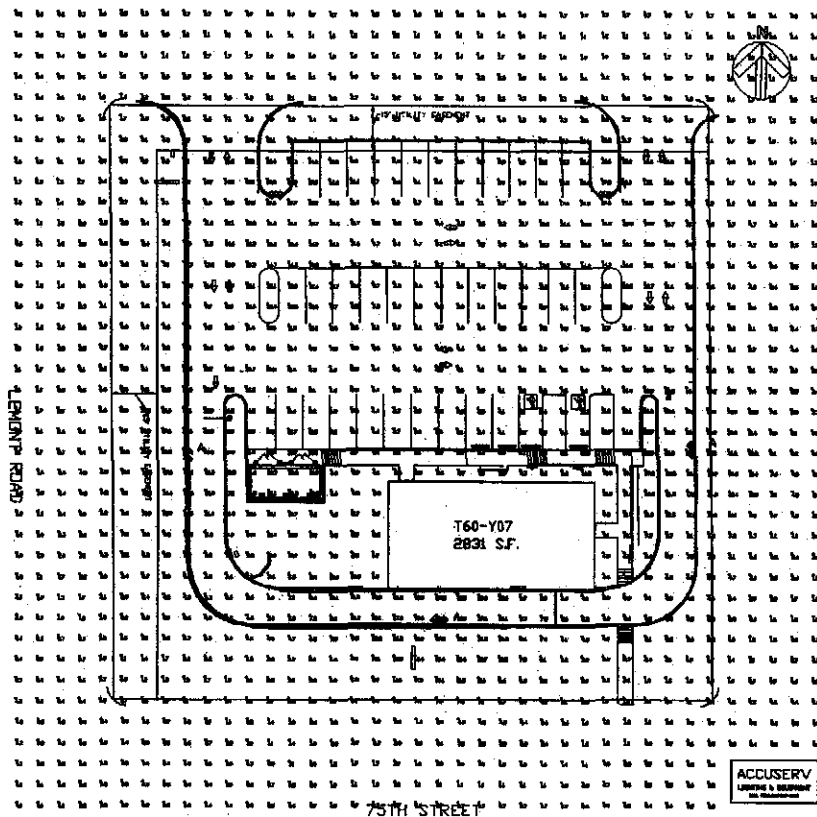
CALL J.U.L.I.E.
 1-800-892-0123
 6400 W. 10th Ave. Suite 100 - 24 Hours a Day

NOTICE TO CONTRACTOR
 FOR CLIPPING SCENE LINE IT IS ADVISED
 THE L&P TO CLIPPING WITHOUT
 NOTIFYING THE LANDSCAPE DESIGNER
 AND (S) HOLDING DATE BEFORE COMMENCED WORK.

BENCHMARK:
 BENCHMARK # - TAG BOLT OF FIRE HYDRANT LOCATED ON THE
 SOUTH SIDE OF EAST-WEST ENTRANCE ROAD 220' WEST OF
 NORTHEAST CORNER TO TACO BELL.
 ELEVATION = 771.17 (M.S.L.S.)

PLANT LIST

Symbol	Botanical Name	Common Name	Qty	Size	Condition	Remarks
As	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	1	8"	B&B	Specimen
Ar	<i>Acer rubrum 'Fraxinoid'</i>	Red Sunset Red Maple	5	2.0" cal.	B&B	Matched
As	<i>Jacobs 'Harbert'</i>	Harbert Apple	8	No. 3	Cont.	4' o/c
St	<i>Berberis thunbergii 'strawberry Snow'</i>	Green Strawberry Barberry	18	No. 3	Cont.	3' o/c
Wh	<i>Hemerocallis Stella D'Oro</i>	Stella D'Oro Daylily	26	No. 1	Cont.	18" o/c
W	<i>Sw. glabra 'Nordia'</i>	Nordia Hibiscus	2	24"	B&B	4' o/c
Jo	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	21	24"	Cont.	6' o/c
Ja	<i>Juniperus squarrotum 'Sky Rocket'</i>	Sky Rocket Juniper	11	4" H	B&B	5' o/c
Pa	<i>Panicum dichroanthoides 'Nimrod'</i>	Nimrod Fountain Grass	8	No. 2	Cont.	3' o/c
Ra	<i>Rosa 'ambrozi'</i>	Candice Delight Rose	14	No. 3	Cont.	3' o/c
Vn	<i>Vitis rotundifolia</i>	Myrtle	170	2 1/4"	Fast Pol.	4' o/c



TACO BELL
 DOWNERS GROVE, IL
 PREPARED BY: JOHN BUJAKE
 ACCUSERV LIGHTING & EQUIPMENT
 877-707-7378
 502-961-0357 FAX
 Jbujake@accu-serv.com
 FEBRUARY 21, 2007

Electrical Area Summary					
Project All Projects					
Label	Qty	Area	Vol	Power/Min	Power/Max
POLE/POLE LIT	1039	82	1.50	3.25	7.87

Luminaire Schedule						
Project All Projects						
Symbol	Qty	Label	Arrangement	Mounting	Height	Description
	1039	A	1 x 8 1/2 SQUARE	RECES	5.750	ACCU SERVO-FP10 / 5500K-484300

FIXTURES ARE 100W METAL HALIDE w/ GAS LENSES
 POLES ARE 64' FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 64.5'



- △
- △
- △
- △
- △
- △
- △
- △

CONTRACT DATE: _____
 BUILDING TYPE: T60-Y07
 PLANT/VERSION: T60-Y07
 SITE NUMBER: 284128
 DRAWING NUMBER: 10000000

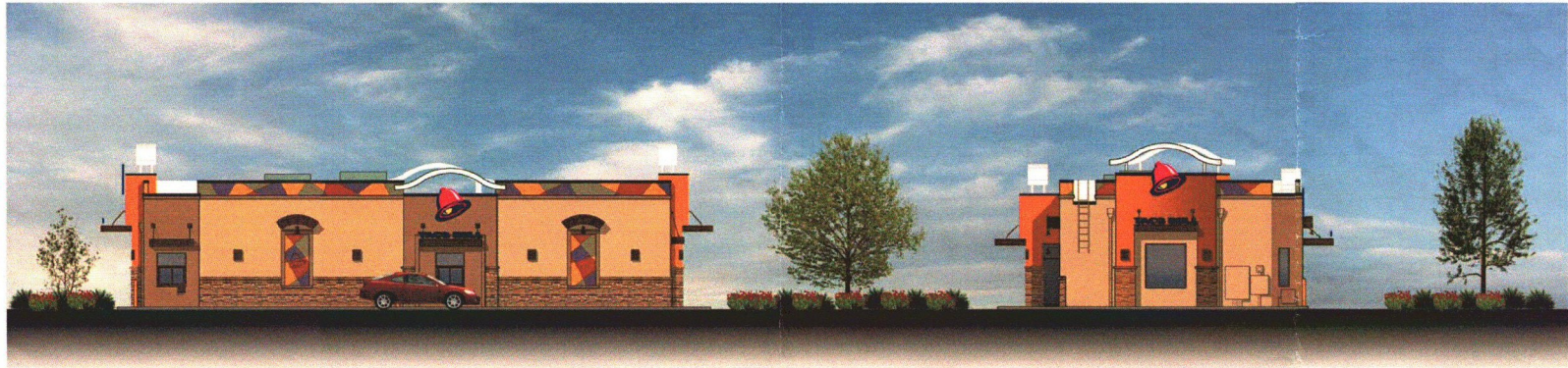
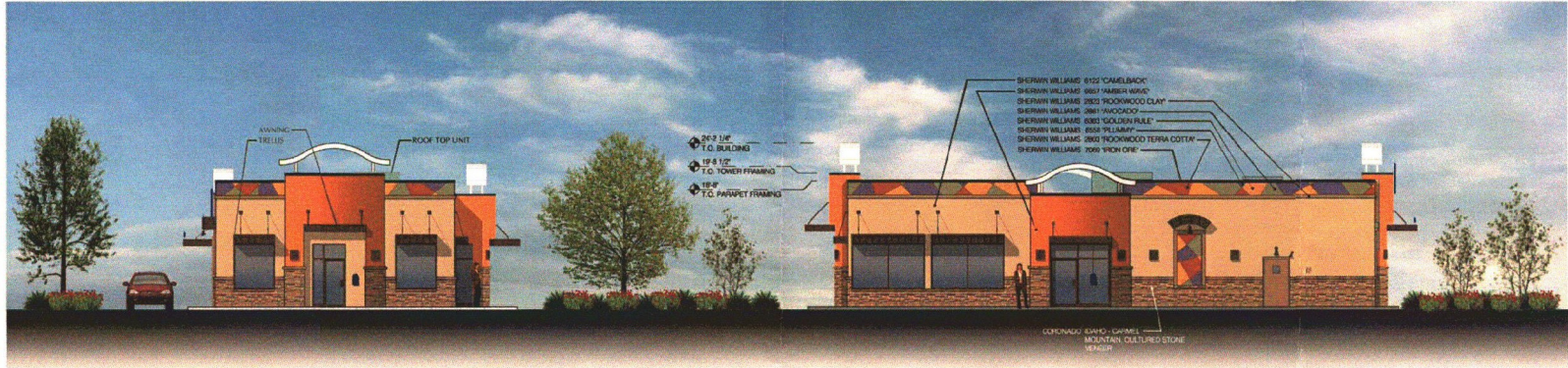
TACO BELL
 7501 Lincoln Road
 Downers Grove, IL


 T60-Y07
 SITE
 ELECTRICAL
 PLAN
E1.0

PLAT DATE: _____

SITE ELECTRICAL PLAN 11-2007 A

NOT USED F	NOT USED E	NOT USED D	NOT USED C	KEY NOTES B
------------	------------	------------	------------	-------------



Taco Bell

For Visual Representation Only

1/8"=1'-0"



GPD GROUP
520 South Main Street
Suite 2531
Akron, Ohio 44311
330.572.2100
Fax 330.572.2101



TB-D4T • VERTICAL DIRECTIONAL SIGN

Yum!

DESIGN PARAMETERS:

- 110 mph wind speed 3-second gust-Exposure C.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specification details

TB-D4T - DFTACO BELL DIRECTIONAL CABINET Sq. Ft: 4.0

- Extruded aluminum frame, 4 1/2" deep.
- Aluminum painted fillers
- 100 Pan formed and embossed SG polycarbonate face
- Approximate weight: 35 lbs.

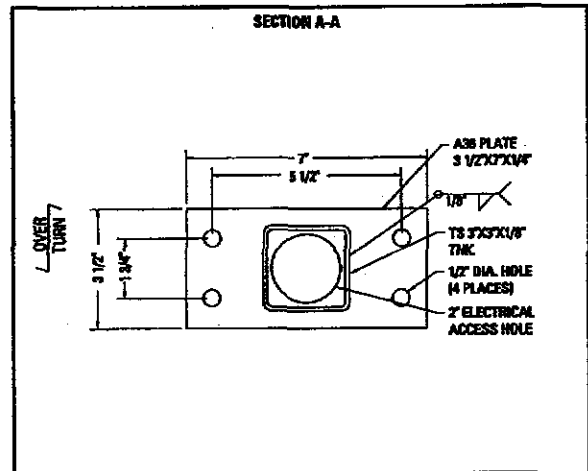
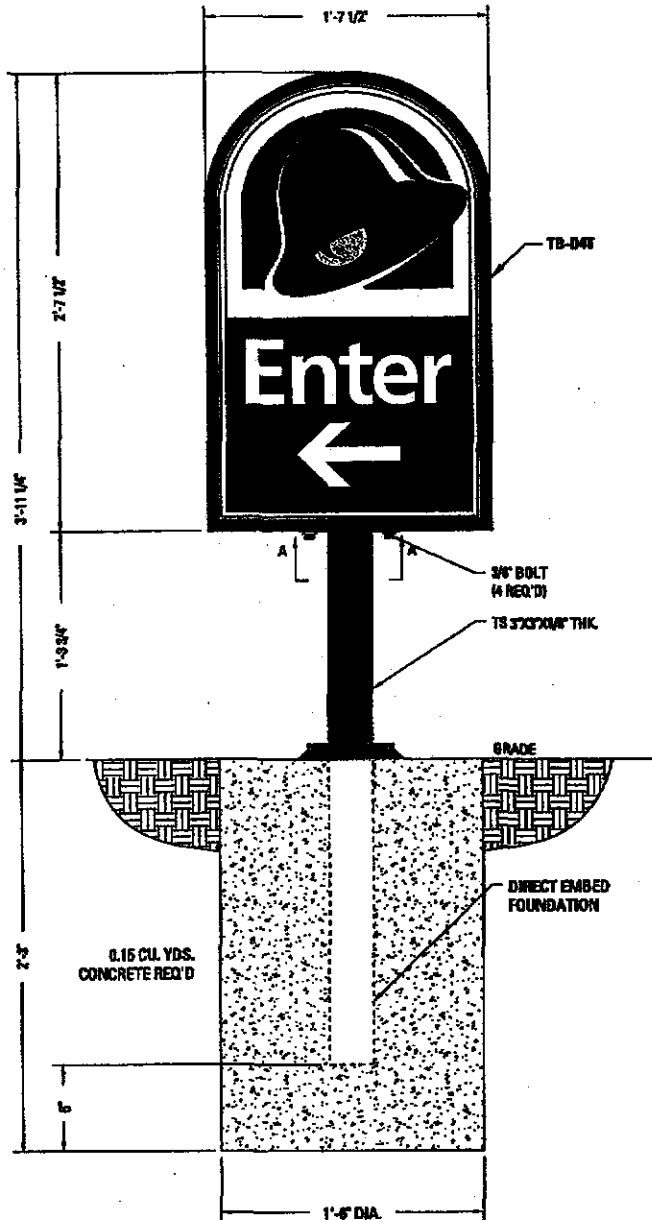
Electrical:

- Lamps: (1) F30T12DSGN50/HO & (2) F24T12DSGN50/HO
 Ballast: (1) 3 Lamp electronic ballast (1.1 amps each)
 Amp Load: 1.1 amps/120 volts
 Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

TOTAL LOAD: 1.1 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

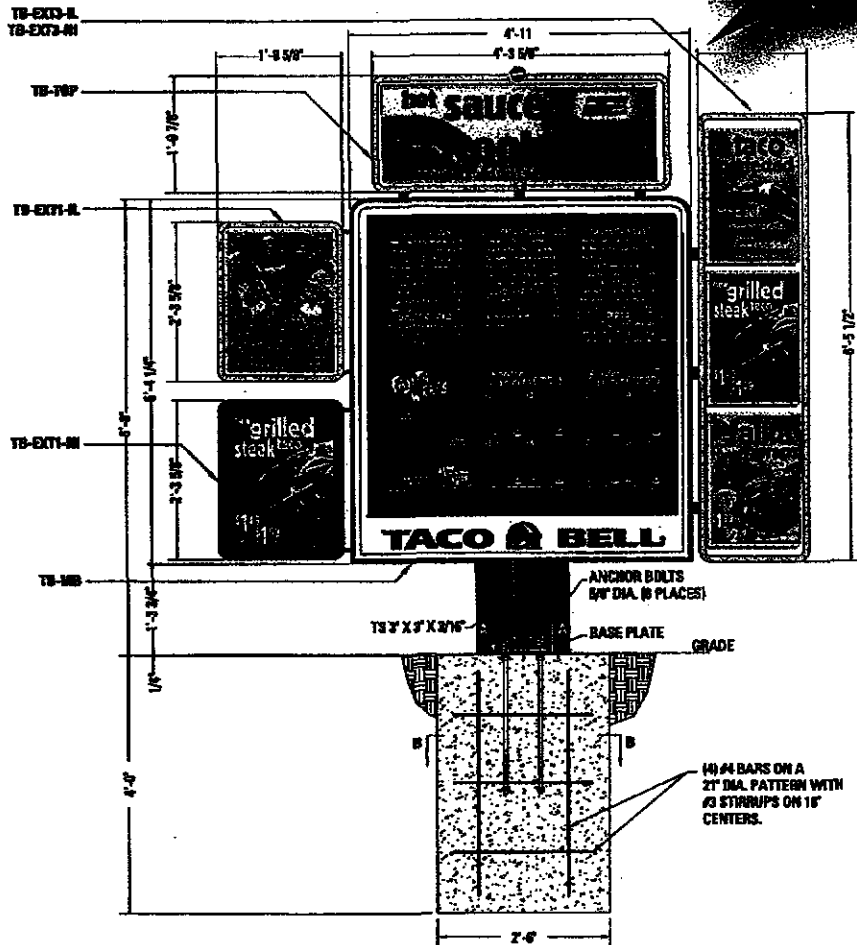
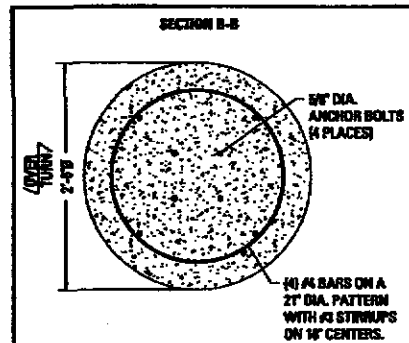
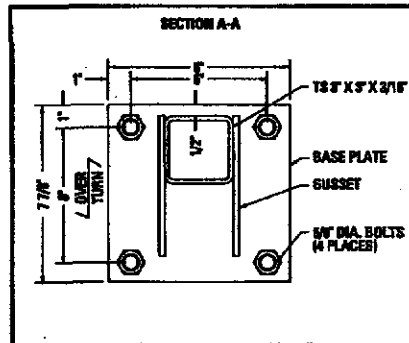
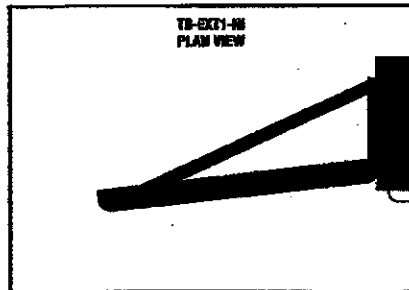
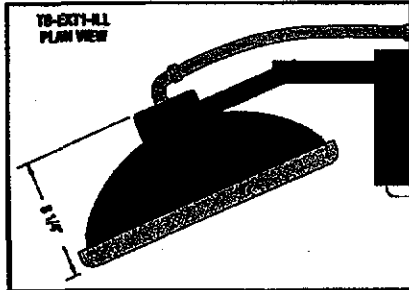
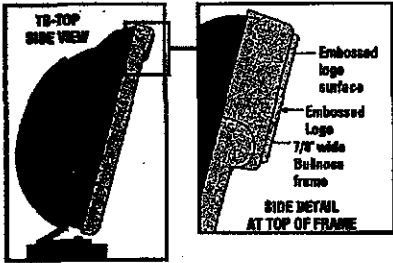
COLOR	PMS	3M
Yellow	109	VQ-4077
Purple	Violet	VQ-4153
Magenta	Process Magenta	VQ-4154





TB-MB • DRIVE THRU MENU BOARD

Yum!



DESIGN PARAMETERS:

- 110 mph wind speed 3-second gust-Exposure C.
- 300 PSF per foot of depth allowable lateral soil bearing pressure.
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specifications.

TB-MB - TACO BELL DRIVE THRU MENU BOARD

- Extruded aluminum frame, 8 1/4\"/>
- Electrical:**
Lamps: (4) F60T12DSGN5Q/HO
Ballast: (1) 4 Lamp electronic ballast (1.7 amps each)
Amp Load: 1.7 amps/120 volts
Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

TB-EXT1-ILL - ILLUMINATED EXTENDER

- Electrical:**
Lamps: (1) F24T12HQ/CW
Ballast: (1) 61-609-XR
Amp Load: .55 amps/120 volts

TB-TOP - ILLUMINATED TOPPER

- Electrical:**
Lamps: (1) F42T12HQ/CW
Ballast: (1) 268-148
Amp Load: .55 amps/120 volts

TB-EXT3-ILL - ILLUMINATED TRIPLE EXTENDER

- Electrical:**
Lamps: (1) F72T12HQ/CW
Ballast: (1) 1 Lamp electronic ballast
Amp Load: .11 amps/120 volts

TB-EXT1-NI - NON-ILLUMINATED EXTENDER

TB-EXT3-NI - NON-ILLUMINATED TRIPLE EXTENDER

TOTAL LOAD: 3.8 amps - (1) 20 amp circuits 60 HZ

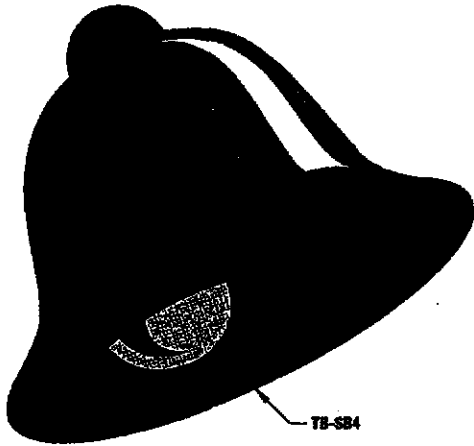
GRAPHIC & COLOR SPECIFICATIONS:

COLOR	PMS	3M
Yellow	109	VQ-4077
Purple	Violet	VQ-4153
Magenta	Process Magenta	VQ-4154

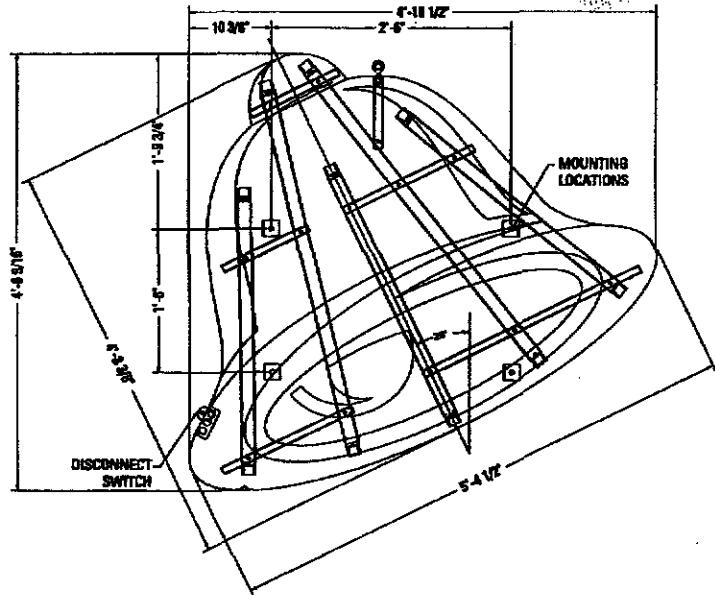


TB-SB4 • SWINGING BELL

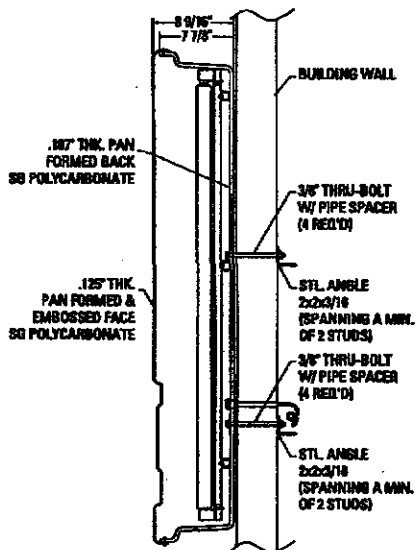
Yum!



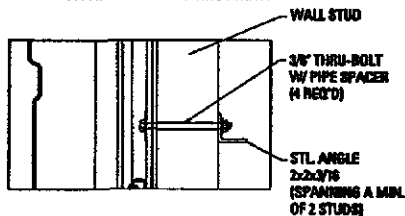
TB-SB4



TYPICAL SECTION @ LOGS



TYPICAL LOGO MOUNTING DETAIL



DESIGN PARAMETERS:

- 110 mph wind speed 3-second gust-Exposure C.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specification details

TB-SB4 - SWINGING BELL LOGO

- .187 pan formed SG polycarbonate back
- .125 pan formed and embossed SG polycarbonate face
- Approximate weight: 60 lbs.

Electrical:

- Lamps: (2) F48T12HO/DSGN50 & (3) F36T12HO/DSGN50
- Ballast: (1) 5 Lamp electronic ballast (1.7 amps each)
- Amp Load: 1.7 amps/120 volts
- Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

TOTAL LOAD: 1.7 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

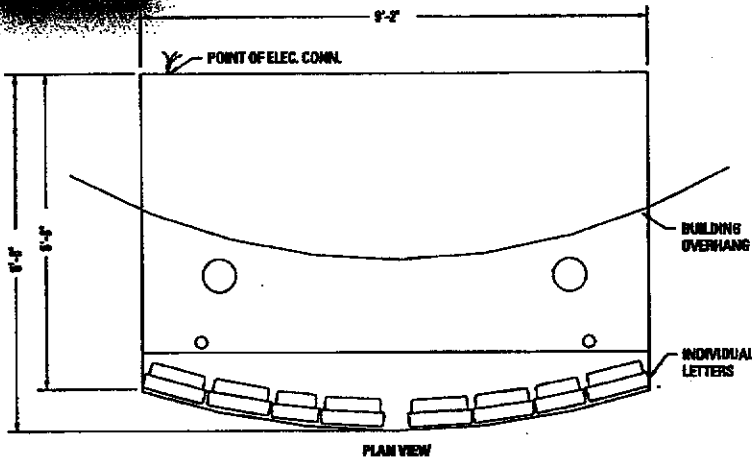
COLOR	PMS	3M
Yellow	109	VO-4077
Purple	Violet	VO-4153
Magenta	Process Magenta	VO-4154



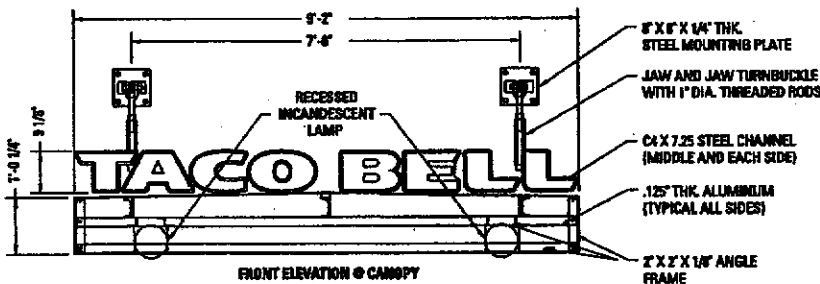


TB-ENTCNPY • ENTRANCE CANOPY

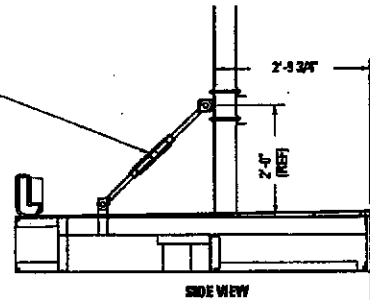
Yum!



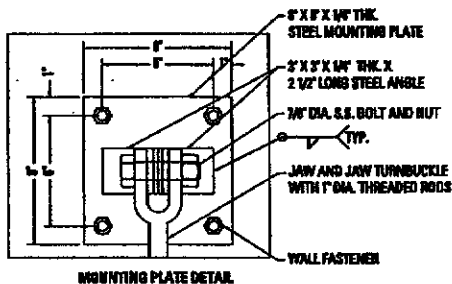
PLAN VIEW



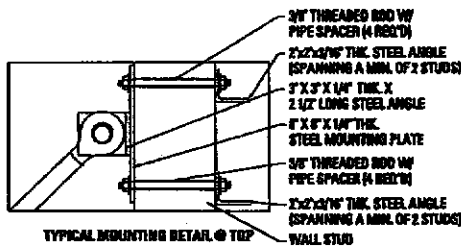
FRONT ELEVATION @ CANOPY



SIDE VIEW



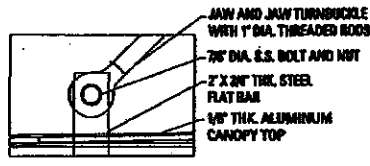
MOUNTING PLATE DETAIL



TYPICAL MOUNTING DETAIL @ TOP



TYPICAL MOUNTING DETAIL @ LETTER



TYPICAL MOUNTING DETAIL @ BOTTOM

DESIGN PARAMETERS:

- 110 mph wind speed 3-second gust-Exposure C.
- Attachment may vary based on wall conditions
- Compliant with national building codes and standards (IBC, UBC, BOCA, AISC, ASCE 7, ACI & Aluminum Design Manual)
- Refer to written documentation for material specification details

TB-ENTCNPY - ENTRANCE CANOPY

- .125" aluminum skin
- Fabricated using channel and angle frame
- Suspended with 1" diameter turnbuckles and plates
- Incandescent lamp fixture

TB-CL9CNPY - INDIVIDUAL 9 1/8" LETTERS

- .125 pan formed SG polycarbonate back
- .100 pan formed SG polycarbonate face

Electrical:

Neon: 15mm cd Designer 71
 Transformers: (1) 9000/60ma (4.5 amps)
 Amp Load: 4.5 amps/120 volts
 Circuits: (1) 20 amp circuits 60 HZ - UL 48 & NEC compliant

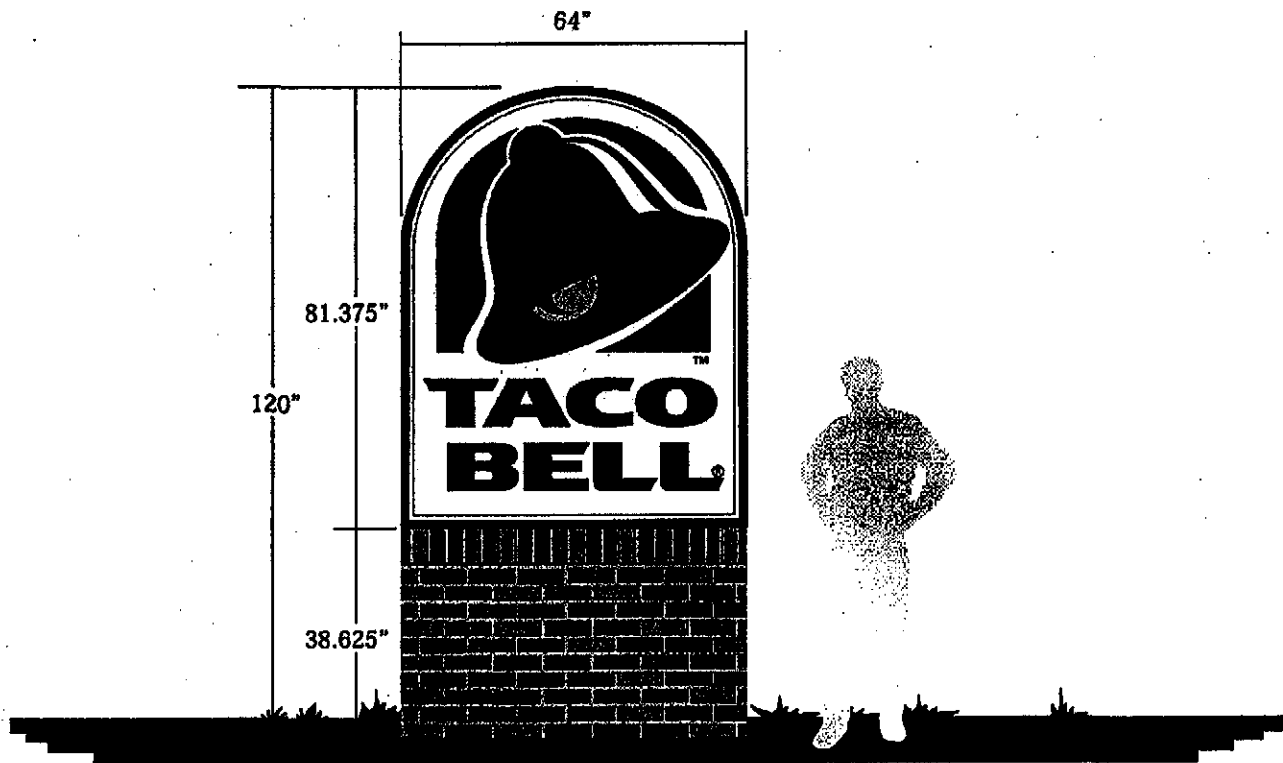
TOTAL LOAD: 4.5 amps - (1) 20 amp circuits 60 HZ

GRAPHIC & COLOR SPECIFICATIONS:

	COLOR	PMS	3M
LETTERS	Purple	Violet	VQ-4153
	Magenta	Process Magenta	VQ-4154

	COLOR	PMS	RAL
CANOPY STRUCTURE	Red	1807	3031





NOTE: MASONRY BASE ENGINEERED & CONSTRUCTED BY OTHER CONTRACTORS

Signature: _____

Date: _____



Everbrite
Identity Systems Division

TACO BELL / DOWNERS GROVE, IL.
36 SQ. FT. D/F MONUMENT SIGN @ 10' OAH

SCALE: 3/8" = 1' 0"

223495 RB 4/5/06

Check for signs and devices on the outside of the building. Use of this sign is subject to the applicable zoning ordinance. For further information, contact the local zoning department.

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Mr. Damir Latinovic
Village Planner
Village of Downers Grove
801 Burlington Avenue
Downers Grove, Illinois 60515

2006088.08
February 23, 2007

**Trip Generation Calculations
Proposed Taco Bell Restaurant Reconstruction
7451 Lemont Road, Downers Grove Illinois**

Dear Mr. Latinovic:

The purpose of this letter is to provide the trip generation calculations for the proposed 2,831 Square Foot Taco Bell restaurant to be located on the northwest corner of the intersection of Lemont Road and 75th Street. See Attachment 1 for proposed site plan. The proposed building site is the site of a current Taco Bell restaurant. See Attachment 2 for the current ALTA Title Survey. Currently, the existing Taco Bell site does not have direct access to Lemont Road or 75th Street. Access to the property is provided from an Access Road located north of the site. See Attachment 3 for aerial photographs of the project site. No change in the current means of access to the property is being requested or is anticipated in the future.

As previously stated, the proposed Taco Bell restaurant is being constructed on the site of an existing, operating Taco Bell facility. The existing facility is approximately 25 years old and contains antiquated equipment. It is Taco Bell's policy to demolish these types of facilities and build a new building rather than remodel the existing facility. This also allows the new facility to be constructed to comply with all current code requirements. The size of the facility is being increased from 2,499 square feet to 2,831 square feet. No new access points are being requested at this time. Both the existing facility and the proposed facility have drive thru service. Since there are no proposed changes in access locations or land use at the project site, we believe that the traffic impact associated with this proposed construction project will be negligible.

In order to quantify any possible effect, a trip generation analysis has been evaluated for the existing 2,499 square foot facility as well as the 2,831 square foot facility which is proposed. The difference in trip generation values between the larger proposed structure and the smaller existing structure will represent the actual change in vehicular trips which access the site. Taco Bell is typically open for lunch and dinner periods, on weekdays and weekends. As such, trip generation calculations have been performed for the following time periods:

1. Weekday
2. PM Peak Hour of the Adjacent Street
3. Saturday
4. Peak Hour of the Generator on Saturday
5. Sunday
6. Peak Hour of the Generator on Sunday

All trip generation calculations were performed utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition.

EXISTING FACILITY TRIP GENERATION

For the existing facility, the variable utilized in all trip generation calculations is the existing building square footage of 2,499 square feet. The following trip ends are projected for their respective time periods:

Weekday

Total Trip Ends:	1240 Vehicle Trip Ends
Entering Trips:	620 Vehicles
Exiting Trips:	620 Vehicles

PM Peak Hour of Adjacent Street

Total Trip Ends:	87 Vehicle Trip Ends
Entering Trips:	45 Vehicles
Exiting Trips:	42 Vehicles

Saturday

Total Trip Ends:	1804 Vehicle Trip Ends
Entering Trips:	902 Vehicles
Exiting Trips:	902 Vehicles

Peak Hour of Generator on Saturday

Total Trip Ends:	148 Vehicles
Entering Trips:	76 Vehicles
Exiting Trips:	72 Vehicles

Sunday

Total Trip Ends:	1356 Vehicle Trip Ends
Entering Trips:	678 Vehicles
Exiting Trips:	678 Vehicles

Peak Hour of Generator on Sunday

Total Trip Ends:	178 Vehicle Trip Ends
Entering Trips:	85 Vehicles
Exiting Trips:	93 Vehicles

PROPOSED FACILITY TRIP GENERATION

For the proposed facility, the variable utilized in all trip generation calculations is the proposed building square footage of 2,831 square feet. The following trip ends are projected for their respective time periods:

Weekday

Total Trip Ends:	1404 Vehicle Trip Ends
Entering Trips:	702 Vehicles
Exiting Trips:	702 Vehicles

PM Peak Hour of Adjacent Street

Total Trip Ends:	98 Vehicle Trip Ends
Entering Trips:	51 Vehicles
Exiting Trips:	47 Vehicles

Saturday

Total Trip Ends:	2044 Vehicle Trip Ends
Entering Trips:	1022 Vehicles
Exiting Trips:	1022 Vehicles

Peak Hour of Generator on Saturday

Total Trip Ends:	168 Vehicles
Entering Trips:	86 Vehicles
Exiting Trips:	82 Vehicles

Sunday

Total Trip Ends:	1536 Vehicle Trip Ends
Entering Trips:	768 Vehicles
Exiting Trips:	768 Vehicles

Peak Hour of Generator on Sunday

Total Trip Ends:	193 Vehicle Trip Ends
Entering Trips:	93 Vehicles
Exiting Trips:	100 Vehicles

DIFFERENCE IN TRIP GENERATION BETWEEN FACILITIES

Based on the trip generation for the existing facility and the proposed facility, the following represents the actual increase in vehicular trips projected to access the site as a result of the reconstruction and expansion of the Taco Bell restaurant.

Weekday

Total Trip Ends:	164 Vehicle Trip Ends
Entering Trips:	82 Vehicles
Exiting Trips:	82 Vehicles

PM Peak Hour of Adjacent Street

Total Trip Ends:	11 Vehicle Trip Ends
Entering Trips:	6 Vehicles
Exiting Trips:	5 Vehicles

Saturday

Total Trip Ends:	240 Vehicle Trip Ends
Entering Trips:	120 Vehicles
Exiting Trips:	120 Vehicles

Peak Hour of Generator on Saturday

Total Trip Ends:	20 Vehicles
Entering Trips:	10 Vehicles
Exiting Trips:	10 Vehicles

Sunday

Total Trip Ends:	180 Vehicle Trip Ends
Entering Trips:	90 Vehicles
Exiting Trips:	90 Vehicles

Peak Hour of Generator on Sunday

Total Trip Ends:	15 Vehicle Trip Ends
Entering Trips:	8 Vehicles
Exiting Trips:	7 Vehicles

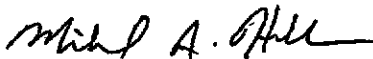
SUMMARY

As illustrated by the minimal difference in the trip generation of the two facilities, the proposed improvement will have virtually no impact to the surrounding area. During the weekday PM Peak Hour, only 11 additional vehicles are projected to access the site after the proposed improvement is completed than currently do so. This is approximately one (1) additional vehicle every 5.5 minutes. The weekend generation rates are comparable to the weekday rates. On Saturday, during the peak hour of the generator, an additional vehicle every three (3) minutes is projected to access the site. On Sunday, during the peak hour of the generator, an additional vehicle every four (4) minutes is projected to access the site. These additional trips will have no significant impact on the roadway network around the subject property. As such, we respectfully request that the customary requirement for a traffic impact study be waived.

Please feel free to contact me directly at (330)-572-2214 with any questions or comments.

Respectfully Submitted,

GPD Group



Michael A. Hobbs, P.E., PTOE
Lead Traffic Engineer

MAH/mah

Cc: Ms. Kira Kabo (GPD Group)
Mr. Ryan Oyster (GPD Group)
File

ATTACHMENT 1

ATTACHMENT 2

ATTACHMENT 3





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ITE Trip Generation Procedure

Land Use 934 (Fast-Food Restaurant with Drive-Through Window)

Trip Generations Per 1000 Square Feet of Gross Floor Space

Average Trip Generation Formula: $T = (AR) * (x)$

where: T = Number of Trips Generated

x = 1000 Square Feet of Gross Floor Space

AR = Average Trip Generation Rate

1000 Square Feet of Gross Floor Space: 3

Weekday Trip Generation and Trip Distribution

Weekday Trip Generation Rate:	498.12
Total Trip Ends in the AM Peak Hour:	1,390
Entering Trip Percentage:	50%
Entering Trips:	695
Exiting Trip Percentage:	50%
Exiting Trips:	695

AM Peak Trip Generation and Trip Distribution (Of Generator)

Average Trip Generation Rate (AM Peak):	54.81
Total Trip Ends in the AM Peak Hour:	154
Entering Trip Percentage:	51%
Entering Trips:	79
Exiting Trip Percentage:	49%
Exiting Trips:	76

PM Peak Trip Generation and Trip Distribution (Of Generator)

Average Trip Generation Rate (PM Peak):	46.68
Total Trip Ends in the PM Peak Hour:	131
Entering Trip Percentage:	52%
Entering Trips:	69
Exiting Trip Percentage:	48%
Exiting Trips:	63

Parking Generation Procedure

Land Use 836 (Fast-Food Restaurant with Drive-In Window)

Parking Generation based on Number of Seats

Average Parking Generation Formula: $T = [(0.685/x) + 0.024]^x(-1)$
where: T = Number of Trips Generated
x = Number of Seats

Number of Seats: 60

Weekday Parking Generation and Parking Distribution

Total Parking Required on a weekday: 29

Parking Generation based on 1,000 gross square feet of leasable area

Average Parking Generation Formula: $T = 1.95(x) + 20$
where: T = Number of Trips Generated
x = 1,000 SF of Gross Leasable Area

1000 Square Feet of Gross Floor Space: 2.8

Weekday Parking Generation and Parking Distribution

Total Parking Required on a weekday: 26

Drive-Thru Storage Calculations

Trip Generation with 70% using drive-thru

	AM Peak	PM Peak
Projected Trip Ends	154	131
70% Using Drive Thru	108	92
Peak Hour Factor*	120	103
2 min per car**	240	206
Storage Required	4	4

Trip Generation and Parking Generation Calculations

	AM Peak	PM Peak
Projected Trip Ends	154	131
Projected Parking Required	29	29
Vehicle Utilizing Drive-Thru	125	102
Peak Hour Factor*	139	114
2 min per car**	278	228
Storage Required	5	4

Notes:

- * Peak Hour Factor accounts for variability in vehicle arrival rate (which corresponds to the adjacent roadway) during the peak hour. A peak factor of 0.90 was utilized.
 - ** 2 minutes per car is the desired time that a vehicle should be in the service line at the drive thru from the time of arrival at the food order area until the departure time at the food pickup window. (Yum Brands)
-

Conclusions:

The minimum number of vehicles required to be stored in the dedicated drive thru lane by Yum Brands is 7 vehicles. This results in approximately 3 minutes of available time for service per vehicle before vehicles would be stored outside the dedicated area.

Additionally, depending on site design, additional vehicles could be stored on site, but outside of the dedicated drive-thru lane area. This may impact site parking, but does not adversely affect the flow of traffic on the adjacent street.

FILE NO. PC-14-07; 7451 Lemont Road Taco Bell Restaurant: A petition seeking 1) an Amendment to Planned Development #18 Downers Park Plaza and 2) Special Use for a Drive-Up Window at a sit-down restaurant located on the Northeast corner of Lemont Road and 75th Street, commonly known as 7451 Lemont Road, Downers Grove, IL (PIN 09-29-110-001); Ryan Oyster, GPD Group, Petitioner; Kimco Realty Corp., owner.

Chairman Jirik swore in those individuals who would be speaking on File No. PC-14-07.

Mr. Damir Latinovic, Village Planner, indicated the site is 40,000 square feet and is located on the northeast corner of 75th Street and Lemont Road. The property is zoned B-2, General Retail Business and is part of Planned Development #18 Downers Park Plaza originally approved in 1977. The property currently has an existing 2,500 square foot Taco Bell building with a drive-through facility. Because there are proposed changes to the site, the petitioner is requesting an amendment to the Planned Development. The petitioner would like to demolish the existing building and construct a new one-story, 2,831 square foot sit-down restaurant with a drive-up window on the south side of the property, which is allowed only as a Special Use.

The maximum height of the building will be 19.6 feet, and it will meet all required setbacks. No changes are being proposed to the existing access drives. The new building will have a .07 Floor Area Ratio meeting the maximum allowed FAR of 0.75 and will include approximately 42.4% of total open space, thereby exceeding the minimum requirement of 15%. The Zoning Ordinance requires a restaurant to provide one parking space for each 100 square feet of gross floor area. The 2,831 square foot building is required to provide 29 parking spaces on site. However, the proposed site plan indicates 36 parking spaces are proposed. The drive-through lane, which will allow for nine stacked vehicles, will include one pre-pay window and one pick-up window to allow for improved service.

The proposal is part of the 75th Street Commercial Corridor and should have minimal impact on parking and traffic circulation on the site. The proposal is consistent with the Village's Future Land Use Plan, and the site plan meets all zoning requirements. Preliminary plans indicate all new signage will meet the Sign Ordinance, but signage will be reviewed again at the time of the sign permit application. Because the development will not require an on-site detention facility, the petitioner is proposing to use the existing on-site water and storm sewer lines. The final utility configurations will be reviewed prior to the issuance of the building permit and will have to meet all stormwater management ordinance requirements. The Fire Department has required the new building to provide a complete automatic sprinkler system and a complete manual and automatic detection system.

As the proposed amendment is compatible with zoning and land uses, staff recommends that the Plan Commission make a positive recommendation to the Village Council subject to the conditions listed in its memorandum.

Discussion followed that Planning Department staff and the Code Inspection staff will review the signage again. Staff dialog followed that a previous drive-through restaurant did not require a Special Use in the mid-1980's. The Ordinance has been amended since to allow drive-through windows with a Special Use mainly due to unique traffic circulation patterns, vehicle stacking and potential for backing up traffic on thoroughfares.

On behalf of the petitioner, Mr. Ryan Oyster, GPD Group, 520 S. Main St., Akron, Ohio, summarized plans are to demolish the existing structure because it is dated. The proposed building is about 300 square feet larger and more efficient. The current building was actually retrofitted to be a Taco Bell. The drive-through will allow for the stacking of nine vehicles. Two drive-up windows in one drive-through lane are proposed: a payment window and a pick-up window. Mr. Oyster discussed where the main entrance would be located.

Mr. Waechtler asked if the petitioner could provide one more handicap space, wherein Mr. Oyster explained in adding an additional stall he would be losing another parking space. Illinois law required an access point for each handicap space. Mr. Oyster offered to return with the recommendation to Taco Bell. However, clarification followed that two handicap spaces were already provided. Mr. Waechtler commended the petitioner for the additional open space since the site was very bare.

Mr. Oyster explained the landscaped islands would include sod. Originally, the islands were striped out on the plans. Staff indicated the Plan Commission could make a condition to beautify the islands versus just sod. Mr. Matejczyk expressed concern about the maintenance of whatever landscaping was placed on the islands due to the fact there was no enforcement. Mr. Waechtler also expressed concern about visibility issues.

Discussion followed on reference to the ITE Manual and the traffic figures provided by the Traffic Engineer. Mr. Oyster stated the source for those figures was from his firm. Chairman Jirik confirmed with the petitioner and staff that the architectural plans and colors provided were accurate, and the petitioner would have to adhere to those plans.

Chairman Jirik opened up the meeting to public comment. No comments followed. Public comment was closed.

The petitioner thanked the Plan Commissioners for their time and looked forward to bringing the proposal to the Village.

Mr. Matejczyk had positive comments in general and was curious to know the average lifespan of these restaurants. Mr. Waechtler also commended Taco Bell for coming in and modernizing the building. Chairman Jirik stated in reviewing the standards and findings of fact, he did not find it necessary to review them point by point because the proposal was clearly a fine example of the continuing use and was an enhancement for the area and for the Village.

WITH RESPECT TO FILE NO. PC 14-07, MR. WAECHTLER MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE PROPOSED AMENDMENT TO PLANNED DEVELOPMENT #18, DOWNERS PARK PLAZA, AND A SPECIAL USE FOR THE DRIVE-UP WINDOW FOR THE TACO BELL SIT-DOWN RESTAURANT BUILDING, SUBJECT TO THE FOLLOWING CONDITIONS AS OUTLINED BY STAFF:

- 1. THE PROPOSED PLANS SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT DATED APRIL 23, 2007; THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY GENTILE AND ASSOCIATES, INC. DATED FEBRUARY 14, 2007; THE ARCHITECTURAL PLANS PREPARED BY GPD ASSOCIATES DATED MARCH 2, 2007 AND REVISED ON MARCH 22, 2007; EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGECODES AND ORDINANCES.**
- 2. THE SIGN APPLICATION SHALL BE SUBMITTED FOR ALL NEW SIGNAGE ON SITE. ALL PROPOSED SIGNAGE SHALL MEET THE VILLAGE'S SIGN ORDINANCE.**
- 3. THE PROPOSED BUILDING SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED.**
- 4. THE PROPOSED BUILDING SHALL HAVE A MANUAL FIRE ALARM AND AUTOMATIC DETECTION SYSTEM INSTALLED.**
- 5. ALL FIRE ALARMS SHALL BE U.L. CERTIFIED UPON ACCEPTANCE BY THE DOWNERS GROVE FIRE PREVENTION BUREAU.**
- 6. PRIOR TO THE COMMENCEMENT OF SITE DEVELOPMENT ACTIVITIES, THE APPROPRIATE PERMITS (WATER, STORMWATER, SITE DEVELOPMENT, RIGHT-OF-WAY, ETC.) SHALL BE OBTAINED FROM THE APPROPRIATE PERMITTING AUTHORITY.**

SECONDED BY MR. MATEJCZYK.

ROLL CALL:

**AYE: MR. WAECHTLER, MR. MATEJCZYK, MR. BEGGS, MR. COZZO,
MRS. HAMERNIK, MR. QUIRK, MRS. RABATAH, MR. WEBSTER,
CHAIRMAN JIRIK**

NAY: NONE

MOTION CARRIED. VOTE: 9-0