

**VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL MEETING
JUNE 5, 2007 AGENDA**

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

SYNOPSIS

An ordinance has been prepared for an amendment to the Downers Park Plaza Planned Development #18 to replace the existing Taco Bell.

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.

UPDATE & RECOMMENDATION

The Council discussed this item at the May 22, 2007 Workshop. No concerns were identified at the meeting. Staff recommends 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.

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Applicant **DATE:** June 5, 2007
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** PC-14-07
(Board or Department)

NATURE OF ACTION:

- Ordinance
- Resolution
- Motion
- Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "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", as presented.

SUMMARY OF ITEM:

At their meeting of April 23, 2007 the Plan Commission recommended approving an amendment to Planned Development #18 to permit construction of a one-story restaurant building with a drive-up window.

RECORD OF ACTION TAKEN:

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:

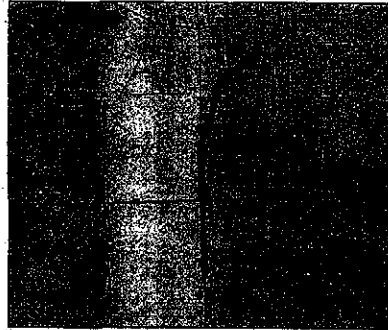
Published:

Attest: _____

Village Clerk

PROPOSED TACO BELL

7451 LEMONT ROAD
DOWNER'S GROVE
STATE OF ILLINOIS



TITLE/SITE

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

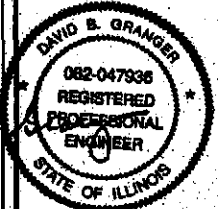
ELECTRICAL

E1.0 SITE ELECTRICAL PLAN

VICINITY MAP



DAVID B. GRANGER & ASSOCIATES, INC.
CPD ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS
1800 S. WASHINGTON ST., SUITE 200
CHICAGO, ILL. 60604-3801



DB

3-2-07

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- △
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CONTRACT NO.	—
BUILDING TYPE	740-740
PLAN NUMBER	740-740
SITE NUMBER	2000
DATE PLANNED	2007-03-02

TACO BELL
7451 Lemont Road
Downer's Grove, IL



T60-Y07

TITLE SHEET

T1.0

PLAT DATE:



CONTRACT DATE: 10/1/07
 BUILDING TYPE: T60-Y07
 PLANNING/SCHEM: T60-Y07
 SITE NUMBER: 000000
 STONE NUMBER: 00000000

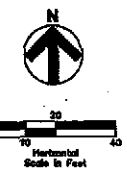
TACO BELL
 7480 Lowell Road
 Thornton, CO 80241



LANDSCAPE PLAN

L-101

PLANT DATE:

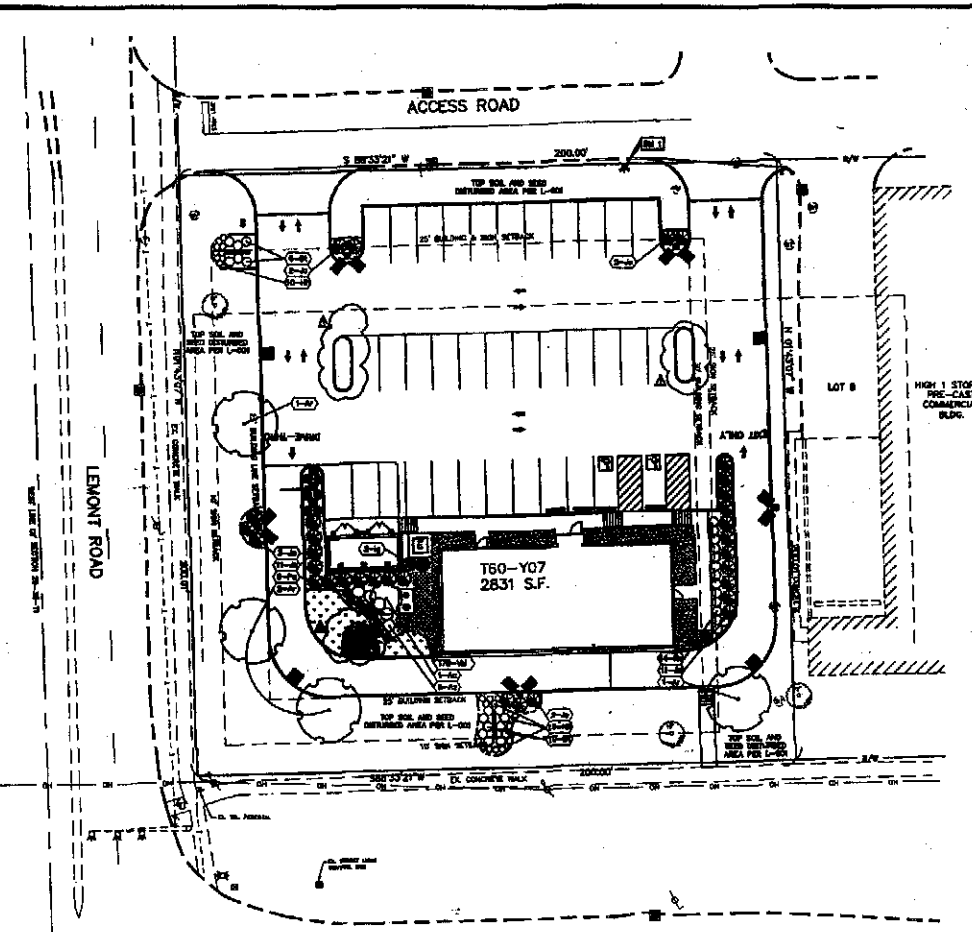


- LEGEND**
- PLANT QUANTITY AND NAME
 - TREE/SHRUB
 - SOLID AREA
 - 2" GRID BRICK ORT. MESH (PLACE OVER RED SAND)

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

NOTICE TO CONTRACTOR
 FOR CLARITY, SEE LINE 11 & ADJUST
 THE L&P TO CORRECT WITHOUT
 NOTIFYING THE UNDERWRITER. LOCATIONS SHOWN
 AND (2) RECORD DATE BEFORE COMMENCED WORK.

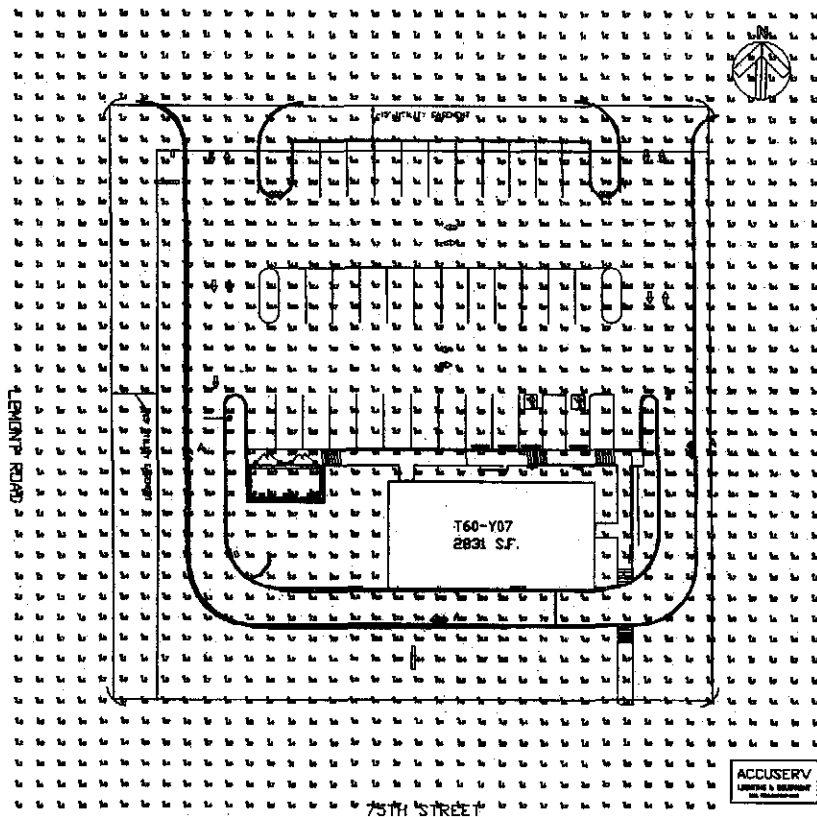
BENCHMARK:
 BENCHMARK # - TAG BOLT OF FIRE HYDRANT LOCATED ON THE
 SOUTH SIDE OF EAST-WEST ENTRANCE ROAD 220' WEST OF
 NORTHEAST CORNER TO TACO BELL.
 ELEVATION = 771.17 (M.G.S.)



PLANT LIST

Symbol	Botanical Name	Common Name	Qty	Size	Condition	Remarks
Aa	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	1	8"	B&B	Specimen
Ar	<i>Acer rubrum 'Fraser'</i>	Red Sunset Red Maple	8	2.0" cal.	B&B	Matched
As	<i>Asclepias 'Harriet'</i>	Harriet Asclepias	8	No. 3	Cont.	4' o/c
Bt	<i>Berberis thunbergii 'strapsperna 'New'</i>	Green Pygmy Barberry	18	No. 3	Cont.	3' o/c
Hh	<i>Hemerocallis Stella D'Oro</i>	Stella D'Oro Daylily	26	No. 1	Cont.	18" o/c
Hs	<i>Hosta 'Galea 'Nordia'</i>	Nordia Hosta	2	24"	B&B	4' o/c
Jc	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	21	24"	Cont.	6' o/c
Jr	<i>Juniperus scopulorum 'Sky Rocket'</i>	Sky Rocket Juniper	11	4" H	B&B	5' o/c
Pd	<i>Pennisetum clandestinum 'Nimrod'</i>	Nimrod Fountain Grass	8	No. 2	Cont.	3' o/c
Rd	<i>Rosa 'Amphibol'</i>	Candice Delight Rose	14	No. 3	Cont.	3' o/c
Vn	<i>Vincetoxicum</i>	Myrtle	170	2 1/4"	Fast Pol.	4' o/c

75TH STREET



ACCUSERV
LIGHTING & EQUIPMENT

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/Watt	Watt/Watt
RECORD LIT	1039	82	1.30	3.25	7.87

Luminaire Schedule					
Project All Projects					
Symbol	Qty	Label	Arrangement	Wattage	Watt/Watt
	1039	A	1 x 8 3/4 SMD	3.25	7.87

FIXTURES ARE 100W METAL HALIDE w/ 840 LENSES
 POLES ARE 8'4" FOR AN OVERALL FIXTURE MOUNTING HEIGHT OF 8'4"

SITE ELECTRICAL PLAN 11-2007 A

QUALITY PRACTITIONER SERVICE & CONSULTING, INC.
CPD ASSOCIATES
 100 WEST WASHINGTON, FORT LAUDERDALE, FL 33304



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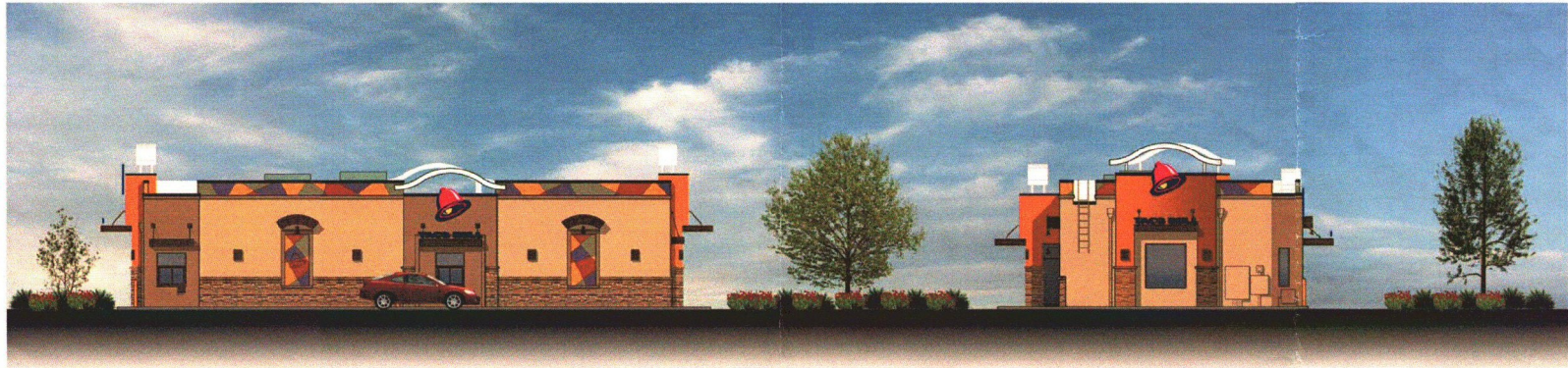
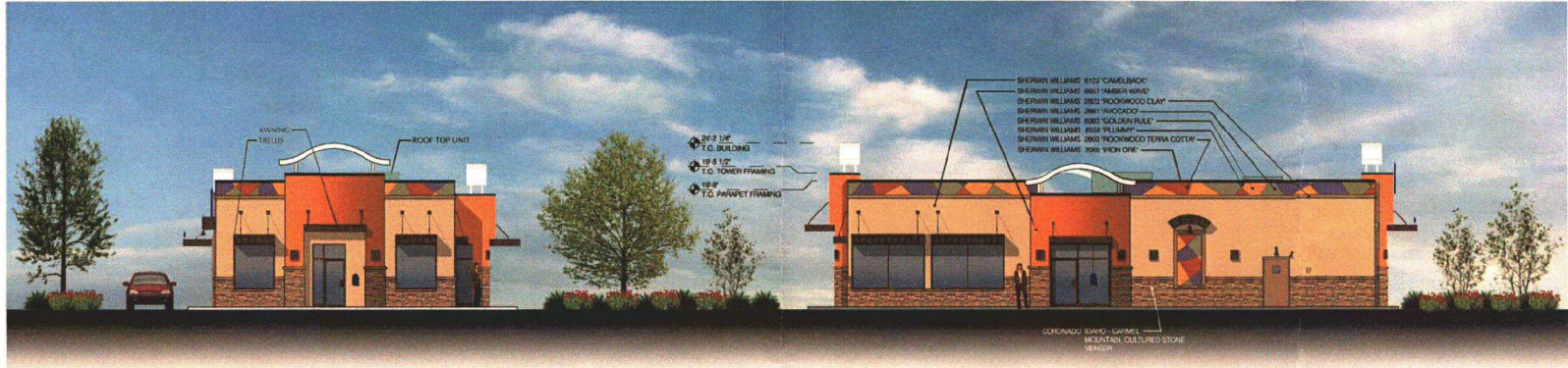
CONTRACT DATE: _____
 BUILDING TYPE: T60-Y07
 PLAN NUMBER: 11-2007
 SITE NUMBER: 2831 S.F.
 DRAWING NUMBER: 11000000.00

TACO BELL
 75TH STREET
 Downers Grove, IL

T60-Y07
SITE
ELECTRICAL
PLAN
E1.0

PLAT DATE: _____

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



Taco Bell

For Visual Representation Only

1/8"=1'-0"



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Suite 2531
Akron, Ohio 44311
330.572.2100
Fax 330.572.2101