

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
JANUARY 9, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Special Use for Skuddlebutts Restaurant with Drive-Up Window-440 Ogden Avenue	Resolution ✓ Ordinance Motion Discussion Only	Don Rosenthal Community Development Director

SYNOPSIS

A special use ordinance has been prepared for a proposed carry-out restaurant with a drive-up window at 440 Ogden Avenue.

FISCAL IMPACT

N/A.

RECOMMENDATION

Approval on the January 16, 2006 active agenda.

BACKGROUND

The property is located at the northeast corner of Ogden Avenue and Douglas Road and is zoned B-3 General Services and Highway Business. The building is currently vacant; however it was formerly a pizza restaurant. The petitioner is proposing to install a new drive-up pick up window at a carry-out restaurant. The subject property is surrounded by commercial uses on the east, west and south and single family residences to the north. The new drive-up pick up window would be constructed on the northwest corner of the existing building and accessed from Douglas Road. The development is summarized in the table below:

PC 51-06 Skuddlebutts Restaurant	Required	Proposed
Zoning Classification	B-3	B-3
Size	N/A	0.43 acres (96 ft x 180 ft)
Green Space	10% (1,900 sq. ft.)	10% (1,900 sq. ft.)
Parking	17 spaces	17 spaces
Building Height	60 ft.	14 ft.

The site plan indicates one (1) drive-up lane for the proposed pick-up window. Staff believes the site can adequately handle the parking and traffic circulation for the new drive-up window and the carry-out restaurant. The site will still have a sufficient number of parking spaces to accommodate the existing and proposed uses on the site.

The development incorporates several key concepts of the Ogden Avenue Master Plan by increasing the amount of green space on the property, utilizing existing curb cuts and providing a new sidewalk. The renovated building and the green space will improve the aesthetics of this corner on Ogden Avenue.

The Plan Commission held a public hearing on December 4, 2006 to discuss this petition. The Commissioners noted some concerns regarding the drive-up lane island being striped, and suggested improvements to the island (to relocate the trash enclosure in the traffic island and provide additional landscape and directional signage) for better traffic flow. The petitioner has since addressed those comments and submitted revised plans. The Commission unanimously recommended approval of the petition. Staff concurs with this recommendation.

ATTACHMENTS

Aerial Map

Draft Ordinance

Staff Report, with attachments, dated December 4, 2006

Draft Minutes of Plan Commission Public Hearing dated December 4, 2006

DOUGLAS RD

DOUGLAS RD

OGDEN AVE

438

432

505

503

425



ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
440 OGDEN AVENUE TO PERMIT A DRIVE-THROUGH RESTAURANT FACILITY**

WHEREAS, the following described property, to wit:

Lots 18 and 19, Block 24, in Arthur T. McIntosh and Company's Fairview Avenue Subdivision in the East Half of Section 5, Township 38 North, Range 11, East of the Third Principal Meridian and in the Southeast Quarter of Section 32, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat recorded September 7, 1923, as Document 169326, in DuPage County, Illinois.

Commonly known as 440 Ogden Avenue, Downers Grove, IL (PIN 09-05-214-013)

(hereinafter referred to as the "Property") is presently zoned in the "*B-3, General Services & Highway 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 28-609(c) of the Zoning Ordinance be granted to allow a drive-through restaurant facility.

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 drive-through restaurant

facility.

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

1. The development shall substantially conform to the architectural and landscaping plans prepared by David A. Schaefer Architects dated September 26, 2006, revised December 21, 2006, attached hereto as Group Exhibit A, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the commencement of building renovation and site development activities, the appropriate permits shall be obtained from the appropriate permitting authority.
3. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Special Use.

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

I:\wp8\ord.07\SU-Skuddlebutts-PC-51-06



Village of Downers Grove

STAFF REPORT

TO: Plan Commission

HEARING DATE: December 4, 2006

FROM: Department of Community
Development

PREPARED BY: Damir Latinovic
Planner

TITLE

PC 51-06; 440 Ogden Avenue Renovation – Skuddlebutts Restaurant; The petitioner is requesting a special use in B3 General Services and Highway Business District for the construction of a drive-up window at a carry-out restaurant located at 440 Ogden Avenue.

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

GENERAL INFORMATION

APPLICANT: William Gall
5009 Belmont Rd
Downers Grove, IL 60515

OWNER: Eldon Zeese
2700 County Ln Farms
Aurora, IL 60504

PROPERTY INFORMATION

EXISTING ZONING: B3 General Services and Highway Business District

EXISTING LAND USE: Commercial

PROPERTY SIZE: Approximately 19,000 square feet

PINs: 09-05-214-013

SURROUNDING ZONING AND LAND USES:

ZONING

NORTH: R-2 Single Family Residence
SOUTH: B3 General Services and Highway
Business District
EAST: B3 General Services and Highway
Business District
WEST: B3 General Services and Highway
Business District

FUTURE LAND USE

Residential 0-6 DU/acre
Commercial
Commercial
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. Letter from the Property Owner
3. Plat of Survey
4. Site Plan
5. Building Elevations and Floor Plans
6. Color Rendering
7. Exhibit A – Open Space Requirement
8. Exhibit B – Traffic Island Improvements

DESCRIPTION

The property, located on the northeast corner of Ogden Avenue and Douglas Road, is zoned B3 General Services and Highway Business District. The site contains two attached buildings with three (3) commercial tenants. The petitioner is proposing to construct a drive-up window for the carry-out restaurant on the northwest side of the western building commonly known as 440 Ogden Avenue. The tenant's space, formerly used as a restaurant, is currently vacant. The petitioner is seeking approval of the Special Use to allow for the construction of a drive-up window.

The petitioner is the owner of Skuddlebutts Restaurant located at 5009 Belmont Road. The petitioner is relocating his business and has selected the vacant restaurant site at 440 Ogden Avenue. The petitioner has applied for the building permit in order to renovate the building interior. The owner wishes to install a drive-up window on the property. Based on the submitted twelve (12) month average of the five (5) year study of his service at the restaurant's current location, there are up to five (5) customers per hour in the morning hours and eight (8) customers in the evening hours who utilize the drive-through. Occasionally, there are two vehicles utilizing the drive-through at the same time and rarely more than two. The petitioner believes a drive-up window would significantly improve the service and convenience of his restaurant for the customers and residents of the Village. A Special Use is required for the construction of the drive-up window before the site renovation is complete.

Site Design

The property is an approximately 19,000 square feet corner lot located at the intersection of Douglas Road and Ogden Avenue. The gross floor area of the western tenant space commonly known as 440 Ogden Avenue is approximately 2,935 square feet. The existing building setbacks will remain unchanged as the building renovation will not include the exterior walls. The proposed drive-up window will not significantly alter the exterior rear wall. The petitioner proposes to install a new curb and gutter near the pick-up window to improve traffic flow. The existing six (6) foot solid fence along the north (rear) property line and the existing two-car garage will remain unchanged on the site.

The minimum required landscaped green space is 10% of the site area, with half of that requirement being located within the front yard. With approximately 19,000 square feet property, the petitioner is required to provide approximately 1,900 square feet of green space. The proposed plans indicate approximately 900 square feet of green space in the front yard and an additional 540 square feet of green space on the Douglas Road right of way along Ogden Avenue. To satisfy the 10% requirement the petitioner will be required to provide additional 800 square feet of open space along the north property line and approximately 200 square feet along the north side of the building (see exhibit A). This will satisfy the green space requirement for the property. The proposed site plan does not illustrate a sidewalk along Ogden Avenue. A sidewalk extension along Ogden Avenue is required due to the proposed improvement to the site. A minimum five (5) foot wide sidewalk easement along the property's entire frontage on Ogden Avenue shall be provided to the Village, and a new five (5) foot wide sidewalk along the entire frontage on Ogden Avenue shall be constructed per Village standards. This is a condition for the approval of

the Special Use.

Building Design

The petitioner proposes to remove the existing building overhang along the front (south) and side (west) elevations and replace it with parapet walls. The proposed height of the one story building is fourteen (14) feet including the parapet walls, well within the sixty (60) foot requirement. The proposed parapet walls will house new restaurant signage. All new signage will be reviewed during the sign permit application process. The proposed drive-up window on the northwest side of the building will not significantly alter the rear (north) elevation.

Access

The petitioner proposes to access the drive-up window from Douglas Road. The vehicles will also be exiting the site on Douglas Road. The petitioner shall restripe the entire rear parking lot to clearly identify the drive-through lane and remaining parking spaces. The petitioner will be required to modify proposed traffic island to allow a minimum 22 foot wide access driveway to the rear parking lot (see Exhibit B). A new traffic sign is proposed at the northwest corner of the building for drivers exiting the drive-through lane to yield to on-coming traffic. The existing driveway in the front yard allowing access to visitor parking in front of 438 and 436 Ogden Avenue from Douglas Road will be removed as there is an existing curb cut on Ogden Avenue allowing access to this parking lot. The driveway will be landscaped to satisfy the green space requirement. Current plans do not illustrate a sidewalk along Ogden Avenue. Due to the improvements to the site, the petitioner will be required to construct a five (5) foot wide sidewalk within an easement along Ogden Avenue.

Parking

Per Code, required parking for the commercial uses is assessed at a rate of one parking space per 300 square feet of gross floor area. The parking requirement is calculated based on the entire gross square footage on the property. The western building at 440 Ogden Avenue is approximately 2,935 square feet. The eastern building containing 438 and 436 Ogden Avenue is approximately 2,000 square feet. The total gross square footage on the site is approximately 4,935 square feet. Per the Zoning Ordinance, sixteen (16) regular parking spaces and one (1) handicapped parking space are required on the site. As proposed, the property meets this requirement without the need to include the off-site parking spaces on Douglas Road. The entire rear parking lot and Douglas Road right of way immediately west of the building will be restriped to indicate the parking spaces and the drive-through lane with the traffic island. The existing six (6) foot solid fence along the north property line will screen the existing parking lot along the north property line.

COMPLIANCE WITH THE FUTURE LAND USE PLAN

According to the Future Land Use Plan, the subject property is designated for commercial uses. The property, previously used as a restaurant, is currently vacant and has become visually obsolete. Staff believes the proposed use is consistent with the intent of the Future Land Use Map and will compliment the surrounding residential and commercial development. The proposal is also consistent with other Village planning documents.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned B3 General Services and Highway Business. Proposed drive-up commercial use is permitted only as a Special Use and as such requires approval of the Plan Commission and the Village Council. The proposed site plan meets the zoning requirements for parking, height, setbacks, etc., as well as traffic and engineering requirements. The Community Development Department staff has provided comments regarding this petition to the petitioner. The petitioner will have to address those comments before the submittal for building permits. Those comments are included as conditions of the approval for the Special Use. No zoning variations are required to complete this project.

COMPLIANCE WITH THE SUBDIVISION ORDINANCE

This section is not applicable

COMPLIANCE WITH THE SIGN ORDINANCE

The petitioner has not yet applied for the sign permit. All signage for the new restaurant will be reviewed during the application process for the sign permit. All new signage shall comply with the Sign Ordinance.

COMPLIANCE WITH THE OGDEN AVENUE MASTER PLAN

The property is located within the Ogden Avenue Master Plan. The proposed plan incorporates key components of the Ogden Avenue Master Plan. No new curb cuts will be created, and a new five (5) foot wide sidewalk will be provided along Ogden Avenue. This will provide an additional safety element along Ogden Avenue by providing a safe path for pedestrians. The proposed site will also improve the appearance of Ogden Avenue by providing additional landscaped open space and a remodeled building. This redevelopment project will improve the aesthetics of this corner of Ogden Avenue.

ENGINEERING/PUBLIC IMPROVEMENTS

The petitioner will be required to construct a five (5) foot wide sidewalk along Ogden Avenue within an easement. Additional green space on the Douglas Road right of way is also proposed. The Public Works staff has reviewed the proposed plans and provided the petitioner with comments. The petitioner will be required to conform to the Village requirements prior to the issuance of the building permit.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the plans and has noted the proposed site plan will provide adequate emergency to and from the site. The building will be required to have a complete manual fire alarm system and automatic fire detection system. The Fire Prevention Department has provided comments to the petitioner. These comments will have to be addressed prior to the issuance of the occupancy permit.

NEIGHBORHOOD COMMENT

Staff has not received any written comments from neighboring residents regarding the proposal at this time.

FINDINGS OF FACT

The standards for approval of Special Uses are listed below. Staff believes the proposed development is compatible with the surrounding area and will not have an adverse impact on the existing land uses in the area or the trend of development in the neighborhood.

28.1902 Standards for Approval of Special Use

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.*
- 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.*

RECOMMENDATION

Staff believes that the required standards have been met, and recommends the Plan Commission recommend approval of the Special Use to the Village Council associated with PC 51-06 subject to the following conditions:

1. The development shall substantially conform to the architectural and landscaping plans prepared by David A. Schaefer Architects dated September 26, 2006 except as such plans may be modified to conform to Village Codes and Ordinances.
2. Prior to the commencement of building renovation and site development activities, the appropriate permits shall be obtained from the appropriate permitting authority. The following comments shall be addressed on the plans prior to the commencement of any site development activities:
 - a. A minimum five (5) foot wide sidewalk easement along the entire property's frontage on Ogden Avenue shall be provided to the Village. A new five (5) foot wide sidewalk shall be constructed along the entire property line on Ogden Avenue.
 - b. The proposed grease enclosure shall be moved east or south so it does not encroach on the drive-through lane.
 - c. The proposed trash enclosure is blocking the vehicle entrance to the existing garage. The trash enclosure shall be relocated as the existing garage will be used to satisfy parking requirements.
 - d. The northern portion of the proposed striped island for the drive-through lane shall be decreased to allow for a minimum twenty two (22) foot wide access driveway to the rear parking lot. The driveway shall be clearly marked with traffic arrows indicating in and out access to the rear parking lot (see Exhibit B).
 - e. The western portion of the proposed striped island for the drive-through lane shall be extended to align with the western building line (see Exhibit B).
 - f. Approximately 800 square feet along the north property line, and approximately 200 square feet along the north building wall of additional landscaped open space (see Exhibit A) shall be provided in order to satisfy the open space requirement.
 - g. The existing water meter shall be upgraded from a 2 inch displacement water meter to a 2 inch compound water meter.
 - h. A new 2 inch RPZ (Backflow Preventer) shall be installed after the water meter.
 - i. Proposed closet doors in front of the existing electrical panels (indicated on sheet #A2) shall be removed to allow access to the electrical panels.
 - j. A complete manual fire alarm system and automatic fire detection system shall be installed throughout the building.
 - k. All new cooking equipment that gives off grease-laden vapors shall be protected by a Hood and Duct system and shall be part of a Hood and Duct Fire Protection System with individual protection for each appliance. A Hood and Duct Plan with all new and existing equipment shown shall be submitted for staff review and approval. Additionally, if an existing system is in place, the system shall have a current inspection and be properly tagged.

Staff Report Approved By:

Don Rosenthal
Community Development Director

SKUDDLEBUTTS

Traveling Food Show

(What may we cook for you today?)

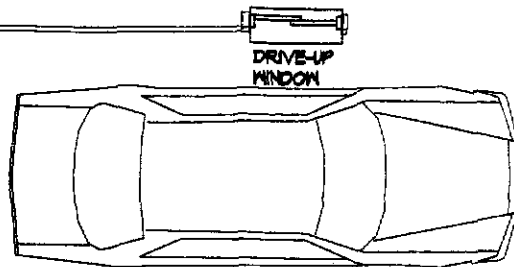
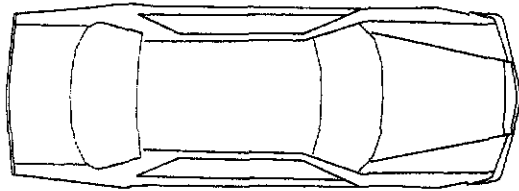
Summary (PROJECT)

call Ahead Pick UP (Drive UP Window)
(Please See Pick UP history (A) from Five
Year Study of Pick UPS Monday Through
Sunday.

Please See Plans as exhibits To The
Traffic Flow entering and EXITING
From Douglas Rd.

A

(Scale: 1 inch = 4 feet)



Call ahead window Skuddlebutts on [REDACTED]

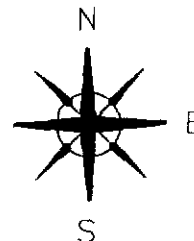
	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>	<i>Sunday</i>
7 am - 8pm	1	1	1	1	2	0	0
8am - 9am	2	2	2	2	2	0	0
9am - 10am	1	1	1	1	2	0	0
10am - 11am	2	2	4	5	2	2	0
11am - noon	3	4	5	3	3	2	2
noon - 1pm	3	2	3	3	4	2	2
1pm - 2pm	1	3	2	3	3	2	2
2pm - 3pm	1	2	2	4	3	1	2
3pm - 4pm	4	3	2	3	3	3	2
5pm - 6pm	6	5	6	5	7	7	5
7pm - 8pm	4	5	4	5	7	8	5
8pm - 9pm	2	3	3	4	6	5	3
9pm - 10pm	2	1	3	4	5	5	2

Typically we have one car picking up at a time.

Cars Picking up Average 30 to 40 Seconds at Window Pick-Up.

Occasionally we have two cars arrive at the same time/rarely more than two.

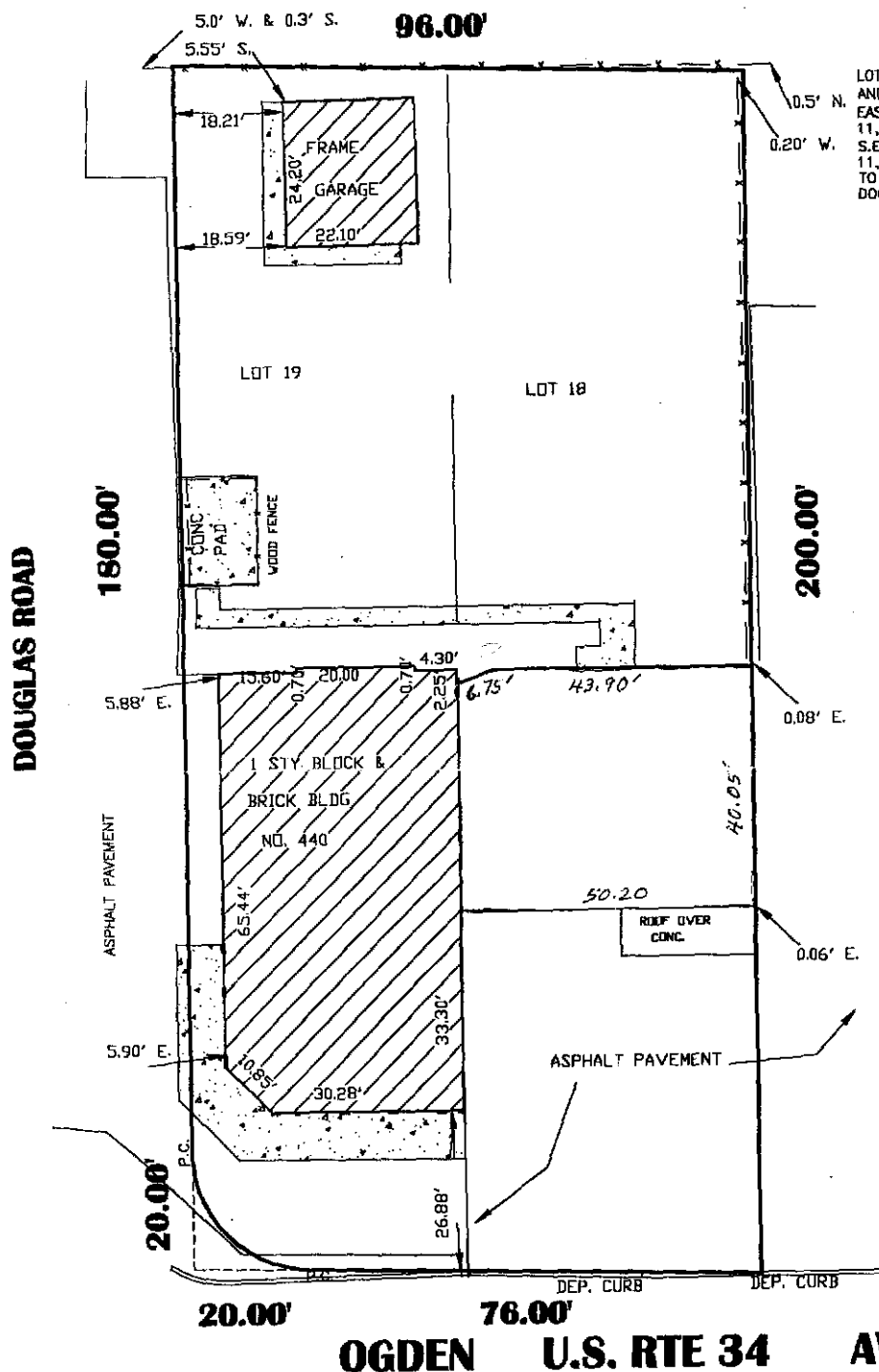
12 Month Averages Shown based on Five Year Study of Pick Up's Monday through Sunday.



SCALE: 1" = 20 FEET

PLAT OF SURVEY

LOTS 18 AND 19, BLOCK 24, IN ARTHUR T. MC IN
AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION IN
EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, R.
11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND
S.E. 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, R.
11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCO
TO THE PLAT RECORDED SEPTEMBER 7, 1923, AS
DOCUMENT 169326, DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY.

BY: James M. ECR
PROFESSIONAL LAND SURVEYOR No. 2158

DATED: NOVEMBER 5, 1968

PREPARED FOR: JAMES F RUSSELL, JR

PROPERTY ADDRESS: 438-440 OGDEN

DOWNERS GROVE, IL

SURVEY ORDER NO: 08267

INDICATES IRON STAKE ○

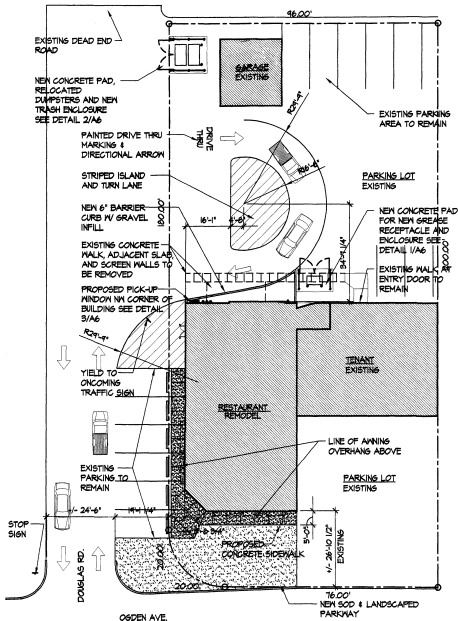
INDICATES FENCING

INDICATES CONCRETE

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY
REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

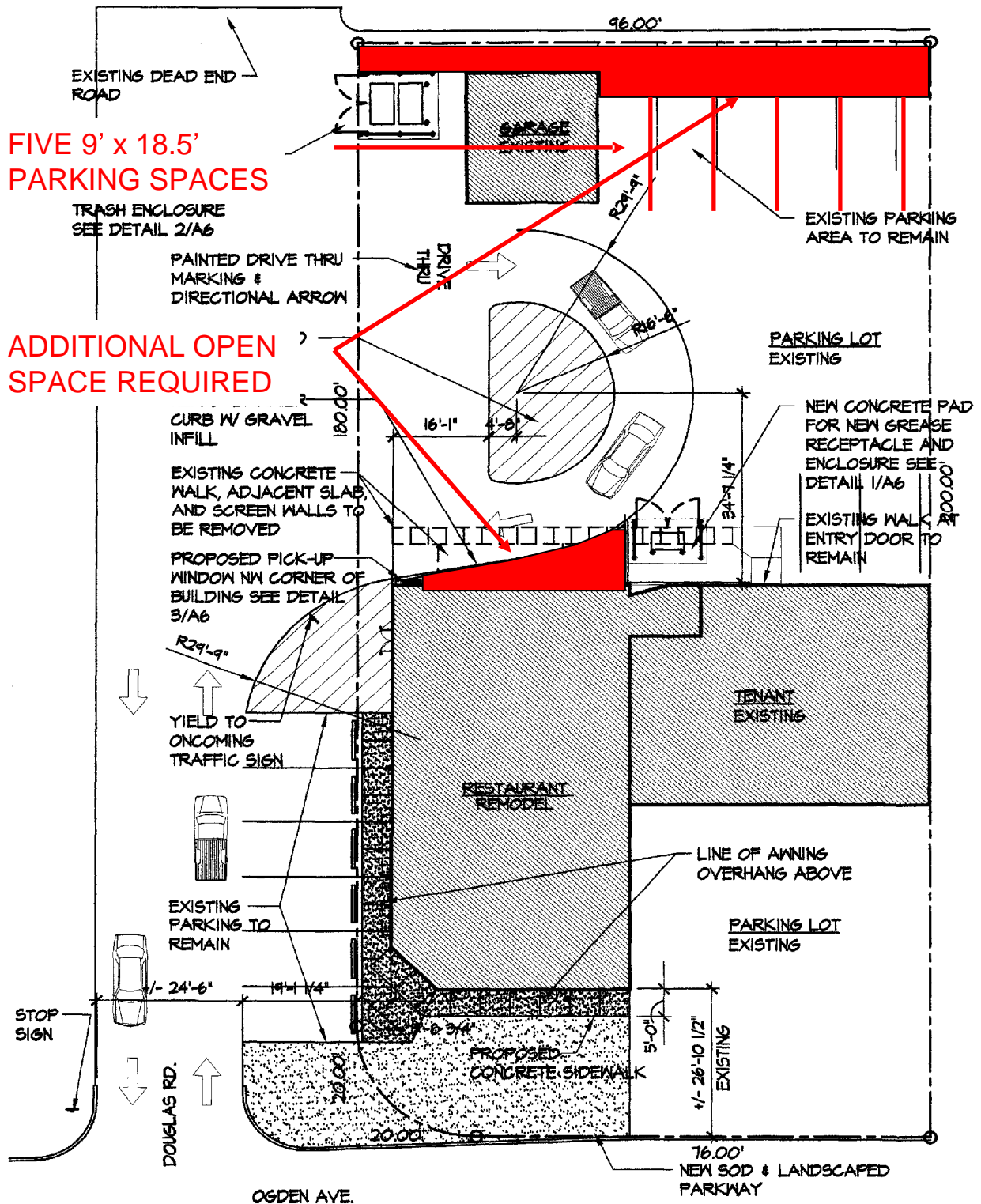


1 SITE PLAN

SCALE: 1" = 10'-0"



EXHIBIT A – ADDITIONAL OPEN SPACE REQUIRED

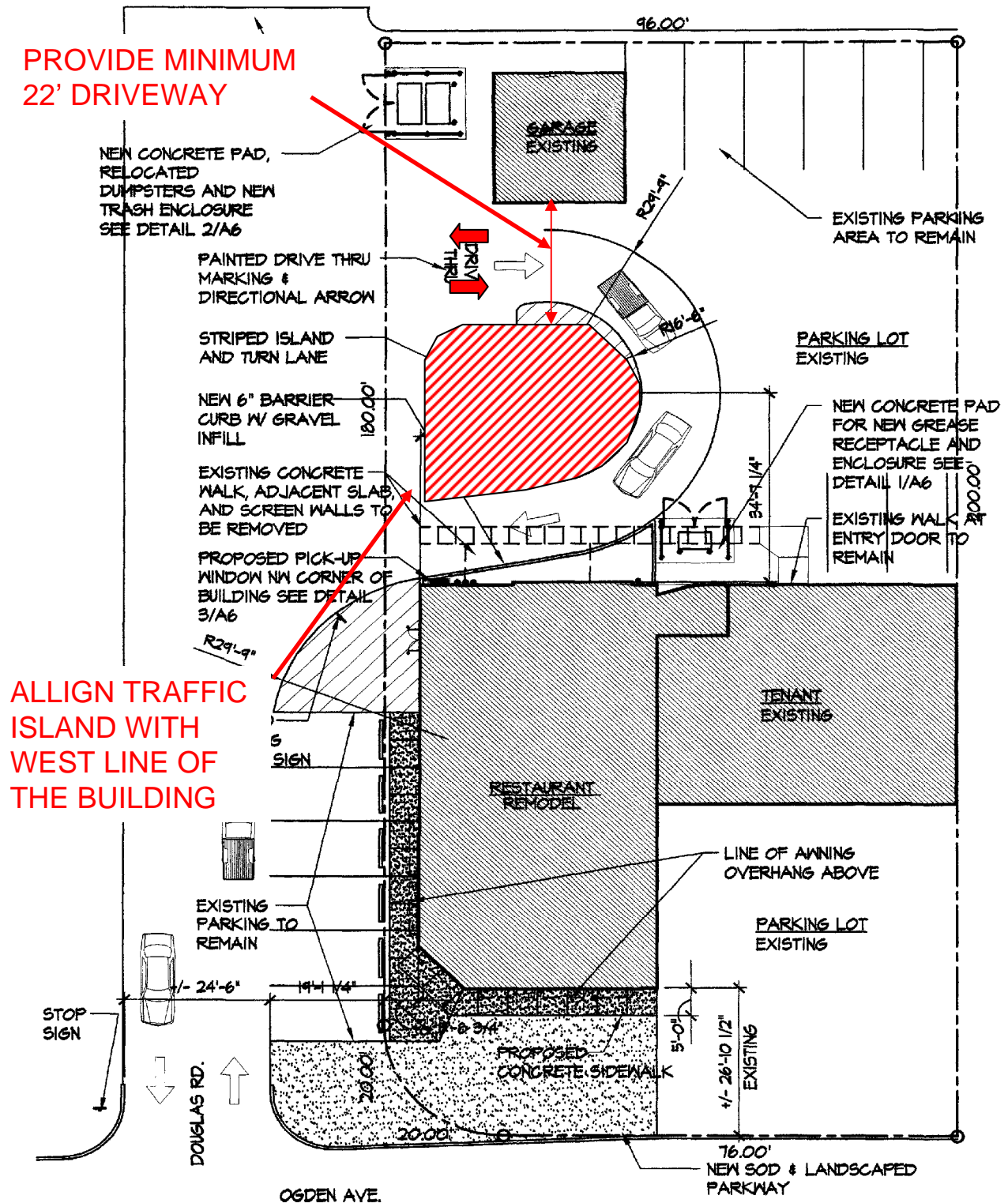


1 SITE PLAN

SCALE: 1" = 20'-0"



EXHIBIT B – TRAFFIC ISLAND IMPROVEMENTS



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





Chesterfield Awning Co., Inc.

© 2008 DAVID A. SCHAEFER ARCHITECTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DAVID A. SCHAEFER ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THESE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE OR ANOTHER PROJECT IS NOT ALLOWED.

SYMBOL KEY

- ⊕ FD FLOOR DRAIN
- Ⓢ 110V SMOKE DETECTOR WIRED IN SERIES W/ VISIBLE LIGHT AND BATTERY BACK-UP
- Ⓢ SECURITY CAMERA IN TINTED BUBBLE DOME
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ FIRE EXTINGUISHER
- Ⓢ DIRECTIONAL EMERGENCY EXIT SIGN
- Ⓢ 2-HEAD EMERGENCY LIGHT
- Ⓢ AUDIO / VISUAL ALARM
- Ⓢ KEY CARD ACCESS PAD
- Ⓢ FIRE ALARM PULL STATION
- Ⓢ TELEPHONE JACK @ 18" AFF (N.O.)
- Ⓢ DATA JACK @ 18" AFF
- Ⓢ DUPLEX RECEPT. W/ GROUND FAULT
- Ⓢ WEATHER PROOF DUPLEX RECEPT. W/ GROUND FAULT INT.
- Ⓢ DUPLEX RECEPTACLE
- Ⓢ DUPLEX FLOOR RECEPTACLE
- Ⓢ 3-WAY LIGHT SWITCH
- Ⓢ 4-WAY LIGHT SWITCH
- Ⓢ DIMMER SWITCH
- Ⓢ SINGLE POLE LIGHT SWITCH
- Ⓢ RECESSED INCAND. LIGHT FIXTURE
- Ⓢ CEILING MOUNTED LIGHT FIXTURE
- Ⓢ EXHAUST FAN WITH LIGHT
- Ⓢ THERMOSTAT
- Ⓢ JUNCTION BOX
- Ⓢ SPRINKLER HEAD
- EXISTING WALLS
- NEW WALLS
- TO BE REMOVED
- FLOORS TO BE PATCHED W/ LIKE MATERIAL

10/6/06 ISSUED FOR PERMIT

NO. DATE DESCRIPTION

STAMP



NOVEMBER 30, 2008
EXPIRES:

I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

SIGNATURE: DATE:

SKUDDELBUTTS REMODEL

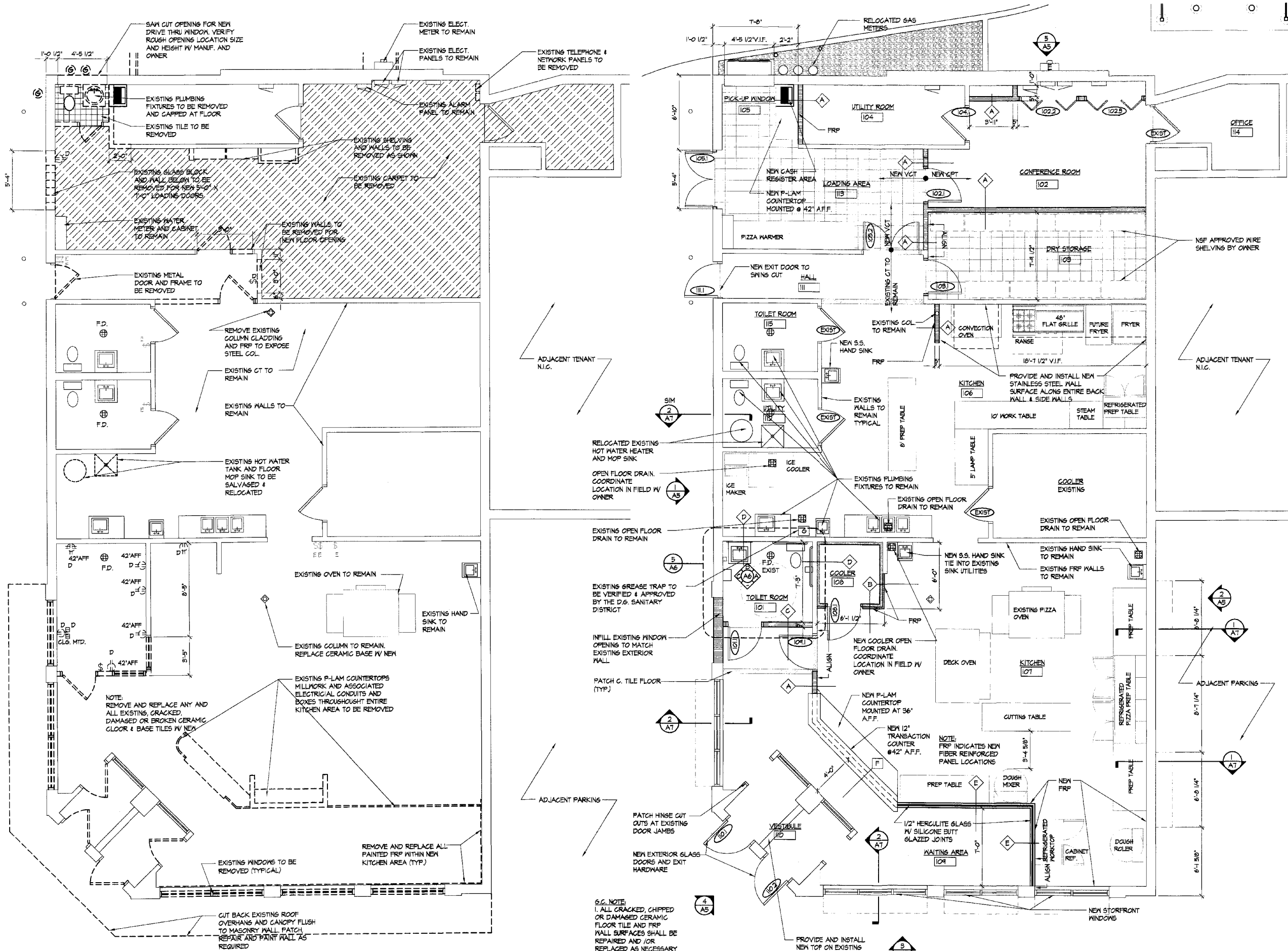
INTERIOR REMODELING
440 OGDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY:
K. JOHNSON

PROJECT NO:
06-154

ISSUE DATE:
SEPT. 26, 2006

SHEET NO.
A2



2 GROUND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"
NORTH

1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

S.C. NOTE:
1. ALL CRACKED, CHIPPED OR DAMAGED CERAMIC FLOOR TILE AND FRP WALL SURFACES SHALL BE REPAIRED AND /OR REPLACED AS NECESSARY

© 2006 DAVID A. SCHAEFER ARCHITECTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DAVID A. SCHAEFER ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THESE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE OR ANOTHER PROJECT IS NOT ALLOWED.

SYMBOL KEY

- ⊕ FLOOR DRAIN
- ⊙ 110V SMOKE DETECTOR WIRED IN SERIES W/ VISIBLE LIGHT AND BATTERY BACK-UP.
- ⊙ SECURITY CAMERA IN TINTED BUBBLE DOME
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ FIRE EXTINGUISHER
- ⊙ DIRECTIONAL EMERGENCY EXIT SIGN
- ⊙ 2-HEAD EMERGENCY LIGHT
- ⊙ AUDIO / VISUAL ALARM
- ⊙ KEY CARD ACCESS PAD
- ⊙ FIRE ALARM PULL STATION
- ⊙ TELEPHONE JACK @ 18" AFF (U.N.O.)
- ⊙ DATA JACK @ 18" AFF
- ⊙ DUPLEX RECEPT. IV/ GROUND FAULT
- ⊙ WEATHER PROOF DUPLEX RECEPT. IV/ GROUND FAULT INT.
- ⊙ DUPLEX RECEPTACLE
- ⊙ DUPLEX FLOOR RECEPTACLE
- ⊙ 3-WAY LIGHT SWITCH
- ⊙ 4-WAY LIGHT SWITCH
- ⊙ DIMMER SWITCH
- ⊙ SINGLE POLE LIGHT SWITCH
- ⊙ GOOSE NECK EXTERIOR LIGHT
- ⊙ CEILING MOUNTED LIGHT FIXTURE
- ⊙ EXHAUST FAN WITH LIGHT
- ⊙ THERMOSTAT
- ⊙ JUNCTION BOX
- ⊙ SPRINKLER HEAD
- EXISTING WALLS
- NEW WALLS
- - - TO BE REMOVED

10/6/06 ISSUED FOR PERMIT

NO. DATE DESCRIPTION

STAMP



NOVEMBER 30, 2006
EXPIRES

I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

SIGNATURE: DATE:

SKUDDELBUTTS REMODEL

INTERIOR REMODELING
440 OSDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY:
K. JOHNSON

PROJECT NO:
06-154

ISSUE DATE:
SEPT. 26, 2006

SHEET NO.

A3

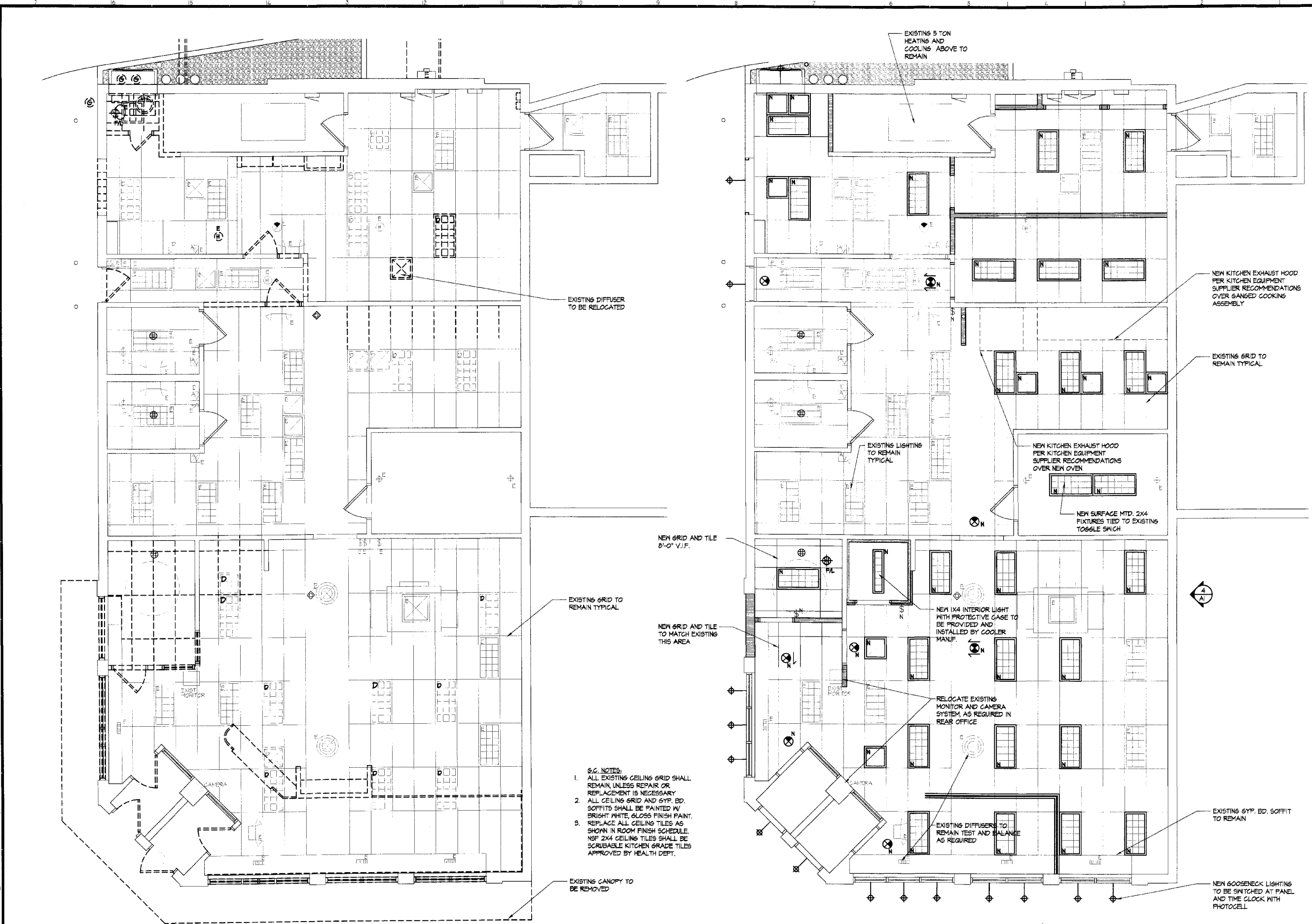
2 GROUND FLOOR REFLECTED CEILING DEMOLITION PLAN

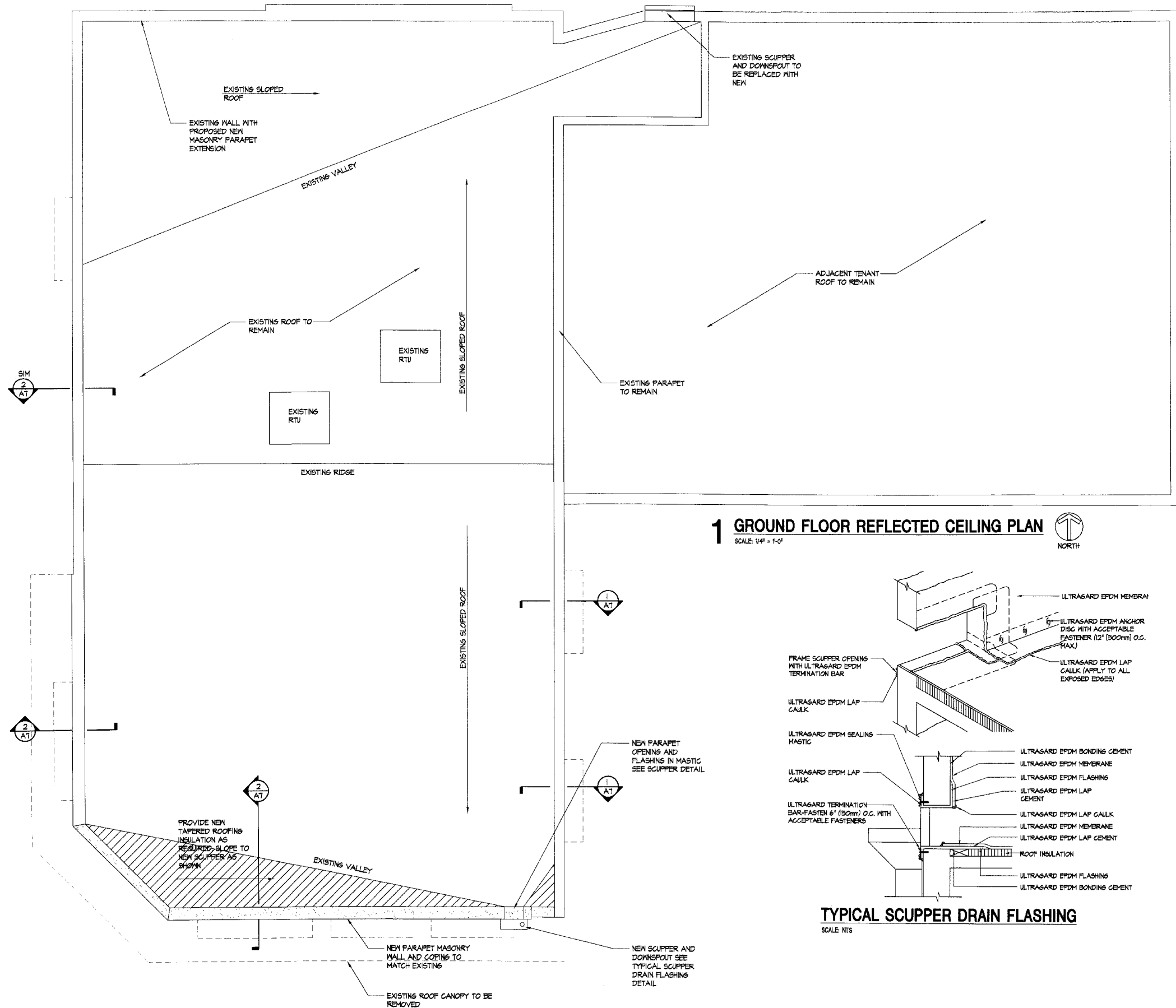
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

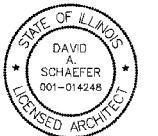




10/6/06 ISSUED FOR PERMIT

NO. DATE DESCRIPTION

STAMP



NOVEMBER 30, 2006

I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

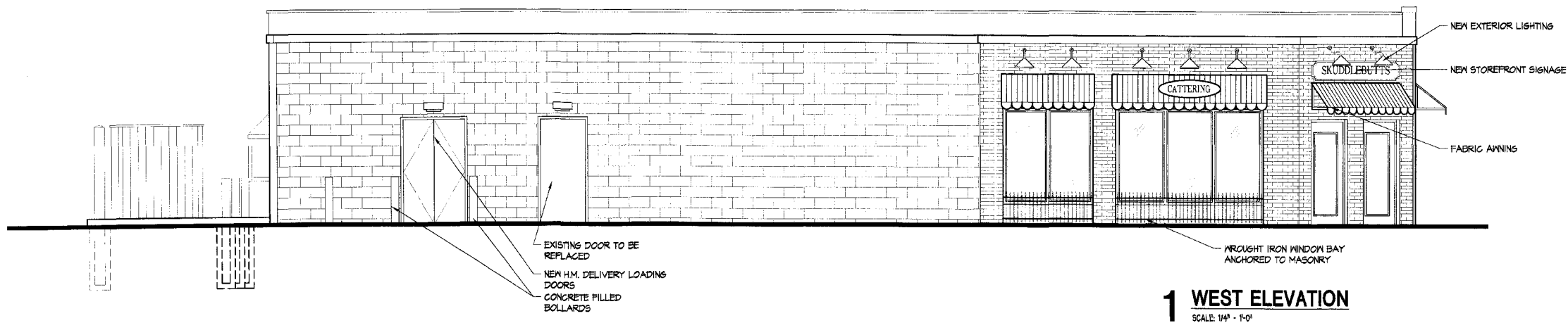
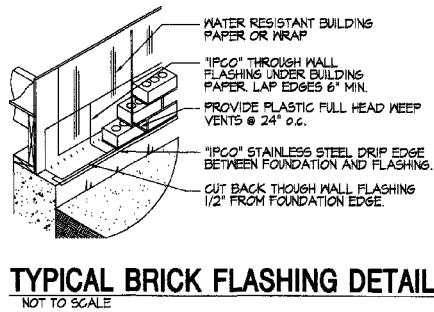
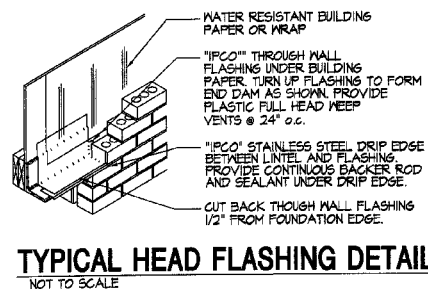
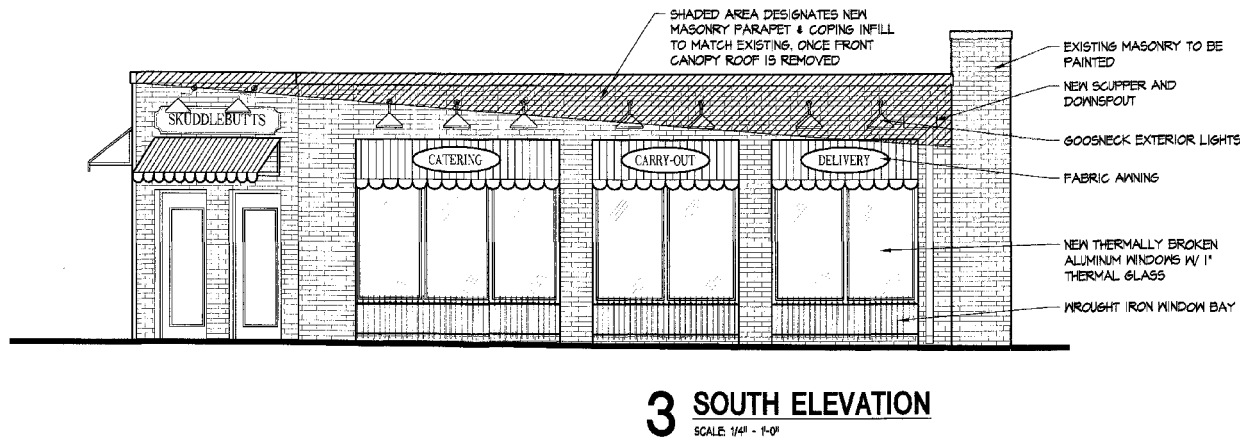
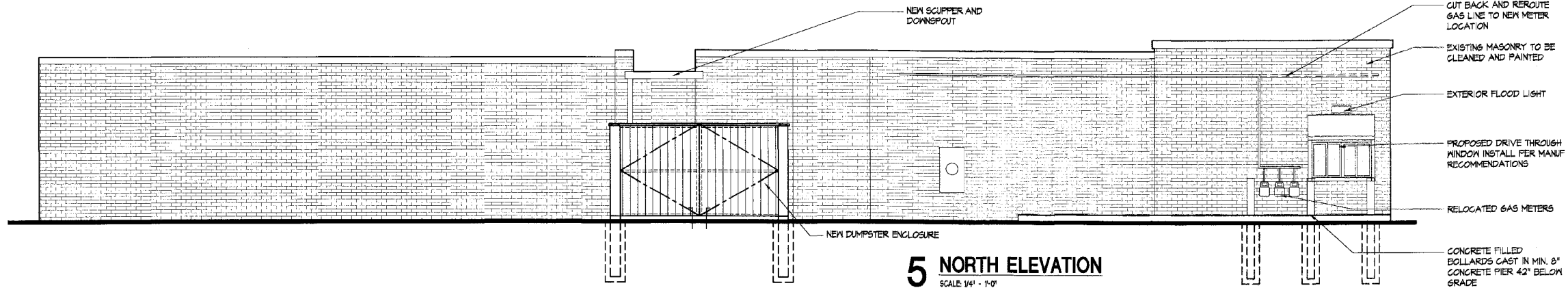
SIGNATURE DATE:

SKUDDELEBUTTS REMODEL
INTERIOR REMODELING
440 OGDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY:
K. JOHNSON
PROJECT NO:
06-154
ISSUE DATE:
SEPT. 26, 2006

SHEET NO.
A4

© 2006 DAVID A. SCHAEFER ARCHITECTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DAVID A. SCHAEFER ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THESE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE OR ANOTHER PROJECT IS NOT ALLOWED.



10/6/06 ISSUED FOR PERMIT
NO. DATE DESCRIPTION



I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

SIGNATURE: DATE:

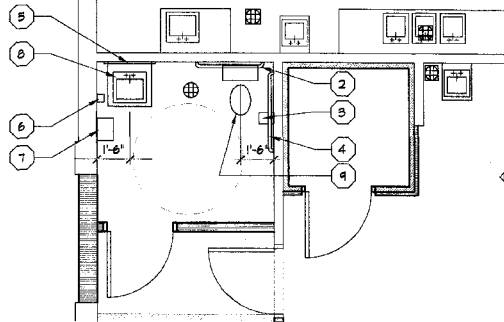
SKUDDELBUTTS REMODEL
INTERIOR REMODELING
440 OGDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY:
K. JOHNSON
PROJECT NO:
06-154
ISSUE DATE:
SEPT. 26, 2006
SHEET NO.
A5

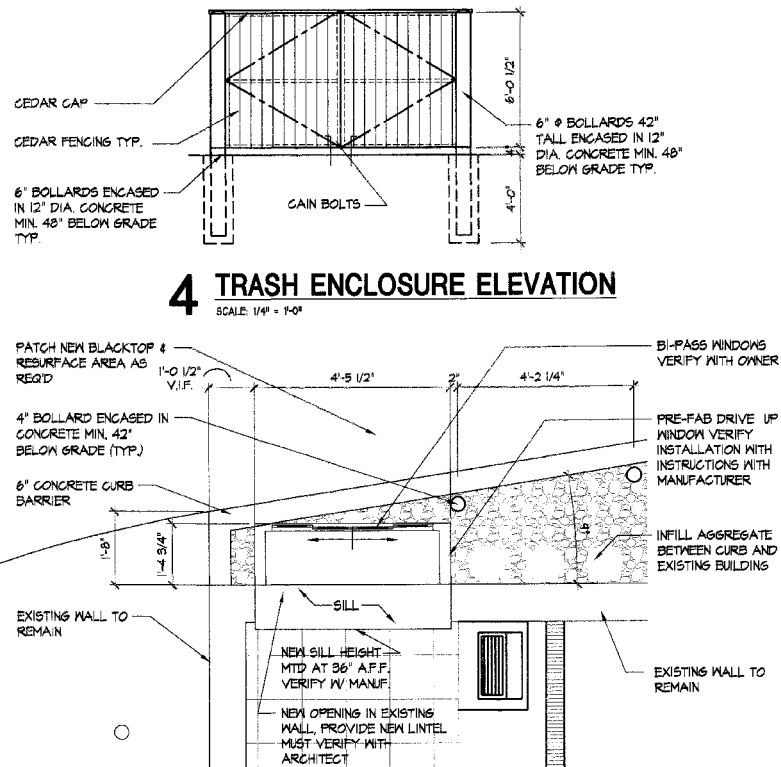
ROOM FINISH SCHEDULE									
ROOM #	ROOM NAME	FLOOR	BASE	CEILING	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING HGT.
101	TOILET ROOM	EXIST. C. TILE	EXIST. C. TILE	NEW 2X4	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	9'-0"
102	CONFERENCE ROOM	NEW CARPET	4" VINYL STRAIGHT BASE	EXISTING	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	EXIST.
103	DRY STORAGE	NEW C. TILE	4" C. TILE	EXISTING	NEW FRP	NEW FRP	NEW FRP	NEW FRP	EXIST.
104	UTILITY ROOM	EXIST.	NONE	NONE	EXISTING	EXISTING	EXISTING	NEW PAINT	EXIST.
105	PICK UP WINDOW	NEW VCT	4" VINYL COVE BASE	SEE RCP	NEW FRP	N/A	NEW FRP	NEW FRP	EXIST.
106	KITCHEN	EXIST. C. TILE	EXIST. C. TILE	EXISTING	EXIST. FRP NEW SS.	EXISTING FRP	EXISTING FRP	EXISTING FRP	EXIST.
107	KITCHEN	EXIST. C. TILE	EXIST. C. TILE	EXISTING	EXISTING FRP	EXISTING NEWFRP	EXISTING NEWFRP	EXISTING NEWFRP	EXIST.
108	COOLER	PREFAB METAL WALLS, FLOOR & CLG. BY COOLER MANUF.							EXIST.
109	WAITING AREA	EXIST. C. TILE	EXIST. C. TILE	EXISTING	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	EXIST.
110	VESTIBULE	EXIST. C. TILE	EXIST. C. TILE	EXISTING	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	EXIST.
111	HALL	EXIST. C. TILE	EXIST. C. TILE	EXISTING	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	EXIST.
112	UTILITY	EXIST. C. TILE	EXIST.	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXIST.
113	LOADING AREA	NEW VCT	NEW 4" VINYL COVE	EXISTING	NEW FRP	NEW FRP	NEW FRP	NEW FRP	EXIST.
114	OFFICE	NEW CARPET	NEW 4" VINYL STRAIGHT	EXISTING	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	EXIST.
115	TOILET ROOM	EXIST. C. TILE	EXIST.	NEW 2X4	NEW PAINT	NEW PAINT	NEW PAINT	NEW PAINT	EXIST.

DOOR SCHEDULE									
DOOR	NUMBER	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	FRAME	HARDWARE SET
101	101.1	3'-0"	7'-0"	1-3/4"	D5	H.M.	PAINT	F1	H.M.
	101.2	3'-0"	7'-0"	1-3/4"	D6	WOOD/GLASS	PAINT	F1	H.M.
	102.2	3'-0" B.F.	7'-0"	1-3/4"	D5	WOOD	STAIN	F2	WOOD
	102.3	3'-0" B.F.	7'-0"	1-3/4"	D5	WOOD	STAIN	F2	WOOD
103	103.1	3'-0"	7'-0"	1-3/4"	D5	H.M.	PAINT	F1	H.M.
	104.1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
	113.1	PAIR 2'-6"	7'-0"	1-3/4"	D5	H.M.	PAINT	F4	H.M.
	113.2	PAIR 2'-6"	7'-0"	1-3/4"	D2	H.M.	PAINT	F2	H.M.
INSULATED COOLER DOOR & FRAME BY COOLER MANUFACTURER									
104	104.1	3'-0"	7'-0"	1-3/4"	D2	H.M.	PAINT	F1	H.M.
	104.2	3'-0"	7'-0"	1-3/4"	D4	AL/GLASS	ANNOD.	F3	ALUM.
	110.2	3'-0"	7'-0"	1-3/4"	D4	AL/GLASS	ANNOD.	F3	ALUM.
	111.1	3'-0"	7'-0"	1-3/4"	D5	H.M.	PAINT	F3	H.M.

PRIME AND PAINT ALL NEW WALLS. PROVIDE MIN. 2 FINISH COATS.

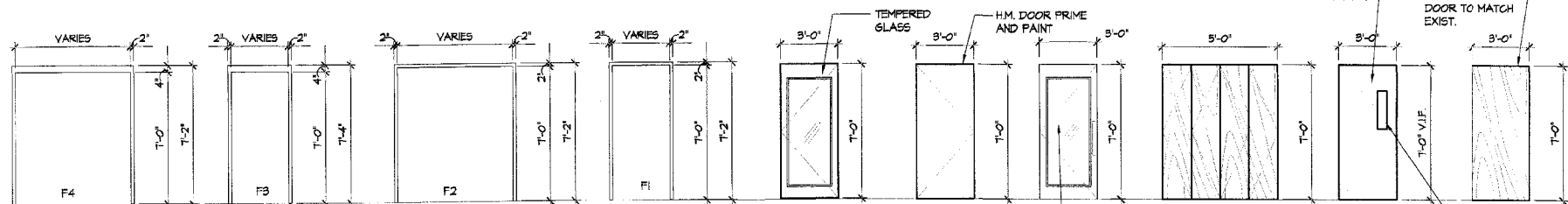


5 ENLARGED UNISEX TOILET ROOM PLAN
SCALE: 1/2" = 1'-0"



4 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

3 ENLARGED DRIVE THROUGH WINDOW PLAN
SCALE: 1/2" = 1'-0"

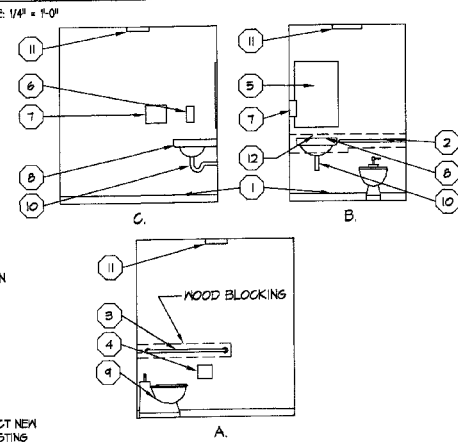


FRAME TYPES
SCALE: 1/4" = 1'-0"

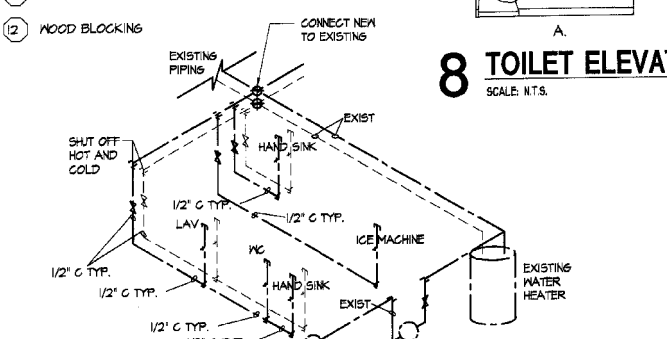
DOOR TYPES
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION NOTES

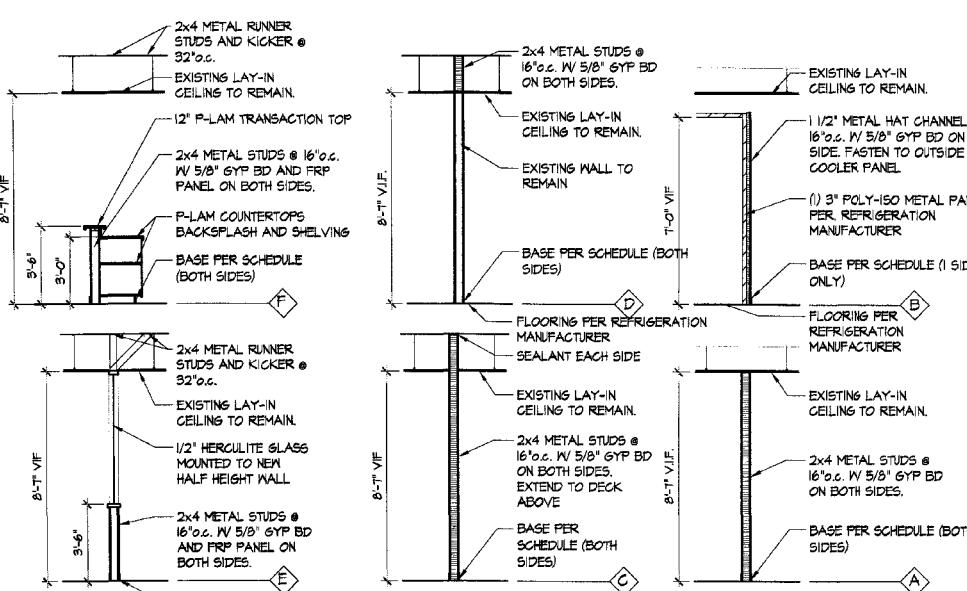
- 4" VINYL COVE BASE
- GRAB BAR - 36" BOBRICK B-6106 SERIES INSTALLED @ 36" A.F.F. W/ WOOD BLOCKING
- GRAB BAR - 42" BOBRICK B-6106 SERIES INSTALLED @ 36" A.F.F. W/ WOOD BLOCKING
- TOILET PAPER HOLDER - BOBRICK B-4228 (OR EQUAL) - INSTALLED @ 28" A.F.F. (TOP)
- MIRROR, BOBRICK B-165 SERIES (24x36) (OR EQUAL)
- SOAP DISPENSER - BOBRICK B-4112, CONTURA SERIES (OR EQUAL)
- PAPER TOWEL DISPENSER - BOBRICK B-4262 CONTURA SERIES - 52" A.F.F. (TOP) (OR EQUAL)
- MALL MOUNTED LAVATORY - KOHLER JAMESTOWN K-2054, 4" CENTERS @ 31" A.F.F. (TOP)
- KOHLER HIGHCLIFF K-4368 WITH K-4610-G SEAT (WHITE) - OR EQUAL
- INSULATED DRAIN PIPE
- SURFACE MOUNTED EXHAUST FAN W/ LIGHT
- WOOD BLOCKING



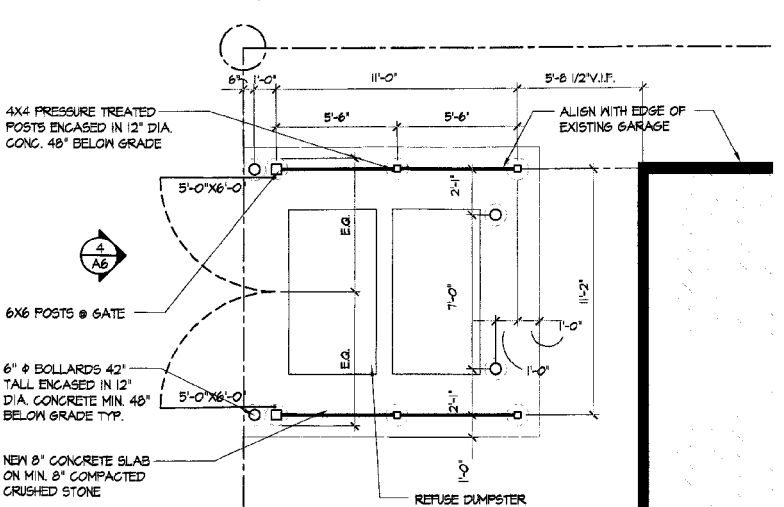
8 TOILET ELEVATIONS
SCALE: N.T.S.



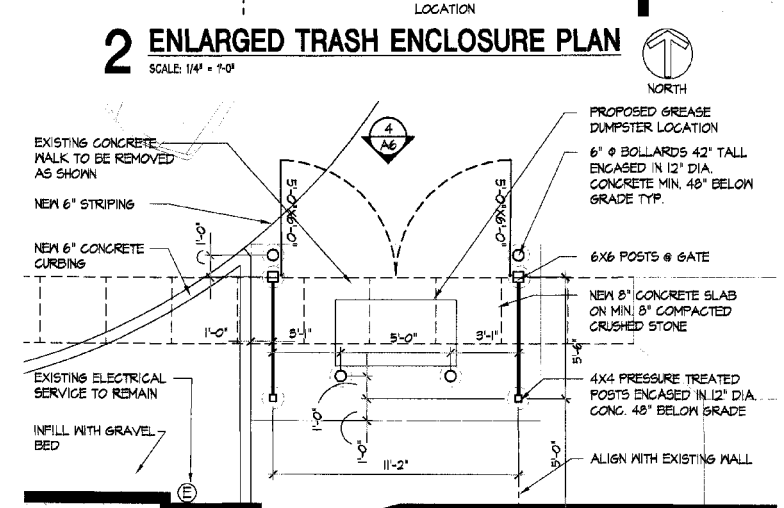
4 WATER RISER DIAGRAM
SCALE: N.T.S.



WALL TYPES
SCALE: 1/4" = 1'-0"



2 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



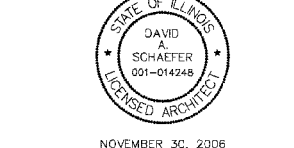
1 ENLARGED GREASE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

DAVID A. SCHAEFER ARCHITECTS
5219 MAIN STREET
DOWNERS GROVE, ILLINOIS 60515
PH: 630.795.1823 FAX: 630.795.1826

© 2006 DAVID A. SCHAEFER ARCHITECTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DAVID A. SCHAEFER ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THESE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE OR ANOTHER PROJECT IS NOT ALLOWED.

10/6/06 ISSUED FOR PERMIT
NO. DATE DESCRIPTION

STAMP



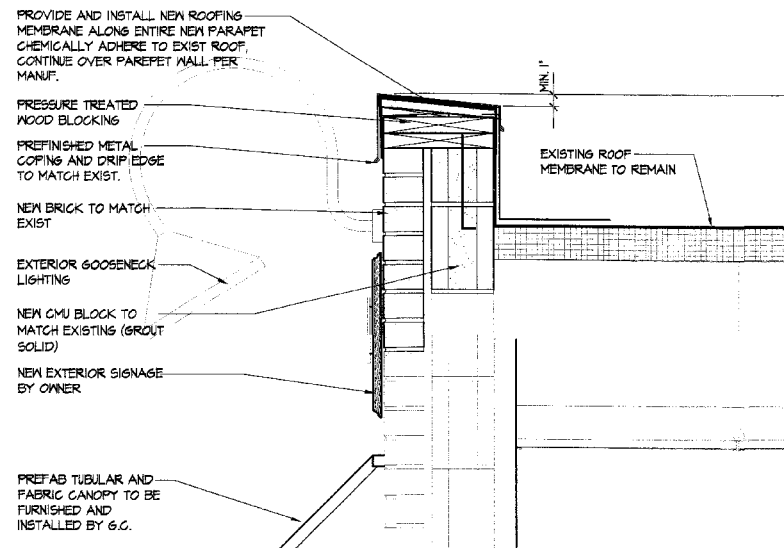
NOVEMBER 30, 2006
I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

SIGNATURE: DATE:

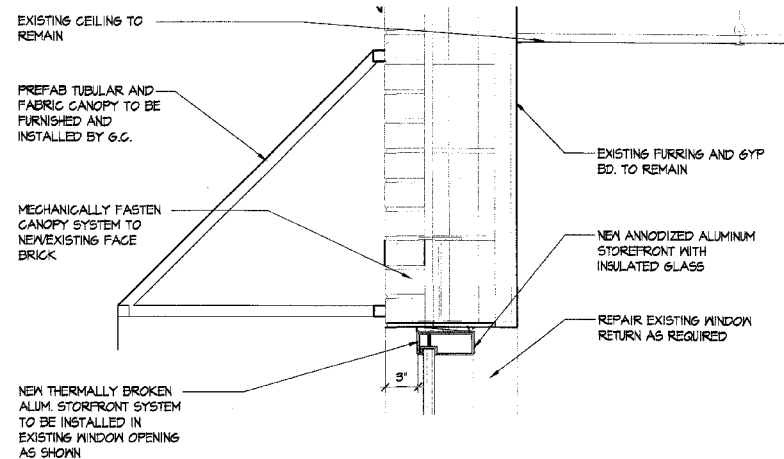
SKUDDEBUTTS REMODEL
INTERIOR REMODELING
440 OSDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY: K. JOHNSON
PROJECT NO: 06-154
ISSUE DATE: SEPT. 26, 2006
SHEET NO: A6

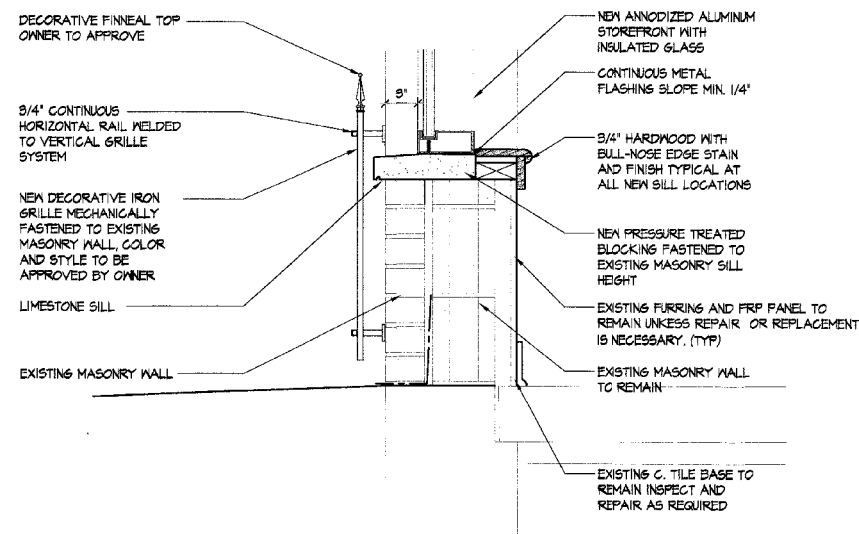
© 2006 DAVID A. SCHAEFER ARCHITECTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DAVID A. SCHAEFER ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THESE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT ALLOWED.



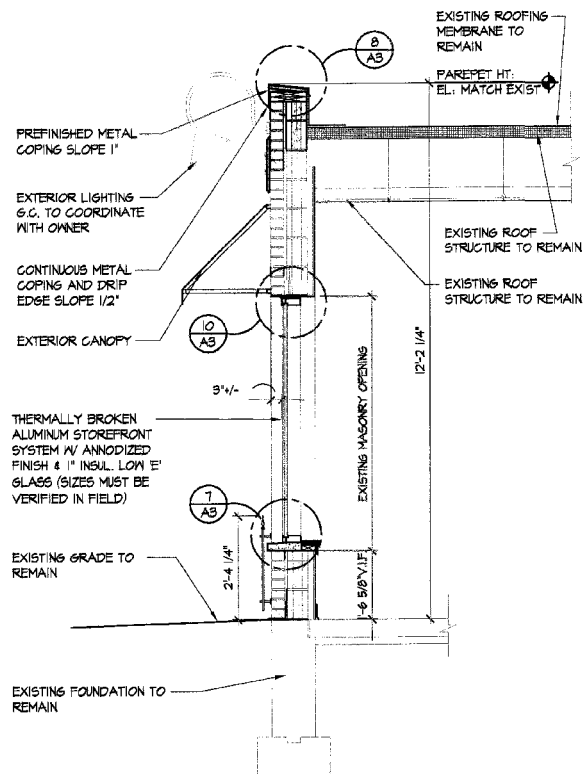
5 WALL SECTION
SCALE: 1/2" = 1'-0"



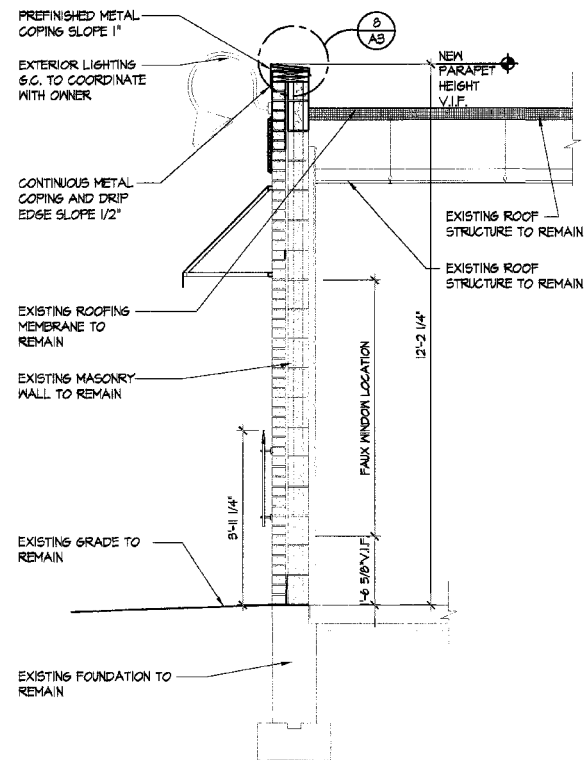
4 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/4\"/>



1 WALL SECTION
SCALE: 1/4\"/>

10/6/06	ISSUED FOR PERMIT	
NO.	DATE	DESCRIPTION

STAMP
STATE OF ILLINOIS
DAVID A. SCHAEFER
001-014248
LICENSED ARCHITECT
NOVEMBER 30, 2006
EXPIRES:
I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

SIGNATURE: _____ DATE: _____

SKUDDEBUTTS REMODEL
INTERIOR REMODELING
440 OGDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY: K. JOHNSON	SHEET NO. A7
PROJECT NO. 06-154	
ISSUE DATE: SEPT. 26, 2006	

© 2006 DAVID A. SCHAEFER ARCHITECTS
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DAVID A. SCHAEFER ARCHITECTS AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THESE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONNECTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR REUSE OR ANOTHER PROJECT IS NOT ALLOWED.

SYMBOL KEY

- ⊕ FD FLOOR DRAIN
- Ⓢ 110V SMOKE DETECTOR WIRED IN SERIES W/ VISIBLE LIGHT AND BATTERY BACK-UP.
- Ⓢ SECURITY CAMERA IN TINTED BUBBLE DOME.
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ FIRE EXTINGUISHER
- Ⓢ DIRECTIONAL EMERGENCY EXIT SIGN
- Ⓢ 2-HEAD EMERGENCY LIGHT
- Ⓢ AUDIO / VISUAL ALARM
- Ⓢ KEY CARD ACCESS PAD
- Ⓢ FIRE ALARM FULL STATION
- Ⓢ TELEPHONE JACK @ 18" AFF (U.N.O.)
- Ⓢ DATA JACK @ 18" AFF
- Ⓢ 6FI DUPLEX RECEPT. W/ GROUND FAULT
- Ⓢ W/6FI WEATHER PROOF DUPLEX RECEPT. W/ GROUND FAULT INT.
- Ⓢ DUPLEX RECEPTACLE
- Ⓢ DUPLEX FLOOR RECEPTACLE
- Ⓢ 3-WAY LIGHT SWITCH
- Ⓢ 4-WAY LIGHT SWITCH
- Ⓢ DIMMER SWITCH
- Ⓢ SINGLE POLE LIGHT SWITCH
- Ⓢ RECESSED INCAND. LIGHT FIXTURE
- Ⓢ CEILING MOUNTED LIGHT FIXTURE
- Ⓢ F/L EXHAUST FAN WITH LIGHT
- Ⓢ T THERMOSTAT
- Ⓢ J JUNCTION BOX
- Ⓢ SPRINKLER HEAD
- EXISTING WALLS
- NEW WALLS
- TO BE REMOVED

10/6/06 ISSUED FOR PERMIT

NO. DATE DESCRIPTION

STAMP



NOVEMBER 30, 2006

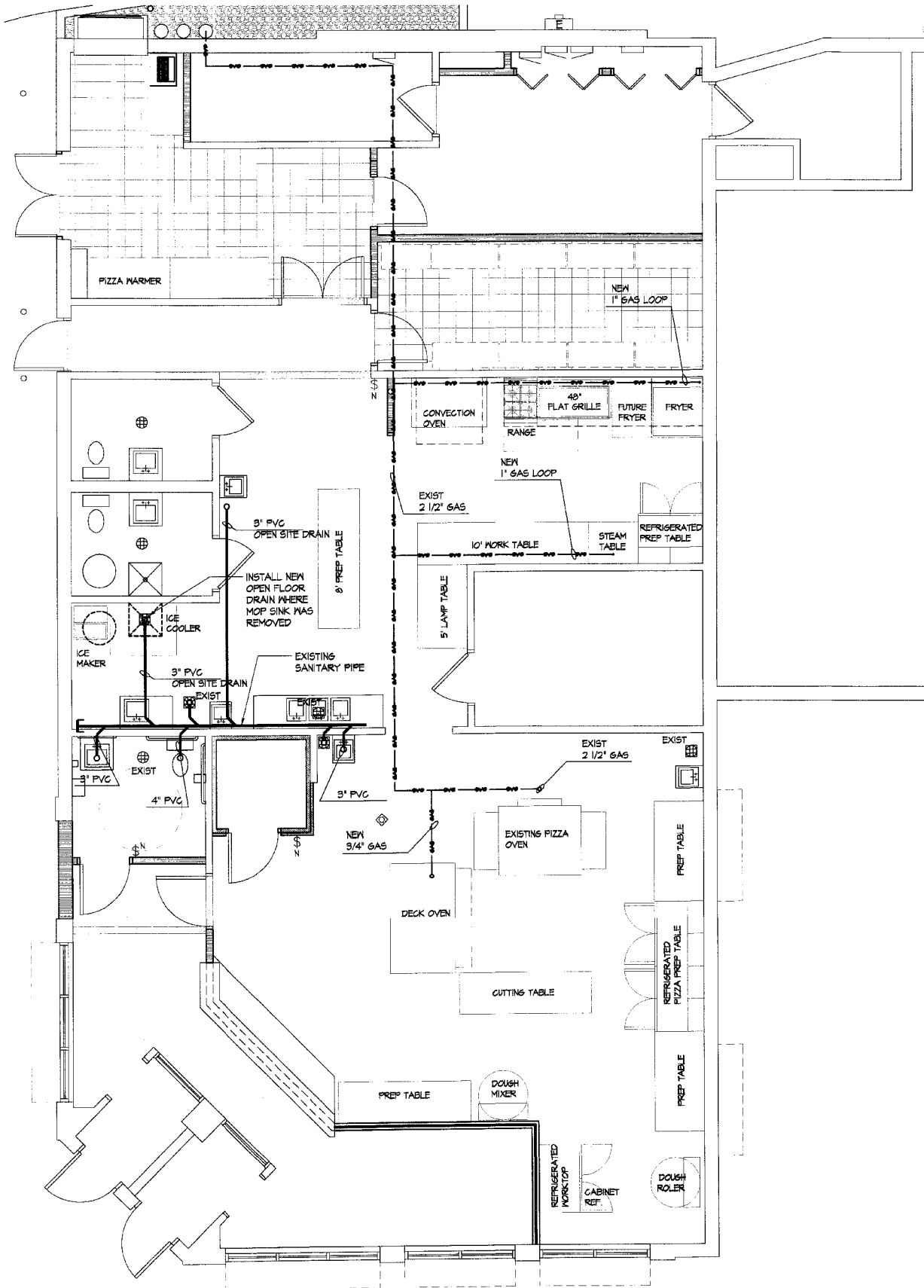
EXPIRES:

I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

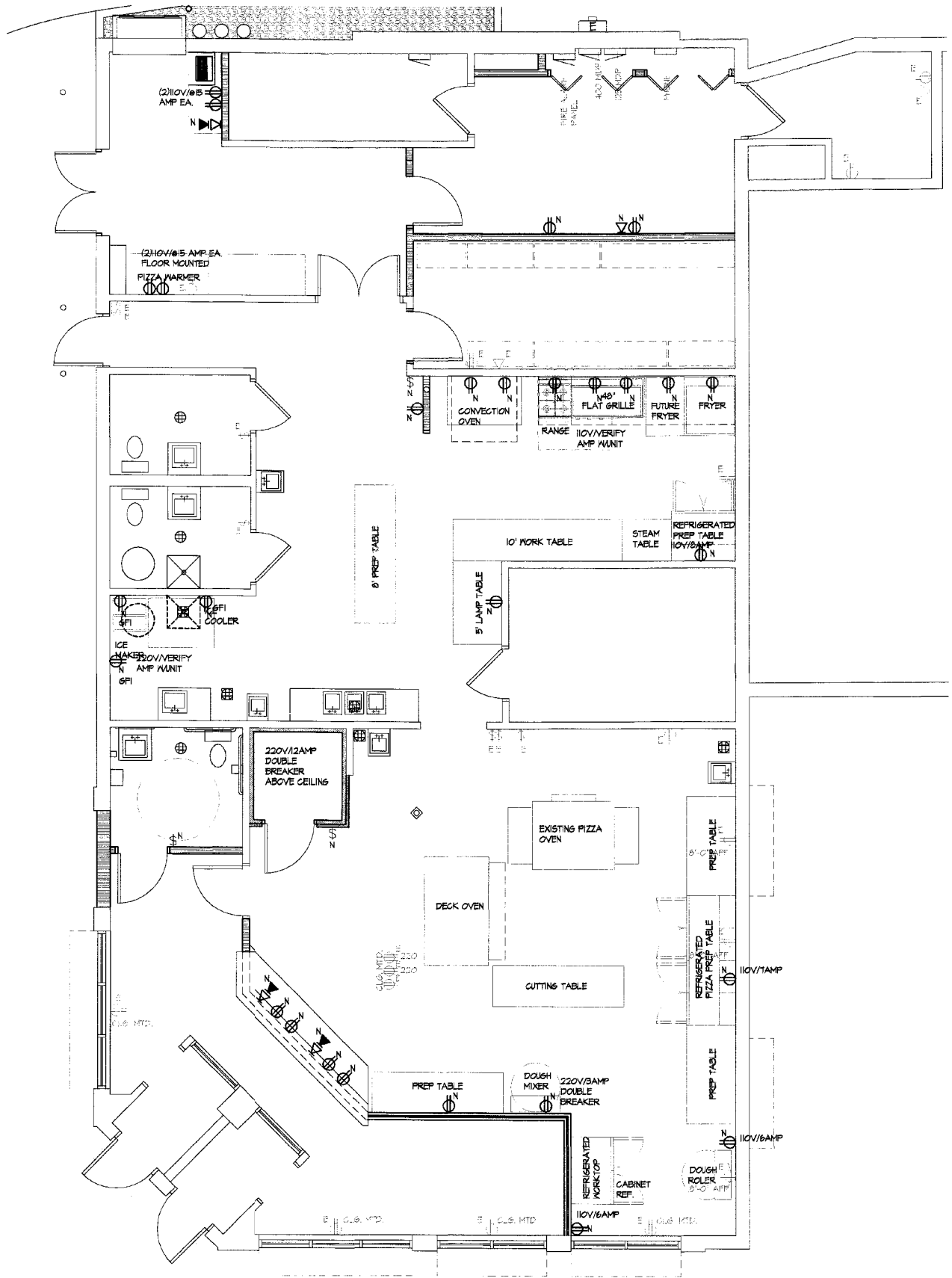
SIGNATURE: DATE:

SKUDDELBUTTS REMODEL
INTERIOR REMODELING
440 OGDEN AVE.
DOWNERS GROVE, ILLINOIS 60515

DRAWN BY: K. JOHNSON	SHEET NO.
PROJECT NO: 06-154	PE
ISSUE DATE: SEPT. 26, 2006	



2 GROUND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



FILE NO. PC-51-06 A petition seeking a Special Use for a Drive-Up Window at a Carry-out Restaurant; Property located at the Northeast corner of Ogden Avenue and Douglas Road, commonly known as 440 Ogden Avenue, Downers Grove, IL (PIN 09-05-214-013); William Gall, Petitioner; Eldon Zeese, Owner

Chairman Jirik swore in those individuals who would be speaking on File No. PC.-51-06.

Mr. Damir Latinovic, Planner, summarized that the petition located on the northeast corner of Ogden Avenue and Douglas Road was zoned B3 commercial uses. The petitioner was requesting a special use to construct a drive-up window and a drive-through lane. The current restaurant is located 5009 Belmont and was required to relocate. The petitioner provided a study of the last five years of the use of the drive-through window at their current location. Per the study, up to five vehicles per hour use the drive-through in the morning hours and eight vehicles per hour in the evening hours use the drive-through. The lot is 19,000 sq. feet with two buildings on the site. The proposed western building is 2,935 square feet, and the petitioner plans to install a new curb on the northern building wall where the drive-up window will be installed. The existing six-foot wooden fence will remain on the north for screening purposes as will the on-site garage. As to meeting the green space requirement of 10%, the petitioner has proposed 900 square feet of green space in the front yard and 540 sq. feet along the Douglas Road right-of-way. In order to satisfy the 10% requirement, the petitioner needs approximately 1000 sq. feet on the property. Those additional square feet can be found near the new drive-up window (200 sq. feet) and along the north property line near the fence (800 sq. feet).

The current building overhang will be removed and installed with a new parapet wall with a maximum height of 14 feet. Access to the drive-through will be through Douglas Avenue and the drive-through lane. Staff believes some traffic improvements could be made along the drive-through island, such as expanding the island to the west so no unnecessary parking is created. A sidewalk needs to be provided along Ogden Avenue. The parking requirement is met. Staff believed the property was compatible with the surrounding area and the redevelopment would improve the overall appearance of Ogden Avenue. All other zoning requirements were met. Staff recommended approval of the petition, subject to staff's conditions listed in the staff report.

The Public Works staff did have some concerns that were forwarded to the petitioner to address. The fire department was fine with the proposal but had some minor concerns that were to be addressed in staff's conditions and satisfied prior to building permit issuance.

Staff confirmed that the drive aisle would be stripped as well as the striping on the north side of the restaurant. The figures for the expected vehicles were from their prior restaurant location, which did include interior dining and a bar. It was noted that the parking requirement was met even without the additional spaces on the west side. Clarification followed that the open space had to be green space. Mr. Webster expressed concern about the drive aisle just being striped and its circulation. Mr. O'Brien explained

that the Village traffic engineer reviewed the matter who suggested extending the striping to the western edge of the building but felt the curbing was not necessary.

Mr. O'Brien offered that the Commissioners could make a recommendation otherwise. Chairman Jirik believed that the vehicles would queue up very nicely with the striping. He suggested that there might be some value to the owner to make the change now and do it correctly. Discussion followed on further concerns of inclement weather and not seeing the striping. A question came up if there was a distinction in the ordinance between a pick up window and a drive-through window. Mr. O'Brien explained how staff calculates stacking requirements for such requests. He further confirmed with the Commissioners that Douglas Road dead-ended to the north.

Petitioner, Mr. Bill Gall, 5009 Belmont, Skuddlebutts Restaurant, Downers Grove, discussed the various services his restaurant provides. The dining area and bar will be eliminated in the new restaurant. The pick-up window has been very successful. Mr. Gall proceeded to explain where the dumpster will be relocated, the flow of traffic, and the fact that many of his customers were regulars. He was comfortable with the proposal.

No questions followed from the Commissioners.

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

WITH RESPECT TO FILE PC-51-06, MR. QUIRK MADE A MOTION TO RECOMMEND TO THE VILLAGE COUNCIL, APPROVAL OF THE SPECIAL USE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE DEVELOPMENT SHALL SUBSTANTIALLY CONFORM TO THE ARCHITECTURAL AND LANDSCAPING PLANS PREPARED BY DAVID A. SCHAEFER ARCHITECTS DATED SEPTEMBER 26, 2006 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO VILLAGE CODES AND ORDINANCES.**
- 2. PRIOR TO THE COMMENCEMENT OF BUILDING RENOVATION AND SITE DEVELOPMENT ACTIVITIES, THE APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE APPROPRIATE PERMITTING AUTHORITY. THE FOLLOWING COMMENTS SHALL BE ADDRESSED ON THE PLANS PRIOR TO THE COMMENCEMENT OF ANY SITE DEVELOPMENT ACTIVITIES:**
 - a. A MINIMUM FIVE (5) FOOT WIDE SIDEWALK EASEMENT ALONG THE ENTIRE PROPERTY'S FRONTAGE ON OGDEN AVENUE SHALL BE PROVIDED TO THE VILLAGE. A NEW FIVE (5) FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE ENTIRE PROPERTY LINE ON OGDEN AVENUE.**
 - b. THE PROPOSED GREASE ENCLOSURE SHALL BE MOVED EAST OR SOUTH SO IT DOES NOT ENCROACH ON THE**

DRIVE-THROUGH LANE.

- c. THE PROPOSED TRASH ENCLOSURE IS BLOCKING THE VEHICLE ENTRANCE TO THE EXISTING GARAGE. THE TRASH ENCLOSURE SHALL BE RELOCATED AS THE EXISTING GARAGE WILL BE USED TO SATISFY PARKING REQUIREMENTS.**
- d. THE NORTHERN PORTION OF THE PROPOSED STRIPED ISLAND FOR THE DRIVE-THROUGH LANE SHALL BE DECREASED TO ALLOW FOR A MINIMUM TWENTY-TWO (22) FOOT WIDE ACCESS DRIVEWAY TO THE REAR PARKING LOT. THE DRIVEWAY SHALL BE CLEARLY MARKED WITH TRAFFIC ARROWS INDICATING IN AND OUT ACCESS TO THE REAR PARKING LOT (SEE EXHIBIT B).**
- e. THE WESTERN PORTION OF THE PROPOSED STRIPED ISLAND FOR THE DRIVE-THROUGH LANE SHALL BE EXTENDED TO ALIGN WITH THE WESTERN BUILDING LINE (SEE EXHIBIT B).**
- f. APPROXIMATELY 800 SQUARE FEET ALONG THE NORTH PROPERTY LINE AND APPROXIMATELY 200 SQUARE FEET ALONG THE NORTH BUILDING WALL OF ADDITIONAL LANDSCAPED OPEN SPACE (SEE EXHIBIT A) SHALL BE PROVIDED IN ORDER TO SATISFY THE OPEN SPACE REQUIREMENT.**
- g. THE EXISTING WATER METER SHALL BE UPGRADED FROM A 2 INCH DISPLACEMENT WATER METER TO A 2 INCH COMPOUND WATER METER.**
- h. A NEW 2 INCH RPZ (BACKFLOW PREVENTER) SHALL BE INSTALLED AFTER THE WATER METER.**
- i. PROPOSED CLOSET DOORS IN FRONT OF THE EXISTING ELECTRICAL PANELS (INDICATED ON SHEET #A2) SHALL BE REMOVED TO ALLOW ACCESS TO THE ELECTRICAL PANELS.**
- j. A COMPLETE MANUAL FIRE ALARM SYSTEM AND AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING.**
- k. ALL NEW COOKING EQUIPMENT THAT GIVES OFF GREASE-LADEN VAPORS SHALL BE PROTECTED BY A HOOD AND DUCT SYSTEM AND SHALL BE PART OF A HOOD AND DUCT FIRE PROTECTION SYSTEM WITH INDIVIDUAL PROTECTION FOR EACH APPLIANCE. A HOOD AND DUCT PLAN WITH ALL NEW AND EXISTING EQUIPMENT SHOWN SHALL BE SUBMITTED FOR STAFF REVIEW AND APPROVAL. ADDITIONALLY, IF AN EXISTING SYSTEM IS IN PLACE; THE SYSTEM SHALL HAVE A CURRENT INSPECTION AND BE PROPERLY TAGGED.**

MR. BEGGS SECONDED THE MOTION. ROLL CALL:

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

NAY: NONE

MOTION PASSED. VOTE: 7-0.