

VILLAGE OF DOWNERS GROVE
Report for the Village
7/6/2021

SUBJECT:	SUBMITTED BY:
Special Use - 2500 Ogden Avenue	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval for a Special Use to permit a side-by-side drive through at 2500 Ogden Avenue.

STRATEGIC PLAN ALIGNMENT

The goals for 2019-2021 include *Strong and Diverse Local Economy*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the July 13, 2021 active agenda per the Plan Commission's unanimous 9:0 positive recommendation. The Plan Commission found that the proposal is compatible with the Comprehensive Plan and meets all of the standards for a Special Use found in Section 28.12.050.

BACKGROUNDProperty Information & Zoning Request

The subject property is zoned B-3, General Services and Highway Business and was constructed in 2005 with a single drive-through. The petitioner is proposing to replace the single drive-through with a side-by-side drive-through in the same location. There are no proposed changes to either the interior or exterior of the existing building. The expansion of the drive-through requires a Special Use pursuant to Section 28.5.010 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

Compliance with the Comprehensive Plan

The Future Land Use Plan designates the site as Corridor Commercial. This includes a range of retail, service, office and business activities. A combination of these uses should serve a dual role by providing for the daily needs of the local residents while continuing to provide goods and services to the larger region. To stay competitive, the Comprehensive Plan calls for reinvestment in the regional commercial areas to retain current businesses and attract new restaurants. The addition of the side-by-side drive-through will allow Culver's to manage the disruption to circulation within their parking lot while continuing to efficiently serve both local resident and neighboring communities.

Compliance with the Zoning Ordinance

The property is zoned B-3, General Services and Highway Business District. The proposed side-by-side drive-through use is listed as an allowable Special Use in this district. The proposed development meets all of the bulk requirements in the General Services and Highway Business District. A total of eight parking stalls will be removed with the construction of the new drive-through lane. Parking is still sufficient for the site, as the total number of parking stalls will be reduced to 97 spaces, where 48 spaces are required.

Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

ATTACHMENTS

Ordinance

Aerial Map

Staff Report with attachments dated June 7, 2021

Approved Minutes of the Plan Commission Hearing dated June 7, 2021

ORDINANCE NO. _____**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR
2500 OGDEN AVENUE TO PERMIT A RESTAURANT WITH
A SIDE-BY-SIDE DRIVE-THROUGH**

WHEREAS, the following described property, to wit:

LOT 23 (EXCEPT THE WEST 16.9 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, AND 27 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190962, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 2500 Ogden Avenue, Downers Grove, IL 60515
PIN(s): 08-01-302-037; 038; -043 and -044

(hereinafter referred to as the "Property") is presently zoned in the "*B-3, General Services and 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 28.12.050 of the Zoning Ordinance be granted to permit a restaurant with a side-by-side drive-through; and

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 for the petition on June 7, 2021 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 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. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That Special Use of the Property is hereby granted to permit a restaurant with a side-by-side drive-through.

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

1. The Special Use shall substantially conform to the staff report dated June 7, 2021; engineering and landscape drawings prepared by Kimley Horn dated March 26, 2021 and last revised on May 25, 2021, except as such plans may be modified to conform to the Village codes and ordinances.
2. A final administrative plat of consolidation will be required prior to permit issuance.

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. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Mayor

Passed:

Published:

Attest: _____



Village Clerk

I:\mw\ord.21\SU-2500 Odgen-21-PLC-0014



0 125 250 500 Feet

Location Map: 2500 Ogden Avenue

Project Location 
Subject Property 





**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
JUNE 7, 2021 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
21-PLC-0014 2500 Ogden Avenue	Special Use	Flora Ramirez, AICP Development Planner

REQUEST

The petitioner is requesting approval for a Special Use to permit a side-by-side drive-through at 2500 Ogden Avenue.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNERS: Katie Bulgrin, KS Grove Foods
2500 Ogden Avenue
Downers Grove, IL 60515

PETITIONER: Joseph Mayer, P.E.
Kimley-Horn
4201 Winfield Road, Suite 600
Warrenville, IL 60555

PROPERTY INFORMATION

EXISTING ZONING: B-3, General Services and Highway Business
EXISTING LAND USE: Culver's Restaurant
PROPERTY SIZE: 72,004.52 sq. ft. (1.65 acres)
PINS: 08-01-302-043, 08-01-302-044, 08-01-302-037 and 08-01-302-038

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	O-R-M, Office-Research-Manufacturing Corridor	Corridor Commercial
SOUTH:	B-3, General Services and Highway Business	Corridor Commercial
EAST:	B-3, General Services and Highway Business	Corridor Commercial
WEST:	B-3, General Services and Highway Business	Corridor 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 Narrative
3. Plat of Survey

4. Site Plan
5. Landscape Plan

PROJECT DESCRIPTION

The property commonly known as 2500 Ogden Avenue is located on the northwest corner of Ogden Avenue and Cross Street and is zoned B3, General Services and Highway Business. Constructed in 2005, a Culver's restaurant with a single drive-through currently exists on the subject property. The existing single lane drive-through is located north of the building. Parking is provided around the perimeter of the site and in front of the building.

The petitioner is proposing to replace the single lane drive-through with a side-by-side drive-through in the same location. There are no proposed changes to either the interior or exterior of the existing building. Additionally, the right-in/right-out curb cut onto Ogden Avenue and the single curb cut onto Cross Street will remain and the counter-clockwise traffic pattern will be unchanged. The new drive-through and drive aisle configuration and landscaping will result in the removal of eight parking spaces, bringing the total number of parking spaces to 97, where 48 is required.

The petitioner is requesting a special use for the expansion of the existing drive-through, pursuant to Section 28.5.010 of the Zoning Ordinance where a drive-through is listed as a permitted Special Use in the B-3 zoning district.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The property is designated as Corridor Commercial in the Comprehensive Plan. The plan recommends the corridor commercial areas include a blend of neighborhood-oriented commercial retail, offices, smaller regional retail and service uses. These uses serve a dual role by providing for the daily needs of the local residents while continuing to provide goods and service to the larger region. The special use is necessary to allow the side-by-side drive-through. The addition of the side-by-side drive-through will allow Culvers to manage disruption to circulation within their parking lot and on Cross Street. As such, the side-by-side drive-through will assist Culver's in continuing to efficiently serve both local residents and neighboring communities.

The proposed development meets the goals of the Comprehensive Plan.

COMPLIANCE WITH ZONING ORDINANCE

The property is zoned B-3, General Services and Highway Business. The proposed side-by-side drive-through use is listed as an allowable Special use in this district. The bulk requirements of the proposed side-by-side drive-through in the B-3 zoning district are summarized in the following table:

Proposed Culver's Drive-Through	Required	Proposed
Stacking Spaces	8	12
Street Setback (south)	50 ft. from center line of Ogden	224 ft.
Side Setback (west)	N/A	17.2 ft.
Street Setback (east)	8ft.	107 ft.
Rear Setback (north)	N/A	9.9 ft.

TRAFFIC AND CIRCULATION

The additional drive-through lane is a complementary use that is not anticipated to have any negative impact on the existing traffic patterns in the area and no roadway improvements or traffic control modifications will be necessary for access to Ogden Avenue and Cross Street. The drive-through stacking currently meets the Zoning Ordinance with eight stacking spaces provided; the additional lane

will provide four additional stacking spaces. The restaurant does not anticipate an increase in the total amount of trips to their site, rather a shift in the percent of customers that are utilizing indoor seating vs. drive-thru service. As such there is no anticipated impact on the adjacent roadway network by the installation of the second drive-thru.

ENGINEERING/PUBLIC IMPROVEMENTS

The property is primarily impervious with the parking lot and building taking up the majority of the property. The proposal calls for a new green space between the drive-through lanes resulting in a small decrease in the impervious surface area on the property. The site will be required to meet all requirements of the stormwater ordinance.

Public improvements are not required. The Ogden Avenue and Cross Street curb cuts will remain. Existing public sidewalks are currently located along both Ogden Avenue and Cross Street. The petitioner is proposing no new utilities to the building.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division has reviewed the proposed plans and has no concerns. There are no proposed interior or exterior modifications to the building so there are no additional fire safety requirements for the building itself.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Enterprise Newspaper, Inc. (The Bugle)*. Staff did not receive any resident inquiries regarding the proposed development.

STANDARDS OF APPROVAL

The petitioner is requesting a Special Use approval to expand the existing drive-through. The review and approval criteria is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report, and the discussion at the Plan Commission meeting in determining whether the standards for approval have been met.

Section 28.12.050.H Approval Criteria

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

- 1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
- 2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

21-PLC-0014; 2500 Ogden Avenue
June 7, 2021

Page 4

Staff will provide a recommendation at the June 7th, 2021 meeting. Should the Plan Commission find that the request meets the standards of approval for a Special Use staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 21-PLC-0014:

Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for a Special Use as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 21-PLC-0014, subject to the following conditions:

1. The Special Use shall substantially conform to the staff report; engineering and landscape drawings prepared by Kimley Horn dated March 26, 2021 and last revised on May 25, 2021, except as such plans may be modified to conform to the Village codes and ordinances.
2. A final administrative plat of consolidation will be required prior to permit issuance.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; fr
-att

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0 125 250 500 Feet

Location Map: 2500 Ogden Avenue

Project Location 

Subject Property 





May 25, 2021

Village of Downers Grove
Plan Commission
801 Burlington Avenue
Downers Grove, IL 60515

RE: *Culver's Double Drive Thru– Project & Traffic Narrative*
2500 Ogden Avenue
Downers Grove, IL 60515

Plan Commission:

Kimley-Horn and Associates, Inc. (Kimley-Horn), serves as the engineering consultant for KS Grove Foods, Inc, the owner and operator of the existing Culver's Restaurant at 2500 Ogden Avenue in Downers Grove, IL. On behalf of KS Grove Foods, Inc, Kimley-Horn has prepared a Special Use Permit Application to install a second order point, also known as a side-by-side double drive-thru, to serve the existing restaurant.

Existing Conditions:

The existing 1.65-acre property includes four parcels: 0801302037, 0801302038, 0801302043, and 0801302044. It is zoned B-3, in which the restaurant is a permitted use. Kimley-Horn understands that an approved Plat of Consolidation for the four parcels will be required prior to the Village issuing a Building Permit. A draft Plat of Consolidation has been included with this submittal for the Village's review.

The existing Culver's restaurant is approximately 4,750 square feet with 105 parking spaces and a single lane drive-thru serving the store. Based on Village parking requirements, 10 parking spaces are required for each 1,000 SF of building area resulting in 48 required parking spaces. The existing lot exceeds the minimum parking requirements.

Project & Traffic Narrative:

Drive-thru service has been a growing aspect of Culver's Restaurant business, even before the COVID pandemic. Prior to March of 2020, Culver's Restaurant at 2500 Ogden Avenue operated with over 50% of their transactions through the drive-thru. Culver's experiences peak wait times in their drive-thru operations on weekends during lunch and dinner hours; 11am-1pm and 5pm-7pm. With a single drive-thru in use, the restaurant traditionally has a 12-15 car stack from the menu board. To prevent this stack from impacting Cross Street, the owner has in the past closed parking spaces to wind the drive-thru through their parking lot. Given the location of the right-in right-out on Ogden Avenue, it is not typically impacted by the drive-thru stack.

When restaurants were forced to close their indoor seating due to the COVID Pandemic, the drive-thru became the singular means of operating the restaurant. In response to the additional drive-thru demand, Culver's created a temporary second order point which has been operating since June of 2020. The temporary second order point includes a register from the indoor counter within a small shelter. The second order point provides a dual benefit by adding queuing spaces within the parallel lane and also allowing food orders to be processed more quickly, reducing the queue time prior to the menu board. Culver's provides "order-waiting" spaces in the form of designated parking spaces to manage the wait



time after payment is complete as well. By implementing both of these procedures, Culver's has been able to manage the disruption to circulation within their parking lot and on Cross Street.

Culver's would like to formalize the addition of this second drive thru with the proposed improvements. This would allow their team members to take orders from inside at all hours of the day, and during all weather conditions. The temporary shelter is not an ideal solution as it isolates one employee outdoors, and they are unable to accept cash payments from customers.

The restaurant does not anticipate an increase in the total amount of trips to their site, rather a shift in the percent of customers that are utilizing indoor seating vs drive-thru service. Thus, Kimley-Horn does not anticipate an impact on the adjacent roadway network by the installation of the second drive thru. The side-by-side drive-thru is an established operating condition for many restaurant users in the area as well.

Proposed Conditions:

As shown on the Civil Engineering Plans prepared by Kimley-Horn, the second order point will be installed at the rear of the property adjacent to the existing order point. The installation will cause a net loss of 8 parking stalls, but the 97 proposed parking spaces still exceed minimum code requirements. The existing landscape setback from the rear lot line will not be impacted by the proposed improvements. Overall, there will be a net reduction of 500 square-feet in impervious surfaces within the project area. Landscaping has been proposed in a new island around the second order point to provide screening around the proposed equipment as well. Kimley-Horn is not aware of any variances or deviations from the code that would be required to install the second order point.

Sincerely,

A handwritten signature in black ink that reads "Joseph Mayer".

Joseph Mayer, P.E.
Kimley-Horn and Associates, Inc
Phone: 630-487-5563
Email: joe.mayer@kimley-horn.com

Attachments:

- (1) Plan Commission Petition and Checklist
- (1) Special Use Criteria
- (1) Owner Authorization Letter
- (1) \$1,145 Check made payable to the Village of Downers Grove
- (6) Civil Engineering, Survey and Landscape Plans (reduced - 11x17)
- (1) List of Property Owners for Public Notice
- (1) Plat of Consolidation (draft)



Review and Approval Criteria SPECIAL USES

Plan Commission Number & Title: _____

A DETAILED RESPONSE TO ALL OF THE STANDARDS SHALL BE PROVIDED, SPECIFYING HOW EACH STANDARD IS OR IS NOT MET.

Section 28.12.050.H Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. *That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.*

The Culver's property is located in the B-3, General Service and Highway Business zoning district. Under Section 5.010 of the Zoning Ordinance, a drive-through facility is listed as an allowable Special Use in the B-3 zoning district. This standard is met.

2. *That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The existing Culver's restaurant building with a drive-through use is an established business within the community and provides a desirable service that contributes to the general welfare of the community. The proposed installation of the second drive-through order point will optimize the restaurant's service to its customers within the community and mitigate circulation or traffic concerns. This standard is met.

3. *That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

The proposed modifications to the existing Culver's restaurant will not be detrimental to the health, safety or general welfare of persons residing in or working in the vicinity and will not be injurious to property values or improvements in the vicinity. The second order point will reduce the drive-through wait time thus relieving congestion or circulation concerns within the existing Culver's parking lot. Landscaping and screening will be added which will enhance the aesthetics of the property. The proposed drive-through is similar in nature to other commercial uses along Ogden Avenue. This standard is met.

FINAL ENGINEERING PLANS

CULVER'S

2500 OGDEN AVENUE

DOWNER'S GROVE, ILLINOIS 60515



UTILITY AND GOVERNING AGENCY CONTACTS

COMMUNITY DEVELOPMENT
VILLAGE OF DOWNER'S GROVE
801 BURLINGTON AVE
DOWNER'S GROVE, IL 60515
TEL: (630) 434-5520
CONTACT: JASON ZAWILA

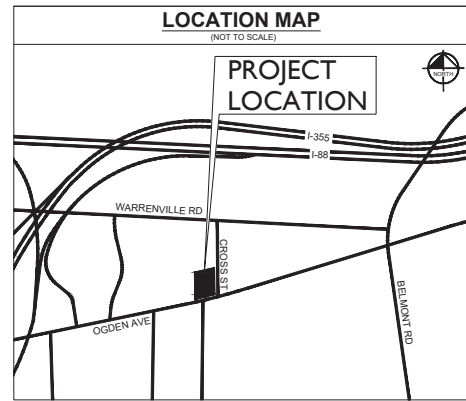
BUILDING DEPARTMENT
VILLAGE OF DOWNER'S GROVE
801 BURLINGTON AVE
DOWNER'S GROVE, IL 60515
TEL: (630) 434-5500

PUBLIC WORKS DEPARTMENT
VILLAGE OF DOWNER'S GROVE
801 BURLINGTON AVE
DOWNER'S GROVE, IL 60515
TEL: (630) 493-8821
CONTACT: JULIE LOMAX

POWER COMPANY
COMED
2 LINCOLN CENTER
OAKBROOK TERRACE, IL 60181
TEL: (800) 334-7661

NATURAL GAS COMPANY
NICOR GAS
90 FINLEY RD
LOMBARD, IL 60148
TEL: (888) 642-6748

TELEPHONE
COMCAST XFINITY
618 FOX VALLEY CENTER DR
AURORA, IL 60504
TEL: (773) 290-7467



Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA SURVEY (BY OTHERS)
V0.1	BOUNDARY AND TOPO SURVEY (BY OTHERS)
C1.0	GENERAL NOTES AND DETAILS
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING AND EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN

PROJECT TEAM

OWNER
KS GROVE FOODS
2500 OGDEN AVENUE
DOWNER'S GROVE, IL 60515
CONTACT: KATIE BULGRIN

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: JOE.MAYER@KIMLEY-HORN.COM
CONTACT: JOE MAYER, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
CONTACT: DANIEL GROVE, PLA, AICP, LEED AP

SURVEYOR
GENTILE AND ASSOCIATES, INC.
550 E. ST. CHARLES PLACE
LOMBARD, IL 60148
TEL: (630) 916-6262

LEGAL DESCRIPTION

LOT 23 (EXCEPT THE WEST 16.9 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, AND 27 IN BLOCK 2 IN ARTHUR T. MCKINTOSH AND COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190962, IN DUPAGE COUNTY, ILLINOIS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

DUPAGE COUNTY BM #0166. STATION IS LOCATED ALONG THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR INTERSTATE 88, 110.0 FT NORTH OF CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND 32.0 FT EAST OF THE CENTERLINE OF FINLEY ROAD NORTHBOUND. MONUMENT IS A 3.5 INCH BRASS DISK ON THE SOUTH END OF THE EAST BRIDGE WALL OF THE OVERPASS.
ELEVATION=771.01 (NAVD 88)

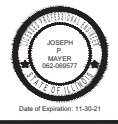
SE FLANGE/BOLT ON HYDRANT APPROXIMATELY 2.6 FT EAST AND 0.5 FT NORTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY/
ELEVATION=749.44

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JOSEPH MAYER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CULVER'S BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 24TH DAY OF MARCH, A.D., 2021.

Joseph Mayer
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-069577
MY LICENSE EXPIRES ON NOVEMBER 30, 2021
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006



VILLAGE PLANNING COMMENTS

5/25/21

DATE

BY

Kimley-Horn

300 N. WILSON ROAD, SUITE 200
DOWNER'S GROVE, IL 60515
WWW.KIMLEY-HORN.COM

SCALE AS NOTED

DESIGNED BY: JPM

DRAWN BY: KCO

CHECKED BY: JPM

Culver's

ButterBurgers & Frozen Custard

TITLE SHEET

CULVER'S DRIVE-THRU IMPROVEMENTS

2500 OGDEN AVE
DOWNER'S GROVE, IL 60515

ORIGINAL ISSUE

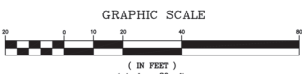
03/26/2021

KHA PROJECT NO.

168998000

SHEET NUMBER

C0.0



ALTA/ACSM LAND TITLE SURVEY

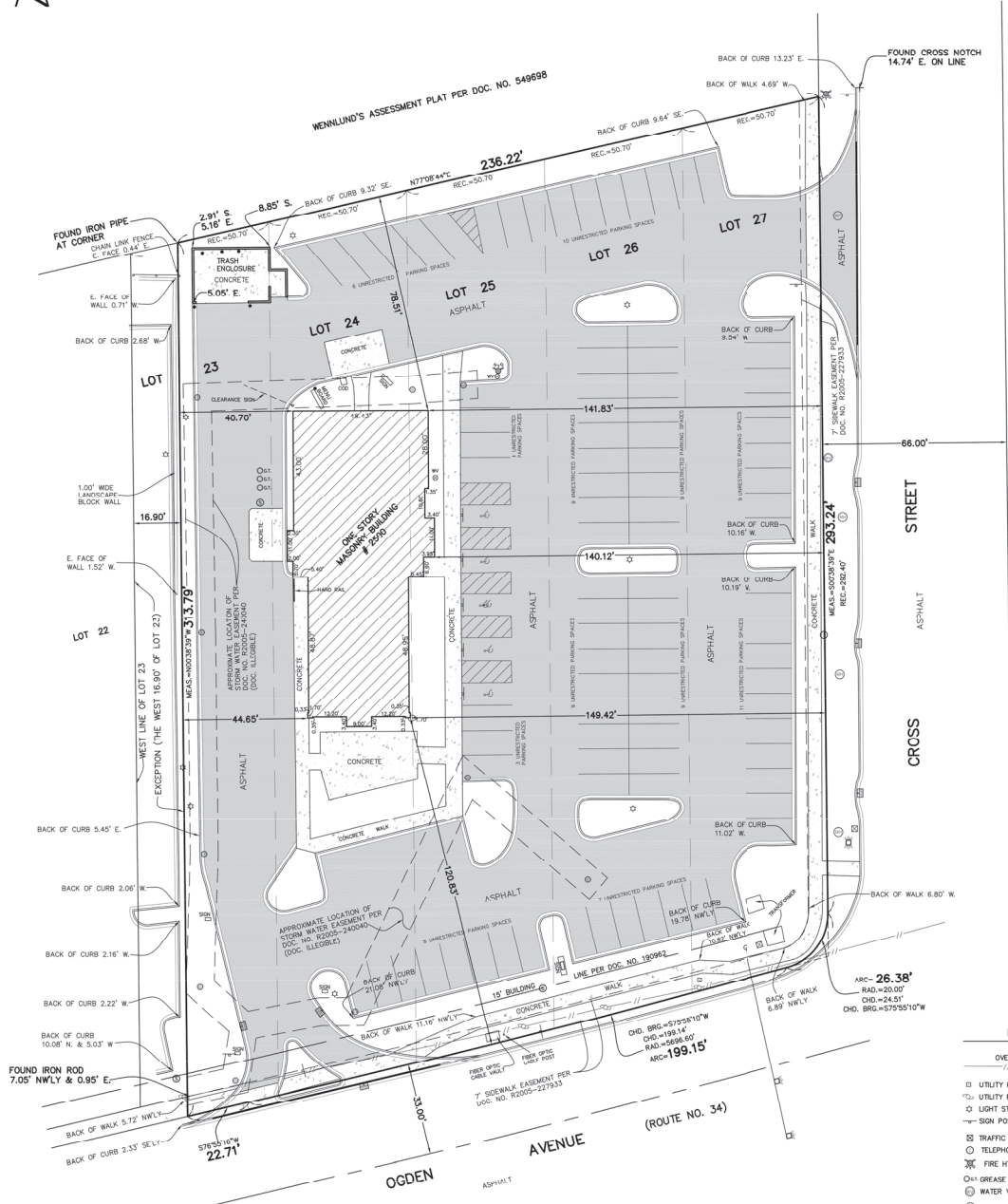
BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262
FAX : (630) 916-6264

LOT 23 (EXCEPT THE WEST 16.9 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, AND 27 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190962, IN DUPage COUNTY, ILLINOIS.

TOTAL AREA: 72,004.52 sq. ft. (1.65 acres)

PROPERTY COMMONLY KNOWN AS: 2500 W. OGDEN AVENUE, DOWNERS GROVE, ILLINOIS.



LEGEND	
—	OVERHEAD WIRES
⊕	UTILITY REDESTAL
⊙	UTILITY POLE
⊕	LIGHT STANDARD
—	SIGN POST
⊕	TRAFFIC SIGNAL CONTROL VAULT
⊕	TELEPHONE SERVICE VAULT
⊕	FIRE HYDRANT
⊕	GREASE TRAP
⊕	WATER VALVE VAULT
⊕	MANHOLE
⊕	CLOSED COVER DRAINAGE STRUCTURE
⊕	OPEN COVER DRAINAGE STRUCTURE
⊕	CURB INLET/CAUTION BASIN
⊕	SANITARY SEWER MANHOLE
⊕	WATER SHUTOFF VALVE WITH 8" CASING
⊕	TRAFFIC SIGNAL LIGHT

NOTES:

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2634161, EFFECTIVE DATE MARCH 12, 2015.

SURVEY RELATED SCHEDULE "B" ITEMS LISTED AS FOLLOWS:

28) BUILDING SETBACK LINE PER DOCUMENT 180962 PLOTTED AND SHOWN HEREON.

31) SUBJECT PROPERTY INVOLVED IN FIRE LANE AGREEMENT PER DOCUMENT R98-216636, BUT THE FIRE LANES DO NOT PHYSICALLY ENCRDACH ON TO SUBJECT PROPERTY.

32) DOCUMENT R2004-283252 NOT APPLIED TO SUBJECT PROPERTY.

33) EASEMENT FOR SIDEWALK PER DOCUMENT NUMBER R2005-227933 PLOTTED AND SHOWN HEREON.

34) APPROXIMATE LOCATION OF EASEMENT FOR STORM WATER PER DOCUMENT NO. R2005-240040 SHOWN (DOCUMENT ILLINOIS).

BASIS OF BEARING:

ASSUMED WEST LINE OF CROSS STREET TO BE SOUTH 00 DEGREES 38 MINUTES 39 SECONDS EAST.

UPON INSPECTION OF FLOOD INSURANCE RATE MAP DUPage COUNTY, ILLINOIS AND INCORPORATED AREAS, NO. 1704300836, COMMUNITY NUMBER 170204, EFFECTIVE DATE DECEMBER 16, 2004, ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

S.S.

STATE OF ILLINOIS
COUNTY OF DUPage

TO: 1) FIRST AMERICAN TITLE INSURANCE COMPANY
2) KS GROVE LAND LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a), 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 12, A.D. 2015.

DATE OF PLAT: MAY 19, A.D. 2015.

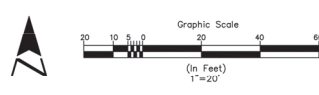
BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 29275
MY LICENSE EXPIRES NOVEMBER 30, 2016
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

BASE SCALE: 1 inch = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY: KS GROVE LAND LLC
DRAWN BY: MMG
CHECKED BY: LR-RG
SURVEYED BY: LR-RG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 15-20580



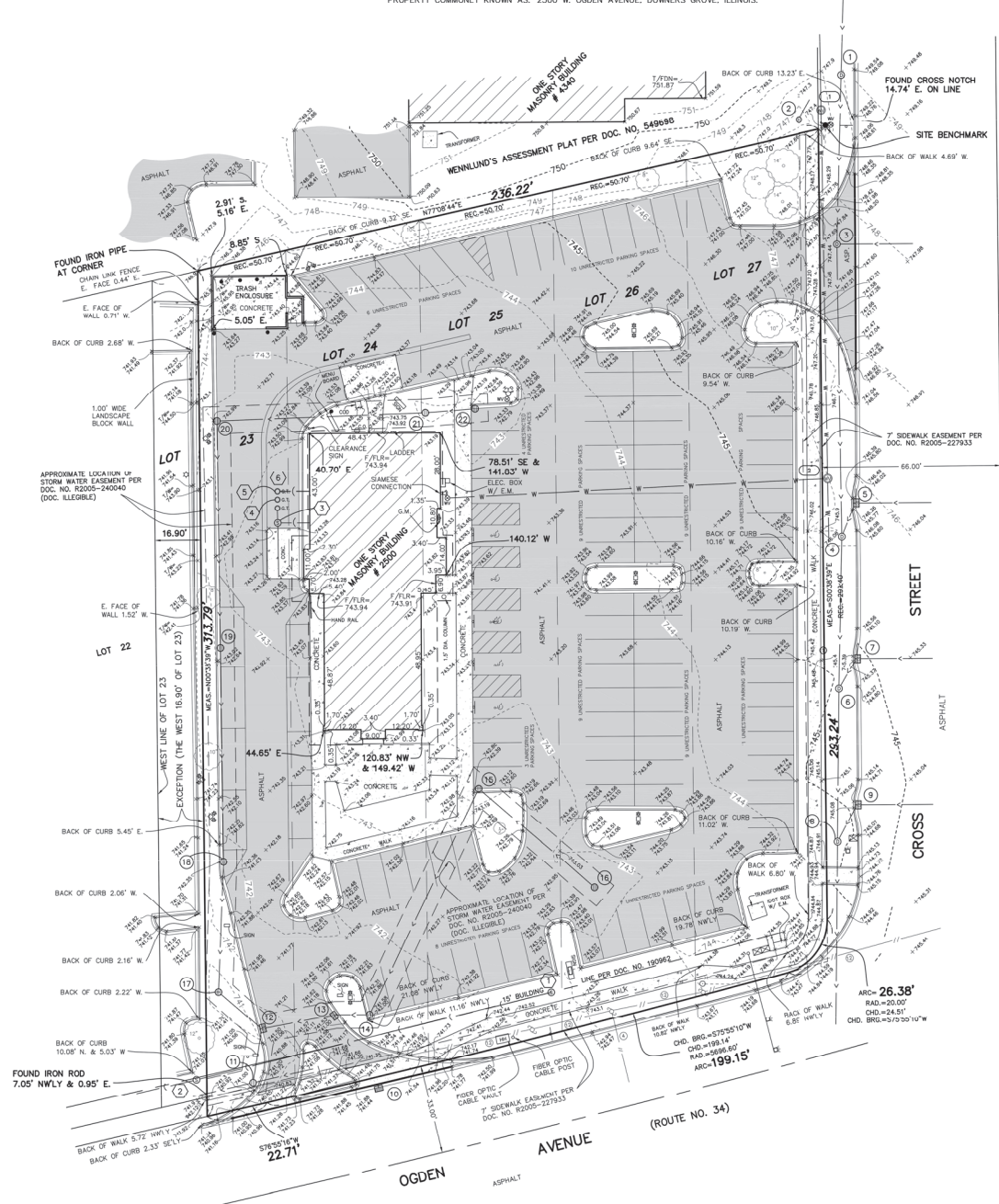
BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE 1 (630) 916-6262

LOT 23 (EXCEPT THE WEST 16.9 FEET THEREOF) AND ALL OF LOTS 24, 25, 26, AND 27 IN BLOCK 2 IN ARTHUR T. McINTOSH AND COMPANY'S FOURTH OGDEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1925 AS DOCUMENT 190962, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 72,004.52 sq. ft. (1.65 acres)
PROPERTY COMMONLY KNOWN AS: 2500 W. OGDEN AVENUE, DOWNERS GROVE, ILLINOIS.



LEGEND

- UTILITY PEDESTAL
- UTILITY POLE
- LIGHT STANDARD
- SIGN POST
- TRAFFIC SIGNAL CONTROL VAULT
- TELEPHONE SERVICE VAULT
- FIRE HYDRANT
- WATER VALVE VAULT
- CLOSED COVER DRAINAGE STRUCTURE
- OPEN COVER DRAINAGE STRUCTURE
- CURB INLET/CATCH BASIN
- SANITARY SEWER MANHOLE
- CLEANOUT
- WATER SHUTOFF VALVE WITH 8" CASING
- ELECTRIC SERVICE VAULT
- TRAFFIC SIGNAL LIGHT
- TREE WITH TRUNK DIAM. SIZE
- OVERHEAD WIRES (# OF WIRES)
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- XXX.XX GROUND ELEVATION
- XXX.XX PAVEMENT ELEVATION
- T/FDN = FINISHED FLOOR ELEVATION
- T/W = TOP OF FOUNDATION ELEVATION
- T/W = TOP OF WALL

STORM SEWER

- 1 STORM SEWER MH
RIM=745.23
15" PVC N INV=743.93
15" PVC S INV=743.93
- 2 BEEHIVE CATCH BASIN
RIM=746.56
6" PVC NE INV=745.31
- 3 STORM SEWER MH
RIM=747.71
15" PVC N INV=743.06
15" PVC S INV=742.96
15" PVC E INV=743.39
- 4 STORM SEWER MH
RIM=746.10
15" PVC N INV=741.35
15" PVC S INV=741.00
12" PVC NE INV=741.12
CURB CATCH BASIN
- 5 RIM=745.79
4" COP N INV=742.14
12" PVC SW INV=741.49
12" RCP E INV=741.49
- 6 STORM SEWER MH
RIM=745.62
18" PVC N INV=740.62
18" PVC S INV=740.47
12" PVC NW INV=741.12
- 7 CURB CATCH BASIN
RIM=744.90
4" COP N INV=740.75
12" PVC SW INV=740.80
12" RCP E INV=740.80
- 8 STORM SEWER MANHOLE
RIM=745.32
18" PVC N INV=739.77
18" PVC S INV=739.67
12" PVC NE INV=739.77
- 9 CURB CATCH BASIN
RIM=744.66
12" PVC SW INV=740.11
12" RCP E INV=740.16
- 10 INLET
RIM=741.62
12" RCP SW INV=736.82
- 11 CATCH BASIN
RIM=741.45
24" RCP NE INV=730.40
18" RCP NW INV=736.40
18" RCP W INV=736.40
- 12 CURB CATCH BASIN
RIM=740.69
18" RCP NW INV=736.79
24" RCP SW INV=736.79
18" RCP E INV=736.79
- 13 CURB CATCH BASIN
RIM=741.06
18" RCP W INV=736.96
18" RCP E INV=736.96
- 14 CATCH BASIN
RIM=741.57
18" RCP W INV=737.17
15" RCP NE INV=737.20
- 15 INLET
RIM=742.40
15" RCP SW INV=738.45
12" RCP SE INV=738.50
- 16 INLET
RIM=742.60
12" RCP NW INV=739.05
- 17 BEEHIVE CATCH BASIN
RIM=740.41
18" RCP N INV=736.91
18" RCP SE INV=736.86
- 18 INLET
RIM=741.85
18" RCP N INV=737.15
18" RCP S INV=737.10
- 19 CATCH BASIN
RIM=742.73
18" RCP N INV=737.78
18" RCP S INV=737.73
- 20 CATCH BASIN
RIM=742.43
18" RCP S INV=738.43
15" RCP E INV=738.53
- 21 CATCH BASIN
RIM=742.86
15" RCP W INV=739.06
15" RCP E INV=739.16
- 22 INLET
RIM=742.42
15" RCP W INV=739.15

SANITARY SEWER

- 1 SANITARY SEWER MH
RIM=742.70
8" PVC SW INV=725.80
- 2 SANITARY SEWER MH
RIM=741.94
8" PVC NE INV=721.60
8" PVC SW INV=721.64
- 3 SANITARY SEWER MH
RIM=743.36
6" PVC N INV=737.16
6" PVC S INV=736.61
6" PVC E INV=738.11
- 4 GREASE TRAP
RIM=743.34
6" PVC S INV=738.24
- 5 GREASE TRAP
RIM=743.33
FULL OF GREASE
- 6 GREASE TRAP
RIM=743.35
6" PVC E INV=739.15

WATER MAINS

- 1 WATER VALVE VAULT
RIM=747.58
FULL OF WATER
- 2 WATER VALVE VAULT
RIM=746.16
TOP OF 12" PIPE=740.46
TOP OF 6" PIPE=740.66

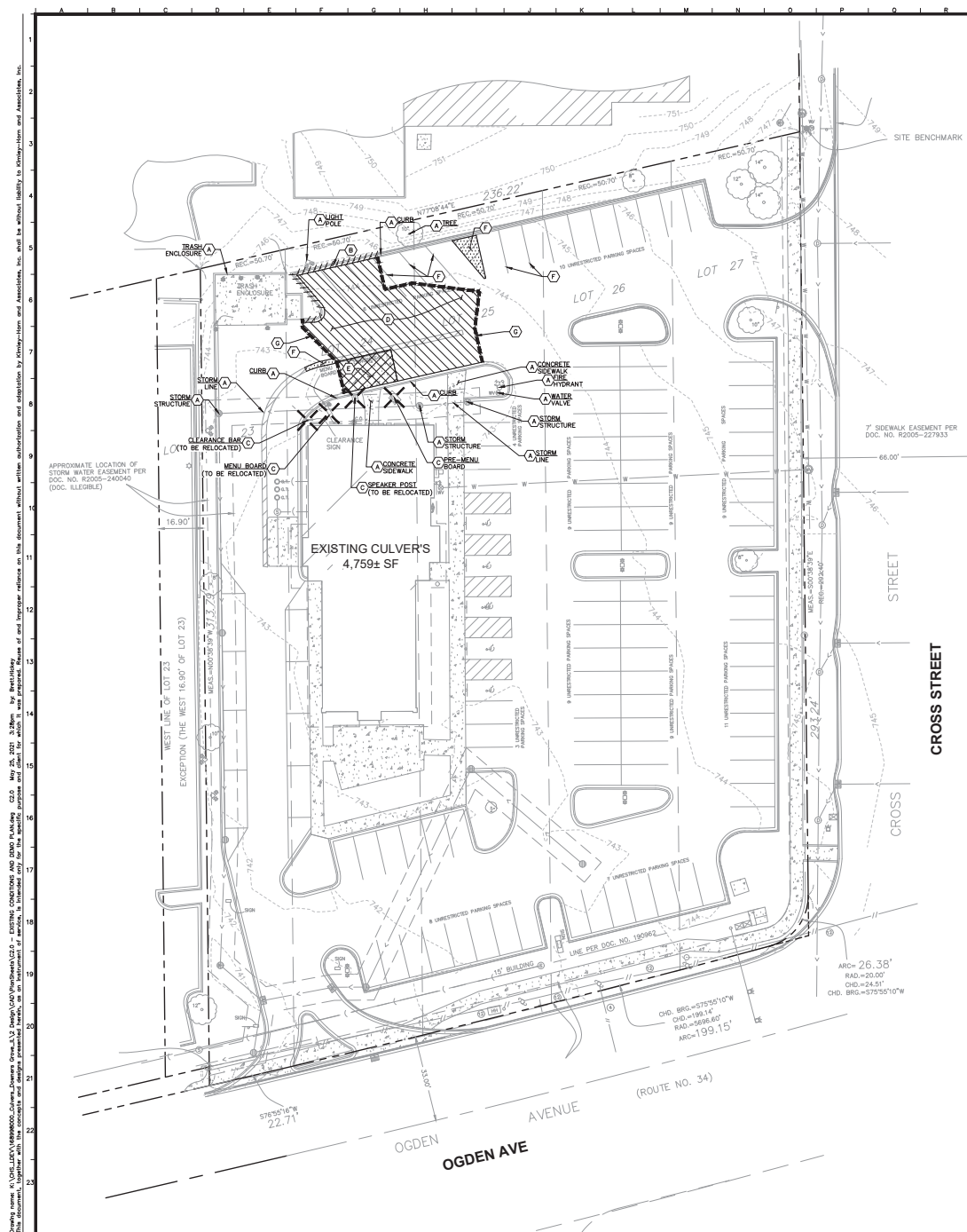
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

DATE SCALE: 1" = 20' FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY: KATIE BURGON
DRAWN BY: RWG
CHECKED BY: JFG
SURVEYED BY: RC
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT
ANY DIFFERENCE, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT
SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING
ORDINANCE.
ORDER NO. 20580-19 TOPO

BASIS OF BEARING:
ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.
BENCHMARK: DUPAGE COUNTY RM #1168
STATION IS LOCATED ALONG THE EAST SIDE OF FINLEY ROAD AT THE OVERPASS FOR
INTERSTATE 88, 110.0 FT NORTH OF CENTERLINE OF A CAR DEALERSHIP ENTRANCE AND
32.0 FT EAST OF THE CENTERLINE OF FINLEY ROAD NORTHBOUND. MONUMENT IS A 3.5
INCH BRASS DISK ON THE SOUTH END OF THE EAST BRIDGE WALL OF THE OVERPASS.
ELEVATION=771.01 (NAVD 88)
SITE BENCHMARK:
SE FLANGEBOLT ON HYDRANT APPROXIMATELY 2.6 FT EAST AND 0.5 FT NORTH OF THE
NORTH-EAST CORNER OF SUBJECT PROPERTY.
ELEVATION=749.44

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE
WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS
BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED
ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD
REQUIREMENTS FOR A BOUNDARY SURVEY.
AUGUST 29, A.D. 2019
BY: ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002870

VO.1



DEMOLITION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING DOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
- QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
- REFER TO GEOTECHNICAL REPORT PROVIDED BY OWNERS FOR ALL SUBSURFACE INFORMATION.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
- CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE MATERIAL AS STRUCTURE FILL.
- EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH 1/4" OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 30% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 811 (1-800-882-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- COMPLETELY FILL BELOW-GRADE AREAS AND Voids RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE DOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL, AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN THICKNESS. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- CURB REMOVAL
- ITEM TO BE REMOVED
- FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- CONCRETE REMOVAL
- PAVEMENT STRIPING REMOVAL
- SAW-CUT LINE

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



GRAPHIC SCALE IN FEET
0 10 20 40



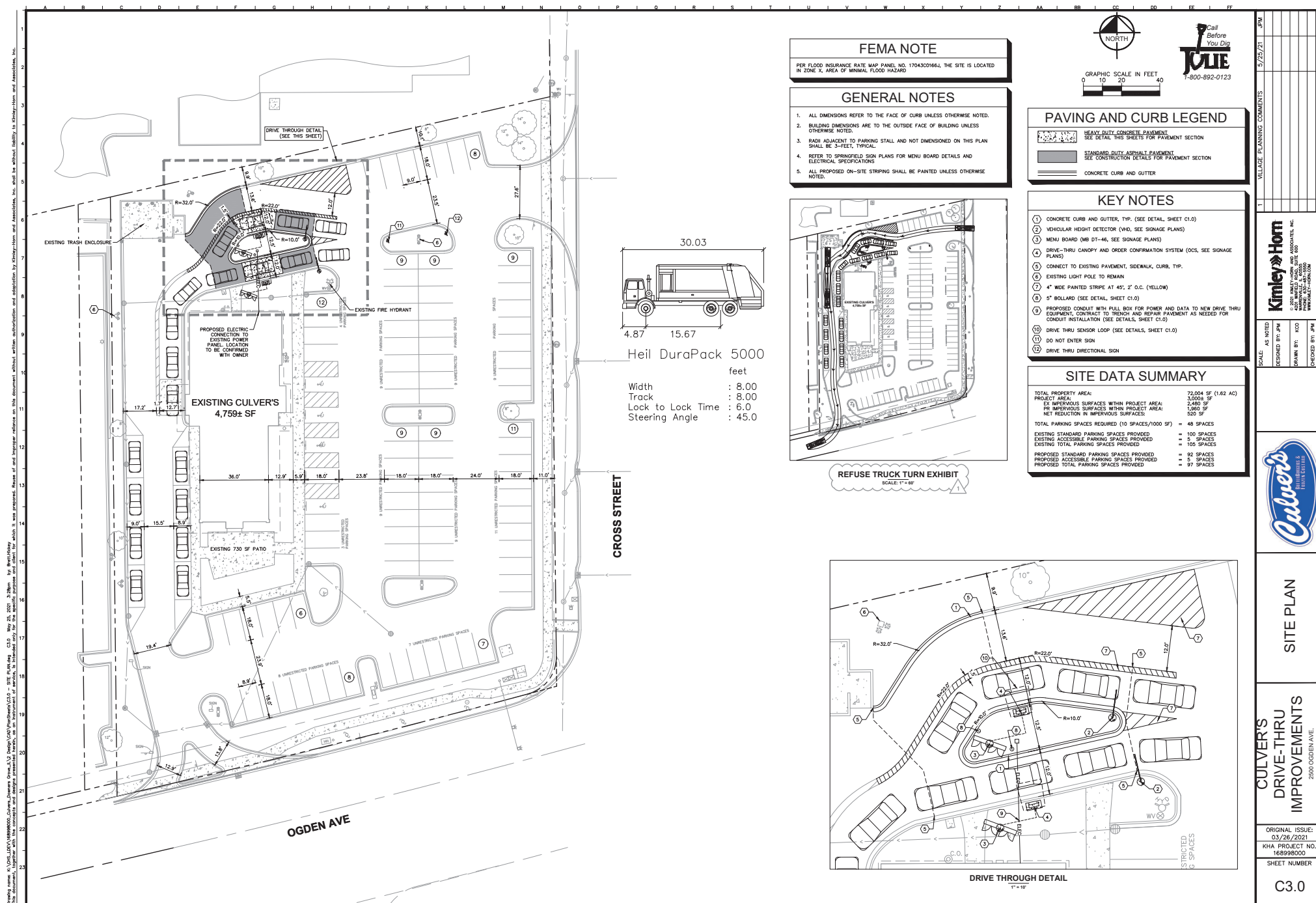
VILLAGE PLANNING COMMENTS		DATE	BY
1		5/25/21	
SCALE		AS NOTED	
DESIGNED BY		JPM	
DRAWN BY		KCO	
CHECKED BY		JPM	
REVISIONS			
No.			
CULVER'S DRIVE-THRU IMPROVEMENTS DEMO PLAN		C2.0	
ORIGINAL ISSUE 03/26/2021			
KHA PROJECT NO. 168998000			
SHEET NUMBER			

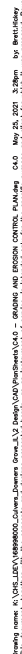


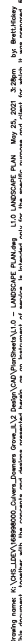
EXISTING
CONDITIONS AND
DEMO PLAN

CULVER'S
DRIVE-THRU
IMPROVEMENTS
DEMO PLAN

2600 OGDEN AVE.
DOWNERS GROVE, IL 60515







DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

June 7, 2021, 7:00 P.M.

FILE 21-PLC-0014: A petition seeking approval of a Special Use to allow for a side-by-side drive through. The property is zoned B-3, General Services and Highway Business. The property is located on the northwest corner of Cross Street and Ogden Avenue, commonly known as 2500 Ogden Avenue, Downers Grove, Illinois (PIN 08-01-302-038, -037, -044, and -043). Joseph Mayer, Kimley-Horn, Petitioner and Culver's Frozen Custard, Owner.

Petitioner, Katie Bulgrin, owner of Culver's Frozen Custard, 2500 Ogden Avenue, Downers Grove introduced Joe Mayer, her civil engineer. She was seeking approval for a double drive-through at her restaurant. She explained that during the pandemic the drive-through traffic increased and an additional ordering structure was added to assist with the traffic. It proved very successful. She stated she wanted to continue to serve her customers efficiently with the drive-through but was asking to make the second ordering point a permanent drive-through on her lot.

Mr. Joe Mayer, with Kimley-Horn, civil engineer, walked through the plans for the site. Current vehicle stacking was reviewed, with Mr. Mayer noting it does back up into the parking lot. A second lane would relieve the issue. Eight parking spaces will be removed to accommodate the new ordering lane with ordering screen. A bypass lane will still be maintained for emergency vehicles. Mr. Mayer indicated their proposal includes four lots which will also be consolidated. The parking requirement is still being met with the new lane. Additional landscaping will be added too. Mr. Mayer reviewed the requirements for the special use.

Per staff, the lot consolidation was a separate request and was one of the conditions in staff's report. it be required to be addressed during the building permit process.

Responding to questions, Mr. Mayer explained that the two lanes will merge into a single lane where the customer will pick up the order. With a longer order, the customer can pull ahead in a "pull-ahead" space in order to not delay the line and an employee can deliver the food.

Chairman Rickard invited public comment. No public comment was received. Staff was invited to speak.

Development Planner Flora Ramirez summarized the request for a special use for the second drive-through lane and located the commercial site on the overhead. A photograph of the property was depicted, noting proper notice and publication for the application took place. The site plan was referenced on the overhead, along with the special use requirements that were met by the petitioner. Staff found the petition met the goals of the village's comprehensive plan and zoning ordinance and recommended the commission formulate a motion to approve the petition.

Commissioners provided positive comments. Chairman Rickard entertained a motion.

DRAFT

WITH RESPECT TO FILE 21-PLC-0014 AND BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, THE TESIMONY PRESENTED, AND THE PETITIONER HAVING MET THE STANDARDS OF APPROVAL FOR A SPECIAL USE AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE, AND IT BEING IN THE PUBLIC'S BEST INTEREST, COMMISSIONER PATEL MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF THE REQUESTED SPECIAL USE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT; ENGINEERING AND LANDSCAPE DRAWINGS PREPARED BY KIMLEY HORN DATED MARCH 26, 2021 AND LAST REVISED ON MAY 25, 2021, EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES; AND**
- 2. A FINAL ADMINISTRATIVE PLAT OF CONSOLIDATION WILL BE REQUIRED PRIOR TO PERMIT ISSUANCE.**

SECOND BY COMMISSIONER JOHNSON. ROLL CALL:

AYE: PATEL, JOHNSON, DMYTRYSZYN, BOYLE, MAJAUSKAS, MAURER, RECTOR, TOTH, RICKARD

NAY: NONE

MOTION PASSED. VOTE: 9-0

/s/ Celeste K. Weilandt
Recording Secretary
(As transcribed by MP-3 audio)