



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommending approval of Special Use for drive-thru restaurant facility (Culvers Restaurant – East Main Retail Subdivision)
Presenter:	Matthew O'Rourke

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – 8/8/11		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

The applicant, Rusty Puhl, has submitted an Application for a Special Use to allow a Drive-Through Facility in relation to a proposed Culver's restaurant at the northwest corner of Rt. 64 and the traffic signal at Pheasant Run. The salient features of the proposed facility are as follows:

- The proposed restaurant will be a 4,297 SQ FT Culver's
- A total of 55 parking stalls will be located on the lot
- A drive-through is proposed along the west and north sides of the proposed restaurant
- The applicant has requested a reduction in the number of drive-through stacking spaces (15 required)
  - There are 9 stacking spaces shown for the Drive-Through
  - 7 spaces are shown to the north of, or before, the point of service
  - 2 spaces are shown to the south of, or after, the point of service
- Access to the site is through the private access-drive network that serves the East Main Retail subdivision (Hilton Gardens and Dupage Expo) from the traffic signal located at Rt. 64 and Pheasant Run

The Plan Commission held a public hearing on July 5, 2011 to discuss the proposal.

The Plan Commission recommended approval of the Application for a Special Use for a Drive-Through and the request to reduce the number of required drive-through stacking-spaces on July 19, 2011.

The vote was 7- AYE and 0- NAY.

**Attachments:** *(please list)*

Staff Report and Attachments  
 Plan Set; Arch Design Resources, Inc.; dated 6-27-11  
 Color Elevation; Culver Franchise System; dated 5-11-11  
 Plan Commission Resolution 11-2011

**Recommendation / Suggested Action** *(briefly explain):*

Staff is recommending approval of the Special Use Application for a Drive-Through Facility, and the request to reduce the number of required drive-through stacking spaces.

<i>For office use only:</i>	<i>Agenda Item Number:</i>
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Community Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**Staff Report**

**TO:** Chairman Cliff Carrigan  
 And the Planning & Development Committee Members

**FROM:** Matthew O'Rourke, AICP  
 Planner

**RE:** Application for a Special Use for a Culver's Restaurant with a Drive-Through Facility

**DATE:** July 29, 2011

**I. APPLICATION INFORMATION:**

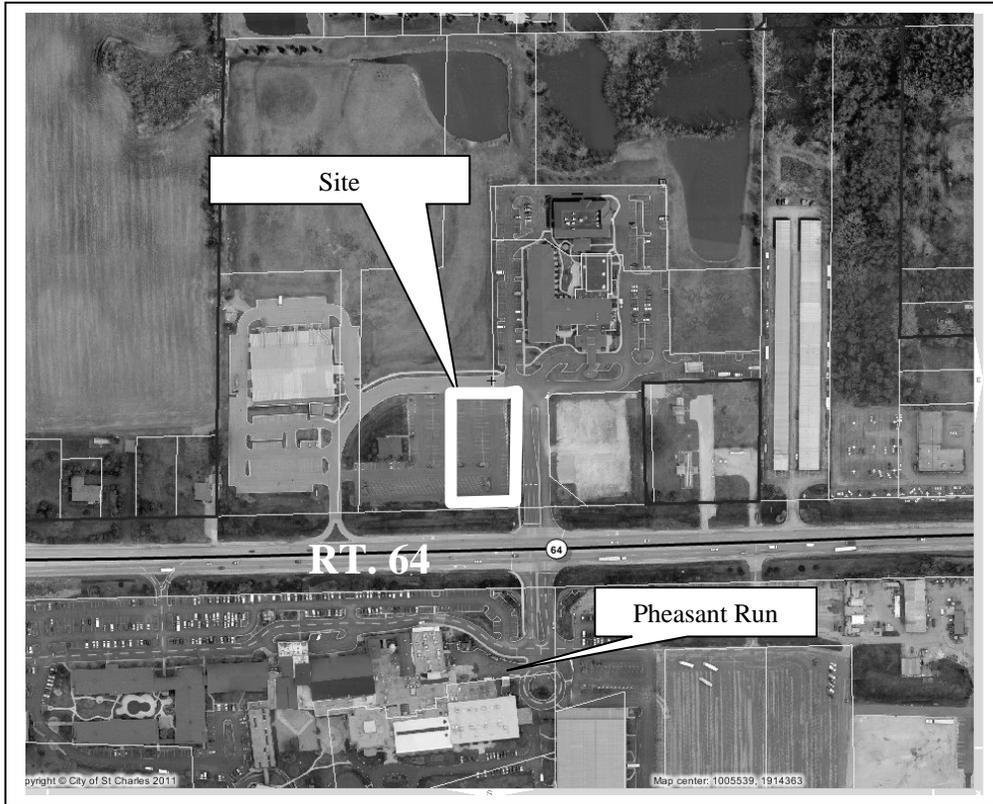
**Project Name:** Culver's Restaurant, East Main Retail Subdivision

**Applicant:** Rusty Puhl

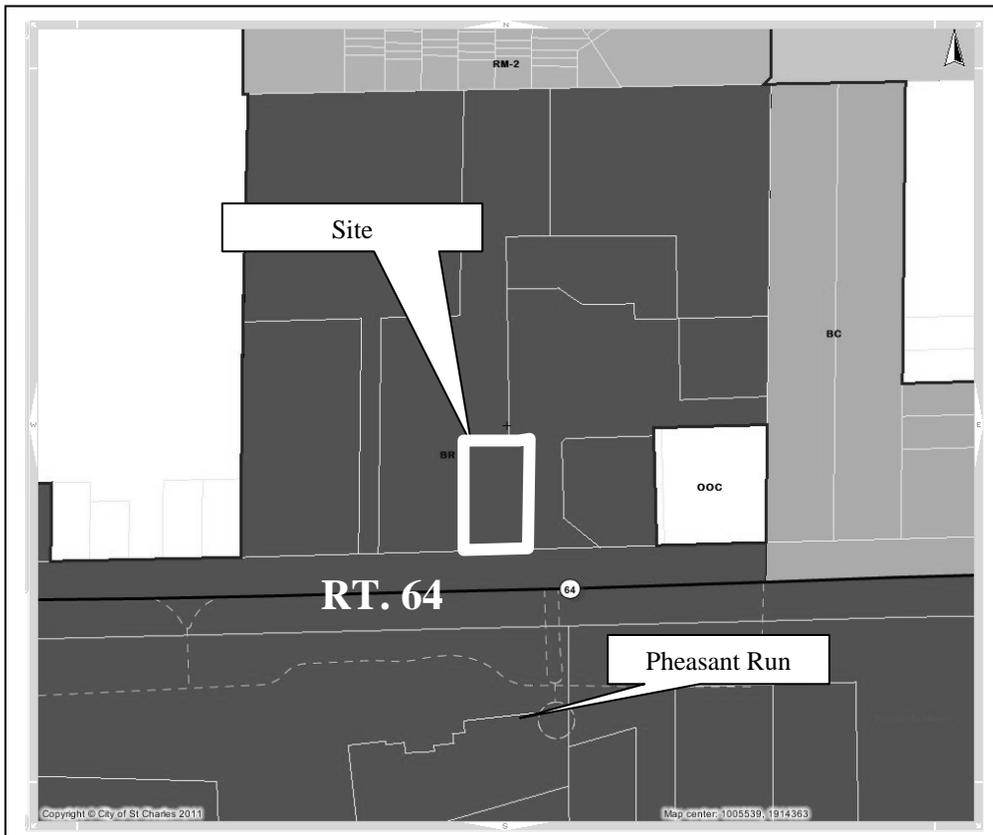
**Purpose:** To develop the property as a Culver's restaurant with a Drive-Through facility

<b>General Information:</b>		
<b>Site Information</b>		
Location	Northwest Corner of E. Main Street and the Pheasant Run Entrance	
Acres	1.17	
Applications:	<b>Special Use for Drive-Through Facility</b>	
Applicable Zoning Code Sections	17.04.330 – Special Uses and Amendments to Special Uses	
	17.06.030 Standards and Guidelines – BL, BC, BR, & OR Districts	
	17.14 Business and Mixed Use Districts	
	17.26 Landscaping and Screening	
	17.24 Off Street Parking, Loading, & Access	
<b>Existing Conditions</b>		
Land Use	Parking Lot	
Zoning	BR- Regional Business District	
<b>Zoning Summary</b>		
North	BR- Regional Business District	Hotel/ Hilton Gardens
East	BR- Regional Business District	Vacant Lot
South	BR- Regional Business District	Convention Center/ Pheasant Run
West	BR- Regional Business District	Convention Center/ DuPage Expo
<b>Comprehensive Plan Designation</b>		
Retail and Service		

### Aerial Photo



### Zoning Map



## II. OVERVIEW:

The applicant has submitted an Application for a Special Use to allow a Drive-Through facility for a proposed Culver’s restaurant at the northwest corner of Rt. 64 and the traffic signal at the entrance to the Pheasant Run resort. The salient features of the proposed facility are as follows:

- The proposed restaurant will be a 4,297 SQ FT Culver’s
- A total of 55 parking stalls will be located on the property to be purchased by Culvers. A Plat of Subdivision, to established the property as a subdivided lot, will be filed at a later date
- A drive-through is proposed along the west and north sides of the proposed restaurant
  - There are 9 stacking spaces shown for the Drive-Through
  - 7 stacking spaces are shown to the north, or before, the point of service
  - 2 stacking spaces are shown to the south, or after, the point of service
- Access to the site is through the private access-drive network that serves the East Main Retail subdivision (Hilton Gardens and Dupage Expo) from the traffic signal located at Rt. 64 and Pheasant Run
- Stormwater retention is addressed through the subdivision ponds to the north and west of this site

## III. ANALYSIS:

### A. USE REVIEW

The property is zoned BR- Regional Business. **Table 17.14-1 Permitted and Special Uses in the Business and Mixed Use Districts** lists restaurants as a permitted use, and drive-throughs as a special use in this district.

### B. DEVELOPMENT STANDARDS REVIEW

Staff has reviewed the proposal for general conformance with the standards of the Zoning Ordinance to ensure that the proposed development complies with all applicable zoning requirements. **Table 1** details the zoning review:

#### 1. Bulk Standards Review

**Table 1**

Category	Zoning Ordinance Standard	Proposed
<b>Lot Area</b>	1-Acre (Min)	1.17
<b>Lot Width</b>	N/A	364'
<b>Building Setbacks:</b>		
<i>Front</i>	20'	20'
<i>Interior Side : East</i>	15'	103.48'
<i>Interior Side: West</i>	15'	44'
<i>Exterior Side</i>	N/A	N/A
<i>Rear</i>	30'	91'
<b>Parking/Paving Setbacks:</b>		
<i>Front</i>	20'	20'
<i>Interior Side : East</i>	0'	0'
<i>Interior Side: West</i>	0'	44.5
<i>Exterior Side</i>	N/A	N/A
<i>Rear</i>	0'	7'

<b>Maximum Building Coverage</b>	30%	8.4%
<b>Parking Stall Size</b>	9’ wide by 18’ (2’ overhang allowed where parking stalls abut green space)	9’ wide by 18’ (2’ overhang proposed along eastern row of parking spaces)
<b>Drive-Aisle Width</b>	24’	24’
<b>Drive-Through Stall Size</b>	9’ wide by 20’	9’ wide by 20’
<b>Parking Requirement</b>	10 Spaces per 1,000 SQ FT of GFA - (43 Required)	55
<b>Wall Signage Area</b>		
<i>Front Elevation</i>	75 SQ FT	29.57 SQ FT
<i>Right Elevation</i>	139 SQ FT	29.57 SQ FT
<i>Rear Elevation</i>	75 SQ FT	No Sign
<i>Left Elevation</i>	139 SQ FT	No Sign
<b>Monument Sign Area</b>	100 SQ FT	31 SQ FT
<b>Monument Sign Height</b>	15’ Max	8’
<b>Monument Sign Setback</b>	10’ from property line	10’

## 2. Architectural Design Review

Staff has reviewed the proposal for compliance with Section 17.06.030 Standards and Guidelines – BL, BC, BR, & OR Districts. The proposed building meets the architectural criteria of the Zoning Ordinance.

## 3. Landscape Review

Staff has reviewed the proposal for compliance with Chapter 17.26 Landscaping and Screening. The proposal meets the landscape and green space requirements. **Table 3** details the landscape review:

**Table 3**

<b>Category</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed</b>
<b>Interior Parking Lot Green Space</b>	10% (750 SQ FT Required)	1,044 SQ FT
<b>Foundation Landscaping</b>		
<i>Trees</i>	2 per every 50 lineal feet of building wall - (11 Required)	11
<i>Bushes, Shrubs, and perennials</i>	20 per every 50 lineal feet of building wall - (114 required)	114
<b>Parking Lot Screening</b>	50% of lineal footage from a public street up 30” in height	Screening has been provided along the eastern portion of the Rt. 64 Frontage
<b>Public Street Frontage Landscaping</b>		
<i>Shade Trees</i>	1 per every 40 lineal feet of building wall - (5 Required)	5
<i>Ornamental/ Evergreen Trees</i>	2 per every 40 lineal feet of building wall - (10 Required)	10
<i>Bushes, Shrubs, and perennials</i>	75% of Public Street Frontage - (137.19 Lineal Feet Required)	170 lineal feet
<b>Parking Lot Shade Trees</b>	1 per 160 SQFT of interior parking lot green space - (5 trees required)	6

### C. DRIVE-THROUGH STACKING

The applicant is requesting a reduction in the number of required stacking spaces per **Section 17.24.100.C Reduction of Required Spaces** of the Zoning Ordinance that states:

*“The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted”*

Details of the stacking space reduction request are as follows:

- 15 stacking spaces are required
- A reduction of 8 stacking spaces is requested
- 9 total stacking spaces are shown on the plans
  - There are 7 spaces north of, or before, the point of service
  - There are 2 spaces south of, or after, the point of service, which are used for customers to wait for their order to be delivered

#### **Applicant’s Drive-through Stacking Space Reduction Evaluation**

The applicant has worked with the owner of the Culver’s restaurant in Lombard, IL who will also be a part owner/operator of the proposed restaurant to create a comparative analysis for the proposed restaurant. The Lombard location is near Roosevelt Road and functions with a similar layout near a highly traversed arterial roadway. The following list summarizes that information:

- The average time spent in the drive-through line is 5.6 minutes
- Every 5.6 minutes 8 cars can enter and leave with their orders
- In one-hour, this cycle can repeat itself 10.7 times
- The drive-through has the capacity to serve 85 vehicles per hour
- The maximum observed peak-hour traffic at the Lombard facility is approximately 40 cars per hour
- The applicant has submitted a Stacking report that documents the number of cars served per half-hour (See Culver’s of Lombard Drive Stacking Report attached to this memo)

### IV. **PLAN COMMISSION RECOMMENDATION:**

The Plan Commission held a public hearing on July 5, 2011 to discuss the proposal.

The Plan Commission recommended approval of the Application for a Special Use for a Drive-Through and the request to reduce the number of required drive-through stacking spaces on July 19, 2011.

The vote was 7- AYE and 0- NAY.

**V. REQUESTED ACTION/RECOMMENDATION:**

Staff is requesting that the Plan Commission make a recommendation regarding the Application for a Special Use for a Drive-Through in relation to the proposed Culver’s restaurant.

Staff is recommending approval of the application and the request to reduce the number of required drive-through stacking spaces. Staff has included proposed Findings of Fact to support that recommendation.

**VI. FINDINGS OF FACT:**

**1. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

This Application is for a Special Use for a Drive-Through associated with a proposed Culver’s restaurant. This Drive-Through is part of the convenience aspect of how the restaurant serves its customers. Additionally, the site is located along an automobile oriented corridor that is heavily travelled and the site is easily accessed by an existing traffic signal.

**2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

The special use for a drive-through and the associated restaurant are situated on a lot, that’s part of an existing subdivision with sufficient existing utilities and an internal road network with two controlled access points to Rt. 64. (As detailed in the Site Plans dated 6-27-11 and prepared by Arch Design Resources Inc.)

**3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

This use is located within a commercial district near an existing hotel, an exhibition hall, and convention center. The proposed use is similar in character to the existing surrounding commercial uses. Additionally, the use will benefit the existing businesses by providing additional dining options for their customers.

**4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The majority of the surrounding properties are already developed. There are only a few potential lots to be developed in the subdivision that are within close proximity to the site. The proposed use will only add to the critical mass of commercial activity that will help attract additional businesses and customers to the area. Businesses are anticipated to be similar or compatible uses.

**5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The special use at the proposed location will not be detrimental to or endanger public health, safety, comfort, or general welfare. The Special Use is similar/complimentary to existing surrounding uses. The proposed use fits the retail and service oriented character of this area.

**6. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to Special Use for Planned Unit Development.**

The special use will conform to all applicable regulations of the BR Regional Business Zoning District. The applicant has submitted a request to reduce the number of required stacking spaces from 15 to 7 (there will be a total of 9 stacking spaces including the two shown after the point of service) which is allowed per Section 17.24.100 of the Zoning Ordinance, based on sufficient evidence to substantiate the reduction request as provided by the applicant. The Plan Commission may recommend and the City Council may approve the reduction request provided they are satisfied with this evidence. The applicant has provided information that states a similar facility in Lombard, IL with a similar amount of stacking spaces is able to serve 8 cars every 5.6 minutes or approximately 85 cars per hour. The applicant also submitted service counts that show during peak hours the facility typically serves 40 to 45 cars per hour. Therefore, based on this information, a sufficient number of stacking spaces are proposed on the site.

Cc: Rita Tungare, Director of Community Development  
Rusty Puhl, Midwest Construction

## Project Memo

To: Matt O'Rourke, Planner, City of St. Charles

From: Ryan Swanson, P.E.

CC: Rusty Puhl

Date: 5/17/11

Re: Culvers - St. Charles 11020, Drive-Thru Stacking Requirement

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The Village of St. Charles Ordinance requires 15 stacking spaces per drive-thru lane according to table 17.24-3. Based on space limitations and actual need for this type of franchise the design for the proposed Culvers Drive-Thru Restaurant includes 8 stacking spaces for the single drive-thru lane instead of the required 15 spaces.

Historical data provided for a similar Culvers Drive-Thru Restaurant in Lombard, IL, with similar expected traffic indicates an average serve count of around 40 for peak-hour drive-thru customers. The average total wait time was between 3 and 4 minutes for each customer. Assuming a constant rate of customers, while somewhat unrealistic, the Drive-Thru would require only 3 stacking spaces to serve the peak hour. However, based on the historic peak serve count of 78 customers an hour, 8 stacking spaces were sufficient.

Culver's of Lombard Drive Stacking Report

Half Hour	2-May-11		3-May-11		4-May-11		5-May-11		6-May-11		7-May-11		8-May-11		Average	
	Serve Count	Avg. Line Time (Mins)														
10:00 AM	1	5.1	1	4.3	2	3.1	0	0	3	5.8	0	0	1	4.0	1	3.2
10:30 AM	3	5.7	4	4.7	4	6.1	5	3.3	7	5.1	3	3	3	6.0	4	5.0
11:00 AM	7	5.2	5	3.4	8	5.0	6	3.4	3	4.8	6	3	3	4.8	5	4.4
11:30 AM	21	4.4	13	3.7	14	3.7	14	3.4	13	5.4	8	13	13	3.5	14	4.0
12:00 PM	14	4.0	21	3.9	14	3.6	22	4.1	27	5.6	9	9	8	4.1	16	4.2
12:30 PM	20	3.9	19	3.0	21	3.5	20	3.0	23	4.1	13	13	11	3.8	18	3.6
1:00 PM	16	3.5	17	4.0	14	4.0	20	3.6	12	2.6	20	10	10	3.5	16	3.7
1:30 PM	12	4.2	11	3.8	18	3.0	16	3.3	16	4.1	20	8	8	3.4	14	3.7
2:00 PM	13	3.8	15	3.3	15	3.2	16	2.7	12	3.3	16	16	11	3.6	14	
2:30 PM	14	3.4	16	3.4	9	4.1	15	2.8	11	4.9	12	12	14	2.4	13	3.0
3:00 PM	11	3.2	8	3.0	8	3.4	12	2.8	11	3.3	13	8	8	4.0	10	3.2
3:30 PM	15	4.6	11	3.7	7	3.3	9	4.9	13	4.5	10	10	11	2.3	11	3.7
4:00 PM	4	4.6	19	3.1	11	4.1	12	3.1	14	4.0	14	14	10	2.6	12	3.7
4:30 PM	13	3.3	9	4.1	8	2.6	10	2.6	12	4.2	15	7	7	3.6	11	3.5
5:00 PM	12	3.4	5	2.9	16	2.9	12	3.3	15	3.4	12	12	11	2.7	12	3.3
5:30 PM	12	3.7	23	4.6	16	3.1	15	3.5	13	4.1	16	16	14	3.5	16	3.7
6:00 PM	22	4.1	21	4.6	13	4.3	18	3.4	23	4.9	12	12	14	4.0	18	4.2
6:30 PM	21	3.6	18	3.2	19	3.3	9	4.1	26	4.8	13	13	14	3.0	17	3.7
7:00 PM	12	3.7	17	3.3	19	3.9	21	3.3	21	3.4	10	10	17	4.0	17	3.7
7:30 PM	19	3.2	9	4.9	18	2.5	22	3.5	13	3.4	15	15	13	2.8	16	3.3
8:00 PM	17	3.2	12	3.9	12	2.6	13	4.8	19	4.0	14	14	11	4.0	14	3.8
8:30 PM	8	2.4	9	2.5	14	2.9	17	2.9	15	3.4	9	9	5	2.2	11	2.7
9:00 PM	6	2.2	8	3.5	14	2.6	8	4.8	12	3.6	7	7	8	3.7	9	3.3
9:30 PM	6	3.2	12	3.3	13	2.3	8	4.9	11	3.8	16	16	5	4.1	10	
<b>Average</b>	<b>12</b>	<b>3.8</b>	<b>13</b>	<b>3.7</b>	<b>13</b>	<b>3.5</b>	<b>13</b>	<b>3.4</b>	<b>14</b>	<b>4.2</b>	<b>12</b>	<b>12</b>	<b>10</b>	<b>3.6</b>	<b>12</b>	<b>3.7</b>

City of St. Charles, Illinois  
Plan Commission Resolution No. 11-2011

{PRIVATE }

**A Resolution Recommending Approval of a Special Use for a Drive-Through Restaurant Facility  
Culvers Restaurant (East Main Retail Subdivision)**

**Passed by Plan Commission July 19, 2011**

**WHEREAS**, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review all petitions for Special Uses; and

**WHEREAS**, the Plan Commission has held a public hearing and reviewed the Application for a Special Use for a drive-through restaurant facility – Culvers Restaurant (East Main Retail Subdivision); and

**WHEREAS**, the Plan Commission finds approval of said petition for Special Use for a drive-through restaurant facility based upon the following findings of fact:

**FINDINGS OF FACT**

- 1. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

This Application is for a Special Use for a Drive-Through associated with a proposed Culver's restaurant. This Drive-Through is part of the convenience aspect of how the restaurant serves its customers. Additionally, the site is located along an automobile oriented corridor that is heavily travelled and the site is easily accessed by an existing traffic signal.

- 2. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

The special use for a drive-through and the associated restaurant are situated on a lot, that's part of an existing subdivision with sufficient existing utilities and an internal road network with two controlled access points to Rt. 64. (As detailed in the Site Plans dated 6-27-11 and prepared by Arch Design Resources Inc.)

- 3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

This use is located within a commercial district near an existing hotel, an exhibition hall, and convention center. The proposed use is similar in character to the existing surrounding commercial uses. Additionally, the use will benefit the existing businesses by providing additional dining options for their customers.

- 4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The majority of the surrounding properties are already developed. There are only a few potential lots to be developed in the subdivision that are within close proximity to the site. The proposed use will only add to the critical mass of commercial activity that will help attract additional businesses and customers to the area. Businesses are anticipated to be similar or compatible uses.

- 5. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The special use at the proposed location will not be detrimental to or endanger public health, safety, comfort, or general welfare. The Special Use is similar/complimentary to existing surrounding uses. The proposed use fits the retail and service oriented character of this area.

- 6. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to Special Use for Planned Unit Development.**

The special use will conform to all applicable regulations of the BR Regional Business Zoning District. The applicant has submitted a request to reduce the number of required stacking spaces from 15 to 7 (there will be a total of 9 stacking spaces including the two shown after the point of service) which is allowed per Section 17.24.100 of the Zoning Ordinance, based on sufficient evidence to substantiate the reduction request as provided by the applicant. The Plan Commission may recommend and the City Council may approve the reduction request provided they are satisfied with this evidence. The applicant has provided information that states a similar facility in Lombard, IL with a similar amount of stacking spaces is able to serve 8 cars every 5.6 minutes or approximately 85 cars per hour. The applicant also submitted service counts that show during peak hours the facility typically serves 40 to 45 cars per hour. Therefore, based on this information, a sufficient number of stacking spaces are proposed on the site.

**Resolution No. 11-2011**

**Page 3**

**NOW, THEREFORE**, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Application for Special Use for a drive-through restaurant facility for a Culvers Restaurant in the East Main Retail Subdivision contingent upon the above Findings of Fact and, in accordance with Section 17.24.100.C "Reduction in Required Spaces", that the number of required of stacking-spaces be reduced from 15 to 7 (with a total of 9 stacking-spaces including the two shown south or after the point of service).

Voice Vote:

Ayes: Wallace, Schuetz, Kessler, Amatangelo, Pretz, Doyle, Henningson

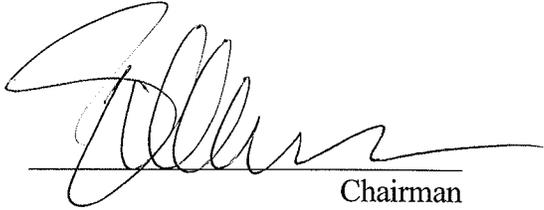
Nays: None

Absent: None

Motion Carried.

**PASSED**, this 19th day of July 2011.

  
Secretary  
St. Charles Plan Commission

  
Chairman  
St. Charles Plan Commission

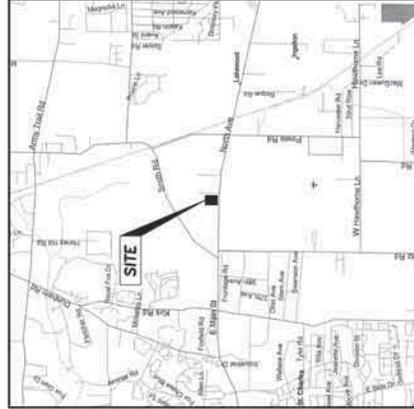
# CULVER'S RESTAURANT

## ST. CHARLES, IL

### EAST MAIN ST. / NORTH AVENUE / IL RTE 64

#### GENERAL NOTES

- TOPGRAPHIC SURVEY, INCLUDING DETAIL UTILITIES (WHERE AVAILABLE), TOPOGRAPHY WITH 90% ELEVATIONS, OUTSTANDING PHYSICAL FEATURES, AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:  
ARC DESIGN RESOURCES INC.  
2091 ZEPHYR PARKWAY  
ST. CHARLES, ILL. 60154  
(630) 484-4300 (811)  
(630) 484-4300 FAX
- BOUNDARY WILL BE PROVIDED BY OTHERS.
- ALL PHASES OF THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER/OWNER'S SITE WORK SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PARKING, UNDERGROUND STORAGE TANKS, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM REMOVAL AND CURBOUT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT.
- WARNING/DISCLAIMER:  
THE DESIGN PRESENTED IN THESE PLANS IS IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN OF UTILITIES AND PAVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE UTILITIES AND PAVEMENT DATA AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PAVEMENTS THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PAVEMENTS THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PAVEMENTS THAT ARE NOT SHOWN ON THESE PLANS.
- PERMIT NOTICE TO CONTRACTOR:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PAVEMENTS THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND PAVEMENTS THAT ARE NOT SHOWN ON THESE PLANS.



PROJECT LOCATION MAP



#### UTILITY OFFICIALS

- GAS:**  
NICOR GAS  
(888) NICOR4U
- ELECTRIC:**  
CITY OF ST. CHARLES  
ELECTRIC UTILITY  
EAST MAIN STREET  
ST. CHARLES, IL 60154  
(630) 377-4407
- TELEPHONE:**  
AT&T  
TOM QUATROCCHI  
815-727-0479
- WATER:**  
CITY OF ST. CHARLES  
PUBLIC WORKS  
2 EAST MAIN STREET  
ST. CHARLES, IL 60154  
(630) 377-4486
- SEWER:**  
CITY OF ST. CHARLES  
PUBLIC WORKS  
2 EAST MAIN STREET  
ST. CHARLES, IL 60154  
(630) 377-4486

#### INDEX OF SHEETS

- C1 COVER SHEET
- C2 DEMOLITION PLAN
- C3 LAYOUT PLAN
- C4 SWPPP AND GRADING PLAN
- C5 UTILITY PLAN
- C6 DETAILS
- C7 DETAILS
- C8 DETAILS
- C9 DETAILS
- C10 DETAILS
- L1 LANDSCAPE PLAN
- ES1 SITE LIGHTING PLAN

#### ISSUED FOR:

- SPECIAL USE APPLICATION 08-11-11
- SPECIAL USE APPLICATION 08-27-11
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- 

DEVELOPER: \_\_\_\_\_ ENGINEER: \_\_\_\_\_



2091 ZEPHYR PARKWAY  
ST. CHARLES, IL 60154  
PH: (630) 484-4300  
FAX: (630) 484-4300  
Chicago, Peoria, Springfield, St. Louis, USA

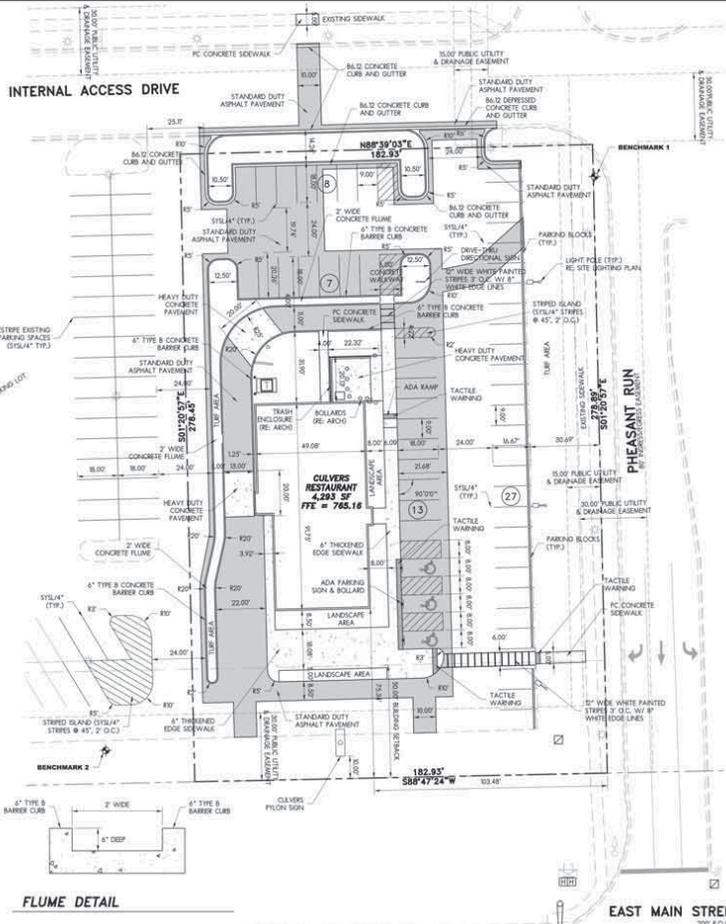
Arc Project Number 11020



CALL 711 OR 1-800-892-0123  
CALL 811 OR 1-800-892-0123



**INTERNAL ACCESS DRIVE**



**SITE DATA TABLE**

REQUIRED PARKING:	43 SPACES / 10 PER 1000 SF OF GFA
PROPOSED PARKING:	53 SPACES
REQUIRED ADA PARKING:	3 SPACES
PROPOSED ADA PARKING:	3 SPACES
BUILDING HEIGHT:	25'-0" TO PARAPET
SITE AREA:	50,978 SF = 1.17 AC
EXISTING ZONING:	BR - REGIONAL BUSINESS
PROPOSED ZONING:	BR - REGIONAL BUSINESS
EXISTING USE:	EXISTING PARKING LOT
PROPOSED USE:	PROPOSED RESTAURANT
WETLANDS:	NO WETLANDS ON SITE
100 YEAR FLOODPLAIN:	THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD ZONE AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RISKANCE RATE MAP NO. 130303010H, EFFECTIVE DATE DECEMBER 8, 2004.

**LAYOUT NOTES**

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING FIRE MAINS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO FOUNDATION PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
3. ALL ANGLES FOR ROADWAY, PARKING LOT AND BUILDING LOCATION ARE 90° UNLESS NOTED OTHERWISE.
4. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FOUNDATION OF THE BUILDING.
5. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
6. ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
7. ALL CURB AND GUTTER IS TYPE B-10. 30" UNLESS NOTED OTHERWISE. REFER TO THE SPECIFICATIONS FOR CURB DETAILS.
8. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.

**LEGEND**

- PROPERTY LINE
- - - - - EXISTING CASSEMENT LINE
- - - - - EXISTING LOT LINE
- ▨ CONCRETE SIDEWALK/PAVEMENT
- ▨ STANDARD DUTY ASPHALT PAVEMENT
- ▨ PROPOSED EDGE OF PAVEMENT
- ▨ PROPOSED CONCRETE CURB AND GUTTER
- - - - - EXISTING CONCRETE CURB AND GUTTER
- ▨ PROPOSED STRIPING
- ▨ EXISTING STRIPING
- (15) NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES IN A ROW
- ♿ PROPOSED HANDICAP PARKING SYMBOLS
- ⊕ EXISTING UTILITY POLE
- ⊕ EXISTING MANHOLE
- ⊕ EXISTING LIGHT POLE
- ⊕ PROPOSED SIGN
- ⊕ EXISTING SIGN
- ⊕ EXISTING SIGNAL CONTROLLER
- ⊕ EXISTING TRAFFIC SIGNAL MAST ARM
- ⊕ BENCHMARK

**PAVEMENT MARKING KEY**

5/16" x 1/4" - SINGLE YELLOW SOLID LINE / 4" WIDE ADA SYMBOLS - SEE DETAIL.

BENCHMARKS	
DESCRIPTION	ELEVATION (8500)
BENCHMARK 1 BOLT BY "A" IN "ALBERT" ON FIRE HYDRANT AT NORTHEAST CORNER OF SITE	762.70
BENCHMARK 2 BOLT BY "A" IN "ALBERT" ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE	766.12

**STACKING DETAIL**

AT LOMBARD THE CULVERS, THE MAXIMUM CUSTOMERS PER HOUR IS 40. PLANNED NUMBER OF STACKING SPACES IS 8. AVERAGE LINE TIME AT LOMBARD CULVERS WITH 8 SPACES IS 2.4 MINUTES. 8 VEHICLES MOVE THROUGH THE DRIVE-THRU WINDOW EVERY 2.4 MINUTES IN ONE HOUR. THIS CIRCLE RESULTS ITSELF 8.7 TIMES. 8.7 TIMES AT 8 VEHICLES IS 8.7 VEHICLES PER HOUR. WITH 8 SPACES THE DRIVE-THRU WINDOW CAPACITY IS 85 VEHICLES PER HOUR. THE PEAK LOAD IS 40 VEHICLES PER HOUR. THEREFORE 8 SPACES PROVIDED IS ADEQUATE STACKING CAPACITY.

**FLUME DETAIL**



**ARC DESIGN**  
RESOURCES INC.

5017 DOWNTOWN  
LOUISVILLE, KY 40202  
PHONE: 502-484-4333  
FAX: 502-484-4333  
www.arcdesign.com  
Design Firm License No. BR-002038

PROJECT NAME  
OWNER'S NAME

**CULVER'S RESTAURANT**  
ST. CHARLES, IL  
EAST MAIN STREET/  
NORTH AVENUE/  
IL ROUTE 64

CONSULTANTS

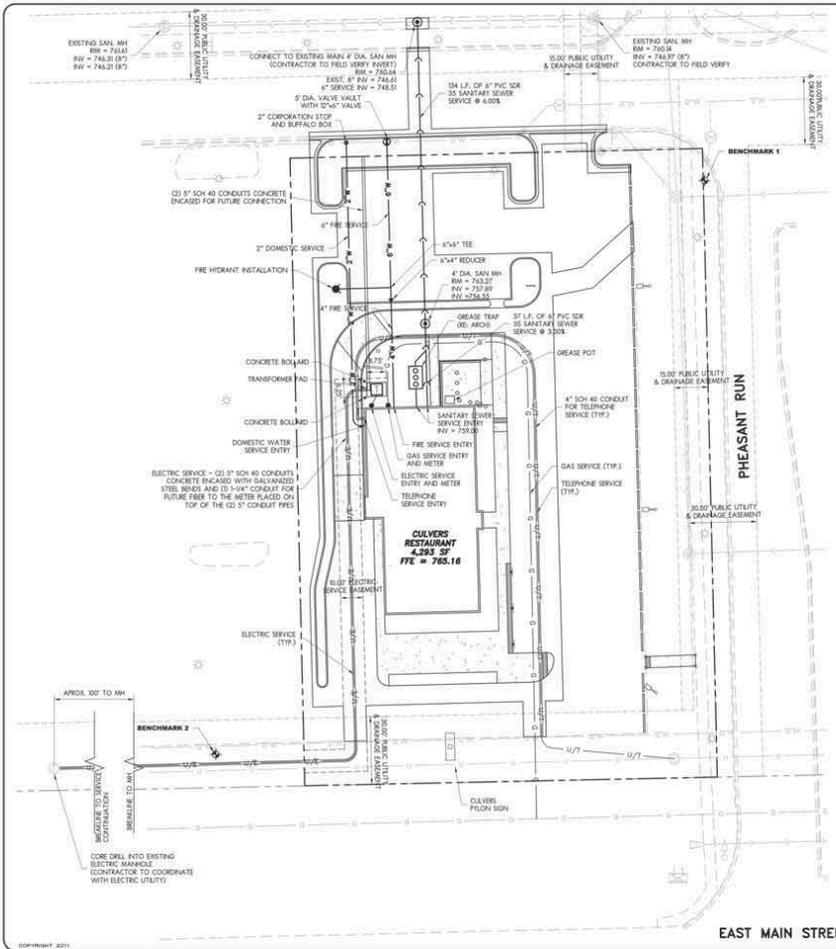
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2	PRIN LE ARCHITECT	06-21
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SHEET TITLE  
**LAYOUT PLAN**

DRAWN	M.S.
CHECKED	BCS
DATE	BCS
PROJECT NUMBER	11020
SHEET NUMBER	C3

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**UTILITY NOTES**

- SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION AND THE CITY OF ST. CHARLES ENGINEERING DESIGN PRACTICE MANUAL.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHER, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- CONTRACTOR SHALL VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES AND VERIFY FLOOR CURB OR PARAPET ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- BACKFLOW PREVENTION DEVICES AND THE DOMESTIC WATER METER ARE LOCATED WITHIN THE BUILDING. REFER TO BUILDING PLUMBING PLANS.
- REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
- CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND PALET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISH GRADE.
- ALL TRENCHES WITHIN PAVED AREAS AND A MINIMUM OF 2 FEET BEYOND ALL CURB LINES SHALL BE BACKFILLED WITH AN APPROVED GRANULAR MATERIAL, COMPACTED TO A MINIMUM OF 90%.
- ALL NEW AND ADAPTED SANITARY MANHOLES REQUIRE THE USE OF CHIMNEY SEAL PER CITY STANDARDS.

**LEGEND**



BENCHMARKS	
DESCRIPTION	ELEVATION (GSD)
BENCHMARK 1 BOLT BY "A" IN "ALBERT" ON FIRE HYDRANT AT NORTHEAST CORNER OF SITE	762.70
BENCHMARK 2 BOLT BY "A" IN "ALBERT" ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE	766.12



**ARC DESIGN**  
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Design Firm License No. 09-00204

PROJECT NAME  
OWNER'S NAME

**CULVER'S RESTAURANT**  
ST. CHARLES, IL  
EAST MAIN STREET/  
NORTH AVENUE/  
IL ROUTE 64

CONSULTANTS

ISSUED FOR		DATE
NO.	DESCRIPTION	
1	FOR PERMITS	05-14
2	FOR PERMITS	05-21
3		
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REVISIONS		DATE
NO.	DESCRIPTION	
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SHEET TITLE

**UTILITY PLAN**

DRAWN: M.S.  
CHECKED: SCS  
DATE: 05/14/14

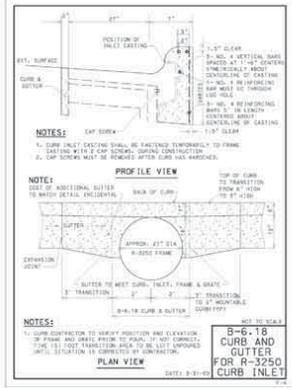
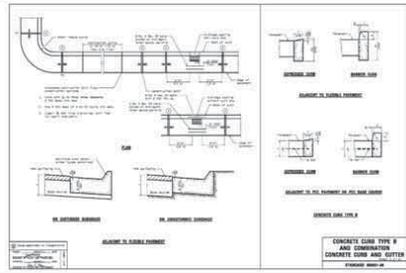
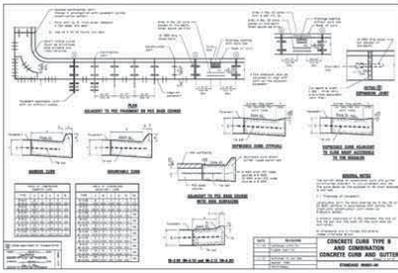
PROJECT NUMBER  
SHEET NUMBER

**11020**  
**C5**

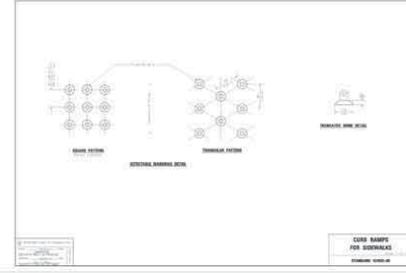
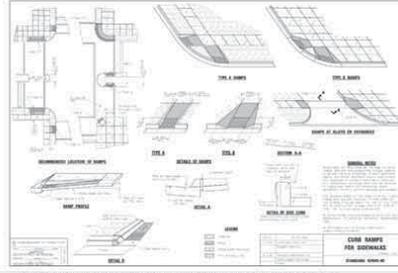
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EAST MAIN STREET/ IL RTE 64



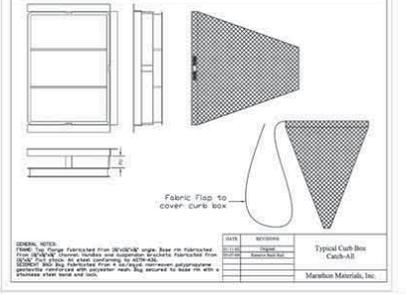
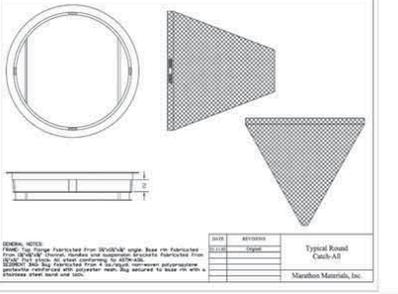


CONCRETE CURB AND GUTTER



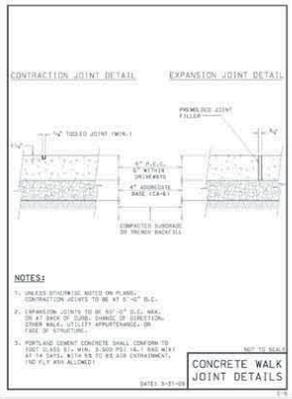
NOTE: DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED WITH 'RED' COLORED CONCRETE.

DOT CURB RAMP FOR SIDEWALK DETAIL



DATE	REVISIONS	DESCRIPTION
	1	Typical Round Catch-All
	2	Marathon Materials, Inc.

DATE	REVISIONS	DESCRIPTION
	1	Typical Curb-Box Catch-All
	2	Marathon Materials, Inc.



CONCRETE WALK JOINT DETAILS

**ARC DESIGN**  
RESOURCES INC.

5075 DOWNTOWNWAY  
LOUISVILLE, KY 40211  
VOICE: (502) 484-4333  
FAX: (502) 484-4333  
www.arcdesign.com  
Design Firm License No. 00-00000

PROJECT NAME  
CONTRACTOR NAME

**CULVER'S RESTAURANT**  
ST. CHARLES, IL  
EAST MAIN STREET/  
NORTH AVENUE/  
IL ROUTE 64

CONSULTANTS

ISSUED FOR

DATE	BY	FOR
08-08	JKL	ABC
08-08	JKL	ABC

REVISIONS

NO.	DATE	DESCRIPTION
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SHEET TITLE

**DETAILS**

DRAWN	M.S.
CHECKED	SCS
DATE	08-08

PROJECT NUMBER  
SHEET NUMBER

**11020**  
**C7**

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PROJECT NAME  
OWNER'S NAME

**CULVER'S RESTAURANT**  
ST. CHARLES, IL  
EAST MAIN STREET/  
NORTH AVENUE/  
IL ROUTE 64

CONSULTANTS

ISSUED FOR	DATE
PROJ USE APPLICATION	09-04
PROJ USE APPLICATION	09-07-8

REVISIONS	DATE
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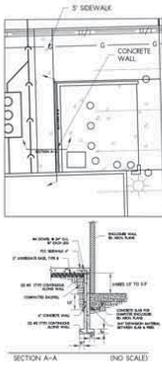
SHEET TITLE

**DETAILS**

DRAWN: M.S.  
CHECKED: SCS  
DATE: SCS

PROJECT NUMBER  
SHEET NUMBER

**11020**  
**C10**



**TRASH ENCLOSURE WALL DETAIL**

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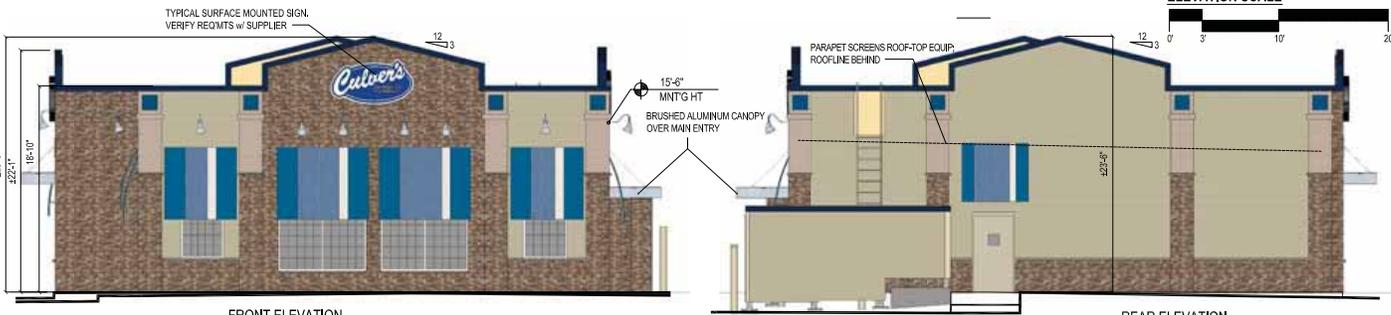






RIGHT ELEVATION

ELEVATION SCALE



FRONT ELEVATION

REAR ELEVATION



LEFT ELEVATION

ALL SIGNAGE & AWNINGS DEPICTED HEREIN ARE SHOWN FOR REFERENCE AND COORDINATION. THE CONTRACTOR/OWNER MUST ATTAIN A SEPARATE PERMIT FOR EACH BEFORE INSTALL. IF REQ'D BY MUNICIPALITY.

PRELIMINARY ELEVATION DRAWINGS  
 Note: Drawings have been prepared for informational purposes only. They are not to be used for construction without the approval of the local authority having jurisdiction.

NEW CULVER'S RESTAURANT

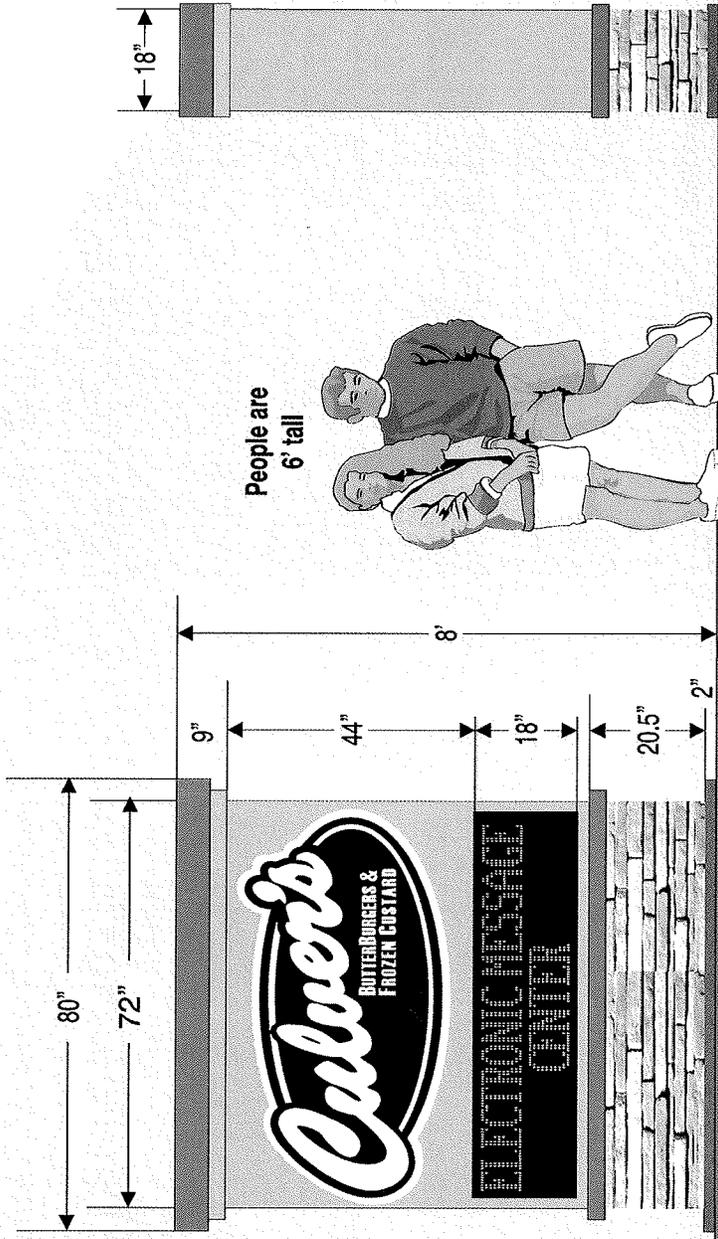
St. Charles, IL  
 County of KANE

OWNER  
 CULVER'S RESTAURANT SYSTEMS, INC.  
 1247 North State Street  
 St. Charles, Illinois 62250  
 618-546-2792 Fax

DATE: 04/19/2011

REVISION:

ELEVATIONS



DATE PROJECT

05-01-2011  
 SCALE  
 3/8" = 1'  
 GRD

P:\O CULVER'S\  
 O Culver's Stores\  
 St Charles, IL

VINYL FONT FILE

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**Jim Greeley Signs & Awnings, Inc.**  
 100 W. ROBERTA,  
 RICHLAND CENTER, WI. 53581  
 608/647-2628 Fax 608/647-2020  
 1-800-WI-SIGNS

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Concrete and  
 brick work  
 by others