

VILLAGE OF GILBERTS

KANE COUNTY

STATE OF ILLINOIS

ORDINANCE NUMBER 02-2017

**An Ordinance Approving a Site Plans for Dunkin Donuts at 315 E. Higgins Road,
Gilberts, IL.**

**ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF GILBERTS
KANE COUNTY
STATE OF ILLINOIS**

January 17, 2017

**Published in pamphlet form by authority of the President and Board of Trustees of
the Village of Gilberts, Kane County, Illinois this 17th day of January 17, 2017**

AN ORDINANCE APPROVING SITE PLANS FOR A DUNKIN DONUTS AT 315 E. HIGGINS ROAD, GILBERTS, IL.

WHEREAS, Arihantanam Corp. ("**Applicant**"), the owner of the property within the Prairie Business Park commonly known as 315 E. Higgins Road ("**Property**"), has submitted an application to the Village of Gilberts seeking site plan approval for the construction of a Dunkin Donuts restaurant, including a drive through, at the Property; and

WHEREAS, on April 16, 2013, the Village Board of Trustees adopted Ordinance No. 13-2013, which approved a Planned Unit Development ("**PUD**") for the Prairie Business Park; and

WHEREAS, the regulations contained in Ordinance No. 13-2013 governing the PUD for the Prairie Business Park allow restaurants, including restaurants with a drive through, as a permitted retail business use; and

WHEREAS, the regulations contained in Ordinance No. 13-2013 governing the PUD for the Prairie Business Park require site plan review for any exterior construction or change in use within the PUD; and

WHEREAS, as part of its application, the Applicant has submitted site plans for the construction of the Dunkin Donuts at the Property, copies of which are attached hereto as Exhibit A ("**Site Plans**"), building elevations for the facility attached hereto as Exhibit B ("**Building Elevations**"), a landscape plan attached hereto as Exhibit C ("**Landscape Plan**"), an interior layout plan attached hereto as Exhibit D ("**Interior Layout Plan**"); details pertaining to the exterior trash enclosure and seating area fencing attached hereto as Exhibit E ("**Exterior Trash Enclosure and Seating Area Fencing Details**"); and

WHEREAS, the Gilberts Plan Commission reviewed the Applicant's Site Plans for compliance with Village Codes and Ordinances at a meeting held on January 11, 2017, and at the conclusion of the meeting the Plan Commission voted to recommend approval of the Applicant's Site Plans for the construction of a Dunkin Donuts restaurant, including a drive through, at the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS, IN KANE COUNTY, ILLINOIS, AS FOLLOWS;

Section 1. Recitals. The recitals are incorporated herein into this Section 1 as if fully set forth.

Section 2. Approval of Site Plans. The Village Board of Trustees hereby approves the Applicant's Site Plan and accompanying plans attached hereto as exhibits with conditions as defined in Exhibit F ("**Conditions of Approval**"), for the construction of a Dunkin Donuts restaurant, including a drive through, at the Property.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its approval in the manner provided by law.

PASSED BY ROLL CALL VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 17th day of Jan. 2017.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Dan Corbett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Elissa Kojzarek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Nancy Farrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Dave LeClercq	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Lou Hacker	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Guy Zambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
President Rick Zirk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPROVED THIS 17th DAY OF Jan., 2017



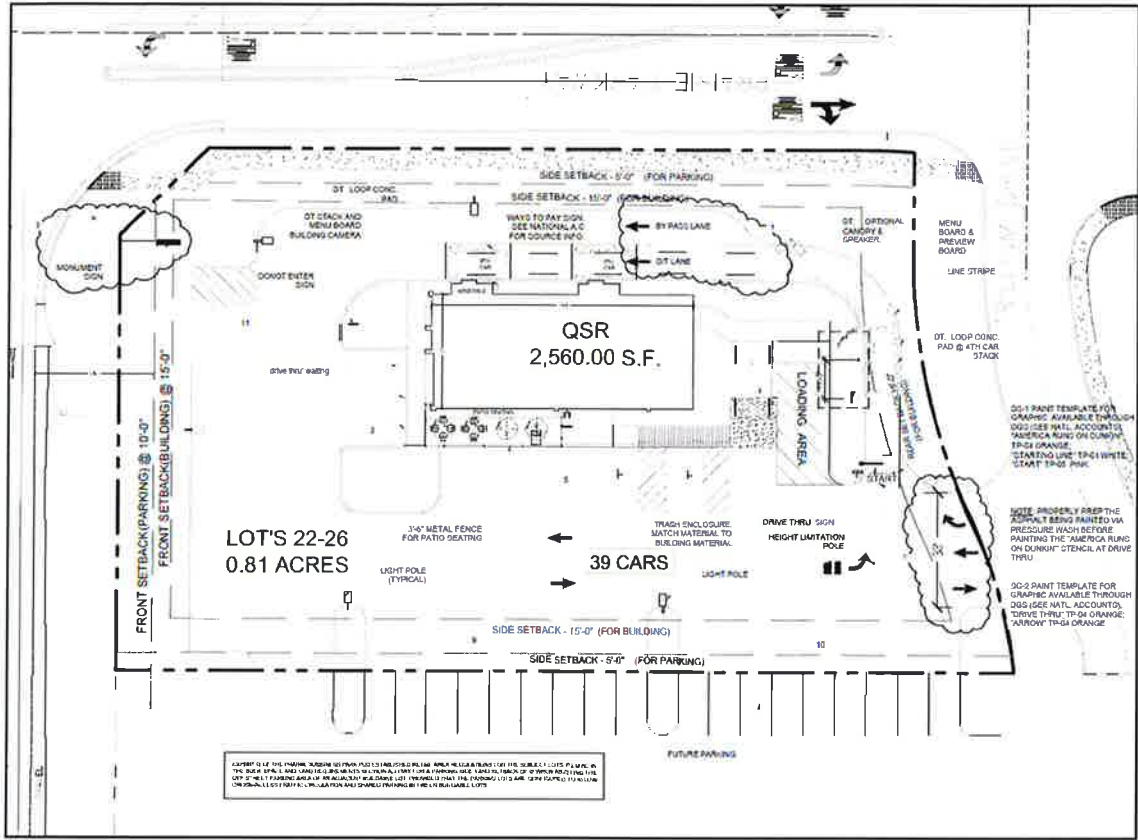
Village President, Rick Zirk



ATTEST: 
Village Clerk, Debra Meadows

Published: 1/18/2017

Exhibit A – Site Plan



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PERMITS: DEAL HERE

dunkin'
DONUTS & ICE CREAM

STUDIO SLIVER

PROFESSIONAL DESIGNER
REGISTERED ARCHITECT
REGISTERED LANDSCAPE ARCHITECT
REGISTERED CIVIL ENGINEER
REGISTERED ELECTRICAL ENGINEER
REGISTERED MECHANICAL ENGINEER
REGISTERED CHEMIST

NO.	DATE	BY	DESCRIPTION
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DD THREAT - TBD
SITE PLAN
312 E. Highway 171
Gilbert, AZ 85135
P: 480.833.2227 F: 4

SP1.0

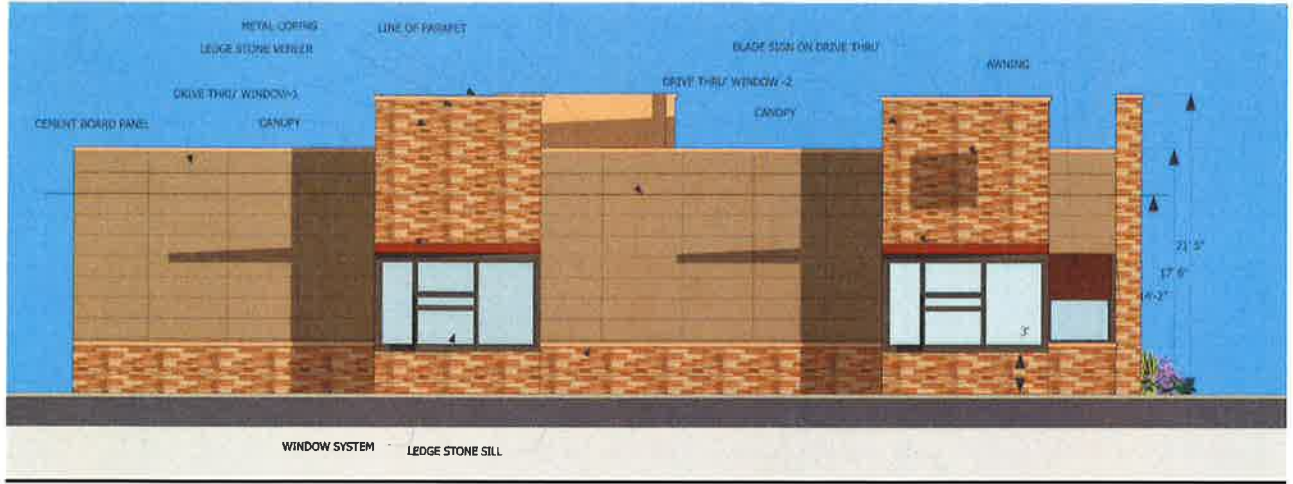
Exhibit B - Building Elevations



West Wall



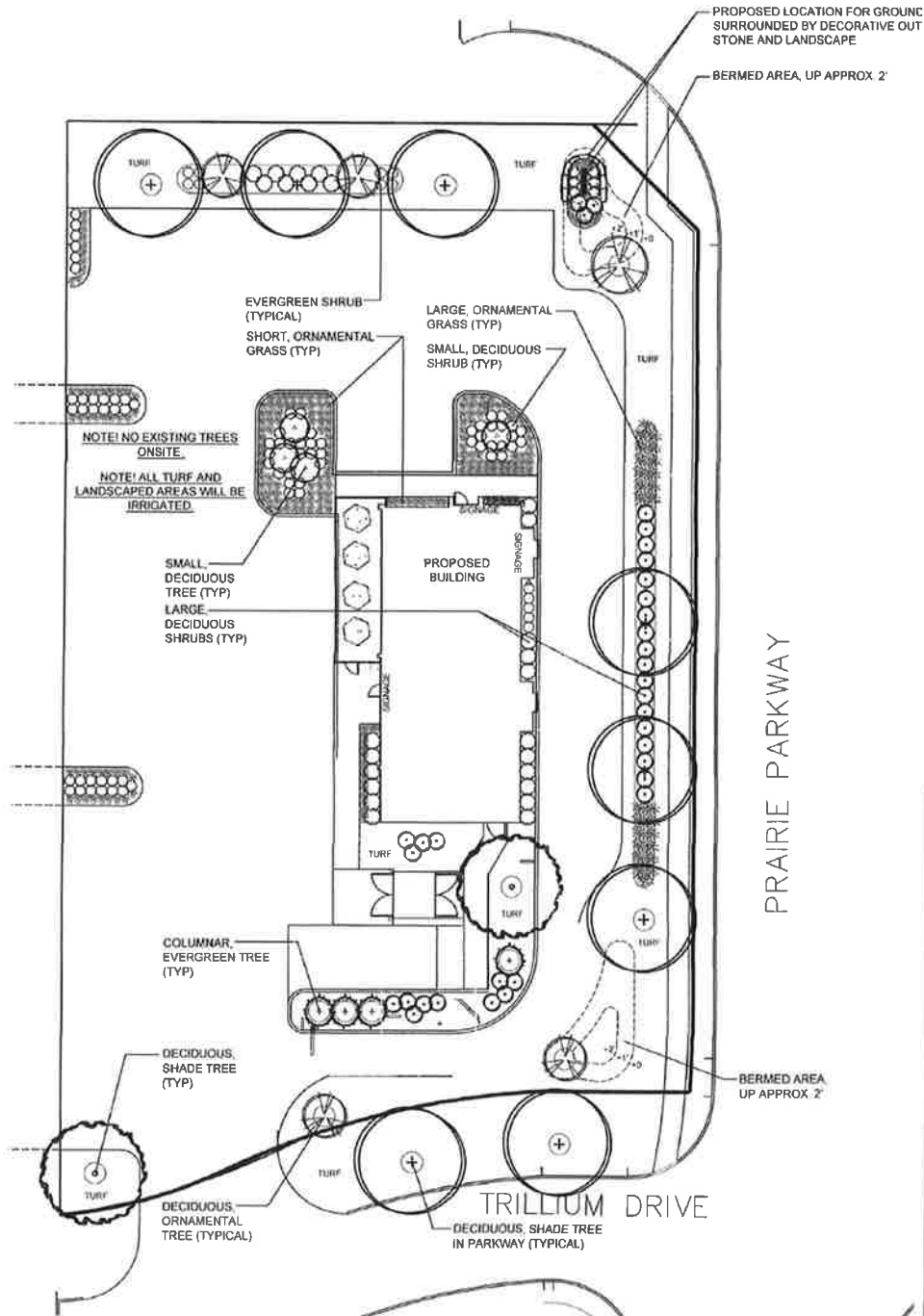
North Wall (Main entrance)



East Wall

Exhibit C - Landscape Plan

ILLINOIS STATE ROUTE 72




dickson design
ARCHITECTS

528 SKYLINE DRIVE
ALGONQUIN, IL 60102
630.319.4510

CLIENT NAME AND ADDRESS
INTERSTATE PARTNERS

PROJECT NAME AND ADDRESS
**500 PRAIRIE PARKWAY
ROSEMONT, IL 60068**

PLAN DATE
NOVEMBER 2, 2010

REVISIONS

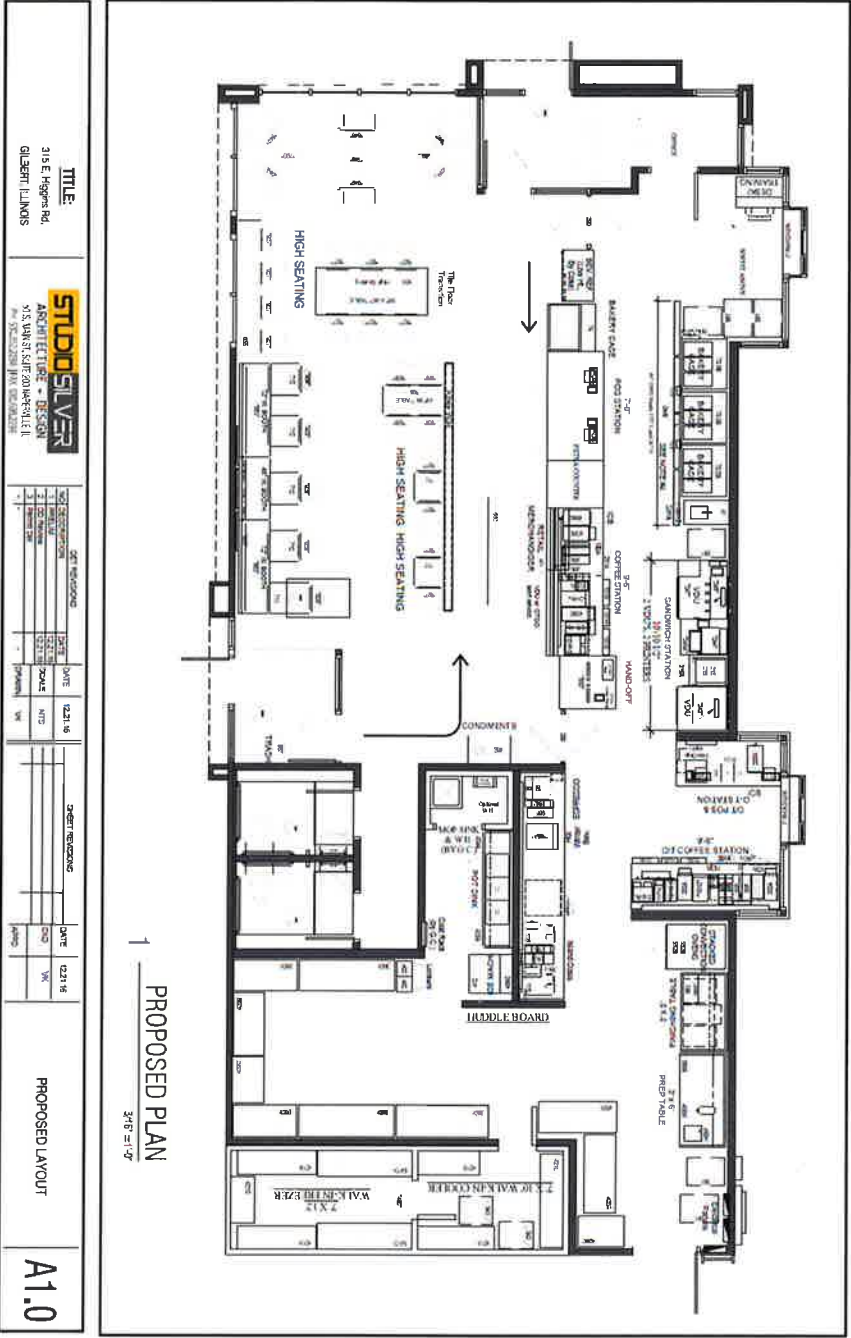
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4.	PER CLIENT 1/23/11
5.	PER MEETING 1/23/11
6.	
7.	
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10.	

PROJECT NAME AND SHEET TITLE
COMMERCIAL DEVELOPMENT
500 PRAIRIE PARKWAY & PRAIRIE PARKWAY
ROSEMONT, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
11.1

Exhibit D - Interior Layout Plan



1
PROPOSED PLAN
3/18/19

TITLE
315 E Higgins Rd
GILBERT, IL 60138

STUDIOSILVER
ARCHITECTURE + DESIGN
315 W. WASHINGTON ST. #200
CHICAGO, IL 60601

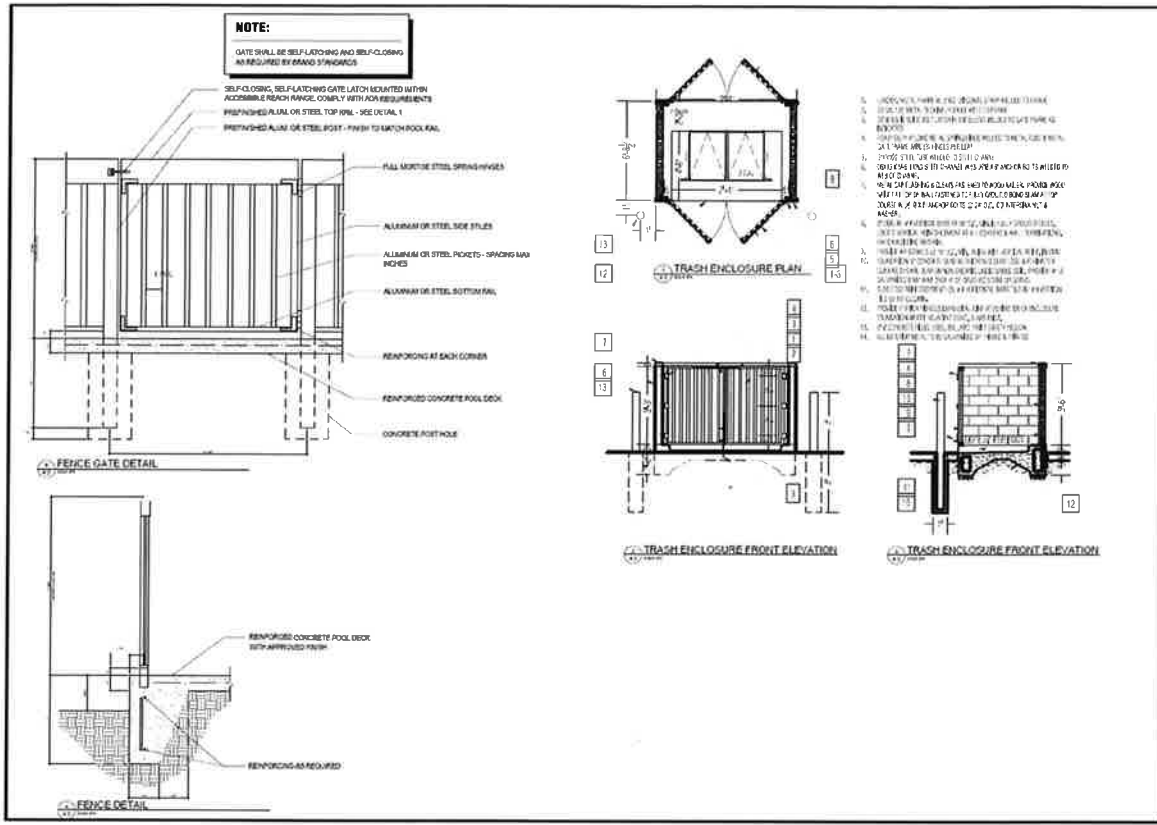
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2		
3		

NO.	DESCRIPTION	DATE
1	PROPOSED LAYOUT	3/18/19
2		
3		

PROPOSED LAYOUT

A1.0

Exhibit E – Exterior Trash Enclosure and Seating Area Fencing Details



315 E. HIGGINS ROAD GILBERT

TRASH ENCLOSURES
TYPICAL FENCE
DETAILS

A.2

Exhibit F – Conditions of Approval

1. Parapet back material must be painted or finished with a color matching façade walls.
2. Mechanical equipment on the roof must be shielded whether by the parapets or other shielding material so as not to be visible from ground level.
3. Wall signage as presented is approved. Ground signage will be limited to the front monument sign and directional signs per the Unified Development Ordinance.
4. The development must adhere to the Building-Owners' Association covenants and restrictions as verified by a letter from the organization prior to building permit.
5. Utility meters will be limited to the rear (south) wall or the southern-most portion of the east wall and shielded from view.
6. Roof access will be from the interior via a roof hatch.
7. Scuppers and downspouts are to be similar metals as other building exterior finishes and matching in color.
8. Seating area fencing and the trash dumpster enclosures will be per submitted specifications with the dumpster enclosure doors to be solid/opaque so to minimize blowing trash and the masonry side walls to match the building in color and texture.
9. Parking setbacks are approved per the January 17, 2017 site plan.
10. Petitioner will submit all engineering, stormwater, architectural, mechanical etc. plans as required by the Village's standard commercial permitting process.