

**VILLAGE OF GILBERTS**

**KANE COUNTY**

**STATE OF ILLINOIS**

**ORDINANCE NUMBER 13-2017**

**An Ordinance approving an amended site plan for Dunkin Donuts/Baskin Robbins  
at 315 E. Higgins Road**

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

June 13, 2017

**Published in pamphlet form by authority of the President and Board of Trustees of  
the Village of Gilberts, Kane County, Illinois this 13<sup>th</sup> day of June, 2017.**

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**AN ORDINANCE APPROVING AN AMENDED SITE PLAN FOR A DUNKIN DONUTS/BASKIN ROBBINS AT 315 E. HIGGINS ROAD**

**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 to amend the approved site plan for the construction of a Dunkin Donuts/Baskin Robbins 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**, on January 17, 2017, the Gilberts Village Board of Trustees adopted Ordinance No. 02-2017, which approved the Applicant's site plan for the construction of a Dunkin Donuts/Baskin Robbins restaurant, including a drive through, at the Property; and

**WHEREAS**, the Applicant now seeks to amend the approved site plan to allow for a shorter by-pass lane around the Dunkin Donuts/Baskin Robbins restaurant, a copy of which is attached hereto and incorporated herein as Exhibit A ("*Amended Site Plan*"); and

**WHEREAS**, the Gilberts Plan Commission reviewed the Applicant's Amended Site Plan for compliance with Village Codes and Ordinances at a meeting held on May 10, 2017, and at the conclusion of the meeting the Plan Commission voted to recommend approval of the Applicant's Amended Site Plan for the construction of a Dunkin Donuts/Baskin Robbins 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 Amended Site Plan.** The Village Board of Trustees hereby approves the Applicant's Amended Site Plan, attached hereto as Exhibit A, for the construction of a Dunkin Donuts/Baskin Robbins 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 13<sup>th</sup> day of June 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 Jeanne Allen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Lou Hacker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 13<sup>th</sup> DAY OF June, 2017

[Signature]  
 Village President, Rick Zirk

ATTEST: [Signature]  
 Village Clerk, Debra Meadows

Published: 6/14/2017

**Exhibit A**  
**Amended Site Plan**

4830-8377-6329, v. 1

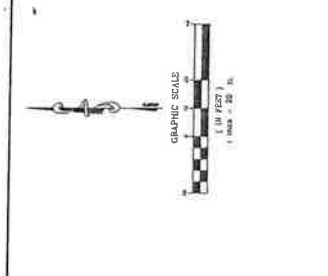
**DUNKIN DONUTS**  
**GILBERTS, ILLINOIS**  
**SITE GEOMETRIC AND PAVING PLAN**

Engineering, LLC  
 955 E. 22nd St. Suite 400  
 Morrisville, NC 27560  
 Phone: (919) 766-8888  
 Fax: (919) 766-8889  
 Email: info@rwc-engineering.com



PROJECT NO.: 170001  
 DATE: 03/27/17  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 PROJECT: 170001  
 SHEET: 3 OF 9

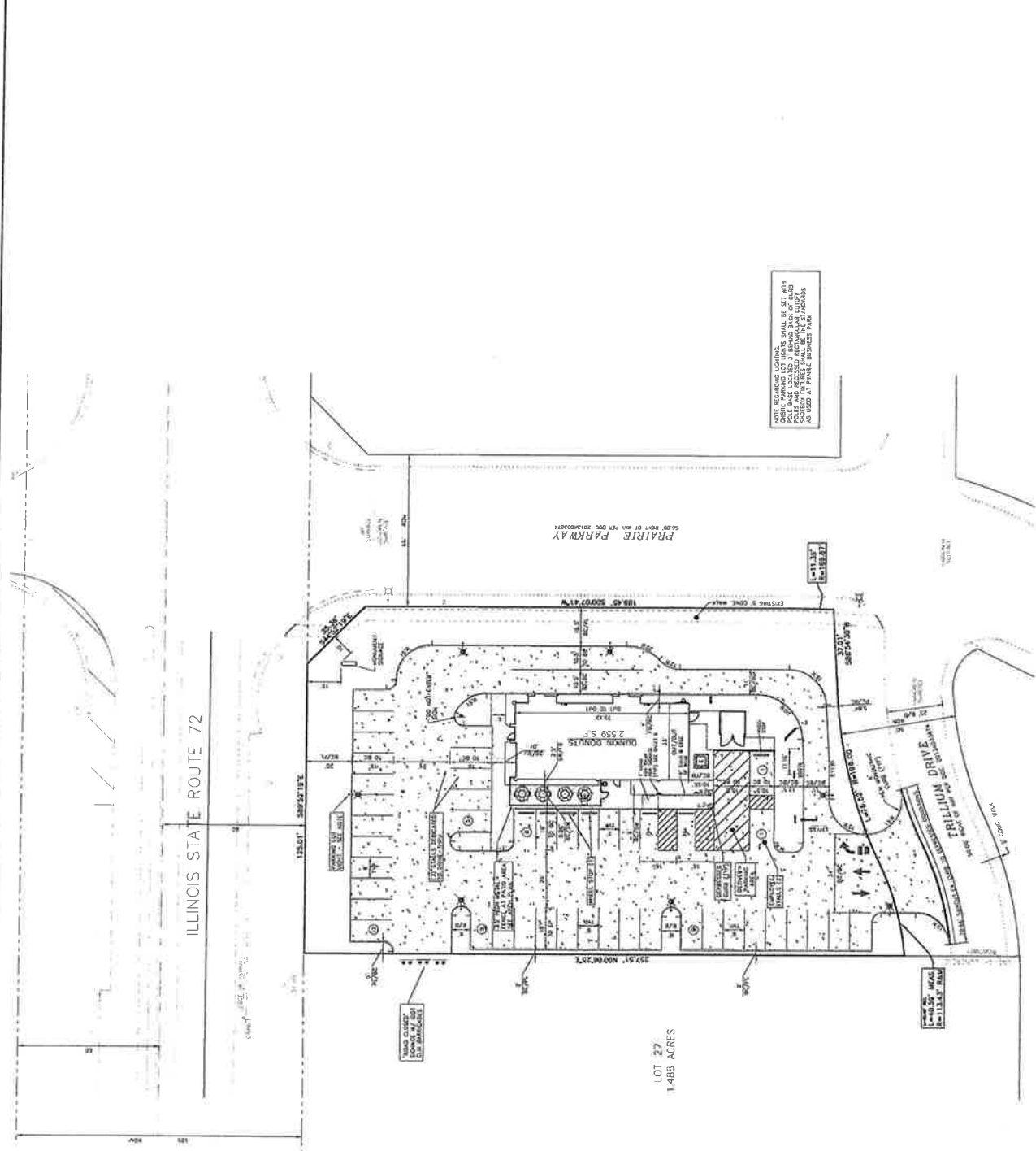
DATE: 03/27/17  
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ABBREVIATIONS LEGEND	
FR	FRONT YARD
RZ	REAR ZONE
PC	PAVING CURB
PP	PAVING PAVEMENT
FB	FACE OF BUILDING
ROB	RIGHT OF WAY (CITY/STATE)
SP	STREET PAVEMENT
SW	SIDEWALK
RW	RETAINING WALL
(TYP)	TYPICAL

SITE DATA	
TOTAL SITE AREA	43,327 SF (0.9714)
EXISTING BUILDING	EXISTING INDUSTRIAL OFFICE BLDG
EXISTING PAVING	EXISTING ASPHALT DRIVEWAY
EXISTING DRIVEWAY	EXISTING ASPHALT DRIVEWAY
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING CURB	EXISTING CURB
EXISTING WALL	EXISTING WALL
EXISTING FENCE	EXISTING FENCE
EXISTING UTILITY	EXISTING UTILITY
EXISTING TREE	EXISTING TREE
EXISTING LANDSCAPE	EXISTING LANDSCAPE
EXISTING SIGN	EXISTING SIGN
EXISTING LIGHT	EXISTING LIGHT
EXISTING FURNITURE	EXISTING FURNITURE
EXISTING OBSTACLE	EXISTING OBSTACLE
EXISTING ELEVATION	EXISTING ELEVATION
EXISTING DRAINAGE	EXISTING DRAINAGE
EXISTING SURFACE	EXISTING SURFACE
EXISTING MATERIAL	EXISTING MATERIAL
EXISTING CONDITION	EXISTING CONDITION
EXISTING LOCATION	EXISTING LOCATION
EXISTING ACCESS	EXISTING ACCESS
EXISTING EGRESS	EXISTING EGRESS
EXISTING ESCAPE	EXISTING ESCAPE
EXISTING PROTECTION	EXISTING PROTECTION
EXISTING SECURITY	EXISTING SECURITY
EXISTING SAFETY	EXISTING SAFETY
EXISTING HEALTH	EXISTING HEALTH
EXISTING ENVIRONMENT	EXISTING ENVIRONMENT
EXISTING CLIMATE	EXISTING CLIMATE
EXISTING SOIL	EXISTING SOIL
EXISTING GEOTECHNICAL	EXISTING GEOTECHNICAL
EXISTING SEISMOLOGY	EXISTING SEISMOLOGY
EXISTING HYDROLOGY	EXISTING HYDROLOGY
EXISTING METEOROLOGY	EXISTING METEOROLOGY
EXISTING ACOUSTICS	EXISTING ACOUSTICS
EXISTING VISUAL QUALITY	EXISTING VISUAL QUALITY
EXISTING CULTURAL RESOURCES	EXISTING CULTURAL RESOURCES
EXISTING HISTORIC RESOURCES	EXISTING HISTORIC RESOURCES
EXISTING ARCHITECTURAL	EXISTING ARCHITECTURAL
EXISTING ARTS AND CULTURE	EXISTING ARTS AND CULTURE
EXISTING RECREATION	EXISTING RECREATION
EXISTING ENERGY	EXISTING ENERGY
EXISTING TRANSPORTATION	EXISTING TRANSPORTATION
EXISTING UTILITIES	EXISTING UTILITIES
EXISTING TELECOMMUNICATIONS	EXISTING TELECOMMUNICATIONS
EXISTING FIRE PROTECTION	EXISTING FIRE PROTECTION
EXISTING EMERGENCY PREPAREDNESS	EXISTING EMERGENCY PREPAREDNESS
EXISTING SECURITY AND PROTECTION	EXISTING SECURITY AND PROTECTION
EXISTING ACCESSIBILITY	EXISTING ACCESSIBILITY
EXISTING UNIVERSAL DESIGN	EXISTING UNIVERSAL DESIGN
EXISTING SUSTAINABILITY	EXISTING SUSTAINABILITY
EXISTING GREEN BUILDING	EXISTING GREEN BUILDING
EXISTING LEED	EXISTING LEED
EXISTING WELL-BEING	EXISTING WELL-BEING
EXISTING QUALITY OF LIFE	EXISTING QUALITY OF LIFE
EXISTING COMMUNITY DEVELOPMENT	EXISTING COMMUNITY DEVELOPMENT
EXISTING ECONOMIC DEVELOPMENT	EXISTING ECONOMIC DEVELOPMENT
EXISTING INFRASTRUCTURE	EXISTING INFRASTRUCTURE
EXISTING PUBLIC SERVICES	EXISTING PUBLIC SERVICES
EXISTING GOVERNANCE	EXISTING GOVERNANCE
EXISTING POLICY	EXISTING POLICY
EXISTING LEGISLATION	EXISTING LEGISLATION
EXISTING REGULATIONS	EXISTING REGULATIONS
EXISTING STANDARDS	EXISTING STANDARDS
EXISTING BEST PRACTICES	EXISTING BEST PRACTICES
EXISTING RESEARCH	EXISTING RESEARCH
EXISTING INNOVATION	EXISTING INNOVATION
EXISTING LEADERSHIP	EXISTING LEADERSHIP
EXISTING PARTNERSHIP	EXISTING PARTNERSHIP
EXISTING COLLABORATION	EXISTING COLLABORATION
EXISTING NETWORKING	EXISTING NETWORKING
EXISTING COMMUNICATIONS	EXISTING COMMUNICATIONS
EXISTING INFORMATION	EXISTING INFORMATION
EXISTING KNOWLEDGE	EXISTING KNOWLEDGE
EXISTING SKILLS	EXISTING SKILLS
EXISTING CAPABILITY	EXISTING CAPABILITY
EXISTING RESILIENCE	EXISTING RESILIENCE
EXISTING ADAPTABILITY	EXISTING ADAPTABILITY
EXISTING FLEXIBILITY	EXISTING FLEXIBILITY
EXISTING INCLUSIVITY	EXISTING INCLUSIVITY
EXISTING EQUITY	EXISTING EQUITY
EXISTING JUSTICE	EXISTING JUSTICE
EXISTING INTEGRITY	EXISTING INTEGRITY
EXISTING ETHICS	EXISTING ETHICS
EXISTING VALUES	EXISTING VALUES
EXISTING BELIEFS	EXISTING BELIEFS
EXISTING ATTITUDES	EXISTING ATTITUDES
EXISTING BEHAVIORS	EXISTING BEHAVIORS
EXISTING IDENTITIES	EXISTING IDENTITIES
EXISTING ROLES	EXISTING ROLES
EXISTING RELATIONSHIPS	EXISTING RELATIONSHIPS
EXISTING COMMUNITIES	EXISTING COMMUNITIES
EXISTING CULTURES	EXISTING CULTURES
EXISTING LANGUAGES	EXISTING LANGUAGES
EXISTING HERITAGES	EXISTING HERITAGES
EXISTING TRADITIONS	EXISTING TRADITIONS
EXISTING CUSTOMS	EXISTING CUSTOMS
EXISTING BELIEFS	EXISTING BELIEFS
EXISTING ETHICS	EXISTING ETHICS
EXISTING VALUES	EXISTING VALUES
EXISTING BELIEFS	EXISTING BELIEFS
EXISTING ETHICS	EXISTING ETHICS
EXISTING VALUES	EXISTING VALUES



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