



#2019-113
Raising Canes – Preliminary and Final PUD
Introduction
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 17, 2019 public introduction meeting
<u>Request:</u>	Introduction Meeting for the Preliminary and Final Planned Unit Development to allow the construction of a Limited Service Restaurant for Raising Canes.
<u>Location:</u>	5417 Northwest Highway
<u>Acreage:</u>	Approximately 1.15 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: M Manufacturing (Three Oaks Recreation Area) East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background

- This vacant lot would be developed into a new 3,316 square-foot limited service restaurant.
- A traffic study was completed that analyzed the surrounding roadway and the estimated trips into and out of the site. Recommended conditions have been sent to IDOT for final approval.
- The site sits along Route 14 and backs to the Three Oaks Recreation Area. It is part of the Three Oaks Recreation Area Planned Unit Development Overlay District. It is the intent of the Three Oaks PUD Overlay District to promote orderly and high-quality development that is compatible with the character and use of Three Oaks, consistent with and complementary of the area's recreational uses and amenities, and supportive of a strong and stable tax base.
- The elevations blend a mixture of brick and stone veneer and Dryvit along all four sides highlighting projecting elements and creating a unique and appealing building design.

Public Hearing

The Preliminary and Final Planned Unit Development request will be before the Planning and Zoning Commission for a recommendation at the July 1st regular meeting.