



#2012-118 Corner Bakery Drive Thru Conceptual Project Review for Planning and Zoning Commission

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|---------------------------------------|---|
| <u>Meeting Date:</u> | January 2, 2013 |
| <u>Request:</u> | Conceptual PUD review for the addition of a drive-through. |
| <u>Location:</u> | 815 Cog Circle |
| <u>Acreage:</u> | Approximately 1.1 acres |
| <u>Existing Zoning:</u> | B-2 PUD General Commercial Planned Unit Development |
| <u>Surrounding Properties:</u> | North B-2 PUD General Commercial (Sports Authority) South B-2 PUD General Commercial (Rose Plaza) East B-2 PUD General Commercial (Portillos) West B-2 PUD General Commercial (Corner Bakery and In-line Retail) |
| <u>Staff Contact:</u> | Michelle Rentzsch (815.356.3615) |

Background:

- **Existing Use:** The site is a multi-tenant retail building and part of the Archway East development.
- The petitioner is requesting a conceptual Planned Unit Development review for a drive-through addition to accommodate the Corner Bakery Café.

Development Analysis:

Land Use/Zoning

- ❑ The site is currently zoned "B-2" General Commercial and the Comprehensive Land Use map designates the property as Commercial.
- ❑ The addition of a drive-through for the Corner Bakery Café tenant space would help address the need for parking in this general area.

Site Layout

- The Archway East development has access onto Cog Circle, but fronts on Route 14.
- Parking is shared among all tenants in this development, though this multi-tenant building has 48 spaces to the south and east of the building.
- The proposed drive through would change the direction of traffic through the parking lot, necessitating some minor site alterations to provide for better vehicular movements.

- The drive through layout meets the UDO criteria for drive-through uses.

Based on the conceptual plan provided, the petitioner is seeking initial comments on the overall concept of their development.

City staff had the following comments on the proposed conceptual plan. Also, attached is a mark-up plan from the City's Engineering Department that illustrates some of the suggested revisions to the proposal.

1. The rear doors may be required exits from the stores. The area marked as "Truck Bypass" shall not block or prevent the use of the exits.
2. Drive-through lanes must be striped, marked, or otherwise distinctly delineated.
3. Approach lanes for drive-through facilities shall have a minimum width of 12 feet as measured from the face of the curb. It appears that minimum has been met.
4. All drive-through facilities shall be provided with an "escape" route from an existing queue. Indicate the bypass lane with a minimum width of 10 feet.
5. Provide estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities.
6. Limited Service (Fast Food) Restaurant (coffee/smoothie/donut/bakery sales) must provide 8 stacking spaces total with at least 4 stacking spaces between the order board and the first service window. Indicate the location of the order board. Each stacking space shall be a minimum of 10 feet wide by 20 feet long.
7. Currently, vehicles entering the parking lot from the east can use the drive around the building to exit the site if a parking stall is not available. With the proposed change in direction of this route, an existing parking stall at the west end of the parking lot must be striped out and signed "No Parking" as a turn-around space.
8. The current alignment of the drive-through exit, as it enter the parking lot, places exiting vehicles in potential conflict with vehicles traveling west bound in the parking lot. Move the drive-through exit to enter the parking lot at the southerly side of the 24 feet wide aisle.
9. Install a "Do Not Enter" sign at the drive-through exit for westbound traffic.

**City of Crystal Lake
Development Application**

Office Use Only
File # 1182012

Project Title: Corner Bakery Drive-Thru

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input checked="" type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

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DEC 11 2012
BY: _____

Petitioner Information

Owner Information (if different)

James Eck
Name: Bradford RE Companies Name: _____
Address: 10 S. Wacker Dr. ^{Ste} 2435 Address: _____
Chgo, IL 60606
Phone: 312-755-8017 ^{8002 direct} Phone: _____
Fax: 312-755-8070 Fax: _____
E-mail: eck@bradfordchicago.com E-mail: _____

Property Information

Project Description: Addition of drive through lane
for the Corner Bakery

Project Address/Location: 815 Cog Circle

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

PETITIONER: Print and Sign name (if different from owner) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

