



City of Aurora

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Legistar History Report

File Number: 16-00935

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Type: Petition

Status: Draft

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General Ledger #:

In Control: Planning & Development Committee

File Created: 09/20/2016

File Name: Panera Bread / Final Plan Revision / 491 S. State Route 59

Final Action:

Title: A Resolution Approving a Revision to the Final Plan on Lot 1 - Outlot 3 of Aurora Market Subdivision for a Restaurant with a drive-through facility (2530) use located at 419 S. State Route 59 being south of Ogden Avenue and west of Route 59 (Panera, LLC - 16-00935 / NA28/2-16.054-Fpn/R - AM - Ward 10)

Notes:

Agenda Date: 11/14/2016

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, Exhibit "A-3" Building and Signage Elevations, Fire Plan Access Plan, Land Use Petition and Supporting Documents - 2016-09-19 - 2016.054.pdf, Plat of Survey - 2016-09-19 - 2016.054.pdf, Lease Restrictions and Exclusives - 2016-09-19 - 2016.054.pdf, Legistar History Report - 2016-10-25 - 2016.054.pdf, Landscape Material Worksheet (1-23), Property Research Sheet - 491 S State Route 59.pdf, Property Research Sheet - 301 S State Route 59.pdf

Enactment Number:

Planning Case #: NA28/2-16.054-Fpn/R

Hearing Date:

Drafter: aminnella@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	09/27/2016	referred to	DST Staff Council (Planning Council)			
	Action Text:	This Petition was referred to to the DST Staff Council (Planning Council)					
1	DST Staff Council (Planning Council)	10/04/2016					
	Notes:	<i>Mr. Minnella said plans have been submitted. Review comments will be sent out in the next day or two. We have some minor comments, but overall it looks good.</i>					

Mr. Cross said we sent off some comments this morning on it.

Representatives Present: Brian Barnard, Ron Pollastrini, and Martin Iwanicki

Mr. Barnard said so this a relocation of the Panera Café that's a little farther north, I believe, on Route 59. It is relocating as our business position is starting to move toward having the drive thru option available and our current location lease term is expiring next year so this will give us the opportunity to get that freestanding drive thru location while staying in the Aurora neighborhood.

Ms. Phifer said you are really busy at that location and there is not a whole lot of parking, so this will be a big improvement on that too.

Mr. Sieben said we had a follow up meeting regarding the drive thru, what you guys modified with that. Do you want to talk a little bit about the typical Panera operation with a drive thru?

Mr. Barnard said Panera's drive thru really only takes up about 20% to 25% of our business, whereas most restaurants that have drive thrus are in the 60% to 70% range, so it is still a smaller portion of it and one of the requests from staff was we had started moving to put our drive thru menu board at the 6th car from the window just so there is a little more operational efficiencies within the building so that once you get to the window your order is ready, but for the past 10 plus years, since our drive thru program started, it's been at the 5th car and so it is not really an impact and that was really the request by staff was to have the drive thru components at the 5th car so that there is a little more stacking behind that when people first pull in to start ordering and they are not sitting out in that internal drive lane. Drive thru orders generally from ordering to pickup are between 4 to 5 minutes, closer to 4 minutes, which is actually a faster turnaround time than we see inside. We don't really have a real explanation for that other than, unfortunately, it is far less personal, so people don't sit and chat with the cashiers when they go through the drive thru as they do inside and take a little more time maybe looking at the menu and just being people as opposed to customers driving through.

Mr. Sieben said I guess that's it. Alex will be reviewing this. We just have a couple of minor comments. I think we worked out some of the bugs at our second meeting, so I think we should have everything. We're looking forward to moving this forward. Do we have a date yet for Planning Commission?

Mr. Minnella said not yet.

Mr. Feltman said we sent out review comments Friday, nothing of any major substance. There is some detention that we found out afterwards that was in the pipes that I don't think I was quite aware of going into the review. There are a few tweaks that I think we were...

Mr. Iwanicki said because we were compensating for anything that was in the pipes because there is an existing 48 inch out there, so we are compensating for that and also the detention basin kind of spills over in existing conditions closer to the building because I believe the high water is 708 and our building is at 710 and so is the existing building 710. I believe we accounted for all of that in our calcs, but we'll coordinate and we'll get to the bottom of this.

Mr. Feltman said overall I think there is a little concern about whether there is any type of guardrail and we talked about that in the DST meeting. Obviously it is private property, but there is that drop off on the retaining wall right near the drive thru, so it might be something you might want to watch.

Mr. Iwanicki said there is a wrought iron fence that we are going to have along the drive thru, the whole stretch.

Mr. Pollastrini said it's got built in bollards, but is an aesthetically pleasing fence.

Mr. Barnard said it is very similar to a lot of the bollard and railing systems that we use around our patios for protection from vehicular, so that will keep vehicles from going over that ledge.

Mr. Feltman said so just respond to our comments. I sat down with the reviewer. There wasn't anything major.

Mr. Cross said we had just 3 items on what I sent this morning. The staging areas, a few of the staging areas are impacted by the islands and are less than the 26 by 40, so you showing them being encumbered by the islands. It has to be a free and clear 26 by 40 on those staging areas. Then there

is a spot on the plan that says utility room. I don't know if that is supposed to be the sprinkler room as well, or is that separate?

Mr. Barnard said the riser would be there, yes.

Mr. Cross said so we asked that that be labeled as the sprinkler room. Then the one supply hydrant, I think it is in the southwest corner of the property, we just wanted to make sure that that supply hydrant is no more than 5 feet from the fire lane. It looks like it is pushed back a little bit on that little peninsula, that island, so just making sure that that is free and clear as well.

Mr. Sieben said Alex will be getting back to you then on what that date is for Planning Commission.

1 DST Staff Council 10/11/2016
(Planning Council)

Notes: Mr. Minnella said staff reviewed the submittal and comments will be sent out soon.

Mr. Feltman said Engineering sent out comments. We are waiting for a resubmittal.

Mr. Cross said for Fire the same. We've given them comments.

Mr. Frankino said our review is completed on this one. We are just waiting for permit fee payment.

1 DST Staff Council 10/18/2016
(Planning Council)

Notes: Mr. Minnella said staff sent comments last week. If revised plans are received, they will go to the November 2nd Planning Commission.

Mr. Feltman said Engineering sent out comments as well. We are just waiting on a resubmittal.

Mr. Cross said Fire as well.

1 DST Staff Council 10/25/2016 Forwarded Planning 11/02/2016 Pass
(Planning Council) Commission

Action Text: A motion was made by Mr. Minnella, seconded by Mr. Beneke, that this agenda item be Forwarded to the Planning Commission, on the agenda for 11/2/2016. The motion carried by voice vote.

Notes: Mr. Minnella said the Petitioner submitted revised plans and they are scheduled to go to Planning Commission on November 2nd. I make a motion to move this forward. Mr. Beneke seconded the motion. The motion carried unanimously.

2 Planning Commission 11/02/2016 Forwarded Planning & 11/14/2016 Pass
Development Committee

Action Text: A motion was made by Mrs. Cole, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 11/14/2016. The motion carried.

Notes: Mr. Minnella said the Petitioner, Panera, LLC, is requesting the approval of a Final Plan Revision at the property located at 419 S. State Route 59. The property is currently zoned PDD – Planned Development District within the Fox Valley East Planned Development District. This property is currently vacant and has been approved and used to be a bank. It was occupied by The First Midwest Bank. The Petitioner is proposing a Panera Bread Restaurant with a drive through lane, adding an additional 15 parking spaces and beautifying the building with a nice façade, which characterizes the Panera Bread Restaurants. Also they are proposing an 8 foot monument sign. If you have any questions, staff will be more than happy to answer them. The Petitioner is also here tonight.

I'm Brian Barnard with Panera Bread. We're really looking to get this location up and running. Our lease at the current location on Highway 59 actually expires at the end of February. We are in discussions with our current landlord to try to get a little bit of an extension on that, but I know he is also looking for a new tenant to come in when we do vacate that space. We are really looking forward to getting this project up and running and open to keep our employees and customers in Aurora. I'd be happy to answer any questions.

Mr. Minnella said staff recommends approval with no conditions.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Duncan

AYES: Mr. Bergeron, Mr. Cameron, Mr. Chambers, Mrs. Cole, Mr. Divine, Mrs. Duncan, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mr. Minnella said this will next be heard at the Planning and Development Committee meeting on Monday, November 14, 2016, at 4:00 p.m. in the 5th floor conference room of this building.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Divine, SD 204 Representative Duncan and Fox Valley Park District Representative Chambers
