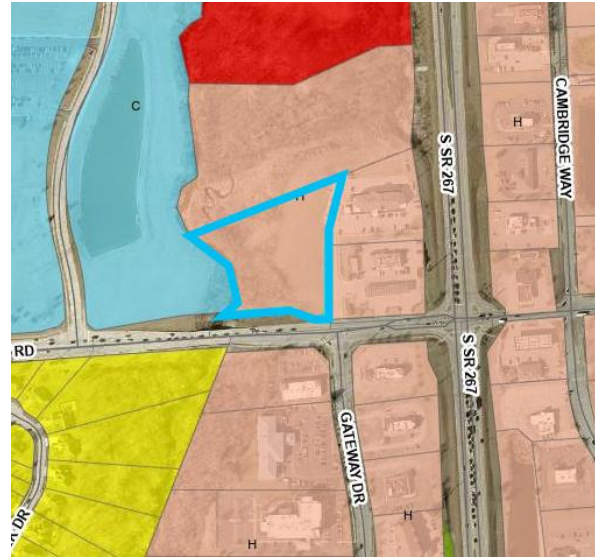


TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

DATE: 01-06-2026
CASE NO.: DP-25-99
Project Page: [Culvers – Gateway Drive](#)
PETITIONER: Brett Hickey of Kimley-Horn & Associates on behalf of Culvers
REQUESTED ACTIONS: Architectural and Site Design Review for a proposed drive-thru restaurant of approximately 4,550 square feet in size.
LOCATION: 5074 Gateway Drive
PARCEL SIZE: 3.46 acres +/-



EXISTING ZONING AND LAND USE		THRIVE! COMPREHENSIVE PLAN	
Site:	GC: General Commercial	Site:	Hospitality
North:	GC: General Commercial	North:	Hospitality
South:	GC: General Commercial	South:	Hospitality
East:	GC: General Commercial	East:	Hospitality
West:	P: Parks	West:	Civic & Utilities

PROJECT DESCRIPTION

- Requested Action:**
- Architectural and Site Design Review for a proposed 4,550 square feet drive-thru restaurant on a 3.46-acre (+/-) parcel.
-
- Concurrent Actions:**
- None
-
- Future Action(s):**
- Improvement Location Permit and other required permits (*Administrative*)

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE



PROJECT REVIEW

The project has been reviewed for compliance with applicable Town ordinances and regulations. Items which do not comply or that need additional information to determine compliance have been identified below. Comments from reviewing agencies are also provided following the compliance summary.

PROJECT COMPLIANCE SUMMARY

Compliance unknown / needs attention

Does not comply

Review Area	Code Reference	Status	Questions / Comments		
Building Design					
Minimum Yards and Building Setbacks	14.2.D.2	Compliant	Setback Side	Required	Shown
			North	10'	10+
			East	20'	20+
			South	20'	20+
			West	10'	10+
Maximum Building Height	14.2.E.2	Compliant			
Building Materials	4.21	Not Compliant – See item #1 under Planning Staff Comments	FAÇADE POINTS	Required	Shown
			South (Primary)	600	580.8
			East (Primary)	600	591.2
			North (Primary)	600	591.2
			West (Primary)	600	615.8
Mechanical Equipment:	4.1G	Compliant			
Building Lighting	4.9.C	Compliant			
Site Design					
Drive-Through Facilities	4.1.D	Compliant			
Loading Space Orientation	4.11.C.1.d	Compliant			
Outside Storage	4.16.B.9	Compliant			
Outdoor Seating/Dining	4.16.E	Compliant			
Parking Area Location	4.10.C	Complies			
Off-Street Parking Area Cross Access Connection	4.10.D.7	Compliant			
Bicycle Parking	4.10.E	Compliant			

TOWN OF PLAINFIELD DESIGN REVIEW COMMITTEE

Parking Spaces	4.10.F	Compliant	
Site Lighting	4.9.D 5.5.C.6	Compliant	
Trash Enclosure / Trash Compactor	4.1.J	Compliant	
Pedestrian Connectivity	4.1.H	Compliant	
Landscaping			
Perimeter Yard Landscaping	4.7.C	Compliant	
Foundation Landscaping	4.7.E	Compliant	
Parking Lot Trees	4.7.F	Compliant	
Parking Lot Screening	4.7.F	Compliant	
Trash Enclosure Landscaping	4.1.J	Compliant	

STAFF COMMENTS

PLANNING: Item #1 – Questions have been raised by staff about whether or not the “aluminum cladding” called out as a building material in the [Architectural Elevations & Renderings](#) is a primary or accent material. The applicant, in their formal response to comments made during the Project Review Meeting, classified the aluminum cladding as an **accent** material, thus bringing 3 of their 4 elevations below the required point threshold.

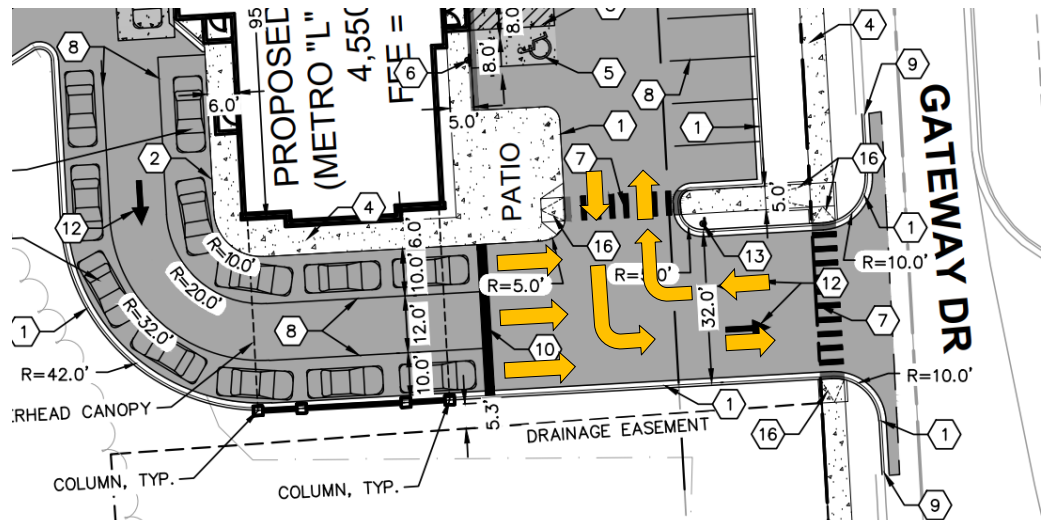
Lighting

In addition to the illumination beyond the property line discussed above, the applicant has included indication that “Blue LED Strip Lighting” (shown on the right) will be included on the upper trim of a majority of the building.



Site Design

Concern has been expressed throughout the process regarding the proposed drive-thru exit and how it interacts with traffic circulation on the site and right-of-way.



TOWN OF PLAINFIELD
DESIGN REVIEW COMMITTEE

PUBLIC UTILITIES:

TRANSPORTATION: