

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO: Lombard Plan Commission

HEARING DATE: January 23, 2006

FROM: Department of  
Community Development

PREPARED BY: Jennifer Backensto, AICP  
Planner II

**TITLE**

**PC 06-04; 300 E. Roosevelt Road:** The petitioner requests that the Village take the following actions within the B4 Corridor Commercial Shopping District:

1. Grant a conditional use, pursuant to Section 155.415 (C) of the Zoning Ordinance, to allow for drive-through services;
2. Grant a variation from Section 153.211(F) and Section 153.241 (F) of the Sign Ordinance to allow for wall signs to be displayed in conjunction with awning signs;
3. Grant a variation from Section 153.506 (B) (19) (a) (2) of the Sign Ordinance to allow a variation for five (5) wall signs; and
4. Approval of a Major Plat of Resubdivision.

**GENERAL INFORMATION**

Petitioner: Soos & Associates  
105 Schelter Road  
Lincolnshire, IL 60069

Property Owner: McDonald's  
4320 Winfield Road  
Warrenville, IL 60555

Relationship of Petitioner: Architect & Agent for McDonald's

**PROPERTY INFORMATION**

Existing Land Use: McDonald's restaurant with drive-through

Size of Property: 1.05 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B4 Corridor Commercial District

**Surrounding Zoning and Land Use:**

North: C/R Conservation/Recreation District; developed as Southland Park

South: Unincorporated DuPage County zoned B2 General Commercial; developed as Highland Manor Motel

East: B4 Corridor Commercial District; developed as a mixed use retail commercial/multiple family residential building

West: B4 Corridor Commercial District; developed as a commercial use (Cash Store) and a legal non-conforming residence.

**ANALYSIS**

**SUBMITTALS**

This report is based on the following documents filed with the Department of Community Development on December 21, 2005:

1. Petition for Public Hearing.
2. Response to Standards.
3. Topographic Survey prepared by Gentile & Associates, Inc. and dated April 4, 2005.
4. Plat of Subdivision, prepared by Gentile & Associates, Inc. and dated January 13, 2006.
5. Geometric Plan, prepared by Marchris Engineering and dated April 20, 2005.
6. Landscape Plan, prepared by Marchris Engineering and dated April 20, 2005.
7. Proposed building elevations, prepared by Corporate Design and Development Group and dated December 15, 2005 and January 13, 2006.
8. Interior floor plan, prepared by Corporate Design and Development Group and dated January 16, 2006.
9. Wall sign and directional sign drawings, prepared by Everbrite, Inc., and last revised July 25, 2001 (D), September 22, 2004 (E), and October 3, 2005 (H).
10. Menu board sign drawings, prepared by Florida Plastics International, Inc., and dated April 12, 2001.
11. Materials sample board.

## **DESCRIPTION**

The petitioner is proposing to demolish the existing 3,839-sq. ft. McDonald's restaurant and construct a new, 4,740-sq. ft. McDonald's restaurant. The new site layout will have a double drive-through with each lane having its own menu board. All parking spaces will be angled, creating a one-way counterclockwise circulation pattern.

This property was never previously subdivided into a Lot of Record. Therefore, a Major Plat of Subdivision will be required prior to the issuance of any building permits. This plat cannot be approved administratively because it is greater than one acre in size.

## **INTER-DEPARTMENTAL REVIEW COMMENTS**

### **Fire and Building**

Fire and Building have no comments on the petition. However, they will offer their comments as part of the building permit submittal.

### **Public Works Utilities**

The Public Works Utilities Division notes that the Village has a significant grease problem in the sanitary sewer main that McDonalds connects to. An appropriate and adequately sized grease trap for a fast food restaurant such as this must be installed as part of the redevelopment.

### **Public Works Engineering**

Public Works Engineering staff concurs with the request of the Police Department to require that the southern entrance-exit driveway be "right-out" only, not allowing a left turn across Roosevelt Road.

### **Private Engineering**

The Private Engineering Services Division has no comments on this petition.

### **Planning**

#### **Compatibility with the Comprehensive Plan**

The Comprehensive Plan calls for this area to be developed with Community Commercial uses. With the approval of the requested conditional use, the property would be in compliance with the recommendations of the Comprehensive Plan.

#### **Compatibility with the Surrounding Land Uses**

The subject property is bordered on three sides by commercially-zoned properties. Although the northern property line abuts Southland Park, the area immediately adjacent to the McDonald's property is behind a detention pond and is not an active recreation area of the park. Staff believes

that this, along with the proposed landscape improvements along the northern property line, provide a sufficient buffer between the restaurant and the park.

Compatibility with the Sign Ordinance

The petitioner is proposing the following signage:

	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
South Wall	(1) sign, up to 100 sq. ft.	(1) 27-sq. ft. arch logo; (1) 35-sq. ft. McDonald’s sign	(1) 11-sq. ft. arch logo; (1) 41-sq. ft. McDonald’s sign
West Wall	(1) sign, up to 100 sq. ft.	(1) 27-sq. ft. arch logo	(1) 11-sq. ft. arch logo
East Wall	None	(1) 27-sq. ft. arch logo	(1) 11-sq. ft. arch logo; (1) 41-sq. ft. McDonald’s sign
North Wall	None	None	None
<b>Total Wall Signs</b>	<b>(2) signs, 200 sq. ft. total</b>	<b>(4) signs, 115 sq. ft. total</b>	<b>(5) signs, 115 sq. ft. total</b>
<b>Informational Signs</b>	Max. 6 sq. ft., 4 ft. in height	(4) 9.3-sq. ft., 5.1-ft. high	(4) 9.6-sq. ft., 5.2-ft. high
<b>Freestanding Sign</b>	Max. 125 sq. ft., 25 ft. high	198 sq. ft., 20.5 ft. high	198 sq. ft., 20.5 ft. high <i>(no change)</i>

Given that the overall wall sign square footage will remain the same and is still well below the maximum 200 sq. ft. permitted by the Sign Ordinance, staff can support the requested variation in the number of wall signs.

Each of the 12 proposed awnings has two golden arch logos located on the valance portion. Staff feels that the mixed wall-awning signage is appropriate in this case because the logos are too small in and of themselves to realistically identify the building from the street, making them more of a type of decorative embellishments than they are actual advertising devices.

The drive-through lanes will have a total of two standard-sized menu boards, each with a viewable area of 35 sq. ft. and an overall area of 44 sq. ft. Informational signs will be placed on both sides of the driveways. Code allows informational signs to be up to four feet in height and up to 6 sq. ft. in area, so the proposed signs (9.6 sq. ft. and at least 5.2 feet in height) will need to be modified to comply with these size limitations.

Given that wall sign relief is being requested, staff feels that all other signage on the property should be in compliance with Village Code. Accordingly, staff recommends that a condition of approval be added stating that the freestanding sign along Roosevelt Road must be brought into compliance (i.e., no more than 125 sq. ft. or 25 ft. high).

Compatibility with the Zoning Ordinance

Restaurants are listed as permitted uses within the B4 Corridor Commercial District and drive-through services are listed as conditional uses. With the approval of this petition, the proposed development will be in compliance with Village Code.

### *Traffic/Parking*

Although the entire building has a footprint of 4,740 square feet, the petitioner has submitted an interior plan demonstrating that the actual gross floor area (as defined by the Zoning Ordinance) is only 4,170 square feet. At a parking ratio of 12 spaces per 1,000 square feet, the proposed 50 parking spaces will meet code requirements and ADA requirements.

The proposed site plan shows a full-access driveway on Roosevelt Road. Because this driveway is only 115 feet from Stewart Avenue, cars stacking to turn left into McDonalds can easily block the intersection and cause conflicts with cars stacking in the left-hand turn lane for Stewart. The proposed removal of the southernmost driveway on Stewart will help reduce the potential for vehicle conflicts at this intersection, and staff also recommends that the Roosevelt Road driveway be configured as right-in, right-out only. "No left turn" signs should be placed appropriately.

Staff has identified a potential pedestrian-automobile conflict point at the building entrance at the southwest corner of the building. The proposed layout would have pedestrians stepping out directly alongside the building into the drive-through exit lane, with no ability to see oncoming vehicles. Staff recommends that a walkway be extended slightly to the west to afford pedestrians and motorists the opportunity to see one other. There is adequate width in the adjacent drive aisle to permit such an extension.

If the above recommendations are incorporated into the site plan, staff believes that the petitioner's plan will adequately address internal circulation for both drive-through and dine-in customers.

### *Landscaping*

Although the perimeter of the site will remain intact and additional landscaping is not necessarily required, the petitioner has submitted a landscape plan that is intended to provide perimeter and internal parking lot landscaping similar to that specified in the Zoning Ordinance. The northern property line (adjacent to Southland Park) will be lined with a continuous hedgerow and shade trees.

The plan shows the four existing trees along Stewart being removed and replaced with Norway Maples. The Norway Maple has a mature height of over 45 feet, which is not compatible with the existing overhead power lines. Replacement trees shall be limited to those approved for planting under overhead utility lines, per Section 155.705 (C)(4)(b) of the Zoning Ordinance. The petitioner will be required to pay \$300 for each requisite tree to be planted within the parkway as part of the permit submittal.

The refuse disposal area must be screened on all four sides to a height between six and eight feet. Staff recommends that the trash enclosure be constructed of the same masonry materials that are used for the building.

*Building Elevations*

The petitioner has submitted elevation drawings for the proposed restaurant building. The façade of the building will be primarily Exterior Insulation and Finish Systems (EIFS) with brick accents and a split-face brick foundation. Red awnings will be prominent along those portions of the building visible from Roosevelt Road. The west and east elevations also include treatments around the doors and drive-through windows to break up the building mass along the long sides of the restaurant. The parapet wall appears to be of a sufficient height so as to screen any rooftop mechanical equipment, a Zoning Ordinance requirement.

Staff finds the elevations to be acceptable overall, but suggests that additional masonry be incorporated into the final design. As the most visible parts of the building, the south, west, and east elevations should have masonry at least up to the level of the awnings, replacing the proposed EIFS. The brick colors shown on the submitted materials board may be used for this purpose.

**FINDINGS AND RECOMMENDATIONS**

Staff believes that the proposed use is appropriate at the subject location and is compatible with surrounding uses.

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the requested relief **complies** with the standards required by the Lombard Zoning Ordinance; and, therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **approval** of PC 06-04, subject to the following conditions:

1. The petitioner shall develop the site and building in accordance with the following plans submitted as part of this request:
  - a) Site and landscaping plans prepared by Marchris Engineering, dated April 20, 2005;
  - b) Wall signage drawings prepared by Everbrite, Inc., and last revised September 22, 2004 (E) and October 3, 2005 (H);
  - c) Menu board signage drawings prepared by Florida Plastics International, Inc., and dated April 12, 2001; and
  - d) Materials board and elevations prepared by Corporate Design and Development Group, dated December 15, 2005.

Furthermore, any changes to the proposed building materials and/or colors proposed for the restaurant from the approved materials board shall be considered a major change and shall require the review and approval of the Village prior to installation.

2. All other signage on the property, including directional signs and the freestanding sign, must be in full compliance with Village Code.
3. The petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report.
4. The trash enclosure screening as required by Section 155.710 of the Zoning Ordinance shall be constructed of a masonry material consistent with that used on the principal building.
5. The petitioner shall modify the south, east, and west building elevations to include masonry materials up to the level of the awnings, subject to the review and approval of the Director of Community Development.
6. The petitioner shall modify the plans to include the following traffic/parking improvements:
  - a) The driveway on Roosevelt Road shall be configured as right-in, right-out only.
  - b) "No left turn" signs shall be placed at the driveway on Roosevelt Road and directed toward traffic both entering and exiting the site.
  - c) The curb at the southwest corner of the building shall be tapered outward from the drive-through window to improve pedestrian visibility near the drive-through area.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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