

February 2, 2006

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 06-04: 300 E. Roosevelt Road**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on January 23, 2006. Melanie Soos of Soos & Associates, representative for McDonald's, presented the petition. She opened her presentation by stating that the existing drive-through predates the current zoning requirement for a conditional use. They plan to replace the existing signs with five new signs with an equal total square footage.

The petitioner then described the appearance of the building. The building is a new prototype that will be a significant improvement. Masonry wainscoting will be installed along the bottom of the building to protect it from vehicle impacts. The awnings will have an embroidered decorative logo. Two colors will be used to provide variation. The elevated corner tower element will frame the arch logos.

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The petitioner concluded by stating that they would be making significant site improvements and landscape improvements. They will install additional storm sewers in addition to requesting a stormwater variation from the Board of Trustees.

Chairperson Ryan asked the Commissioners if they had any questions of the petitioner.

Commissioner Burke asked the petitioner to explain where the individual colors shown on the materials board would be used on the building. The petitioner then discussed the materials board in detail.

Commissioner Olbrysh states that he liked the look of the awnings. He asked if there would be any text displayed. The petitioner stated that there would be no text on the awnings.

Chairperson Ryan then opened the meeting for public comment. No one spoke in favor or in opposition to the proposal.

Chairperson Ryan then requested the staff report. Jennifer Backensto, Planner II, presented the staff report. 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.

Ms. Backensto then presented the comments from the Inter-Departmental Review Committee. 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 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.

With the approval of the requested conditional use, the property would be in compliance with the recommendations of the Comprehensive Plan. 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.

As 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 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. 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).

The petitioner has submitted an interior plan demonstrating that 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. The petitioner has agreed to staff's proposed condition that the curb at the southwest corner of the building be tapered outward to improve pedestrian visibility near the drive-through area. 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.

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 petitioner will be required to pay \$300 for each requisite tree to be planted within the parkway as part of the permit submittal. Staff recommends that the trash enclosure be constructed of the same masonry materials that are used for the building.

Ms. Backensto concluded by stating that 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 EFIS. The brick colors shown on the submitted materials board may be used for this purpose.

William Heniff, Senior Planner, stated that, to avoid any possible confusion, Condition No. 1 (d) should be modified to read, "Materials board and elevations prepared by Corporate Design and Development Group, dated December 15, 2005, except as modified by the Village Board."

Chairperson Ryan then opened the meeting for discussion among the Commissioners.

Commissioner Flint noted that left turns are currently allowed from the driveway and there are no left turns allowed off of Stewart. If the driveway is changed to right-in/right-out only, eastbound vehicles will need to backtrack to reach Roosevelt. There is a conflict with the diverted traffic versus the safety issue. Ms. Backensto noted that the condition of a right-in/right-out driveway was similar to many recent redevelopments along Roosevelt, including White Castle and Walgreens. The petitioner noted that the right-in/right-out would significantly impact their

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business model and would force a confusing detour to Fairfield. Mr. Heniff noted that there had been no analysis of cut-through traffic.

Commissioner Burke stated that the access would be somewhat of a hardship. Left-hand turns are impossible 90 percent of the day because the driveway is typically blocked, making it a tough maneuver.

Commissioner Zorn stated that when visiting the site she currently uses Fairfield to go eastbound because McDonald's is a terrible place to attempt a left-hand turn.

Commissioner Flint stated that he does the same thing, but people from out of town would not necessarily be aware of the light at Fairfield. He asked if it were possible that a traffic light could be installed at Stewart. Mr. Heniff stated that there were no plans for a light, but that would only be possible if the Highland Manor property across the street was to redevelop.

Commissioner Olbrysh stated there are practical issues involved with making a left. He wondered who would enforce the no-left-turn.

Chairperson Ryan observed that it is tough to get in or out of the driveway. Mr. Heniff stated that the Illinois of Department of Transportation would review the driveway to see if a porkchop is warranted. The petitioner stated that their engineer id not think IDOT would make any changes to the existing access.

Commissioner Burke stated that a "no left turn" sign would be acceptable, and IDOT would approve any porkchop. He asked if the petitioner was o.k. with the condition to add additional masonry to the building. The petitioner stated that McDonald's could not afford to add the requested additional masonry.

Commissioner Burke requested Police Department records on the number of left-hand turn accidents at the subject property, as well as an analysis of neighborhood cut-through traffic.

Commissioner Flint made a motion to continue PC 06-04 to the February 20, 2006 Plan Commission meeting to allow time for the traffic information to be obtained.

*February 20, 2006*

Chairperson Ryan re-opened the petition.

Ms. Soos stated that there were three issues outstanding from the January 23, 2006 Plan Commission meeting: the amount of masonry on the building, access onto Roosevelt Road, and the freestanding sign. McDonald's has agreed to provide additional masonry on the south, east, and west building elevations, which Ms. Soos pointed out on the elevation display board. The KLOA traffic study concluded that no turning restrictions needed to be placed on the Roosevelt Road driveway, and they would like the Plan Commission to go along with that conclusion. Ms.

Soos then referenced the legal nonconforming freestanding sign. McDonald's would like this sign to remain as-is and asked that the seven (7)-year amortization period be removed.

Chairperson Ryan opened the meeting for public comment. No one spoke in favor of or in opposition to the petition.

Ms. Backensto then presented the addendum report. She referenced the petitioner's detailed Response to Standards for Conditional Uses and Response to Standards for Variation that had been passed out to the Plan Commissioners immediately prior to the meeting. The Lombard Police Department gathered traffic crash reports for the past five years for incidents involving vehicles that were turning left either into or out of the McDonald's Roosevelt Road driveway. The police reports show eight to nine accidents over the past five years, which does not meet the Illinois Department of Transportation's definition of a high-accident location.

The Village's traffic consultant, KLOA, conducted a traffic study to determine what sort of impact a right-in/right-out driveway could have on the adjacent residential neighborhood. The highest number of left-turn movements onto Roosevelt Road was 10, observed during the weekday midday peak hour. This would suggest that, if a right-in/right-out driveway were installed, the largest traffic increase that would be seen in the adjacent neighborhood would be up to 10 vehicles during a one-hour period. Given that there are already 65 vehicles turning into the neighborhood during the midday peak hour, the possible addition of up to 10 more vehicles would not be very noticeable. It was the conclusion of KLOA that the existing full access is acceptable. They recommend that peak hour no-left-turn restrictions be imposed if there are future problems with the Roosevelt Road driveway.

In consideration of the petitioner's desire to maintain the existing freestanding sign, staff has agreed to remove the proposed condition that would have required this sign to be brought into compliance as part of this petition. Zoning relief cannot be granted at this meeting to bring the sign into compliance with the Sign Ordinance because it was not part of the public hearing request and was not advertised. However, the petitioner has represented that they intend to seek zoning relief for the freestanding sign at a future Plan Commission meeting.

Ms. Backensto added that the petitioner has agreed to modify the building elevations to incorporate additional masonry elements on the south, east, and west elevations. Condition No. 4 has been modified accordingly so that the petitioner would be required to submit revised building elevations prior to consideration for approval by the Village Board. This condition has been modified to remove any possible ambiguity regarding exactly what is being approved for the elevations.

Chairperson Ryan then opened the meeting for discussion for the Plan Commissioners.

Commissioner Sweetser asked if the site access referred to in the staff report was the same as that shown on the original site plans. Ms. Backensto confirmed that the site plan called for full access to remain on Roosevelt Road and for the southernmost driveway on Stewart to be closed.

Chairperson Ryan asked if Commissioner Sweetser had the opportunity to see the January Plan Commission discussion. Commissioner Sweetser stated that she had viewed the meeting on videotape.

After due consideration of the petition and the testimony presented, the Plan Commission found that the petition complies with the standards required by the Lombard Zoning Ordinance.

Therefore, the Plan Commission, by a roll call vote of 4-0, recommended to the Corporate Authorities **approval** of the petition associated with 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, except as modified by the Village Board:
  - 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. 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.
3. 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.
4. Prior to consideration by the Village Board, the petitioner shall submit modified building elevations for the south, east, and west sides of the building that substitute masonry for the EFIS panels that are shown between the concrete wainscoting and the dark red masonry band that is in line with the proposed awnings.
5. The petitioner shall modify the plans so that 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.

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Respectfully,

**VILLAGE OF LOMBARD**

Donald Ryan, Chairperson  
Lombard Plan Commission

att-

c. Petitioner  
Lombard Plan Commission

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