

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

TO: Lombard Plan Commission

HEARING DATE: February 20, 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**

The Plan Commission continued the public hearing for PC 06-04 in order to allow for the collection of additional information regarding traffic and circulation. Specifically, the Plan Commission requested information regarding accidents related to left turn movements into or out of the McDonald's Roosevelt Road driveway. The Plan Commission also requested a traffic study to determine the number of vehicles currently making left turn movements and how those movements would be impacted by a right-in/right-out driveway configuration.

This addendum report is intended to supplement the IDRC report previously submitted to the public record at the January 23, 2006 Plan Commission meeting, which is attached as Exhibit A.

**Right-in/Right-out Driveway**

*Traffic Crash Reports*

The Lombard Police Department gathered traffic crash reports for incidents occurring on the roadway adjacent to McDonald's for the years 2001 through 2005. There were a total of 99 accidents in this five-year period, the majority of which were rear-end collisions. No data exists which would be able to quantify if a rear-end accident was related to the McDonald's driveway. However, nearly 20 percent of all accidents involved left turn movements. Although McDonald's represented that they were unaware of any accidents ever occurring at their Roosevelt Road entrance, the police reports show eight to nine accidents over the past five years.

	<b>Left turns in or out of McDonald's</b>	<b>Other left hand turns</b>	<b>Total Accidents</b>
2001	1	1	16
2002	1	3	16
2003	1-2*	1	20
2004	4	2	30
2005	1	3	17
<b>5-year total</b>	<b>8-9</b>	<b>10</b>	<b>99</b>

\* One of the reports did not specifically state the exact location name or address, so it cannot be stated for certain as to whether the vehicle was turning left into McDonald's or the adjacent property.

### *Traffic Study*

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 results of this evaluation are attached as Exhibit B. KLOA visited the site during the am, midday, and pm peak hours on Wednesday, February 8 and during the midday peak hour on Saturday, February 11.

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. This number would in all likelihood be lower as not every driver that wishes to travel eastbound would choose to drive through the adjacent neighborhood. This is particularly true given the close proximity of a traffic signal (Highland Avenue) wherein a left turn movement could be easily made. 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. Provided that all other concerns within the IRDC report are addressed, staff believes that the site access as shown on the site plans will be sufficient.

### **Additional Considerations**

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. Instead, this legal-nonconforming sign will be subject to the seven-year amortization period as set forth in the Sign Ordinance. Upon receipt of notification of amortization of the sign, McDonald's have seven years to either bring the sign into compliance or seek a variation to the Sign Ordinance.

Also, the petitioner has agreed to modify the building elevations as suggested by staff and the Plan Commission to incorporate additional masonry elements, thereby bringing the building more in line with the current trend of development along Roosevelt Road (see attached Exhibit C). The only EFIS on the building will be in the area between the red brick banding elements on the upper portion of the building (behind and adjacent to the proposed wall signage). The north elevation will be EFIS from the wainscoting to the roof. The south, east, and west elevations will be entirely masonry except for the previously mentioned EFIS band near the top. Condition No. 4 has been modified 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.

## **FINDINGS AND RECOMMENDATIONS**

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, 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.

Inter-Departmental Review Group Report Approved By:

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David A. Hulseberg, AICP  
Director of Community Development

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