



Legislation Details (With Text)

File #: 2013-0565 **Version:** 3 **Name:** McDonald's Restaurant - 14445 LaGrange Road
Type: MOTION **Status:** PASSED
File created: 9/16/2013 **In control:** Board of Trustees
On agenda: 7/20/2015 **Final action:** 7/20/2015
Title: McDonald's Restaurant - 14445 LaGrange Road
Code sections:
Attachments: 1. PRI Approval Letter, 2. Landscape Plan

Date	Ver.	Action By	Action	Result
7/20/2015	5	Board of Trustees		
3/3/2014	4	Board of Trustees		
2/11/2014	4	Development Services Department	INTRODUCED TO BOARD	
1/20/2014	3	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
1/15/2014	3	Development Services Department	INTRODUCED TO COMMITTEE	
1/14/2014	3	Plan Commission		
1/10/2014	2	Development Services Department	INTRODUCED TO COMMISSION	
12/10/2013	1	Plan Commission		
12/6/2013	1	Development Services Department	INTRODUCED TO COMMISSION	
12/5/2013	0	Development Services Department	INTRODUCED TO COMMISSION	
11/12/2013	0	Plan Commission		

Title/Name/Summary

McDonald's Restaurant - 14445 LaGrange Road

History

QUICKFACTS

Project

McDonald's Restaurant 14445 Lagrange Road - Special Use Permit, Site Plan, Elevations, Landscape Plan

Petitioner

McDonald's Corporation: Attn. Al Daniels

Purpose

To raze the existing McDonald's Restaurant on the site and construct a new building, drive through, and parking area.

Requested Actions: Site Plan, Elevations, Special Use Permit (with modifications), Landscape Plan,

Project Attributes

Address: 14445 Lagrange Road

Size: .94 acres

Comprehensive Land Designation: Downtown Mixed Use

Zoning: VCD Village Center District

OVERVIEW AND BACKGROUND

The existing McDonald's Restaurant building at this location was constructed in 1976. In 1978, the drive through lane was added, and in 1979 the parking lot was expanded to the north of the existing site, on a separate parcel, owned at that time by McDonalds. McDonald's is now proposing the demolition of the existing building and the construction of a new building reflecting current corporate architecture and functionality. The proposed building, at 4,374 square feet, is approximately 630' square feet larger than the existing building,. The drive through lane will be expanded from the existing single lane to a double lane to accomodate an increased reliance on drive through business.

Parking Lot to north

The original Village approvals included the .3 acre parcel to the north for McDonald's parking. However that parcel is no longer owned by McDonalds, the parking lot has been barricaded, and McDonalds is able to meet their current project requirements on their .94 acre lot. The .3 acre lot was never consolidated with the building parcel, and in the early 2000's fell into tax delinquency. It was purchased in 2006 by MAKO Properties. Because of the lot's history, and because the Village is concerned about the future of the unused parking lot that will likely fall into disrepair. McDonalds has agreed to remove the parking lot on the .3 acre parcel to the north at the time of their new restaurant construction, with property owner permission, as long as expenses do not exceed \$15,000. If permission can not be obtained in time, McDonald's will commit to providing \$15,000 toward that expense in the future, as a part of the Development Agreement.

PROJECT DESCRIPTION & CONTEXT

The project is located in the Village Center Zoning District, which promotes well designed, pedestrian accessible, high quality development. Although the restaurant has a heavy emphasis on drive through business, it is an existing established fixture in the District, pedestrian scale enhancements includes a sidewalk connection to the LaGrange Road sidewalk, an enhanced outdoor seating and dining area in front of the building, a substantial landscape and decorative fence buffer in front of the building, and exterior lighting to match the upgraded light fixtures used in other areas of the Village Center District. The existing aging building is outdated and in need of improvements. The proposed new building reflects the current McDonald's prototype and will help energize this area of aging commercial structures.

This petitioner requests a special use permit to operate a restaurant with a drive through service lane within 300' of a residential property (across Lagrange Road) with the following modifications:

1. Locate drive aisle between the building and the street
2. Reduce northern parking lot setback and landscape buffer from a required 10' to 5'.
4. Construct a retaining wall within 3' of a property line
3. Reduce foundation planting beds requirements.

When considering an application for special use permit, the decision making body shall consider the eight special use standards listed in the Code. The petitioner has provided responses to the Special

Use Standards. Special Use Permits and modifications require incremental improvements to the building and site to help offset the impact of the deviation from Code requirements. Proposed incremental improvements include:

1. Future cross access connection stubs.
2. Significantly reduced impervious lot coverage as compared to existing condition.
3. New parking lot tree islands bringing site into Code compliance.
4. Building facade enhancements including stone facades and columns, canopies, decorative lighting.
5. A sidewalk connection to the LaGrange Road sidewalk.
6. Enhanced and expanded outdoor eating area.
7. Enhanced northern elevation (with drive through window).
8. Lighting fixtures matched to Orland Crossing fixtures.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area, with the exception of the above listed modifications. The new restaurant will be a distinct improvement over the existing restaurant and will bring the site and building closer to Code conformance.

PLAN COMMISSION DISCUSSION

A public hearing was held at Plan Commission for the new McDonald's, but no members from the public spoke. The petitioner and representatives spoke and agreed to all conditions of approval except Plan Commission Staff Report condition # 3, to shift the front drive aisle 5' to the west to add a planting bed beside the outdoor dining area. McDonald's Engineer stated that the drive cannot be shifted west and still maintain an ADA compliant slope on the walk from LaGrange Road to the building. The condition was then amended to require that the petitioner work with staff to add planting material to outdoor dining area. Commissioners also commented that the front building canopy needed to coordinate with the table canopy location.

Prior to the Plan Commission meeting, McDonalds agreed to remove the parking lot on the .3 acre parcel to the north at the time of their new restaurant construction, with property owner permission, as long as expenses do not exceed \$15,000. If permission can not be obtained in time, McDonald's will commit to providing \$15,000 toward that expense in the future, as a part of the Development Agreement.

The petitioner stated that they may want to slightly amend the brick color that will be used, and will provide details prior to the Board meeting. A sample board for construction materials was provided to Plan Commission, so that condition was amended to require final brick colors only.

PLAN COMMISSION MOTION

On January 14, 2014 Plan Commission voted 4-0 to recommend to the Village Board to recommend to the Village Board approval of the Preliminary Site Plan titled "McDonalds 14445 Lagrange Road Preliminary Site Plan", dated September 5, 2013, revised December 20, 2013, subject to the following conditions.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval including the following conditions:
 - a. Work with staff on planting options for the outdoor dining area.
 - b. Clearly identify on Tree Survey Plant List which trees will be removed and how they will be mitigated.

- c. Maximize the number of shade trees that can be accommodated in northern landscape buffer.
2. Reduce the front drive aisle to no more than 14'.
3. Work with staff to add planting beds to outdoor dining area.
4. Work with staff to resolve the issue of the removal of the north parking lot prior to the Committee meeting.
5. Increase north parking lot setback from the 4.6' shown to the 5' that was published.
6. Provide a cross access easement for future cross access connections.
7. Verify that lighting plan meets all Village Codes.
 - a. Match exterior building lighting to style and intensity of 179th Street McDonalds.
 - b. Match exterior parking lot lighting fixtures to Orland Crossings fixtures.
8. Meet all final engineering and building code related items.

and

Voted 4-0 to recommend to the Village Board approval of the Elevations titled '2013 Standard Building Elevation 14445 Lagrange Road,' sheets A2.0 and A2, received 01/10/14; 3D illustrations received 01/10/14; Outdoor dining area layout received 1/10/14, and decorative 'Ameristar' fence and "EZ Mason Column" illustrations received 1/10/14 subject to the following conditions. All changes must be made prior to the Board meeting.

1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the roofline.
2. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide color and material sample board at the Plan Commission meeting plus an electronic copy.

and

Voted 4-0 to recommend to the Village Board approval of a Special Use Permit for McDonald's Restaurant 14445 Lagrange Road to construct and operate a restaurant with a double drive through service lane within 300' of a residential property, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

1. Locate drive aisle between the building and the street
2. Reduce northern parking lot setback and landscape buffer from a required 10' to 5'.

3. Construct a retaining wall within 3' of a property line
4. Reduce foundation planting beds requirements.

The case is now before the Development Services and Planning Committee for consideration prior to being sent to the Board of Trustees for final review and approval.

Recommended Action/Motion

I move to recommend to the Village Board approval of the Preliminary Site Plan titled "McDonalds 14445 Lagrange Road Preliminary Site Plan", dated September 5, 2013, revised December 20, 2013, subject to the following conditions.

1. Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval within 60 days of final engineering approval including the following conditions:
 - a. Work with staff on planting options for the outdoor dining area.
 - b. Clearly identify on Tree Survey Plant List which trees will be removed and how they will be mitigated.
 - c. Maximize the number of shade trees that can be accommodated in northern landscape buffer.
2. Reduce the front drive aisle to no more than 14'.
3. Work with staff to add planting beds to outdoor dining area.
4. The parking lot on the .3 acre parcel to the north, with property owner permission, will be completely removed and seeded by McDonald's concurrently with the new building construction, or McDonald's will commit to providing \$15,000 toward that expense in the future, which will be included as a part of the Development Agreement.
5. Increase north parking lot setback from the 4.6' shown to the 5' that was published.
6. Provide a cross access easement for future cross access connections.
7. Verify that lighting plan meets all Village Codes.
 - a. Match exterior building lighting to style and intensity of 179th Street McDonalds.
 - b. Match exterior parking lot lighting fixtures to Orland Crossings fixtures.
8. Meet all final engineering and building code related items.

and

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1. Screen all mechanical equipment either at grade level with landscaping or hidden behind the

roofline.

2. All masonry must be of anchored veneer type masonry with a 2.265" minimum thickness.
3. Signs are subject to additional review and approval via the sign permitting process and additional restrictions may apply.
4. Provide final brick material colors.

and

I move to recommend to the Village Board approval of a Special Use Permit for McDonald's Restaurant 14445 Lagrange Road to construct and operate a restaurant with a double drive through service lane within 300' of a residential property, subject to the same conditions as outlined in the Preliminary Site Plan motion. Modifications to the Special Use permit include:

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