STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Katherine E. Lockerby, Development Planner
Meeting Date: January 22, 2014
Date Prepared: January 17, 2014

Project Title: McDonald's
Address: 15 E. Dundee Road

BACKGROUND INFORMATION

Petitioner: McDonald's c/o Mr. Hank Stillwell
Address: Rathje & Woodward, LLC
300 E. Roosevelt Road, Suite 300
Wheaton, Illinois 60187

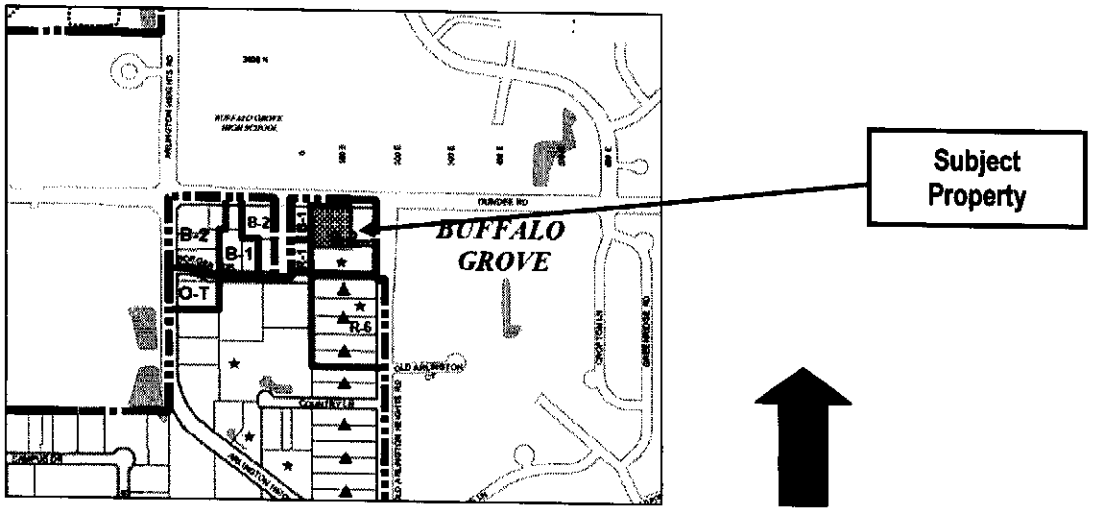
Existing Zoning: B-2, General Business District

Requested Action:

- An amendment to Special Use Ordinance 83-037, to allow the redevelopment of an existing McDonald's restaurant with a drive-thru.

Variations Required:

- None have been identified



ANALYSIS

Surrounding Land Uses:

Direction	Zoning	Land Use	Comprehensive Plan
North	Village of Buffalo Grove	Buffalo Grove High School	V. of Buffalo Grove
South	B-2, General Business District	Office	Commercial
East	B-2, General Business District	Dakota K's	Commercial
West	B-1, Business District Limited Retail	Oberweis	Offices Only

PROJECT SUMMARY

The subject site is zoned B-2, General Business District and has a total land area of 1.55 acres (67,613 square feet). At this time there is an existing one-story building that is approximately 4,600 square feet in size and is occupied by a McDonald's drive-through restaurant. The rest of the property is developed with an ancillary parking lot that has a total of 50 stalls. Access onto the site is via two one-way (one in-bound and one out-bound) curb cuts along Dundee Road and one full access onto Old Arlington Heights Road. The proposed action, if approved, would allow the Petitioner to demolish the existing building and construct a new 4,387 square foot sit-down/carryout restaurant with dual drive-through lanes (similar to the drive-thru lanes at the McDonald's on N. Arlington Heights Road). The proposed seating area is 800 square feet in area; however, the number of seats has yet to be provided. The proposed redevelopment would shift the building to the west side of the site (from its current location toward the east side of the site) and maintain the same access points from the adjacent right of ways.

The hours of operation are proposed to remain the same, which tend to fluctuate based on the season. In summer, the restaurant has been operating 7 days a week, 24 hours a day. In the winter months, the hours have been 5 AM to midnight. It is possible that the restaurant will operate 24 hours a day, but likely it will remain consistent with the current operations. Trash collection is at roughly 7 AM on Monday, Wednesday and Friday with Recycling being Wednesdays as well. Deliveries are every three days so they cycle all the time and occur at various times throughout the day. Furthermore, the Petitioner shall be aware that refrigerated trailers shall not be left separated from the cab on the site and that all trailers shall only be parked within the designated loading areas. Finally, the total number of employees during peak hours is a maximum of 15.

ZONING AND COMPREHENSIVE PLAN

The site and its environs is zoned B-2, General Business District, and the proposal is consistent with this designation, but requires a Special Use Amendment to Ordinance 83-037 which originally approved the restaurant and drive thru. As required by the Village's Zoning Ordinance, the Petitioner was required to demonstrate that they meet the following Special Use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Petitioner has provided a response to the aforementioned criteria, which is attached hereto as Attachment #1.

Lastly, the proposed restaurant use is consistent with the Village's Comprehensive Plan, which designates the subject property as Commercial.

SITE ISSUES

Site Layout

As mentioned, the proposed building will be flipped to the west side of the site. This is, in part, due to safety concerns from McDonald's regarding the use of the facility by high school students (Buffalo Grove High School). Currently, students and other pedestrians that visit the site do so by walking on the in-bound drive aisle as there is no sidewalk access. The proposed plan includes a 10' wide sidewalk along the west side of the in-bound drive aisle to provide safer pedestrian access onto the site.

As part of the formal Plan Commission review, Staff had requested that landscaped island should be provided to separate the drive thru from the drive aisle, while maintain one or two "escape" breaks for vehicles that change their mind in the drive thru. This has been incorporated into the site plan. Further, Staff requested that the Petitioner modify the handicapped parking stalls to bring them further from the driveway onto the site from Dundee Road. This, too, has been incorporated into the site plan.

Sidewalk Easement

The Villages of Arlington Heights and Buffalo Grove are working together to create a future bike path, which would involve a 5' public sidewalk easement on the northern most 5 feet of the subject property. The Petitioner has agreed to provide the requested easement. A condition of the recommendation is that said easement shall be provided required prior to the issuance of a building permit.

Utilities

At this time, the subject site has detention on the west side of the property with connections to an existing storm sewer at the southwest corner of the site. The on-site detention will be relocated to the east side of the property. The proposed detention basin includes a 3' retaining wall around the north, east and west sides of the basin with a sloped area on the south for maintenance and to provide an escape walk out. The Engineering and Public Works Departments have reviewed the plans and preliminarily accepted the proposal. The water and service lines will connect to existing utilities in the area.

Fencing

The Petitioner has provided a metal decorative fence along the east and west sides of the entrance drive onto the site from Dundee Road. The Petitioner shall be aware that said fence shall comply with the standards set forth in the Zoning Regulations.

TRAFFIC & PARKING ISSUES

As part of the formal review process, the Petitioner provided a detailed traffic and parking study, which assessed trip generation and impacts to adjacent roadways, parking, and on-site circulation. According to McDonald's, the current drive thru is an older design that is not conducive to today's requirements. The traffic study indicates that proposed site modifications will increase traffic to and from the site by approximately 10%. Further, the new traffic can be easily accommodated without roadway Level of Service (LOS) changes and will not require new roadway capacity improvements. Further, the traffic study states that the access drives, site circulation, loading and parking are efficiently designed to accommodate customers.

Cross Access

As part of the Traffic Study, the Petitioner's Traffic Engineer suggested that future coordination between McDonald's, IDOT, Arlington Heights, Buffalo Grove, BGHS and Oberweis should be pursued to improve intersection operations and pedestrian mobility with measures such as access consolidation and enhanced pedestrian features. As a result, the Staff Development Committee would suggest that an access easement be provided along the west 25 of the property for future entrance modifications. A condition of the recommendation is that said easement shall be provided for review prior to the issuance of a building permit.

Parking Analysis

The following table outlines the parking requirements for the proposed restaurant.

	Parking Ratio	Area	Parking
Parking Required	1/300 square feet of waiting area (carry-out)	300 S.F.	1
	1/45 square feet of seating area	742 S.F.	16
Total			17
Parking Provided			49
Surplus / (Deficit)			32

Based on the information above, the proposed parking meets the Village's minimum requirements.

Access

As mentioned, access onto the site is via two one-way (one in-bound and one out-bound) curb cuts along Dundee Road and one full access onto Old Arlington Heights Road. The Petitioner is proposing to maintain the current access points. However, if changes are proposed to the accesses off of Dundee Road, the changes will require IDOT approval since this stretch of Dundee Road is under the jurisdiction of the State.

Parking Restrictions

As part of the formal Plan Commission review, concern was raised about the use of the existing parking lot as a location to pick up students after Buffalo Grove High School releases, which causes traffic back-ups. In order to reduce this issue, signs have been added to the plans indicating that "Parking Lot for McDonald's Customers Only".

BUILDING ISSUES

As mentioned, the proposed building will have a footprint of 4,736 square feet. Sprinklers shall be provided for the entire building. Furthermore, the entire building is proposed to be ADA compliant. Finally, the Design Commission reviewed and approved the proposal on November 26, 2013.

LANDSCAPING ISSUES

During the formal review process, the Petitioner provided a comprehensive landscape and tree preservation plan. According to said plan, a variety of landscape material will be provided around the perimeter of the site as well as around the base of the building. Overall, the landscape plan will work well with the site. The proposed plan exceeds the minimum standards set forth in the Zoning Regulations. One tree immediately north of the proposed handicapped parking stalls is missing the required 4" caliper shade tree, which must be added to the plan prior to Village Board consideration of the proposal. With respect to the proposed tree preservation plan, there are a number of trees proposed to be removed; however they consist of a number of undesirable trees.

Landscaping is proposed around the detention basin. However, the Police Department has indicated concern with the potential for juveniles to congregate on the site, in the detention basin area in particular. A condition of the recommendation is that the Petitioner shall work with the Village to come up with an appropriate solution if there are continuous problems with juveniles congregating on the property for long periods of time.

SIGNAGE ISSUES

The Petitioner has submitted a complete signage package which was reviewed by the Design Commission in conjunction with sign variation requests. Said requests will be reviewed by the Village Board in conjunction with the Zoning Actions.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the amendment to Special Use Ordinance 83-037 (restaurant with drive-through and outside eating café) subject to the following conditions:

1. The seating area shall be limited to 800 SF.
2. A five foot public sidewalk easement shall be provided prior to the issuance of a building permit.
3. An access easement along the entire western 25 feet of the subject property shall be provided prior to the issuance of a building permit.
4. The Petitioner shall work with the Village to come up with an appropriate solution if there are continuous problems with juveniles congregating on the property for long periods of time.
5. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ January 17, 2014
Bill Enright, Deputy Director of Planning and Community Development

C: *William C. Dixon, Village Manager;*
All Department Heads