



**NAPERVILLE PLANNING AND ZONING COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
04/18/2012 - 7:00 p.m.**

CALL TO ORDER:

A. ROLL CALL

B. APPROVE MINUTES

1. Approve the minutes of the April 4, 2012 Planning & Zoning Commission meeting.

C. OLD BUSINESS

D. PUBLIC HEARINGS

1. PC Case # PCS 12-1-035 Pembroke Commons
Petitioner: Pembroke Commons Homeowners' Association
Location: Median on Johnson Drive north of Hobson Road

Request: Conduct the public hearing for request for a variance for a proposed 24-square-foot, 48-inch-tall residential development identification sign at the entrance to Pembroke Commons located at Hobson Road & Johnson Drive.

Official Notice: Public Hearing Notice Published in the Naperville Sun on Sunday, April 1, 2012

2. PC Case # 12-1-018 McDonald's on Washington Street
Petitioner: McDonald's USA, LLC, 4320 Windfield Road, Suite 400, Warrenville, IL 60555
Location: 702 S. Washington Street

Request: Conduct the public hearing for a request for approval of a preliminary/final plat of subdivision and zoning, landscape, and signage variances in order to construct a new McDonald's restaurant at 702 S. Washington Street.

Official Notice: Published in the Naperville Sun on Sunday, April 1,

AGENDA
NAPERVILLE PLANNING AND ZONING COMMISSION
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2012.

3. PC Case # 12-1-020 McDonald's on South Route 59
Petitioner: Joe Kerchner, Lingle Design Group, 158 W. Main Street,
Lena, IL 61048 on behalf of the owner, McDonald's USA, LLC, 4320
Windfield Road, Suite 400, Warrenville, IL 60555
Location: 3232 S. Route 59

Request: Conduct the public hearing for a request for approval of parking and landscaping variances in order to modify the existing parking and drive-through facilities for the McDonald's restaurant located at 3232 S. Route 59.

Official Notice: Published in the Naperville Sun on Sunday, April 1, 2012.

- E. REPORTS AND RECOMMENDATIONS**
- F. CORRESPONDENCE**
- G. NEW BUSINESS**
- H. ADJOURNMENT**

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-6725 or 630-305-5205 (TDD) or via e-mail at manningm@naperville.il.us. Every effort will be made to allow for meeting participation.



**NAPERVILLE PLANNING AND ZONING COMMISSION
DRAFT MINUTES OF APRIL 4, 2012**

Call to Order

7:00 p.m.

A. Roll Call

Present: Coyne, Bruno, Frost, Gustin, Meyer, Trowbridge, Williams
Absent: Herzog, Messer
Student Members:
Staff Present: Planning Team – Ying Liu, Allison Laff, Timothy Felstrup
Engineer – Kim Schmidt

B. Minutes

B1. Approve the minutes of February 22, 2012 subject to the amendment to change “revenue” to “venue” on page 6 of the minutes.

Motion by: Trowbridge
Second by: Williams
Approved
(7 to 0)

B2. Approve the minutes of March 7, 2012

Motion by: Williams
Second by: Meyer
Approved
(7 to 0)

C. Old Business None

D. Public Hearings

**D1. PCZ # 12-1-025
904 Stanton Court** Conduct the public hearing for the variance request from Section 6-2-12:1.7 (Fences) of the Naperville Municipal Code in order to construct a 6’ tall cedar fence (30% open) along Hobson Road on the property located at 904 Stanton Court.

Liu, Planning Services Team, gave an overview of the request.

Sean Moore, spoke on behalf of the petitioner:

- The petitioner is purchasing the property from Crestview Builders. The sale has not been finalized because the home is still under construction.
- Wish to keep the style of the fence as proposed. They need some privacy for the backyard.

Paulette Pavlick, Kendall County Fence, spoke on behalf on the petitioner:

- The proposed fence is identical to the fence to be installed at 903 Stanton Court.

Planning and Zoning Commission inquired about

- Whether the owner of the subject property is Crestview Builders.
- Whether the closing of the property is dependent upon this variance request.
- Whether the petitioner is aware of the 903 Stanton Court case.
- Whether the petitioner would object to a 5’ scalloped fence or something similar.
- Every case should be decided on its own merits.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Coyne: The request is reasonable and would provide continuity along Hobson Road.
- Frost: The proposed fence would provide continuity along Hobson Road
- Williams: Would support the fence. Agrees with staff’s finding that the proposed fence would provide continuity along Hobson Road.
- Gustin: Agree with the rest of the commission.

Planning and Zoning Commission moved to recommend approval of PCZ 12-1-025 for a variance from Section 6-2-12:1.7 (Fences) of the Naperville Municipal Code in order to construct a 6’ tall cedar fence (30% open) along Hobson Road on the property located at 904 Stanton Court.

Motion by: Meyer
Seconded by: Williams

Approved
(7 to 0)

**D2. PCZ # 12-1-032
912 Queensbury
Court**

Conduct the public hearing for a variance request from Section 6-6A-7:1 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30’ rear yard setback requirement in order to construct a three season room at a distance of 24.5’ from the rear lot line for the property located at 912 Queensbury Court.

Liu, Planning Services Team, gave an overview of the request.

Dennis Vozza, owner and petitioner, spoke:

- He built the original home and has lived there for 36 years. The deck has been there since the house was built.
- Letters of support from surrounding neighbors were submitted.
- A portion of the deck is raised. He is going to enclose the raised deck to create a three-season room.

Planning and Zoning Commission inquired about

- Whether the three-season room would be considered as an addition or a

stand-alone structure. Staff indicated that the three-season room would be considered an attached accessory structure which is subject to the same setback requirements as an addition.

- The architectural plans for the three season room.
- How long the petitioner has lived in the home.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Coyne: The request is reasonable.
- Meyer: Supports the case.
- Trowbridge: Supports the case.
- Williams: Strongly supports the application. Williams respects the property owner who is trying to stay with the property and keep improving it. Believes the request is both reasonable and appropriate.

Planning and Zoning Commission moved to recommend approval of PCZ 12-1-032 for a variance from Section 6-6A-7:1 (R1A Low Density Single-Family Residence District: Yard Requirements) of the Naperville Municipal Code to reduce the 30’ rear yard setback requirement in order to construct a three-season room at a distance of 24.5’ from the rear lot line for the property located at 912 Queensbury Court.

Motion by: Trowbridge
Seconded by: Williams

Approved
(7 to 0)

**D3. PC # 12-1-016
The Oaks at
Naperville Crossings**

Conduct the public hearing for the subdivision, rezoning, change to the PUD, conditional use, and deviation requests associated with The Oaks at Naperville Crossings.

The Planning and Zoning Commission open the public hearing and continued the case to May 16, 2012 per the petitioner’s request.

**D4. PC # 12-1-024
Silverado Senior
Living**

Conduct the public hearing for approval of a conditional use in the OCI (Office, Commercial, and Institutional) Zoning District for a convalescent or nursing home, a Preliminary/Final Subdivision Plat, and a variance to Section 6-2-12 (Fences) in order to construct a senior housing facility, Silverado Senior Living, at the southeast corner of Brookdale Road and Bond Street.

Laff, Planning Services Team, gave an overview of the request.

Pull Mullin, Silverado Senior Living, spoke on behalf of the petitioner

- The proposed facility will provides high end and high level care services for patients afflicted with dementia.
- The proposed building has a residential look and feel.

- A 6' fence is necessary due to the need to protect patients from the adjacent busy roadway and to allow them to move freely within the fenced area.

Barry Koncel, Architect, spoke on behalf of the petitioner, providing a review of the site and building design:

- Building main entrance is situated on the north and a secondary entrance off Bond would accommodate staff access.
- Proposed landscaping provides a park-like setting for the residents.
- The development would serve as a transition between the residential and commercial areas.
- Proposed elevations reflect conversations with staff and meet the 50% brick requirement. Brick color is complementary to the adjacent offices to the west and south.
- Fence would encompass the perimeter of the building. But the variance is only needed for the section of the fence along Bond Street and Brookdale Drive.

Planning and Zoning Commission inquired about

- Whether the subdivision plat is in compliance with city code. Staff responded that the plat still needs some minor technical revisions, but it will be brought into compliance with the code before proceeding to the City Council.
- The portion of the fence that would require a variance.
- Whether there are any industry standards for containing Alzheimer's patients and whether the proposed 6' fence would be sufficient. The petitioner responded that in addition to the fence, patients will be given the freedom to move throughout the facility to ease their needs to walk and the facility will have a 1:1 staff to patient ratio to provide close supervision for patients.
- Whether the gates in the fence would be locked on a regular basis. The petitioner confirmed yes.
- The traffic study for the development and the consideration given to adjacent school traffic. The petitioner clarified that none of the patients drive and the only traffic generated will be from staff and visitors.

Planning and Zoning Commission closed the public hearing.

Plan Commission Discussion:

- Coyne: The proposed facility is attractive and agrees with the fence variance.
- Bruno: The facility would be a great addition to the town.
- Frost: It is an attractive project and believes the fence variance is appropriate.
- Gustin: Initially concerned with traffic and parking, but the concerns were addressed. The fence variance is necessary to meet the special

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needs of the facility. Supports the development.

- Meyer: The proposed facility is much needed in this community.
- Trowbridge: Great project.
- Williams: Excellent project.

Planning and Zoning Commission moved to recommend approval of PC # 12-1-024 for a conditional use in the OCI (Office, Commercial, and Institutional) Zoning District for a convalescent or nursing home, a Preliminary/Final Subdivision Plat, and a variance to Section 6-2-12 (Fences) in order to construct a senior housing facility, Silverado Senior Living at the southeast corner of Brookdale Road and Bond Street.

Motion by: Meyer
Seconded by: Trowbridge

Approved
(7 to 0)

E. Reports and Recommendations

None

F. Correspondence

PZC Agenda Packets

The Commissioner indicated the desire to continue to receive the agenda packet in mail.

G. New Business

Laff introduced the new assistant planner, Tim Felstrup.
Gustin requested that the City provides badges for the new commissioners.

H. Adjournment

7:55 p.m.



Naperville

PLANNING & ZONING COMMISSION AGENDA ITEM

PCS CASE: 12-1-035 **AGENDA DATE:** 4/18/2012

SUBJECT: Pembroke Commons
 Petitioner: Pembroke Commons Homeowners' Association

LOCATION: Median on Johnson Drive north of Hobson Road

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner proposes to install a 24-square-foot, 48-inch-tall residential development identification sign at the entrance to Pembroke Commons located at Hobson Road & Johnson Drive. In order to install the sign, the petitioner is requesting a variance from Section 5-4-3:11 (Prohibited Signs; Right-of-Way Signs) and Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to place the sign in the city's right-of-way and increase the height of the sign from 42 inches to 48 inches for a sign that will be located in the median on Johnson Drive north of Hobson Road.

PLANNING & ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Trude B. Terreberry, Code Enforcement Officer

EXISTING ZONING, LAND USE, AND LOCATION:

Pembroke Commons is zoned R1A (Low Density Single-Family District) and is approximately 60 acres that includes 137 single-family homes. The surrounding properties to the north, east and west are similar residential developments and the property to the south is unincorporated and developed with the Hobson Cooperative Nursery School.

REQUEST:

The petitioner, Pembroke Commons Homeowners' Association (Pembroke), proposes to install a 24-square-foot (SF), 48-inch-tall residential development identification (subdivision) sign in the median on Johnson Drive north of Hobson Road at the entrance to the subdivision. In order to install the sign, the petitioner is requesting a variance from Section 5-4-3:11 (Prohibited Signs;

Pembroke Commons – Staff PZC Memo – PCS 12-1-035

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Right-of-Way Signs) and Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to place the sign in the city's right-of-way and increase the height of the sign from 42 inches to 48 inches.

CONTROLLING AGREEMENTS AND ORDINANCES:

None

STAFF REVIEW:

Section 5-4-3:11 (Prohibited Signs; Right-of-Way Signs) prohibits any sign from being located in the public right-of-way (ROW) and Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) limits the height of a subdivision sign to 42 inches when measured from grade to the top of the sign area.

Pembroke proposes to install a 24-square-foot (SF), 48-inch-tall subdivision sign in the median on Johnson Drive just north of Hobson Road, which is the entrance to Pembroke Commons. The new sign will be in the same location as the previous subdivision sign that was destroyed in a vehicular accident that occurred on August 19, 2011. The old sign was approximately 48 SF and 71-inches tall and had been in that location for approximately 15 years.

Staff believes that the request for the proposed sign is reasonable for the following reasons:

- It is smaller and shorter than the previous sign
- It will not interfere with pedestrian or vehicular traffic
- It is needed in order to properly identify the entrance to the subdivision
- The previous sign was destroyed through no fault of the homeowners' association

STAFF SUMMARY:

The purpose of the Street Graphics Ordinance is to create the framework for a comprehensive balanced system of signage, to promote communication between people and their environment and to avoid the usual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance.

Staff believes that the proposed sign will not be detrimental to the public welfare or alter the essential character of the neighborhood, particularly since the previous sign was in the same location without any issue. In addition, staff believes that a taller sign is necessary in order to accommodate the existing landscaping around the base of the sign.

Staff has reviewed the requested street graphics variance and finds that the petitioner does meet the standards for granting a variance to the Street Graphics Control Ordinance. As a result, staff recommends approval of a variance from Section 5-4-3:11 (Prohibited Signs; Right-of-Way Signs) and Section 5-4-8:3.3 (Residential Signs; Residential Development Identification Signs; Sign Height) of the Naperville Municipal Code in order to install a 24-square-foot, 48-inch-tall residential development identification sign in the median on Johnson Drive north of Hobson Road.

ACTION REQUESTED:

Conduct the public hearing.

Pembroke Commons – Staff PZC Memo – PCS 12-1-035

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ATTACHMENTS:

1. Pembroke Commons – Petitioner’s Application – PCS 12-1-035
2. Pembroke Commons – Legal Description – PCS 12-1-035
3. Pembroke Commons – Site Plan – PCS 12-1-035
4. Pembroke Commons – Sign Rendering – PCS 12-1-035
5. Pembroke Commons – Foundation Information – PCS 12-1-035
6. Pembroke Commons – Photograph of Existing Conditions – PCS 12-1-035

CITY OF NAPERVILLE APPLICATION FOR A SIGN VARIANCE

ADDRESS OF SUBJECT PROPERTY: Intersection of Hobson Road and Johnson Drive, 60540

PARCEL IDENTIFICATION NUMBER (PIN) N/A - Public Property

APPLICANT'S NAME: Pembroke Commons Homeowners Association

APPLICANT'S ADDRESS: Subdivision

CITY: Naperville STATE: IL ZIP CODE: 60540

DAYTIME PHONE: 630-637-8575; Jen Jesso, Secretary PCHA

E-MAIL ADDRESS: jenjesso@yahoo.com

OWNER OF PROPERTY: Public Property

OWNER'S ADDRESS: Public Property

CITY: N/A STATE: N/A ZIP CODE: N/A

OWNER'S DAYTIME PHONE: N/A

ZONING OF PROPERTY: N/A

AREA OF PROPERTY (Acres or sq ft): Median on Johnson Drive, just north of Hobson

List Improvements on property (buildings, fences, pools, decks, etc.):
N/A - None

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

Subdivision Sign to be placed in a median which is considered a public Right of way.

Section: 5-4-3:11

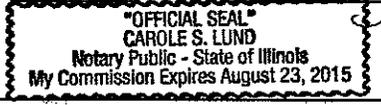
The above information, to the best of my knowledge, is true and accurate:

Jennifer Jean
(signature of applicant)

2/28/12
(date)

SUBSCRIBED AND SWORN TO before me this 28 day of February, 2012

Carole S. Lund



(Notary Public and Seal)

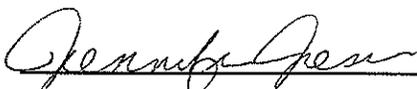
FINDINGS OF FACT FOR SIGN VARIANCES

The city will consider the reasonableness of a sign variance request as well as the extent to which it complies with the standards contained in Section 5-14-4:11 of the Naperville Municipal Code, which are listed below. Self-inflicted hardships or increased profit or property value are not sufficient justifications to warrant a variance. The recommendations prepared by staff and the Planning and Zoning Commission are prepared based upon the following standards. *You should review the standards and, if necessary, prepare written findings or other evidence to support your request.*

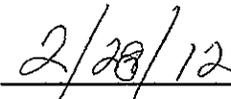
Standards For Variations: The Planning and Zoning Commission shall not recommend or grant a variation unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

1. The plight of the owner is due to unique circumstances and the proposed variation will not merely serve as a convenience to the petitioner, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations of this Chapter were carried out and which particular hardship or practical difficulty is not generally applicable to other comparable signs or properties.
2. The alleged hardship has not been created by any person presently having a proprietary interest in the subject sign (or property).
3. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
4. The proposed variation will not impair visibility to the adjacent property, increase the danger of traffic problems or endanger the public safety.
5. The proposed variation will not alter the essential character of the neighborhood.
6. The proposed variation is in harmony with the spirit and intent of this Chapter.

I have reviewed the Standards for a Sign Variation and understand and acknowledge that my request will be considered based upon the extent to which it fulfills these standards. Further, I understand and acknowledge that I may be required to provide a written explanation detailing how my request fulfills these standards.



(signature of applicant)



(date)

SUBSCRIBED AND SWORN TO before me this 28 day of February, 2012



(Notary Public and Seal)



EXHIBIT A (continued)

PEMBROKE COMMONS – PLAT OF SURVEY: LEGAL DESCRIPTION

**STREET ADDRESS: Intersection of Hobson Road and Johnson Drive,
Naperville 60540**

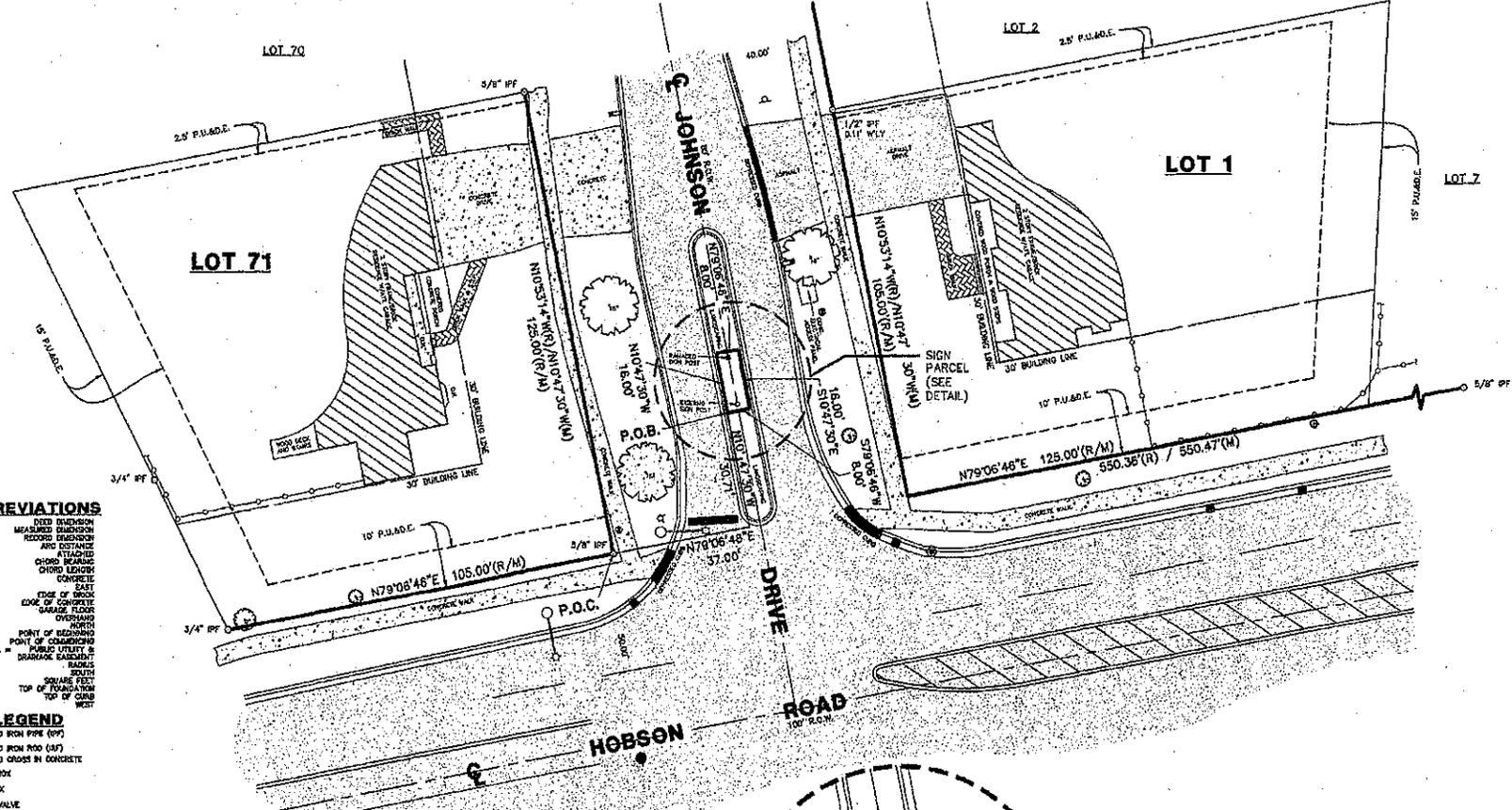
PIN: N/A- PUBLIC PROPERTY

Of a parcel of land described as follows: Commencing at the southeasterly corner of lot 71 in Pembroke Commons – Unit one being a subdivision of part of the north half of section 29, part of the south half of section 20 and part of lot 1 of R. J. Alice Subdivision, in township 38 north, range 10 east of the third principal meridian, according to the plat thereof recorded June 21, 1979 as document R79-52218; thence along the continuation of the southerly line of said lot 71, north 79 degrees 06 minutes 46 seconds east, 37.00 feet; thence north 10 degrees 47 minutes 30 seconds west, 30.71 feet to the point of beginning; thence continuing north 10 degrees 47 minutes 30 seconds west, 16.00 feet; thence north 79 degrees 06 minutes 46 seconds east, 8.00 feet; thence south 10 degrees 47 minutes 30 seconds east, 16.00 feet; thence south 79 degrees 06 minutes 46 seconds west, 8.00 feet to the point of beginning, in the city of Naperville, DuPage county, Illinois

EXHIBIT

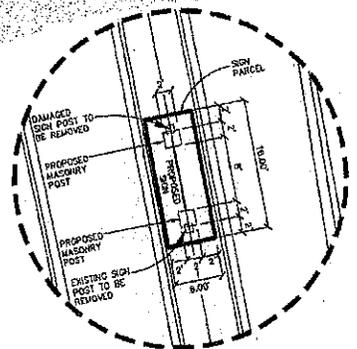


OF A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 71 IN PEMBROKE COMMONS - UNIT ONE BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 29, PART OF THE SOUTH HALF OF SECTION 20 AND PART OF LOT 1 OF R.J. ALICE SUBDIVISION, IN TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1979 AS DOCUMENT R79-52218; THENCE ALONG THE CONTINUATION OF THE SOUTHERLY LINE OF SAID LOT 71, NORTH 79 DEGREES 06 MINUTES 46 SECONDS EAST, 37.00 FEET; THENCE NORTH 10 DEGREES 47 MINUTES 30 SECONDS WEST, 30.71 FEET TO POINT OF BEGINNING; THENCE CONTINUING NORTH 10 DEGREES 47 MINUTES 30 SECONDS WEST, 16.00 FEET; THENCE NORTH 79 DEGREES 06 MINUTES 46 SECONDS EAST, 8.00 FEET; THENCE SOUTH 10 DEGREES 47 MINUTES 30 SECONDS EAST, 16.00 FEET; THENCE SOUTH 79 DEGREES 06 MINUTES 46 SECONDS WEST, 8.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF NAPERVILLE, DuPAGE COUNTY, ILLINOIS.



- ABBREVIATIONS**
- (S) = DEED SUBDIVISION
 - (M) = MEASURED SUBDIVISION
 - (R) = RECORDED PLANNING
 - (A) = ATTACHED
 - (A) = ARC DISTANCE
 - (C) = CHORD BEARING
 - (C) = CHORD LENGTH
 - (C) = CONCRETE
 - (C) = CURB
 - (E) = EDGE OF BROOK
 - (E) = EDGE OF CONCRETE
 - (G) = GARAGE FLOOR
 - (H) = HATCH
 - (H) = HATCH
 - (P.O.B.) = POINT OF BEGINNING
 - (P.O.C.) = POINT OF COMMENCING
 - (P.U.) = PUBLIC UTILITY & DRAINAGE FACILITY
 - (R) = RADII
 - (S) = SOUTH
 - (S.F.) = SQUARE FEET
 - (T) = TOP OF FOUNDATION
 - (T) = TOP OF CURB
 - (W) = WEST
- LEGEND**
- FOUND IRON PIPE (FIP)
 - FOUND IRON ROD (FIR)
 - + FOUND CROSS IN CONCRETE
 - ▭ MAILBOX
 - ⊙ B-BOX
 - ⊙ GAS VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SIGN
 - ⊕ SANITARY MANHOLE
 - ⊕ STORM MANHOLE - CLOSED LID
 - ⊕ STORM DRAINAGE INLET
 - ▬ LANE STRIPPING
 - STREET LIGHT WITH ARM
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - WOOD FENCE
 - METAL FENCE
 - CHAIN LINK FENCE

ENLARGED SIGN PARCEL DETAIL
SCALE: 1" = 10 FEET



Charles Ferguson
2/23/2012

FIELD WORK COMPLETED FEBRUARY 22, 2012

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NO.	REVISED	DATE

CONSULTANTS, LTD.
ENGINEERS SURVEYORS

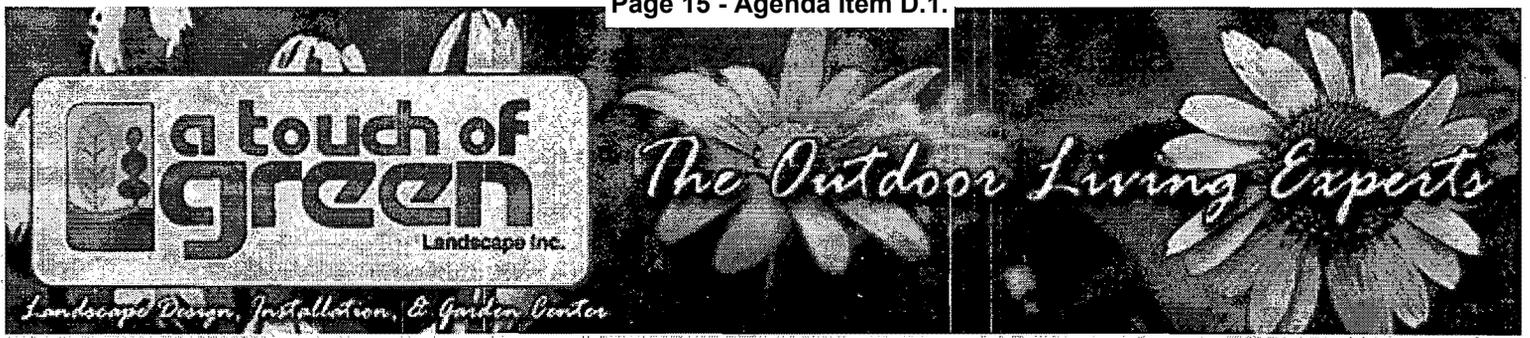
S E V

Page 13 - Agenda Item D.1.
Pembroke Commons Homeowner Associa
114 Naperville, IL
(630) 355-2350

SUBMIT FOR	EXHIBIT FOR	PROJECT NO.	SCALE	DATE
		S-4-1878	1"	2/23/12

1



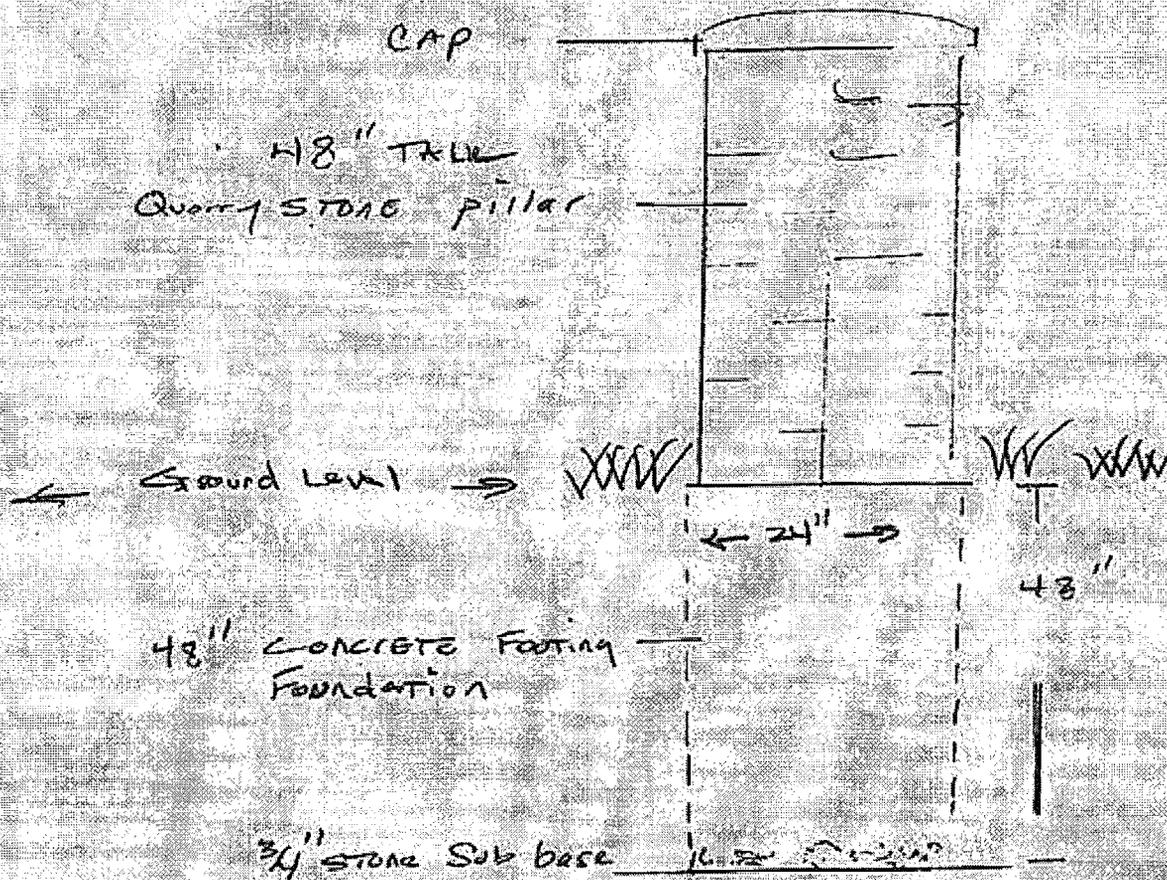


Pembroke Commons Sign Posts

Two quarry stone sign posts installed 48"
24" X24" with ledge stone caps

*NOTE: Pillars to not exceed 48" of height out of ground and will have a 48" concrete base

Pillar Installation Diagram for: PEMBROOK COMMONS







Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PC CASE: 12-1-018 **AGENDA DATE:** 4/18/2012
SUBJECT: McDonald’s on Washington Street
Petitioner: McDonald’s USA, LLC, 4320 Windfield Road, Suite 400,
Warrenville, IL 60555

LOCATION: 702 S. Washington Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a preliminary/final plat of subdivision and the following variances in order to construct a McDonald’s restaurant at 702 S. Washington Street:

1. A variance from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) to reduce the number of required off-street parking spaces from 61 to 31 spaces.
2. A variance from Section 6-2-14 (Major Arterial Setback Requirements) to allow the proposed building to encroach 4’ into the required major arterial setback (70’ from the centerline of the right-of-way) along Washington Street.
3. A variance from Sections 6-2-14 (Major Arterial Setback Requirements) and 6-9-2:4.6 (Off-Street Parking Facilities) to allow the proposed parking/drive-through facilities to encroach 35.5’ into the required major arterial setback (70’ from the centerline of the right-of-way) along Washington Street.
4. A variance from Section 6-9-2:4.3 (Off-Street Parking Facilities) to allow the proposed building to encroach 7’ into the 40’ required front yard setback along Washington Street and the proposed parking/drive-through facilities to encroach 38.5’ into the 40’ required front yard setback along Washington Street and 24.5’ into the 30’ required corner side yard along Hillside Road in the B3 District.
5. A variance from Section 6-9-6 (Supplemental Standards for Drive-through Stacking Lanes) to reduce the required stacking lane width from 12’ to 10’.
6. A variance from Section 5-10-3:3.2 (Parkway Landscaping) to waive the parkway tree requirement along Washington Street.
7. A variance from Section 5-10-3:5.2.1 (Perimeter Parking Lot Landscaping: Area) to allow the drive-through facility to encroach 3.5’ into the required 5’ wide landscape area along Washington Street.
8. A variance from Section 5-10-3:5.1 (Interior Parking Lot Landscaping) to waive the shade tree requirement for the island located on the east side of the accessible parking spaces.
9. A variance from Section 5-4-5:2.5 (Monument Sign) to reduce the required monument sign setback along the front property line from 10’ to 4’.

McDonald's on Washington Street – PC 12-1-018
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PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A	N/A	N/A

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 0.96 acres and is located at the southeast corner of Washington Street and Hillside Road, with a common address of 702 S. Washington Street. Abutting the property on the east side is the West Branch of DuPage River. The subject property is zoned B3 (General Commercial District) and is presently improved with a Citgo gas station and convenience mart. The owner of the property is Krisis Kings, LLC, 702 S. Washington Street, Naperville, IL 60540.

RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The East Sector Update to the Comprehensive Master Plan identifies the future use of the property as “Commercial”. The proposed restaurant use for the property is consistent with the recommendation of the Comprehensive Master Plan.

PLANNING SERVICES TEAM REVIEW:

The petitioner, McDonald’s USA, intends to demolish the existing gas station and construct a McDonald’s restaurant on the subject property. The proposed restaurant would include 3,599 square feet of gross floor area and be served by 31 parking spaces and a side-by-side drive-through facility.

Preliminary/Final Plat of Subdivision:

The property is currently established through an assessment plat. The petitioner requests approval of a preliminary/final plat of subdivision in order to establish the property as a legal lot-of-record in the City. No new lots will be created as a result of the subdivision. The proposed plat complies with the requirements of Title 7, Subdivision Regulations.

Parking Variance

The petitioner is requesting a variance from the parking requirement for fast-food restaurants (i.e. a minimum of 17 spaces per 1,000 square feet of gross floor area) to reduce the number of required off-street parking spaces from 61 to 31 spaces. A parking study (Attachment 8) was submitted to support the variance request, providing empirical data from four comparable McDonald’s restaurants in the Chicago area. All four restaurants surveyed have larger building footprints and more seating capacity than the restaurant proposed at 702 S. Washington Street. Three of the restaurants surveyed never needed more than 30 parking spaces even during peak hours. The highest parking demand occurred at the McDonald’s at 1298 S. Naper Boulevard, when 38 parking spaces were occupied on a weekday morning. However, the McDonald’s at

McDonald's on Washington Street – PC 12-1-018
April 18, 2012
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1298 S. Naper Boulevard is substantially larger (4,500 square feet) and provides almost twice as many seats as the proposed restaurant.

Staff concurs with the finding of the parking study that the proposed 31 parking spaces would adequately accommodate the busiest customer and employee parking demands from the proposed restaurant at 702 S. Washington Street.

Major Arterial Setback and Zoning Setback Variances

The petitioner requests a variance to allow the proposed building and parking/drive-through facilities to encroach into the required major arterial setback along Washington Street (i.e., 70' from the centerline of the right-of-way or 37' from the edge of the right-of-way). The resulting setbacks from Washington Street would be 33' for the building and 1.5' for the drive-through facility at the greatest point of encroachment.

In addition to the major arterial setback, the property is subject to a 40' front yard setback requirement along Washington Street and a 30' corner side yard requirement along Hillside Road in the B3 district. Even though properties in the B3 district are typically subject to no setback requirements, the subject property is required to provide more stringent setbacks due to its adjacency to properties zoned E1 and R1A on the west, south and east sides. The proposed building would be located 33' from Washington Street, encroaching 7' into the front yard setback along Washington Street. The proposed parking/drive-through facilities would encroach into the required front and corner side yards and be located 1.5' from Washington Street and 5.5' from Hillside Road.

Staff agrees with the proposed setbacks for the building and the parking/drive-through facilities as they are consistent with the existing development pattern of the adjacent uses along Washington Street, and also are the result of the limited buildable area on the site due to the presence of floodway/floodplain along the River. The existing Citgo gas station on the site, the cemetery to the west (zoned E1), and the City's substation to the south (zoned R1A) all have parking facilities very close to Washington Street (0'-10' setbacks), and the Brown's Chicken to the north of the site has a parking lot abutting the public sidewalk along Hillside Road. The City has no future plan to widen Washington Street or Hillside Road in front of the subject property.

Drive-through Lane Width Variance

A variance is being sought to reduce the minimum stacking lane width from 12' to 10'. The limited buildable area on the site prevents the petitioner from providing a 12' wide stacking lane for the drive-through. Instead, a 10.5' lane is being provided, with a small section of the lane reduced to 10'. Staff has no concern with the reduced lane width and finds that it can still function effectively and safely.

Landscape Variances

The proposed landscape plan meets the requirements of Section 5-10-3 (Landscaping and Screening) of the Municipal Code with the exception of three variances.

- A waiver of the required parkway trees along Washington Street is requested. The parkway along Washington Street in front of the site is only 3.5'-4' in width and contains underground and overhead utilities. There is not adequate space to plant any parkway trees. Site

McDonald's on Washington Street – PC 12-1-018

April 18, 2012

Page 4 of 4

perimeter trees will be provided on the subject property along Washington Street to meet the City requirements.

- A variance is requested to allow the parking/drive-through facilities to encroach 3.5' into the required 5' landscape area along Washington Street. While the width of the landscape area is reduced, sufficient landscaping materials are provided in the area to meet the code requirements for site perimeter landscaping and parking lot perimeter landscaping.
- A variance is requested to waive the shade tree requirement for the island on the east side of the accessible parking spaces due to the location of a fire hydrant in the island.

It is important to note that to mitigate the impact of the restaurant on the adjacent residential properties to the east, the petitioner is proposing a 6' solid synthetic wood fence as well as a 6' tall continuous landscaping along the west bank of the DuPage River (the east lot line) in compliance with the City's requirements.

Sign Variance

A variance is requested to reduce the required monument sign setback along the front (Washington Street) property line from 10' to 4'. Staff has no concern with the reduced setback as the proposed sign would not interfere with any utility facilities or the sight distances of drivers in the area, and would be set back further from Washington Street than the proposed drive-through facility.

Building Elevations

The proposed building will be constructed of a brick and stone exterior façade with a flat roofline. Horizontal and vertical articulations are provided for the building through the use of material and color separations, raised towers, brick banding, and canopies. Staff finds the proposed building elevations are consistent with the Building Design Guidelines.

Conclusion:

The petitioner provided responses to the standards for granting the above noted requests in the attached development petition. Staff concurs with the petitioner's findings.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. McDonald's at 702 Washington Street – Development Petition – PC 12-1-018
2. McDonald's at 702 Washington Street – Legal Description – PC 12-1-018
3. McDonald's at 702 Washington Street – Plat of Subdivision – PC 12-1-018
4. McDonald's at 702 Washington Street – Site Plan – PC 12-1-018
5. McDonald's at 702 Washington Street – Landscape Plan – PC 12-1-018
6. McDonald's at 702 Washington Street – Building Elevations – PC 12-1-018
7. McDonald's at 702 Washington Street – Signage Exhibit – PC 12-1-018
8. McDonald's at 702 Washington Street – Parking Study – PC 12-1-018

**AMENDED
CITY OF NAPERVILLE
T.E.D. BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL**

Development Name: McDonald's
Development Address: 702 S. Washington Street
PIN Number(s): 07-24-210-001
Date of Submission:

I. APPLICANT:

Name: McDonald's USA, LLC
Address: 4320 Winfield Road
Suite 400
Warrenville, IL 60555
Phone: (630) 836-9090
Primary Contact: Henry S. Stillwell III, Attorney
Phone: (630) 510-4909
Fax: (630) 668-7350
Email: hstillwell@rathjewoodward.com

II. OWNER OF THE PROPERTY:

Name: Krisis Kings, LLC
Address: 702 S. Washington Street, Naperville, IL 60540
Phone:

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: Henry S. Stillwell III/Rathje & Woodward, LLC
Phone: (630) 510-4909
Email: hstillwell@rathjewoodward.com
Fax: (630) 668-7350
Address: 300 E. Roosevelt Road, Suite 300, Wheaton, IL 60187

Engineer: Jeff Miller/Watermark Engineering
Phone: (630) 375-1800 ext. 22

IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):

- | | |
|---|--|
| <input type="checkbox"/> Annexation (See Section V below) | <input type="checkbox"/> Subdivision Waiver/Deviation to Platted Setback Line (Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from <input type="checkbox"/> to <input type="checkbox"/>
(Complete Exhibit 2) | <input checked="" type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development (Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development (Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> PUD Deviation (Zoning or Subdivision) |
| <input type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Major Change to a Conditional Use.
(Complete Exhibit 3) | <input type="checkbox"/> Minor Change to a Conditional Use
(Complete Exhibit 3) |
| <input type="checkbox"/> Site Plan Review | <input checked="" type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input checked="" type="checkbox"/> Sign Variance
(Complete Exhibit 5) | <input type="checkbox"/> Plat of Easement/Vacation/Dedication
(circle all that apply) |

V. ANNEXATION

Is this development within the City limits?

- Yes
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements
- No, *requesting annexation*
- Are there electors living on the property:
- Yes No
- If yes, did they sign the Petition for Annexation? Yes No

VI. SITE DATA:

- General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.) The site is an existing Citgo gas station that will

be demolished and replaced with a McDonalds.

- 2. Existing Utility Services (water, sewer, electricity): Naperville water, sewer and electric is at site
- 3. Existing zoning on the site: B-3 General Commercial
- 4. Existing Land Use: Gas Station
- 5. Acreage & Square Footage of the site: 1.095 acres and 43,704 sq.ft. The area to be dedicated after subdivision is 0.133 acres and 5777 sq.ft.
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.): None

VII. PROPOSED DEVELOPMENT:

- 1. Type of Development (check all that apply):

Residential Commercial Office
 Industrial Other: _____

- 2. Proposed Zoning: B-3 General Commercial

Description of Proposal: (including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information) - attach additional pages if necessary):

Applicant proposes to construct, operate and maintain a McDonald's restaurant with drive-thru service facilities, including two side-by-side drive-thru order lanes. The proposed hours of operation include 24 hour per day, seven days per week drive-thru service and inside dining. A total of 31 parking spaces (29 regular spaces and 2 ADA accessible spaces) will be provided on-site. The menu, service and operational standards for the proposed restaurant will be consistent with other newer McDonald's restaurants, including those located at 75th Street and Naper Boulevard and 75th Street and Naper-Plainfield Road. In support of Applicant's request for relief identified in this Petition, Applicant has attached hereto as Exhibit A its response to the zoning variance standards, as Exhibit B its response to the landscape variance standards, and Exhibit C for sign variance.

3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, facade materials):

The proposed principal building is a single story, brick clad structure incorporating stone accents in the arcades. The height of the building to the top of the parapet wall is approximately 18'2". The height of the roof cap element on the tower is approximately 23'4". The building contains approximately 3599 square feet of gross floor area. The accessory trash/recycle corral will be constructed with materials and colors compatible with the restaurant.

4. Describe all requested Variances/Deviations from the underlying zoning regulations (i.e., parking, setbacks, density, height/bulk etc.) NOTE: Complete this section as well as **Exhibit 5** - attach additional pages if necessary:

Variances from (i) Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) to reduce the required parking spaces from 61 to 31; and (ii) Section 6-9-6:2.3.5 (Supplemental Standards for Drive-Thru Stacking Lanes) to reduce the required stacking lane width from 12 feet to 10 feet.

Variances from (i) Section 6-2-14 (Major Arterial Setback Requirements) to reduce the required building and parking setback off Washington Street from 37 feet from the edge of the right of way, which is 70 feet from the centerline of the roadway, to 33 feet from the edge of the right of way, which is 66 feet from the centerline of the roadway for the building and 1.5 feet from the edge of the right of way, which is 34.5 feet from the centerline of the roadway for the parking ; (ii) Section 6-9-2:4.6 (Off-Street Parking Facilities) to reduce the parking lot setbacks off Washington Street from 37 feet from the edge of the right of way, which is 70 feet from the centerline of the roadway, to 1.5 feet from the edge of the right of way, which is 34.5 feet from the centerline of the roadway; (iii) Section 6-9-2:4.3 (Off-Street Parking Facilities) to reduce the front yard setback for the parking from 30 feet to 1.5 feet and the corner side yard setback for parking from 30 feet to 5.5 feet ; and (iv) Section 5-10-3:5.2.1 (Perimeter Parking Lot Landscape Area) to reduce the required landscape setback from 5 feet to 1.5 feet along Washington Street.

Variance from Section 5-4-5:2.5 to reduce the sign setback from 10 feet to 4 feet.

5. Describe all requested waivers from the Subdivision Regulations: (i.e., R.O.W., widths, easements, etc.) NOTE: Complete this Section as well as **Exhibit 4** - attach additional pages if necessary:

N/A

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** - attach additional pages if necessary:

Variance from Section 5-10-3:5.1.3 to eliminate one required parking lot island tree.

Variance from Section 5-10-3:3.2.3 to not plant required parkway trees on Washington Street.

7. General Land Use Data:

	Residntl	Comrc	Office	Indst	R.O.W.	Park	School	Private	Other*	Total
No. of Acres										
% of Total		100%								100%

*Please explain:

8. Development Densities: N/A

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family						NA			
Townhome						NA			
Duplex						NA			
Apartment						NA			
Comrc.			NA	NA	NA				
Office			NA	NA	NA				
Industrial			NA	NA	NA				

Gross Acres = land designated for land use type including right-of-way
 Gross Density = number of units divided by gross acres
 Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas
 Modified Gross Density = number of units divided by modified gross acres

Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)

Respectfully submitted,

McDonald's USA, LLC, an Illinois limited liability company

By: [Signature] (Jae)

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
CITY OF NAPERVILLE)

The foregoing petition was acknowledged before me by Patrick Kelley on the 25th day of January 2012 A.D.



By: [Signature]
Name: Jeffrey A. Angres

Notary Public

LLC PETITIONERS

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's office. If an LLC is manager-managed, this petition may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

EFFECTIVE PERIOD OF APPLICATION

Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.

EXHIBIT "A"

**RESPONSE TO STANDARDS FOR GRANTING A
ZONING VARIANCE SECTION 6-3-5:2**

Re: McDonald's Restaurant
702 S. Washington, Naperville, Illinois

Parking Variance and Drive-Thru Stacking Width Variance

Variances from (i) Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) to reduce the required parking spaces from 61 to 31; and (ii) Section 6-9-6:2.3.5 (Supplemental Standards for Drive-Thru Stacking Lanes) to reduce the required stacking lane width from 12 feet to 10 feet.

1. The variance is in harmony with the general purpose and intent of this title.

RESPONSE: The requested variation to reduce required on-site parking to a total of 31 spaces is consistent with the intent and purpose of the underlying zoning district, generally, and the intent to this title. Thirty-one onsite parking spaces is consistent with the number of parking spaces commonly provided by Applicant for the size of restaurant proposed. This is confirmed as part of the parking study prepared by Gewalt Hamilton and submitted as part of this Application. The high percentage of total sales generated through the use of the drive-thru system (generally 70 to 80 percent) impacts the parking demand for the subject use. The proposed number of parking spaces will be sufficient for on-site activities and not negatively impact the area. Reducing the stacking lane width will not alter the ability of the drive-thru lanes to operate effectively and efficiently and therefore is in harmony with the general purpose and intent of this title..

2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.

RESPONSE: This site is impacted and constrained by the floodway adjacent to the river which is contained on applicant's property. Applicant is not constructing any improvements in this floodway. This is the practical difficulty and exceptional hardship which generally is not found on other properties in this district.

3. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this title.

RESPONSE: The site could not be developed for its proposed use if parking for 61 cars or drive-thru lane width of 12 feet were required to be provided for this site given the constraints imposed on this property by the floodway.

4. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. (Ord. 80-5, 1-21-1980) The city council shall not vary the provisions of this title concerning permitted uses, conditional uses or the regulation of nonconforming uses. (Ord. 05-028, 2-15-2005)

RESPONSE: As stated in response to Standard #1 above, the proposed parking and drive-thru lane widths at this site are sufficient to handle McDonald's needs for a restaurant of this size. Consequently, the reduction in required parking or drive-thru lane widths will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent property.

Setback Variances

Variances from (i) Section 6-2-14 (Major Arterial Setback Requirements) to reduce the required building and parking setback off Washington Street from 37 feet from the edge of the right of way, which is 70 feet from the centerline of the roadway, to 33 feet from the edge of the right of way, which is 66 feet from the centerline of the roadway for the building and 1.5 feet from the edge of the right of way, which is 34.5 feet from the centerline of the roadway for the parking ; (ii) Section 6-9-2:4.6 (Off-Street Parking Facilities) to reduce the parking lot setbacks off Washington Street from 37 feet from the edge of the right of way, which is 70 feet from the centerline of the roadway, to 1.5 feet from the edge of the right of way, which is 34.5 feet from the centerline of the roadway; (iii) Section 6-9-2:4.3 (Off-Street Parking Facilities) to reduce the front yard setback for the parking from 30 feet to 1.5 feet and the corner side yard setback for parking from 30 feet to 5.5 feet ; and (iv) Section 5-10-3:5.2.1 (Perimeter Parking Lot Landscape Area) to reduce the required landscape setback from 5 feet to 1.5 feet along Washington Street.

1. The variance is in harmony with the general purpose and intent of this title.

RESPONSE: The requested variations to reduce the required parking and building setbacks are consistent with the intent and purpose of the underlying zoning district generally and the intent of this title. This site contains an existing gas station which has been in existence on this site for years with similar setbacks. The current development contains pavement that goes right up to the property line on Washington and Hillside. The current gas station has a canopy that is setback only approximately 10.3 feet on Washington and 3.3 feet on Hillside. Reducing the required setbacks will allow this site to be redeveloped with a new McDonald's which will eliminate some current access points and allow the site to be redeveloped and the gasoline tanks removed as well as enhancing the landscaping on the site, and instituting best management practices for stormwater management.

2. Strict enforcement of this title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.

RESPONSE: This site is impacted and constrained by the floodway adjacent to the river which is contained on applicant's property. Applicant is not constructing any improvements in the floodway. This is the practical difficulty and exceptional hardship which generally is not found on other properties in this district. The floodway on this site creates the need to go down to a 7.5 foot parking circulation because all onsite circulation has been reduced to a minimum.

3. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by this title.

RESPONSE: The site could not be developed for its proposed use under the setback requirements given all of the site constraints noted in Response #2.

4. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. (Ord. 80-5, 1-21-1980) The city council shall not vary the provisions of this title concerning permitted uses, conditional uses or the regulation of nonconforming uses. (Ord. 05-028, 2-15-2005)

RESPONSE: As stated in Response Standard #1 above, the current site has reduced setbacks. The proposed improvements are a substantial upgrade to the site and overall provides much more green space. The proposed development contains approximately 11,500 s.f. (27.4%) of green space whereas the existing development contains 8,082 s.f (19.3%) of green space. Consequently, the redevelopment of this site will improve the essential character of the neighborhood and will not be a detriment to the surrounding property.

**RESPONSE TO STANDARDS FOR GRANTING
A LANDSCAPE VARIANCE (SECTION 5-10-7)**

Parking Island Shade Tree Variance

Variance from Section 5-10-3:5.1.3 to eliminate one required parking lot island tree.

1. Strict enforcement of this chapter would result in practical difficulties or impose exceptional hardships.

RESPONSE: One parking island shade tree variance is required because the fire hydrant must be placed in the location the shade tree would otherwise would be required and for the second as a result of moving the sign out of the site distance triangle.

2. The principal reason for the variance is other than an increased income or revenue from the property.

RESPONSE: As explained above this site must contain a fire hydrant and meet the site distance triangle requirement. Additionally, applicant cannot reduce parking further to reduce the need for a parking lot island which would then eliminate the need for one of these shade trees.

3. The variance, if granted, will not alter the essential character of the neighborhood, will not be a substantial detriment to adjacent property, and will not increase congestion or traffic hazards in the public streets, or otherwise impair the public health, safety, comfort, and general welfare.

RESPONSE: The proposed improvements are a substantial upgrade to what currently exists on the site. Two less parking island shade tree certainly will not alter the essential character of the neighborhood.

Parkway Tree Variance

Variance from Section 5-10-3:3.2.3 to not plant required parkway trees on Washington Street.

1. Strict enforcement of this chapter would result in practical difficulties or impose exceptional hardships.

RESPONSE: The parkway for the site along Washington contains only between 3.5' and 4'. The parkway also contains underground phone and gas lines and overhead wires. Consequently, there is not sufficient room to plant any parkway trees.

2. The principal reason for the variance is other than an increased income or revenue from the property.

RESPONSE: This site is constrained by the floodplain and floodway on the property. Give the existence of utilities and maximum size of the parkway because of the site constraints, parkway trees cannot be planted.

3. The variance, if granted, will not alter the essential character of the neighborhood, will not be a substantial detriment to adjacent property, and will not increase congestion or traffic hazards in the public streets, or otherwise impair the public health, safety, comfort, and general welfare.

RESPONSE: The proposed improvements are a substantial upgrade to what currently exists on the site. Not providing parkway trees will not alter the essential character of the neighborhood.

RESPONSE TO STANDARDS FOR GRANTING A SIGN VARIANCE
FROM SECTION 5-4-5:2.5

Variance from Section 5-4-5:2.5 to reduce the sign setback from 10 feet to 4 feet.

1. The variance is in harmony with the general purpose and intent of the Fence/Sign Ordinance.

RESPONSE: The proposed McDonald's sign is setback 4 feet, which is approximately the same setback as the existing Citgo sign.

2. Describe how unique conditions of this property make the request for a sign/fence variance reasonable.

RESPONSE: This site contains significant floodway along the river which applicant is not impacting. This reduces the amount of developable area for this site. Moving the sign back 10 feet would cause loss of parking spaces and Applicant already is requesting a parking variance. Additionally, the sign cannot be setback further because of the site triangle requirements of the City.

3. Describe how the variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

RESPONSE: The current sign has been set back approximately 4' from the property line for many years. Additionally, the existing sign to the north is set back approximately 4' as well. Consequently, the requested variance will not alter the essential character of the area or be a substantial detriment to adjacent property.

LEGAL DESCRIPTION:

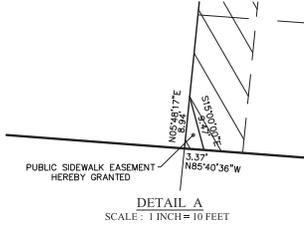
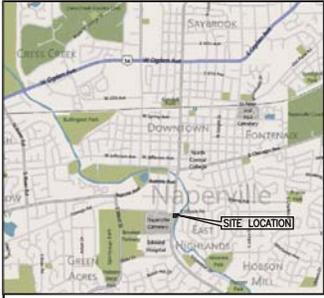
THAT PART OF LOT 3 OF VON OVENS' ASSESSMENT PLAT OF PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WEST LINE OF MOSER HIGHLANDS UNIT NO 6, A SUBDIVISION OF PART OF SECTION 19 AND 24, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 835554, DESCRIBED AS FOLLOWS. THE NORTH 241.0 FEET, AS MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT, EXCEPT THE NORTH 66.0 FEET THEREOF, AND EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF WASHINGTON STREET AND THE SOUTH RIGHT OF WAY LINE OF SAID HILLSIDE ROAD, AS NOW PLATTED AND RECORDED ACCORDING TO DOCUMENT NUMBER 820350, AND RUNNING THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HILLSIDE ROAD, 170.0 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE, 118.75 FEET, THENCE SOUTH 30 DEGREES 00 MINUTES WEST 10.0 FEET, THENCE NORTH 81 DEGREES 16 MINUTES 56 SECONDS WEST 114.79 FEET; THENCE NORTH 5 DEGREES 40 MINUTES EAST, 3.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBER:

07-24-210-001

ADDRESS:

702 S. WASHINGTON STREET, NAPERVILLE, IL. 60540



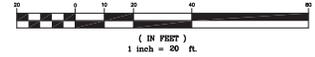
PRELIMINARY / FINAL PLAT OF SUBDIVISION McDONALD'S ON THE RIVER

PART OF THE NORTHEAST QUARTER SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY ILLINOIS

702 S. WASHINGTON STREET, NAPERVILLE, IL. 60540

P.I.N. 07-24-210-001

GRAPHIC SCALE

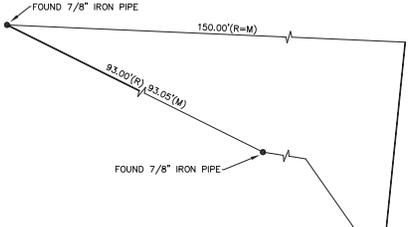


THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540



Planning and Zoning Commission - 4/18/2012 - 37

LOCATION MAP
NO SCALE



AREA SUMMARY

GROSS	47,704 SQUARE FEET OR 1.095 ACRES
DEDICATION	5,777 SQUARE FEET OR 0.133 ACRES
NET AREA (LOT 1)	41,927 SQUARE FEET OR 0.962 ACRES

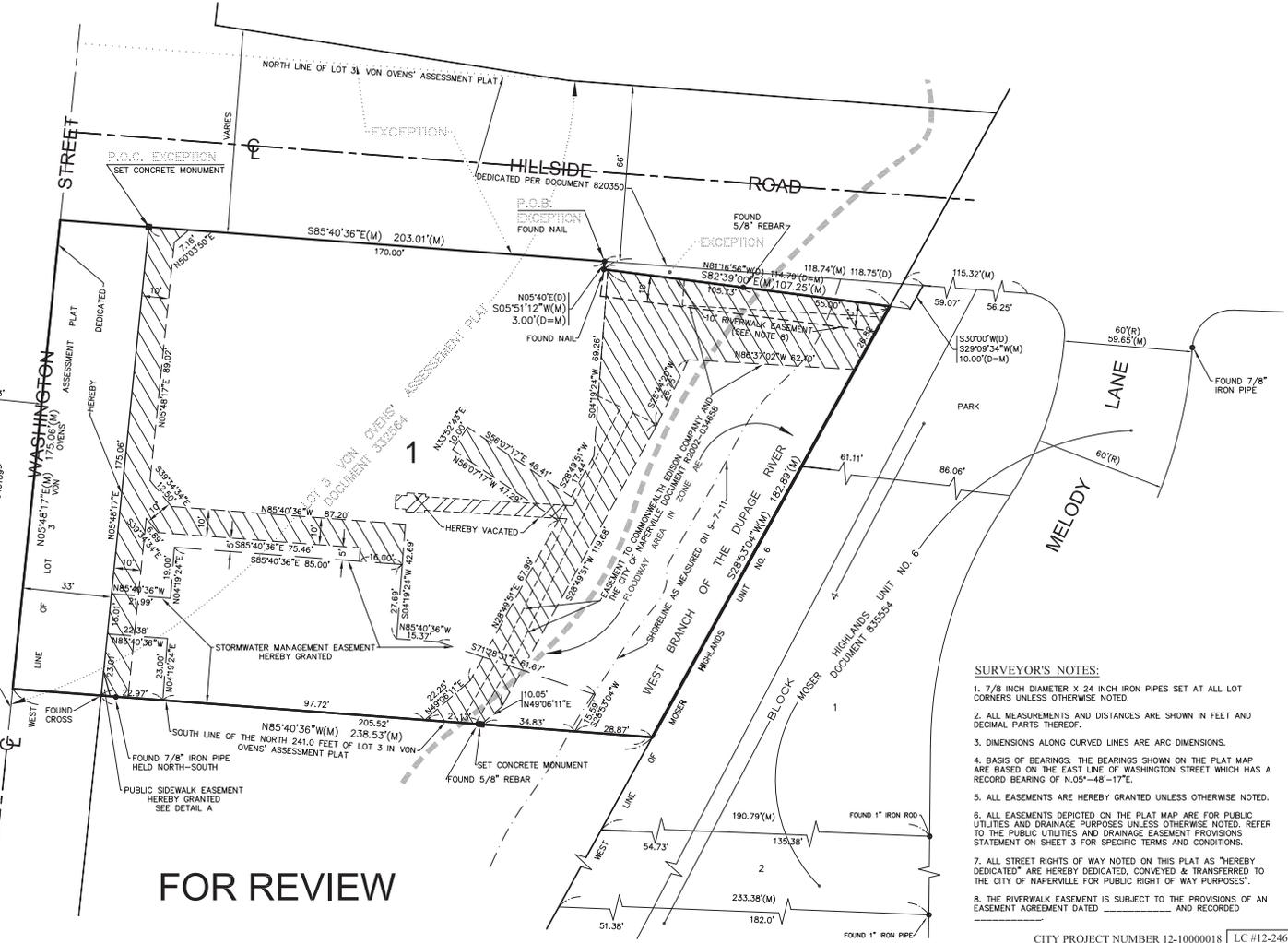
(BASED ON MEASURED VALUES)

- PUBLIC UTILITIES AND DRAINAGE EASEMENT HEREBY GRANTED
- PORTION OF EASEMENT TO COMMONWEALTH EDISON COMPANY AND THE CITY OF NAPERVILLE DOCUMENT R2002-034658 HEREBY VACATED

- ABOLIS**
- OUTSIDE DIAMETER IRON PIPE (BE SET)
 - OUTSIDE DIAMETER IRON PIPE
 - CONCRETE MONUMENT

- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - ADJACENT LAND PARCEL LINE
 - - - EASEMENT LINE
 - - - CENTERLINE
 - - - BUILDING SETBACK LINE
 - - - SECTION LINE

- ABBREVIATIONS**
- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
 - (R) = RECORD BEARING OR DISTANCE
 - (M) = MEASURED BEARING OR DISTANCE
 - (C) = CALCULATED BEARING OR DISTANCE
 - (D) = DEED BEARING OR DISTANCE
 - A = ARC LENGTH
 - R = RADIUS
 - CH = CHORD
 - CB = CHORD BEARING
 - B.S.L. = BUILDING SETBACK LINE
 - U.E. = UTILITIES EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITIES AND DRAINAGE EASEMENT
 - ROW = RIGHT OF WAY



- SURVEYOR'S NOTES:**
- 7/8 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
 - BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON THE EAST LINE OF WASHINGTON STREET WHICH HAS A RECORD BEARING OF N.05°-48'-17"E.
 - ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 3 FOR SPECIFIC TERMS AND CONDITIONS.
 - ALL STREET RIGHTS OF WAY NOTED ON THIS PLAT AS "HEREBY DEDICATED" ARE HEREBY DEDICATED, CONVEYED & TRANSFERRED TO THE CITY OF NAPERVILLE FOR PUBLIC RIGHT OF WAY PURPOSES.
 - THE RIVERWALK EASEMENT IS SUBJECT TO THE PROVISIONS OF AN EASEMENT AGREEMENT DATED _____ AND RECORDED _____.

DATE: 12-22-11	PC: N/A	DRAWN BY: MGA	CHECKED BY: SK	BOOK: N/A	PG: N/A
NO. 1	BY: JLS	REVISIONS:	DATE:	BOOK: N/A	PG: N/A
2	BY: JLS	REVISIONS:	DATE:	BOOK: N/A	PG: N/A
<p>PROJECT: McDonald's Washington Street & Hillside Road Naperville, Illinois</p> <p>ENGINEER: WATERMARK ENGINEERING RESOURCES, LTD. 201 GINGER WOODS PARKWAY, SUITE 100 AUBURN, ILLINOIS 60502 PHONE: 630-574-1800 FAX: 630-574-6880</p> <p>COMPASS SURVEYING LTD. 1320 Woodlark Road Warrenville, Illinois 60555</p>					
<p>CITY PROJECT NUMBER 12-10000018 LC #12-2460 McDONALD'S ON THE RIVER-PRELIMINARY/FINAL PLAT OF SUBDIVISION</p>					
<p>SCALE: 1" = 20'</p> <p>1 OF 3</p>					

PRELIMINARY / FINAL PLAT OF SUBDIVISION
McDONALD'S ON THE RIVER

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY ILLINOIS

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE DAY OF , A.D., 20 AT O'CLOCK M, AND WAS RECORDED IN BOOK OF PLATS ON PAGE RECORDER OF DEEDS

DU PAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
I, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS DAY OF , A.D., 20 COUNTY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT NAPERVILLE, ILLINOIS, THIS DAY OF , A.D., 20 CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD ON THE DAY OF , A.D., 20 BY: MAYOR ATTEST: CITY CLERK

COMMONWEALTH EDISON COMPANY

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
VACATION OF THAT PART OF THE EASEMENT SHOWN HEREON APPROVED AND ACCEPTED THIS DAY OF , A.D., 20 COMMONWEALTH EDISON COMPANY BY: TITLE:

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT KRISIS KINGS, LLC IS THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THE ANNEXED PLAT, AND THAT SAID OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS DAY OF , A.D., 20 OWNER: KRISIS KINGS LLC OWNER'S REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)
I, A NOTARY PUBLIC, IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THIS DAY OF , A.D., 20 NOTARY SIGNATURE

MORTGAGEE'S CERTIFICATE

STATE OF)
SS
COUNTY OF)
AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED , A.D., 20 AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COUNTY, ILLINOIS ON THE DAY OF , A.D., AS DOCUMENT NO. HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON. DATED THIS DAY OF , A.D., 20 MORTGAGEE NAME: BY: ATTEST: ITS: ITS:

NOTARY'S CERTIFICATE

STATE OF)
SS
COUNTY OF)
THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) (TITLE) OF AND (NAME) (TITLE) OF WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) AND (TITLE) RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THIS DAY OF , A.D., 20 NOTARY PUBLIC

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES-ELECTRIC CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
VACATION OF THAT PART OF THE EASEMENT SHOWN HEREON APPROVED AND ACCEPTED THIS DAY OF , A.D., 20 NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES- ELECTRIC BY: TITLE:

NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES WATER AND WASTEWATER

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
VACATION OF THAT PART OF THE EASEMENT SHOWN AND DESCRIBED HEREON APPROVED AND ACCEPTED THIS DAY OF , A.D., 20 NAPERVILLE DEPARTMENT OF PUBLIC UTILITIES WATER AND WASTEWATER BY: TITLE:

LAND SURVEYOR AUTHORIZATION TO RECORD PLAT

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
THIS IS TO STATE THAT AN ILLINOIS PROFESSIONAL LAND SURVEYOR, BEING THE SAME LAND SURVEYOR WHO PREPARED AND CERTIFIED THE PLAT OF SUBDIVISION HEREON DRAWN TITLED PRINT SUBDIVISION NAME DO HEREBY AUTHORIZE THE CITY OF NAPERVILLE CITY CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO PRESENT SAID PLAT OF SUBDIVISION TO THE COUNTY RECORDER OF DEEDS TO BE RECORDED. GIVEN UNDER MY HAND AND SEAL THIS DAY OF , A.D., 20 SIGNATURE ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)
THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS: 1. THAT IS/ARE THE OWNER(S) OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND 2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH THIS TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS: NAPERVILLE COMMUNITY UNIT DISTRICT 203 203 W. HILLSIDE ROAD NAPERVILLE, ILLINOIS 60540-6589 PRINT OWNER'S NAMES: AND BY: SIGNATURE SIGNATURE SUBSCRIBED AND SWORN BEFORE ME THIS DAY OF , A.D., 20 NOTARY PUBLIC

FOR REVIEW

Vertical sidebar containing project information, drawing details, and contact information for McDonald's and Compass Surveying Ltd.

PRELIMINARY / FINAL PLAT OF SUBDIVISION
McDONALD'S ON THE RIVER

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY ILLINOIS

CITY OF NAPERVILLE STREET CLASSIFICATIONS

ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CLASSIFIED AS LOCAL STREETS WITH THE FOLLOWING EXCEPTIONS:

Table with columns: STREET, FROM, TO, CLASSIFICATION. Row: WASHINGTON ST., HILLSIDE RD., SOUTH LINE OF LOT 1, MAJOR ARTERIAL.

SURFACE WATER STATEMENT

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF...

DATED THIS _____ DAY OF _____, A.D., 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION / RENEWAL DATE

BY: _____ OWNER SIGNATURE BY: _____ OWNER SIGNATURE

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION

AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____

BY: _____ CHAIRMAN ATTEST: _____ SECRETARY

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, OVER, ON, ACROSS AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

- 1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON LOT 1 STORMWATER MANAGEMENT EASEMENT.
2. ENTERING ONTO LOT 1 TO PERFORM THE WORK SPECIFIED IN PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE REQUIRED WORK.
3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON LOT 1 WHICH INTERFERE WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON THE EASEMENT BY THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID EASEMENT MAY BE USED FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF STORMWATER ON AND OVER SAID EASEMENT...

IF EITHER THE OWNER OR DEVELOPER FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION FACILITIES ON LOT 1 AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT 1 SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN STORMWATER STORAGE OR FLOW ON THE EASEMENT AREA.

THE INDIVIDUAL OWNER(S) OF THE LOT CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS, LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT 1, IN PERFORMING SUCH WORK, PLUS AN ADDITIONAL TEN (10%) PERCENT AND ANY REASONABLE ATTORNEYS' FEES, INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH COSTS.

THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL ENTITY, PLUS TEN (10%) PERCENT AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN AGAINST THE INDIVIDUAL LOT, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER GOVERNMENTAL ENTITY.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOT 1.

ALL OF THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY COVENANTS, CONDITIONS, DECLARATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOT OR LOTS.

THE LOT OWNER OF LOT 1 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO FURNISH OR TO CAUSE TO BE FURNISHED, TO THE CITY OF NAPERVILLE, ILLINOIS, AN ANNUAL INSPECTION REPORT FOR THE STORMWATER FACILITIES, PREPARED BY AN ILLINOIS LICENSED PROFESSIONAL ENGINEER IN WHICH THE CONDITION OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE LOT ARE DESCRIBED IN DETAIL, RECOMMENDATIONS FOR MAINTENANCE AND REPAIRS ARE MADE AND INCLUDING A CERTIFICATION THAT THE CONDITION OF THE STORMWATER FACILITIES IS SUCH THAT THEY WILL OPERATE IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT.

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PERMANENT PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ITS SUCCESSORS AND ASSIGNS OVER THE AREA(S) MARKED "PUBLIC SIDEWALK EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, AND REPAIR THE PUBLIC SIDEWALK WITHIN THE SUBJECT EASEMENT TOGETHER WITH ANY AND ALL NECESSARY STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OVER, UPON, ALONG, AND THROUGH SAID INDICATED EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR PEDESTRIAN TRAFFIC AND FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK...

INDEMNIFICATION: THE CITY OF NAPERVILLE, FOR ITSELF, ITS EMPLOYEES, AGENTS, INDEPENDENT CONTRACTORS AND MEMBERS OF THE GENERAL PUBLIC ("INVITEES"), HEREBY AGREES TO INDEMNIFY, DEFEND (AT OWNER'S ELECTION) AND HOLD HARMLESS OWNER, ITS MEMBERS, OFFICERS, EMPLOYEES, AGENTS, TENANTS, GUESTS, INVITEES, AND SUCCESSORS (INDIVIDUALLY AN "INDEMNITEE" AND COLLECTIVELY THE "INDEMNITEES") FROM ANY AND ALL CLAIMS, JUDGMENTS, LIABILITIES, COSTS AND EXPENSES, INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES, COURT COSTS AND EXPERT WITNESS FEES, FOR PERSONAL INJURY, DEATH OR DAMAGE TO THE PROPERTY INCURRED BY OR BROUGHT AGAINST ANY OR ALL OF THE INDEMNITEES ARISING DIRECTLY OR INDIRECTLY AS A RESULT OF THE CITY OF NAPERVILLE'S OR ITS INVITEES' CONSTRUCTION, USE OR MISUSE OF THE PERMANENT PUBLIC SIDEWALK EASEMENT.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, _____, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF LOT 3 OF VON OVENS' ASSESSMENT PLAT OF PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WEST LINE OF MOSER HIGHLANDS UNIT NO. 6, A SUBDIVISION OF PART OF SECTION 19 AND 24, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 835554, DESCRIBED AS FOLLOWS: THE NORTH 241.0 FEET, AS MEASURED PARALLEL TO THE NORTH LINE OF SAID LOT, EXCEPT THE NORTH 66.0 FEET THEREOF; AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF WASHINGTON STREET AND THE SOUTH RIGHT OF WAY LINE OF SAID HILLSIDE ROAD, AS NOW PLATTED AND RECORDED ACCORDING TO DOCUMENT NUMBER 820350, AND RUNNING THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HILLSIDE ROAD, 170.0 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING EASTERLY ALONG THE SAID DESCRIBED COURSE, 118.5 FEET, THENCE S 10.0° SOUTH 30 DEGREES 00 MINUTES WEST 10.0 FEET, THENCE NORTH 81 DEGREES 16 MINUTES 56 SECONDS WEST 114.79 FEET, THENCE NORTH 5 DEGREES 40 MINUTES EAST, 3.0 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AND IS WITHIN THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED, AND A PORTION OF THE SITE FALLS WITHIN "FLOODWAY AREAS IN ZONE AE" WHILE THE REMAINDER OF THE SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170213 0013 G, HAVING AN EFFECTIVE DATE OF MAY 18, 1992.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____, 20____

COMPASS LAND SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2013

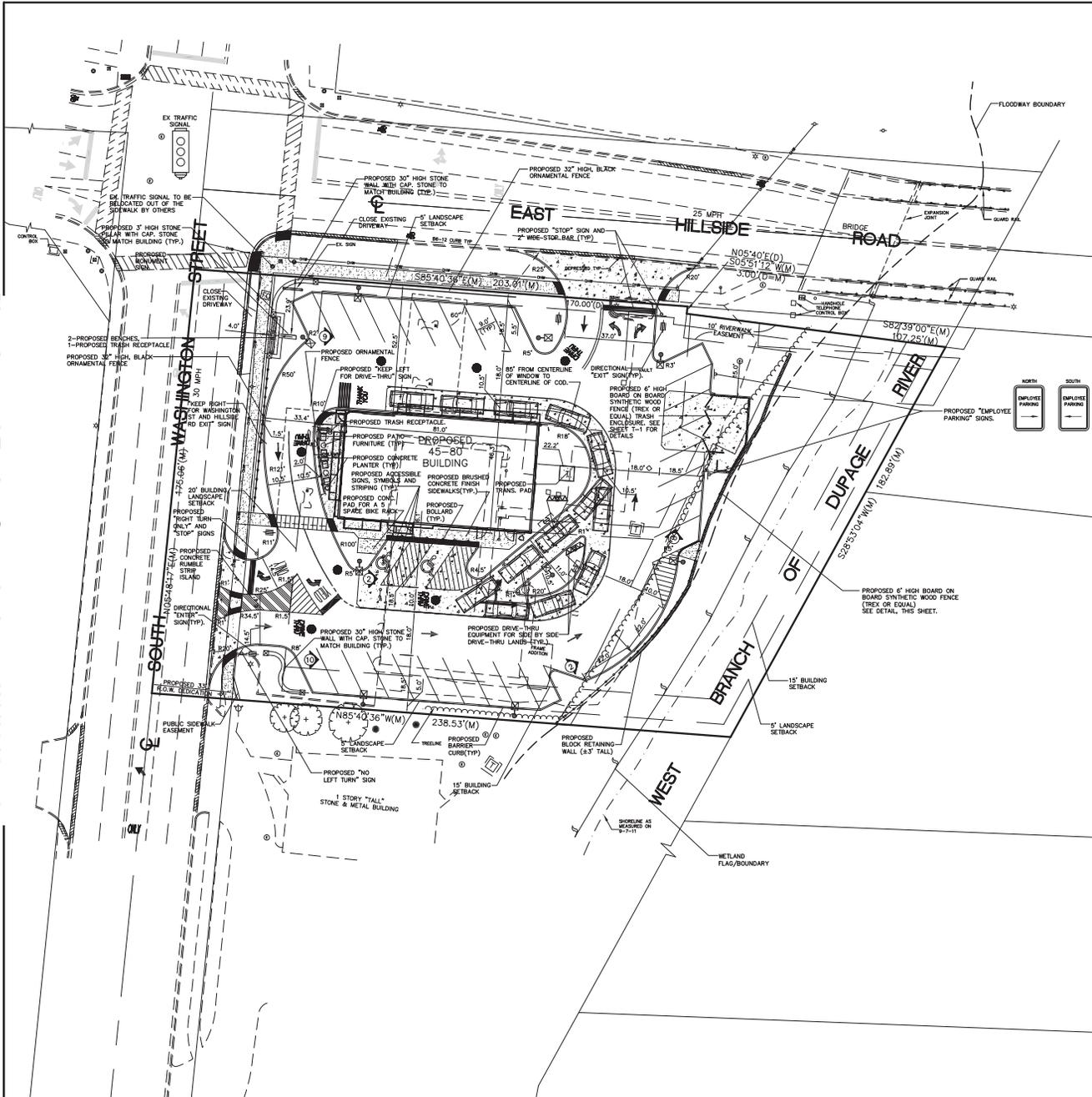
BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____

EXPIRES: _____

FOR REVIEW

Vertical sidebar containing project information, surveyor details, and a table with columns: NO., DATE, BOOK, PAGE, DATE, BY, REVISIONS.



GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHIC AND BOUNDARY SURVEY (SURVEY PROJECT #11.0003-01 DATED 09/15/11)
 PREPARED BY:
 COMPASS SURVEYING LTD.
 2831 GINGER WOODS PARKWAY, SUITE 100
 AURORA, IL 60502
 P#630.820.9100 F#630.820.7030
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

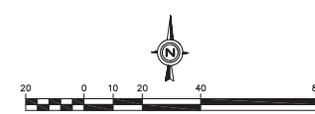
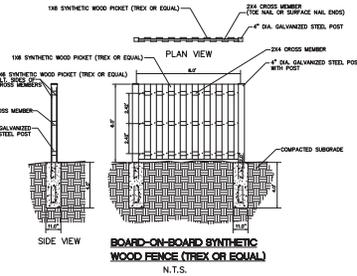
SITE PLAN NOTES:
 1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 2. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
 3. ALL STRIPING TO BE DOUBLE COATED 4" WHITE PAINT UNLESS OTHERWISE NOTED.

ON SITE PARKING DATA
 REGULAR SPACES 29
 ADA ACCESSIBLE SPACES 2
 TOTAL SPACES 31
 BUILDING AREA = 3,599 S.F.
 BUILDING SEATING = 50-54
 TOTAL PARKING SPACES REQUIRED = 61
 (17 SPACES/1,000 S.F.(GFA) REQ. FOR FAST FOOD RESTAURANT)
 31 PARKING SPACES PROVIDED < 61 PARKING SPACES REQUIRED

BICYCLE PARKING DATA
 TOTAL BICYCLE SPACES REQUIRED = 3.05
 (5% OF VEHICLE PARKING REQUIREMENT OR MIN. OF 3)
 5 BICYCLE SPACES PROVIDED > 3.05 BICYCLE SPACES REQUIRED

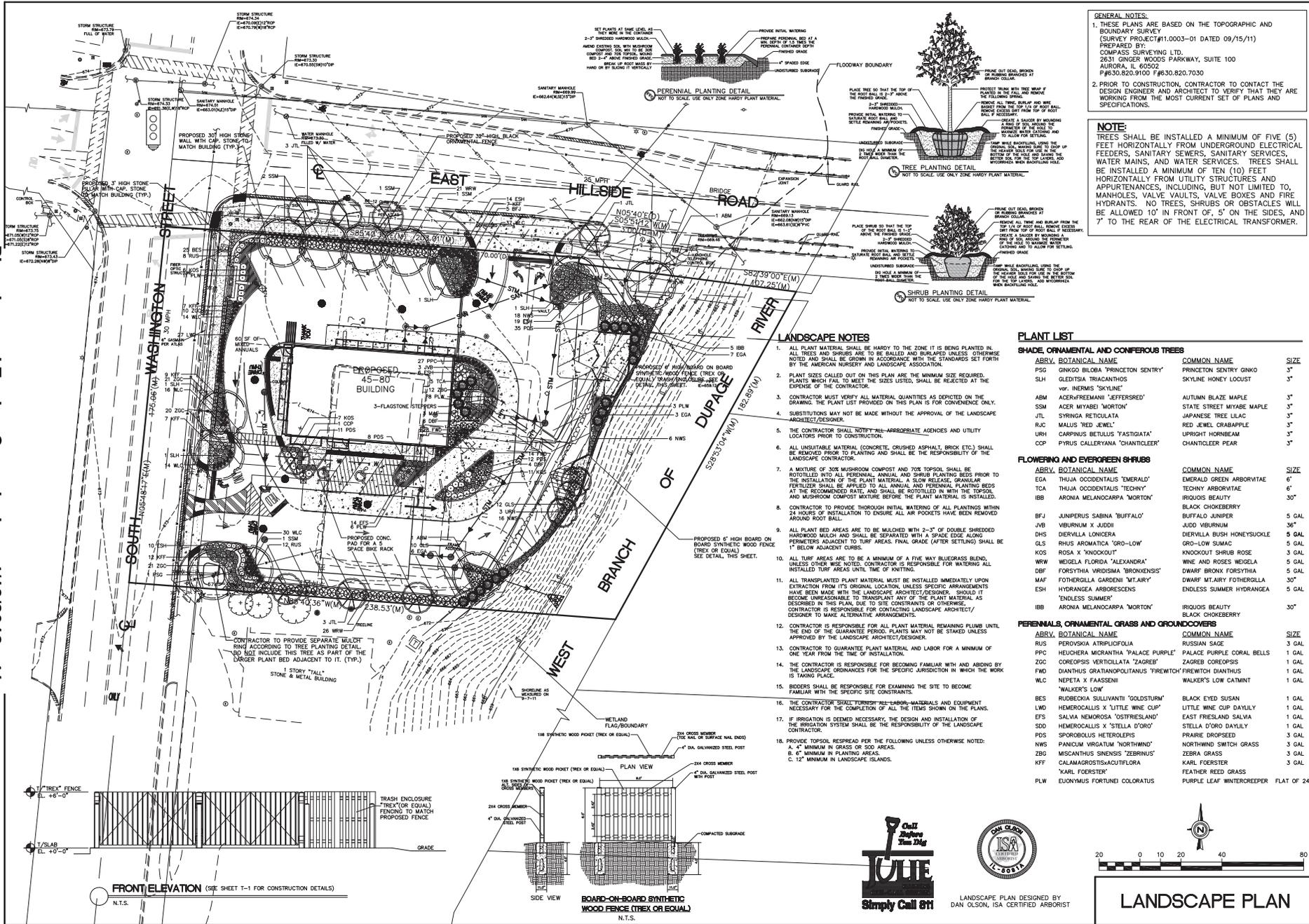
DRIVE THRU STACKING DATA
 TOTAL STACKING SPACES
 12 PROPOSED > 12 REQUIRED
 STACKING SPACES BETWEEN PICK UP WINDOW AND ORDER POINT
 7 PROPOSED > 5 REQUIRED

SITE DATA
 GROSS LOT AREA = 47,704 S.F.(1.09 AC.)
 AREA DEDICATED TO R.O.W. = 5,777 S.F.(0.13 AC.)
 NET LOT AREA (AFTER R.O.W. DEDICATION) 41,927 S.F.(0.96 AC.)
 FLOODPLAIN/FLOODWAY AREA = 9,115 S.F.(0.21 AC.)
 PROPOSED ONSITE DISTURBED AREA = 32,812 S.F.(0.75 AC.)
 PROPOSED PERVIOUS AREA = 11,498 S.F.(0.26 AC.)(27.4%)
 PROPOSED IMPERVIOUS AREA = 28,025 S.F.(0.63 AC.)(67.1%)
 WATER SURFACE AREA = 4,404 S.F.(0.10 AC.)(10.5%)
 EXISTING PERVIOUS AREA = 8,082 S.F.(0.18 AC.)(19.3%)
 EXISTING IMPERVIOUS AREA = 29,441 S.F.(0.68 AC.)(70.2%)
 WATER SURFACE AREA = 4,404 S.F.(0.10 AC.)(10.5%)



SITE PLAN

DATE	03/27/12
REVISIONS	
PREPARED FOR:	McDonald's Corporation 4800 Woodfield Road, Suite 400 Woodfield, IL 60095
PROJECT	Page 40 - Agenda Item D.2.
DESIGNER	COMPASS SURVEYING LTD.
DRAWN BY:	J. MILLER
DATE:	MARCH 27, 2012
SCALE:	1" = 20'
PROJECT	82-10-10-07
PROJECT	LC #12-0280



GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHIC AND BOUNDARY SURVEY (SURVEY PROJECT#110003-01 DATED 09/15/11) PREPARED BY: COMPASS SURVEYING LTD., 2631 GINGER WOODS PARKWAY, SUITE 100 AURORA, IL 60502 P#630.920.9100 F#630.820.7030
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

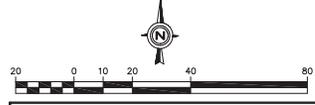
NOTE:
 TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS. NO TREES, SHRUBS OR OBSTACLES WILL BE ALLOWED 10' IN FRONT OF, 5' ON THE SIDES, AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND WRAPPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. PLANT SIZE SHALL BE AS LISTED AND THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DERIVED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
4. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION.
5. ALL UNSUITABLE MATERIAL (CONCRETE, CRUSHED ASPHALT, BROCK ETC.) SHALL BE REMOVED PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. A MIXTURE OF 30% MUSHROOM COMPOST AND 70% TOPSOIL SHALL BE ROTOTILLED INTO ALL PERENNIAL, ANNUAL AND SHRUB PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE TOPSOIL AND BUSHROOM COMPOST MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
7. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 24 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
8. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 2-3" OF DOUBLE SHREDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
9. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHER USE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF JOINTING.
10. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXCAVATION FROM ITS ORIGINAL LOCATION UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNDESIRABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEED PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
12. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
13. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
14. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
15. PROVIDE TOPSOIL, RESPIRATED PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 A. 4" MINIMUM IN GRASS OR SOO AREAS.
 B. 4" MINIMUM IN LANDSCAPE AREAS.
 C. 12" MINIMUM IN LANDSCAPE ISLANDS.

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES		
ABRV. BOTANICAL NAME	COMMON NAME	SIZE
PSG	GINKGO BILOBA 'PRINCETON SENTINEL'	PRINCETON SENTINEL GINKGO 3"
SLH	LEDIPISIA TRACANTHOS	SLYTHIE HONEY LOCUST 3"
	var. 'NEMUS 'SKYLINE'	
ASM	ACER FRAXINIFOLIUM 'FERRESSE'	AUTUMN BEECH MAPLE 3"
SBM	ACER MYRIAD 'MORTON'	STATE STREET MYRIAD MAPLE 3"
JTL	SYRINGA RETICULATA	JAPANESE TREE LILAC 3"
RAC	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE 3"
URP	CARPINUS BETULUS 'FASIGATA'	UPRIGHT HORNBEAM 3"
CCP	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR 3"
FLOWERING AND EVERGREEN SHRUBS		
ABRV. BOTANICAL NAME	COMMON NAME	SIZE
EGA	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE 6"
TCA	THUJA OCCIDENTALIS 'TECHNY'	IRISQUE BEAUTY 6"
IBB	ARONIA MELANOCARPA 'MORTON'	BLACK CHOKEBERRY 30"
BFJ	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER 5 GAL
JVB	VEBURNUM X JUDDII	JUDD VEBURNUM 36"
DHS	DIERVILLA LONICERA	DIERVILLA BUSH HONEYSUCKLE 3 GAL
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC 5 GAL
KOS	ROSA X 'SNOWCOUT'	SNOWCOUT SHRUB ROSE 3 GAL
WNE	WEIGELA FLORIDA 'ALEXANDRA'	WEIGELA AND ROSES WEIGELA 3 GAL
DFB	FORSYTHIA VIRIDISMA 'BRONZENIS'	DWARF BRONX FORSYTHIA 5 GAL
MAF	FOTHERGILLA GARDENI 'MT.AIRY'	DWARF MT.AIRY FOTHERGILLA 30"
ESH	HYDRANGEA ARBORESCENS	ENDLESS SUMMER HYDRANGEA 5 GAL
	'ENDLESS SUMMER'	
IBB	ARONIA MELANOCARPA 'MORTON'	IRISQUE BEAUTY BLACK CHOKEBERRY 30"
PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS		
ABRV. BOTANICAL NAME	COMMON NAME	SIZE
RUS	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE 3 GAL
PPC	HELVONERA MORANATHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS 1 GAL
ZOC	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB COREOPSIS 1 GAL
FWD	DIANTHUS GRATIOPOLITANUS 'TREWITCH'	FIREWITCH DIANTHUS 1 GAL
WLC	NEPETA X FASSSENTI	WALKER'S LOW CATMINT 1 GAL
	'WALKER'S LOW'	
BES	RUBROCKIA SULLIVANTII 'GOLDSTURM'	BLACK EYED SUSAN 1 GAL
LWD	HEMEROCALLIS X 'LITTLE WINE CUP'	LITTLE WINE CUP DALYLLIA 1 GAL
EFS	SALVIA MEMOROSA 'OSTRIESLAND'	EAST FRESLAND SALVIA 1 GAL
SDD	HEMEROCALLIS X 'STELLA D'ORO'	STELLA D'ORO DALYLLIA 1 GAL
PDS	SPOROBIUS HETEROLEPIS	PRAIRIE DROPSIDE 3 GAL
NWS	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS 3 GAL
ZES	MISCANTHUS SINENSIS 'ZEBRINUS'	ZEBRA GRASS 3 GAL
KFF	CALAMAGROSTIS ACUTIFLORA	'KARL FORSTER' FEATHER REED GRASS 3 GAL
PLW	ELIUM/MUS FORTUNEDI COLORATUS	PURPLE LEAF WINTERCREEPER FLAT OF 24



LANDSCAPE PLAN
 L-1
 LC #12-0280

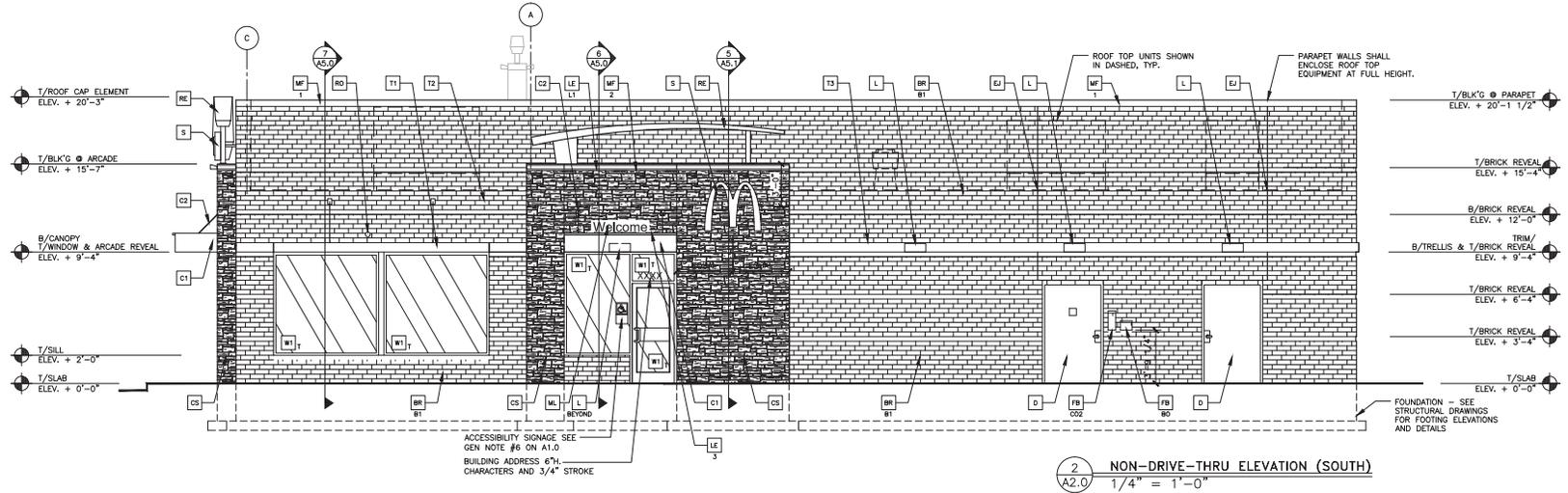
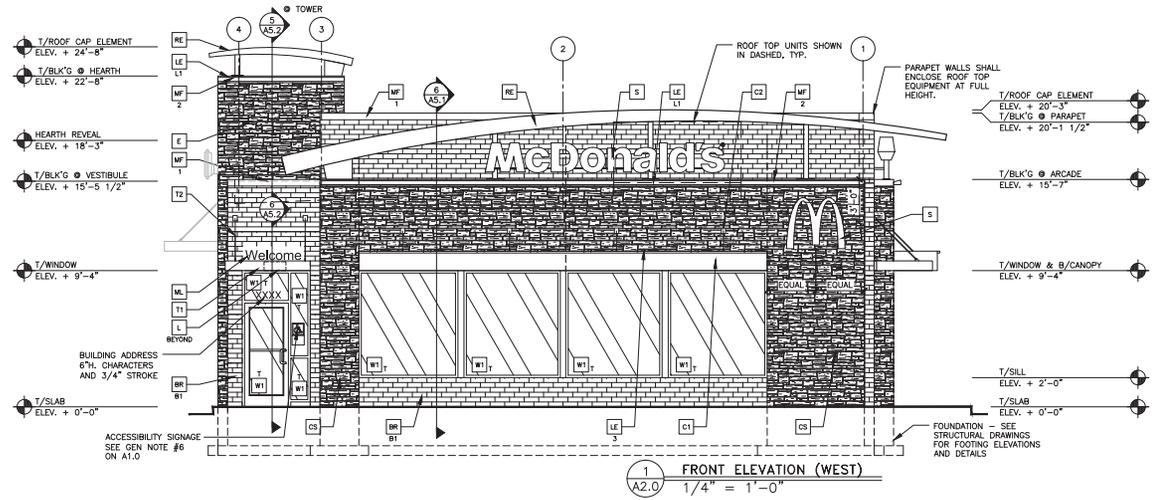
DATE: 03/27/12
 PREPARED BY: J. MILLER
 DESIGN BY: K. SHACK
 DRAWN BY: K. SHACK
 DATE: MARCH 27, 2012
 SCALE: 1" = 20'
 PROJECT: 12-0280

McDonald's Corporation
 4500 Westfield Road, Suite 400
 Westfield, IL 60555

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ISA
 International Society of Arboriculture
 Certified Arborist
 DAN OLSON
 1998-2012

812-10-07
 LANDSCAPE PLAN



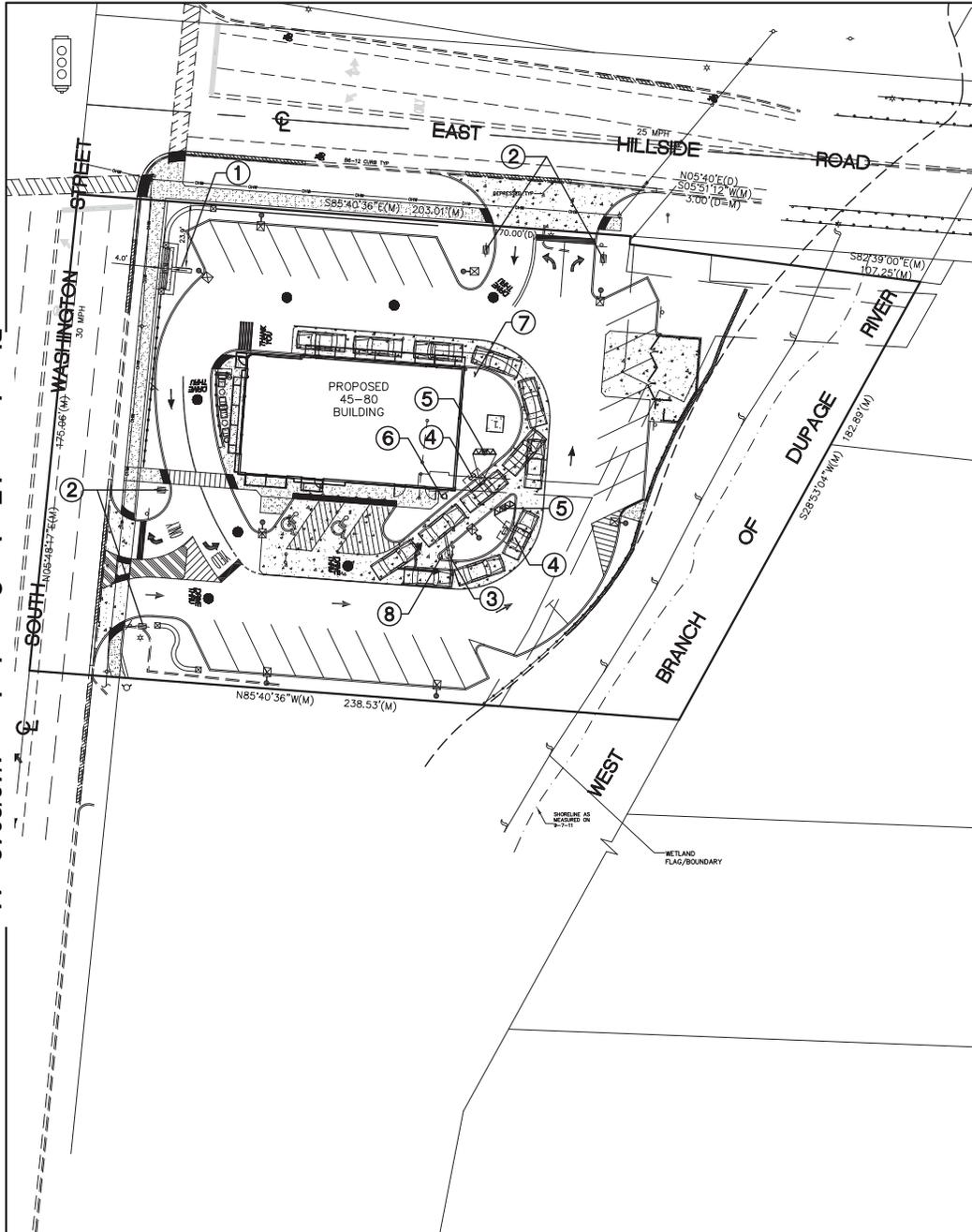
KEY NOTES:

- | | | | | | |
|---|---|--|--|--|--|
| <p>BR FACEBRICK</p> <p>BT COLOR:
B1 = "RED VELOUR" BY SIOUX CITY (UTILITY SIZE)
B2 = "MOCHA VELOUR" BY SIOUX CITY (UTILITY SIZE)</p> <p>MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL - SEE 1/A5.0</p> <p>TYPE:
1 = PRE-FAB ANCHOR-TIE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
3 = PRE-FAB MASONRY CAP FASCIA</p> | <p>C1 ALUMINUM CANOPY SYSTEM (COLOR: YELLOW)</p> <p>C2 ALUMINUM CANOPY TI-BACK SYSTEM</p> <p>CS COLOR:
B1 = "RED VELOUR" BY SIOUX CITY (UTILITY SIZE)
B2 = "MOCHA VELOUR" BY SIOUX CITY (UTILITY SIZE)
S = "SOUTHWEST PRO FF LESTRESTONE" - HORTER COLOR TO MATCH</p> <p>D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL</p> | <p>E EXT. INSULATION FINISH SYSTEM (E.I.F.S.) COLOR = BENJAMIN MOORE "SNOW WHITE 2122-70" OR EQUAL</p> <p>EJ EXPANSION JOINT, SEE DETAIL 7/A4.1</p> <p>FB CO2 CO2 BULK CO2 FILL BOX (EOPM SCHEDULE ITEM 49.00)
BD = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER</p> <p>L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL</p> | <p>LE ACCENT LIGHTING - SEE ELECTRICAL</p> <p>LI LED LIGHT:
LI = UP AND DOWN FIXTURE
LD = DOWN ONLY FIXTURE
LI = INTEGRAL CANOPY FIXTURE</p> <p>ML METAL LETTERING - BY OTHERS</p> <p>PB PIPE BOLLARD - PAINTED YELLOW</p> <p>PV (BRNKC) COIN COLLECTOR</p> | <p>RE ROOF CAP ELEMENT BY OTHERS</p> <p>RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL</p> <p>S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.</p> <p>T1 ALUMINUM TRELLIS SYSTEM</p> <p>T2 TRELLIS TI-BACK SYSTEM</p> | <p>T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM. DETAIL 3 ON SHEET A5.1</p> <p>WI EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0</p> <p>T = TEMPERED GLASS</p> <p>WT DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER. OPTIONS INCLUDE TRANSOM (SHOWN)</p> <p>SL SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT</p> |
|---|---|--|--|--|--|

REV	DATE	CITY COMMENTS	DESCRIPTION
1			

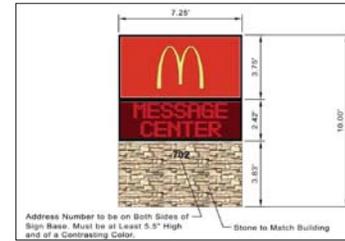
PREPARED FOR: **McDonald's USA, LLC**
 DRAWN BY: **McDonald's USA, LLC**
 DATE ISSUED: **JULY 2011**
 DATE REVISION: **07/19/2012**
 SHEET NO.: **A2.0**
 PROJECT NO.: **NO 12-0000018**

2011 STANDARD BUILDING
 4580-WOOD/WOOD
 702 S WASHINGTON ST
 NAPERVILLE, IL
 012-2460-000
A2.0
 ELEVATIONS



FREESTANDING SIGN LEGEND

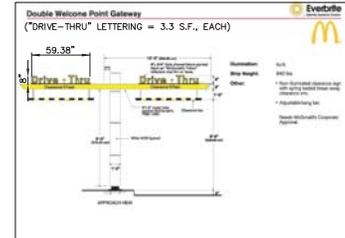
① McDONALD'S MONUMENT SIGN (44.7 SF)



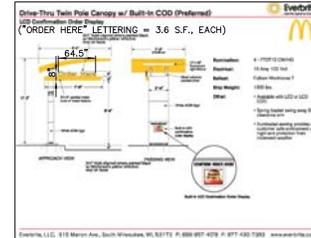
② McDONALD'S DIRECTIONAL SIGN (3.93 SF)



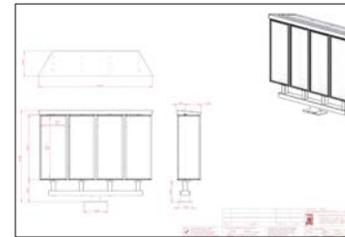
③ McDONALD'S DOUBLE WELCOME POINT GATEWAY



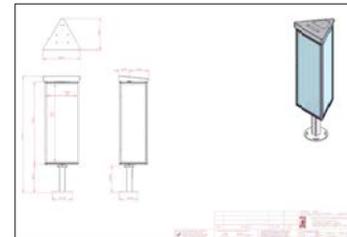
④ McDONALD'S DRIVE-THRU TWIN POLE CANOPY W/BUILT IN COD



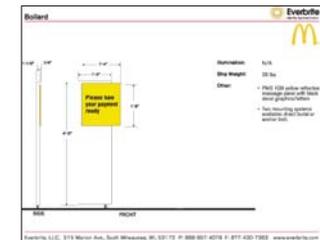
⑤ McDONALD'S MENU BOARD



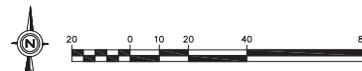
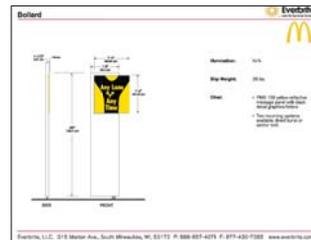
⑥ McDONALD'S PRE-SELL BOARD



⑦ McDONALD'S BOLLARD SIGN



⑧ McDONALD'S BOLLARD SIGN



FREESTANDING SIGNAGE EXHIBIT

DATE: 03/27/12
 PREPARED FOR: [Blank]
 PROJECT: [Blank]
 DRAWN BY: K. SACK
 DATE: FEBRUARY 1, 2012
 SCALE: 1" = 20'
 PROJECT NO.: 10-078
 CHECKED BY: J. MILLER
 DESIGN BY: K. SACK
 DRAWN BY: K. SACK
 DATE: FEBRUARY 1, 2012
 SCALE: 1" = 20'
 PROJECT NO.: 10-078

McDonald's Corporation
 4500 Windfield Road, Suite 400
 Westborough, MA 01581
 www.mcdonalds.com

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 ILLINOIS STATE PERMITS - SURVEYING
 VV
 Prepared

1 of 1
 LC #12-0280



CONSULTING ENGINEERS

850 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031

TEL 847.855.1100 ■ FAX 847.855.1115

www.gha-engineers.com

Memorandum

To: **Elizabeth Stack**
McDonald's USA, LLC

From: **Bill Grieve** *BG*

Date: January 20, 2012

Subject: **Proposed McDonald's**
Washington Street @ Hillside Road -- SE Corner
Naperville, Illinois

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has conducted a parking study for the above captioned project. As proposed, McDonald's would redevelop an existing Citgo gas station and build a new restaurant with about 50 seats in the southeast corner of the Washington Street / Hillside Road intersection in Naperville, Illinois. Per the site plan prepared by Watermark Engineering Resources, Ltd., the restaurant would have 31 parking spaces on its site, which requires a deviation from City code of 30 parking spaces.

To this end, GHA conducted weekday and Saturday parking surveys throughout the morning, midday, and evening peak periods at four nearby McDonald's that have double drive-thru lanes, as proposed at the Washington / Hillside site and which are located along busy roadway corridors, including...

- 28231 W. Diehl Road in Warrenville.
- 1298 S. Naper Boulevard in Naperville.
- 840 Boughton Road in Bolingbrook.
- 305 S. Neltnor Road (IL 59) in West Chicago.

In addition, GHA staff observed parking usage at another 25 McDonald's throughout the Chicago area on various weekdays and at various times during the peak periods.

Exhibit 1 summarizes the extensive data collection efforts at the four McDonald's. The survey worksheets are also attached. *Exhibit 2* summarizes the data collection efforts at the other McDonald's observed. Briefly highlighting the results...

- ✓ The four McDonald's surveyed all have larger building footprints and have more seats than as proposed at the Washington / Hillside site.
- ✓ The highest demand occurred at the 1298 S. Naper Boulevard restaurant, when 38 parking spaces were occupied on a weekday morning. The other three McDonald's highest parking demand never reached 30 spaces.
- ✓ The highest Saturday demand occurred at the 305 S. Neltnor Road restaurant, when 27 parking spaces were occupied midday.
- ✓ The highest demand at the other restaurants observed occurred at the Gurnee Mills location, when 31 parking spaces were occupied midday on a weekday.

Key Finding. Based on the results of the extensive GHA data collection efforts, we believe that the proposed 31 parking spaces at the Washington / Hillside site should readily accommodate the busiest McDonald's customer and employee parking demands.

Exhibit 1

McDonald's Parking Survey Data
 Survey Dates: August 31 to September 8, 2011
 Group 1 - 4 Comparable McDonald's

Location	Restaurant Data			Supply Spaces	Peak Parking Demands			
	Size	Seats	Drive-Thru		Weekday	Saturday	Time	Time
Ingrook, IL. Loughton Road @ I-355	3910 sq. ft.	71	Double	43	28	23	Midday	Midday
ererville, IL. Japer Blvd. @ 75th Street	4500 sq. ft.	95	Double	58	38	25	Morning	Midday
renville, IL. 8231 Diehl Road	3870 sq. ft.	69	Double	52	27	12	Midday	Evening
st Chicago, IL. 105 S. Neltnor Road	4220 sq. ft.	79	Double	41	27	27	Morning	Midday



McDonald's Parking Survey Data

Survey Dates: August 31 to September 8, 2011

Group 2 - Other McDonald's Various Data

Location	Drive-Thru	Supply Spaces	Parking Demands		
			Weekday	% Occupied	Time
Glenview, IL. IL 43 South of Glenview Rd.	Double	36	12	33%	7:30 AM
		36	24	67%	12:30 PM
		36	15	42%	5:30 PM
Berwyn, IL. Roosevelt Road East of IL 43	Double	24	27	113%	11:30 AM
			(includes 5 off-site)		
Forest Park, IL. Des Plaines Ave. @ Madison St.	Double	28	23	82%	12:15 PM
River Forest, IL. Harlem Ave. North of Lake St.	Double	17	19	112%	12:45 PM
			(includes 2 circulating for a space)		
Lindenhurst, IL. IL 132 @ Sand Lake Road	Single	40	14	35%	1:00 PM
Lake Villa, IL. IL 132 @ IL 83	Single	35	13	37%	12:45 PM
Fox Lake, IL. US 12 South of Grand	Single	59	19	32%	5:30 PM
McHenry, IL. IL 120 West of Oak Drive	Double	50	18	36%	5:15 PM
Round Lake Beach, IL. Rollins Road West of IL 83	Double	29	18	62%	8:30 AM
Highland Park, IL. US 41 North of IL 22	Single	49	15	31%	5:45 PM
Wauconda, IL. US 12 @ IL 176	Single	37	14	38%	5:45 PM
Lake Zurich, IL. US 12 @ Ela Road	Single	71	17	24%	5:15 PM
Libertyville, IL. IL 137 East of Butterfield Rd.	Single	71	17	24%	10:00 AM
Mundelein, IL. IL 60-83 @ Midlothian Rd.	Single	32	14	44%	9:30 AM
Vernon Hills, IL. IL 21 @ IL 60	Single	59	23	39%	7:15 AM
Buffalo Grove, IL. IL 21 South of Deerfield Rd.	Single	40	10	25%	7:00 AM
Lincolnshire, IL. IL 21 @ IL 22	Single	70	17	24%	7:15 AM
Libertyville, IL. IL 21 @ Winchester Road	Single	43	19	44%	7:15 AM
Gurnee, IL. IL 132 @ Gurnee Mills	Single	61	31	51%	1:15 PM
Streamwood, IL. IL 19 @ Bartlett Road	Single	58	15	26%	6:30 AM
Hanover Park, IL. Barrington Road @ IL 19	Single	38	18	47%	6:45 AM
Schaumburg, IL. Barrington Rd. @ Schaumburg Rd.	Single	77	15	19%	7:00 AM
Hoffman Estates, IL. IL 72 @ Governy Lane	Single	39	10	26%	8:45 AM
Grayslake, IL. US 45 @ IL 120	Single	37	20	54%	10:45 AM
Mundelein, IL. US 45 @ Division Street	Double	39	18	46%	11:15 AM
Gurnee, IL. IL 132 @ Dilleys Road	Single	97	12	12%	5:45 PM

McDonalds Parking Lot Study

Date: Friday, September 02, 2011

Location: 840 Boughton Rd., Bolingbrook, IL.

Parking Capacity: 43 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	11	0	26%
7:15	15	0	35%
7:30	8	0	19%
7:45	11	0	26%
8:00	8	0	19%
8:15	12	0	28%
8:30	8	0	19%
8:45	7	0	16%
9:00	8	1	19%
Lunchtime			
11:00	10	0	23%
11:15	13	0	30%
11:30	20	0	47%
11:45	15	0	35%
Noon	23	1	53%
12:15	28	1	65%
12:30	24	0	56%
12:45	22	1	51%
1:00	22	1	51%
1:15	22	1	51%
1:30	22	0	51%
PM			
4:00	8	0	19%
4:15	20	0	47%
4:30	15	0	35%
4:45	17	1	40%
5:00	13	0	30%
5:15	14	0	33%
5:30	14	0	33%
5:45	14	0	33%
6:00	12	0	28%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 840 Boughton Rd., Bolingbrook, IL.

Parking Capacity: 43 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	12	0	28%
7:15	9	0	21%
7:30	8	0	19%
7:45	12	1	28%
8:00	14	1	33%
8:15	8	1	19%
8:30	11	0	26%
8:45	9	0	21%
9:00	8	0	19%
Lunchtime			
11:00	14	1	33%
11:15	10	1	23%
11:30	7	0	16%
11:45	16	1	37%
Noon	19	1	44%
12:15	23	0	53%
12:30	21	1	49%
12:45	16	0	37%
1:00	15	0	35%
1:15	16	0	37%
1:30	14	0	33%
PM			
4:00	9	1	21%
4:15	6	0	14%
4:30	5	0	12%
4:45	6	1	14%
5:00	4	0	9%
5:15	6	0	14%
5:30	7	0	16%
5:45	8	0	19%
6:00	6	0	14%

McDonalds Parking Lot Study

Date: Tuesday, September 06, 2011

Location: 1298 Naper Blvd., Naperville, IL.

Parking Capacity: 58 spots including 3 handicap

Time AM	Total occupied	Handicap occupied	% Occupied
7:00	11	0	19%
7:15	18	0	31%
7:30	15	0	26%
7:45	15	0	26%
8:00	20	3	34%
8:15	30	3	52%
8:30	36	3	62%
8:45	30	3	52%
9:00	38	3	66%
10:00	38	3	66%
Lunchtime			
11:00	23	2	40%
11:15	22	1	38%
11:30	26	1	45%
11:45	25	1	43%
Noon	30	2	52%
12:15	30	2	52%
12:30	27	2	47%
12:45	32	1	55%
1:00	27	1	47%
1:15	27	2	47%
1:30	27	2	47%
PM			
4:00	17	1	29%
4:15	15	0	26%
4:30	15	0	26%
4:45	15	0	26%
5:00	16	0	28%
5:15	11	1	19%
5:30	14	1	24%
5:45	17	1	29%
6:00	17	0	29%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 1298 S. Naper Blvd., Naperville, IL.

Parking Capacity: 58 spots including 3 handicap

Time AM	Total occupied	Handicap occupied	% Occupied
7:00	17	0	29%
7:15	17	0	29%
7:30	15	0	26%
7:45	13	0	22%
8:00	14	1	24%
8:15	15	0	26%
8:30	11	0	19%
8:45	11	0	19%
9:00	13	1	22%
10:00	21	2	36%
Lunchtime			
11:00	16	0	28%
11:15	11	0	19%
11:30	9	0	16%
11:45	13	0	22%
Noon	23	1	40%
12:15	25	0	43%
12:30	25	1	43%
12:45	18	1	31%
1:00	22	1	38%
1:15	18	2	31%
1:30	19	2	33%
PM			
4:00	18	1	31%
4:15	20	1	34%
4:30	20	1	34%
4:45	18	1	31%
5:00	20	1	34%
5:15	8	1	14%
5:30	18	1	31%
5:45	14	1	24%
6:00	16	0	28%

McDonalds Parking Lot Study

Date: Tuesday, September 06, 2011

Location: 28231 W. Diehl Rd., Warrenville, IL.

Parking Capacity: 52 spots including 3 handicap (revised)

Time AM	Total occupied	Handicap occupied	% Occupied
7:00	5	0	10%
7:15	4	1	8%
7:30	3	1	6%
7:45	7	0	13%
8:00	5	0	10%
8:15	5	0	10%
8:30	7	0	13%
8:45	5	0	10%
9:00	8	0	15%
Lunchtime			
11:00	7	0	13%
11:15	6	0	12%
11:30	12	0	23%
11:45	25	0	48%
Noon	17	0	33%
12:15	27	0	52%
12:30	21	0	40%
12:45	22	0	42%
1:00	17	0	33%
1:15	16	2	31%
1:30	11	1	21%
PM			
4:00	7	0	13%
4:15	7	0	13%
4:30	13	0	25%
4:45	17	0	33%
5:00	8	0	15%
5:15	8	0	15%
5:30	10	0	19%
5:45	4	0	8%
6:00	8	0	15%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 28231 W. Diehl Rd., Warrenville, IL.

Parking Capacity: 52 spots including 3 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	0	0	0%
7:15	0	0	0%
7:30	3	0	6%
7:45	2	1	4%
8:00	3	1	6%
8:15	1	1	2%
8:30	3	0	6%
8:45	4	0	8%
9:00	6	0	12%
Lunchtime			
11:00	4	1	8%
11:15	3	1	6%
11:30	7	0	13%
11:45	5	1	10%
Noon	7	1	13%
12:15	8	0	15%
12:30	6	1	12%
12:45	7	0	13%
1:00	8	0	15%
1:15	7	0	13%
1:30	8	0	15%
PM			
4:00	9	1	17%
4:15	12	0	23%
4:30	10	0	19%
4:45	7	1	13%
5:00	7	0	13%
5:15	5	0	10%
5:30	5	0	10%
5:45	4	0	8%
6:00	6	0	12%

McDonalds Parking Lot Study

Date: Wednesday, September 07, 2011

Location: 305 S. Neltnor Rd., West Chicago, IL.

Parking Capacity: 41 spots including 2 handicap

Time	Total Spots occupied	Handicap occupied	% Occupied
7:00	27	1	66%
7:15	25	0	61%
7:30	22	1	54%
7:45	24	1	59%
8:00	24	1	59%
8:15	17	0	41%
8:30	27	0	66%
8:45	23	0	56%
9:00	23	0	56%
Lunchtime			
11:00	17	1	41%
11:15	17	1	41%
11:30	17	2	41%
11:45	19	2	46%
Noon	22	2	54%
12:15	16	1	39%
12:30	15	0	37%
12:45	16	1	39%
1:00	17	0	41%
1:15	17	0	41%
1:30	10	0	24%
PM			
4:00	16	0	39%
4:15	14	0	34%
4:30	13	0	32%
4:45	11	0	27%
5:00	13	0	32%
5:15	12	0	29%
5:30	11	0	27%
5:45	14	0	34%
6:00	9	1	22%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 305 S. Neltnor Rd., West Chicago, IL.

Parking Capacity: 41 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	16	0	39%
7:15	17	0	41%
7:30	16	0	39%
7:45	19	0	46%
8:00	18	0	44%
8:15	17	0	41%
8:30	16	0	39%
8:45	19	0	46%
9:00	24	0	59%
Lunchtime			
11:00	15	0	37%
11:15	17	0	41%
11:30	22	0	54%
11:45	27	0	66%
Noon	25	0	61%
12:15	25	0	61%
12:30	23	0	56%
12:45	22	0	54%
1:00	16	0	39%
1:15	14	0	34%
1:30	16	0	39%
PM			
4:00	6	0	15%
4:15	6	0	15%
4:30	7	0	17%
4:45	9	0	22%
5:00	14	0	34%
5:15	12	0	29%
5:30	11	0	27%
5:45	11	0	27%
6:00	14	0	34%



Naperville

PLANNING AND ZONING COMMISSION AGENDA ITEM

PCZ CASE: 12-1-020 **AGENDA DATE:** 4/18/2012
SUBJECT: McDonald’s on Washington Street
 Petitioner: Joe Kerchner, Lingle Design Group, 158 W. Main Street,
 Lena, IL 61048 on behalf of the owner, McDonald’s USA, LLC, 4320
 Windfield Road, Suite 400, Warrenville, IL 60555

LOCATION: 3232 S. Route 59

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a variance from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the number of required off-street parking spaces from 69 to 53 spaces and a variance from Section 5-10-3:5.1.2 (Area of Landscape Island) to reduce the required minimum width for a landscape island from 8’ to 2’ in order to modify the parking and drive-through facilities for an existing McDonald’s restaurant located at 3232 S. Route 59.

PLANNING AND ZONING COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A	N/A	N/A

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Planning Services Team

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property consists of 1.35 acres and is located at 3232 S. Route 59. The property is zoned B2 (Community Shopping Center District) and is presently improved with a McDonald’s restaurant and 71 parking spaces. The existing parking supply of 71 spaces exceeds the minimum parking requirement for the restaurant, which is 69 spaces.

RELATIONSHIP TO THE OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The Southwest Community Area Plan identifies the future land use of the property as “Mixed Use Commercial – Retail/Office”. The existing use of the property is consistent with the recommendation of the Comprehensive Master Plan.

McDonald's on South Route 59 – PCZ 12-1-020

April 18, 2012

Page 2 of 2

PLANNING SERVICES TEAM REVIEW:

The petitioner intends to modify the parking lot and add a side-by-side drive-through facility for the McDonald's restaurant on the subject property. The resulting site configuration would represent a reduction in parking supply from the existing 71 spaces to 53. No modifications to the building are proposed.

Parking Variance

Based on the parking requirement for fast-food restaurants (i.e. a minimum of 17 spaces per 1,000 square feet of gross floor area), the existing 4,088 square foot building would require a parking supply of 69 spaces. The petitioner is requesting a variance to reduce the number of required off-street parking spaces to 53 spaces. To support the variance request, the petitioner submitted empirical parking data from four comparable McDonald's restaurants in the Chicago area (Attachment 4). All four restaurants surveyed never needed more than 40 parking spaces even during peak hours. In a letter dated February 6, 2012 (Attachment 3), the petitioner stated that the amount of spaces proposed would be sufficient as 70% of McDonald's sales occurs through the drive-through facility and the side-by-side drive-through configuration would increase the capacity of drive-through by 30%. Staff concurs with the petitioner's findings.

Landscape Variance

The petitioner requests a variance from Section 5-10-3:5.1.2 (Area of Landscape Island) to reduce the required minimum width of the landscape island on the south side of the building from 8' to 2'-6' in order to accommodate the location of an accessible ramp. While the width of the landscape island is reduced, sufficient landscaping materials are provided in the area to meet the code requirements. Staff supports with the variance request.

ACTION REQUESTED:

Conduct the public hearing.

ATTACHMENTS:

1. McDonald's on South Route 59 – Development Petition – PCZ 12-1-020
2. McDonald's on South Route 59 – Legal Description – PCZ 12-1-020
3. McDonald's on South Route 59 – Petitioner's Letter – PCZ 12-1-020
4. McDonald's on South Route 59 – Parking Data – PCZ 12-1-020
5. McDonald's on South Route 59 – Site Plan – PCZ 12-1-020
6. McDonald's on South Route 59 – Landscape Plan – PCZ 12-1-020

**CITY OF NAPERVILLE
T.E.D. BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL**

Development Name (should be consistent with plat): McDonald's Restaurant

Development Address: 3232 S Route 59 Naperville, IL

P.I.N. Number (s): 0110101008

Date of Submission: 2/9/12

I. APPLICANT:

Joe Kerchner Lingle Design Group
Name Corporation

158 W Main St
Street

Lena IL 61048 (815) 369-9155
City State Zip Code Telephone Number

Joe Kerchner (815) 369-9155
Primary Contact Person Relationship to Applicant Telephone Number

(815)369-4495 joekerchner@lingledesign.com
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

McDonald's Corporation
Name

4320 Winfield Rd Suite 400 Warrenville, IL 60555 (630)836-4981
Address Telephone Number

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: _____ Telephone Number: _____

Email Address: _____ Fax Number: _____

Address: _____

Engineer: Watermark Engineering Dan Olsen Telephone Number: (630) 375-1800

IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ___ To ___
(Complete Exhibit 1) | <input checked="" type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> PUD Deviation (Zoning or Subdivision) |
| <input checked="" type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Minor Change to a Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Major Change to a Conditional Use
(Complete Exhibit 3) |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input type="checkbox"/> Sign Variance
(Complete Exhibit 5) | <input type="checkbox"/> Plat of Easement / Vacation / Dedication
(circle all that apply) |

V. ANNEXATION

Is this development within the City limits?

Yes.

Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

No, *requesting annexation*

Are there electors living on the property:

Yes No

If yes, did they sign the Petition for Annexation? Yes No

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)

Existing McDonalds Restaurant with single drive-thru order point and 71 existing parking spaces

- 2. Existing Utility Services (water, sewer, electricity): Existing
- 3. Existing zoning on the site: B-2
- 4. Existing Land Use: Restaurant
- 5. Acreage & Square Footage of the site: 1.35 Acres (58,653 Sq Ft)
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

VII. PROPOSED DEVELOPMENT:

- 1. Type of Development (check all that apply):
 - Residential Commercial Office
 - Industrial Other: _____

2. Proposed Zoning: _____

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information)– attach additional pages if necessary):

We would like to propose an Addition of a side by side drive-thru lane to the existing restaurant site. In doing so, We would be require to modify existing parking configuration to allow for the new lane, and would also bring the site up to ADA standards. Operation of the existing restaurant would remain as is.

3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):

N/A – No building work, site work only

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

We are requesting a Parking Variances

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

N/A

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:
-

7. General Land Use Data: N/A

	Residntl.	Comrcl.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres										
% of Total										

*Please explain:

8. Development Densities: N/A

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	Average Lot Size
Single-Family						NA			
ownhome						NA			
Duplex						NA			
partment						NA			

Comrc.			NA	NA	NA			
Office			NA	NA	NA			
Industrial			NA	NA	NA			

- Gross Acres = land designated for land use type including right-of-way
- Gross Density = number of units divided by gross acres
- Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.
- Modified Gross Density = number of units divided by modified gross acres.

VIII. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached): N/A

1. Required School Donation of _____ acres will be met by a _____

2. Required Park Donation of _____ acres will be met by a _____

IX. PRIVATE FACILITIES N/A

1. Private open space and recreational facilities include:

N/A _____

Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)

2. Outlots and/or detention/retention facilities include (size, number and location)

N/A _____

Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)

3. Detention, retention, open space/recreation and school uses within the development: N/A

	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site				
b. Common				

Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

*Please Explain:

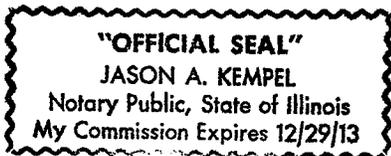
Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)

Respectfully Submitted,

By: Joe Kerchner Project Manager
 [Type in Name of Signatory]
 [Type in Title of Signatory (e.g. Owner, Atty., etc.)]

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 CITY OF NAPERVILLE)

The foregoing petition was acknowledged before me by *Jason A. Kempel* on the 9th day of February, 2012 A.D.



By: Jason A Kempel *Jason A Kempel*
 [Type in Name of Notary]
 Notary Public

LLC PETITIONERS

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's Office. If an LLC is manager-managed, this petitioner may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

EFFECTIVE PERIOD OF APPLICATION

Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.



LingleDESIGNGroup **nc**

www.lingledesign.com

158 West Main Street, Lena, IL 61048

Phone: 815.369.9155

Fax: 815.369.4495

April 12, 2012

Legal Description Letter

City of Naperville
400 S Eagle St
Naperville, IL 60540
(630)305-5316

Re: McDonald's Restaurant – Side by Side Drive-Thru Addition

Address: 3232 S Route 59 – Naperville, IL 60540

Pin# 0110101008

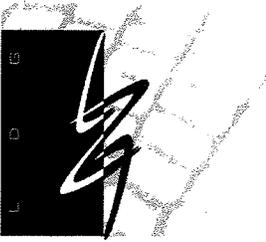
Legal Discription:

Lot 6, In Koroluk Subdivision, being a subdivision of part of the northwest ¼ of section 10, Township 37 North, range 9 east of the third principal meridian, according to the plat thereof recorded June 29th, 1998, as document number R98-74104, all in Will County, Illinois.

Sincerely,

Joe Kerchner

Project Manager



LINGLEDESIGN GROUPING
WWW.LINGLEDESIGN.COM
158 WEST MAIN STREET, LENA, IL 61048
PHONE: 815.369.9155
FAX: 815.369.4495

February 6, 2012

Exhibit 3 Conditional Use
Exhibit 5 Zoning Variance

City of Naperville
400 S Eagle St
Naperville, IL 60540
(630)305-5316

Re: McDonald's Restaurant – side by side drive-thru addition
3232 S Route 59 – Naperville, IL

Dear City Plan Commission,

McDonald's mission is to be their customers' favorite place and way to eat. McDonald's is committed to continuously improving their operations and enhancing their customers' experience. Thus, we are proposing to re-work the existing drive-thru and site to allow for a side by side (double) drive-thru lane, allowing customers to move through the drive-thru faster. The side by side positioning of order points enables 30% increased capacity from the traditional linear configuration which will allow about 180 cars through per hour and also increases transactions by 300 a day.

With this proposed site improvement, the day-to-day operations and activities will be unchanged as a sit down, carry out and drive-thru restaurant. In order to add the additional drive-thru lane the traffic pattern will be made to one way traffic around the building and we will be forced to lose 17 parking spaces at the east end of the lot. Currently the existing lot has 68 regular parking space and 3 ADA accessible parking spaces for a total of 71 spaces. With the proposed layout we will now have 51 regular spaces and 3 ADA accessible spaces, per the cities zoning parking requirements of 17 spaces per 1,000 Sq Ft. we will fall short of this requirement which is why we are also requesting a parking variance. Although we do not meet the parking requirement we feel that the amount of spaces proposed will be sufficient as 70% of McDonald's sales is through the drive-thru.

The proposed side by side drive-thru is designed to allow customers with a smaller/quicker order to get around the customer ordering a larger order, which will help eliminate the need for parking customers waiting for their larger orders. Also, since the new proposed side by side drive-thru lane allows customers to get through the line quicker this keeps the traffic in the drive-thru lane to continue moving which will also decrease the amount of vehicle stacking on site. This, as well as changing the traffic pattern to one way traffic, and the addition of the curbing at the drive-thru entrance, will help keep vehicles from lining up out onto the street during peak business hours. Although stacking cars to the street is a sign of good business, this isn't ideal for their customers and surrounding businesses, which is why we believe that by adding the second ordering point, adding the new curbing and changing the traffic flow would decrease vehicle stacking and be the best solution for all.

After performing a topographic survey, we have discovered that the ADA parking spaces and ramps do not meet current ADA standards. So while we are adding the new side by side drive-thru, and



re-working the site, we will also be bringing the accessible parking area up to current ADA standards. We will also add sidewalk and striping for an accessible route from the public right of way to our building.

In addition, the new drive-thru layout will require new drive thru equipment to be added. We are proposing to remove the existing drive thru menu board, ordering speaker and directional drive thru signage and replace with new. Each drive-thru lane will be equipped with one menu board, one order here canopy/speaker and one pre-sell board at drive-thru entry. Also added to the drive-thru entry would be a bollard directional sign stating "any lane any time" and a double welcome point clearance sign. Please refer to the site plan for sign locations and refer to the enclosed sign package for proposed sign examples. Please note that no new McDonald's signs are proposed to be added.

Sincerely,



JOE KERCHNER
PROJECT MANAGER

Exhibit 1
McDonald's Parking Survey Data
 Survey Dates: August 31 to September 8, 2011
 Group 1 - 4 Comparable McDonald's

Location	Restaurant Data			Supply Spaces	Weekday	Occupied	Peak Parking Demands			
	Size	Seats	Drive-Thru				Time	Saturday	Occupied	Time
Bolingbrook, IL. Boughton Road @ I-355	3910 sq. ft.	71	Double	43	28	65%	Midday	23	53%	Midday
Naperville, IL. Naper Blvd. @ 75th Street	4500 sq. ft.	95	Double	58	38	66%	Morning	25	43%	Midday
Warrenville, IL. 28231 Diehl Road	3870 sq. ft.	69	Double	52	27	52%	Midday	12	23%	Evening
West Chicago, IL. 305 S. Neltnor Road	4220 sq. ft.	79	Double	41	27	66%	Morning	27	66%	Midday



McDonald's Parking Survey Data

Survey Dates: August 31 to September 8, 2011

Group 2 - Other McDonald's Various Data

Location	Drive-Thru	Supply Spaces	Parking Demands		
			Weekday	% Occupied	Time
Glenview, IL. IL 43 South of Glenview Rd.	Double	36	12	33%	7:30 AM
		36	24	67%	12:30 PM
		36	15	42%	5:30 PM
Berwyn, IL. Roosevelt Road East of IL 43	Double	24	27	113%	11:30 AM
			(includes 5 off-site)		
Forest Park, IL. Des Plaines Ave. @ Madison St.	Double	28	23	82%	12:15 PM
River Forest, IL. Harlem Ave. North of Lake St.	Double	17	19	112%	12:45 PM
			(includes 2 circulating for a space)		
Lindenhurst, IL. IL 132 @ Sand Lake Road	Single	40	14	35%	1:00 PM
Lake Villa, IL. IL 132 @ IL 83	Single	35	13	37%	12:45 PM
Fox Lake, IL. US 12 South of Grand	Single	59	19	32%	5:30 PM
McHenry, IL. IL 120 West of Oak Drive	Double	50	18	36%	5:15 PM
Round Lake Beach, IL. Rollins Road West of IL 83	Double	29	18	62%	8:30 AM
Highland Park, IL. US 41 North of IL 22	Single	49	15	31%	5:45 PM
Wauconda, IL. US 12 @ IL 176	Single	37	14	38%	5:45 PM
Lake Zurich, IL. US 12 @ Ela Road	Single	71	17	24%	5:15 PM
Libertyville, IL. IL 137 East of Butterfield Rd.	Single	71	17	24%	10:00 AM
Mundelein, IL. IL 60-83 @ Midlothian Rd.	Single	32	14	44%	9:30 AM
Vernon Hills, IL. IL 21 @ IL 60	Single	59	23	39%	7:15 AM
Buffalo Grove, IL. IL 21 South of Deerfield Rd.	Single	40	10	25%	7:00 AM
Lincolnshire, IL. IL 21 @ IL 22	Single	70	17	24%	7:15 AM
Libertyville, IL. IL 21 @ Winchester Road	Single	43	19	44%	7:15 AM
Gurnee, IL. IL 132 @ Gurnee Mills	Single	61	31	51%	1:15 PM
Streamwood, IL. IL 19 @ Bartlett Road	Single	58	15	26%	6:30 AM
Hanover Park, IL. Barrington Road @ IL 19	Single	38	18	47%	6:45 AM
Schaumburg, IL. Barrington Rd. @ Schaumburg Rd.	Single	77	15	19%	7:00 AM
Hoffman Estates, IL. IL 72 @ Govenry Lane	Single	39	10	26%	8:45 AM
Grayslake, IL. US 45 @ IL 120	Single	37	20	54%	10:45 AM
Mundelein, IL. US 45 @ Division Street	Double	39	18	46%	11:15 AM
Gurnee, IL. IL 132 @ Dilleys Road	Single	97	12	12%	5:45 PM

McDonalds Parking Lot Study

Date: Friday, September 02, 2011

Location: 840 Boughton Rd., Bolingbrook, IL.

Parking Capacity: 43 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	11	0	26%
7:15	15	0	35%
7:30	8	0	19%
7:45	11	0	26%
8:00	8	0	19%
8:15	12	0	28%
8:30	8	0	19%
8:45	7	0	16%
9:00	8	1	19%
Lunchtime			
11:00	10	0	23%
11:15	13	0	30%
11:30	20	0	47%
11:45	15	0	35%
Noon	23	1	53%
12:15	28	1	65%
12:30	24	0	56%
12:45	22	1	51%
1:00	22	1	51%
1:15	22	1	51%
1:30	22	0	51%
PM			
4:00	8	0	19%
4:15	20	0	47%
4:30	15	0	35%
4:45	17	1	40%
5:00	13	0	30%
5:15	14	0	33%
5:30	14	0	33%
5:45	14	0	33%
6:00	12	0	28%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 840 Boughton Rd., Bolingbrook, IL.

Parking Capacity: 43 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	12	0	28%
7:15	9	0	21%
7:30	8	0	19%
7:45	12	1	28%
8:00	14	1	33%
8:15	8	1	19%
8:30	11	0	26%
8:45	9	0	21%
9:00	8	0	19%
Lunchtime			
11:00	14	1	33%
11:15	10	1	23%
11:30	7	0	16%
11:45	16	1	37%
Noon	19	1	44%
12:15	23	0	53%
12:30	21	1	49%
12:45	16	0	37%
1:00	15	0	35%
1:15	16	0	37%
1:30	14	0	33%
PM			
4:00	9	1	21%
4:15	6	0	14%
4:30	5	0	12%
4:45	6	1	14%
5:00	4	0	9%
5:15	6	0	14%
5:30	7	0	16%
5:45	8	0	19%
6:00	6	0	14%

McDonalds Parking Lot Study

Date: Tuesday, September 06, 2011

Location: 1298 Naper Blvd., Naperville, IL.

Parking Capacity: 58 spots including 3 handicap

Time	Total occupied	Handicap occupied	% Occupied
7:00	11	0	19%
7:15	18	0	31%
7:30	15	0	26%
7:45	15	0	26%
8:00	20	3	34%
8:15	30	3	52%
8:30	36	3	62%
8:45	30	3	52%
9:00	38	3	66%
10:00	38	3	66%
Lunchtime			
11:00	23	2	40%
11:15	22	1	38%
11:30	26	1	45%
11:45	25	1	43%
Noon	30	2	52%
12:15	30	2	52%
12:30	27	2	47%
12:45	32	1	55%
1:00	27	1	47%
1:15	27	2	47%
1:30	27	2	47%
PM			
4:00	17	1	29%
4:15	15	0	26%
4:30	15	0	26%
4:45	15	0	26%
5:00	16	0	28%
5:15	11	1	19%
5:30	14	1	24%
5:45	17	1	29%
6:00	17	0	29%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 1298 S. Naper Blvd., Naperville, IL.

Parking Capacity: 58 spots including 3 handicap

Time AM	Total occupied	Handicap occupied	% Occupied
7:00	17	0	29%
7:15	17	0	29%
7:30	15	0	26%
7:45	13	0	22%
8:00	14	1	24%
8:15	15	0	26%
8:30	11	0	19%
8:45	11	0	19%
9:00	13	1	22%
10:00	21	2	36%
Lunchtime			
11:00	16	0	28%
11:15	11	0	19%
11:30	9	0	16%
11:45	13	0	22%
Noon	23	1	40%
12:15	25	0	43%
12:30	25	1	43%
12:45	18	1	31%
1:00	22	1	38%
1:15	18	2	31%
1:30	19	2	33%
PM			
4:00	18	1	31%
4:15	20	1	34%
4:30	20	1	34%
4:45	18	1	31%
5:00	20	1	34%
5:15	8	1	14%
5:30	18	1	31%
5:45	14	1	24%
6:00	16	0	28%

McDonalds Parking Lot Study

Date: Tuesday, September 06, 2011

Location: 28231 W. Diehl Rd., Warrenville, IL.

Parking Capacity: 52 spots including 3 handicap (revised)

Time AM	Total occupied	Handicap occupied	% Occupied
7:00	5	0	10%
7:15	4	1	8%
7:30	3	1	6%
7:45	7	0	13%
8:00	5	0	10%
8:15	5	0	10%
8:30	7	0	13%
8:45	5	0	10%
9:00	8	0	15%
Lunchtime			
11:00	7	0	13%
11:15	6	0	12%
11:30	12	0	23%
11:45	25	0	48%
Noon	17	0	33%
12:15	27	0	52%
12:30	21	0	40%
12:45	22	0	42%
1:00	17	0	33%
1:15	16	2	31%
1:30	11	1	21%
PM			
4:00	7	0	13%
4:15	7	0	13%
4:30	13	0	25%
4:45	17	0	33%
5:00	8	0	15%
5:15	8	0	15%
5:30	10	0	19%
5:45	4	0	8%
6:00	8	0	15%

McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 28231 W. Diehl Rd., Warrenville, IL.

Parking Capacity: 52 spots including 3 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	0	0	0%
7:15	0	0	0%
7:30	3	0	6%
7:45	2	1	4%
8:00	3	1	6%
8:15	1	1	2%
8:30	3	0	6%
8:45	4	0	8%
9:00	6	0	12%
Lunchtime			
11:00	4	1	8%
11:15	3	1	6%
11:30	7	0	13%
11:45	5	1	10%
Noon	7	1	13%
12:15	8	0	15%
12:30	6	1	12%
12:45	7	0	13%
1:00	8	0	15%
1:15	7	0	13%
1:30	8	0	15%
PM			
4:00	9	1	17%
4:15	12	0	23%
4:30	10	0	19%
4:45	7	1	13%
5:00	7	0	13%
5:15	5	0	10%
5:30	5	0	10%
5:45	4	0	8%
6:00	6	0	12%

McDonalds Parking Lot Study

Date: Wednesday, September 07, 2011

Location: 305 S. Neltnor Rd., West Chicago, IL.

Parking Capacity: 41 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	27	1	66%
7:15	25	0	61%
7:30	22	1	54%
7:45	24	1	59%
8:00	24	1	59%
8:15	17	0	41%
8:30	27	0	66%
8:45	23	0	56%
9:00	23	0	56%
Lunchtime			
11:00	17	1	41%
11:15	17	1	41%
11:30	17	2	41%
11:45	19	2	46%
Noon	22	2	54%
12:15	16	1	39%
12:30	15	0	37%
12:45	16	1	39%
1:00	17	0	41%
1:15	17	0	41%
1:30	10	0	24%
PM			
4:00	16	0	39%
4:15	14	0	34%
4:30	13	0	32%
4:45	11	0	27%
5:00	13	0	32%
5:15	12	0	29%
5:30	11	0	27%
5:45	14	0	34%
6:00	9	1	22%

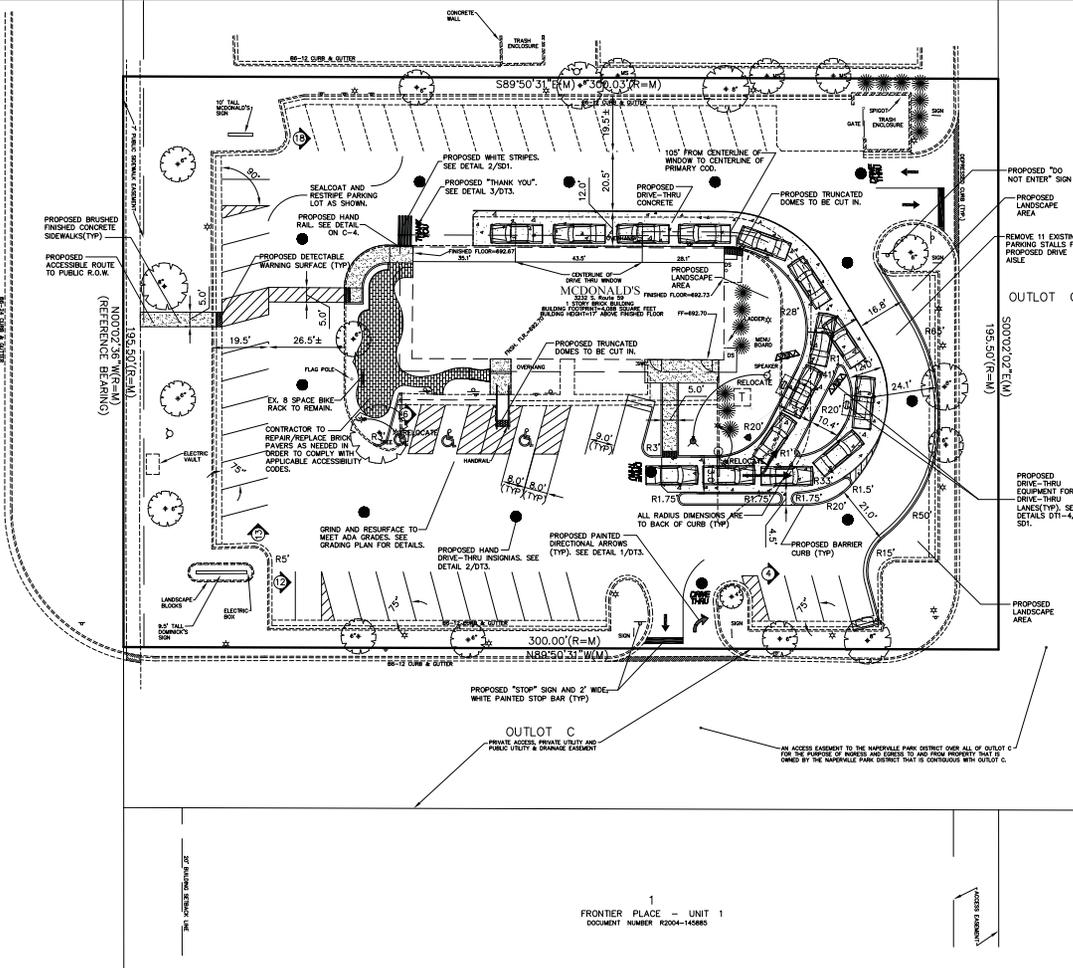
McDonalds Parking Lot Study

Date: Saturday, September 03, 2011

Location: 305 S. Neltor Rd., West Chicago, IL.

Parking Capacity: 41 spots including 2 handicap

Time AM	Total Spots occupied	Handicap occupied	% Occupied
7:00	16	0	39%
7:15	17	0	41%
7:30	16	0	39%
7:45	19	0	46%
8:00	18	0	44%
8:15	17	0	41%
8:30	16	0	39%
8:45	19	0	46%
9:00	24	0	59%
Lunchtime			
11:00	15	0	37%
11:15	17	0	41%
11:30	22	0	54%
11:45	27	0	66%
Noon	25	0	61%
12:15	25	0	61%
12:30	23	0	56%
12:45	22	0	54%
1:00	16	0	39%
1:15	14	0	34%
1:30	16	0	39%
PM			
4:00	6	0	15%
4:15	6	0	15%
4:30	7	0	17%
4:45	9	0	22%
5:00	14	0	34%
5:15	12	0	29%
5:30	11	0	27%
5:45	11	0	27%
6:00	14	0	34%



1
FRONTIER PLACE - UNIT 1
DOCUMENT NUMBER R2004-145865

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (PROJECT#11,0231 DATED 11-23-11) PREPARED BY COMPASS SURVEYING LTD 2631 GINGER WOODS PKWY SUITE 100 AURORA, IL 60502 630-820-9100
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

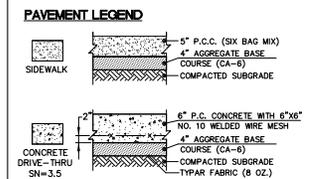
EXISTING REGULAR SPACES	68
EXISTING ADA ACCESSIBLE SPACES PROVIDED	3
TOTAL EXISTING SPACES	71
PROPOSED REGULAR SPACES	50
PROPOSED ADA ACCESSIBLE SPACES PROVIDED	3
TOTAL PROPOSED SPACES	53

TOTAL SPACES REQUIRED FOR FAST FOOD RESTAURANT= (17 SPACES PER 1000 SF OF GROSS FLOOR AREA (GFA)) (GFA) 4,088/1,000 X 17 SPACES = 69
 53 SPACES PROPOSED < 69 SPACES REQUIRED

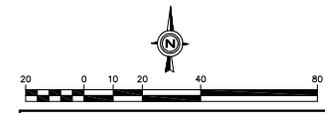
DRIVE THRU STACKING DATA
 DRIVE-THRU STACKING REQUIRED = 12 TOTAL & 5 BETWEEN PICK UP WINDOW AND ORDER POINT
TOTAL STACKING SPACES
 14 PROPOSED > 12 REQUIRED
 STACKING SPACES BETWEEN PICK UP WINDOW AND ORDER POINT
 8 PROPOSED > 5 REQUIRED

BICYCLE PARKING DATA
 TOTAL BICYCLE SPACES PROVIDED 8
 TOTAL SPACES REQUIRED 3.5
 (5% OF VEHICLE PARKING REQUIREMENT OR MIN. OF 3)
 8 BICYCLE SPACES PROVIDED > 3.5 BICYCLE SPACES REQUIRED

SITE DATA
 LOT AREA = 1.35 ACRES (58,653 SF)
 EXISTING BUILDING AREA = 4,088 SF±
 F.A.R. = 0.07
 ZONING = B-2
 EXISTING IMPERVIOUS AREA = 45,418 SF (77.4%)
 PROPOSED IMPERVIOUS AREA = 44,603 SF (76.1%)
 EXISTING PERVIOUS AREA = 13,235 SF (22.6%)
 PROPOSED PERVIOUS AREA = 14,050 SF (23.9%)
 *PROPOSED IMPERVIOUS < EXISTING IMPERVIOUS THEREFORE NO STORMWATER DETENTION IS REQUIRED



NOTES:
 1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
 2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 3. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD LABORATORY DENSITY PER SECTION 301.
 4. PROVIDE CONTRACTION JOINTS ON CONCRETE PAVEMENT AT 18' O.C. FOR SIDEWALKS, PROVIDE CONTROL JOINT AT 5' O.C., EXPANSION JOINTS AT 50' O.C.



GEOMETRIC PLAN

DATE: 02/27/12
 PREPARED BY: COMPASS SURVEYING LTD
 PROJECT: 11-0231

REVISIONS:
 NO. 1
 DATE: 02/27/12
 DESCRIPTION: 017 - GEOMETRIC PLAN

Prepared For:
 ILLINOIS ROUTE 69
 FRONTIER PLACE - SUITE 100
 1555 West Main St.
 Lemont, IL 60469
 Langley Design Group, Inc.
 Prepared

Checked By: J. MILLER
 Design By: D. OLSON
 Drawn By: D. OLSON
 Date: FEBRUARY 3, 2012
 Scale: 1" = 20'
 Project No.: 11-121

PROJECT PLAN
 C-2
 LC112-1920

