

	<b>PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY</b>			
	<b>Project Title/ Address:</b>	Concept Plan for 1915 W. Main Street (McDonald's)		
	<b>City Staff:</b>	Matthew O'Rourke, Planner		
<b>Please check appropriate box (x)</b>				
	<b>PUBLIC HEARING</b>		<b>MEETING (11/20/12)</b>	X
<b>APPLICATIONS UNDER CONSIDERATION:</b>				
Concept Plan				
<b>ATTACHMENTS AND SUPPORTING DOCUMENTS</b>				
Staff Memo; Dated 11/16/12		Concept Plan Application; Received 10/12/12		
Concept Plans; V3 Companies; Dated 11/15/12		Summary of Development V3 Companies; Received 10/12/12		
Parking Analysis; V3 Companies; dated 11/14/12				
<b>EXECUTIVE SUMMARY:</b>				
<p>The owner of the McDonald's restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The details of the proposal are as follows:</p> <ul style="list-style-type: none"> <li>• Construct a new 5,234 square foot restaurant on the property. <ul style="list-style-type: none"> <li>○ The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.</li> </ul> </li> <li>• Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.</li> <li>• New Drive-Through Facility with two ordering stations. <ul style="list-style-type: none"> <li>○ 14 drive-through stacking spaces and 1 extra space after the pick-up window.</li> </ul> </li> <li>• 49 parking spaces.</li> <li>• All new landscaping around the site.</li> <li>• Requested deviations: <ul style="list-style-type: none"> <li>○ Reduction in the required landscape buffer along the southern property line from 10' to 5'.</li> <li>○ Reduction in the number of required off-street parking stalls from 52 to 49.</li> <li>○ Reduction in the amount of foundation landscaping around the building.</li> </ul> </li> </ul> <p>The applicant is proposing to accommodate these deviations by submitting an application for a Special Use for a Planned Unit Development. Per <b>Section 17.04.410.C</b> of the Zoning Ordinance a Concept Plan review is required prior to the applicant submitting the application for the PUD.</p>				
<b>RECOMMENDATION / SUGGESTED ACTION</b> ( <i>briefly explain</i> ):				
<p>Review the Concept Plans and request to submit an Application for a Special Use for a Planned Unit Development. The following items should be considered as part of this review:</p> <ul style="list-style-type: none"> <li>✓ Does the proposal advance one or more of the purposes established in <b>Section 17.04.400.A Purpose?</b> (Is this an appropriate project for the use of a PUD?)</li> <li>✓ Is the proposed deviation to the number of off-street parking spaces acceptable?</li> <li>✓ Should the applicant remove the proposed parallel off-street parking spaces?</li> <li>✓ Is the potential reduction in Drive-Through Facility stacking spaces acceptable?</li> <li>✓ Is the proposed deviation to the landscape buffer yard acceptable?</li> <li>✓ Are the proposed landscape deviations acceptable?</li> <li>✓ Is the architecture of the buildings appropriate?</li> <li>✓ Is the amount of proposed signage acceptable?</li> </ul>				

**CITY OF ST. CHARLES**  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984

DEPARTMENT: COMMUNITY DEVELOPMENT/PLANNING

PHONE: (630) 377-4443 FAX: (630) 377-4062

**CONCEPT PLAN APPLICATION**

<b>CITYVIEW</b>	
Project Name:	<i>McDonalds</i>
Project Number:	<i>2012 -PR- 008</i>
Application Number:	<i>2012 -AP- 013</i>

<b>RECEIVED</b> St. Charles, IL
Received Date OCT 12 2012
<b>CDD</b> Planning Division

*To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Office.*

*When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Parcel Number(s): 09-33-101-005, 006, 052
	Street Address (or common location if no address is assigned): 1915 W. Main Street, St. Charles, IL 60174

<b>2. Applicant Information:</b>	Name: McDonald's USA, LLC	Phone: (630) 836-9090
	Address: One McDonald's Plaza	Fax: (630) 836-9191
	Oak Brook, IL 60523	Email:

<b>3. Record Owner Information:</b>	Name: McDonald's Corporation	Phone: (630) 836-9090
	Address: One McDonald's Plaza	Fax: (630) 836-9191
	Oak Brook, IL 60523	Email:

<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name: PCA Team, Dept. 212	Phone:
	Address: 2111 McDonald's Drive Oak Brook, IL 60523	Fax:
		Email:

**Zoning and Use Information:**

Current zoning of the property: BL - Local Business with a Special Use

Is the property a designated Landmark or in a Historic District? No

Current use of the property: McDonald's Restaurant

Proposed zoning of the property: BL - Local Business with a Special Use PUD? No

Proposed use of the property: McDonald's Restaurant

Comprehensive Plan Designation: Retail and Service (19 - West Main Corridor)

**Attachment Checklist**

- APPLICATION:** Completed application form signed by the applicant
  
- PROOF OF OWNERSHIP and DISCLOSURE:**
  - a) a current title policy report; or
  - b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
  
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
  
- PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
  
- AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
  
- PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf documetn file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined b y the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

**Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Existing streets on and adjacent to the tract
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
  - Architectural elevations showing building design, color and materials (if available)
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

❑ **SUMMARY OF DEVELOPMENT:**

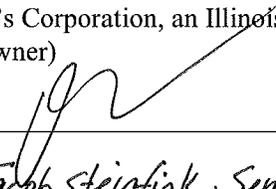
Written information including:

- List of proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant.
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any.

❑ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

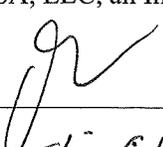
**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

McDonald's Corporation, an Illinois corporation  
(Record Owner)

By:   10/12/12  
Date

Title: Jacob Steinfink, Senior Counsel

McDonald's USA, LLC, an Illinois limited liability company  
(Applicant)

By:   10/12/12  
Date

Title: Jacob Steinfink, Senior Counsel



## Legal Description

**PARCEL 1:** THAT PART OF THE SOUTHWEST 1/4 OF SECTION 28 AND OF THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 64 WITH THE WESTERLY LINE EXTENDED NORTH OF NINETEENTH STREET; THENCE NORTH 89 DEGREES 17 MINUTES WEST ALONG SAID CENTER LINE OF STATE ROUTE NO. 64, 85 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 05 MINUTES WEST PARALLEL WITH THE EXTENSION OF THE WEST LINE OF SAID NINETEENTH STREET, 204 FEET, THENCE NORTH 89 DEGREES 17 MINUTES WEST PARALLEL WITH THE CENTER LINE OF SAID STATE ROUTE NO. 64, 150 FEET; THENCE NORTH 0 DEGREES 05 MINUTES EAST, PARALLEL WITH THE WEST LINE AND WEST LINE EXTENDED OF SAID NINETEENTH STREET, 204.0 FEET TO THE CENTER LINE OF SAID STATE ROUTE NO. 64, THENCE SOUTH 89 DEGREES 17 MINUTES ALONG SAID CENTER LINE, 150.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**PARCEL 2:** LOT 5 AND THE EASTERLY 77 FEET, AS MEASURED ALONG THE NORTH LINE, OF LOT 6,

EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES IN CASE 04ED 16, ALL IN IN BLOCK 1 OF FAIRVIEW PLAZA, UNIT NO. 6, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



## **Summary of Development**

McDonald's Restaurant Re-Development  
1915 W. Main Street  
St. Charles, Illinois

### **Background Information:**

This project consists of redeveloping the existing 1.12 acre property at 1915 W. Main Street in St. Charles, Illinois. The commercial site is inside the corporate limits of the city and currently zoned BL – Local Business with an existing Special Use for a Drive-Thru. McDonald's is proposing to demolish the existing building and associated parking lot reconstruct a new McDonald's restaurant and side-by-side drive-thru. The proposed land use and zoning classification will be unchanged. A special use for a Planned Unit Development will be requested.

The height of the proposed 1-story (5,235 sf) building is generally 18'-9.5" to the top of the parapet wall with the maximum height being 23'-4" at the top of the Roof Cap Element at the architectural tower. (See Building Elevations)

The proposed re-development is consistent with the City of St. Charles Future Land Use Plan within the Comprehensive Plan which indicates this area as 'Retail & Service'.

### **Planning Objectives:**

During the re-design of the property, effort was made to reduce the impact on the surrounding area. The following list highlights the various objectives that were achieved.

1. The outdated building will be replaced with the current prototype that will follow applicable building codes.
2. The layout was reconfigured to allow better site circulation and more effective use of on-site parking. The existing drive-thru configuration made it very difficult for customers to utilize parking along the east property line.
3. The number of full access points to Main Street (Illinois Route 64) has been reduced from four to two.
4. The total impervious area of the site has been reduced.
5. The proposed site would increase the landscape setbacks along all property lines from the existing site layout.

6. The site currently does not utilize storm sewer for stormwater runoff. The proposed plan will include storm sewer and will treat stormwater quality prior to leaving the site.
7. The existing pole sign will be removed and replaced with a more architecturally favorable monument sign which follows the current zoning ordinance.
8. The existing chain link fence along the south property line will be removed and replaced with a solid board on board fence, providing increased screening to the adjacent residential property to the south.
9. The site lighting will be re-designed to meet current city standards.
10. The re-designed layout utilizes a proposed outdoor dining patio and includes a new water feature. The patio area was used to satisfy the interior parking lot landscape requirement.

Anticipated Exceptions:

1. The *Rear Landscape Setback* of 10' will be reduced to 5'. The proposed 5' setback is more than the current landscape setback. By minimizing the rear setback near the proposed screen wall, landscape areas along the building's Main Street elevation is maximized.
2. The *Side and Rear Foundation Landscape* requirement has not been met. Per the deviation exhibit, the proposed layout is 8.5 linear feet short of this requirement.

The configuration of the drive-thru along the long (south) face of the building makes it difficult to provide landscaping along the required 50% of the foundation. The plan provides 0% foundation landscaping along the south façade and 81% along the combination of the West, North, and East foundation walls.

3. The *Parking Requirement* has not been met. The zoning ordinance requires 52 parking stalls for a building of this size (10 per 1,000 sf). The current layout provides for 50 on-site parking stalls. A Parking Study is provided which projects the amount of parking McDonald's anticipates for this site.

Community Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**Staff Memo**

**TO:** Chairman Todd Wallace  
 And the Members of the Plan Commission

**FROM:** Matthew O'Rourke, AICP  
 Planner

**RE:** Concept Plan for 1915 W. Main Street (McDonald's)

**DATE:** November 16, 2012

**I. APPLICATION INFORMATION:**

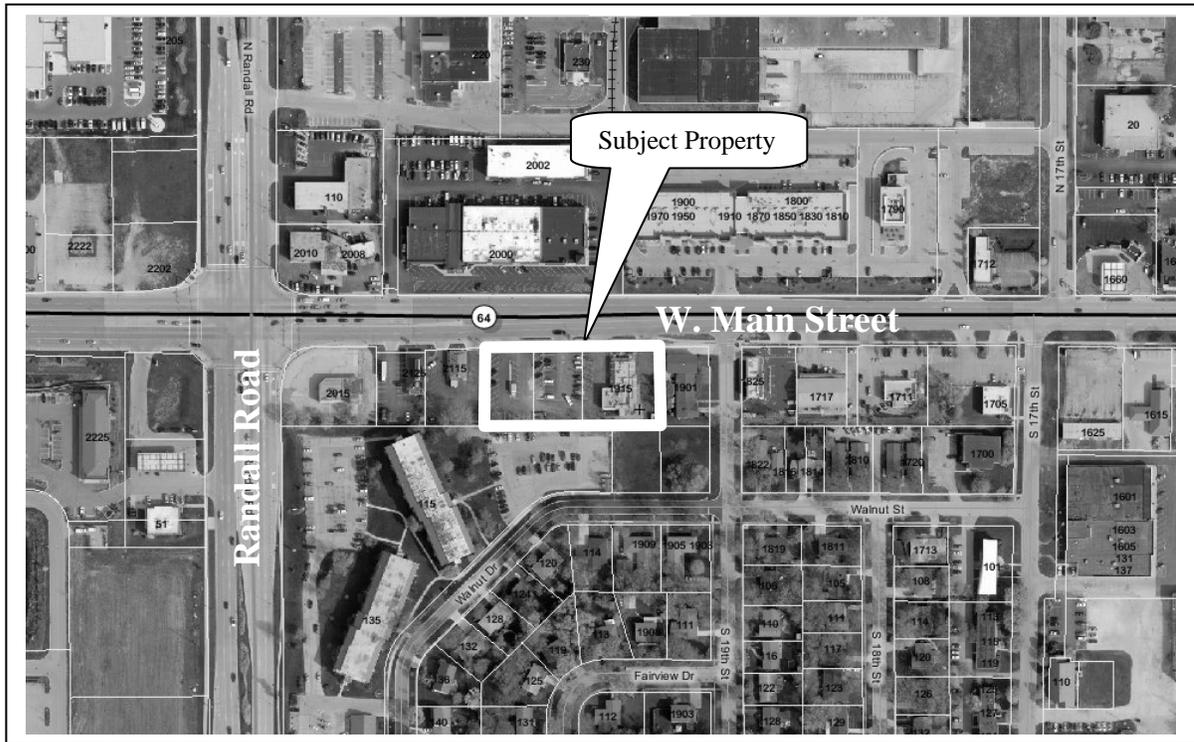
**Project Name:** 1915 W. Main Street (McDonald's)

**Applicant:** McDonald's USA, LLC.

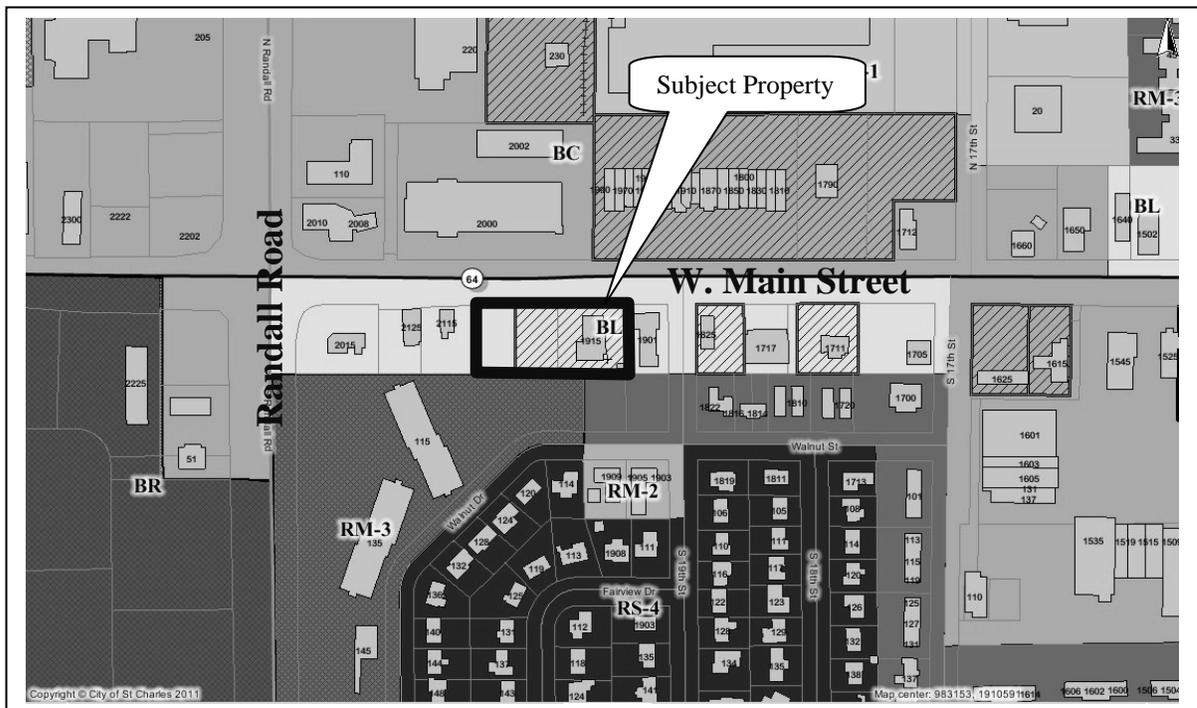
**Purpose:** Concept Plan review of the proposed demolition and reconstruction of the existing McDonald's restaurant.

<b>General Information:</b>		
<b>Site Information</b>		
Location	1915 W. Main Street	
Acres	1.12	
Applications	<b>1) Concept Plan</b>	
Applicable Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts Table 17.14-2 Business and Mixed Use Districts Bulk Requirements 17.24.100 Drive-Through Facilities 17.28 Landscaping and Screening 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts	
<b>Existing Conditions</b>		
Land Use	Existing McDonald's Restaurant	
Zoning	BL-Local Business and Special Use for a Drive-Through Facility	
<b>Zoning Summary</b>		
North	BC-Community Business	Multi-Tenant Commercial Buildings
East	BL-Local Business	Commercial Building
South	RM-3 General Residential PUD	Fox Run Apartments/Parking Lot
West	BL-Local Business	Commercial Buildings
<b>Comprehensive Plan Designation</b>		
Retail and Service		

### Aerial Photograph



### Surrounding Zoning



## II. PROJECT OVERVIEW:

The owner of the McDonald’s restaurant located at 1915 W. Main Street is proposing to demolish the existing building and construct a new restaurant on this site. The details of the proposal are as follows:

- Construct a new 5,234 square foot restaurant on the property.
  - The location of the restaurant will be further west on the property and oriented to be parallel with Rt. 64.
- Eliminate 2 of the 4 existing curbs cuts onto Rt. 64.
- New Drive-Through Facility with two ordering stations.
  - 15 drive-through stacking spaces.
- 50 parking spaces.
- All new landscaping around the site.
- Requested deviations:
  - Reduction in the required landscape buffer along the southern property line from 10’ to 5’.
  - Reduction in the number of required off-street parking stalls from 52 to 50.
  - Reduction in the amount of foundation landscaping around the building.

The applicant is proposing to accommodate these deviations by submitting an application for a Special Use for a Planned Unit Development. Per **Section 17.04.410.C** of the Zoning Ordinance a Concept Plan review is required prior to the applicant submitting the application for the PUD. Therefore, the applicant has submitted this Concept Plan application to seek feedback regarding the proposed demolition and reconstruction of the McDonald’s facility and the proposed Special Use for a Planned Unit Development to accommodate the identified deviations.

## III. ANALYSIS OF CONCEPT PLAN

Staff performed a preliminary analysis of the submitted concept plans to identify any deficiencies or potential deviations in regards to conformance with Title 17 the Zoning Ordinance. The following is a detailed description of Staff’s analysis.

### A. COMPREHENSIVE PLAN

#### **Land Use Designation**

The current Comprehensive Plan Land Use designation for this property is Retail and Service. Retail and Service is defined as follows:

*“Retail and Service. Includes most business uses such as stores, restaurants, consumer and business services and professional offices. The maximum Floor Area Ratio is 0.35.”*

### B. BULK AND SETBACK STANDARDS

This property is zoned BL-Local Business. Staff has reviewed the submitted site plans to ensure conformance with the applicable bulk, and setback regulations per **Table 17.14-2 Business and Mixed Use Districts Bulk Regulations**. The following table summarizes this review:

<b>Category</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed</b>
<b>Lot Area</b>	1-Acre For Restaurants	1.12 Acres
<b>Lot Width</b>	N/A	327'
<b>Building Setbacks:</b>		
<i>Front</i>	20'	60.8'
<i>Interior Side: East</i>	5'	124'
<i>Interior Side: West</i>	5'	85'
<i>Exterior Side</i>	20'	N/A
<i>Rear</i>	20'	33'
<b>Parking/Paving Setbacks:</b>		
<i>Front</i>	10'	10'
<i>Interior Side : East</i>	0'	1.8'
<i>Interior Side: West</i>	0'	1.2'
<i>Exterior Side</i>	10'	N/A
<i>Rear</i>	See Landscape Buffer Yard	5'
<b>Maximum Building Coverage</b>	60%	11%
<b>Landscape Buffer Yard</b>	10' required landscape buffer when property abuts residential zoning (south property line)	5'
<b>Parking Stall Size</b>	9' wide by 18' long (2' overhang allowed where parking stalls abut green space)	9' wide by 20' angled parking stalls.
<b>Drive-Aisle Width</b>	24' or 14' One Way	Minimum 18' (one way proposed around entire site)
<b>Parking Requirement</b>	10 Spaces per 1,000 SQ FT of GFA - ( 52 required)	49

***Proposed Deviations***

Per **Table 17.14-2** a landscaped buffer yard of 10' in width is required when commercial properties abut properties with an underlying zoning designation of residential. The property to the south is zoned RM-3 General Residential (PUD). This property is part of the Fox Run apartment complex.

The applicant is requesting to reduce this required landscape buffer yard to 5' in width. This portion of the property is used as an off-street parking lot for Fox Run residents. Currently, there is no buffer yard between the McDonald’s property and the Fox Run property.

The applicant is also requesting a deviation to reduce the required number of off-street parking spaces from 52 to 49. The applicant has submitted a parking analysis dated 11/14/2012 that states the observed peak parking demand of the existing restaurant is 48 spaces. However, it was noticed that 4 to 8 of these customers parked in the McDonald’s lot and patronized the business located to the west. The analysis also includes results from previous studies of comparable McDonald’s locations. This analysis states that the inclusion of the tandem drive-through lanes significantly reduces the observed parking demand of similar facilities. Exhibit 5 of the parking analysis details the observed parking demands for similar McDonald’s locations in the Chicago area. The majority of these similar facilities show a peak hour parking demand below 50 spaces.

Staff has suggested, based on the results of this parking study, that the applicant also consider removing the parallel off-street parking spaces abutting Rt. 64. Staff would suggest these be removed to provide more landscaping area and to eliminate potential traffic conflicts between motorists entering the site from Rt. 64 and motorists maneuvering in and out of these parallel spaces.

**C. DRIVE-THROUGH FACILITY**

Staff has reviewed the proposed Drive-Through Facility for conformance with the standards of **Section 17.24.100 Drive-Through Facilities**. The following table details that review:

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces	15	14
Required Parking Stall Size	9’ X 20’	9’ X 20’
Screened from Public Street	Must not be along or screened from public street	Drive-Through is located away from the public street

***Staff Comments***

The submitted Concept Plans show 14 stacking spaces starting at the pick-up window or point of service. There is 1 stacking space shown before the pick-up window. **Section 17.24.100.B.2** states, “*For a Car Wash, stacking spaces shall begin behind the last vehicle being washed. For all other drive-through uses, stacking spaces shall include the vehicle stopped at a last point of service, such as a window.*”

Per **Section 17.24.100.C. Reduction of Required Spaces**, states that the applicant can submit a study that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements.

If the applicant cannot fit 15 stacking spaces on the site, then they will need to submit such as study and request the reduction in stacking spaces as part of their future applications.

**D. LANDSCAPE PLAN**

Staff reviewed the submitted landscape plan for conformance with the relevant standards of **Chapter 17.26 Landscaping and Screening**. The following table details that review:

Category	Zoning Ordinance Standard	Proposed
Interior Parking Lot Green Space	10% ( 2,794.5 SQ FT required)	3,138.3 SQ FT
<b>Foundation Landscaping</b>		
<i>Trees</i>	2 per every 50 lineal feet of building wall - (12 required)	11
<i>Bushes, Shrubs, and perennials</i>	20 per every 50 lineal feet of building wall - (131 required)	220
<i>Front Façade</i>	75% of the lineal frontage of the front façade – (33.75 lineal feet required)	38 lineal feet
<i>Non-Front Facades</i>	50% of total lineal feet of wall frontage ( 136.8 lineal feet required)	128.3 lineal feet
<b>Parking Lot Screening</b>	50% of lineal footage from a public street up 30” in height	50% is Screened

<b>Public Street Frontage Landscaping</b>		
<i>Shade Trees</i>	1 per every 40 lineal feet of building wall - (6 required)	6
<i>Ornamental/ Evergreen Trees</i>	2 per every 40 lineal feet of building wall - (12 required)	0
<i>Bushes, Shrubs, and perennials</i>	75% of Public Street Frontage - (245 lineal feet required)	250'
<b>Parking Lot Shade Trees</b>	1 per 160 SQFT of interior parking lot green space - (17 trees required)	17

***Proposed Deviations***

The applicant has identified the following deviations shown on the landscape plan:

**Building Foundation Landscaping**

- There is a total 136.8 lineal feet of foundation landscaping required on the rear, left, and right facades, there is 128.3 lineal feet proposed.
- The applicant has proposed an increase of 4.25 lineal feet in excess of the 33.75 lineal feet of required foundation landscaping along the front or street facing façade.

***Staff Comments***

In addition to the proposed foundation landscaping deviation, Staff has identified that the submitted plans are not in compliance with the following standards of Chapter 17.26 Landscaping and Screening:

- There are 12 ornamental or evergreen trees required along Rt.64, and 0 trees shown on the plans.
- 12 foundation landscaping trees are required and 11 are shown on the plans.

The applicant will need to meet these standards or request deviations from these standards through the PUD.

***Proposed Outdoor Seating Area and Enhanced Landscape Features***

In order to offset the proposed deviations from the landscape ordinance the applicant has proposed a large public outdoor seating area and enhanced landscape features that will be visible from Rt. 64. These features are as follows:

- Outdoor seating open to the public.
- A landscaped water feature to enhance the public seating area and view from Rt. 64.
- Additional interior parking lot greenspace and landscape materials.
- The applicant has provided 220 bushes, shrubs, and perennials in the foundation landscape areas as opposed to the 131 that are required.

**E. BUILDING ARCHITECTURE**

Staff has reviewed the submitted building elevations for conformance with the standards established in **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. The elevations generally conform to those standards.

F. SIGNAGE

Staff reviewed the proposed signage detailed on the architectural elevations for conformance with the relevant standards of **Table 17.28-2 Permitted Signs for Business and Mixed Use Districts**. The following table details that review:

<b>Wall Signage Area</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed</b>
<i>Front Elevation</i>	0 SQ FT	45 SQ FT
<i>Non-Drive Through Elevation</i>	177 SQ FT	45 SQ FT
<i>Drive-Through Elevation</i>	0 SQ FT	12 SQ FT
<i>Rear Elevation</i>	0 SQ FT	12 SQ FT
<b>Monument Sign Area</b>	100 SQ FT	42.03 SQ FT
<b>Monument Sign Height</b>	15’ above the grade from the public street	15’
<b>Monument Sign Setback</b>	10’ from property line	10’ from property line

*Staff Comments*

**Per Table 17.28-2 Permitted Signs for Business and Mixed Use Districts** one wall sign is permitted for each public street on a zoning lot. Since this property has one street frontage only 1 sign is permitted. There are 6 signs shown on the proposed elevations. The applicant will need to revise their future submittals to conform to these standards or add these signs as formal deviation request through the PUD.

G. PURPOSES OF THE PLANNED UNIT DEVELOPMENT

Part of this Concept Plan review is to determine if the applicant should proceed with filing an application for a Special Use for a Planned Unit Development. This future application will need to advance one or more of the purposes of the PUD as stated in **Section 17.04.400.A. Purpose** of the Zoning Ordinance. These purpose statements are as follows:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies, and the community.

#### **IV. RECOMMENDATION AND ITEMS TO CONSIDER**

Review the Concept Plans and request to submit an Application for a Special Use for a Planned Unit Development. The following items should be considered as part of this review:

- ✓ Does the proposal advance one or more of the purposes established in **Section 17.04.400.A Purpose?** (Is this an appropriate project for the use of a PUD?)
- ✓ Is the proposed deviation to the number of off-street parking spaces acceptable?
- ✓ Should the applicant remove the proposed parallel off-street parking spaces?
- ✓ Is the potential reduction in Drive-Through Facility stacking spaces acceptable?
- ✓ Is the proposed deviation to the landscape buffer yard acceptable?
- ✓ Are the proposed landscape deviations acceptable?
- ✓ Is the architecture of the buildings appropriate?
- ✓ Is the amount of proposed signage acceptable?

#### **V. ATTACHMENTS**

- Application for a Concept Plan, received 10/12/12.
- Summary of Development; V3 Companies; received 10/12/12.
- Parking Analysis; V3 Companies; dated 11/14/2012
- Concept Plans; V3 Companies; dated 11/15/12.



## PARKING ASSESSMENT

DATE: November 14, 2012  
TO: McDonald's USA, LLC  
FROM: Michael J. Rechterik, P.E., PTOE  
CC: Ted Feenstra  
Andrew Uttan  
File  
RE: McDonald's USA, LLC  
St. Charles Project #06240.59

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McDonald's USA is planning to redevelop an existing McDonald's Restaurant site located on Main Street (IL Route 64), just west of 19<sup>th</sup> Street in St Charles, Illinois. The project site is 1.13 acres and the proposed development will consist of a 5,235 square foot Prototype 45114 building with a double drive-thru lane. There are 49 parking spaces proposed for this development, as illustrated in the attached site plan.

This assessment has been prepared to determine the adequacy of the proposed number of parking spaces. Provided in this assessment is a parking generation analysis and a summary of our findings.

### Parking Generation Analysis

The objective of a parking generation analysis is to estimate the parking demand during peak times for a site and determine if the proposed number of parking spaces is adequate to accommodate that peak demand. Typically, required parking for a site is determined using parking ratios for various land uses found in a municipal code.

### *Parking Requirements per City of St. Charles Municipal Code*

The City of St. Charles' Municipal Code, Chapter 17.24.140, provides a schedule of off-street parking ratios to determine the required number of parking spaces corresponding to its specified land use. The municipal code requires 10 parking spaces per 1,000 square feet of gross floor area for restaurants. It also specifies that fractions below one-half may be disregarded. Therefore, the City of St. Charles Municipal Code requires 52 parking spaces for this proposed development.

*Observed Parking Demand at Existing Single-Lane Drive-Thru McDonald's*

While the City's Municipal Code provides required parking for the site, parking surveys of the existing site should always be considered as one of the best means to estimate parking demand to account for local conditions. Therefore, a parking accumulation study has been conducted at the existing fast food restaurant to obtain the existing parking demand at regular intervals of time. The parking survey was conducted during the peak weekday (12 PM – 1 PM) and peak weekend (12 PM – 1 PM) hour for the restaurant.

The existing site consists of an approximate 4,500 square foot restaurant with a single drive-thru lane. There are three full-access driveways and one exit-only driveway along Main Street that provide direct access to the site. The site currently includes 67 surface parking spaces, three of which are striped as handicap spaces.

Results of the parking accumulation study are summarized in Table 1, which illustrate that the peak parking demand occurred during the weekday peak hour with 48 occupied parking spaces. However, it was observed that a number of parked vehicles, approximately 4 to 8 during each survey hour, were parking in the west side of the McDonald's parking lot and accessing the Beef Shack restaurant located next door. It was also noted that the three western driveways created confusion in accessing the single-lane drive-thru and that the drive-thru queue was fairly long during the peak hours, up to 14 vehicles. *Several drivers that were hoping to use the drive-thru were observed leaving the drive-thru lane and parking since the drive-thru was too difficult to access and the queue too long.*

Based on the approximate size of the existing facility and the observed parking data, the existing single-lane drive-thru McDonald's has a peak hour parking demand rate of 10.67 spaces per 1,000 square feet, similar to the City Code parking requirement. However, this parking rate does not take into account the vehicles parking at McDonald's and walking off site and the vehicles expecting to use the drive-thru but parked instead due to long queues and confusion at the single-lane drive-thru.

*Parking Data at Similar Higher Capacity Drive-Thru McDonald's*

Increased capacity of the drive-thru system is expected to increase the amount of drive-thru patrons and thus decrease the amount of walk-up traffic, resulting in a lower parking demand for the site. McDonald's has been implementing tandem drive-thru and dual-lane drive-thru systems at many of their facilities, which typically results in a lower parking demand. In addition, the proposed access layout will provide efficient on-site circulation accessing the drive-

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thru lane thus solving the confusion of accessing the drive-thru lane currently being experienced on site.

For example, the attached excerpt from a parking study for another McDonald's includes parking counts at three facilities which are a similar size to that proposed for the St. Charles site – one with a single-lane drive-thru and two with a tandem drive-thru. The observed peak parking demand for the single-lane drive-thru is 50 parked vehicles, resulting in a parking rate of 9.31 spaces per 1,000 square feet. The observed peak parking demand for the two with the tandem drive-thru is 37 spaces and 32 spaces during the peak hour, resulting in parking rates of 6.92 spaces and 5.84 spaces per 1,000 square feet, respectively. This results in a net reduction in peak hour parking rates by 26 percent and 37 percent, respectively when compared to the single-lane drive-thru.

The proposed redeveloped McDonald's includes a dual-lane drive-thru, so it is expected to accommodate more drive-thru patrons. Using the conservative reduction of 26 percent on the parking rates generated at the existing site would result in a parking rate of 7.89 parking spaces per 1,000 gross square feet, or 41 spaces, for the proposed 5,235 square foot building.

#### Summary and Conclusions

The City of St. Charles' Municipal Code provides a parking rate of 10 parking spaces per 1,000 square feet of gross floor area, which would require 52 parking spaces for the proposed 5,235 square foot McDonald's. The site is proposing to provide 49 spaces, which is less than the required 52 spaces by three spaces.

A parking survey was conducted at the existing single-lane drive-thru McDonald's to estimate the parking demand that accounts for local conditions. The peak parking demand for the site was 48 spaces occupied, resulting a peak parking rate of 10.67 spaces per 1,000 square feet. However, it was observed that vehicles were parking in the McDonald's lot but walking to an adjacent restaurant, there was confusion in accessing the single-lane drive-thru, and that the drive-thru queue was fairly long during observed times resulting in several drivers parking instead of using the drive-thru. While these observations cannot be quantified in a parking rate reduction, it is expected that the existing site requires less than the 48 peak hour occupied spaces.

Other studies have shown that restaurants with additional drive-thru capacity have increased drive-thru sales and decreased vehicles parking, resulting in a lower parking demand. The proposed redeveloped McDonald's includes a dual-lane drive-thru which will accommodate more drive-thru patrons. Parking surveys for three similar size McDonald's – one with a single-

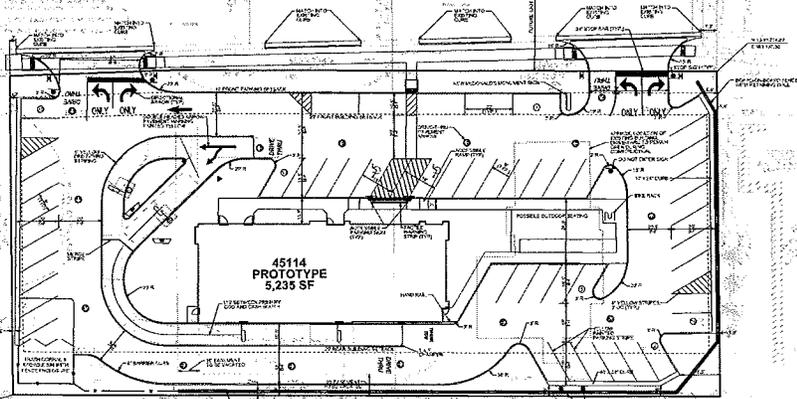
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lane drive-thru and two with a tandem drive-thru – result in a lower parking demand for the tandem drive-thru facilities. Using the conservative reduction of 26 percent on the parking rates generated at the existing site would result in a parking rate of 7.89 parking spaces per 1,000 gross square feet, or 41 spaces, for the proposed 5,235 square foot building.

Based on the field observations at the existing restaurant and parking data from several McDonald's with higher capacity drive-thru's, it is our professional opinion that the proposed 49 parking spaces will accommodate the parking demand for the new St. Charles McDonald's. The eight additional parking spaces will provide an additional buffer to account for any special events or parking for neighboring restaurants and maximizes the parking potential for the redeveloped site.



MAIN STREET (IL ROUTE 64)

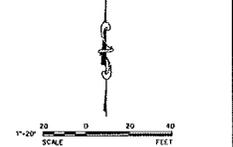


19TH STREET

DATA TABLE	
<b>SITE DATA</b>	<b>PROPOSED PARKING SUMMARY</b>
EXISTING IMPROVEMENTS: 1.15 AC	TOTAL SPACES: 47
PROPOSED IMPROVEMENTS: 0.00 AC	REQUIRED SPACES: 27
	RESERVED SPACES: 20
	<b>LANDSCAPE SUMMARY</b>
EXISTING LANDSCAPING: 0.00 AC	PROPOSED LANDSCAPING: 0.00 AC
PROPOSED LANDSCAPING: 0.00 AC	PROPOSED LANDSCAPING: 0.00 AC

LEGEND		
<b>EXISTING</b>	<b>PROPOSED</b>	<b>DESCRIPTION</b>
.....	.....	RIGHT-OF-WAY LINE
.....	.....	PROPERTY LINE (EXTENSIVE)
.....	.....	LOT LINE (OVERLAP)
.....	.....	BASELINE
.....	.....	FENCE LINE
.....	.....	CENTRELINE
.....	.....	CURB & GUTTER
.....	.....	DEPRESSED CURB & GUTTER

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED IMPROVEMENTS TO BE DONE SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLES, ILL. ZONING ORDINANCE.
  3. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLES, ILL. ZONING ORDINANCE.
  4. ALL CURB AND GUTTER SHALL BE 30 INCHES WIDE UNLESS OTHERWISE NOTED.



McDonald's USA, LLC  
 PRELIMINARY SITE PLAN  
 PROJECT: MCDONALD'S - ST. CHARLES  
 LOCATION: 45114 MAIN STREET, ST. CHARLES, IL  
 SCALE: 1"=20'

DATE: 11/13/2012

BY: [Signature]

13 CONSULTING ENGINEERS, INC.  
 1301 W. BROADWAY, SUITE 200  
 CHARLES, ILL. 61911  
 (618) 242-1234  
 WWW.13CONSULTINGENGINEERS.COM



**Table 1: Summary of Parking Occupancy Counts at St. Charles McDonald's**

Period	Time	Friday,	Saturday,
		November 9, 2012	November 10, 2012
		Occupied Spaces	Occupied Spaces
1	12:00 PM	38	21
2	12:03 PM	37	25
3	12:06 PM	42	26
4	12:09 PM	42	29
5	12:12 PM	47	31
6	12:15 PM	45	32
7	12:18 PM	45	39
8	12:21 PM	48	37
9	12:24 PM	42	37
10	12:27 PM	39	41
11	12:30 PM	37	37
12	12:33 PM	40	44
13	12:36 PM	40	36
14	12:39 PM	41	35
15	12:42 PM	38	35
16	12:45 PM	34	36
17	12:48 PM	31	36
18	12:51 PM	30	27
19	12:54 PM	29	35
20	12:57 PM	32	34
21	1:00 PM	35	33
<b>Maximum Parking Demand</b>		48	44
<b>Observed Parking Rate (spaces per 1,000 SF)</b>		10.67	9.78

### Exhibit 5 - McDonald's Parking Summary

		Parked Cars - Weekday (Observed February, 2012)				Parked Cars - Weekend (Observed February, 2012)			
		McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4	McDonald's #1	McDonald's #2	McDonald's #3	McDonald's #4
<b>Address</b>		892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL	892 W 75th Street Millbrook Drive @ 75th Street Naperville, IL	1520 Naper Blvd Tower Crossing Shopping Center Naperville, IL	225 Ogden Avenue Ogden Avenue @ Cumnor Road Downers Grove, IL	3 S 010 Rte. 53 IL Rte 53 @ Butterfield Road Glen Ellyn, IL
<b>Store Features</b>		Single Drive Thru Adding Duel Drive-thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace	Single Drive Thru Adding Duel Drive-Thru 5,370 SF 114 Seats 83 Parking Spaces Playplace	Tandem Drive Thru Adding Duel Drive-Thru 5,344 SF 114 Seats 59 Parking Spaces No Playplace	Tandem Drive Thru 5,477 SF 128 Seats 50 Parking Spaces Playplace	Double Drive Thru 3,978 SF 124 Seats 57 Parking Spaces No Playplace
<b>Time</b>	7:00 AM	12	16	11	12	4	11	5	6
	7:15 AM	12	17	10	11	6	12	5	10
	7:30 AM	14	15	12	10	8	13	12	9
	7:45 AM	16	17	8	10	8	9	12	12
	8:00 AM	22	11	10	14	10	10	19	13
	8:15 AM	22	21	14	5	5	13	19	17
	8:30 AM	19	24	25	8	12	10	28	6
	8:45 AM	20	17	25	7	11	15	29	11
	9:00 AM	29	19	26	7	28	10	27	6
	9:15 AM	26	15	28	7	27	14	26	8
	9:30 AM	28	20	27	9	25	12	24	10
	9:45 AM	24	22	20	7	22	23	23	10
	10:00 AM	28	27	20	9	22	25	28	10
	10:15 AM	23	23	15	10	36	24	24	9
	10:30 AM	23	20	8	10	31	22	21	10
	10:45 AM	35	16	8	14	35	13	18	10
	11:00 AM	28	10	15	13	29	17	15	9
	11:15 AM	48	11	19	12	34	16	16	10
	11:30 AM	50	17	18	13	34	15	21	10
	11:45 AM	46	19	27	13	42	12	16	11
12:00 PM	39	20	32	12	41	15	21	16	
12:15 PM	38	25	28	14	37	11	17	16	
12:30 PM	39	30	29	10	39	19	29	16	
12:45 PM	48	37	21	17	34	15	30	20	
1:00 PM	50	33	26	12	28	15	27	17	
1:15 PM	35	24	23	10	26	13	23	13	
1:30 PM	33	18	17	20	18	13	25	16	
1:45 PM	25	14	13	17	20	7	16	15	
<b>Total Parking Spaces</b>		83 Spaces	59 Spaces	50 Spaces	57 Spaces	83 Spaces	59 Spaces	50 Spaces	57 Spaces

**Main Street Savannah, LLC**

**113 Chriswoodell Drive**

**Savannah, GA 31406**

RECEIVED  
St. Charles, IL

NOV 16 2012

CDD  
Planning Division

Dear Rita Tungare,

I am writing in response to a letter I received regarding the potential redevelopment of the McDonalds on Main Street. As a nearby property owner, I wanted to offer my full support for this project. There should be no roadblocks impeding this development from the Planning Commission or Planning and Development Committee. A company such as McDonalds that is willing to make an investment such as this in the community should be welcomed with open arms. The design should not be required to be any more extravagant than McDonalds desires and any variances they should seek should be granted, as well. I shall be unable to attend the meetings personally, but please make my position known to the Planning Commission and the Planning and Development Committee.

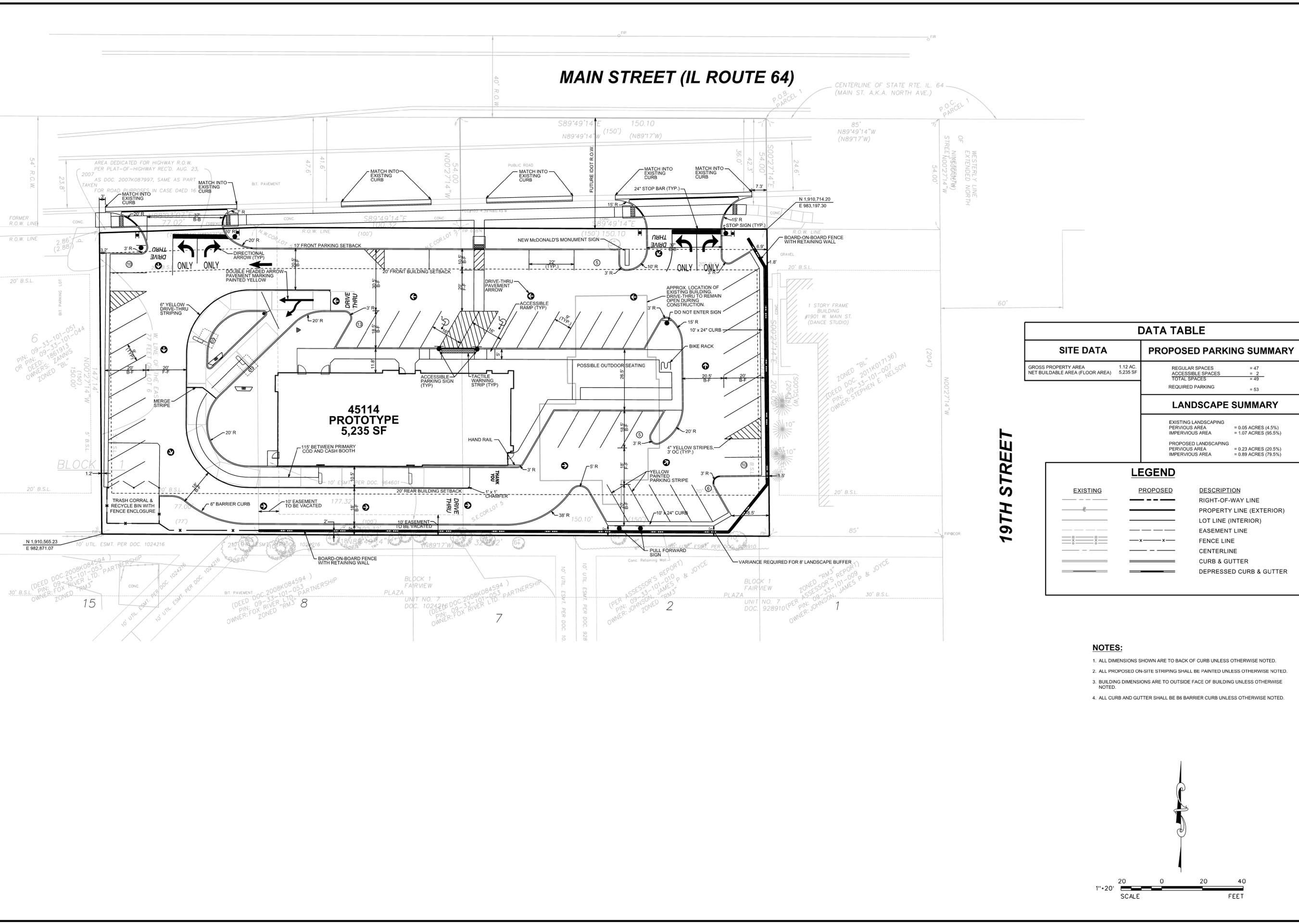
Best regards,



Clay Collins

Managing Member

**MAIN STREET (IL ROUTE 64)**

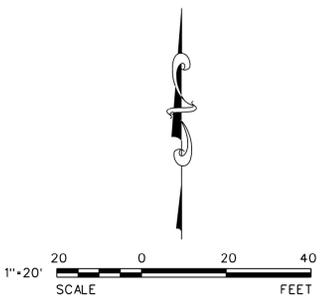


SITE DATA		PROPOSED PARKING SUMMARY	
GROSS PROPERTY AREA	1.12 AC.	REGULAR SPACES	= 47
NET BUILDABLE AREA (FLOOR AREA)	5,235 SF	ACCESSIBLE SPACES	= 2
		TOTAL SPACES	= 49
		REQUIRED PARKING	= 53

LANDSCAPE SUMMARY	
EXISTING LANDSCAPING	= 0.05 ACRES (4.5%)
PERVIOUS AREA	= 1.07 ACRES (95.5%)
PROPOSED LANDSCAPING	= 0.23 ACRES (20.5%)
IMPERVIOUS AREA	= 0.89 ACRES (79.5%)

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER

- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - ALL CURB AND GUTTER SHALL BE B6 BARRIER CURB UNLESS OTHERWISE NOTED.



PREPARED BY: <b>V3 Companies</b> 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com		PREPARED FOR: <b>McDonald's USA, LLC</b> These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or prepared without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
DRAWN BY: BJD STD ISSUE DATE: 10-12-12 REVIEWED BY: AMU DATE ISSUED: 10-12-12	TITLE: PRELIMINARY SITE PLAN	SHEET NO. <b>C1.0</b>
SITE ADDRESS: 1915 W. MAIN STREET, ST. CHARLES, IL		DESCRIPTION: McDONALD'S - ST. CHARLES
SITE ID: 072-0040		DATE: 10-12-12
REVISIONS:		DATE:
DESCRIPTION:		BY:

LANDSCAPING AND SCREENING REQUIREMENTS

BUILDING FOUNDATION LANDSCAPING

REQUIRED: 12 TOTAL SHADE, ORNAMENTAL OR EVERGREEN TREES

PROVIDED: 1 SHADE  
7 ORNAMENTAL  
3 EVERGREEN

TOTAL: 11

REQUIRED: 120 SHRUBS, PERENNIALS OR GRASSES

PROVIDED: 63 SHRUBS  
78 PERENNIALS  
79 GRASSES

TOTAL: 220

NOTE: WE ARE DISREGARDING REQUIREMENT THAT FOUNDATION PLANTING BE WITHIN 16' OF BUILDING WALL

PUBLIC STREET FRONTAGE LANDSCAPING

REQUIRED: 6 SHADE TREES

PROVIDED: 6 SHADE TREES

REQUIRED: 12 ORNAMENTAL OR EVERGREEN TREES

PROVIDED: 0 ORNAMENTAL TREES  
0 EVERGREEN TREES

REQUIRED: 187 LF

PROVIDED: 250 LF

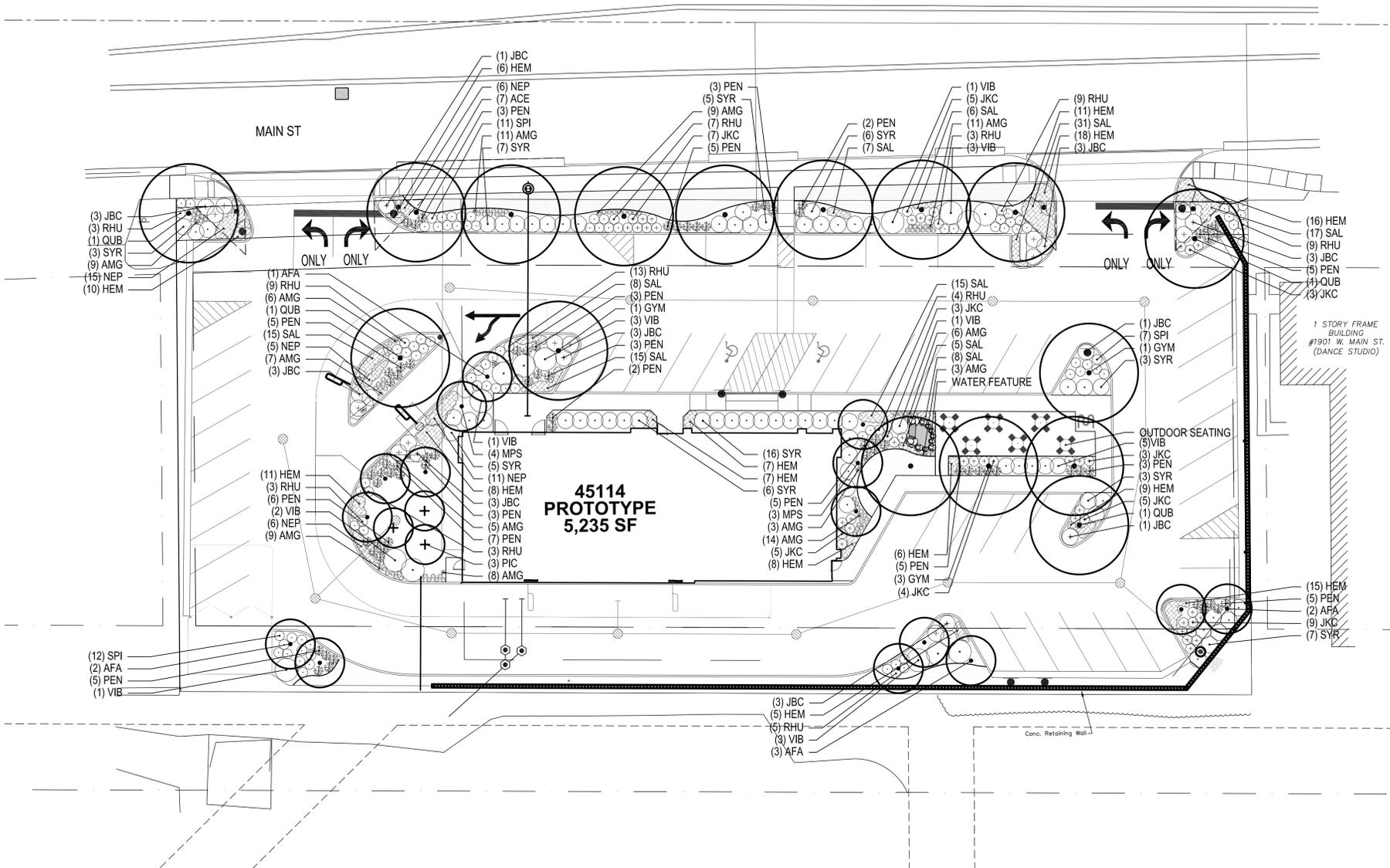
INTERIOR PARKING LOT LANDSCAPING

REQUIRED: 17 SHADE TREES

PROVIDED: 17 SHADE TREES

REQUIRED: 2,793 SF ISLANDS

PROVIDED: 2,793 SF ISLANDS



ABBREV.	LATIN NAME	COMMON NAME	QUANTITY	SIZE & SHAPE
<b>PLANT LIST</b>				
<b>DECIDUOUS TREES</b>				
AFA	<i>Acer x freemanii 'Armstrong'</i>	ARMSTRONG MAPLE	7	2.5' CENTRAL LEADER
ACE	<i>Acer x freemanii 'Marmo'</i>	MARMO MAPLE	7	2.5' CENTRAL LEADER
GYM	<i>Gymnocladus dioica</i>	KENTUCKY COFFEE TREE	6	2.5' CENTRAL LEADER
QUB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	4	2.5' CENTRAL LEADER
<b>EVERGREEN TREES</b>				
PIC	<i>Picea glauca densata</i>	BLACK HILLS SPRUCE	3	8' B&B
<b>ORNAMENTAL TREES</b>				
MPS	<i>Malus 'Pink Spires'</i>	PINK SPIRES CRABAPPLE	7	2' CENTRAL LEADER
<b>EVERGREEN SHRUBS</b>				
JKC	<i>Juniperus x pfitzeriana 'Kallay's Compact'</i>	KALLAYS COMPACT JUNIPER	44	24" B&B
JBC	<i>Juniperus horizontalis 'Blue Chip'</i>	BLUE CHIP JUNIPER	24	#3 CONT.
<b>DECIDUOUS SHRUBS</b>				
RHU	<i>Rhus aromatica 'Gro-low'</i>	GROW LOW SUMAC	68	#3 CONT.
SPI	<i>Spiraea betulifolia 'Tor'</i>	BIRCHLEAF SPIREA	30	#5 CONT.
SYR	<i>Syringa meyer 'Palibin'</i>	DWARF KOREAN LILAC	61	36" B&B
VIB	<i>Viburnum dentatum 'Ralph Senior'</i>	AUTUMN JAZZ VIBURNUM	20	36" B&B
<b>ORNAMENTAL GRASSES</b>				
PEN	<i>Pennisetum alopecuroides</i>	FOUNTAIN GRASS	70	2 GAL.
AMG	<i>Sesleria autumnalis</i>	AUTUMN MOOR GRASS	101	1 GAL.
<b>PERENNIALS</b>				
HEM	<i>Heimerocallis 'Rosy Returns'</i>	ROSY RETURNS DAYLILY	137	1 GAL. 18" O.C.
NEP	<i>Nepeta 'Walkers Low'</i>	WALKERS LOW CATMINT	43	1 GAL. 24" O.C.
SAL	<i>Salvia nemorosa 'May Night'</i>	MAY NIGHT SALVIA	127	1 GAL. 18" O.C.

CONTACT JULIE AT 811 OR 800-892-0123  
With the following:  
County: \_\_\_\_\_  
City/Township: \_\_\_\_\_  
Sec & 1/4 Sec No.: \_\_\_\_\_  
48 HOURS (2 working days) BEFORE YOU DIG

## Notes

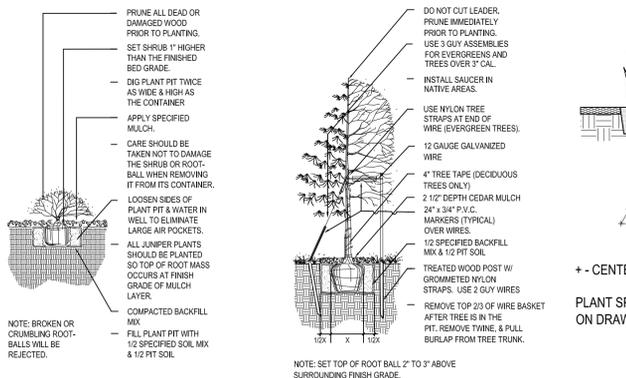
- The Landscape Contractor shall be responsible for installing materials and plants shown on the landscape plan.
- All nursery stock will be well branched, healthy, full, pre-inoculated and fertilized. Deciduous trees shall be free of fresh scars, trunks will be wrapped if necessary to prevent sun scald and insect damage. The landscape contractor shall remove the wrap at the proper time as a part of this contract.
- All nursery stock shall be guaranteed, by the contractor, for one year from date of final inspection.
- Clean viable earth will be provided and graded by the General Contractor up to 6 inches below finished grade in turf areas and 18 inches in planting areas.
- Soil shall be amended with 25% sphagnum peatmoss, 10% humus and 65% pulverized soil for all shrub, ornamental grass, perennial and annual beds.
- Double shredded hardwood mulch shall be applied three inches in depth to all perennial beds and tree rings, ornamental grass planting beds shown with a hatch are to be mulched with 3" depth pea gravel. Mulch shall not contain any form or other wastes.
- A chemical weed preventative barrier shall be applied in all wood mulch areas.  
A 4" x 14 gauge galvanized edger, Ryerson or equal shall separate the beds from the turf areas as shown on the plans. Edger is not required when adjacent to curbs, walls or walks.
- Local Utilities will need to be contacted before any type of work is done on the site.
- Do not disturb paving, lighting, landscaping, irrigation and/or fencing that is adjacent to the site or on the site to remain. The contractor is responsible for the cost to repair such areas if damaged.
- The contractor shall report any discrepancies in plan vs field conditions in writing immediately to the owners representative prior to continuing with that portion of the work.
- All trees are to be guyed per the tree planting detail for a period of one year. During the construction period tighten the guy wires as necessary. The landscape contractor shall remove all guying material after one year.
- Planting beds shall be recessed to prevent the depositing of soil, mulch and other landscape materials on the sidewalk.

## Water Feature

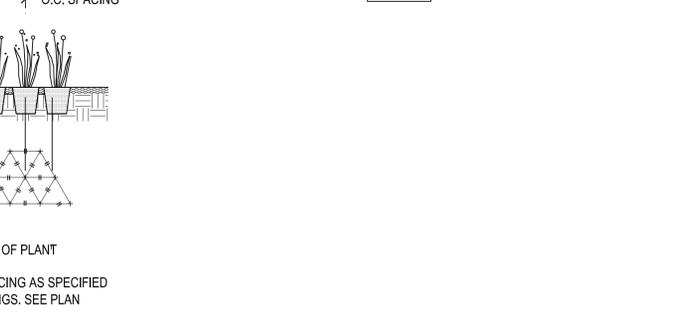


The landscape plan indicates the approximate size and location of the water feature. Final decision on the exact dimensions and location shall be made in the field with the approval of the owner's representative. Water feature design and character to be similar to the image above. Contractor to submit samples and shop drawings for approval by the owner's representative prior to installation.

## Planting Details



BLUEGRASS/FESCUE SOD



REVISIONS PER CITY COMMENTS

NO.	DATE	DESCRIPTION	BY
1	11-15-12		

PREPARED BY: **NORRIS DESIGN**  
Planning | Landscape Architecture  
540 Duane Street  
Glen Ellyn, Illinois 60137  
P 630.547.9372  
F 630.790.2204  
www.norris-design.com

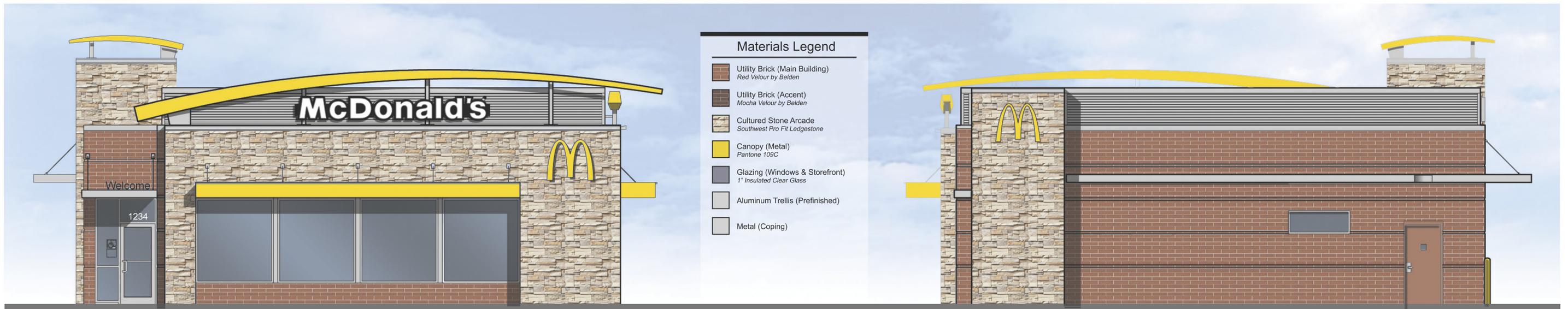
PREPARED FOR: **McDonald's USA, LLC**  
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without the written consent of McDonald's USA, LLC. Use of these drawings for reference or otherwise on another project requires the contract documents for reuse on another project is not authorized.

DRAWN BY: **EA/S**  
STUDIED BY: **72-10-12**  
REVIEWED BY: **KD**  
DATE ISSUED: **72-10-12**

TITLE: **Landscape Plan**  
DESCRIPTION: **McDONALD'S - St Charles, IL**  
SITE ADDRESS: **St Charles, Illinois**

SHEET NO. **L1.0**

FOR REVIEW ONLY



Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation



60" ARCH

73"

15'  
OAH

41"

41" X 87" FULL COLOR,  
ELECTRONIC  
MESSAGE CENTER

MASONRY BASE  
BY OTHERS TO MATCH  
BUILDING



**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.

These drawings and designs are the exclusive property of Everbrite, LLC. Use of, or duplication in any manner without express written permission of Everbrite, LLC, is prohibited.

Customer: McDONALD'S		Description: 73"x87" D/F cabinet with red pan formed faces-prismatic arch; 41" x 87" full color message center, 15' OAH'	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate <input type="checkbox"/> Sketch OK as is box and fax back to Everbrite: <input type="checkbox"/> New sketch required
Project No: 288661	Scale: 1/2" = 1'		
Date: 10.19.12	Drawn By: eo	Revised:	SIGNATURE _____ DATE _____
Location & Site No: ST. CHARLES. IL NN00189		Revised:	