



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 15-00666

File ID: 15-00666	Type: Resolution	Status: ATS Review
Version: 3	General Ledger #:	In Control: Planning & Development Committee
File Name: McDonald's / 711 E. New York Street / Final Plan Revision		File Created: 07/22/2015
		Final Action:

Title: A Resolution Approving a Revision to the Final Plan to add a dual drive-thru for McDonald's located at 711 E. New York Street.

Notes:

Agenda Date: 09/10/2015

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2015-08-26 - 2015.170.pdf, Exhibit "A-2" Landscape Plan - 2015-08-26 - 2015.170.pdf, Exhibit "A-3" Signage Elevatinos - 2015-08-26 - 2015.170.pdf, Exhibit "A-4" Fire Access Plan - 2015-07-22 - 2015.170.pdf, Property Research Sheet - 2015-07-10 - 2015.170.pdf, Land Use Petition and Supporting Documents - 2015-07-22 - 2015.170.pdf, Plat of Survey - 2015-07-22 - 2015.170.pdf, Legistar History Report - 2015-08-27 - 2015.170.pdf

Enactment Number:

Planning Case #: AU22/4-15.170-Fpn/R

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	07/28/2015	referred to	DST Staff Council (Planning Council)			
	Action Text: This Petition was referred to to the DST Staff Council (Planning Council)						
1	DST Staff Council (Planning Council)	08/04/2015					
	Notes: <i>Representatives Present: Kenneth Sack and Aleric Huebner</i>						

Mr. Sack said McDonalds is proposing, currently there is an existing single drive-thru lane. McDonalds is looking to modify and upgrade that to a dual lane system. I'm sure you've seen a lot of those. They have been doing a lot of those modifications to most of their stores. They've been very successful so that's why they keep doing them. As part of that modification, they are going to redo the ADA sidewalks around the building to become compliant for ADA per the IAC Code 97. In addition to that,

they are going to redo the area up in front of the building, again to accommodate ADA parking stalls and they are also going to do an ADA connection to the right-of-way on Union Street. They will now have a connection there for people to easily come off of Union Street and into the front of the building. In addition to that, there is a bike rack that is proposed out front. I don't know if you can clearly see it, but in the top left corner they are designating pull forward stalls for the drive-thru customers. Basically if they have any kind of issues going on inside the building they will have somebody pull forward into those two stalls so they can get them out of the way and the drive-thru will continue to circulate and move, so there will be very limited, if any, backups with the double drive-thru.

Mr. Sieben said as we talked about when this first was coming in, do you want to talk about parking ratios, where you are going from and to and how you are still over?

Mr. Sack said yes. Currently there are 46 stalls on the site. We are going down to 39 stalls. I believe the requirement is 1 per 3 seats and there are 62 seats, so I think that leaves us at, I believe, 20; 21 spaces are required and we are at 39 proposed. Basically we are losing the stalls to the rear of the site to accommodate the double drive-thru. McDonalds, I don't know how many years now, but their drive-thru percentage has shot up to 70% to 75% of their business so they've found that there is less parking needed because of that because more people are utilizing the drive-thrus. So they've found that losing a few stalls here and there to accommodate a double drive-thru has not negatively impacted their sites. That's more or less it in a nutshell what's going on. There are not modifications to the building, just upgrading ADA sidewalks around the building to accommodate pedestrians and such.

Mr. Sieben said as we stated, this already has a Special Use on it. This is just a revision to the Final Plan, so it is not a public hearing. Tracey will be the Planner handling this and we'll let you know when the Planning Commission date will be. We also mentioned that New York and Galena are going to be converted to two-way through here and I believe you guys were made aware of it and you guys didn't feel that would be any impact on the site.

Mr. Sack said we are not looking to change any of the driveways from Union or New York, not looking to modify or have an impact on those whatsoever. In addition to the improvements, just so you know, this site is nicely landscaped now. Whatever modifications they do or disturb, they are looking to refresh some stuff and add new stuff that's appropriately needed with the renovations. They do a nice job on that.

Mr. Seiben said so this is Tracey's. She will be getting any comments back to you. Was there any engineering submitted on this?

Mr. Feltman said no. We'll probably just look at the site layout, but I don't think there is any need for a formal review.

Mr. Sack said we are not touching any of the water, sanitary, storm. We are not touching any of that kind of stuff. The site drains adequately now. I did see some Fire comments come through that were provided already. It seemed like they were okay with what was going on.

Mr. Beneke said Fire is fine with it.

Mrs. Vacek said hopefully I will be reviewing this in the next week or two and get you going.

1	DST Staff Council (Planning Council)	08/11/2015				
	Notes:	Mrs. Vacek said I will be taking a look at this and sending out any comments.				
1	DST Staff Council (Planning Council)	08/18/2015				
	Notes:	Mrs. Vacek said I'll be finishing up my comments today and sending them out today. This is tentatively set for the September 2nd Planning Commission, so I will be voting this out next week.				
1	DST Staff Council (Planning Council)	08/25/2015	Forwarded	Planning Commission	09/02/2015	Pass
	Action Text:	A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/2/2015. The motion carried by voice vote.				
	Notes:	Mrs. Vacek said I sent out revisions. They should be sending me those revisions back. I do need to vote this out. I don't think I will have any conditions so I do make a motion to vote this out. This will be going to next week's Planning Commission. Mr. Minnella seconded the motion. The motion carried				

unanimously.

2	Planning Commission	09/02/2015	Forwarded	Planning & Development Committee	09/10/2015	Pass
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Action Text: A motion was made by Mrs. Cole, seconded by Mr. Engen, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/10/2015. The motion carried.

Notes: *Mrs. Vacek said the proposal includes the construction of a dual drive-thru lane in the rear of the existing McDonald's. In order to make this site modification and maintain the vehicle flow around the building, the parking spaces along the east side of the property line will be removed, reducing the number of parking spaces from 46 spaces to 39 spaces. The number of parking spaces still does meet the city parking requirement and actually is in excess of the requirement by 18 spaces. The Petitioner is also proposing to make some ADA improvements to the site, including new sidewalks, crosswalks, concrete parking stalls, and signage. New displays and menu boards will be installed for the drive-thru lanes and landscaping is being supplemented throughout the drive-thru area and around the building. With that, the Petitioner is here and I can turn it over to him unless you have any questions for me.*

Mrs. Cole said is the Petitioner going to address the access onto New York Street?

Mrs. Vacek said sure. I can have him address that.

Good evening Planning Commission. My name is Kenneth Sack with Watermark Engineering representing McDonald's tonight for a project at 711 New York Street. I currently reside at 228 Lordell Road in Oswego, Illinois. I'll give you a quick overview of the project and then I'd be happy to answer any questions that you may have about the project. As Tracey was explaining, McDonald's is looking to upgrade the site with some site improvements that include going from a single drive-thru that's currently out there now and upgrade that to a double drive-thru system. Along with that, there will be improvements to the parking configuration around the site to move the ADA stalls closer to the building than they currently are. We will also be making a connection to the public right-of-way for ADA pedestrians and make that a little safer and easier for people to access and leave the site as well. In addition to that, I'll go through the side by side. McDonald's currently does about 70% of their business through their drive-thru now, so it is becoming imperative for them to utilize a double drive-thru situation. With the double drive-thru situation, this will increase efficiencies. It will also minimize the amount of vehicular stacking around the site, therefore, keeping vehicular flow around the site and keep it moving. In addition to that, along with the improvements, the disturbed areas will also have new landscaping so they will provide new landscaping in areas that the new site has to offer along with the existing landscaping that is currently out there, which is actually very nice. In addition to that, they are proposing to add pull forward stalls. They are just right off the drive-thru window. If there was any kind of trouble with the drive-thru they will ask the customers to pull up off to the side into the parking stalls, therefore, the drive-thru can keep moving and it will eliminate any kind of backup and stacking of the vehicles. With that being said, I know there was a question. I'll just go about the access points now. New York and Union Street, we are not proposing to change any of those access points. We are not doing anything with them.

Mrs. Cole said I have question on at least the site on New York Street. New York Street is going to change from one-way traffic to two-way traffic. That's correct isn't it?

Mr. Sieben said yes.

Mrs. Cole said currently the access of New York Street is a left in/left out, so when New York Street changes to two-way, will this turn into a right in/right out only? I would not really want to see a full access that close to the stoplight at Union and New York Street. I don't know whether it is meant to be a full access or not, but on Union Street, off of Union Street, I think that currently people treat it like a full access and if you're coming south on Union and you decide you want to turn in there, you can back traffic up for quite a distance and I would not want to see that happen on New York Street.

Mr. Sack said well we are proposing to keep the existing entrances the way they are now. I believe they are both full access.

Mrs. Cole said well it is a one-way street so it would only be able to access it from one direction.

Mr. Sack said New York Street you are saying is one-way?

Mrs. Cole said New York Street is currently a one-way street, so currently when you turn in it is a left in. You can only turn left in and you can only turn left out, so when it becomes two-way would you consider making that a right in and right out only? I'm not sure how you can keep people from trying to turn across traffic on New York Street. I see that as a problem.

Mr. Sieben said we did bring that up at our preliminary meetings that this was going to become a two-way street. There didn't seem to be any issues. I'm not aware that this is proposed to be a limited access entrance, but again I don't have that full information. That would be up to our Traffic Engineer to take a look at that. We can certainly relay that concern to him. I really don't know. I haven't heard that it was going to be limited. I don't believe it is going to be limited, but again, we can bring up that concern to him.

Mrs. Cole said that could be a real concern of mine, especially New York Street. New York Street is far busier than Union Street and Union sometimes gets backed up.

Mr. Seiben said we could talk to him before Planning and Development Committee and find out about that.

Mr. Pilmer said one other point on that, if you eliminated westbound on New York Street not to turn, then you'd have to move them to Union, which would make that twice as bad. It probably would make it worse on Union, which is closer to the light.

Mr. Sieben said like I said, we can take a look at it with the Traffic Engineer. I'm not aware that it is going to be restricted. That did not come up because Engineering even wanted us to mention it to them that it would go to two-way, but there was no discussion of eliminating that, but we'll take a look at it.

Vice Chairman Truax said when is it supposed to go to two-way?

Mr. Sieben said I think after Lake and River because I think Lake and River they are doing it now, so it will be after that.

Vice Chairman Truax said a little bit down the road.

Mr. Sieben said yes.

Mrs. Vacek said staff would recommend approval of the resolution approving a Revision to the Final Plan to add a dual drive-thru lane for McDonald's located at 711 E. New York Street.

Mrs. Cole said I guess I would like to add to that recommendation that the Traffic Engineer look closely at the ingress and egress after New York Street is a two-way street.

Mr. Sieben said add that as a condition?

Mrs. Cole said yes.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mr. Engen

AYES: Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mr. Engen, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, September 10, 2015, at 4:00 p.m. on the 5th floor conference room of this building.

Aye: 8 At Large Bergeron, At Large Cameron, At Large Cole, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Divine and At Large Engen
