



City of Aurora

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Legistar History Report

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In Control: Planning & Development Committee

File Created: 06/20/2018

File Name: McDonalds / West Aurora Plaza, LLC / Lot 2 of West Aurora Plaza Resubdivision / Final Plan

Final Action:

Title: A Planning and Development Committee Resolution Approving a Final Plan on Lot 2 of West Aurora Plaza Resubdivision located north of Galena Boulevard and east of N. Constitution Drive for a Drive-through Facility (2530) Use

Notes:

Agenda Date: 08/30/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-08-15 - 2017.252.pdf, Exhibit "A-2" Landscape Plan - 2018-08-15 - 2017.252.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-08-15 - 2017.252.pdf, Appeal Sheet - 2018-08-23 - 2017.252.pdf, Land Use Petition and Supporting Documents - 2018-06-20 - 2017.252.pdf, Property Research Sheet - Walmart - 2017-10-17 - 2017.252.pdf, Plat of Survey - 2018-06-20 - 2017.252.pdf, Fire Access Plan - 2018-06-20 - 2017.252.pdf, Address Plat - 2018-07-27 - 2017.252.pdf, Legistar History Report - 2018-08-15 - 2017.252.pdf

Enactment Number:

Planning Case #: AU19/2-17.252-Fpn

Hearing Date:

Drafter: jmorgan@aurora-il.org

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Council	06/26/2018	referred to	Planning Council			
	Action Text:		This Petition was referred to to the Planning Council				
1	Planning Council	07/03/2018					
	Notes:	<i>Representatives Present: Al Daniels, Dustin Priebe and Andrew Uttan</i>					

I'm Dustin Priebe. I'm the Design Engineer for this project with V3 Companies. I'm with Andres Uttan, who is also with V3 Companies and Al Daniels with McDonalds. We are proposing a brand new McDonalds at 2095 W. Galena Boulevard. A relocation project. This will be the first model of this building in the Chicagoland area and we brought a material board to kind of highlight the features of this new building. It is going to be a mostly brick building with an aluminum batten system to highlight the Play Place area with the golden arches and yellow canopy to highlight the access points for the public. This will also utilize the side by side drive through. There will be metal paneling on top where the McDonalds board sign will be located. It is a new cleaner look. It is a nice straight rectangle building. This is taking place near the old Wal-Mart. As you can see by the site plan provide above, we are proposing utilizing the connection of the existing drive entrance off of Galena Boulevard and we're proposing one-way circulation throughout the site. There will be angled parking for this and 2 handicap stalls near the entrances of the building. There will be a screened trash system at the northeast corner and there will be connections to the east for parking traffic as well as the incoming from the Galena Boulevard connection and then, of course, the exit at the northwest corner of the site.

Mr. Sieben said and you guys are providing about how many parking spaces?

Mr. Priebe said 45 spaces and that's including the handicap stalls.

Mr. Feltman said I think our biggest question is there are two major utilities there shown by others, the water main and also the sanitary sewer. So who are the others?

Mr. Priebe said McDonalds is leasing the property from Cloverleaf. They will install the utilities.

Mr. Uttan said I tried my best to get Ross from Cloverleaf hear this morning and he didn't come, so that's as much as I know, but they are responsible for providing sanitary and water lines.

Mr. Sieben said as you guys know, the city, I think, at the last City Council meeting, just approved the whole resub and zoning for the center. This is one of 3 new outlots as you know. Obviously, this would need to be coordinated with Cloverleaf. That's, obviously, Engineering's concern. You guys are coming in now. We don't have anything from them yet as far as engineering.

Mr. Uttan said and so I told Ross he needs to tell me if they are going to make that submittal because that's going to hold up the process. If they don't get that stuff in, we can't move forward.

Mr. Daniels said and it may seem like we have the cart before the horse a little bit, but because of our contract obligations with Cloverleaf, we have due diligences that we have to provide. We are trying to get our end done so we kind of meet the contract. I'm sure it's pending on contracts they have with the lenders.

Mr. Feltman said that's a very, very big concern of ours.

Mr. Daniels said we can't do anything without them.

Mr. Feltman said I'm just going to tell you we don't have anything on this at all as far as utilities.

Mr. Uttan said I know. I'm pushing it.

Mr. Sieben said it is just a matter of coordinating with them and getting it in.

Mr. Thavong said have you looked at other connection points?

Mr. Uttan said well we know the sanitary line is on the...

Mr. Priebe said it is on the south side of Galena, so we are trying to avoid any disturbance of Galena Boulevard if possible.

Mr. Feltman said correct. So the way we looked at it was there are utilities available. It is just, obviously, this is more convenient for the site and I get that. But the way we looked at it is water and sewer is available to this lot. You can cross Galena and get to it. Now is that the easiest way? No, but it is a concern. We don't have any plans for this by others.

Mr. Daniels said well obviously if it's not there we can't build.

Mr. Feltman said it's there.

Mr. Daniels said no I mean if they don't bring the utilities.

Mr. Utan said what Dan is saying is we have another option.

Mr. Feltman said you have another option. Utilities are there to serve the site. It is just you are going to have to cross Galena.

Mr. Sieben said but do you guys have some sort of contractual obligation that they are going to be providing that?

Mr. Daniels said that is correct.

Mr. Priebe said they provided us the design that we have in our drawing. That's why I'm so confused why they never submitted it.

Mr. Sieben said well I think they just got the zoning and everything approved.

Mr. Daniels said because they told us they would provide it. We didn't ask for it. They actually told us what they were going to do.

Mr. Sieben said well if you guys could please follow up with Cloverleaf and then keep us in the loop.

Mrs. Morgan said we will need easements as well because they did not provide easements when they did the plat for the location piece.

Mr. Priebe said well they own all of this. Are you saying public utility easements?

Mr. Feltman said yes.

Mr. Priebe said that I did bring up with them.

Mr. Sieben said well I guess that's just the main issue, just the coordination and getting that back because obviously we want to get you guys moving. Is your anticipated construction 2018?

Mr. Daniels said not 2018, but 2019.

Mr. Sieben said so you guys are obviously doing your due diligence early.

Mr. Daniels said that's correct. Hopefully we are paralleling with them.

Mr. Sieben said I guess I have 3 questions. One of them is you guys. I think the last time we had the preliminary meeting you guys shifted this a little bit to better line up with the existing isles and parking to the north. That reflects this, I guess.

Mr. Utan said they changed the property line on us, so it does line up.

Mr. Sieben said okay, so that's been resolved, I think.

Mr. Utan said so that's reflected on their plat. Our lot lines match their lot lines.

Mr. Sieben said then I have 2 McDonald's questions. I don't think you guys addressed it. You guys did mention this as kind of a new elevation. Do you guys have any new kind of features within the building? I don't know if you submitted a floor plan or not, but anything unique with this building?

Mr. Daniels said on the floor plan side of it, outside of our decors, they are more contemporary, of course. The play unit itself would be, obviously, updated from the one that we currently have, so from that view point it would be updated.

Mr. Sieben said is there going to be a fireplace?

Mr. Daniels said no. We've gone away from them for some reason. For some reason the people that do the design part don't think that's contemporary apparently. I personally like them.

Mr. Sieben said then the last item, you guys are obviously moving from the back of the center to here.

Mr. Daniels said that's correct.

Mr. Sieben said you guys had some pretty restrictive lease restrictions for the rest of the center. You still have a lease restriction on this site. I guess the first question is so you don't own your old building. What's going to happen with the old building?

Mr. Daniels said I honestly don't know outside of that it would be de-arched from a McDonald's standpoint so it doesn't resemble a McDonald's building. I believe Cloverleaf owns it.

Mr. Priebe said it is all part of the same subdivision.

Mr. Daniels said it is something they would have to answer. I don't know the answer to that.

Mr. Sieben said and obviously you guys have some pretty big lease restrictions on this, which was always one of our concerns. Now the Planned Development does allow for one more drive through, which I don't know if that building could be repurposed for a drive through that would be acceptable to McDonald's. I know McDonald's has many, many restrictions of specific restaurants back there. I don't know how many are left that aren't restrictive. Obviously, you guys restrict hamburger, chicken, coffee, there's quite a few there.

Mr. Daniels said and that's a real estate question, unfortunately. Exactly who they've restricted I couldn't answer that. I can get the answer.

Mr. Sieben said we have that answer.

Mrs. Morgan said we were a little, I guess, concerned that it was a lot more restrictive than I think we originally thought. It wasn't just like hamburger, chicken. It seemed to limit almost all fast food.

Mr. Sieben said and I'm thinking maybe pizza could go there. I don't know what Cloverleaf's goal is with that. I thought they had told us that they would maybe try to repurpose that for another restaurant use, but I don't know. That's a question for Cloverleaf. McDonald's will have nothing to do with the building once it's...

Mr. Daniels said no, but like I say just de-arching it.

Mr. Sieben said Jill is the planner on this.

Mrs. Morgan said so I should get you guys out comments in the next couple of days.

Mr. Feltman said this is under review. Tim is reviewing it. I think our major issues are going to be this by others with the utilities. Like I said, it clearly can be developed without that being done, so I don't

think that's going to be an issue, but we do need to work that out. Again, just for the record, we don't have any plans for those utilities yet, but like Souts pointed out, it is available. It is not a question of you can develop this property. It is just it might need to be a little different from a utility (inaudible) standpoint.

Mr. Uttan said Tim reached out to me last week and said the same thing. Cloverleaf knows that it is a problem. We'll get it fixed.

Mr. Feltman said comments will be coming out very soon.

Mr. Beneke said Fire, I believe we've signed off on this.

Mr. Priebe said a comment from Fire was providing access, sidewalk access, to the fire room, so I just think we need to label which one is the fire sprinkler room because there is sidewalk access to all of them.

Mr. Beneke said you just need to show us where it shows there is a direct access to the fire lane.

Mr. Daniels said it is on the back of the building.

Mr. Beneke said you just have to confirm that, but that's not any major thing for us. The other comment is that at any time you are ready you can go ahead and submit for building permit.

Mr. Sieben said one other comment, and Jill was going to formulate this, just so you guys know, Cloverleaf will be building a 10 foot bike path along their entire frontage of Galena. So one thing we would want to look at is maybe some sort of a sidewalk access coming up to the McDonald's lot. I'm not sure where that would be, if it would be along the main drive in or mid-block. I'm not sure.

Mr. Priebe said it might involve removing a parking stall, but we can look into it and come up with some options.

Mr. Uttan said so Ross mentioned that to me yesterday, but didn't tell me how they planned on doing it. Is there a right-of-way dedication involved here?

Mr. Sieben said no.

Mr. Thavong said there is right-of-way already, but there is a 10 foot easement for the sidewalks.

Mr. Sieben said so it could go back and forth in or off the right-of-way.

Mr. Thavong said Jim Caffé was going to prepare a site plan, or he was going to work with Cloverleaf to prepare a site plan to show where the sidewalk is going to be.

Mr. Sieben said the bike path.

Mr. Thavong said I'm sorry, the bike path.

Mr. Sieben said I want to make it clear it is a bike path because that's what we have further west for the Walgreens and Aldi.

Mr. Priebe said so is there any concern of where we are putting our monument sign? Is that bike path now?

Mr. Sieben said you are out of the easement so you should be fine.

Mr. Priebe said right. I just want to make sure because if there is a right-of-way dedication we are going to have to shift our monument sign back.

Mr. Sieben said no there is no right-of-way dedication.

Mr. Thavong said there is no right-of-way dedication.

Mr. Feltman said so your monument sign is fine.

Mr. Priebe said it is the same monument sign that's at Eola. The only difference being the brick will match this building and not that building.

1 Planning Council 07/10/2018

Notes: *Mrs. Morgan said Planning has sent out comments. We are waiting for a resubmittal. I think Engineering has sent out, or at least had comments on the by others utilities. I believe that is supposed to be submitted shortly is my understanding.*

Mr. Feltman said there is sanitary and water that are shown on their plan and it just says by others. We don't have plans for the by others yet and we need to work that out. I think we need to probably talk about the plat a little bit.

Mr. Sieben said we brought those items up last week when they were here. I think everyone is aware of it. We've been corresponding the Cloverleaf and McDonalds. We anticipate that hopefully we can move this forward in the next few weeks and hopefully we anticipate this could go to then the following Planning Commission, which would be August 8th.

1 Planning Council 07/17/2018

Notes: *Mrs. Morgan said Planning has sent out comments. We are waiting for a resubmittal.*

Mr. Feltman said we will be sending out comments soon. Obviously, as I stated last week, the utilities by others is still a little concerning.

Mrs. Morgan said you still haven't seen anything?

Mr. Feltman said we have not seen anything.

Mr. Frankino said the only thing that Fox Metro's heard about any utilities is a redesign on the sanitary. I don't know if you are aware of that. They are going to try to run through a bore system and pipe under Galena Boulevard and then take the public extension to the east from that point, but I want to make sure you are on board.

Mr. Feltman said but have you seen plans for it?

Mr. Frankino said no. It is all just ideas and scratched on paper right now.

Mr. Feltman said I haven't even seen that.

Mrs. Vacek said I'm assume you guys aren't going to move this forward until we know what's going on.

Mr. Feltman said correct.

Mrs. Morgan said I have told them that.

Mr. Feltman said if it really came down to it, they do have utilities available to them. They could run service lines across Galena, it is just the overall Cloverleaf is wanting to do these overall improvements. What I'm getting at is the McDonalds still can happen.

1 Planning Council 07/24/2018

Notes: *Mrs. Morgan said Planning has sent comments. They are working through some of the comments and landscaping. The biggest concern is waiting for the utilities by others and waiting for some engineering to show that.*

Mr. Feltman said we are still working through the utilities. But ultimately the McDonalds looks like it can be built with the current utilities that are available to it. It looks like these outlots that are being created can be served. Now would it be more convenient to have it within the West Plaza? Yes.

1 Planning Council 07/31/2018

Notes: Mrs. Morgan said Planning sent comments back. We got a resubmittal. They have addressed most of the comments. We just have some minor changes at this point.

Mr. Feltman said Engineering is in review. There are still some concerns about this off-site by others utilities, which was part of the overall subdivision with Cloverleaf, i.e. West Plaza. We just got the utility plans Thursday. We are in review. There are some concerns and just some comments that we are going to make. The way this plan is presented to us, we have not reviewed the by others utilities yet and there are some concerns. So I think we are going to try to organize a meeting to coordinate and facilitate everybody's needs and figure how this all fits together because I think there is some coordination that needs to happen.

Mr. Sieben said and Jill you'll facilitate a coordination meeting?

Mrs. Morgan said yes. I will try to set up a meeting between us, Cloverleaf and McDonalds.

Mr. Sieben said hopefully we can get it resolved pretty quickly.

Mr. Feltman said correct. We just all need to be on the same page, who expects what, when, and who's doing what and how we fit in this whole thing too and what they expect, both parties.

Mr. Sieben said so for the time being this will stay here due to still some of the Engineering concerns, which we are looking at resolving very shortly and then we can vote this out.

Mr. Frankino said we just received plans yesterday for this, so our review is pending.

Mr. Feltman said I'd like to add one more thing. The lots that they are showing can be served by utilities in Galena. It is just not very convenient. I understand that, but it is not like these lots are unbuildable the way the utilities lay out currently. It is just they want to extend some of the utilities to make the development of these lots more convenient. I get that, but just for the record, because McDonalds had said well we can't build then. Well that's not true.

1 Planning Council 08/07/2018

Notes: Mrs. Morgan said Planning has sent back comments. We got a resubmittal. There are still some minor comments we'll send out. We are also having a meeting with them and Cloverleaf, the owner, this afternoon to discuss coordination of the utilities.

Mr. Sieben said so we anticipate this voting out next week provided everything gets coordinated.

1 Planning Council 08/14/2018 Forwarded Planning Commission 08/22/2018 Pass

Action Text: A motion was made by Mrs. Morgan, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 8/22/2018. The motion carried by voice vote.

Notes: Mrs. Morgan said staff met with the owners, Cloverleaf along with the engineers from McDonald's, to kind of coordinate some of their engineering utilities. We are still in the process of working all that out, but we are close. Planning sent back a few minor comments, some formatting things, a comment on reducing the size slightly of their sign, nothing major. I think at this point we were going to have this move forward to the August 22nd Planning Commission with the condition that all the Engineering comments be met at this point.

Mr. Feltman said I think the big thing that we are trying to figure out is they've got a dead-end water main and I think there are some solutions to it, but we just need to work through it.

Mrs. Vacek seconded the motion. The motion carried unanimously.

2	Planning Commission	08/22/2018	Forwarded	Planning & Development Committee	08/30/2018	Pass
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Action Text: A motion was made by Mr. Chambers, seconded by Mrs. Duncan, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 8/30/2018. The motion carried.

Notes: *Mrs. Morgan said this is for a Final Plan on Lot 2. If you remember just maybe a month or so ago, West Aurora Plaza came through with a new Final Plat resubdividing the West Aurora Plaza and adding 3 additional outlots along Galena Boulevard. This is one of those outlots. The McDonalds that's currently set back on the site is moving forward to be on Galena, so this is the Final Plan for them to come forward to be on Galena. They are planning an approximately 6,100 square foot McDonalds Restaurant. It will have a PlayPlace and 119 seats. The access point will be the one to the westernmost entrance to West Aurora Plaza, the one where the former Wal-Mart was. So you enter off of Galena and then there will be an access right near the entrance. It will be one ingress and one egress, one exit and one entrance. You will circulate one-way around the building basically. There is parking on either side and parking adjacent to the building. They are providing 43 parking spaces and 15 stacking spaces. This will be one of those, as you see with all new fast food, a 2 menu board restaurant. The landscape plan provides some landscaping of street trees kind of forward on Galena as well as a hedge row right along the southern parking lot spaces to kind of provide some buffering to the parking spaces there. Also to note, they are adding a walkway that will go from their site to the sidewalk that West Aurora Plaza is now in the process of constructing. That was one of the conditions when West Aurora Plaza came in for the Final Plat. I do want to bring up the building and signage elevations. This look is new for McDonalds in the Chicagoland area. It is their first one with this new look. It will have brick along the bottom. It has some like reveal metaling along the top. The front elevation is mostly glass with some paneling above and they have some accented vertical aluminum panels in like a wood grain. Are there any questions for staff? We do have the Petitioner here.*

Good evening everyone. My name is Dustin Priebe. I work with V3 Companies on behalf of McDonalds. I do have with me a material board that I can pass around to everyone. It will just show, as you can see on the rendering, all the different materials and what it is going to look like on the outside. This is actually the Galena facing elevation. If you have any questions, I'll be glad to answer them as best as I can.

Mr. Cameron said what percentage of McDonalds are still including the PlayPlace space area? Is that increasing or decreasing?

Good evening. My name is Al Daniels. I'm the Project Manager with McDonalds. It is a very low percentage nowadays. It is based on happy meal counts. They do a back study whenever we are doing a new store to see if it is appropriate for a play park. Again, it is done through computers and whatnot through basically happy meal toy sales. This one does fit that model. We currently have one in the existing one. We refer to this as a relocation.

Mr. Cameron said it's a lot more money, but it is not kitchen money type.

Mr. Daniels said it is a significant amount actually, that play unit itself and the building part of it. That's why the study is done to make sure of the return on that investment because there is a large percentage that the operator has to pay for, the Franchisee has to pay for.

Mr. Cameron said and has to staff to clean them.

Mr. Daniels said precisely and keeping the toy up and all that kind of stuff. It is a very high maintenance item.

Mr. Priebe said I do also want to point out that this is a new style with McDonalds. This will be the first one in the Chicagoland area so it is a special item to note.

Chairman Truax said what are the plans for the old McDonalds?

Mr. Priebe said so that will go through what they call a de-facing, which they'll just kind of remove anything that's relative to McDonalds as a whole, but the building will remain.

Mr. Daniels said we call it de-arching so it doesn't look like a McDonalds. That's for marketing. We lease that property now and it reverts back to the same owner of the lease that we are going to be leasing of this one. The property owners of this whole shopping center own the land we are on now. We are basically just swopping properties for more money.

Chairman Truax said is there another business going in there or what would you think is going to happen?

Mr. Daniels said that's more of a real estate question. We do put restrictions on some. I don't know precisely what the restrictions on the shopping center here. I can get that for you, but I don't off the top of my head know.

Mrs. Morgan said we have those. We reviewed them, staff did. They are less restrictive than their current lease restrictions that McDonalds currently has. It does allow more variety of restaurants. A sit down would be permitted. With the current lease restrictions, a sit down is somewhat prohibited, but a sit down would be permitted. It does restrict like competitors, McDonalds type competitors, other hamburger, chicken fast food type restaurants and coffee as well since McDonalds does kind of have their branding coffee now.

Mrs. Owusu-Safo said can I ask a question about the design? Are there any sustainability features in it? Is there a reason you went for this one particular, or McDonalds, going for this new look? Are there any LEED elements in here to make it more appealing? It looks good. I'm just trying to understand.

Mr. Daniels said there are. The wood is aluminum, which is a recycled aluminum. It is an appliqué that's actually put on aluminum. It is fused onto the aluminum so it looks like wood grain. The nice thing about it is they are individual pieces so if they do get damaged they can be snapped off and the new ones snapped on. It is a much better product than wood or cement or something like that and of course, the aluminum frames, the aluminum white trellis. The upper dark area where it says Play Park, that's an opaque panel, which is basically aluminum fused in between fiberglass.

Mrs. Owusu-Safo said and those are more energy efficient?

Mr. Daniels said I don't know about the energy efficient part of it. That's built within the framework of the building itself. It is more of an architectural look, but bringing in some of the reusable items such as aluminum and glass.

Mrs. Anderson said what are the business hours?

Mr. Priebe said so this one will be a 24 hour.

Mr. Daniels said let me qualify that. We want 24 hour. We always ask for that, but it is really up to the Franchisee on how he wants to operate his restaurant. I'm not sure of his current hours, but I would think they are at least that. But because we are moving out to the front street, he may want that because there may be an opportunity with the traffic on Galena to stay open 24 hours.

Mrs. Morgan said just to note for some of the conditions, the Engineering Division is still working through some of the engineering details and utility details. We are hoping to get more specific conditions once we get closer to P&D. Right now staff would recommend conditional approval of a Resolution approving a Final Plan on Lot 2 of West Aurora Plaza Resubdivision located north of Galena Boulevard and east of N. Constitution Drive for a drive through facility (2530) use with the following conditions:

1. That the utility easements being engineered by West Aurora Plaza, LLC be recorded prior to the

issuance of a Temporary Certificate of Occupancy for McDonalds.

2. That all requirements of the Engineering Division be addressed.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Chambers

MOTION SECONDED BY: Mrs. Duncan

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mrs. Duncan, Mrs. Head, Mr. Hull, Mrs. Owusu-Safo, Mr. Pilmer, Mr. Reynolds

NAYS: None

Mrs. Morgan said this will next be heard at the Planning and Development Committee on Thursday, August 30, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 10 At Large Cameron, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, At Large Truax, SD 204 Representative Duncan, Fox Valley Park District Representative Chambers, At Large Owusu-Safo, SD 129 Representative Head and SD 131 Representative Hull

3 Planning & Development 08/30/2018
Committee
