



Meeting of the Village of Buffalo Grove Planning and Zoning Commission

Regular Meeting
July 6, 2022 at 12:00 AM

Fifty Raupp Blvd
Buffalo Grove, IL 60089-2100
Phone: 847-459-2500

I. Call to Order

II. Public Hearings/Items For Consideration

1. Consider a Petition for an Amendment to the Preliminary Plan Approval, a Special Use and Sign Variation to Allow the Installation of a Second Drive-Through Lane with Two Menu Boards in Each Lane for the McDonalds Restaurant Located at 1200 Arlington Heights Road. (Trustee Johnson) (Staff Contact: Kelly Purvis)

III. Regular Meeting

A. Other Matters for Discussion

B. Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 15, 2022 7:30 PM

C. Chairman's Report

D. Committee and Liaison Reports

E. Staff Report/Future Agenda Schedule

F. Public Comments and Questions

IV. Adjournment

The Planning and Zoning Commission will make every effort to accommodate all items on the agenda by 10:30 p.m. The Board, does, however, reserve the right to defer consideration of matters to another meeting should the discussion run past 10:30 p.m.

V. Action Items

The Village of Buffalo Grove, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the ADA Coordinator at 459-2525 to allow the Village to make reasonable accommodations for those persons.



Action Item : Consider a Petition for an Amendment to the Preliminary Plan Approval, a Special Use and Sign Variation to Allow the Installation of a Second Drive-Through Lane with Two Menu Boards in Each Lane for the McDonalds Restaurant Located at 1200 Arlington Heights Road.

Recommendation of Action

Staff recommends approval of the requests, subject to the conditions in the attached staff report.

Joe Coconato, on behalf of McDonalds USA LLC (tenant), is requesting an amendment to the Preliminary Plan approved by Ordinance No. 98-15 and a Special Use to install a second drive-through lane on the property. The petitioner is also requesting a Variation from the Sign Code to install a menu board and pre-browse menu board in each drive-through lane.

In the B-3 District, a drive-through requires a Special Use. While a drive-through was previously approved on the property, the Zoning Code requires that any expansion of a Special Use be reviewed at a public hearing and approved by the Corporate Authorities.

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests. The PZC shall make a recommendation to the Village Board.

ATTACHMENTS:

- Staff Report (PDF)
- Proposed Plans (PDF)
- Response to Special Use Standards (PDF)
- Response to Sign Standards (PDF)

Trustee Liaison
Johnson

Staff Contact
Kelly Purvis, Community Development

Wednesday, July 6, 2022

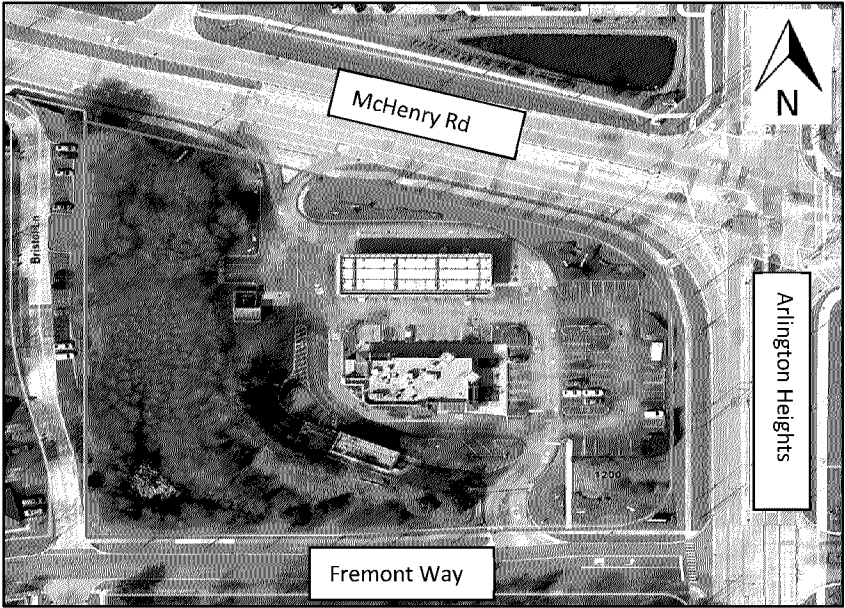
**VILLAGE OF BUFFALO GROVE
PLANNING & ZONING COMMISSION
STAFF REPORT**

MEETING DATE:	July 6, 2022
SUBJECT PROPERTY LOCATION:	1200 Arlington Heights Road
PETITIONER:	Joe Coconato, on behalf of McDonald’s USA LLC
PREPARED BY:	Kelly Purvis, Deputy Director of Community Development
REQUEST:	Petition to the Village of Buffalo Grove for an amendment to the Preliminary Plan approved by Ordinance No. 98-15, a Special Use and a Sign Variation to allow the installation of a second drive-through lane with two menu boards in each lane.
EXSITING LAND USE AND ZONING:	The property is zoned B3 Planned Business Center District and is currently improved with a McDonalds Restaurant/convenience store with one drive-through lane, a Shell Gas Station, and an accessory carwash building.
COMPREHENSIVE PLAN:	The Village Comprehensive Plan calls for this property to be Commercial.

PROJECT BACKGROUND

In March of 1998, through the adoption of Ordinance No. 98-15, the Village Board approved the annexation and redevelopment of the subject 3.74-acre site to allow the construction of a Shell Gas Station with a principal building featuring a convenience store and a McDonald’s Restaurant with a drive-through, and an accessory carwash building.

Joe Coconato, on behalf of McDonald’s USA LLC (tenant), is requesting an amendment to the Preliminary Plan approved by Ordinance No. 98-15 and a Special Use to install a second drive-through lane on the property. The petitioner is also requesting a Variation from the Sign Code to install a menu board and “pre-browse” menu board in each drive-through lane.



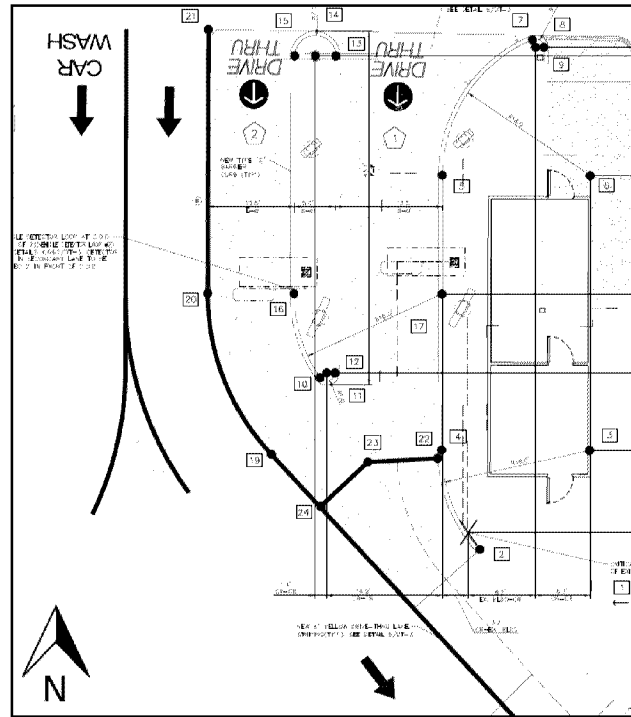
At this time, the construction of the second drive-through has already taken place. A building permit application and drawings were submitted for the work and a permit was issued by the Village. Upon submittal of the sign permit package, planning staff noted that an amendment to the Preliminary Plan and a Special Use approval for the second drive-through would be necessary prior to approval of signage for the drive-through. The developer was notified and has submitted the required documentation to request the necessary approvals. In order for the project to remain as constructed, and for the requested signage to be installed the petitioner will need to receive approval of the following:

1. An amendment to the Preliminary Plan approved by Ordinance No. 98-15;
2. A Special Use for a second drive-through; and
3. A Variation from Section 14.16 of the Sign Code to allow two menu board signs per drive-through.

PLANNING & ZONING ANALYSIS

Drive-through

- The Comprehensive Plan indicates that this property should be a commercial use.
- In the B-3 District, a drive-through requires a Special Use. While a drive-through was previously approved on the property, the Zoning Code requires that any expansion of a Special Use be reviewed at a public hearing and approved by the Corporate Authorities.
- Staff is in support of the Special Use to expand the drive-through, as it creates more stacking spaces for cars and allows better traffic circulation on the site.
- The proposed drive-through lane can accommodate vehicle stacking for up to 10 cars, which complies with the minimum number of required stacking spaces.
- Beyond the addition of the second drive-through lane and new menu board signage, an addition to the walk-in cooler/freezer has also been constructed on the site. This improvement is compliant with Village Code requirements.



Landscaping

- The petitioner has provided a landscape plan showing new landscaping proposed around the affected area of the site.
- The landscaping includes a mixture of evergreen shrubs, perennials, and grasses.

Signage

- The petitioner is seeking a Variation to allow the installation of two menu board signs per drive-through lane (a “pre-browse” menu board and a menu board).

- Prior to the improvements to the site, the original drive-through had a pre-browse menu board which was non-conforming. As part of this project, the pre-browse menu board will be relocated to the location shown on the attached plans, which requires a sign variation.
- Each pre-browse menu board is approximately 10 square feet in area and each menu board is 20 square feet in area for a total of 30 square feet of menu board signage per lane.
- The sign code allows one menu board up to 50 square feet in area per drive-through.
- While the petitioner is proposing two menu boards per drive-through lane, they would remain within the total square footage of signage permitted per lane. Staff is in support of the variance request, as many drive-through establishments have pre-menu boards which help to speed up the ordering process by allowing patrons to select their items prior to arriving at the main menu board to order.

DEPARTMENTAL REVIEWS

Village Department	Comments
Engineering	The Village Engineer has reviewed the plans and does not have any concerns.
Fire Department	The Fire Department has reviewed the proposed plans and does not have any concerns.

SURROUNDING PROPERTY OWNERS

Pursuant to Village Code, the contiguous property owners were notified, and a public hearing sign was posted on the subject property. The posting of the public hearing sign and the mailed notifications were completed within the prescribed timeframe as required. As of the date of this Staff Report, the Village received one inquiry from a nearby resident about the proposed improvements, but no objections to the request have been received.

STANDARDS

Special Use

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board for approval of a Special Use based upon the following criteria:

1. The Special Use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. The location and size of the Special Use, the nature and intensity of the operation involved in or conducted in connection with said Special Use, the size of the subject property in relation to such Special Use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;
3. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;

4. The nature, location and size of the buildings or structures involved with the establishment of the Special Use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;
5. Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;
6. Parking areas shall be of adequate size for the particular Special Use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.

The petitioner's responses to each of the standards have been attached for the Commission's review.

Signage Variation Standards

The Planning & Zoning Commission is authorized to make a recommendation to the Village Board for a variation to the Sign Code based on the following criteria:

- A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:
 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and
 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and
 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and
 4. The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020
- B. Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:
 1. The proposed signage is of particularly good design and in particularly good taste; and
 2. The entire site has been or will be particularly well landscaped.

The petitioner's responses to each of the standards have been attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends **approval** of the amendment to the Preliminary Plan, Special Use for the second drive-through and the Sign Variation to allow additional menu boards, subject to the conditions listed in the PZC motion below.

ACTION REQUESTED

The Planning & Zoning Commission (PZC) shall open the public hearing and take public testimony concerning the requests. The PZC shall make a recommendation to the Village Board.

Suggested PZC Motion

The PZC recommends approval of an amendment to the Preliminary Plan approved by Ordinance No. 98-15, a Special Use for the addition of a second drive-through lane, and a Variation to Section 14.16 of the Sign Code pertaining to the maximum number of menu boards allowed per drive-through lane for the proposed improvements on the property at 1200 Arlington Heights Road, subject to the following conditions:

1. The proposed development shall be developed in substantial conformance to the plans attached.
2. The Petitioner shall comply with all applicable Village codes, regulations, and policies.
3. Any directional or incidental sign added to the sign package provided shall be reviewed administratively by staff.
4. The special use is granted to McDonald's USA LLC and said special use does not run with the land.
5. The special use granted may be assignable to subsequent petitioners seeking assignment of this special use as follows:
 - a. Upon application of a petition seeking assignment of this special use, the Village of Buffalo Grove, in their sole discretion, may approve the assignment administratively, or may refer it to the Planning & Zoning Commission and/or the Village Board for a public hearing.
 - b. Such assignment shall be valid only upon the written approval of the Village of Buffalo Grove granting said assignment, which may be granted or denied for any reason.

ATTACHMENTS

- Proposed Plans
- Response to Special Use Standards
- Response to Sign Variation Standards

[illegible]

GEOMETRIC PLANE



F	=	FACE	FNC	=	FENCE
FND	=	FOUNDATION	R	=	RADIUS
B	=	BACK	C	=	CENTER
E	=	EDGE	BL	=	PROPERTY LINE

DIMENSION I LEGEND

1. REFERENCE I.D.G.T. STANDARD SPECIFICATIONS (LATE EDITION), SECTION 408 FOR BINDER & SURFACE COURTS AND APPLICATION RATES FOR THE PRIME COAT AND FINISH COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQ. YD. RESPECTIVELY.
2. PROVIDE SPECIFICATIONS FOR SUB-BASE AND 8 COURSE COMPACTION.
3. ALL CONCRETE PLACEMENTS TO INCLUDE A JOINTING PATTERN TO BE PLACED AT 12' ON CENTER.
4. TO STAY AS CLOSE TO 8' SQUARE PANELS IN LAY CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOLTED JOINTS AT 5' 0". PROVIDE JOINTS AT 15' 0". EXPANSION JOINTS AT 45' 0".
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH AN ELASTIC SEALANT.

PAVEMENT LEGEND

	6" P.C. (22.5 MG MIX) 4" BASE COURSE, CRUSHED 4" SUB-BASE, CRUSHED 2" COMPACTED SUB-BASE
	1.5" 100% ASPHALT, 1" P.C. 3.5" 100% ASPHALT, 1" P.C. 4" BASE COURSE, CRUSHED 4" SUB-BASE, CRUSHED 2" COMPACTED SUB-BASE
	6" P.C. CONCRETE WITH 6" R.W. MEAN TO BE LAY STOCK ON 4" BASE COURSE, CRUSHED 4" SUB-BASE, CRUSHED 2" COMPACTED SUB-BASE 4" 100% ASPHALT, 1" P.C. (PAVEMENT MARKING: DRIVE-THRU)

ON SITE PARKING DATA	57
REGULAR SPACES	3
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	60
0 PARKING SPACES LOST	

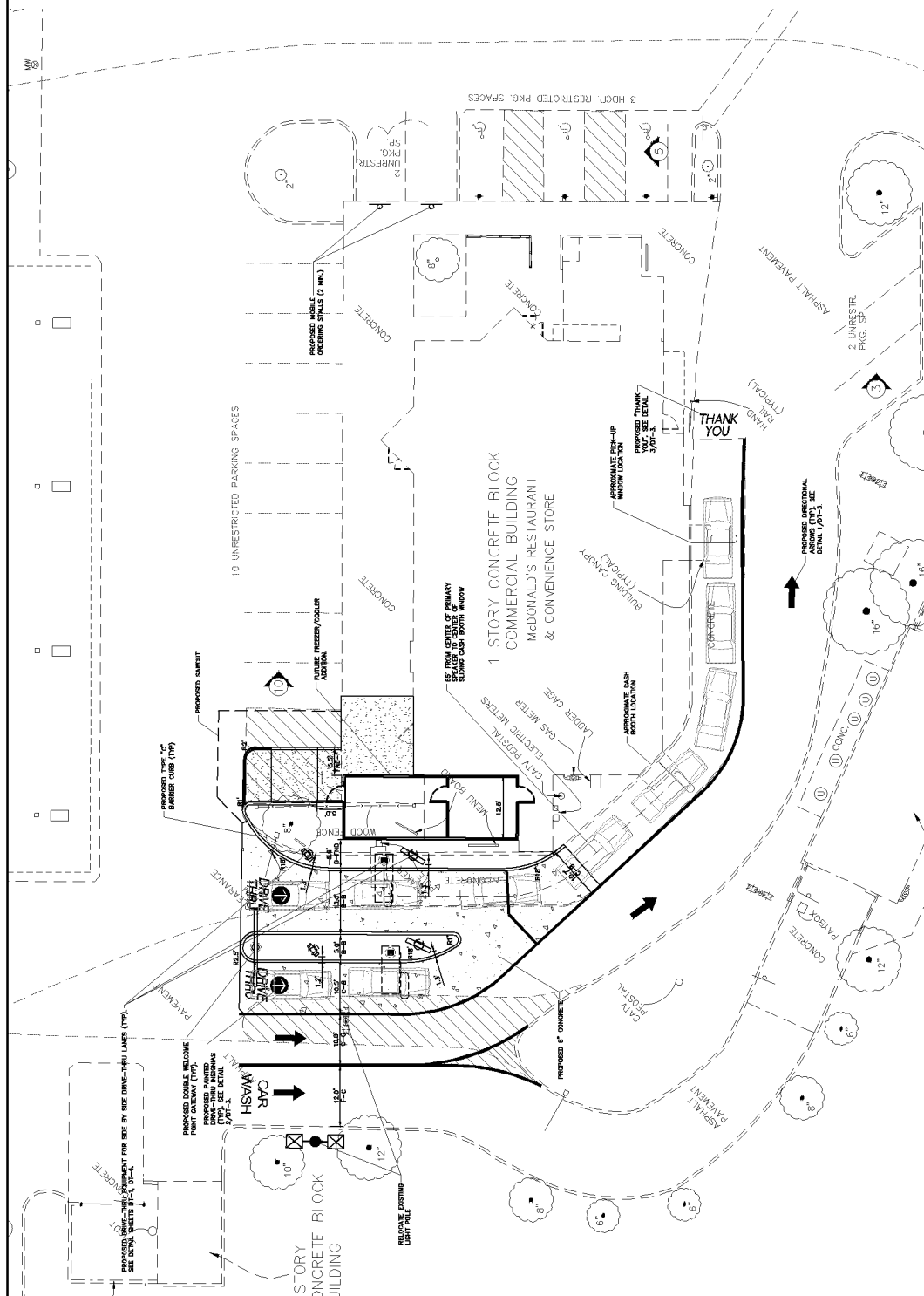
CONCRETE PAVEMENT

1. THE DRIVEWAY AND SIDEWALKS ARE PARALLEL AND PERPENDICULAR TO THE EXISTING BUILDING.
2. THE DRIVEWAY DIMENSIONS ARE 24' X 10' CURB.
3. THE SIDEWALK DIMENSIONS ARE 4' X 10' CURB.
4. ALL STRIPING TO BE DOUBLE COATED *
5. YELLOW PAINT
6. UNLESS OTHERWISE NOTED
7. TO CROSS A TRAVELING RAMP
8. THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLOP RESISTANT PAINT.

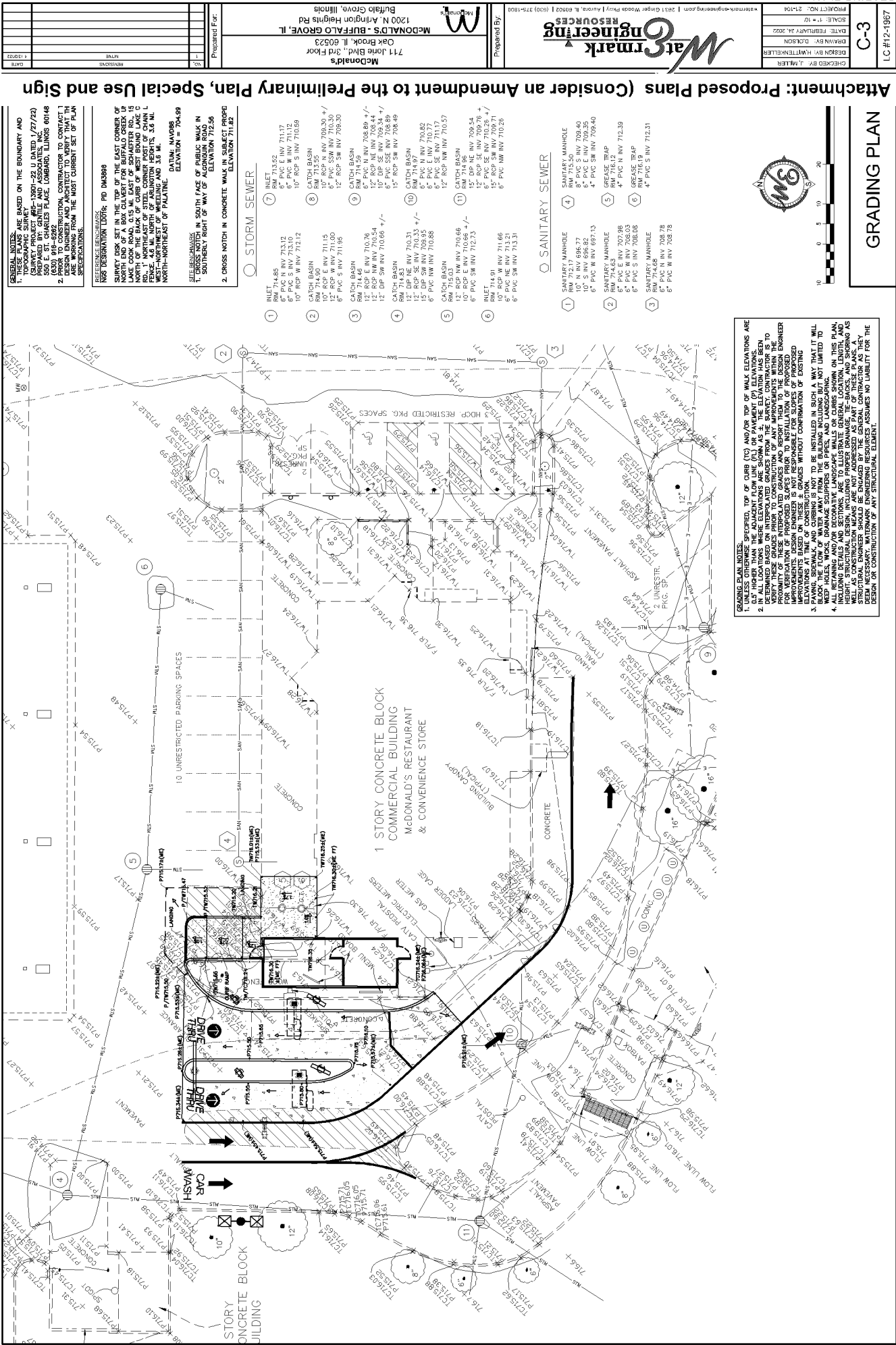
GENERAL NOTES:

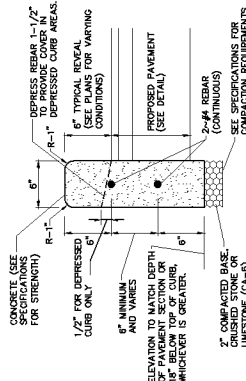
1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY
(SURVEY PROJECT #95-13901-22 U DATED 1/27/22)
PREPARED BY: GENTLE AND ASSOCIATES, INC.
550 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148
(630) 918-6262

2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT 1
DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT 1
THEY ARE WORKING FROM THE MOST CURRENT SET OF PLAN
SPECIFICATIONS.



Attachment: Proposed Plans (Consider an Amendment to the Preliminary Plan, Special Use and Sign



[illegible][illegible]

TYPE "C" BARRIER CURB

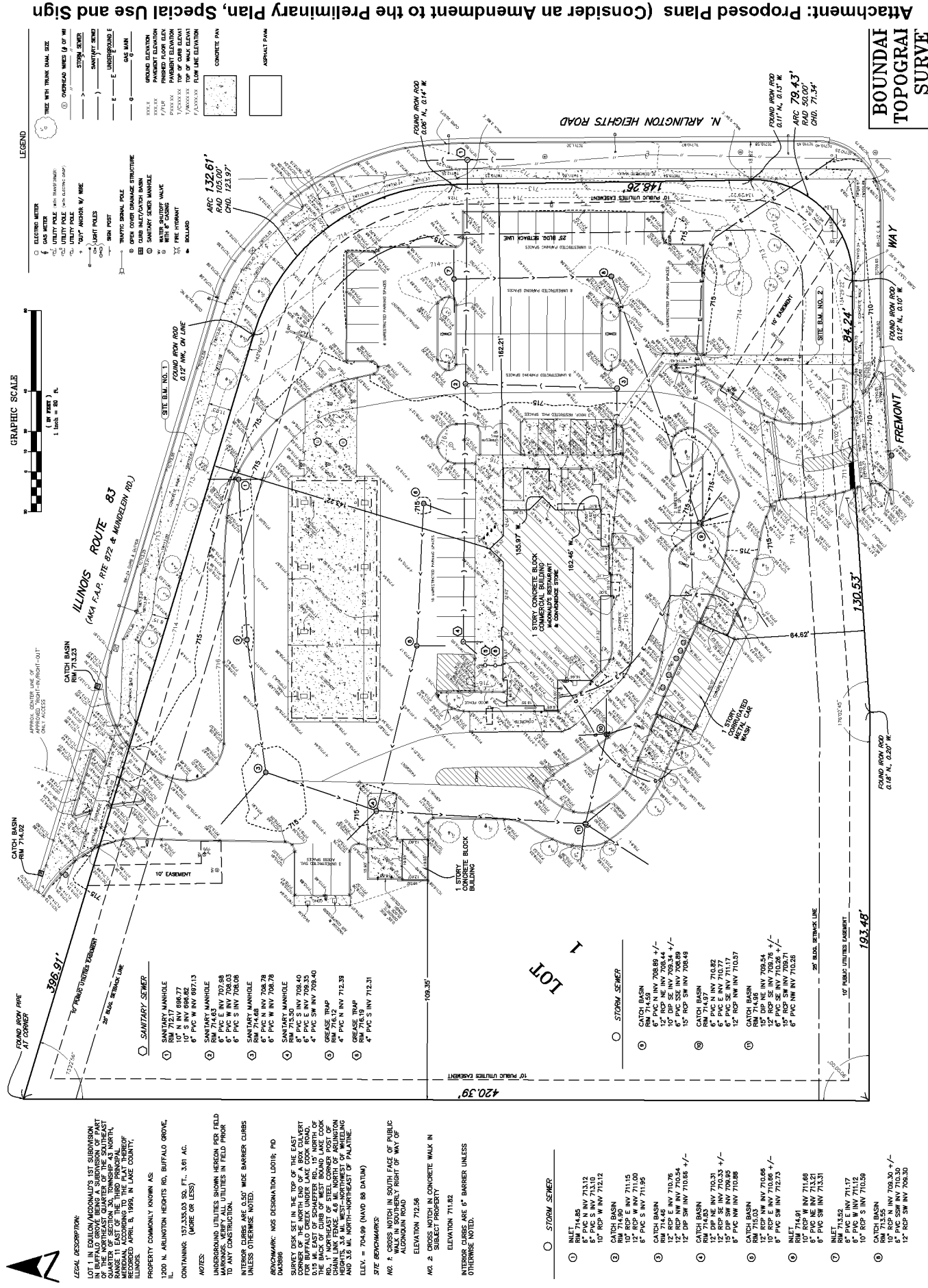
1. PROVIDE 1 1/2" EXPANSION JOINTS EVERY 45' O.C.
2. PROVIDE HAND TOoled CONTRACTION JOINTS EVERY 15' O.C.

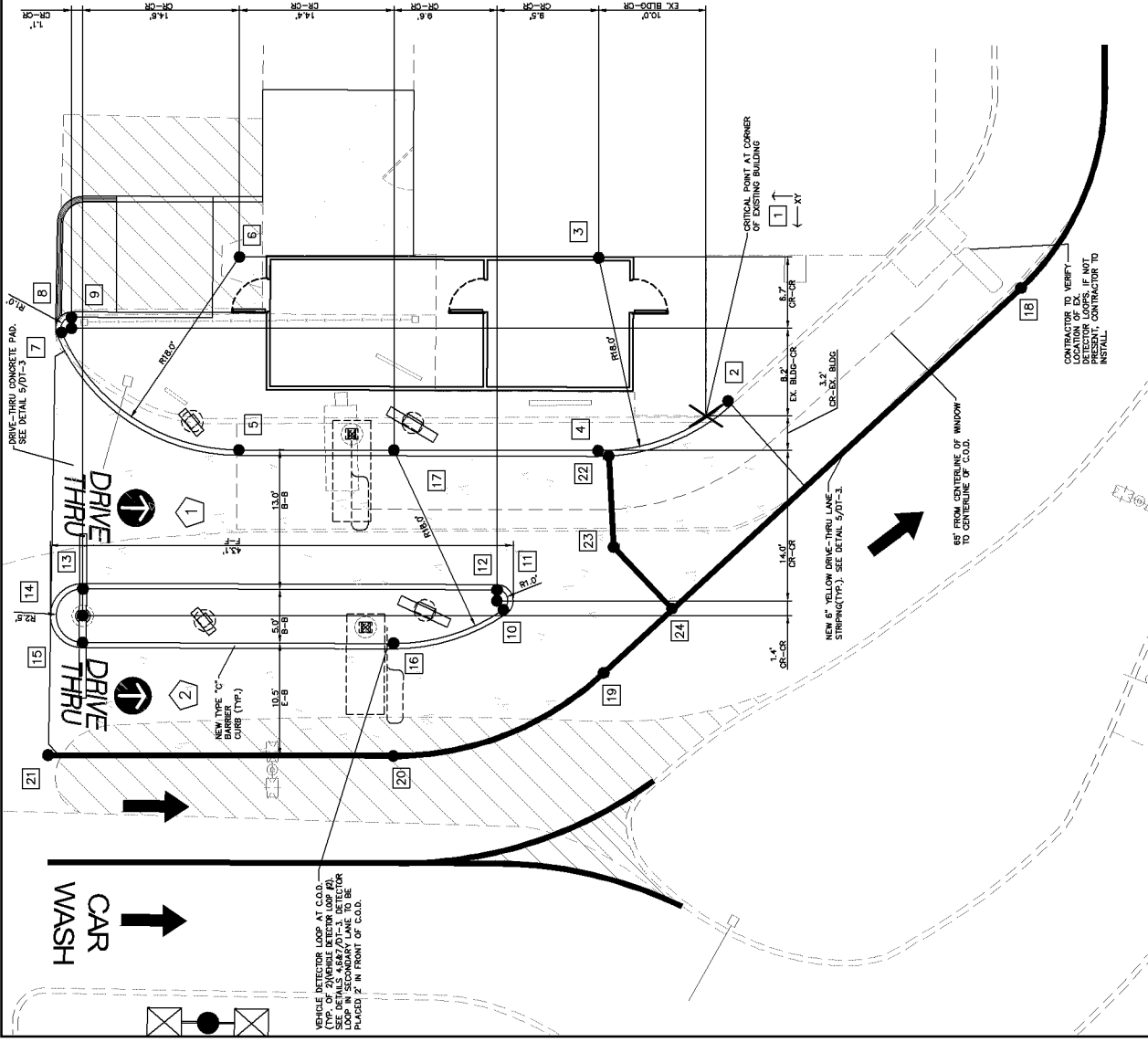
[illegible]

PROJECT DETAILS: AND SPECIFICATION

PROJECT NO. 27104 SCALE NONE DATE FEBRUARY 24, 2002 DRAWN BY: J. OLSON CHECKED BY: J. MILLER DESIGN BY: H. WITTEKELLEN	C-4	LC #12-1967
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BOUNDARY TOPOGRAPHIC SURVEY





- GENERAL NOTES:**
1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED".
 2. DUE TO THE FACTS ASSOCIATED WITH THE DRIVE-THRU OPERATION, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT BE PLACED IN THE DRIVE-THRU LANE.
 3. THE PLACEMENT OF THE CURB AND ANY ADDITIONAL STRIPING SHOULD BE THAT IT PREVENTS OR MINIMIZES BLOCKING THE CUSTOMER'S VIEW OF THE DRIVE-THRU LANE.
 4. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE DRIVE-THRU LANE. ANY CHANGES TO THESE DIMENSIONS MUST BE APPROVED BY THE REGIONAL CONSTRUCTION MANAGER.
 5. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES		
Pavement		
X	Y	DESCRIPTION
1	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	-1.38'	TO BACK OF CURB AT START OF RADIUS
3	-14.74'	TO CENTER OF RADIUS(18')
4	3.26'	TO BACK OF CURB AT END OF RADIUS
5	3.18'	TO BACK OF CURB AT START OF RADIUS
6	-14.83'	TO CENTER OF RADIUS(18')
7	-7.78'	TO BACK OF CURB AT END OF RADIUS
8	-8.17'	TO CENTER OF RADIUS(1')
9	-9.17'	TO BACK OF CURB AT END OF RADIUS
10	18.06'	TO BACK OF CURB AT START OF RADIUS
11	17.24'	TO CENTER OF RADIUS(1')
12	16.24'	TO BACK OF CURB AT END OF RADIUS
13	16.14'	TO BACK OF CURB AT START OF RADIUS
14	18.84'	TO CENTER OF RADIUS(2.5')
15	21.14'	TO BACK OF CURB AT END OF RADIUS
16	21.21'	TO BACK OF CURB AT START OF RADIUS
17	3.21'	TO CENTER OF RADIUS(18')
18	-11.94'	TO STRIPING/CONCRETE
19	23.96'	TO STRIPING/CONCRETE
20	31.71'	TO STRIPING/CONCRETE
21	31.63'	TO STRIPING/CONCRETE
22	3.74'	TO MERGE POINT STRIPING
23	12.23'	TO MERGE POINT STRIPING
24	17.98'	TO MERGE POINT STRIPING



DRIVE-THRU APPROACH

1" = 5'-0"

- 1 PRIMARY DRIVE-THRU LANE
- 2 SECONDARY DRIVE-THRU LANE

DRIVE-THRU PAVEMENT PLAN

DT-1
LC #12-1987

McDonald's
711 John Bldg., 3rd Floor
Oak Brook, IL 60523
McDonald's - BUFFALO GROVE, IL
1200 N. Arlington Heights Rd
Buffalo Grove, Illinois

Prepared For:

McDonald's
McDonald's - BUFFALO GROVE, IL
1200 N. Arlington Heights Rd
Buffalo Grove, Illinois

Prepared By:

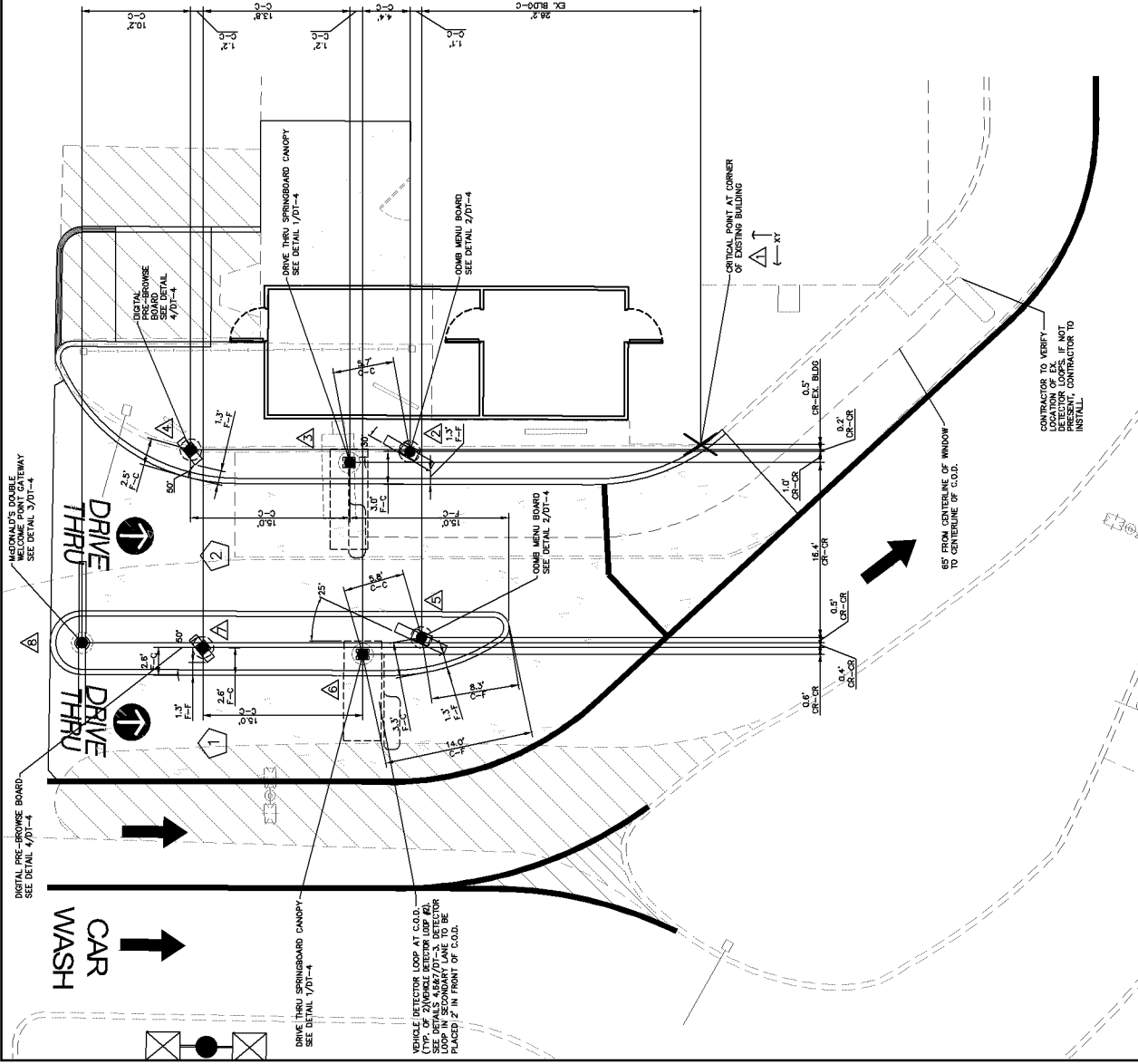
WATERMARK
watermark-engineering.com | 2615 Ginger Woods Pkwy | Aurora, IL 60002 | (630) 375-1800

DRIVE-THRU PAVEMENT PLAN
PROJECT NO.: 27-104
SCALE: 1" = 6'
DATE: FEBRUARY 24, 2022
DRAWN BY: D. OLSON
CHECKED BY: J. WALTER
DESIGNED BY: H. WITTELLER

- GENERAL NOTES:**
1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE LOCATION OF THE DRIVE-THRU EQUIPMENT. THE DRIVE-THRU EQUIPMENT WAS POSITIONED ACCORDING TO THE DRIVE-THRU EQUIPMENT LAYOUT. THE DRIVE-THRU EQUIPMENT LAYOUT WAS BASED UPON THE DRIVE-THRU EQUIPMENT LAYOUT. THE DRIVE-THRU EQUIPMENT LAYOUT WAS BASED UPON THE DRIVE-THRU EQUIPMENT LAYOUT. THE DRIVE-THRU EQUIPMENT LAYOUT WAS BASED UPON THE DRIVE-THRU EQUIPMENT LAYOUT.
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COORDINATES

Equipment	X	Y	DESCRIPTION
1	0.00	0.00	CRITICAL STARTING POINT FOR ALL COORDINATES
2	0.67	27.28	TO CENTER OF COBAM MENU BOARD
3	1.70	32.83	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
4	0.51	47.88	TO CENTER OF DIGITAL PRE-BROWSE BOARD
5	18.12	28.21	TO CENTER OF COBAM MENU BOARD
6	19.71	31.72	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
7	19.08	46.73	TO CENTER OF DIGITAL PRE-BROWSE BOARD
8	18.64	58.09	TO CENTER OF FOUNDATION OF DOUBLE WELCOME POINT GATEWAY



DRIVE-THRU APPROACH

1" = 5'-0"

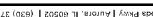
1 PRIMARY DRIVE-THRU LANE

2 SECONDARY DRIVE-THRU LANE

DRIVE-THRU EQUIPMENT PLAN

DRIVE-THRU DETAILS

[illegible][illegible]

	PROJECT NO.: 21-104 SCALE: NONE DATE: FEBRUARY 21, 2022 DRAWN BY: DOLAN DESIGNED BY: HARTWICKER CHECKED BY: TATLER	DT-4 LC #12-1987
	warmark-engineering.com 2651 Ginger Woods Pkwy Auburn, IA 50507 (515) 375-1808	
	Prepared By:	
	StateMark Engineering Resources	
	BROWN-THRENT DETAILS	

STRUCTURAL NOTES:

- DESIGN CODES:
- AISC 360-10
 - AISC 7-10
 - AASHTO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIFTH EDITION, 2009
 - A311B-08
 - AISC 13TH EDITION
 - AWS D1.1

MATERIAL SPECIFICATIONS:

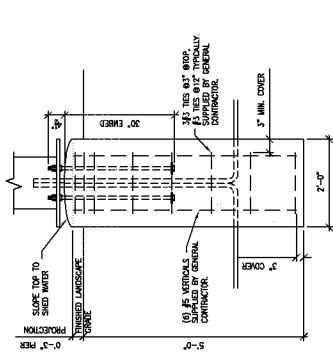
1. CONCRETE COMPRESSIVE STRENGTH (f'_c) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 OR GRADE 55, AS NOTED, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A36, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

FOUNDATION DESIGN PARAMETERS:

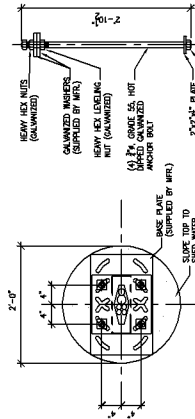
1. ULTIMATE WIND SPEED = 105 MPH
2. MINIMUM REQUIRED SOIL PARAMETERS:
 - COHESIVE SOILS:
 - SHEAR STRENGTH = 750 lbs/ft²
 - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
 - COHESIONLESS SOILS:
 - ANGLE OF INTERNAL FRICTION = 27 DEGREES
 - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
 - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
 - MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 3,000 lbs/ft²
3. PROVIDE FOUNDATION DESIGN PARAMETERS TO BE USED ON THIS SITE. THE GENERAL CONTRACTOR SHALL EMPLOY A SOILS TESTING AGENCY TO PREPARE A SITE SPECIFIC SOIL REPORT TO ESTABLISH THE SOIL PARAMETERS NOTED ABOVE. IF THE MINIMUM PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
4. ALL EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING AGENCY TO VERIFY THE SITE IS AS NOTED.
5. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE UNIT TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
6. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8 FT FROM THE EXISTING GROUND SURFACE.
7. THE FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

1. PIER DEPTHS SHOWN ARE REQUIRED MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
2. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
3. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS. (EMBEDMENT DEPTHS SHOWN ARE FORM GRADE).
4. PROVIDE 3" MINIMUM CONCRETE COVER TO REINFORCING BARS, UNLESS NOTED OTHERWISE.
5. ALL REINFORCING BY GENERAL CONTRACTOR.
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

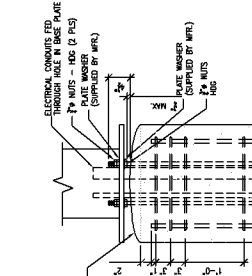


(A) FOUNDATION SECTION
3/4" = 1'-0"



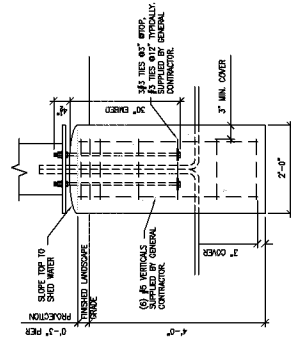
ANCHOR BOLT LAYOUT PLAN VIEW

(B) ANCHOR BOLT DETAILS
1/4" = 1'-0"

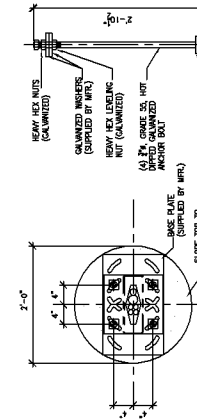


(C) CONNECTION DETAIL
1/4" = 1'-0"

ODMB MENU BOARD FOUNDATION

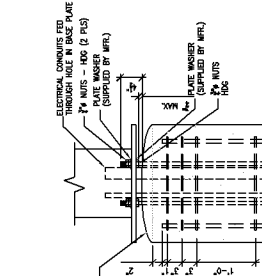


(A) FOUNDATION SECTION
3/4" = 1'-0"



ANCHOR BOLT LAYOUT PLAN VIEW

(B) ANCHOR BOLT DETAILS
1/4" = 1'-0"



(C) CONNECTION DETAIL
1/4" = 1'-0"

DIGITAL PRE-BROWSE BOARD FOUNDATION

Attachment: Proposed Plans (Consider an Amendment to the Preliminary Plan, Special Use and Sign

June 14, 2022

Kelly Purvis, AICP
Deputy Community Development Director
50 Raupp Boulevard
Buffalo Grove Illinois 60089

RE: Response to Special Use Standards

McDonald's 1200 N Arlington Heights Road

Dear Ms. Purvis

The existing McDonald's restaurant located at 1200 N Arlington Heights Road is seeking a Special Use Amendment related to the proposed site improvements. These improvements include updating the existing single lane drive thru to a double lane with all new equipment, freezer/cooler addition, pavement restriping, and other minor site related improvements. Below are our responses to the Special Use Standards as required by code.

1. *The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;*

The existing McDonald's restaurant, including the single lane drive thru, have served the public convenience for many years. The proposed improvements will continue to serve the community by providing an even better, more convenient experience when visiting the restaurant.

2. *The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with said special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it shall be such that it will be in harmony with the appropriate, orderly development of the district in which it is located;*

The existing McDonald's restaurant, including the single lane drive thru, have successfully operated in harmony with the surrounding developments for many years. The proposed improvements will not alter this track record.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair other property valuations with the neighborhood;*

The proposed improvements are minor in scope and will not change McDonald's ability to meet this standard as it has done in the past.

4. *The nature, location and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder or discourage the development and use of adjacent land and buildings in accord with the zoning district within which they lie;*

The only building being proposed is a small freezer cooler addition, near the rear of the site. This addition will not hinder or discourage surrounding development.

5. *Adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided;*

Adequate utilities, access roads, drainage, and/or other necessary facilities already exist and will not be impacted by the proposed improvements.

6. *Parking areas shall be of adequate size for the particular special use, which areas shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed so as to prevent traffic hazards, eliminate nuisance and minimize traffic congestion in the public streets.*

Existing parking spaces and driveway locations will not change as part of this proposal.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

WATERMARK ENGINEERING RESOURCES, LTD.



Dan Olson
 Vice President



June 14, 2022

Kelly Purvis, AICP
Deputy Community Development Director
50 Raupp Boulevard
Buffalo Grove Illinois 60089

RE: Response to Sign Variation Standards
McDonald's 1200 N Arlington Heights Road

Dear Ms. Purvis

The existing McDonald's restaurant located at 1200 N Arlington Heights Road is seeking a Sign Variation related to the proposed site improvements. These improvements include updating the existing single lane drive thru to a double lane with all new equipment, freezer/cooler addition, pavement restriping, and other minor site related improvements. Below are our responses to the Sign Variation Standards as required by code.

A. Except for Prohibited signs (Chapter 14.32), the Village Planning & Zoning Commission may recommend approval or disapproval of a variance from the provisions or requirements of this Title subject to the following:

- 1. The literal interpretation and strict application of the provisions and requirements of this Title would cause undue and unnecessary hardships to the sign user because of unique or unusual conditions pertaining to the specific building, parcel or property in question; and*

The limitation of 1 menu board per drive thru, would prevent the proposed double drive thru from fully serving it's function of efficiency and decreased wait times. The unique condition of this site is related to the increasing demand of the drive thru equating to more than 70% of McDonald's total business. Because McDonalds shares this site with a gas station and car wash, it is imperative that the drive thru expeditiously meet the volume of drive thru customers in order to both serve them well, and prevent a back up from happening on site causing hardship on the other uses of this site.

- 2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity; and*

The granting of this requested variance would not negatively impact nearby property owners.

- 3. The unusual conditions applying to the specific property do not apply generally to other properties in the Village; and*

The unique condition of this site is related to the increasing demand of the drive thru equating to more than 70% of McDonald's total business. Because McDonalds shares this site with a gas station and car wash, it is imperative that the drive thru expeditiously meet the volume of drive thru customers in order to both serve them well, and prevent a back up from happening on site causing hardship on the other uses of this site.

4. *The granting of the variance will not be contrary to the purpose of this Title pursuant to Section 14.04.020*

The proposed signs and associated site improvements meet all the standards laid out in the above noted section.

- B. *Where there is insufficient evidence, in the opinion of the Planning & Zoning Commission, to support a finding under subsection (A), but some hardship does exist, the Planning & Zoning Commission may consider the requirement fulfilled if:*

1. *The proposed signage is of particularly good design and in particularly good taste; and*

The signs being proposed are smaller, more discrete, more efficient and more attractive than menu boards previously used. We believe the current design and location proposed will allow the requested signs to blend into the existing development while still serving their intended function.

2. *The entire site has been or will be particularly well landscaped.*

The existing site is fully landscaped and will only be further enhanced by the proposed improvements.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

WATERMARK ENGINEERING RESOURCES, LTD.



Dan Olson
 Vice President

06/15/2022

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE
VILLAGE OF BUFFALO GROVE HELD IN THE COUNCIL CHAMBERS, 50 RAUPP BOULEVARD,
BUFFALO GROVE, ILLINOIS ON WEDNESDAY, JUNE 15, 2022**

Call to Order

The meeting was called to order at 7:30 PM by Chairman Frank Cesario

Public Hearings/Items For Consideration

1. A Public Hearing to Consider a Request for a Rear Yard Setback Variation to Allow the Construction of an Addition on the Property Located at 900 Holly Stone Lane (Trustee Pike) (Staff Contact: Kelly Purvis)

Mr. Binder, associate planner, provided a background on the subject property.

Mr. Lilly provided testimony of the subject property. He explained he would like to turn his 3-season room into a 4 -season room.

Com. Richards ask if we already went through the process for the 3-season room on the subject property in the past.

Mr. Binder said he found no record.

Chairperson Cesario said the current structure has been there for 30 years.

Com. Moodhe asked if there is heating and air.

Mr. Lilly said no

Com. Richards asked if anyone called regarding the variation.

Mr. Binder said no

Mr. Lilly said just inquiries for his neighbors.

Com. Worlikar asked Mr. Lilly to go over the specifications of the new structure.

Mr. Lilly said it will have the same footprint as the current structure.

Chairperson Cesario entered the staff report at exhibit one.

The public hearing was closed at 7:37 PM.

Com. Weinstein made a motion to grant a variation to Section 17.40 of the Buffalo Grove Zoning Code to allow a proposed addition to encroach into the required rear yard setback at 900 Holly Lane property, subject to the following conditions:

1) The proposed sunroom addition shall be installed in accordance with the documents and plans submitted as part of this petition.

Com. Richards seconded the motion.

Chairperson discussed why we have the process we have for rear yard setbacks.

Com. Spunt spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

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Com. Davis spoke in favor of the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Richards, Worlikar, Davis
ABSENT:	Amy Au

2. A Public Hearing to Consider a Sign Variation Request for Mi Mexico Restaurant to Allow the Construction of a Freestanding Sign on the Property Located at 220 Milwaukee Avenue (Trustee Ottenheimer) (Staff Contact: Kelly Purvis)

Ms. Purvis, Deputy Community Development Director, provided a background on the petition for a sign variation.

Mr. Barajas confirmed that the background was correct. He said the sign would be helpful to their business.

Com. Moodhe asked if the sign was there when they bought it.

Mr. Barajas said yes.

Com. Moodhe asked how long the sign has been up.

Mr. Barajas said it has been there long before they bought it, and they have been there for 15 years.

Com. Weinstein asked if the road was expanded.

Mr. Barajas said he was unsure.

Chairperson Cesario asked about the landscaping plan around the sign and asked if the sign was the same as the original one.

Mr. Barajas expanded on the landscape and said that the sign would be shorter than the original sign.

Com. Richards referenced packet page 58.

Ms. Purvis provided clarification on the distance between the new sign and the sidewalk.

Com. Worlikar asked if there are any additional signs.

Mr. Barajas said there is a smaller sign on the other side of the building. Noting that the sign is hard to see.

Chairperson Cesario asked if they were going to change the sign on the other side of the building.

Mr. Barajas said not at this time.

Chairperson Cesario entered the staff report as exhibit one and the separate response as exhibit two.

The public hearing was closed at 7:52 PM.

Com. Weinstein made a motion to approve the variations from Title 14.16 (Sign Code), to allow a reduction to the minimum setback for a freestanding ground sign; the height of the sign to exceed the distance the sign is setback from the property line; and allow the installation of a ground sign without landscaping at its base, to accommodate a new ground sign to be located at 220 Milwaukee Avenue. The sign shall be installed in accordance with the documents and plans submitted as part of this petition, and the Petitioner shall comply with all applicable Village codes, regulations, and policies.

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Com. Richards seconded the motion.

Com. Worlikar spoke in favor of the motion.

Com. Davis spoke in favor of the motion.

Com. Weinstein spoke in favor of the motion.

Com. Moodhe spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Richards, Worlikar, Davis
ABSENT:	Amy Au

Regular Meeting

Other Matters for Discussion

Ms. Purvis provided background on the workshop for a proposed car wash at 301 Milwaukee Ave.

Mr. Paul reviewed the presentation and the existing site including the conditions of the site.

Nick provided details on the building floor plan and the components and equipment within the car wash.

Mr. Paul went over the renderings of the facility, including the photometric plan and landscape plan.

Ms. Purvis provided the variations that may be required for the subject property development.

Chairperson Cesario said he expressed his concern regarding the traffic study.

Mr. Paul explained the traffic study and the use of the access points.

Com. Worlikar asked the petitioners how people coming from the north would get into the car wash.

Mr. Paul explained the traffic flow in and out of the car wash.

Mr. Spallone said if you go through the other side, you can use the vacuums if you don't want to wash your car.

Com. Spunt asked about the technology within the car wash.

Mr. Paul explained the lidar and sonar technology.

Com. Spunt asked if they have monthly plans.

Mr. Paul said yes.

Com. Davis commented on the traffic flow. He expressed his concerns regarding the stacking of traffic in the median, making exiting into traffic difficult.

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Mr. Spallone talked about the facility in Bartlett that sees more cars than this facility will. He noted they do not have traffic/stacking issues at that facility.

Mr. Paul talked about the KLOA study/report.

Com. Moodhe expressed his concerns about the south bound traffic. Asked when they did their study.

Mr. Spallone said 9 am, 10 am, 1 pm, 3pm, 8 pm

Mr. Paul continued to talk about the stacking to the south.

Chairperson Cesario said they should flush out the traffic study with KLOA.

Com. Moodhe said staff should consider looking at the whole area and not just the property.

Com. Worlikar liked the concept and shares the concerns around the traffic.

Com. Worlikar asked about the environmental aspect.

Mr. Spallon said they are a green facility and fully biodegradable.

Com. Davis said if they could see some traffic flow options or what KLOA looked at to determine their recommendation.

Com. Weinstein touched on the traffic study and said he can't think of a better option. Spoke in favor of the motion.

Chairperson Cesario spoke in favor of the motion.

Com. Weinstein asked that when they come to the public hearing that they address the lighting.

1. Workshop - Proposed Redevelopment of 301 Milwaukee Avenue as Spotless Auto Spa, a New Carwash Facility (Trustee Johnson) (Staff Contact: Kelly Purvis)

Approval of Minutes

1. Planning and Zoning Commission - Regular Meeting - Jun 1, 2022 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Moodhe, Spunt, Cesario, Khan, Weinstein, Richards, Worlikar, Davis
ABSENT:	Amy Au

Chairman's Report

Committee and Liaison Reports

Staff Report/Future Agenda Schedule

Ms. Purvis provided an update on the future agenda schedule.

Public Comments and Questions

Minutes Acceptance: Minutes of Jun 15, 2022 7:30 PM (Approval of Minutes)

06/15/2022

Adjournment

The meeting was adjourned at 8:56 PM

Action Items

Chris Stilling

APPROVED BY ME THIS 15th DAY OF June, 2022

Minutes Acceptance: Minutes of Jun 15, 2022 7:30 PM (Approval of Minutes)