



PLAN COMMISSION STAFF REPORT

Wednesday, April 25, 2018

6:00 pm

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

- 3. **Site, Landscaping and Architectural Plans for McDonald’s Restaurant, an existing fast food restaurant located at 8301 W. Greenfield Ave., submitted by Bronze Adam, d/b/a Schroeder & Hold Architects. (Tax Key No. 451-0644-004)**

Overview

The McDonald’s, located at 8301 E Greenfield Ave., has been included in the McDonald’s Major Remodel Program which is intended to revitalize the McDonald’s restaurant image and ensure restaurants comply with ADA regulations.

The building remodel will include toilet room, vestibule and front counter renovations, a redecorating of the dining spaces, and an updating of the exterior façade of the building. The new façade of the building will include tile brand walls, sleek canopies, and corrugated metal accents. The toilet room and vestibule renovations will bring these spaces to ADA compliance.

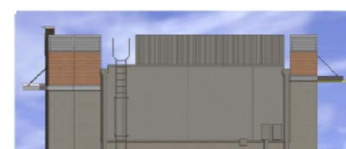
The front counter and interior dining changes will update them to match the new McDonald’s restaurant image. No changes will be made to the kitchen area. The property is zoned C-3

Commercial District which permits restaurants (restaurant expansion) as a special use. A Special Use Permit is not required for the changes proposed as part of this project as the use is not being changed or expanded.



Architecture

All 4 facades of the building will be completely updated with the intent of updating the existing tired EIFS look with a more modern look which incorporates brick, nichiha



cement board siding, sleek metal canopies, tile brand features and corrugated metal accents. Staff has been working with the architect over the past few months to get the proposed facades to the level they are proposed to be at and staff has no recommended changes to the proposed alterations. Renderings of all the proposed facades have been included below.

Site and Landscaping

Landscaping, signage and some paving will be redone on the exterior. Repaving will be done to make the site and building entrances ADA compliant. Affected sidewalks and some parking stalls will also be restriped to meet ADA codes.

A list of the proposed site improvements is below:

- 1) Repaving drive-thru, exterior seating and front crosswalk.
- 2) Restriping accessible parking stalls and crosswalks.
- 3) Repainting drive-thru signage.
- 4) Replacing existing standing directional signage.
- 5) Adding some landscaping to existing green spaces.

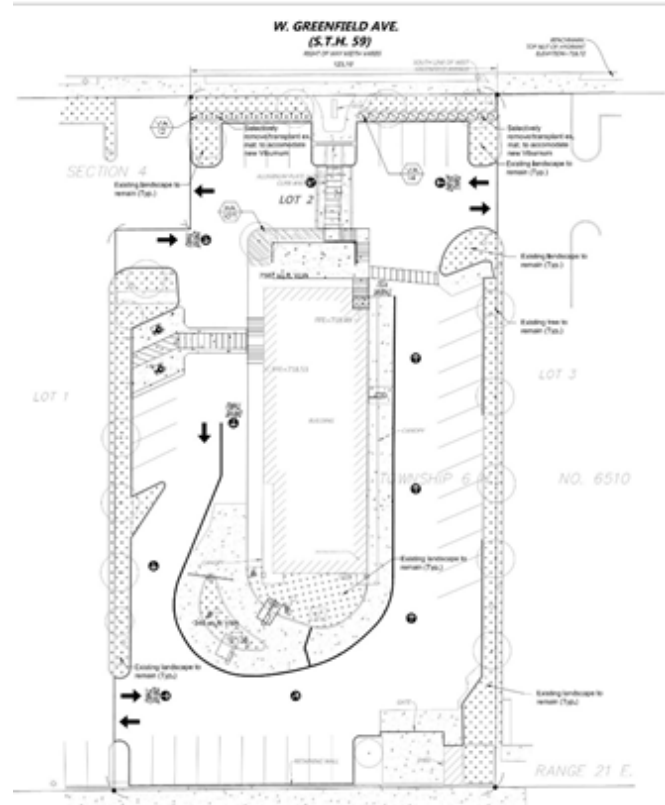
Staff simply requests that in addition to the proposed changes that one additional inverted U bike rack be added to the site.

Signage will be reviewed in detail at the staff level and approval of this plan does not constitute a review of the proposed signage.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for McDonald's Restaurant, an existing fast food restaurant located at 8301 W. Greenfield Ave., submitted by Bronze Adam, d/b/a Schroeder & Hold Architects. (Tax Key No. 451-0644-004) subject to the following conditions being satisfied:

(Items 1-3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) one additional inverted U bike rack, and; (b) approval of the landscape plan by the City Forester. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.



3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and Screening shall be executed by the applicant prior to the issuing of a building permit. Contact Shaun Mueller, Senior Planner at 414-302-8470 with further questions.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

4. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.