

## **STAFF REPORT**

**DATE:** August 13, 2025  
**TO:** Zoning Board of Appeals  
**FROM:** Helen Miller, Planner  
**RE:** Petition Number: 2025-32  
Applicant: McDonald's Corporation  
Status of Applicant: Owner  
Location: 508 E. Cass Street (Council District #4)  
Request: Variation from the Non-Residential Design Standards to allow aluminum cladding in the B-3 (general business) district

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### **Purpose**

The applicant is requesting a variation from the City's Non-Residential Design Standards to allow aluminum cladding as one of the main exterior materials on an existing McDonalds restaurant at 508 E. Cass Street, within the B-3 (general business) zoning district. The Non-Residential Design Standards govern the permitted primary and subsidiary exterior materials that can be used for commercial and industrial buildings. Metal is not listed as a permissible predominant or subsidiary material in the B-3 district, though it can be used for accent details and banding.

The Zoning Board of Appeals makes the final decision on this variation request.

### **Site Specific Information**

The subject site is a 1.1-acre lot that is zoned B-3 (general business) and contains a McDonalds drive thru restaurant with surrounding surface parking. The restaurant was remodeled around 2018 to its current appearance, which includes painted brick on the first-floor level and EIFS above, with a metal band around the topmost part of the walls.

The owner is in the process of remodeling this McDonalds location and proposes to clad the exterior in a combination of the existing brick, fiber cement panels, wood composite siding, and aluminum cladding (see attached Exterior Elevations). Figure 1 shows the location of the proposed aluminum cladding on the west and south sides of the building.

### **Surrounding Zoning, Land Use and Character**

The property is located at the southwest corner of Cass Street and Youngs Avenue along the Cass Street commercial corridor. The site is surrounded by a mix of commercial,

institutional, and residential uses with B-3 (general business) zoning. The specific land uses adjacent to the property are as follows:

- North: Auto glass shop and residences
- South: Parking lot for Joliet Township High School athletic fields
- East: Multi-tenant commercial center
- West: Restaurant and residences

### **Applicable Regulations**

- Section 47-15H.3(A)(4) Non-Residential Design Standards – Materials and Colors within the B-1 and B-3 Districts
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

### **Discussion**

The approval of the requested variation would allow aluminum cladding as an exterior material on an existing McDonalds restaurant on Cass Street. The aluminum cladding will be installed on about two-thirds of the west elevation and along most of the rear elevation. It will feature a “wave” design created by the aluminum batten accents (see siding sample in Figure 4). According to the petitioner, the cladding is a high-quality product selected to add texture, depth, and visual interest to the building’s design while complementing the other materials. The petitioner states that the aluminum is a key design element of their current architectural and brand identity. The Joliet location would be the first McDonalds in the country to display the new design. The design would then potentially be implemented in remodels and new restaurants nationally.

The Non-Residential Design Standards were adopted in February 2007 in order to increase the quality of non-residential building stock and promote aesthetically pleasing developments throughout the City. The Standards apply to new commercial and industrial developments as well as additions and renovations to existing structures. The Standards do not include metal on the list of permissible predominant and subsidiary materials for buildings within the B-3 (general business) zoning district. Approved predominant exterior materials include standard brick, face-brick, and veneer. Approved subsidiary materials include cut-faced block, EIFS, glass, limestone, other native stone and veneers, stucco, and wood or fiber cement siding. The Standards state that materials not included in those lists may be used for detailing and banding.

While staff does not find a physical hardship for this request, staff does not believe that the proposal would have a negative impact on the neighborhood. The proposed design is intended to be high quality and visually interesting by incorporating several complementary materials. The Non-Residential Design Standards were adopted 18 years ago and have not been updated since then to reflect new types of materials. Staff also

finds that the granting of the variation will not alter the essential character of the area since the front and east facades of the building will still meet the requirements of the current Non-Residential Design Standards.

**Conditions**

None

Figure 1: 508 E. Cass Street (2024) – proposed location of aluminum cladding in red



Figure 2: McDonald's at 508 E. Cass Street, view of front and west elevations from Cass Street (May 2023)

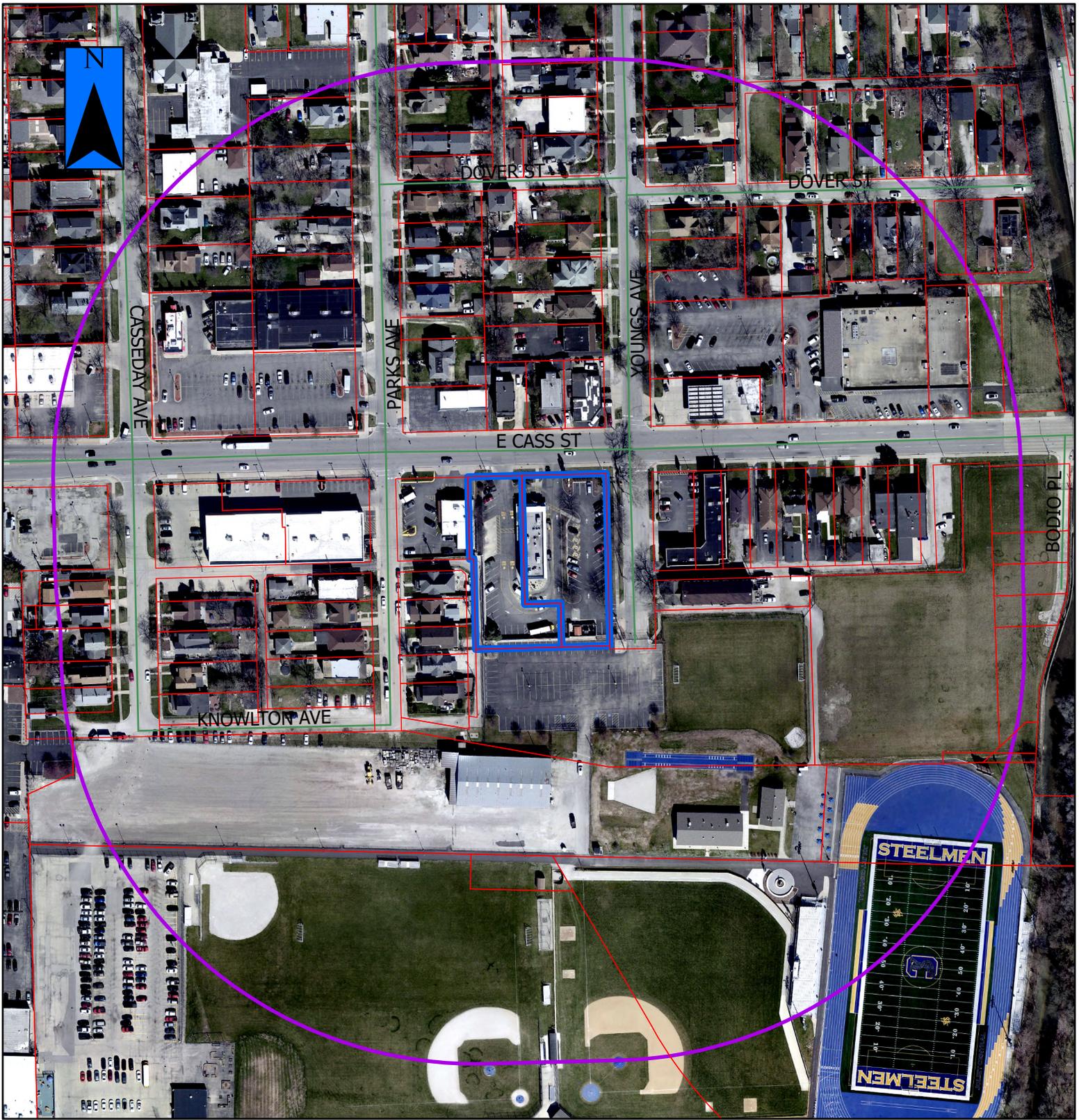


Figure 3: McDonalds restaurant at 508 E. Cass Street, view of front and east elevations from Cass Street (April 2025)



Figure 4: Sample of aluminum cladding with aluminum batten accents

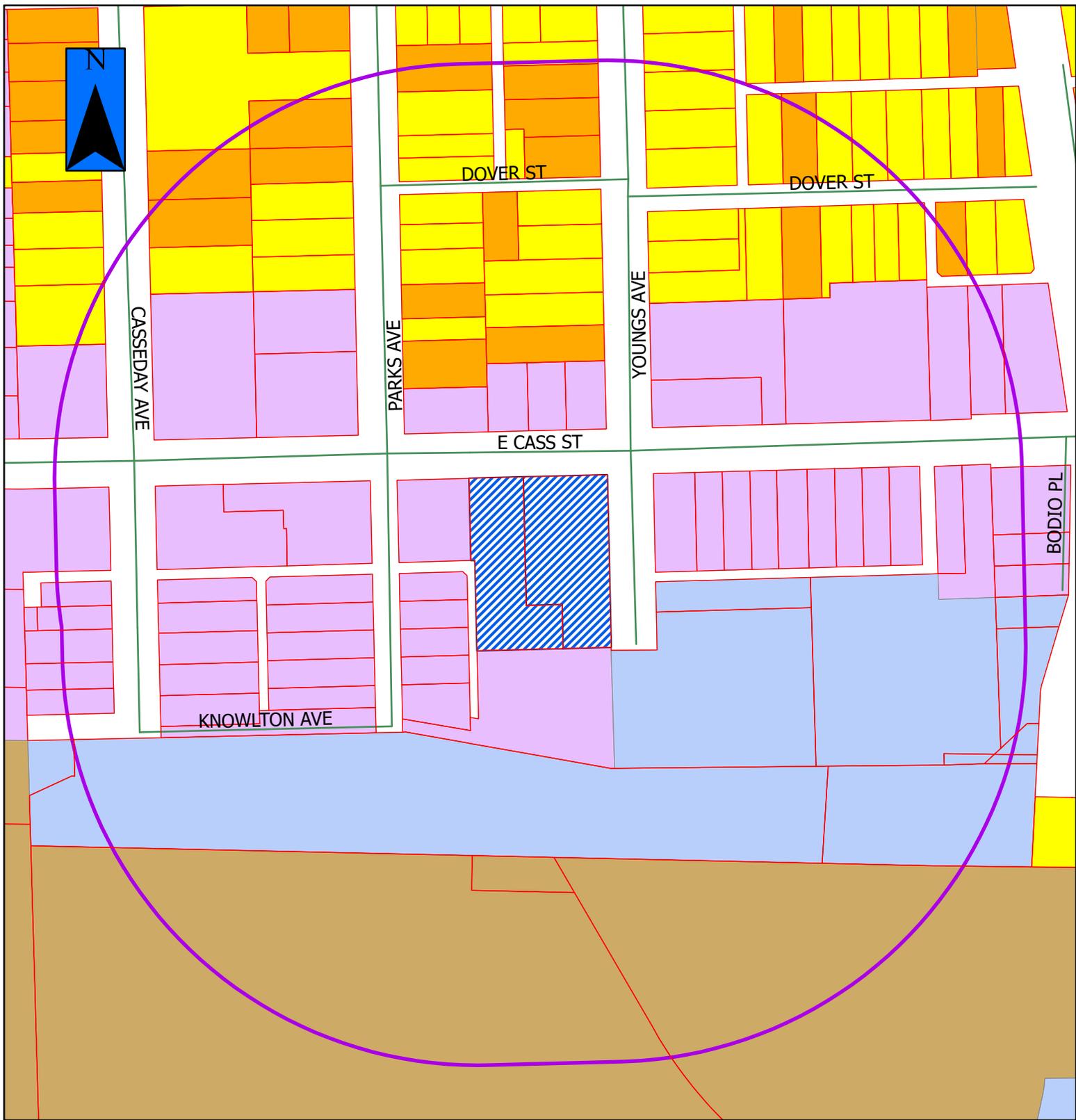




2025-32a



-  = Property in Question / Propiedad en cuestión
-  = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)



**2025-32**



= Property in Question



= 600' Public Notification Boundary

**Legend**

	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

**GENERAL NOTES:**  
 1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #25.0045 DATED 2/21/2025) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100  
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

**GEOMETRIC PLAN NOTES:**  
 1. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.  
 2. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.  
 3. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.  
 4. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

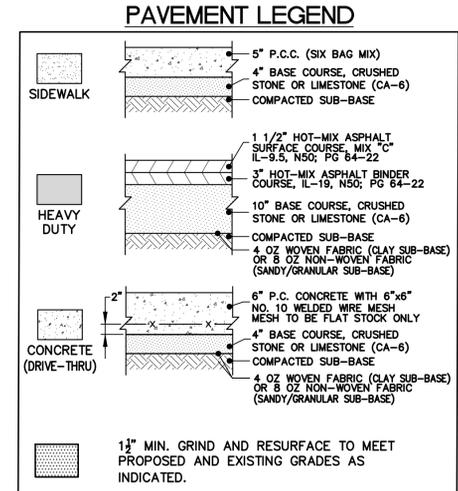
**ON SITE PARKING DATA**

EXISTING:	
REGULAR SPACES	51
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	54
PROPOSED:	
REGULAR SPACES	51
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	54

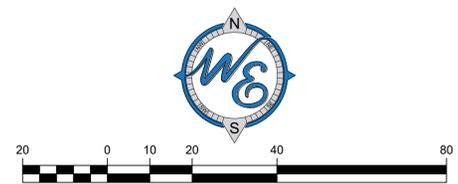
**SITE DATA**

LOT AREA = 48,368 S.F. (1.110 AC.)

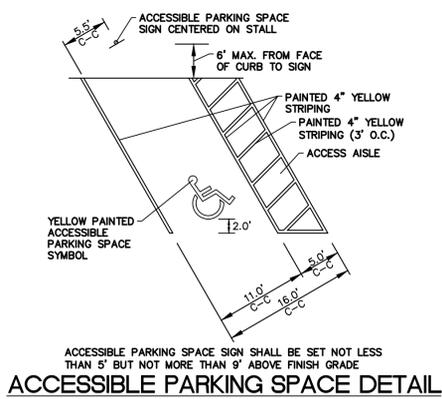
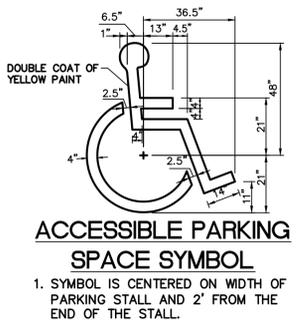
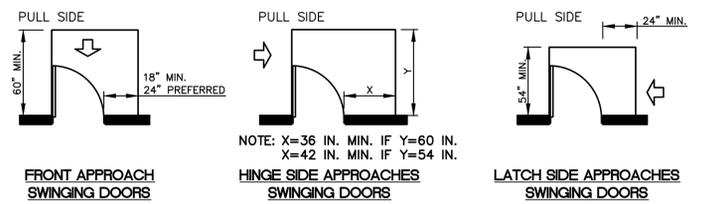
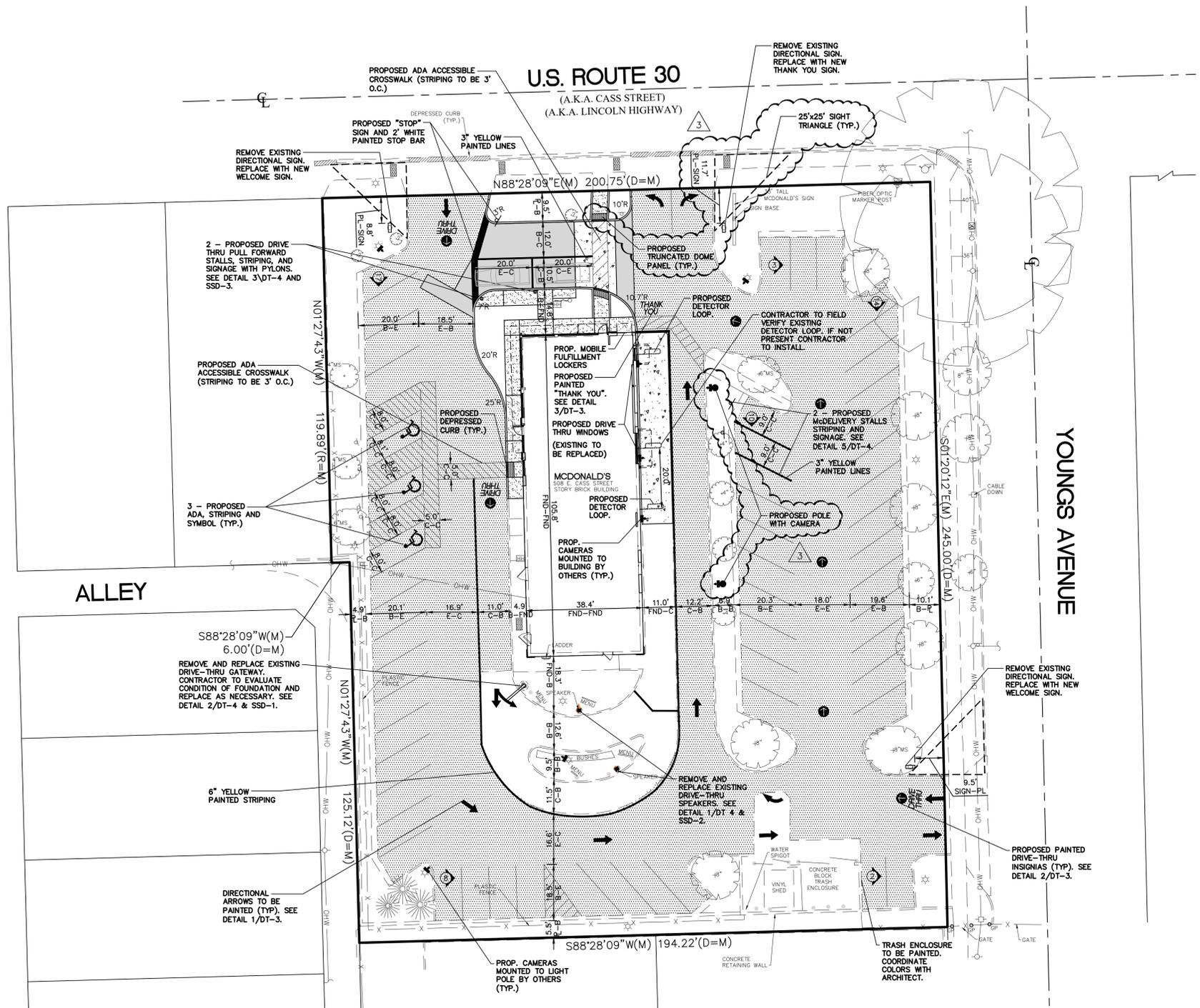
EXISTING:	
IMPERVIOUS AREA	= 37,552 S.F. (0.862 AC.) (78%)
PERVIOUS AREA	= 10,816 S.F. (0.248 AC.) (22%)
PROPOSED:	
IMPERVIOUS AREA	= 37,939 S.F. (0.871 AC.) (78%)
PERVIOUS AREA	= 10,429 S.F. (0.239 AC.) (22%)
NET CHANGE:	
IMPERVIOUS AREA	= +387 S.F. (+0.009 AC.)
PERVIOUS AREA	= -387 S.F. (-0.009 AC.)



**NOTES:**  
 1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.  
 2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.  
 3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.  
 4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.  
 5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.  
 6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.



**GEOMETRIC PLAN**



**DIMENSION LEGEND**

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

DATE	25/04/25
DATE	25/04/25
DATE	25/04/25
REVISIONS	NONE
NO.	1
NO.	2
NO.	3
NO.	4
NO.	5
NO.	6
NO.	7
NO.	8
NO.	9
NO.	10
NO.	11
NO.	12
NO.	13
NO.	14
NO.	15
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NO.	98
NO.	99
NO.	100

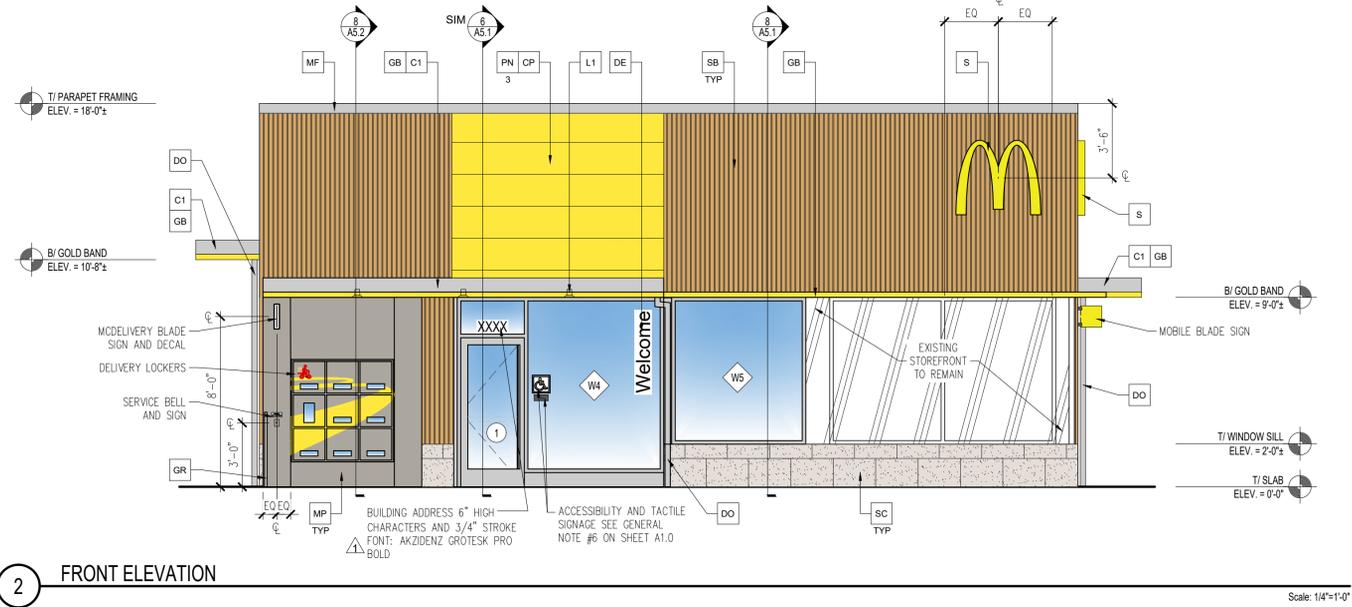
Prepared For:  
 McDonald's  
 110 N. Carpenter St.  
 Chicago, IL 60607  
 McDonald's - JOLIET, IL  
 508 E. Cass St.  
 Joliet, IL 60432

Prepared By:  
 watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER  
 DESIGN BY: R. NELSON  
 DRAWN BY: R. NELSON  
 DATE: APRIL 25, 2025  
 SCALE: 1" = 20'  
 PROJECT NO.: 25-005

**GEOMETRIC PLAN**

LC #12-0208



2 FRONT ELEVATION

Scale: 1/4"=1'-0"

**ELEVATION KEY NOTES:**

<b>AP</b> ALUMINUM PLANK CLADDING, METAL ERA AL13 6" PLANK SYSTEM W/ SWRL. FINISH: GRAPHITE AND SLATE GRAY	<b>GB</b> INTERNALLY LIT GOLD BAND	<b>RL</b> EXISTING ROOF LADDER, PAINT PN-2
<b>B</b> BRICK - PAINT AS SCHEDULED # = EXISTING BRICK N = NEW BRICK, MATCH EXISTING SIZE AND FINISH	<b>GR</b> GUARDRAIL - STAINLESS STEEL	<b>S</b> McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
<b>BM</b> BREAK METAL - COLOR: GOLD (MATCH PN3)	<b>L1</b> RECESSED DOWN LIGHT FIXTURE COLOR: GOLD	<b>SB</b> SIDING BOARD ULTRASHIELD COMPOSITE WOOD SIDING SYSTEM BY NEWTECHWOOD AMERICA, INC. TYPE: V = VERTICAL COMPOSITE CLADDING EUROPEAN STYLE BELGIAN BOARD CLADDING UH58 COLOR: PERUVIAN TEAK FINISH: STRAIGHT GRAIN
<b>C1</b> 36" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	<b>L2</b> RADIAL SCONCE LIGHT FIXTURE MATCH DORIAN GRAY SW 7017	<b>SC</b> STONE CLADDING - ECHELON - FRANKLIN STONE VENEER SIZE: 16x24 COLOR: MONUMENT WHITE
<b>C2</b> 18" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	<b>MC</b> METAL WALL CLADDING # = TYPE: 1 = "GOLD" W/ RIBBON 2 = "GRAY" W/ RIBBON	<b>UT</b> EXISTING UTILITIES
<b>CP</b> FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES (JOINT CAULK: OSI QUAD)	<b>MF</b> METAL FASCIA, 5 1/2", 24 GA. METAL ERA - FINISH: CLEAR ANODIZED	<b>WB</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: ANODIZED MILL FINISH - SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
<b>D</b> EXISTING HOLLOW METAL DOOR PAINT: GAUNTLET GRAY SW 7019 BY SHERWIN WILLIAMS	<b>MP</b> METAL PANEL-BY METAL ERA (LOCKER SURROUND) COLOR: CARLISLE GRANITE (MATCH PNT)	<b>XX</b> DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: ANODIZED MILL FINISH SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT C = FROM CENTER
<b>DE</b> DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, om.bowen@vomela.com GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@fxl.com	<b>PN</b> PAINT - SHERWIN WILLIAMS # = PAINT: 1 = DORIAN GRAY SW7017 2 = GAUNTLET GRAY SW7019 3 = GUSTO GOLD SW6904 4 = PAINTED CHEVRON - DORIAN GRAY SW7017 5 = PAINTED SWRLS - GAUNTLET GRAY SW 7019	
<b>DO</b> DOWNSPOUT - 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COORDINATE WITH CIVIL TO TIE INTO STORM DRAIN. COLOR: DORIAN GRAY SW7017		

GC TO PROVIDE SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN SIGNAGE PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKIE SUPPLY 1-800-423-5247, FAX: 1-877-538-6882, WWW.FRANKIESUPPLY.COM, EMAIL: fs-frankiesupplyus@franke.com

**RAL 7022 COLOR CHART (FOR REFERENCE)**  
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1-C2)  
HEX CODE: #4C4444  
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 69 (27%)  
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

**NOTE:**  
1. STAIN TRASH CORAL MASONRY TO MATCH BUILDING.  
2. PAINT TRASH CORRAL DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.  
3. REPLACE TRASH CORRAL MASONRY CAP WITH NEW STAINLESS STEEL METAL CAP FLASHING TO MATCH BUILDING METAL FACIA - WEATHERED ZINC.  
4. GC TO GRIND SMOOTH EXISTING BRICK AS NEEDED TO PROPERLY INSTALL CANOPIES, LIGHTS, METAL WALL PANELS, ETC.

**GLAZING NOTES:**  
1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE CHAPTER 24.  
2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:  
2.1. DOORS  
2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE  
2.3. WINDOWS:  
2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF  
2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR  
2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR  
2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING  
3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201. (IBC TABLE 2406.2)  
3.1. CLASS 1, UNO  
3.2. CLASS 2:  
3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF  
**SAFETY GLAZING IDENTIFICATION:**  
1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)



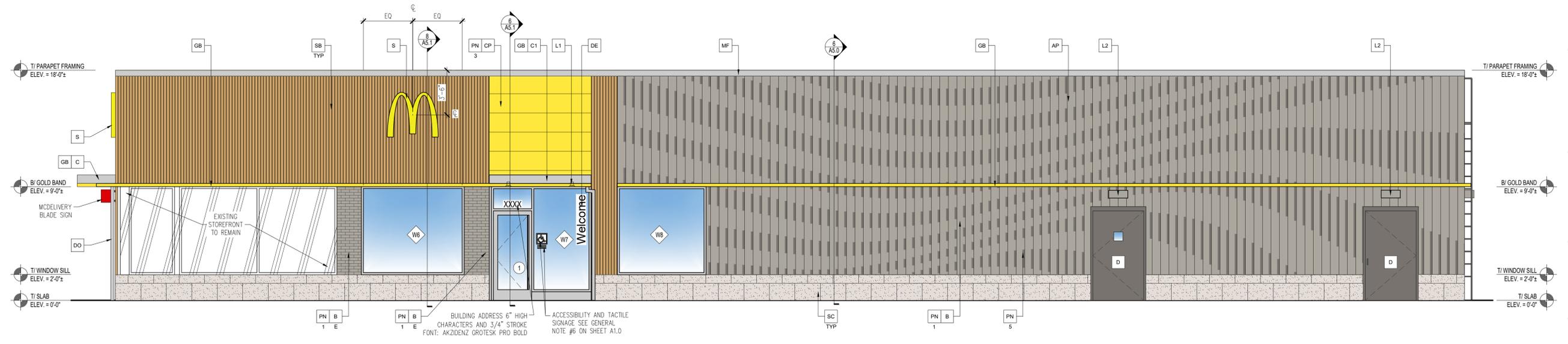
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DATE: 05/12/25 - PERMIT REVIEW SET

**STATE ID:** 120208  
**NATIONAL #:** 2733

**PROJECT #:** 25-010  
**DRAWN BY:** RG  
**CHECKED BY:** JK



1 NON DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

**CLIENT**  
**McDonald's USA, LLC**

**ADDRESS**  
508 EAST CASS STREET  
JOLIET, IL 60432

**SHEET TITLE**  
EXTERIOR ELEVATIONS

**SHEET NUMBER:**

A2.0



1 REAR ELEVATION

Scale: 1/4"=1'-0"

ELEVATION KEY NOTES:		
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<b>B</b> BRICK - PAINT AS SCHEDULED # = EXISTING BRICK N = NEW BRICK, MATCH EXISTING SIZE AND FINISH	<b>GR</b> GUARDRAIL - STAINLESS STEEL	<b>S</b> McDONALD'S SIGNAGE BY OTHERS UNDER SEPARATE PERMIT
<b>BM</b> BREAK METAL - COLOR: GOLD (MATCH PN3)	<b>L1</b> RECESSED DOWN LIGHT FIXTURE COLOR: GOLD	<b>SB</b> SIDING BOARD ULTRASHIELD COMPOSITE WOOD SIDING SYSTEM BY NEWTECHWOOD AMERICA, INC. TYPE: V = VERTICAL COMPOSITE CLADDING EUROPEAN STYLE BELGIAN BOARD CLADDING UH58 COLOR: PERUVIAN TEAK FINISH: STRAIGHT GRAIN
<b>C1</b> 36" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	<b>L2</b> RADIAL SCENCE LIGHT FIXTURE MATCH DORIAN GRAY SW 7017	<b>SC</b> STONE CLADDING - ECHELON - FRANKLIN STONE VENEER SIZE: 16x24 COLOR: MONUMENT WHITE
<b>C2</b> 18" ALUMINUM CANOPY SYSTEM (AWNEX) COLOR: SILVER	<b>MC</b> METAL WALL CLADDING # = TYPE: 1 = "GOLD" W/ RIBBON 2 = "GRAY" W/ RIBBON	<b>UT</b> EXISTING UTILITIES
<b>CP</b> FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES (JOINT CAULK: OSI QUAD)	<b>MF</b> METAL FASCIA, 5 1/2", 24 GA. METAL ERA - FINISH: CLEAR ANODIZED	<b>WB</b> EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: ANODIZED MILL FINISH - SEE SHEET AS.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
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**RAL 7022 COLOR CHART (FOR REFERENCE)**  
(SEE ELEVATION KEY NOTES AP, C2, C3, MF-1-C2)  
HEX CODE: #4C4444  
RGB CODE: RED 76 (30%), GREEN 74 (29%), BLUE 68 (27%)  
CMYK CODE: CYAN 40%, MAGENTA 30%, YELLOW 40%, BLACK 80%

**NOTE:**  
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1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)



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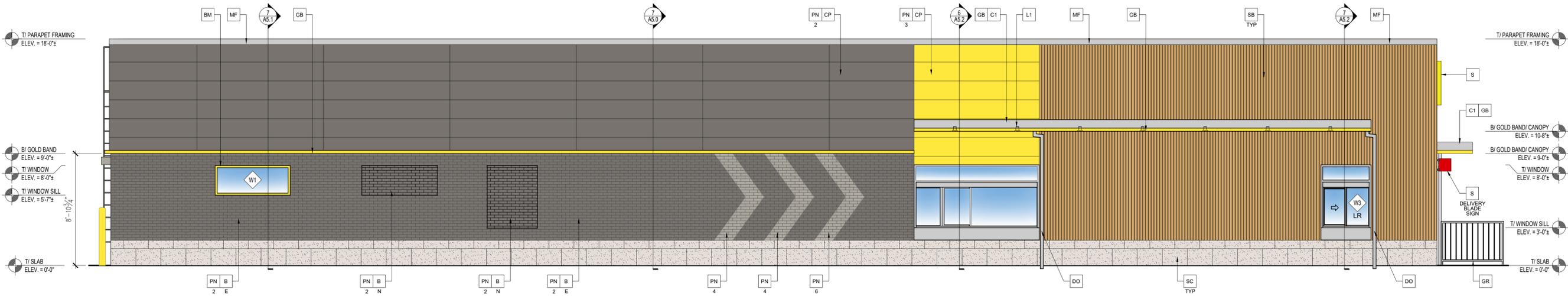


**STATE ID:** 120208  
**NATIONAL #:** 2733  
**PROJECT #:** 25-010  
**DRAWN BY:** RG  
**CHECKED BY:** JK

**DATE:** 05/12/25 - PERMIT REVIEW SET

**REVISIONS**

△	
△	
△	
△	
△	
△	
△	



2 DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

**CLIENT**  
**McDonald's USA, LLC**

**ADDRESS**  
508 EAST CASS STREET  
JOLIET, IL 60432

**SHEET TITLE**  
EXTERIOR ELEVATIONS

**SHEET NUMBER:**

A2.1

**FOR OFFICE USE ONLY**

\*\*\*Verified by Planner (please initial): \_\_\_\_\_ \*\*\*

Payment received from: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Petition #: \_\_\_\_\_

Common Address: \_\_\_\_\_

Date filed: \_\_\_\_\_

Meeting date assigned: \_\_\_\_\_

**ZONING BOARD OF APPEALS**

**JOLIET, ILLINOIS**

**PETITION FOR VARIATION/APPEAL**

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 508 E Cass St, Joliet, IL 60432

PETITIONER'S NAME: McDonald's Corporation

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: 110 N. Carpenter Street Chicago, IL ZIP CODE: 60607

PHONE: (Primary) 312-833-2683 (Secondary) \_\_\_\_\_

EMAIL ADDRESS: Andy.Vitale@us.mcd.com FAX: \_\_\_\_\_

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: McDonald's Corporation

HOME ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BUSINESS ADDRESS: 110 N. Carpenter Street Chicago, IL ZIP CODE: 60607

EMAIL ADDRESS: Andy.Vitale@us.mcd.com FAX: \_\_\_\_\_

**Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:**

BUSINESS REFERENCES (*name, address, phone or email*):

N/A - Business is currently in operation, variance is for material used on the exterior of the Building

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A - Business is currently in operation, variance is for material used on the exterior of the Building

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-10-418-013-0000 ;  
30-07-10-418-014-0000 ; \_\_\_\_\_.

*\*\*Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website\*\**

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See Attached.

LOT SIZE: WIDTH: 200.75 DEPTH: 245 AREA: 48,368

PRESENT USE(S) OF PROPERTY: McDonald's Restaurant

PRESENT ZONING OF PROPERTY: B3

VARIATION/APPEAL REQUESTED: \_\_\_\_\_

Variation to 47-15H.3 to permit the use of Aluminum Cladding on the exterior of the building.

**RESPONSE TO VARIATION CRITERIA**

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

**Please describe how this request meets the criteria by responding to the following questions in your own words.**

*1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?*

See Attached.

2. What unique circumstances exist which mandate a variance?

See Attached.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

See Attached.

**REQUIRED SUPPORTING ATTACHMENTS**

- Site plan / concept plan / floor plan / building elevation plan
- Joliet Ownership Disclosure form
- Business license application (if applicable)

**NOTARIZATION OF PETITION**

STATE OF ILLINOIS) ss  
COUNTY OF WILL)

I, Andy Vitale, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

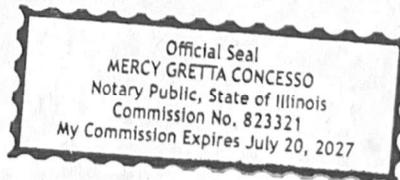
McDonald's Corporation

By: *Andy F. Vitale*  
Petitioner's Signature

\_\_\_\_\_  
Owner's Signature  
(If other than petitioner)

Subscribed and sworn to before me  
this 14<sup>th</sup> day of July, 2025

*Mercy Grilla Conceso*



McDonald's Corporation  
Variation Criteria Responses  
508 E. Cass Street

**1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?**

The strict application of the City's Non-Residential Design Standards, which are interpreted by planning staff to prohibit the use of the proposed aluminum cladding, places an undue hardship on the property and its ability to generate a reasonable return. A reasonable return is predicated on the ability to operate a modern, competitive, and appealing business that aligns with current brand standards.

- **Impediment to Modernization:** The variance is required to accommodate a key design element of McDonald's current architectural and brand identity. Prohibiting the use of this high-quality, modern material prevents us from fully reinvesting in the property and presenting a fresh, updated appearance to the public, which is essential for remaining competitive and attracting customers.
- **Increased and Unnecessary Costs:** The initial design was created in good faith based on our new brand standards. A denial would force a costly and time-consuming redesign to revert to a previous concept using painted brick, representing a significant and unnecessary financial burden. This directly impacts the economic feasibility and reasonable return on investment for this major remodel.
- **Limitation on High-Quality Materials:** The proposed AL13 aluminum cladding is a premium, high-quality material intended to add unique texture and visual interest. The ordinance's restrictions, as applied, limit our ability to use superior, modern materials, forcing the use of older, less dynamic alternatives and thereby diminishing the potential of the property.

**2. What unique circumstances exist which mandate a variance?**

There are two primary, unique circumstances related to this specific property and its history that justify the granting of a variance:

- **Established Precedent on the Subject Property:** The most significant unique circumstance is that the City of Joliet has previously permitted the use of metal siding on this very building. During our last major remodel in 2018, metal siding was approved and installed as an accent material. This approval established a specific precedent for this property, acknowledging that the use of metal accent materials is consistent with the character of the site and the surrounding area. The current proposal is merely a continuation of this accepted design approach, using a higher grade of material for the same purpose, as an accent finish.
- **Evolving Brand and Architectural Standards:** The applicant is part of a global brand with a specific and evolving architectural identity. The proposed aluminum cladding is a key feature of the new, high-quality design meant to create a building with a texture unlike any other McDonald's in the country. The unique circumstance is the need to apply this

updated, specific corporate identity to an existing building within the city, which is critical to brand consistency and marketability.

**3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.**

The granting of this variance is anticipated to have a positive impact on the essential character of the area, with no negative impacts foreseen.

**Positive Impacts:**

- **Enhanced Architectural Quality and Visual Interest:** The variance will facilitate a significant aesthetic upgrade to a prominent commercial property. By incorporating a mix of high-quality materials, including the existing brick and the proposed aluminum cladding, the renovated building will feature enhanced texture and visual interest, contributing positively to the architectural character of the commercial corridor.
- **Promotion of Economic Investment:** Approving the variance allows a major local employer and business to reinvest significantly in its facility. This modernization encourages further economic investment and demonstrates a commitment to maintaining a high-quality commercial environment in Joliet.
- **Minimal Visual Change:** The aluminum cladding is proposed for a relatively small portion of the building and is intended to serve as an accent, not as the predominant material. The primary exterior finish of the building will remain brick. Therefore, the essential character of the building and the area will be preserved and enhanced, not fundamentally altered.

**Negative Impacts:**

- **No Negative Impacts Anticipated:** There are no anticipated negative impacts. The material in question is a high-quality, premium product, not a low-grade alternative. Given that the city has previously approved metal accents on this building and that the proposed use is limited in scope, the variance will not introduce a jarring or incompatible element into the neighborhood. It will not be detrimental to the use and enjoyment of other properties or diminish property values.

McDonald's Corporation  
Variation Application  
508 E. Cass Street

LEGAL DESCRIPTION:

THAT PART OF BLOCK 3 IN YOUNG AND CAGWIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 23035, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTH 00 DEGREES 11 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 245.00 FEET TO THE SOUTH LINE OF THE NORTH 245.00 FEET OF SAID BLOCK 3; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 194.22 FEET TO THE EASTERLY LINE OF MUNROE AND RULIEN'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 204584; THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS EAST ALONG SAID EASTERLY LINE 125.12 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE, 6.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID MUNROE AND RULIEN'S SUBDIVISION; THENCE NORTH 00 DEGREES 04 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 119.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER ALSO BEING ON THE NORTH LINE OF BLOCK 3 IN SAID YOUNG AND CAGWIN'S SUBDIVISION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE, 200.75 FEET TO THE POINT OF BEGINNING IN WILL COUNTY, ILLINOIS.

508 E. CASS ST., JOLIET, IL 60432

PINS: 30-07-10-418-013-0000 AND 30-07-418-014-0000

## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

508 E Cass St, Joliet, IL 60432

PIN(s): 30-07-10-418-013-0000 and 30-07-10-418-014-0000

### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

McDonald's is a publicly traded corporation. SEC regulations only require reporting owners of 5% or more of stock. As of December 31, 2024 the following owned more than 5%: The Vanguard Group, 100 Vanguard Boulevard, Malvern, PA 19355  
BlackRock, Inc., 50 Hudson Yards, New York, NY 10001.

**E-MAIL:** Andy.Vitale@us.mcd.com      **FAX:** \_\_\_\_\_

**IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

N/A

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E-MAIL: \_\_\_\_\_ FAX: \_\_\_\_\_

**NOTE:**

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

McDonald's Corporation

**SIGNED:** By: Andrew P. Vitale

**DATE:** 07/14/2025

**Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:**

Andy Vitale, Construction Manager, McDonald's Corporation 312-833-2683

**PRINT**

**ZONING BOARD OF APPEALS**  
**CRITERIA FOR VARIATIONS**

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
<p>(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows:</p> <p>(a) _____</p> <p>(b) _____</p> <p>(c) _____</p> <p>(list of reasons)</p>		
<p>(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions:</p> <p>(a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone.</p> <p>(b) The plight of the owner is due to unique circumstances.</p> <p>(c) The variation, if granted, will not alter the essential character of the locality.</p>		
<p>(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).</p>		