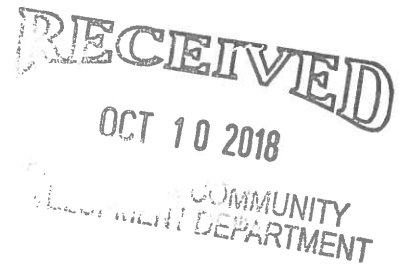


M R V ARCHITECTS, INC.

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October 10, 2018

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 1530 W. Algonquin Road – Taco Bell Redevelopment / SUP Amendment
Plan Commission Review Round 2

Dear Mr. Hubbard,

Please see this letter as the response to the comments received on the September 28, 2018 letter regarding the second round of comments for drawings submitted for the above noted location. Below is the response per item requesting clarification.

FIRE SAFETY DIVISION

General Comments

13. The petitioner's response to comments #1- #3 are acceptable.

Response: Understood.

14. The petitioner's response to comment #4 is noted. Regarding the restrictor detail shown on sheet C-6, the restrictor should be installed vertically and a hood should be constructed over the outlet pipe. For reference, enclosed are a plate restrictor detail and hood detail from the Metropolitan Water Reclamation District. The revisions to the restrictor and the detention calculation verification for the fee in lieu of detention can be addressed at final engineering for the permit.

Response: Understood. Restrictor and detention calculation to be verified at final engineering.

15. The petitioner's response to comment #8 is noted. The sidewalk through the entrance along Algonquin Rd should be 8" thick. This can be addressed at final engineering for the permit.

Response: Understood. Sidewalk thickness to be addressed at final engineering.

16. The petitioner's response to comments #9- #12 are acceptable.

Response: Understood.

17. The petitioner should be made aware that there is the possibility of intersection improvements at Algonquin Rd and New Wilke Rd that would involve a new right turn lane for westbound traffic on Algonquin Rd. To construct this right turn lane, right-of-way acquisition and modifications to existing curb, sidewalk, etc. may be needed along the north side of Algonquin Rd that could impact the frontage for 1530 W Algonquin Rd.

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Response: In the event that the noted intersection improvement should occur, the 24' drive aisle has been reduced to 23'. This should allow for the addition of a 12' right-turn drive aisle, 5' parkway and 5' sidewalk. Landscaping to be revised upon request of the village.

FIRE DEPARTMENT

General Comments

1. The Fire Department has no additional comments at this time.

Response: Understood.

POLICE DEPARTMENT, COMMUNITY SERVICES BUREAU

Round 2 Review Comments

1. Character of use: Nothing Further

Response: Understood.

2. Are lighting requirements adequate? Nothing Further

Response: Understood.

3. Present traffic problems? Nothing Further

Response: Understood.

4. Traffic accidents at particular location? Nothing Further

Response: Understood.

5. Traffic problems that may be created by the development. Nothing Further

Response: Understood.

6. General Comments: Nothing Further

Response: Understood.

PLANNING & COMMUNITY DEVELOPMENT DEPT.

General Comments

29. The response to comments #8-#16, #18, #19, and #21-#28 are acceptable.

Response: Understood.

30. The response to comment #7 is noted. Based on the revised photometric plan, the variation relative to illumination has been eliminated. However, there are still no landscape islands at either end of the row of three parking stalls. Therefore, a variation to waive this requirement would be required. Staff recommends reworking the site plan to eliminate this variation. If a variation is requested, a response to the four criteria for variation approval will be required. The following approvals have been requested:

- a. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow redevelopment of the restaurant and drive-through.

- b. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for a landscape island including a shade tree at the ends of certain parking rows.

- c. Variation to Chapter 28, Section 10.2-8, to reduce the required driveway width from 24' to 23'.

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Response: To reduce the amount of variations, the site plan has been reworked as suggested. See revised Site and Landscape Plans for the addition of 7'-6" landscape islands as well as shade trees on both ends of the 3-parking stall row. Civil (sheets C-1 to C-5) plans have also been revised to accommodate these changes.

31. The response to comment #17 is not acceptable. The dumpster enclosure must be of masonry construction in a material to match the materials of the building (wood gates are acceptable). Please clarify why the height of the dumpster enclosure is 8' tall. A 6' tall enclosure should be sufficient in size to screen the dumpsters.

Response: The height of the trash enclosure may be adjusted. Will comply and set the enclosure height at 6'.

32. The response to comment #20 does not provide sufficient clarity. To phrase the question another way, the application lists the property size as 29,343 sq. ft. and the impervious surface calculations list the property size as 29,298 sq. ft. The plat of survey lists the total site size as 36,132 sq. ft., which includes an "exception" area that is 155.16' x 46.98'. When this area is subtracted from the 36,132 sq. ft. overall property as shown on the plat, it yields a value of 28,843 sq. ft. for the Taco Bell property. Please clarify the actual lot size.

Response: The "exception" area is not a true rectangle (in this case a parallelogram). Therefore, the area calculation for this area cannot be obtained with a simple multiplication of the two values. When calculating this area, it is found to be 6,834.8659 sq. ft. Subtracting this from the 36,132 sq. ft. of overall property yields an area calculation of about 29,298 sq. ft. This matches the property size listed in the impervious surface calculation. Therefore, the 29,343 sq. ft. listed in the application is incorrect and must be updated to match the correct value.

33. Given comment #18 from the Engineering Dept., additional ROW acquisition will likely be needed to accommodate for a new dedicated right-turn lane along Algonquin Road. Currently, there is approx. 25' between the existing back of curb on Algonquin and the back of curb of the proposed Taco Bell drive aisle parallel to Algonquin Road. The new lane on Algonquin will likely be 12' in width (worst case scenario), and the Village is recommending a 5' parkway and then a 5' sidewalk. Per code requirements, property lines must be setback 1' from the edge of a sidewalk, which equates to 23' of land needed for the new lane along Algonquin Rd. In order to provide sufficient landscaping, the Village is requesting that you push back the drive aisle parallel to Algonquin Rd. by 1', and reduce the driveway width to 23' (variation will be required but will be supported by the Planning Department). This will allow for a minimum of 4' of landscaping between the property line and the back of curb of the Taco Bell drive aisle. Please adjust the site plans and landscape plans accordingly.

Response: The 24' drive aisle has been revised to 23'. See revised Site and Landscape Plans for this revision.

Landscape Comments

1. Along the north property line, the upright Junipers are planted approximately seven feet on center. Increase the quantity so that the junipers are touching at time of installation. Please incorporate five additional Junipers.

MRV ARCHITECTS, INC.

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Response: See revised Landscape drawing for the addition of 5 new Fairview Upright Junipers.

PUBLIC WORKS DEPT.

General Comments

1. The 12" x 6" pressure connection must be encompassed within a valve vault with a minimum diameter of 72". Please provide a detail for the pressure connection and vault.

Response: Will comply with requirement at construction.

2. Water meters and RPZ's will be sized once the plumbing plans have been submitted.

Response: Understood. Sizing to be verified upon submittal of plumbing plans.

3. Proposed roadway patch at Rte. 62 must match existing at a minimum.

Response: Will comply with requirement at construction.

Sincerely,



Mario Valentini
MRV Architects, Inc.