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June 5, 2019

Village of Arlington Heights
Department of Planning &
Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005
Attention: Sam Hubbard

RECEIVED

JUN 06 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Regarding:

Raising Cane's Chicken Fingers
N. Arlington Hts. Road & E. Palatine Rd
Arlington Heights, IL 60005
Our Project No. 19064

PC Number: 19-006

Mr. Hubbard:

The following letter gives either a direct written response to your comments or describes revisions made to the plan in response to your Plan Review dated May 3, 2019 for the Raising Cane's Chicken Fingers located at N. Arlington Hts. Road & E. Palatine Road, Arlington Hts., IL 60005.

Any revisions made to the drawings in response to these comments have been clouded on the drawings and are marked with **Delta #1**, labeled **Development Review** and dated **5/24/19**

Fire Safety Review:

1. Acknowledged.
2. Acknowledged. The FDC location will be coordinated with Fire Department.
3. Acknowledged. Will be part of separate submittal.
4. Acknowledged.
5. Acknowledged. Rooms/Doors will be provided will appropriate labeling.
6. Acknowledged.
7. Acknowledged. Will be part of separate submittal.
8. Acknowledged. Location of exterior alarm will be coordinated with Fire Department.
9. Acknowledged.
10. Acknowledged. Location of Knox box will be coordinated with Fire Department.
11. Acknowledged.
12. Acknowledged.

Engineering:

- 1-10. N/A
11. Acknowledged.
12. Acknowledged. Plans are referenced to the State Plane Coordinate System – Illinois East
13. Acknowledged. An OUMA will be completed prior to Final Engineering Approval.
14. Detention for the existing site is currently provided as part of the overall shopping center per MWRD Permit No. 79-0408. The proposed improvements will decrease impervious area; thus, additional detention is not required. Refer the Preliminary Stormwater Management Report for additional information.
15. An Auto turn Plan showing the routes has been included with this submittal.
16. Final Engineering plans will specify adequate pavement.
17. A proposed Fire Hydrant has been added to the plans within 100 feet of the Fire Department Connection. The Fire Department Connection is labeled as item O on the plan.
18. The proposed water line servicing the building is a 6" Ductile Iron Water Line (W3). The ¾" line (W1) is exiting the building and will be providing water service to a post hydrant in the trash enclosure.
19. Acknowledged. Final Engineering plans will specify.
20. Acknowledged.
21. Truck route for trash vehicle is included on the Auto Turn exhibit. The trash will be serviced when the restaurant is closed and/or during off peak hours. The drive through aisle and southbound exit aisle are not anticipated to be affected.

Traffic:

22. Wheel stops have been added as requested.
23. 'One Way – Exit Only' signs have been added to the plan.
24. Two existing light poles will be removed as part of the development. New lights will be proposed for the development. A photometric plan has been included with this submittal.
25. Acknowledged. Raising Cane's prefers 20' deep parking stalls; however, per Planning and Community Development comments, the site plan has been revised to provide 18' deep parking stalls.
26. The initial analysis reflected an 80/20 split with 80% of traffic from the north on Arlington Heights Road traveling south to Access B, and 20% completing a left-turn onto eastbound Palatine Road to Access C. Based on the limited traffic assumed traveling from the north on Arlington Heights Road (15%), no southbound right-turns were included. Based on the Village review comment, the analysis has been updated to reflect a 50/50 split with 50% of traffic from the north on Arlington Heights traveling south to Access B, and 50% completing a left turn onto eastbound Palatine Road to Access C. The total site trip assignment is depicted in Exhibit 5.
27. The report text has been modified to clarify the ITE data is assumed for the analysis. The site trip assignment depicted in Exhibit 3 through Exhibit 5 is based on ITE data.
28. The site trip assignment has been updated per Comment 26, and Exhibit 3 through Exhibit 5 revised accordingly.
29. The capacity analysis has been updated to reflect the revisions noted above and in Parking/Loading Comment.

Fire Department:

1. Acknowledged.
2. Acknowledged. The FDC location will be coordinated with Fire Department.
3. Acknowledged. Location of Knox box will be coordinated with Fire Department.
4. Acknowledged.

Community Services Bureau:

1. No response required.
2. No response required.
3. No response required.
4. No response required.
5. No response required.
6. Acknowledged. Emergency contact information will be provided prior to store opening.

Health & Human Services Department:

1. Acknowledged.
2. Acknowledged. Screens will be provided at overhead doors.
3. Acknowledged. Windows are self-closing and an air curtain will be provided.
4. Acknowledged. Hose bibb will be provide at patio areas.

Food Service Plan Review Requirements:

- 1.-9. Acknowledged. A full set of plans will all required information will be provided with permit submission for review.

Open-Air Dining – Minimum Requirements:

1. Acknowledged. Per Sean Freres (Environmental Health), the screen at the operable overhead doors will be acceptable to prevent pests from entering building and permit the open kitchen concept.
2. Acknowledged.
3. Acknowledged. Overhead doors have sill at 3'-2" a.f.f.
4. Acknowledged. See 1. Above.
5. N/A. See 1. Above.
6. N/A.
7. Acknowledged.
8. Acknowledged.
9. Acknowledged.

Planning & Community Development Department:

- 1-6. N/A.
7. Acknowledged.
8. Acknowledged. This will be provided.
9. Raising Cane's will be leasing.
10. The project description has been revised.
11. Acknowledged. Photometrics plan provided.
12. Acknowledged.
13. Acknowledged.
14. Parking stalls have been revised to 18' deep.
15. Revised as requested.
16. Propose dumpster enclosure details have been included in this submittal.

17. Details for fencing/seat walls have been included in this submittal.
18. No.
19. Based on the layout of the existing shopping center, there is not an easily constructed pedestrian route to the proposed outlet. Pedestrians have access to the sidewalks along Arlington Heights Road which will route them to Palatine Road and to the front of the Restaurant.
20. Acknowledged. Design Commission application submitted 5.13.19.
21. Seating was calculated based on the actual number of seats. The area of the seating was indicated by a dashed line included the square footage and seats.
22. Deliveries are made 3-4 times a week and are made in early morning.
23. The traffic and parking studies have been updated to include future conditions with a fully occupied shopping center. For the traffic study, the capacity analysis was updated accordingly.
24. The capacity analysis has been updated to reflect Village comments. Table 3.6 and Table 3.7 have been revised accordingly.
25. The 95th percentile queues projected for the westbound right-turn movement at Access B are expected to exceed the available storage length under the future no-build condition. The capacity analysis is considered conservative as it does not include right-turn-on-red movements, which were observed in the field. Furthermore, the current site access and onsite circulation configuration provides flexibility for motorists to select an alternate outbound access driveway if long delays or queues are observed at Access B.

Landscape Issues:

1. Detailed landscape plan showing sizes, species and quantities provided.
2. Shrubs along Palatine Road increased in size to be a minimum of 3-foot height at time of installation. Plant material is salt and drought tolerant.
3. 4" caliper shade trees provided at the ends of all parking rows.
4. Parking stall have been revised to 18' deep.
5. Turf provided along back of curb.
6. Details for the railings has been added.
7. Pictures of furniture provided to illustrate the patio design.
8. Acknowledged. Utility locations will be looked at in detail at time of final landscape plan submittal to provide proper screening.
9. Acknowledged.

Public Works Department:

1. The proposed water line servicing the building is a 6" Ductile Iron Water Line (W3). The ¾" line (W1) is exiting the building and will be providing water service to a post hydrant in the trash enclosure from interior to the building. It is not a separate water source.
2. Acknowledged.
3. Acknowledged.
4. Structure ST-1 will not have a restrictor within the structure. Per MWRD WMO, detention is not required for this site. Final Construction details will be included with Final Engineering Plans.
5. Proper separation will be provided at X3, X4, X5, and X6.
6. The owner of the shopping center will be preparing separate plans and obtaining permit to install the proposed water main extension prior to the start of construction for the Raising Cane's Lot.

7. An OUMA will be completed prior to Final Engineering Approval. In addition, an Exhibit R including maintenance requirements will be completed and recorded against the property as part of the MWRD Permit process.
8. Acknowledged.
9. Revised as requested.
10. Acknowledged. Final grease trap location will be coordinated/confirmed with Public Works during Final Engineering Review.

Please contact me directly if you have any questions or concerns regarding these drawing revisions, attached responses, or if there is any further information needed to expedite the permit. Thank you.

Respectfully Submitted,

Jeff H. Pountney

Jeff H. Pountney
ADA Architects, Inc.

