



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 45 E Golf Rd – McDonald's Redevelopment – PUD and LUV Amendment to modify the approved development plan to add an additional drive through lane
PC#: 19-010 – Round 1
Date: July 17, 2019

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

No comments at this time.

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**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 7/18/2019

P.C. Number: 19-010 Round 1

Project Name: McDonald's Redevelopment

Project Location: 45 E Golf Rd

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. Buildings shall have approved address numbers.
4. Provide an auto-turn diagram showing fire apparatus access to the site and how it will traverse around the building with the proposed change.

Date 07-18-19

Reviewed By: 

Fire Safety Supervisor/Fire Marshal

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 24, 2019
Subject: 45 E Golf Rd P.C. #19-010

With regard to the proposed PUD Amendment, I have the following comments:

- 1) The addition is acceptable from the Public Works perspective.

If you have any questions, please feel free to contact me.

C. file

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-010
 Petitioner: Chris Stepp, McDonald's USA, LLC
 Owner: McDonald's USA, LLC
110 N. Carpenter Street
Chicago, IL 60607-2101
 Contact Person: Dan Olson
 Address: 2631 Ginger Woods Parkway
Aurora, IL 60502
 Phone #: 630-375-1800
 Fax #: 630-236-9800
 E-Mail: dolson@watermark-engineering.com

P.I.N.# 08-15-100-011
 Location: 45 E Golf Road
 Rezoning: Current: OT Proposed: OT
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: ✓ For: Amend
 Special Use: ✓ For: Updated Drive Thru
 Land Use Variation: ✓ For: Signage
 Land Use: Current: McDonald's
Proposed: McDonald's
 Site Gross Area: 41,054 SF
 # of Units Total: N/A
 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS
 REQUIRED: YES NO COMMENTS

a. Underground Utilities
 Water NO
 Sanitary Sewer NO
 Storm Sewer NO
 b. Surface Improvement
 Pavement NO
 Curb & Gutter NO
 Sidewalks NO
 Street Lighting NO
 c. Easements
 Utility & Drainage NO
 Access NO

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC VERIFY b. IDOT X
 c. ARMY CORP d. IEPA
 e. CCHD

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3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING? ...
 10. WETLAND EXISTING?

YES NO COMMENTS

X X N/A
X X C2- D88 \$353 DUE FOR
X X BUT N/A SINCE
X X THEY ALREADY

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: WATERMARK
 DATE OF PLANS: JUNE 13, 2019

Director


7/26/19
Date

HAVE SANITARY

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PLAN COMMISSION PC #19-010

JUL 25 2019

**McDonald's Redevelopment
45 E Golf Rd**

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**PUD and LUV Amendment modify the approved development plan to allow an
additional drive through lane
Round 1**

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

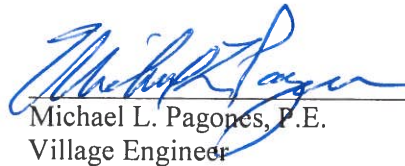
| | |
|-------------------------------|--|
| Projected Coordinate System: | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection: | Transverse_Mercator |
| False_Easting: | 984250.00000000 |
| False_Northing: | 0.00000000 |
| Central_Meridian: | -88.33333333 |
| Scale_Factor: | 0.99997500 |
| Latitude_Of_Origin: | 36.66666667 |
| Linear Unit: | Foot_US |
| Geographic Coordinate System: | GCS_North_American_1983 |
| Datum: | D_North_American_1983 |
| Prime Meridian: | Greenwich |
| Angular Unit: | Degree |

13. Provide calculations to show the area disturbed as part of this redevelopment, the existing impervious area, and the proposed impervious area. If the area disturbed is greater than 0.5 acres, a determination letter from the MWRD will be required. Provide the existing detention for the site, and the detention calculations for the storage required for the proposed conditions. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use Bulletin 70 rainfall data. If the proposed conditions show a deficiency in storage provided, subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
14. If the exterior lighting will be altered, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

15. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case an Engine. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
16. An IDOT permit is required for all proposed work in the Golf Road right-of-way.
17. Detectable warning panels are required for the proposed ADA ramp at the SE corner of Golf Road and the signalized entrance.
18. Provide additional information to show how a garbage truck will maneuver.

TRAFFIC

19. On the east side of the building, no guidance or signage is provided for people walking from the parking stalls along the east property line towards the door at the northeast corner of the building. This would be where vehicles are exiting the drive through, and where employees would be delivering orders to vehicles parked in the designated spaces at the northeast corner of the parking lot. Provide an additional crosswalk or appropriate signage for vehicles to yield to pedestrians.

 7/25/19
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

Fire Engine Specifications (2 pages)



Turning Performance Analysis

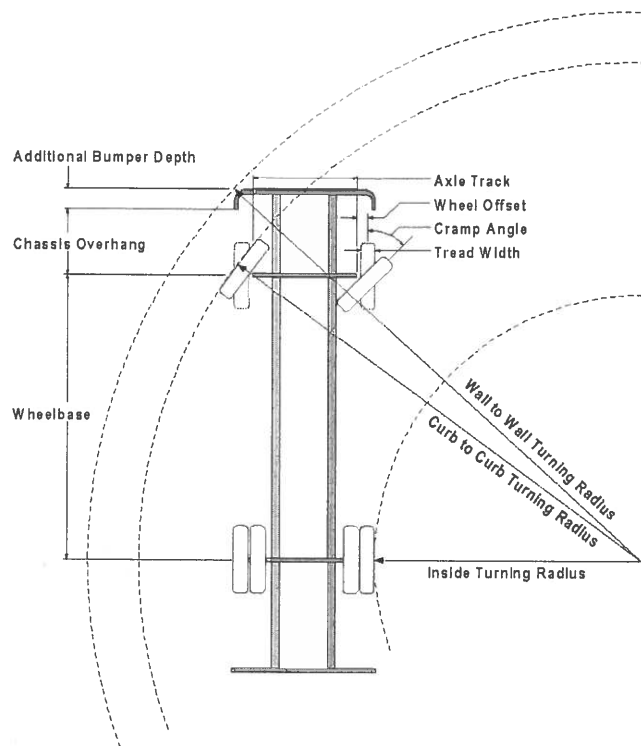
01/13/2019

Bid Number: 624

Department: Arlington Heights, IL

Chassis: Velocity Chassis (Big Block), 2010

Body: Pumper, Medium, Aluminum, 2nd Gen



Parameters:

| | |
|--------------------------|-----------|
| *Inside Cramp Angle: | 45° |
| Axle Track: | 81.92 in. |
| Wheel Offset: | 4.68 in. |
| Tread Width: | 17.7 in. |
| Chassis Overhang: | 78 in. |
| Additional Bumper Depth: | 26 in. |
| Front Overhang: | 104 in. |
| Wheelbase: | 201.5 in. |

Calculated Turning Radii:

| | |
|---------------|--------------|
| Inside Turn: | 15 ft. 6 in. |
| Curb to curb: | 30 ft. 0 in. |
| Wall to wall: | 35 ft. 5 in. |

| Category | Option | Description |
|---------------------|---------|---|
| Axle, Front, Custom | 0648752 | Axle, Front, Dana, D2200, 22,800 lb |
| Wheels, Front | 0019611 | Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot |
| Tires, Front | 0521238 | Tires, Front, Michelin, XFE (wb), 425/65R22.50, 20 ply |
| Bumpers | 0600986 | Bumper, 26" Extended, Under Slung, Painted, Xlays/Trays, 12" H, Imp/Vel |

Notes:

*Actual Inside cramp angle may be less than shown.

Curb to Curb turning radius calculated for 9.00 inch curb.

Definitions:

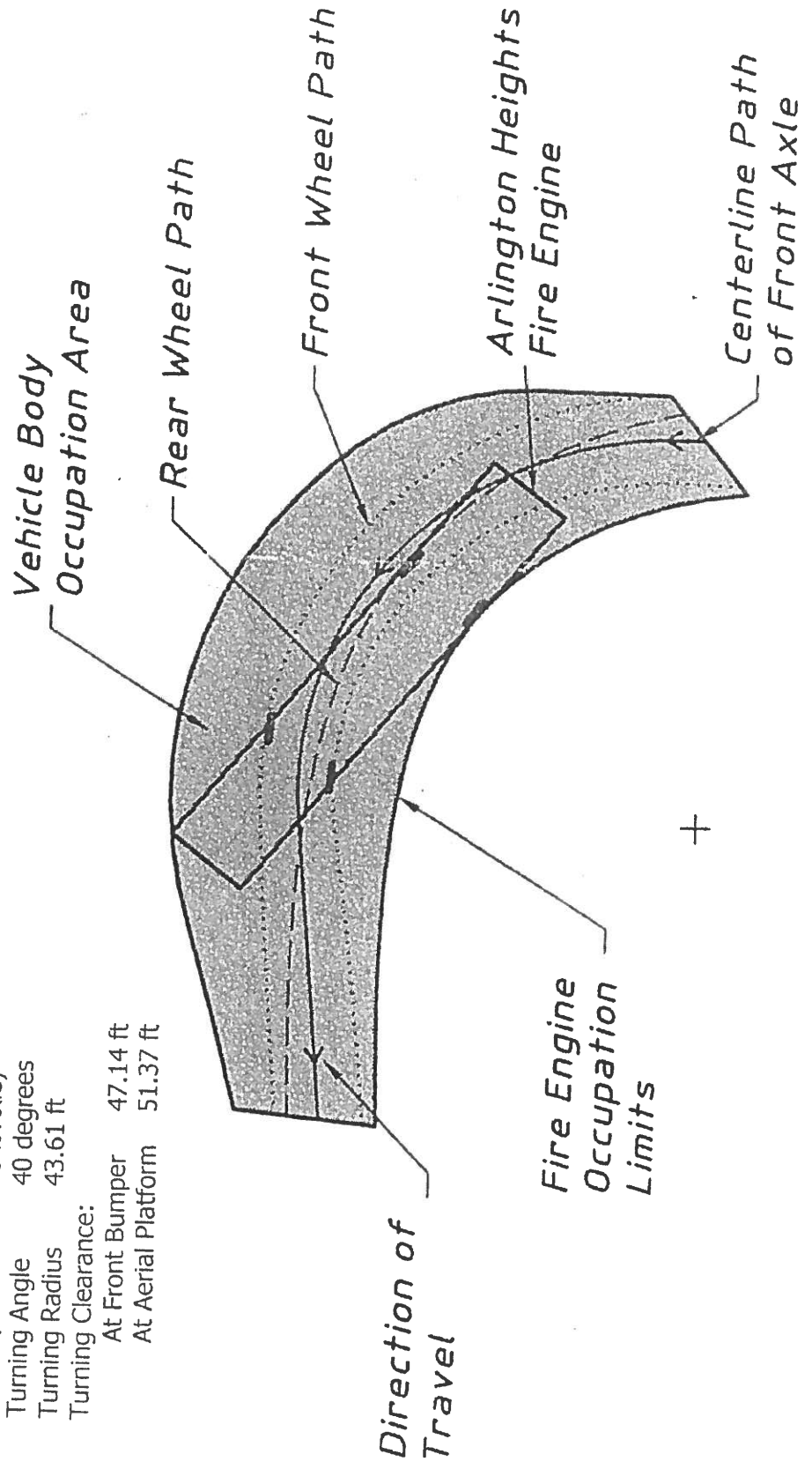
| | |
|-----------------------------|--|
| Inside CrampAngle | Maximum turning angle of the front inside fire. |
| Axle Track | King-pin to King-pin distance of front axle. |
| Wheel Offset | Offset from the center line of the wheel to the King-pin. |
| Tread Width | Width of the tire tread. |
| Chassis Overhang | Distance of the center line of the front axle to the front edge of the cab. This does not include the bumper depth. |
| Additional Bumper Wheel | Depth that the bumper assembly adds to the front overhang. |
| Wheelbase | Distance between the center lines of the vehicles front and rear axles. |
| Inside Turning Radius | Radius of the smallest circle around which the vehicle can turn. |
| Curb to Curb Turning Radius | Radius of the smallest circle around which the vehicle's tires can turn. This measures assumes a curb height of 9 inches. |
| Wall to Wall Turning Radius | Radius of the smallest circle around which the vehicle's tires can turn. This measures takes into account any front overhang due to chassis , bumper extensions and or aerial devices. |

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

| | |
|--------------------------|--------------|
| Overall Height | 11 ft - 8 in |
| Overall Length | 48 ft - 0 in |
| Overall Width | 8 ft - 6 in |
| Overall Wheelbase | 21 ft - 2 in |
| Front Overhang | 14 ft - 0 in |
| (Platform to Front Axle) | |
| Turning Angle | 40 degrees |
| Turning Radius | 43.61 ft |
| Turning Clearance: | |
| At Front Bumper | 47.14 ft |
| At Aerial Platform | 51.37 ft |





Arlington Heights Fire Department Plan Review Sheet

P. C. Number 19-010

Project Name

McDonalds Redevelopment

Project Location

45 E. Golf Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

1. Please remember to have the Knox Box reinstalled at the main front entrance of the building if it is removed when redoing the exterior of the building.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date July 22, 2019

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

McDonalds Redevelopment 45 E Golf Rd

PUD and LUV Amendment; additional drive-through lane

Round 1 Review Comments

07/15/2019

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. Ovington #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. J. #557
Supervisor's Signature

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Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Print Form (To Mail)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

| | |
|---|---|
| Petition #: P.C. <u>19-010</u> | P.I.N.# <u>08-15-100-011</u> |
| Petitioner: <u>Chris Stepp, McDonald's USA, LLC</u> | Location: <u>45 E Golf Road</u> |
| | Rezoning: <u> </u> Current: <u>OT</u> Proposed: <u>OT</u> |
| | Subdivision: <u> </u> |
| | # of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u> |
| Owner: <u>McDonald's USA, LLC</u> | PUD: <u>✓</u> For: <u>Amend</u> |
| <u>110 N. Carpenter Street</u> | Special Use: <u>✓</u> For: <u>Updated Drive Thru</u> |
| <u>Chicago, IL 60607-2101</u> | Land Use Variation: <u>✓</u> For: <u>Signage</u> |
| Contact Person: <u>Dan Olson</u> | |
| Address: <u>2631 Ginger Woods Parkway</u> | Land Use: <u> </u> Current: <u>McDonald's</u> |
| <u>Aurora, IL 60502</u> | Proposed: <u>McDonald's</u> |
| Phone #: <u>630-375-1800</u> | Site Gross Area: <u>41,054 SF</u> |
| Fax #: <u>630-236-9800</u> | # of Units Total: <u>N/A</u> |
| E-Mail: <u>dolson@watermark-engineering.com</u> | 1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u> |

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 7/19/19

Environmental Health Officer Date

James McCalister 7/19/19 Direc

tor Date

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PLANNING & DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 19-010
 Petitioner: Chris Stepp, McDonald's USA, LLC

 Owner: McDonald's USA, LLC
110 N. Carpenter Street
Chicago, IL 60607-2101
 Contact Person: Dan Olson
 Address: 2631 Ginger Woods Parkway
Aurora, IL 60502
 Phone #: 630-375-1800
 Fax #: 630-236-9800
 E-Mail: dolson@watermark-engineering.com

P.I.N.# 08-15-100-011
 Location: 45 E Golf Road
 Rezoning: _____ Current: OT Proposed: OT
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: ✓ For: Amend
 Special Use: ✓ For: Updated Drive Thru
 Land Use Variation: ✓ For: Signage
 Land Use: _____ Current: McDonald's
 Proposed: McDonald's
 Site Gross Area: 41,054 SF
 # of Units Total: N/A
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

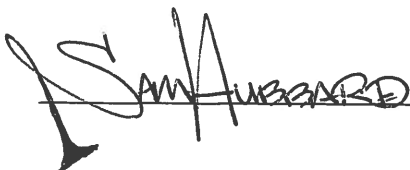
(Petitioner: Please do not write below this line.)

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. TBD _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

SEE ATTACHED COMMENTS

 7.23.19
 Date

Planning & Community Development Dept. Review

July 23, 2019



REVIEW ROUND 1

Project: 45 E. Golf Rd.
McDonalds Rehab

Case Number: PC 19-010

General:

7. The Plan Commission must review and approve the following actions:
 - a) Amendment to PUD and LUV Ordinance #96-037 to allow for certain modifications to the approved development plan.

Additionally, as part of this amendment, condition #5 relative to the exterior appearance of the building shall be repealed.

8. Please revise the project narrative to include information on any green features/sustainable design elements that will be included as part of the site and interior upgrades. If none are proposed, please state such in the narrative.
9. Please ensure that all revised plans submitted as a result of these first round comments include a revision date.

Floor Plans:

10. Please revise the floor plan (or create a separate exhibit) that has a dashed line around the seating area as defined in the 3/26/19 email from Sam Hubbard to Dan Olson. Please provide a square footage for this area on the plans. Additionally, can you confirm that the proposed seating area will be slightly smaller than the existing seating area as a result of the interior remodel?

Site Plans:

11. The existing southernmost row of 45° angled parking has a depth of approx. 14', which keeps this parking row from encroaching out into the drive aisle. Although technically non-compliant, this depth was approved on the original PUD from 1996. The proposed plan shows the re-striping of these spaces so they will be 19.5' deep, which will cause these spaces to encroach into the 26' wide drive aisle at the entrance to the site (at the shared drive with the Chase Bank), thus causing the 26' wide entrance to fall below the required minimum width of 24'. In this instance, a variation would be required. Please clarify if a variation is requested, or alternatively, revise the parking spaces to maintain their current depth of 14'. If a variation is requested, a written response to the necessary criteria for variation approval must be provided. Additionally, the plans would need to be revised to show the actual lane width between the face of the curb at the north side of the entrance to the edge of the striping for the angled parking.
12. The KLOA study recommended "Do Not Enter" signage be added to discourage vehicles from taking a left when entering the site. Please add this signage to the site plan.
13. The survey provided did not show any information on an easement for the driveway aisle shared between the Chase property and McDonald's property. Please provide a copy of the easement document that provides this shared access. Additionally, has the property owner reached out to Chase as a courtesy to inform them of the

proposed project? Prior to appearing before the Plan Commission, the property owner should correspond with the Chase Bank to let them know of the proposed project. Please provide an update on this.

14. The fence at the rear of the property is in poor condition and should be replaced as part of this project (see pictures below). Additionally, per Ordinance #96-037, this fence was required to have a 2' lattice extension on the top, which appears to be missing along 90% of the fence. Please clarify if this lattice extension will be added to the replaced fence, or whether the petitioner is requesting to remove this condition from the previous approval ordinance.



15. The retaining wall at the northwest corner of the site is in a state of disrepair. Please add a note to the plan outlining that this retaining wall will be repaired as part of this project. Will any new retaining walls be constructed?
16. Other than the existing transformer that is to remain, will any new ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, switchgear, etc.) be proposed on the site?
17. Will there be any changes to the existing parking lot lighting? If so, a photometric plan and catalog cuts for all

luminaries shall be required.

Parking:

18. A condition of approval from Ordinance 96-037 required that the westernmost parking stall on the southern parking row be designated as employee parking only. Please add a note to the plans to indicate that signage will be installed that outlines this restriction.
19. What is the ITE projected peak parking demand for a 3,300 sq. ft. fast food restaurant with a drive through (both during the week and weekend)?

Prepared by: 

McDonald's
45 E. Golf Road
PC #19-010
July 24, 2018

Tree Preservation

- 1) Tree #10,11 and 12 have been removed and were identified for preservation as part of the original development plan; therefore, replacement trees are required per Chapter 28, Section 6.15. Please incorporate the code required replacement trees on the landscape plan in order to mitigate for the loss of the three trees.

Landscape Comments

- 2) Per Chapter 28, Section 6.15, a shade tree that is a minimum of 4 inch caliper in size is required at the end of each parking row.
- 3) The fence along the rear (south) property line is in poor condition and must be repaired/replaced.
- 4) It is recommended that additional Arborvitae be provided along the south property line. Infill where there is a gap and extend the screen to the east in order to provide additional screening for the trash enclosure from the residential/office district to the south.