

August 5, 2019

*Via overnight delivery*

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

RECEIVED  
AUG 05 2019  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**Subject: RE: Department Review Comments-Round 1, PC#19-010**  
**Name of Project: McDonald's – Arlington Heights (WER #18-108)**

Dear Mr. Hubbard,

Please find below, the responses to the Arlington Heights Departmental Review-Round 1 comments:

**Building and Safety Department Memorandum Dated 7/17/19:**

General Comments: Duly noted.

**Public Works Department Memorandum Dated 7/24/19:**

Comments: Duly noted

**Planning Commission PC #19-010 Comments from Michael L. Pagones Dated 7/25/19:**

11. Duly noted.
12. The State Plane Coordinate System is referenced on the Boundary and Topographic Survey dated 8/1/19.
13. A Watershed Management Ordinance (WMO) permit is not required per MWRDGC letter dated 5/23/19.
14. No exterior lot lighting is being altered.
15. A Fire Truck Circulation Plan dated 8/2/19 has been completed and is part of this submittal.
16. Plans have been submitted to IDOT for review.
17. Detectable warning plan has been added to plans as requested.
18. A Refuse Truck Circulation Plan dated 8/2/19 has been completed and is part of this submittal.

19. Crosswalk striping has been added as requested.

**Fire Department Plan Review Comments 7/22/19:**

1. Knox box shall be installed at the main entrance of the building if they remove during construction as requested.

**Police Department Round 1 Review Comments Dated 7/15/19:**

1. Duly noted.
2. Downlights are around the entire building, and over each exit/entry door. There are also canopy lights in the front and at the main entry along with downlights over both drive -thru windows as well.
3. Duly noted.
4. Duly noted.
5. Duly noted.
6. The Emergency Information Card has been completed and is included with this submittal.

**Health Services Department Comments Dated 7/19/19:**

General Comments: Duly noted.

**Fire Safety Review Comments Dated 7/18/19:**

1. All current codes shall apply.
2. Proposed building is not sprinklered.
3. Duly noted.
4. A Fire Truck Circulation Plan dated 8/2/19 has been completed and is part of this submittal.

**Planning and Community Development Department Comments dated Health Services Department Comments Dated 7/23/19:**

7. Duly noted.
8. All new lighting associated with building be LED.
9. Duly noted.

10. Please see Arlington Heights McDonald's Seating Area Exhibit 080219 as requested. The proposed seating area will be slightly smaller than the existing seating area.
11. The parking spaces have been adjusted to the current depth of 14.0'. A dimension has been added for the lane width between the face of curb at the north side of the entrance to the edge of the striping for the angled parking.
12. A "Do Not Enter" sign has been added to the plans as requested.
13. A copy of the easement for the driveway aisle between the McDonald's and Chase properties is included in this submittal. The property owner has reached out to Chase Bank. A copy of the letter is included in this submittal.
14. The existing fence will be replaced with a new 6' high board on board fence with 2' lattice extension on top of fence.
15. The retaining wall will be repaired as noted on the plans. No new retaining walls are proposed.
16. No new ground mechanical equipment is proposed for the site.
17. No changes in existing lot lighting.
18. An "Employee Parking Only" sign has been added to plans as requested.
19. The ITE projected peak demand for a 3,300 s.f. is 29 for weekday and 31 for Saturday. Please see chart attached with submittal.

**Tree Preservation and Landscape Comments Dated 7/24/19:**

1. Trees 10,11, and 12 are not on the McDonald's property. The trees were removed by the adjacent land owner. Therefore, McDonald's is not responsible for the trees, their removals, or replacements. The trees that were removed have been omitted from the plans. The trees have also been lined out on Tree Survey Table located on the L-2 Tree Preservation and As-Built Landscape Plan. Please note: The 3 trees that were removed were all rated a 1 for condition. Additionally, all 3 trees that were removed are listed on the invasive plants of the US. Trees #10, #11, #12.
2. Per Village comments, 2 additional 4" caliper shade trees have been added to the end islands at the northeast and southeast corners. The western two landscape islands have existing trees in them.
3. The fence was noted on the plans to be repaired as needed. The note is located at the bottom of the L-1 Landscape Plan to coincide with village comments/ concerns.
4. Additional Arborvitae and associated landscape have been added to the southern property line to

screen the proposed trash enclosure.

If you have any comments or questions, please do not hesitate to contact me.

Sincerely,  
**Watermark Engineering Resources, Ltd.**



Kenneth Sack  
Project Designer

CC: Chris Stepp  
McDonald's

Letter via. Email: [Christopher.Stepp@us.mcd.com](mailto:Christopher.Stepp@us.mcd.com)