



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 9, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Taco Bell/Wendy's Development - Northeast Corner of Golf Rd.
& Arlington Heights Rd. - T1605

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Taco Bell/Wendy's Development - Northeast Corner of Golf Rd. & Arlington Heights Rd. - T1605

Department: Planning & Community Development

Requested Action

- 1. Planned Unit Development to allow two principal buildings on one zoning lot.
- 2. Special Use Permit for each restaurant with a drive-thru.

Variations Required

- None identified at this time.

Recommendation

- The Staff Development Committee has reviewed the proposed PUD to allow two principal buildings on one zoning lot and Special Use Permits to allow two restaurants with drive-thru's and is supportive of the application, subject to the following conditions:

1. Provide a written justification to support the proposed Special Use Permits as per the approval criteria outlined in the Zoning Ordinance:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The petitioner shall incorporate a unique focal feature at the corner of Golf Road and Arlington Heights Road.
3. The landscape plan shall be revised to incorporate a robust program of landscape plantings along Arlington Heights Road and Golf Road to screen the proposed drive-thru lanes.
4. An access easement shall be required, to the benefit of the property immediately to

the east of the subject property, which will take effect and must be recorded when the property to the east is redeveloped and reciprocal access is granted back to the subject property.

5. The petitioner shall provide the Village with an easement for all public sidewalks located on the subject property.

6. Preliminary engineering plans, details and storm water detention calculations shall be required as part of the formal review process.

7. Design Commission review shall be required prior to the Plan Commission hearing.

8. A detailed traffic and parking study from a Certified Traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets shall be required.

9. All freestanding signage shall be monument style signs. Pole signs are prohibited.

10. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plan

Project Narrative

Landscape Plan

Taco Bell Conceptual Rendering

Wendy's Conceptual Rendering

Type

Board or Commission Report

Exhibits

Exhibits

Correspondence

Exhibits

Exhibits

Exhibits



VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1605

Project Title: Taco Bell & Wendy's PUD/SUP

Address: NEC of Golf and Arlington Heights Rd.

PIN: 08-09-402-025 thru -028, 08-09-402-023

To: Conceptual Plan Review Committee

Prepared By: Sam Hubbard, Development Planner

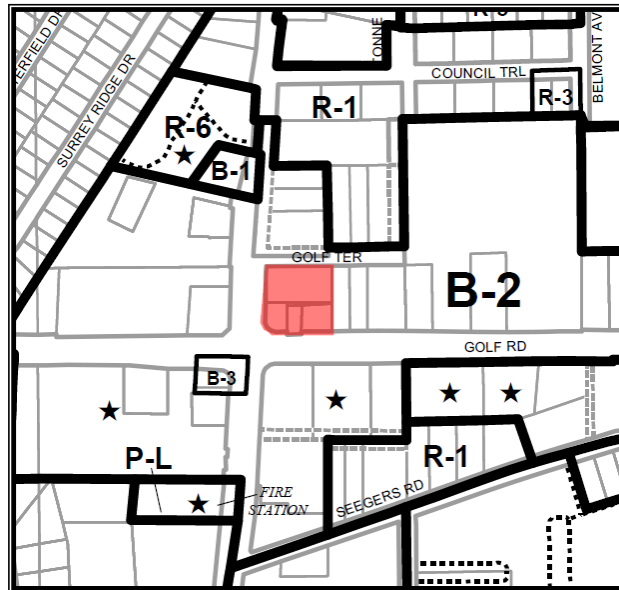
Meeting Date: August 9, 2017

Date Prepared: August 4, 2017

Petitioner: Mario Valentini

Address: MRV Architect, Inc.
 5105 Tollview Dr. – Suite 209
 Rolling Meadows, IL 60008

Existing Zoning: B-2, General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Office building	Commercial
South	B-2, General Business District	Multi-tenant commercial center	Commercial
East	B-2, General Business District	Multi-tenant commercial center (International Plaza)	Commercial
West	B-2, General Business District	Gas station and multi-tenant commercial center	Commercial

Requested Action:

1. Planned Unit Development to allow two principal buildings on one zoning lot.
2. Special Use Permit for each restaurant with a drive-thru.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is approximately 1.38 acres (60,223 sq. ft.) in size and currently vacant and owned by the Village of Arlington Heights. The site has frontage along three streets, Golf Terrace (local street) to the north, South Arlington Heights Road (major arterial) to the west, and Golf Road (major arterial) to the south. Both Golf Road and Arlington Heights Road are under the jurisdiction of IDOT and any access onto these arterials will need to be reviewed and approved by IDOT. The subject property is part of TIF IV.

Through a public Request for Proposals (RFP) process that concluded in June of 2017, the Village Board selected the petitioner as the entity to purchase and develop the subject property. The petitioner is proposing the development of the east side of the site with a Wendy's restaurant including a drive-thru, and a Taco Bell restaurant including a drive-thru on the western side. Primary access would come along Golf Road, which is currently shown as a full access driveway entrance allowing travel both eastbound and westbound along Golf Road. Secondary access is proposed at the rear of the site along Golf Terrace, which connects to Arlington Heights Road at a non-lighted intersection allowing only northbound ingress and egress to and from Golf Terrace.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, which allows restaurants with drive-thru's via the Special Use Permit approval process. Therefore, each restaurant will be required to obtain a Special Use Permit. As the petitioner has not proposed the subdivision of the property at this time, PUD approval is required to allow two principal buildings on one zoning lot. Preliminary analysis of the development indicates that it is compliant with all setback, height, and bulk restrictions.

The Village's Comprehensive Plan designates the future use of the subject property as "Commercial". The proposed use of the property as two drive-thru restaurants is therefore consistent with the Comprehensive Plan.

The issuance of any Special Use Permit requires conformance to three criterion as outlined in the Zoning Ordinance and summarized below:

- 1. That said special use is deemed necessary for the public convenience at this location.***
- 2. That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- 3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

The applicant will be required to provide a written response to each criteria outlining how the development conforms to the criteria necessary for Special Use Permit approval.

Site Design and Landscaping

The layout of the buildings has been designed to front along Golf Road in order to maximize visibility on this highly trafficked corridor. Parking will be primarily behind the buildings towards Golf Terrace. Staff has requested that the petitioner provide a means for future access to the commercial property to the east (International Plaza) to allow automobile traffic to access the lighted intersection within International Plaza, which will enable eastbound egress along Golf Road from the subject property. The physical connection will not be completed at this point and the access drive will be stubbed, but reciprocal access will be required if and when International Plaza is redeveloped. At that time, the Village will require International Plaza to

provide access back to the subject property and the formal easements establishing this access can then be recorded.

Staff has requested, and the developer has agreed, to relocate the existing “carriage-walk” style sidewalks that abut both Golf Road and Arlington Heights Road in order provide a green parkway in-between the sidewalk and street to enhance the pedestrian environment. This has caused the sidewalks to be located outside of the Right-of-Way and an easement to the Village is therefore needed. The petitioner will have to provide this easement as part of the Plan Commission review process.

The petitioner will be improving the southern half of Golf Terrace along the frontage of the subject property to conform with current Village standards. This street currently has no sidewalk or curb, and the petitioner will be making these improvements as part of the proposed development. Since the street in this location is a local street with little traffic, the proposed carriage walk style sidewalk will be acceptable. Staff notes that certain landscape plantings may encroach into the Village Right-of-Way, which will require review and approval by the Village. The property owner will be responsible for maintaining all plantings within the Village Right-of-Way.

A small patio area has been proposed in-between the Taco Bell and Wendy’s, which is located close to the property line along Golf Road. This area is meant to provide outdoor seating for patrons of either restaurant. While staff appreciates the pedestrian connection from the sidewalk into the subject property, staff is not convinced that this patio area will be well used given the proximity of the patio to the street and the distance of the patio area from the restaurant. The pedestrian connection to the sidewalk should remain, however, staff seeks feedback from the Conceptual Plan Review Committee relative to the inclusion of the patio area.

Conformance to all MWRD standards is required and preliminary engineering plans must be submitted as part of the Plan Commission review process. Staff notes that this project may be the first development since the recent amendments to the PUD regulations, which consolidated both Preliminary and Final PUD into a singular “PUD” process and has postponed the submission of Final Engineering until application for a building permit. However, if the petitioner elects to subdivide the property, final engineering will be required, along with reciprocal access and shared parking agreements between the two properties.

Building & Signage

Conceptual renderings of the proposed architecture have been provided within the packet for the Conceptual Plan Review Committee. Overall, both Wendy’s and Taco Bell will be constructed utilizing modern designs and high quality materials. The contemporary features of each building, in both the interior and exterior, will help to enhance the overall appearance of this high-traffic intersection. A Design Commission application will be required for both buildings.

Relative to signage, the petitioner has proposed two monument style freestanding signs, one along Golf Road and one along Arlington Heights Road. Due to the code required separation between freestanding signs, a Variation to allow these signs will be required and staff is supportive of this Variation. The style of the signs shall be restricted to monument style signage (i.e. no pole signs) and the design of the signage should be consistent with both the architecture of the building and the current Village signage regulations.

Landscaping

Given the orientation of the site, which places the drive-thru lane for Wendy’s along Arlington Heights Road, extensive landscape plantings are needed to buffer the appearance of the drive-thru lane. A preliminary

landscape plan has been provided, however, enhancements to the landscaping along the Arlington Heights Road are needed. The petitioner should provide additional plantings in this area and staff recommends the petitioner explore the possibility of a decorative wrought-iron style fence in this location as well.

When the petitioner was selected as the purchaser of the subject property by the Village Board in June of this year, the Village Board expressed a desire for the development to include a unique focal feature at the corner of Arlington Heights Road and Golf Road. The developer will need to explore and propose alternative concepts for this feature and staff will work with the developer to incorporate this feature into the site plan.

Finally, staff notes that per Section 6.15-1.2(b) of the Zoning Code, landscape islands equal in area to one parking spaces and containing at least one shade tree must be located at the ends of all parking rows. Based on the preliminary site plan, several parking rows terminate without the required island and space for a shade tree. The petitioner shall revise the plans to add the necessary landscape islands.

Traffic and Parking

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that any Special Use Permit application include a traffic and parking study from a certified traffic engineer. The study would assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.

Staff notes that the parking requirement for restaurant uses is based on the overall size of the seating area. Since floor plans have not yet been developed, staff has used the baseline of 50% of the overall floor area to estimate the approximate seating area size. Based on this estimate, the proposed parking appears to be within the range of viable code compliance. A parking chart is included below. It is likely that the final seating area size will be less than the staff estimated size shown below.

TENANT	CODE USE	GROSS SQUARE FOOTAGE	ESTIMATED SEATING AREA SIZE	PARKING REQUIREMENT	PARKING REQUIRED
Wendy's	Restaurant - Sit Down	3,212	1606	1 space per 45 sq. ft.	35.7
Taco Bell	Restaurant - Sit Down	2,112	1056	1 space per 45 sq. ft.	23.5
				Total Required	59
				<i>Total Provided</i>	58
				Surplus / (Deficit)	-1

As previously mentioned, the proposed access to Golf Road will require review and approval by IDOT. Staff notes that there is a median within Golf Road in the approximate area of the proposed driveway entrance and Golf Road has five lanes of westbound travel in this location. As such, a full access driveway along Golf Road may not be feasible. Additionally, IDOT may have concerns regarding the location of this entrance given the proximity of the entrance to the intersection of Golf Road and Arlington Heights Road, which may result in the restriction of this access to right-in/right-out only. The petitioner is encouraged to reach out to IDOT early on in the design process to explore the feasibility of the proposed ingress and egress on the site.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD to allow two principal buildings on one zoning lot and Special Use Permits to allow two restaurants with drive-thru's and is supportive of the application, subject to the following conditions:

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7. Design Commission review shall be required prior to the Plan Commission hearing.
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August 4, 2017

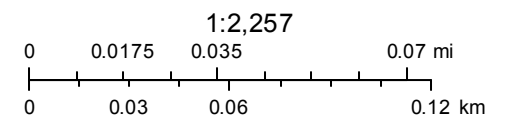
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1605

Aerial - T1605



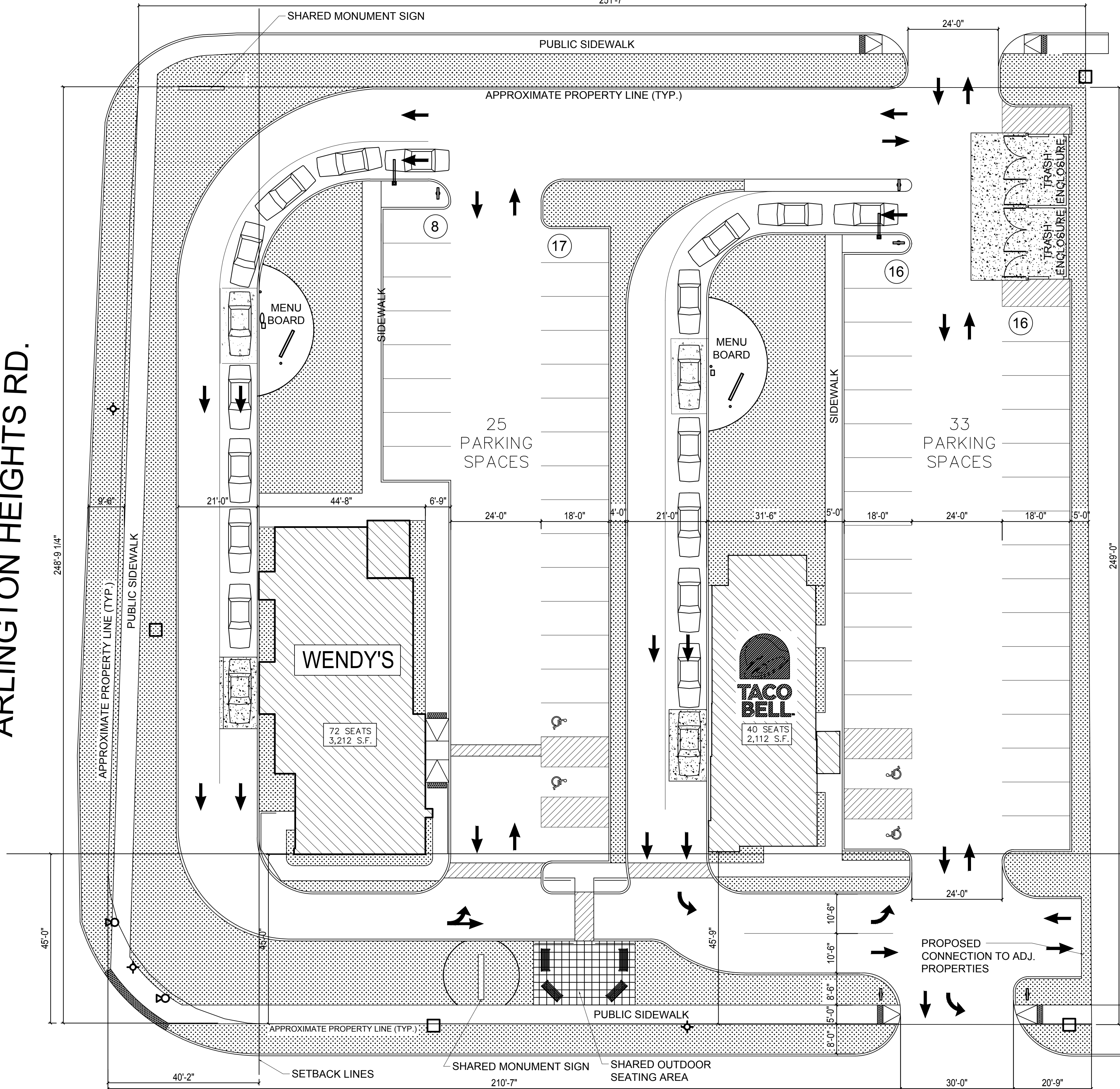
August 3, 2017

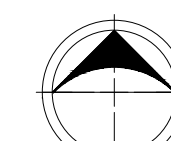


ARLINGTON HEIGHTS RD.

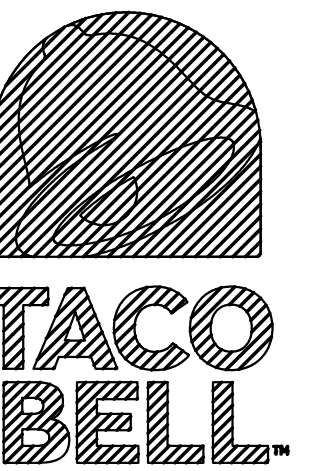
GOLF TERRACE ROAD

GOLF ROAD



 **SITE PLAN**
SCALE: 1/16" = 1'-0"

MRV
ARCHITECTS, INC.
409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514



CONTRACT DATE: 03.16.17
BUILDING TYPE: EXPLORER MED40
PLAN VERSION: MARCH 2017
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL / WENDY'S
GOLF RD. & ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 209, Rolling Meadows, IL 60008
Ph. (224) 318-2140 – Email: mrvarchitects@comcast.net

August 1, 2017

Plan Commissioners
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Proposed new Taco Bell and Wendy's Restaurants, Arlington Heights Road and Golf Road
Conceptual Plan Review Submittal

Statement of Intent

The applicants, The Twins Group, Inc. and Hamra Enterprises, intend to build Taco Bell and Wendy's franchise buildings with an accessory drive-thru on the current vacant property at the above noted location. The two brands will exist on the site as two separate buildings. As a part of the redevelopment, we are required to request a review of the Conceptual Plan for the property. We believe that the development and operation of the two brands will enhance current intersection, while providing the typical Quick Services Restaurant service in a high-quality environment these brands are known to deliver.

The franchise groups own and operate many drive-thru locations throughout the United States. The Twins Group's upper management team consists of many multi-unit managers who have well over 15 years of Quick Service Restaurant experience each.

In general, this location will qualify in the category new prototypical style for both Taco Bell and Wendy's. They will be unveiling a new prototypical design for their respective building. This location has a full menu offering, and functions as a typical free standing building.

We understand the sensitivity to create a building with an architecturally pleasing exterior appearance and comfortable, while functional, interior experience. The introduction of more modern elements to the exterior work well with items such as soft seating and modern very comfortable atmosphere for the interior. The use of quality construction materials sets these buildings apart from other brands and other buildings within the same brand.

Items such as directional signs and a menu board are also essential to a well-functioning drive-thru facility and have been integrated into the overall site design. A drive-thru would be an added convenience for customers that are not intending on dining in. Both drive-thru lanes will be separated from the bypass traffic. To help ensure public safety, warning stripes are to be painted wherever pedestrians may come into contact with drive-thru traffic. The drive-thru speaker systems typically used are adjustable to comply with any village restrictions and can be accessed by a manager at any time as needed to control the volume. They can also be set for

MRV ARCHITECTS, INC.

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day and night sound levels to prevent any noise from carrying to the surrounding properties at the quieter hours of the night.

Overall, the addition of this building and drive-thru will prove beneficial to the community by providing a valuable service. Taco Bell will be able to accommodate the customers as needed while having little disruption to the surrounding area. The exterior and interior lighting, signage, materials and proposed plan will maintain the character of the design and surrounding area while creating a more enjoyable experience. We look forward to presenting this project to you and hearing your feedback.

Please feel free to contact me with any further questions regarding the request for review.

Sincerely,

A handwritten signature in dark ink, reading "Mario Valentini". The signature is fluid and cursive, with the first name "Mario" being more prominent and the last name "Valentini" following in a similar style.

Mario Valentini
Principal,
MRV Architects, Inc.

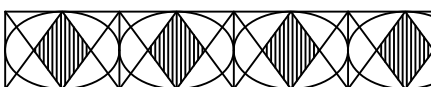


Joint
Utility
Locating
Information for
Excavators

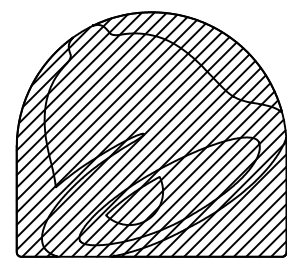
Call 48 hours before you dig
(Excluding Sat., Sun. & Holidays)

MRV

ARCHITECTS, INC.

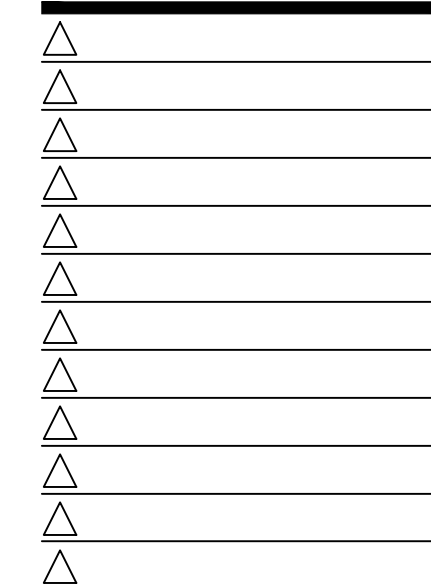


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TEL: 847-373-5005 FAX: 224-735-3514



TACO
BELL

Wendy's

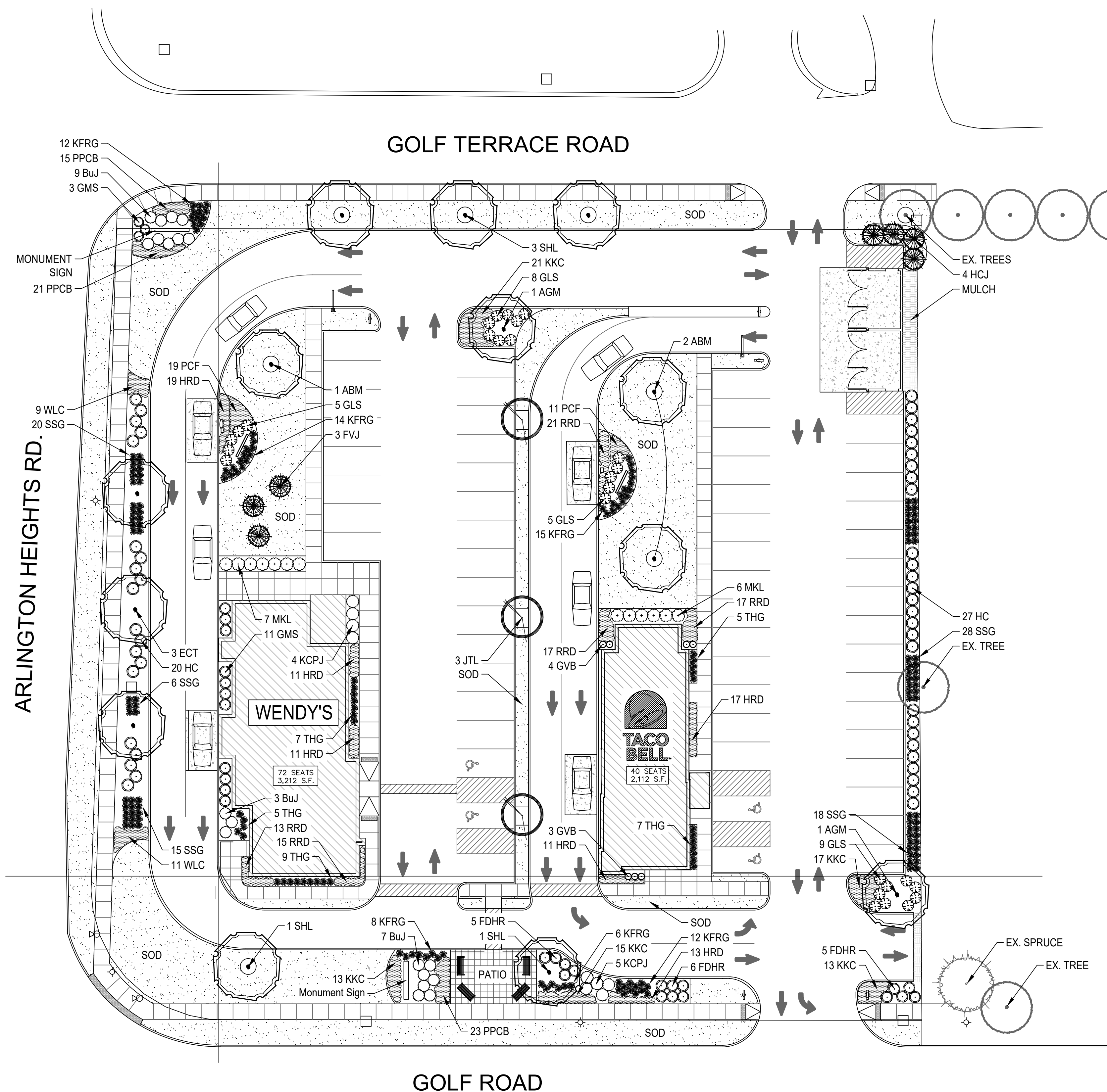


CONTRACT DATE: 03.16.17
BUILDING TYPE: EXPLORER MED40
PLAN VERSION: MARCH 2017
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL / WENDY'S

GOLF RD. & ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

L 1.0



SHADE TREES (DECIDUOUS)

ABM Autumn Blaze Maple
SHL Skyline Honeylocust
AGM Autumn Gold Maidenhair
ECT Espresso Kentucky Coffee Tree

ORNAMENTAL TREES (DECIDUOUS)

JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

HCJ Hetzi Columnar Juniper (upright)
FVJ Fairview Upright Juniper (upright)

EVERGREEN SHRUBS

KCPJ Kallay Compact Pfitzer Juniper
BuJ Buffalo Juniper

DECIDUOUS SHRUBS

HC Peking (Hedge) Cotoneaster
GLS Gro Low Fragrant Sumac
FDHR Frau Dagmar Hastrup Rugosa Rose
GMS Goldmound Spirea
MKL Miss Kim Dwarf Lilac

ORNAMENTAL GRASSES

KFRG Karl Foerster Feather Reed Grass
THG Tufted Hair Grass
SSG Shenandoah Switch Grass

HERBACEOUS PERENNIALS

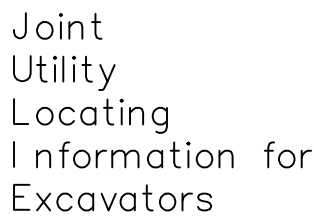
PCF Magnus Purple Coneflower
HRD Happy Returns Daylilly
RRD Rosy Returns Daylilly
PPCB Palace Purple Coralbells
KKC Dwarf Catmint
WLC Walker's Low Catmint

PLANT ABBREVIATIONS



OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"



1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, damaged, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable burlap wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. **Tree Planting:** Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to fill soil back in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50/50 mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 2/3 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.

9. **Mulching:** All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
 $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 $\frac{3}{4}$ CY blended/pulverized Topsoil
 2 pounds starter fertilizer
 $\frac{1}{4}$ CY composted manure

12. Lawn installation for all sodded turf starts areas: Contractor to furnish and prepare bedded topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod bedded according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.

13. **Warranty and Replacements.** All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

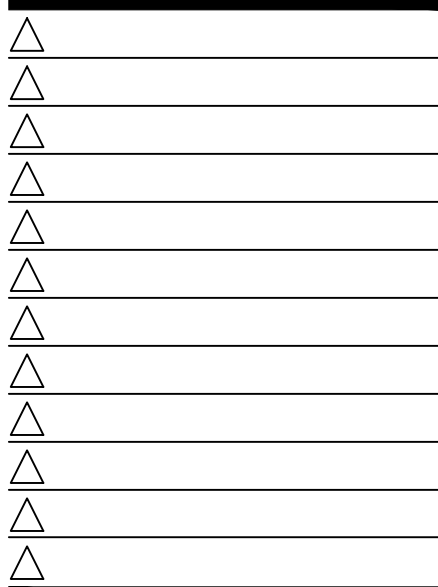
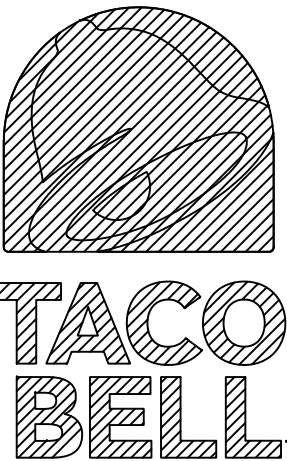
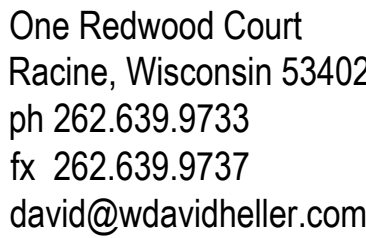
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. **Project Completion:** Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

1. Irrigate all lawn areas and all planting beds on separately zoned irrigation areas. Overspray of planting areas by turf irrigation heads should be kept to a minimum.
2. All irrigation components/controllers shall be manufactured by one or more of the following:
Hunter Industries
Rainbird Corporation
The Toro Company
3. 2" or 4" PVC sleeves should have been provided to access perimeter areas, and provide a 'loop' system to maintain constant water pressure within the system.
4. Pop-up spray heads shall be used in smaller planting bed areas, being careful not to wash building surfaces, walks, or other structures with water during operation. Pop-up rotary heads shall be used in larger turf areas, where possible. Avoid spraying building(s), walk-ways, drive aisles, and other structures.
5. Irrigation system shall be operated/controlled by an ET 'Smart' Irrigation Controller. This type of controller will help to monitor weather conditions, and subsequent watering needs.
6. Provide an external, wall mounted Rain Sensor to over-ride irrigation system during rain events.
7. Verify water source, water pressure, and point of connection prior to laying out irrigation zones.
8. Irrigation Contractor shall provide one full year of irrigation system maintenance, including one (1) winterization (shut-down) and one system check and turn on (Spring).

NOTE: All areas of sod shall have an automatic irrigation system installed

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan-including the graphics and notations depicted therein-shall govern.

[illegible]

CONTRACT DATE: 03.16.17
BUILDING TYPE: EXPLORER MED40
PLAN VERSION: MARCH 2017
SITE NUMBER: XXX-XXX
STORE NUMBER: XXXXX

TACO BELL / WENDY'S

GOLF RD. & ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

L 1.1



EXTERIOR RENDERING
SCALE: NTS



INTERIOR DINING ROOM
SCALE: NTS

NEW TACO BELL EXPLORER RESTAURANT - 2016



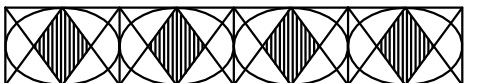
INTERIOR DINING ROOM
SCALE: NTS



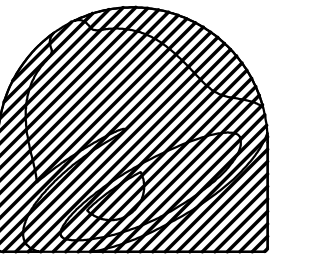
EXTERIOR RENDERING
SCALE: NTS

MRV

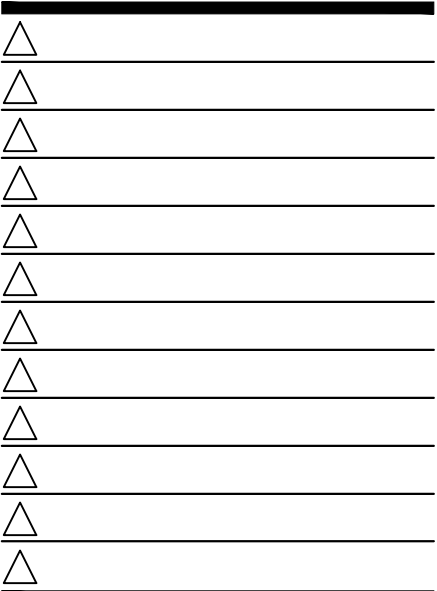
ARCHITECTS, INC.



409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514



Wendy's®



CONTRACT DATE: 03.16.17

BUILDING TYPE: EXPLORER MED40

PLAN VERSION: MARCH 2017

SITE NUMBER: XXX-XXX

STORE NUMBER: XXXXX

TACO BELL / WENDY'S

GOLF RD. & ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL



EXTERIOR RENDERING
SCALE: NTS



INTERIOR DINING ROOM
SCALE: NTS

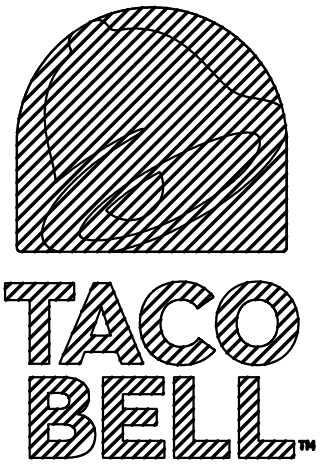


INTERIOR DINING ROOM
SCALE: NTS



EXTERIOR RENDERING
SCALE: NTS

MRV
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CONTRACT DATE: 03.16.17
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TACO BELL / WENDY'S
GOLF RD. & ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL

NEW WENDY'S FLAGSHIP RESTAURANT - 2016