

January 17, 2006

**SENT VIA FAX TO (847) 821-8570**

Melanie Soos  
Soos & Associates, Inc.  
105 Schelster Road  
Lincolnshire, IL 60069

**Re: PC 06-04, 300 E. Roosevelt Road (McDonald's)**

Dear Ms. Soos:

As I indicated in my phone message, we are still waiting to receive additional items and information that will enable staff to complete our staff report and recommendation relative to the McDonald's Plan Commission submittal. Accordingly, this case cannot be heard at the January 23, 2006 Plan Commission meeting and must be continued to the February 20, 2006 meeting date.

Given this continuance, staff would support a Waiver of First Reading which will allow you to receive final Village Board approval on March 2, 2006. This is only two weeks later than we had originally anticipated, so the delay will not have a significant impact on the project.

For your reference, here is a list of the items that we are still waiting on from our phone conversation of January 4:

- The landscape plan shows five 45-foot Norway Maples underneath the overhead electrical lines. Will the overhead lines be buried as part of this redevelopment?
- What is the proposed parapet height? It will need to be of a sufficient height to screen any rooftop mechanical equipment.
- What are the proposed wall sign dimensions? I have made some preliminary estimates based off the elevations, but they are not drawn to scale.
- What will the north elevation (building, menu boards and other drive-through related items) look like? It will be highly visible from Stewart Avenue and the adjacent park.
- Are there any nearby McDonald's locations where this restaurant style has been built? The colors on the submitted materials board and elevations do not match in all cases, especially the split face block. Also, it is not clear as to what type of material is being used in which locations, and there has been some concern regarding the large amount of the building that appears to be covered with EIFS.

We had discussed the internal layout as well, but I have since obtained a copy of an earlier interior building plan that you had previously submitted to demonstrate that the site will have sufficient parking.

Also, I believe you are aware of this from your previous meetings with Bill Heniff, but staff will be recommending that the driveway on Roosevelt Road be configured to allow right-in, right-out movements only. If McDonald's has any response to this requirement, we would like to have their comments in advance of the public hearing meeting.

Please contact me at (630) 620-3084 if you have any questions or would like to schedule a meeting to discuss the necessary information in more detail. I hope to have all these matters resolved as soon as possible to ensure that all questions are addressed prior to the public hearing.

Sincerely,

**VILLAGE OF LOMBARD**  
**Department of Community Development**

Jennifer Backensto, AICP  
Planner II