



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Sam Hubbard, Planning and Community Development

**From:** Nusrat Jahan, Building & Life Safety Department

**Subject:** 600 E Rand Road- Southpoint PUD Amendment

**PC #:** 21- 018

**Date:** November 10, 2021

General Comments:

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

1. The Applicant has acknowledged and agreed to review Building and Life Safety 1<sup>st</sup> round comments.

There are no additional comments.

**PLAN COMMISSION PC #21-018**  
**Southpoint Outlot PUD Amendment**  
**600 W Rand Rd**  
**Round 2**

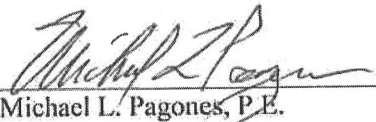
29. The petitioner's response to comment nos. 11, 12, 14, 15, 16, 18, 19, 22, 23, 25, 26 and 28 are acceptable.
30. The petitioner's response to comment no. 13 is not acceptable. There are significant changes from the Round 1 to Round 2 preliminary drainage report showing an increase in the area disturbed from 5.11 acres to 10.08 acres, and an increase in additional detention required from 2 ac-ft to 4.82 ac-ft. A detailed drainage report shall be submitted including the following:
- a) The existing detention basin is deficient. Provide additional information to show how the pond will be modified to provide the deficient storage as well as the additional detention volume required by the development. If additional facilities are necessary to meet the required volume, such as an underground detention system, this shall be identified in the report and on the plan.
  - b) If an underground detention storage system under pavement is needed, it must be designed to AASHTO HS-25 loading standard.
  - c) Provide additional information for the volume control facilities.
  - d) The Preliminary Engineering shall be revised to show the modifications to the existing detention facility, volume control, and any other detention facilities that may be required.
  - e) Detention calculations should include existing conditions, proposed conditions, pervious and impervious areas.
31. The petitioner's response to comment no. 17 items a), b), c) and d) are acceptable, and the petitioner's response to comment e) is noted. The petitioner shall acknowledge that additional modifications to the site may be needed to address the circulation from the second QSR and that this modification may impact the detention requirements.
32. The petitioner's response to comment no. 20 is not acceptable. No fire turning movement exhibit was included for the credit union site. Additional modifications to the site may be needed to accommodate the fire truck, and these modifications may impact the detention requirements.
33. The petitioner's response to comment no. 21 is noted. The fire lane is labeled as heavy-duty pavement; however, the cross section is not provided. This can be addressed at permit.

**Public Works:**

34. The petitioner's response to comment no. 24 is noted. The second water service needs to be tapped within 5 ft of the last fire hydrant on the water main. This can be addressed at permit.

**Traffic:**

35. The petitioner's response to comment no. 27 is noted. Once QSR 1 (Chipotle) is operational, the queuing of vehicles will be monitored to determine if stacking of vehicles is a concern.

  
Michael L. Pagones, P.E.      11/19/21  
Village Engineer                      Date



# Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-018

Project Name

Southpoint Outlot

Project Location

Southpoint Shopping center

Planning Department Contact Sam Hubbard

## General Comments

Round 2

General Comments:

- 1) The Fire Department Connection shall be located at the main front entrances of each building. It shall be fully visible, accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.
- 2) A Knox Box shall be located at the main front entrance of each building.
- 3) Install a fully operational annunciator panel or alarm panel at the main front entrance.

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

Date Novemeber 16, 2021

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

#### Southpoint Outlot PUD Southpoint Shopping Center

#### Round 2 Review Comments

11/15/2021

- 1. Character of use:**  
Nothing further.
- 2. Are lighting requirements adequate?**  
Nothing further.
- 3. Present traffic problems?**  
Nothing further.
- 4. Traffic accidents at particular location?**  
Nothing further.
- 5. Traffic problems that may be created by the development.**  
Nothing further.
- 6. General comments:**  
Nothing further.

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NOV 17 2021  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

*A-Ovington* #330

Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

*ATO 568*  
Supervisor's Signature



Village of Arlington Heights  
Health & Human Services Department

## Memorandum

**To:** Sam Hubbard, Development Planner

**From:** Sean Freres, Environmental Health Officer 

**CC:** James McCalister, Health & Human Services Director

**Date:** November 16, 2021

**Re:** PC# 21-018, Southpoint PUD Amendment, Round 2

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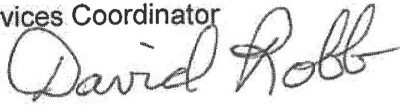
See attached accessibility comments. 

Plan Review

Address: Southpoint PUD Amendment  
Floor & Décor Out lot, Southpoint Shopping Center

P.C. #21-018 Round 2

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator  
(847) 368-5793 

Date: November 16, 2021

Re: Illinois Accessibility Code (IAC), Effective Oct. 23, 2018  
<https://www2.illinois.gov/cdb/business/codes/IllinoisAccessibilityCode/Documents/2018%20Illinois%20Accessibility%20Code.pdf>

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Sheet A-06

Provide accessible pedestrian routes:

1. From the public sidewalk to the "Future QSR with D/T #2 Building"
  2. Connecting QSR Building with Future QSR Building #2
- per Illinois Accessibility Code Section 206.2.2

# Planning & Community Development Dept. Review

November 18, 2021

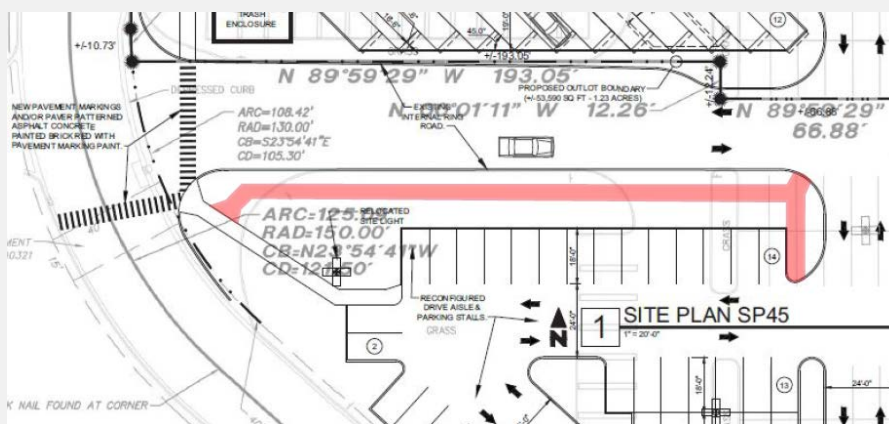


## REVIEW ROUND 2

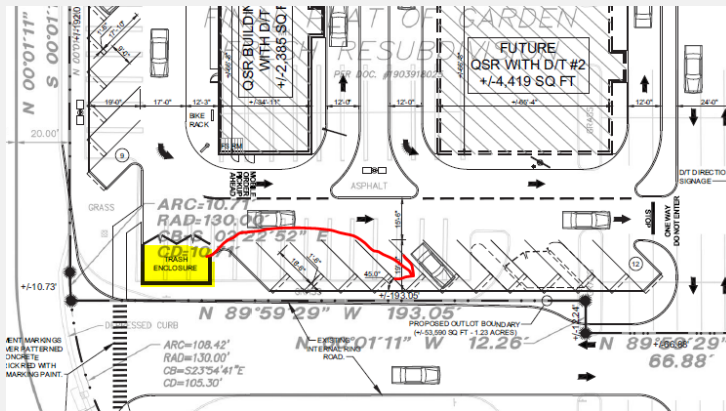
Project: Southpoint PUD Amendment - Chipotle  
600 E. Rand Rd.

Case Number: PC 21-018

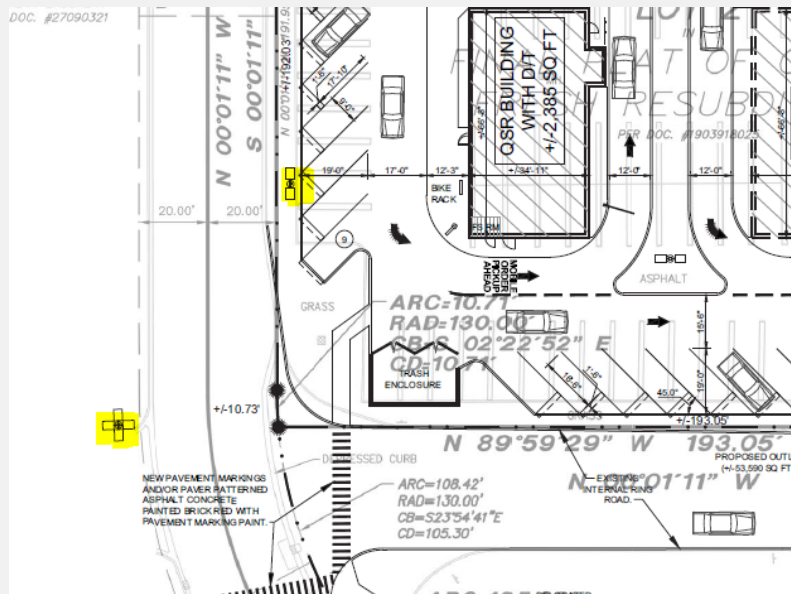
37. The response to comments #11 - #16, #17, #18 - #20, #22, #23, #27, #28, and #30 are acceptable.
38. The response to comment #7 is noted. Based on a review of the revised plans, the Plan Commission must review the following zoning actions:
- Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.**
  - Special Use Permit approval for a 2,385 square foot restaurant with a drive-through, and Conceptual Special Use Permit for a 4,419 square foot future restaurant with a drive through.**
  - Variation to Section 10.7, to waive the requirement for one 10' x 35' loading berth on the subject property. Staff is supportive of this variation, provided a response illustrating compliance with the four criteria for variation approval is provided.**
39. The response to comment #8 is noted. A liquor license will be required for the new Chipotle location and the sale of alcohol in the drive-through shall not be allowed.
40. The response to comment #9 is noted. At time of building permit submittal, an Outdoor Eating Café application shall be required.
41. The response to comment #10 is noted. The Plat of Survey did not appear to be complete and was not stamped/signed by a licensed surveyor. Please provide a stamped and signed Plat.
42. The response to comment #21 is noted. An additional walkway should be provided, as shown approximately below, for enhanced pedestrian connectivity. Crosswalks shall be decorate/stamped concrete; pavement paint only will not be acceptable.



43. The response to comment #24 is noted. The dumpster enclosure must be moved to a more central location to allow use by both tenants (see below) and shall be expanded in size to accommodate for the dumpsters of the future building. It is recommended that the enclosure also include space for the transformer.



44. The response to comment #25 is noted. Any future ground mounted mechanical equipment that is not currently shown on the plans must be appropriately sited and screened from view.
45. The response to comment #26 is noted. However, all light poles must be located in a landscape island. There is one light pole proposed in the triangle parking area that must be relocated to a landscape island. Please be cognizant of the 120' separation requirement when relocating this 40' tall light pole.
46. The response to comment #27 is noted. However, the proposed light pole shown below appears to fall within the 120' required area of separation from the existing four-light pole located across the Ring Rd.



47. The response to comment #29 noted that the revised KLOA study included information on the Westmont Chipotle, however, no updated information was found within the KLOA study. Please provide a response to this comment.



48. The responses to comment #31a and #31b are acceptable. The response to comment #31c is noted. Should a drive through lane be included within the future building, right turn exit movements will be prohibited and signage outlining such will be required.
49. The response to comments #32 and #36 is noted. Have the **operators** of both the Chili's and Olive Garden been made aware of the proposed changes and have they expressed any concerns? The KLOA study outlines several strategies for managing employee and customer overflow parking. Please provide a plan depicting the areas and number of parking stalls where customer overflow and employee parking would occur, as recommended on page 24 of the KLOA study.
50. The response to comment #34 did not directly answer the question: where will delivery vehicles park? It should be noted that one loading space is required for this development. Please clarify if a variation is requested, and if so, please provide the necessary justification for said variation as per the four hardship criteria:
- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
  - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
  - The proposed variation is in harmony with the spirit and intent of this Chapter.
  - The variance requested is the minimum variance necessary to allow reasonable use of the property.
51. The response to comment #35 is noted. Based on the build-out plans for Chipotle, a total of 4 bike parking spaces are required for this development (2 for the Chipotle building and 2 for the future building). The plans shall be modified to note the number of bike parking spaces in each rack, and one of the racks must be moved to be adjacent to the future building.
52. The traffic study recommended changes to the striping on the Ring Road, which needs further analysis. Please provide an overall striping/traffic control signage plan for this development.
53. How will the 4.82 ac. ft. of stormwater volume be accommodated? The existing detention basin was built to accommodate approximately 5 ac. ft. of volume (it currently has only approximately 3.5 ac. ft. of volume). It does not appear feasible to approximately double the capacity of the basin without requiring substantial changes to either the size or depth, and the impacts of this will need to be understood prior to moving forward at the Plan Commission. The details on how the site will accommodate this volume must be further developed.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>21-018</u>	P.I.N.# <u>32-20-200-007-0000</u>
Petitioner: <u>Richard Silverman</u>	Location: <u>600 E Rand Road</u>
<u>MJK Real Estate Holding Company, LLC</u>	Rezoning: _____ Current: <u>B-3</u> Proposed: <u>N/A</u>
Owner: <u>600 Rand Rd, LLC an Illinois</u>	Subdivision: _____
<u>limited liability company</u>	# of Lots: <u>1</u> Current: <u>N/A</u> Proposed: <u>N/A</u>
Contact Person: <u>Richard Silverman</u>	PUD: <u>✓</u> For: <u>Amendment</u>
Address: <u>1622 Willow Road, Suite 201</u>	Special Use: <u>✓</u> For: <u>D/T - Restaurant</u>
<u>Northfield, IL 60093</u>	Land Use Variation: _____ For: _____
Phone #: <u>847-919-4804</u>	Land Use: _____ Current: <u>Parking Field</u>
Fax #: _____	Proposed: <u>Retail Building</u>
E-Mail: <u>rs@usanfsc.com</u>	Site Gross Area: <u>+/-53,590 SQ FT</u>
	# of Units Total: <u>1</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>X</u>	_____
2. Complies with Landscape Plan Ordinance	<u>X</u>	_____
3. Parkway Tree Fee Required (See below.)	<u>X</u>	_____

Comments:

NO COMMENTS

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AUG 30 2021

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

[Signature] 11/10/21  
Coordinator Date