

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5223
shubbard@yah.com

December 3, 2021

**RE: MJK Southpoint Chipotle Outlot Development (PC 21-018, Round 2)
Staff & Department Comments
600 E. Rand Road
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ**

Please note this letter corresponds to Staff & Department Comments sent and received on November 22, 2021.

Building & Fire Safety Review – Nusrat Jahan

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

There are no additional comments.

Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

ENGINEERING – Michael Pagones, P.E., Village Engineer

29. The petitioner's response to comment nos. 11, 12, 14, 16, 18, 19, 22, 23, 25, 26 and 28 are acceptable.

Response: Acknowledged.

30. The petitioner's response to comment no. 13 is not acceptable. There are significant changes from the Round 1 to Round 2 preliminary report showing an increase in the areas 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.

Response: Additional information for the detention layout and calculations have been added to the drawing set and preliminary drainage report. Please refer to updated Civil Drawings.

- b) If an underground detention storage system under the pavement is needed, it must be designed to AASHTO HS-25 loading standard.

Response: Underground detention is not expected to be needed. Please refer to updated Civil Drawings.

- c) Provide additional information for the volume control facilities.

Response: Volume control information has been added to the drawing set and preliminary drainage report. Please refer to updated Civil Drawings.

- d) The existing system includes 0.76 ac-ft of parking lot detention. The location of this parking lot detention shall be shown on the plans. Indicate in the report and on the plan if any of this parking lot detention will be impacted by the proposed development of site one and/or site two.

Response: The parking lot detention is shown on Exhibit C - Drainage Exhibit. This area will not be disturbed since it is outside the project limits. Please refer to updated Civil Drawings.

- e) The Preliminary Engineering shall be revised to show the modification to the existing detention facility, volume control, and any other detention facilities that may be required.

Response: Additional information for the detention layout and calculations and volume control have been added to the plan set and preliminary drainage report. Please refer to updated Civil Drawings.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

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 modification may impact the detention requirements.

Response: Acknowledged.

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.

Response: The incoming credit union has provided a Fire Truck exhibit. Please refer to attachments.

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.

Response: Refer to updated Civil Drawings.

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.

Response: Refer to updated Civil Drawings.

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.

Response: Acknowledged.

Arlington Heights Fire Department – LT. Mark Aleckson

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.

Response: The Fire Department Connection has been located as outlined. Please refer to updated drawings.

2. A Knox Box shall be located at the main front entrance of each building.

Response: The Knox Box has been located as outlined. Please refer to updated drawings.

3. Install a fully operational annunciator panel or alarm panel at the main front entrance.

Response: Acknowledged. The FA Annunciator Panel will be located as outlined. Please refer to updated drawings.

Arlington Heights Police Department – Alexandra Ovington

1. Character of use:

Nothing further

Response: Acknowledged.

2. Are lighting requirements adequate?

Nothing further.

Response: Acknowledged.

3. Present traffic problems?

Nothing further.

Response: Acknowledged.

4. Traffic accidents at particular location?

Nothing further.

Response: Acknowledged.

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

Nothing further.

Response: Acknowledged.

6. General comments:

Nothing further.

Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

HEALTH SERVICES DEPARTMENT- Sean Freres & James McCalister

See attached accessibility comments.

Response: Acknowledged.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Plan Review – David Robb, Disability Services Coordinator

Sheet A-06

Provide accessible pedestrian routes:

1. From the public sidewalk to the “Future QSR with D/T #2 Building”

Response: Pedestrian routes have been provided. Please refer to updated drawings.

2. Connecting QSR Building with Future QSR Building #2
Per Illinois Accessibility Code Section 206.2.2

Response: Pedestrian routes have been provided. Please refer to updated drawings.

Planning & Community Development Dept. Review- Sam Hubbard

General:

37. The response to comment #11 - #16, #17, #18 - #20, #22, #23, #27, #28 and #30 are acceptable.

Response: Acknowledged.

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:

a) Amendment to PUD Ordinance #90-014 to modify the approved development plan to allow construction of two outlot buildings.

Response: Acknowledged.

b) 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 restaurant with a drive through.

Response: Acknowledged.

c) Variation to Section 10.7, to waive the requirement for on 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.

Response: A Loading Stall for this development has been provided. Please refer to updated drawings. Additionally, all delivery and garbage pickup times will be off-hours as to not interfere with restaurant operations.

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.

Response: Acknowledged.

40. The response to comment #9 is noted. At the time of building permit submittal, an Outdoor Eating Café application shall be required.

Response: Acknowledged.

41. The response to comment 10 is noted. The Plat of Survey did not appear to be complete and was not stamped/sealed by a licensed surveyor. Please provide a stamped and signed Plat.

Response: A finalized Survey has been provided. Please refer to attachments.

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.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Response: The requested walkway has been added. Please refer to attachments.

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.

Response: The Trash Enclosure has been consolidated & shifted west.

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.

Response: Acknowledged.

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 locating this 40' tall light pole.

Response: Site lighting poles have been relocated to comply with identified requirements. Please refer to attachments.

46. The response to comment #27 is noted. However, the proposed light pole shown below appears to fall with the 120' required are of separation from the existing four-light pole across the Ring Rd.

Response: Site lighting poles have been relocated to comply with identified requirement. Please refer to attachments.

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.

Response: The Westmont Chipotle survey data is included in the Appendix of the revised traffic and parking impact study.

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 as required.

Response: Acknowledged.

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.

Response: Chili's and Olive Garden have been notified of the proposed alterations to the parking lot. Both have reacted positively to the changes and expressed that the modifications will help alleviate heavy parking demands during peak times. Please refer to attachments for requested employee & customer parking information.

50. The response to comment #4 did not directly answer the questions: where will delivery vehicles park? 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 the Chapter.
 - The variance requested is the minimum necessary to allow reasonable use of the property.

Response: The parking stalls and Trash Enclosure along the south row of diagonal parking have been revised to accommodate the required Loading Space for this development. Please refer to attachments.

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 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.

Response: A two Bike Rack has been located at the Chipotle building and a future two bike rack has been located at the future building. Please refer to attachments.

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.

Response: Requested traffic control pavement markings/signage have been provided. Please refer to traffic study and attachments.

53. How will the 4.82 ac. Ft. of stormwater volume be accounted? 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 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.

Response: Please refer to updated Site Engineering Drawings and attachments for comprehensive Stormwater analysis/design.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

Landscape Comments

Please note, Landscape Design has been modified to account for the latest round of parking lot updates. Please refer to attachments.

1. Complies with tree Preservation Ordinance.

Response: Acknowledged.

2. Complies with Landscape Plan Ordinance.

Response: Acknowledged.

3. Parkway Tree Fee Required
(See below.)

Response: Acknowledged.

Comments:

No Comments.

Please contact me directly with any additional comments or questions.

Thank you,

Orlando Vivacqua
Soos & Associates, Inc.

Soos & Associates, Inc.
Architecture

105 Scheller Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570