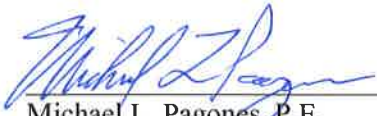


**PLAN COMMISSION PC #21-018**  
**Southpoint Outlot PUD Amendment**  
**600 E Rand Rd**  
**Round 3**

36. The petitioner's response to comment nos. 29, 31, 33 and 35 is acceptable.
37. The petitioner's response to comment no. 30 is noted. The Preliminary Drainage Report and plan of action is acceptable. The Final Drainage Report, MWRD permit submittal and volume control for Outlot No. 2 for the Consumer's Credit Union can be addressed at permit.
38. The petitioner's response to comment no. 32 is noted. The fire turning movement exhibit included for the credit union site show limited clearance for the drive aisle parallel to Rand Road and in the vicinity of the south median located before the drive through. The site modifications to better accommodate the fire truck turning movements can be addressed at permit.

**Public Works:**

39. The petitioner's response to comment no. 34 is noted. The plans have not been updated to show 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.

  
Michael L. Pagones, P.E.      12-21-21  
Village Engineer      Date





**Village of Arlington Heights  
Health & Human Services Department**

## Memorandum

**To:** Sam Hubbard, Development Planner

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

A handwritten signature in black ink, appearing to be 'SF' or similar initials, written over the 'From' line.

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

**Date:** December 14, 2021

**Re:** PC# 21-018, Southpoint PUD Amendment, Round 3

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No comments at this time.

A handwritten signature in black ink, appearing to be 'Jm' or similar initials, written over the text 'No comments at this time.'

# Planning & Community Development Dept. Review

December 21, 2021



## REVIEW ROUND 3

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

Case Number: PC 21-018

37. The response to comments #37, #39 - #41, #43 - #46, and #48 - #51 are acceptable.
38. The response to comment #38 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.**
  - 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 future restaurant with a drive through.**
  - c) **Variation to Section 6.15-1.2.b, to waive the requirement for a landscape island including a shade at the end of one row of parking where code requires landscape islands including a shade tree at the ends of all parking rows.**

**Please provide a response to the applicable Variation criteria for the required landscape island (#see 38c. above) and reach out with any questions.**

39. The response to comment #42 is noted. However, engineering Sheet 6 did not call out decorative/stamped concrete for the crosswalks and architectural Sheet A-05 still references "and/or" relative to decorative crosswalks vs. pavement markings. Decorative/stamped concrete shall be required.
40. The response to comment #52 is noted. However, no striping was shown within the 3-lane "existing internal Ring Road". Please show proposed striping in this area. Furthermore, at the northbound approach of the intersection of the Southpoint western access drive and Palatine Road, the existing configuration has always included two lanes of egress (a left/thru lane and right turn only lane). Further analysis is needed within the traffic study to analyze and justify this change. Is the volume of left hand turns into the "existing internal Ring Road" significant enough to require the dedicated left turn lane? If so, can the proposed left turn lane be shortened allowing preservation of the majority of the existing left/thru lane? Further analysis and justification is needed prior to making the proposed lane changes. Please address and make modifications to the striping on the plans as requested.

Prepared by:

*[Handwritten signature]*

Southpoint Outlot  
PC #21-018  
December 16, 2021

#### Landscape Comments

1. On sheet L-2, provide a four-inch caliper shade tree (Chapter 28, Section 6.15) in the southeast corner within the landscape island where the tree is absent. In addition, on sheet L-1, provide a shade tree in the northwest corner along the front elevation at the end of the parking row or seek a variance from the code requirement.