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December 23, 2021

**RE: MJK Southpoint Chipotle Outlot Development (PC 21-018, Round 3)  
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 December 21, 2021.

## **ENGINEERING – Michael Pagonos, P.E., Village Engineer**

36. The petitioner's response to comment nos. 29, 31, 33 and 35 is acceptable.

***Response: Acknowledged.***

37. The petitioner's response to comment no. 30 is noted. The Preliminary Drainage Report and plan of action of action is acceptable. The Final Drainage Report, MERD permit submittal and volume control for Outlot No. 2 for the Consumer's Credit Union can be addressed at permit.

***Response: Acknowledged.***

38. The petitioner's response to comment no. 32 is noted. The fire truck 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.

***Response: Acknowledged.***

## **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.

***Response: Acknowledged.***

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Architecture

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**Arlington Heights Fire Department – LT. Mark Aleckson**

The Fire Department has no additional comments at this time.

***Response: Acknowledged.***

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**HEALTH SERVICES DEPARTMENT- Sean Freres & James McCalister**

No comments at this time.

***Response: Acknowledged.***

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## Planning & Community Development Dept. Review- Sam Hubbard

### General:

37. The response to comment #37 - #39 #42, #43 - #46, and #51 are acceptable.

***Response: Acknowledged.***

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.

***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 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.

***Response: A one tree Variation is being requested for the shade tree in the northwest corner along the front elevation at the end of the parking row. Please refer to attachments for Variance Criteria.***

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.

***Response: Civil Drawings and Architectural Drawings have been coordinated to include decorative pedestrian connections to the west.***

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 changes. Please address and make modification to the striping on the plans as requested.

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# ASOOSOCIATES

***Response: The pavement striping within the existing Internal Ring Road has been added.  
The western access drive and Palatine Road's pavement striping has been reconfigured to reflect existing conditions; a left/thru and a right turn lane only. The previously identified striping was a drafting typo.  
Please refer to updated KLOA Striping Exhibit.***

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## 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.

***Response: A Shade tree in the southeast corner landscape island has been added. Please refer to updated Landscape Drawing. Additionally, we're requesting for a one tree Variance for the required shade tree along the front elevation of the Chipotle building so that the patio area can be accommodated.***

Please contact me directly with any additional comments or questions.

Thank you,

Orlando Vivacqua  
Soos & Associates, Inc.

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