



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: Plan review for Bibibop Grill located at 715E. Rand Road - PC 23-008

Date: June 27, 2023

General Comments:

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

1. Interior remodel of space shall comply with the following adopted codes:
 - a. 2018 International Building Code with amendments
 - b. 2018 International Existing Building Code with amendments
 - c. 2018 International Fire Code with amendments
 - d. 2018 International Fuel Gas Code with amendments
 - e. 2018 International Mechanical Code with amendments
 - f. 2018 Illinois Energy Conservation Code with state amendments
 - g. 2018 Illinois Accessibility Code
 - h. 2014 Illinois Plumbing Code with amendments
 - i. 2017 National Electrical Code with amendments
2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.
3. Restroom shall provide adequate fixtures for the occupant load of the space. Unable to verify without an occupant load calculation. Please see attached State of Illinois Plumbing Code 2014 - Rest Room Requirements. Provide occupant load calculation. The plans do not appear to conform to this requirement.
4. The height of transitions at the doors to the exterior cannot exceed ½-inch. In order to verify compliance, provide cross section of the door openings.
5. Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.
6. Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.

7. Since table and chairs are provided a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans do not appear to conform to this requirement.

8. Provide locations of exit signs and emergency lighting. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.

9. Emergency illumination shall be provided for a minimum of 1 1/2 hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. The plans do not appear to conform to this requirement.

10. Where check-out aisles are provided, the tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

11. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"

PLAN COMMISSION PC #23-008
Bibibop Grill
713-715 E Palatine Road SUP
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The original plan was for the Chipotle restaurant located at 711 E Palatine Road, and a speculative 4,419 square-foot quick service restaurant with a drive through lane. The revised plan has reduced the size of the restaurant 2,169 square-feet. The Traffic and Parking Evaluation has been updated to reflect the reduced footprint of the restaurant, indicating that the revised plan will generate less traffic than the previously approved plan. The updated Traffic and Parking Evaluation is acceptable.
13. The Public Works Department and Engineering Division have no further comments.


Michael L. Pagones, P.E. 6/13/23
Village Engineer Date

I have one comment, Health will require an air curtain and self-closing windows and drive thru pick up window. Please let me know if you have any questions.

Terese Biskner, LEHP
Environmental Health Officer
Health and Human Services Department
Village of Arlington Heights

Planning & Community Development Dept. Review

June 26, 2023



REVIEW ROUND 1

Project: Bibibop Grill
715 E. Rand Road

Case Number: PC 23-008

General:

1. The full drive-through lane was not approved as part of the prior PUD Amendment for the outlot. Staff has observed construction of a full drive-through lane as shown in proposed plans. Work on the full drive through must cease, and cannot commence until the proposed site plan is approved with a corresponding addendum to the site work permit.
2. The written response to Special Use Permit Justification Criteria is acceptable.
3. The provided market analysis is acceptable.
4. The following approvals are required:
 - Special Use Permit for a Restaurant with drive-through.

Outdoor Dining Area

5. The design and furnishings of the outdoor dining area shall meet the criteria as required by Chapter 28, Section 5.1-23 of the Village of Arlington Heights Municipal Code, attached for reference.

Traffic & Parking:

6. The provided Traffic & Parking Study Addendum has been received and is being evaluated.

Prepared by:

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-20-200-019-0000
Petitioner: Richard Silverman	Location: 715 E Rand Road
MJR Southpoint Real Estate Holding, LLC	Rezoning: _____ Current: B-3 Proposed: N/A
Owner: MJR Southpoint Real Estate Holding Co	Subdivision: _____
limited liability company	# of Lots: 1 Current: N/A Proposed: N/A
Contact Person: Richard Silverman	PUD: _____ For: _____
Address: 1622 Willow Road, Suite 201	Special Use: <input checked="" type="checkbox"/> For: D/T - Restaurant
Northfield, IL 60093	Land Use Variation: _____ For: _____
Phone #: 847-919-4804	Land Use: _____ Current: Vacant Retail
Fax #: _____	Proposed: QSR w/ D/T
E-Mail: rs@mjkre.com	Site Gross Area: +/-53,590 SQ FT
	# of Units Total: 1
	1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
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.)	_____	_____

Comments:

The landscaping must be consistent with the approved landscape plan (sheet L-3) pursuant to ordinance 22-008.



 Coordinator 6/14/23
Date