

Jake Schmidt, Development Planner  
Department of Planning and Community Development  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
847-368-5215  
[jmschmidt@vah.com](mailto:jmschmidt@vah.com)  
June 30, 2023

**RE: MJK Southpoint Development Bibibop Grill (PC 23-008, Round 1)  
Staff & Department Comments  
715 E. Rand Road  
Arlington Heights, IL 60004  
Soos Project Number: 22-039 MJ**

Please note this letter corresponds to Staff & Department Comments sent and received on June 29, 2022.

## **Building & Fire Safety Review – Elliot Eldridge**

1. The following currently adopted codes shall apply:
  - 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 Conservations Code with state amendments
  - g. 2018 Illinois Accessibility Code
  - h. 2014 Illinois Plumbing Code with amendments
  - i. 2017 National Electrical Code with amendments

***Response: Acknowledged.***

2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.

***Response: Acknowledged. The tenant's architect will provide code compliant drawings for Village's review & approval at the time of building permit, under separate submittal.***

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.

***Response: Acknowledged. The tenant's permit drawings will provide restroom criteria. Complete & compliant drawings will be provided at the time of building permit, under separate submittal.***

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 required.

Soos & Associates, Inc.  
Architecture

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

**Response: Acknowledged. Exterior door thresholds at exterior doors were previously approved under building shell permit (22-2960). Additionally, complete & compliant drawings will be provided at the time of building permit, under separate submittal.**

5. Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permit are required.

**Response: Acknowledged. Fire Sprinkler & Fire Alarm systems are existing. Prior to modifying these systems, tenant will apply for required permits.**

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.

**Response: Panic door hardware is existing for all exterior doors. Exterior Door Hardware was approved under building shell permit (22-2960). Additionally, complete & compliant drawings will be provided at the time of building permit, under separate submittal.**

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.

**Response: Tenant will provide accessible requirements for tables & chairs. Complete & compliant drawings will be provided at the time of building permit, under separate submittal.**

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 6ft 8 in. (2030mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.

**Response: Tenant will provide complete & compliant drawings at the time of building permit, under separate submittal.**

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 conform to this requirement.

**Response: Tenant will provide complete & compliant drawings at the time of building permit, under separate submittal.**

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.

***Response: Tenant will provide complete & compliant drawings at the time of building permit, under separate submittal.***

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

***Response: Acknowledged.***

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

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 provide upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

***Response: Acknowledged.***

12. The original plan was for 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.

***Response: Acknowledged.***

13. The Public Works Department and Engineering Division have no further comments.

***Response: Acknowledged.***

## **HEALTH SERVICES DEPARTMENT- Terese Biskner**

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

***Response: Acknowledged. Tenant will provide complete & compliant drawings at the time of building permit, under separate submittal.***

## Planning & Community Development Dept. Review- Jake Schmidt

### 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.

***Response: Acknowledged.***

2. The written response to Special Use Permit Justification Criteria is acceptable.

***Response: Acknowledged.***

3. The provided market analysis is acceptable.

***Response: Acknowledged.***

4. The following approvals are required:
  - Special Use Permit for a Restaurant with drive-through.

***Response: Acknowledged.***

### 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.

***Response: Acknowledged. The tenant will provide outdoor seating information.***

### Landscape Comments

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

***Response: Acknowledged.***

Please contact me directly with any additional comments or questions.

Thank you,

Orlando Vivacqua  
Soos & Associates, Inc.

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Architecture

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