



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**To:** Jorge Torres, Director of Building & Life Safety

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

**Subject:** SDC Report - Ramen USA - 926 W. Algonquin Rd.

**Date:** November 17, 2023

General Comments:

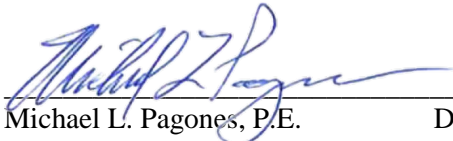
The information provided is conceptual only and subject to a formal plan review.

1. Provide construction details on how the wall openings between units # 926 and #928 will be constructed. Submittal is missing this information.
2. Provide emergency lighting in the toilet room. Emergency backup lights shall be provided to anyone with normal vision can see the path to the exit. Submittal is missing this information.
3. Provide the slip rate of Coefficient for the proposed new flooring. The slip resistance of floors is the measure of the ability of a surface to prevent accidental slipping by pedestrians in dry or wet conditions. Submittal is missing this information.
4. Complete door schedule verifying compliance to the code. Submittal is missing this information.
5. Provide exit directional signage for the proposed new opening between units # 926 and #928. Exit directional signage will help illuminate the direction and location of travel to the final exit doors if light sources are not functioning. The exit directional signage shall be located in the middle of unit # 926, in line of sight of the proposed new wall opening. Submittal is missing this information.
6. Provide maneuvered clearances and dimensions of plumbing fixtures for the existing toilet. For the lavatory provide a clear floor space of at least 30 inches (760 mm) wide and 48 inches (1220 mm) long is required for a forward approach in front of the accessible lavatory. Verify dimensionally that the new mop sink will not interfere with the clear floor space of the lavatory. Submittal is missing this information.
7. If required, separate permits are required for the following:
  - Fire Alarm alteration
  - Fire Suppression alteration
  - Signage

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

**PLAN COMMISSION PC #23-018**  
**Ramen USA Expansion**  
**926-928 W Algonquin Road**  
**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. In the event further review of more detailed plans determines that an exterior grease trap is required for the expansion, an MWRD permit will be required. The petitioner shall accept this understanding. This can be addressed at permit.
13. The Public Works Department and Engineering Division have no further comments.

  
\_\_\_\_\_  
12-04-23  
Date

Michael L. Pagones, P.E.  
Village Engineer

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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### DEPARTMENT PLAN REVIEW SUMMARY

**Raman USA**  
**926/928 W Algonquin Rd**

#### Round 1 Review Comments

**12/01/2023**

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

There are no traffic problems at this location.

**4. Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.


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

This development should not create any additional traffic problems.

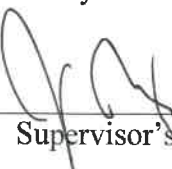
**6. General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

 #330  
\_\_\_\_\_  
Alexandra Ovington, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #33  
\_\_\_\_\_  
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-018

Petitioner: koichiro kimori (KC Kimori)

2750 Northampton Drive Unit D1 Rolling Meadows IL 60005

Owner: Haroslav Tin Penavic

Contact Person: koichiro kimori

Address: 932 W. Algonquin Rd. Arlington Heights IL 60005

Phone #: 2242685284

Fax #:

Email:

P.I.N.# 08-09-300-018

Location: 926-928 W Algonquin Rd

Rezoning: Current: Proposed:

Subdivision:

# of Lots: Current: Proposed:

PUD: For:

Special Use: For:

Land Use Variation: x For:

Bakery Products, Wholesale and Production

Land Use: Current: Vacant

Proposed:

Site Gross Area: 14 acres (Surrey Ridge Shopping Center), 1,616 sf (Units 926-928)

# of Units Total: 2

1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres

11/15/23

Environmental Health Officer

Date

James McCalister

11/15/23

Director

Date

## Planning & Community Development Department Review

November 30, 2023



### REVIEW ROUND 1

Project: Ramen USA  
926-928 W Algonquin Rd

Case Number: PC 23-018

#### General:

- 7) The following approvals are required:
  - a. Land Use Variation for a Bakery Products, Wholesale and Production facility in the B-2 District.
- 8) Please provide more information about your delivery frequency and schedule. All deliveries and loading related activities are not permitted between 10:00pm and 7:00am.
- 9) With this proposed expansion, do you anticipate using more delivery vehicles in the future, or increasing the frequency of deliveries?
- 10) Are refrigerated trailers used to deliver the food products?
- 11) Is there a designated loading area on-site? Please provide a site plan that shows the designated loading area, if applicable.
- 12) How is trash handled on-site? Do you anticipate an increase in trash with the expansion of food production? Are the dumpsters on-site suited to handle an increase in trash if that were to occur?
- 13) Section 5.1-11.4(c) limits the manufacturing and processing of products to five employees, excluding drivers and managers, in the B-2 District. Can you clarify how many employees will be responsible for the food production and processing side of your business, excluding drivers and managers?
- 14) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email).

Prepared by: Hailey Nicholas

**Ramen USA Expansion**

926 W. Algonquin Road

PC 23-018

November 16, 2023

*Landscaping*

1. The landscaping must be consistent with the approved plan as part of ordinance #04-050.