



Village of Arlington Heights
Plan Commission
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 26, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. HANA Downzoning - 121 W. Fremont, 116 W. St. James, 200 W. St. James, 204 W. St. James, 206 W. St. James, 208 W. St. James, 407 N. Chestnut, 401-403 N. Chestnut - 6/28/23

IV. PUBLIC HEARINGS

- A. BIBIBOP Grill - 715 E. Palatine Rd. - PC#23-008
Special Use Permit for Restaurant with Drive-through

V. OTHER BUSINESS

- A. PC Budget - 2024
- B. Public Comment

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Plan Commission
7/26/2023**

Item: HANA Downzoning - 121 W. Fremont, 116 W. St. James, 200 W. St. James, 204 W. St. James, 206 W. St. James, 208 W. St. James, 407 N. Chestnut, 401-403 N. Chestnut - 6/28/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
HANA Downzoning - 6/28/23	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: HANA DOWNSIZING - 121 WEST FREMONT, 116 WEST ST. JAMES, 200 WEST ST. JAMES, 204 WEST ST. JAMES, 206 WEST ST. JAMES, 208 WEST ST. JAMES, 407 NORTH CHESTNUT, 401-403 NORTH CHESTNUT - PC #23-005
RE-ZONE FROM R-6 TO R-3, COMPREHENSIVE PLAN AMENDMENT, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 28th day of June, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

VICE CHAIR WARSKOW: All right, we'll call the Plan Commission hearing to order.

Can we all please stand and say the pledge?

(Pledge of Allegiance recited.)

VICE CHAIR WARSKOW: Roll call, Sam.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Vice-Chair Warskow.

VICE CHAIR WARSKOW: Here.

MR. HUBBARD: And Chair Dawson, not present at this time.

COMMISSIONER GREEN: Not yet.

VICE CHAIR WARSKOW: All right, first on the agenda is approval of the minutes from the last Plan Commission hearing.

COMMISSIONER GREEN: I would like to make a motion for approval.

COMMISSIONER LORENZINI: I'll second.

VICE CHAIR WARSKOW: All in favor?

(Chorus of ayes.)

VICE CHAIR WARSKOW: Any opposed? Abstaining besides me? I wasn't here for the last hearing.

(No response.)

VICE CHAIR WARSKOW: All right.

COMMISSIONER GREEN: The motion carries.

VICE CHAIR WARSKOW: The motion carries, all right.

So, our first petition is the HANA Downsizing, PC #23-005. Do we have the Petitioner here?

MR. GAYNOR: Greetings --

VICE CHAIR WARSKOW: Greetings.

MR. GAYNOR: -- to all Plan Commission. It's been a month since I've seen you. I'm Tom Gaynor, I'm living with my wife.

VICE CHAIR WARSKOW: Yes, can you hold on one moment?

MR. GAYNOR: Yes?

VICE CHAIR WARSKOW: We've got to swear you in.

MR. GAYNOR: Oh, yes, yes, sorry.

(Witness sworn.)

VICE CHAIR WARSKOW: Thank you. Can you state your name and spell your last name please?

MR. GAYNOR: Sure. It's Tom Gaynor, G-a-y-n-o-r. My wife and I, Sue, live at 208 West Fremont Street and have been for the last 41 years. I'm currently serving as the HANA Board President, and I'm also here as the Petitioner representing my neighbors for this down-zoning and variance that we're looking for.

So, let me give you a, if I could, just a real quick overview of HANA. HANA has been around since 1980. We were formed back then when we were looking at some concerns about a knock-down of houses on St. James. So, the neighbors got together and said we need to get together and make certain we preserve our historic neighborhood. We have enjoyed 40 plus years now of collaborative engagement with the community and the Village, and done things like creating Festival Park. So, we've got a really good, long track record. HANA consists of 625 households in this area shown, and it's just north of the downtown as you can see.

The southern part of HANA is what we call the triangle, Northwest Highway, Euclid and Vale being the three sides of the triangle. The issue that we're talking about today has actually been a longstanding one for HANA based on what happened in 1980. We said we'd really like to preserve our southern border and make certain that our historic neighborhoods are kept in tact. So, we're actually talking about seven houses today that we're looking to down-zone from R-6 to R-3. I guess in talking to Sam, I guess this is the first time we've ever had a down-zoning, so we ought to get some award for that maybe.

In addition to the down-zoning, we do have one variance for an R-6 which is technical details I'll let Sam speak to. He can better handle that one.

But really, the point of this is that these homes range in age from like 75 to 106 years old, and when the Comprehensive Plan was drawn, as we discussed at the last Plan Commission, nobody really knows when the Comprehensive Plan for this special area was actually created, but we have a B-5 right south of St. James. So, we go from B-5 to single-family homes. Those single-family homes were R-6 with, you know, the supposed, you know, step-down to the neighborhood, but in reality it's not been a step-down. It goes from B-5 to single-family, and those have been single-family for their entire existence. They're all homeowner-owned, they're not rentals or anything.

So, really the goal here is to, you know, try to draw some clarity to what maybe wasn't so clear 40-50 years ago when the Comprehensive Plan was created in that we've clearly defined this as single-family. Maybe 50 years ago it wasn't obvious how the Village was going to shake out in terms of development, and this might have been, you know, townhomes or condos or something of that nature. But with the nature of what has happened on a case by case basis, these single-family homes have been not only preserved but updated and turned into really gems that are a part of our community.

Now, let me brag up my neighborhood just a bit. The HANA triangle consists of or has a whole bunch of historic homes. Every one of them has been part of what I'll call a self-declared Historic District. Chapter 6 of the Comprehensive Plan talks about historic preservation. As you know, we really don't have a Preservation District in town, but for whatever reason people of like minds have moved to this special area and taken these old homes and brought them back to life in some cases and made them into things that are very special and really add a lot to our town as you can probably well imagine. So, here's a number of these

homes, here's even some more. Terrific neighborhood to be a part of right north of the Central Business District.

So, this is the houses on St. James Street which is kind of our southern border of HANA, and we talked about these guys a lot at the last Plan Commission meeting in understanding how to best handle the Eastman project that was being proposed. Since that meeting, that developer has reached out to me and has done a significant redesign he says, which he's going to share with the HANA members next Thursday. So, based on my discussions with Joe, it does sound like we're going to essentially come up with our own step-down plan, so we will continue to adhere to the philosophy of the Comprehensive Plan but we'll have a B-5 to R-3, if we can get this petition approved, we'll have a B-5 to R-3 special situation, but I think it's a win-win in that we preserve our neighborhood and we continue to invest in the growth of our town and take a blighted site and make it something special.

So, I think we have a win-win opportunity that's in progress, a couple of moving parts just yet but I think we're demonstrating the collaborative spirit that HANA has shown for, you know, four plus decades. We're going to figure out how to make this design right and make it a win for our community.

So, if I could, I'm not going to talk much more, but I don't have anybody else speaking tonight so you guys can draw a sigh of relief that we're not going to keep up until 11:00. But I do want to at least point to the seven houses that we're looking to down-zone so you get at least a feel for the homes. If the neighbors are here, I'll turn around and point them out. Betsy and Jacob live at 208 West St. James; if you're here raise your hand. I think they're out. The Lingrens, Katy and Jason, live at 206 West St. James, another cute house. Celeste and Eric, oh no, the Niemiecs are at 204 West St. James. Very good, hi, Julie. Celeste and Eric I think are out, I think they're elsewhere, but they live at 200 West St. James. The Asa residence, Karen and John are there, good to see you.

We've got, the one house on Fremont Street which is adjacent to the parking lot which is an R-6, so that's again kind of a special situation, are represented tonight by Elena, and Justin can't make it but to fill in for Justin we have Luke. Luke is soon to be the not the baby of the neighborhood anymore, but we welcome them. Sam and Ryan live at 407 North Chestnut. Juan is the owner of our duplex, the one duplex at 401 North Chestnut which is also a part of this overall petition.

So, essentially, that's what I wanted to share with you tonight. We're looking to down-zone and handle the special R-6 situation that hopefully will, you know, make all this like the win it needs to be. So, I'll leave it at that.

VICE CHAIR WARSKOW: Thank you very much.

Sam, before you get into your presentation, have all notices been given?

MR. HUBBARD: They have, yes.

VICE CHAIR WARSKOW: Thank you. Go ahead.

MR. HUBBARD: All right, so before you this evening, you have the HANA down-zoning petition. You've heard a little bit from Mr. Gaynor, President of HANA, on the reasons for the request. I'll touch on some of the zoning implications.

The subject properties in this application consist of eight lots, seven of which are currently occupied by single-family residences, and then the eighth lot on the corner of Chestnut and St. James is occupied by a two-family residence. All lots are currently zoned in the R-6 Multi-Family Residential Dwelling District and are currently classified as "single-family

attached" on the Comprehensive Plan except for the one lot on Fremont which is classified as "single-family detached" on the Comprehensive Plan.

The Petitioner is requesting a rezoning of seven of those eight properties from the R-6 to the R-3 District, as well as a Comprehensive Plan amendment for six out of the eight properties from the single-family attached classification to the single-family detached classification, as well as two variations. The first one relates to the corner property, the two-family property that will remain in the R-6 District, and I'll touch on that a little bit later. The second variation relates to a waiver of the required traffic and parking study which is a requirement on any rezoning that doesn't abut a major arterial street. The Staff Development Committee is supportive of that variation. There is going to be no proposed land use change as part of this application. All lots will continue to be used as currently used today, so there should be no impact to traffic and parking.

On March 22nd, the Petitioners appeared before the Conceptual Plan Review Committee. I would say the review there was generally positive. I think the Commissioners in attendance thought the proposal, at least on a conceptual basis, made sense, and the petitioners were encouraged to move forward.

I just want to give a little bit of brief history on the downtown area that gives some context to the existing zoning on the site. So, in 1964, the Downtown B-5 Zoning District was created and it rezoned all of the properties in the downtown business core from B-2 to the B-5 Downtown District. Then in 1965, all land within 330 feet of the B-5 District was reclassified as suitable for R-6 uses, multi-family uses, and this reclassification included much of the HANA neighborhood.

Then in 1987, the Downtown Master Plan stepped back the R-6 multi-family buffer surrounding the downtown area but preserved certain areas for R-6 and multi-family zoning, which was meant to serve as a transition between the more intense B-5 downtown-related uses and the less intense single-family uses farther outside of the fringe. So, these multi-family R-6 areas were to serve as kind of a buffer or transition between those two high intensity and low intensity uses. Additionally, one of the purposes of the buffer was to provide moderate density multi-family housing in close proximity to the downtown core which would help to provide support for some of those commercial areas and uses within the Downtown Central Business District. So, the current R-6 zoning on the properties today is reflective of these historical plans.

You can see here, the areas bounded in red are where the subject properties currently lie today.

VICE CHAIR WARSKOW: Sam, could I just interrupt for a moment to notify that Chair Dawson has arrived.

MR. HUBBARD: Yes. Let the record note that Chair Dawson is now present and running the meeting.

CHAIRPERSON DAWSON: Thank you all for giving me a little space and grace as I deal with an emergency that was not planned for this evening, but I'm here now, thank you.

MR. HUBBARD: Thank you.

All right, so specifically, here are the subject properties of this application bounded in red. The properties bounded in yellow are proposed for rezoning.

I want to talk a little bit about the property on the corner which will remain R-6. One of the requirements in the R-6 District is to limit areas of R-6 Zoning to areas of one acre or more. Once this R-3 rezoning is approved, assuming it is, then this R-6 District will

not, the corner property, the remaining R-6 area will not meet that minimum one acre requirement. This requirement is in the code really to restrict spot zoning. For example, one or two off-properties that maybe are acquired by a developer where they want to tear it down and build a more intense multi-family development there, this restriction on having that at least be one acre in size is meant to prevent that type of spot zoning.

So, this application really results in kind of like a reverse spot zoning for this one R-6 property, and I'll go ahead and show how the resulting zoning would look upon rezoning. So, that R-6 portion would not meet the minimum one-acre size, and therefore a variation is required. We are supportive of that variation given that the property is already zoned R-6. In light of that, we are supportive of the variation. Additionally, the maintenance of R-6 Zoning on the corner property would allow the continuation of the existing use as a two-family for that property. So, it will help reserve the existing character of the neighborhood by allowing that use to continue.

I want to talk briefly about some of the impacts of the R-3 Rezoning here. First and foremost, it would make it difficult for any developer to acquire one or more of these properties currently zoned R-6 and redevelop them with multi-family uses. The R-3 District does not allow multi-family uses by-right, so upon rezoning into the R-3 District, it will be much more difficult for anyone to assemble, rezone and redevelop them with anything other than single-family homes in the future.

Additionally, the R-6 District allows building heights of up to 50 feet, and the R-3 District allows maximum building heights of up to 25 feet. So, that's another change that would occur here should the rezoning be approved. Then finally, the R-3 District would allow redevelopment of these lots with single-family uses without the requirement to receive variations for lot size and lot width, which is an allowance in the R-3 District which is not afforded within the R-6 District.

Additionally, hand in hand with the rezoning, the Petitioner is requesting an amendment to the Comprehensive Plan to reclassify six of these lots from the single-family attached classification to the single-family detached classification. If you pay attention to the screen, that's going to show shortly, so that's what the resulting Comprehensive Plan would look like assuming this application is approved. Staff is supportive of the amendment to the Comprehensive Plan. It aligns with the future likely uses of these lots as continuing to be single family and it aligns with the rezoning as well.

I do want to briefly discuss one of the other impacts of this rezoning on the properties to the south which are currently in the B-5 Zoning District. Specifically, this rezoning would just impact this one property to the south here. This property is currently developed with the Village Bank & Trust building, and the B-5 District allows zero lot line developments meaning no setback would be required along this northern border of the site if it were to redevelop. However, if the majority of the properties directly across the street are reclassified into the R-3 District, then the B-5 District would require a minimum setback on the north side of at least 20 feet. So, this rezoning would require now a 20-foot setback on the Village Bank & Trust property to the south if it is approved.

The Plan Commission and members of the audience will certainly recall a development proposal of the two vacant office buildings just to the east of the Village Bank & Trust site. That development and project would not be impacted by this rezoning because the majority of the land directly across the street would not fall within the R-3 District. I think that roughly 55 to 60 percent would fall within the P-L District. So, this rezoning would have

no impact on the proposed development to the south known as the Eastman Redevelopment.

That being said, the Staff Development Committee is supportive of the application, the rezoning, amendment to the Comprehensive Plan and two variations. These lots have been zoned as R-6 for close to half a century and have not redeveloped with multi-family uses. So, the potential that they would redevelop with multi-family uses in the future seems slim. Staff and the Village should always be cognizant of down-zoning areas which could ultimately, you know, hurt or threaten other goals that the Village may have, but we do have a thriving downtown already that's successful without the support of these particular properties being multi-family here.

So, given that this is just a small area of remaining single-family residences that will remain and be reclassified as within the R-3 Single-Family Zoning District, we think this proposal is acceptable and we are recommending approval. Thank you.

CHAIRPERSON DAWSON: Thank you, Sam.

Commissioners, do I have a motion to include the Staff report into the public record?

COMMISSIONER JENSEN: So moved.

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON DAWSON: Thank you, Commissioner Jensen, and seconded by Commissioner Warskow.

All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Any abstain?

(No response.)

CHAIRPERSON DAWSON: All right, great. Thank you.

Commissioners, do I have any initial questions for the Petitioner? I will look, Commissioner Sigalos, I'll start with you.

COMMISSIONER SIGALOS: I don't have any questions right now.

CHAIRPERSON DAWSON: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I do, I have one. I'm concerned about the negative impact on the Village Bank property, that they would be restricted in the future on how that property could be developed.

MR. HUBBARD: Yes, it would now require a 20-foot setback along that northern property line.

COMMISSIONER ENNES: Okay, has anybody talked to them to see if they care about that?

MR. HUBBARD: We did make them aware of the proposal. We have not heard back from them. I don't know if they're in the audience this evening, but I have not heard any correspondence from them at this time.

COMMISSIONER ENNES: Well, personally, I'd really have a problem making a zoning change that negatively affects an adjoining property. That's all I've got for now.

CHAIRPERSON DAWSON: Okay, Commissioner Green?

COMMISSIONER GREEN: I agree with that, but I think that if they were to come in to redevelop, they could ask for a variance and we could discuss it at great length then.

COMMISSIONER ENNES: Yes, good.

COMMISSIONER GREEN: I'm sure we would. That's it.

COMMISSIONER LORENZINI: No, I agree with what the two Commissioners just said. But who knows, none of us could be here a year from now. So, I'm wondering if there's any way we could make that part of this hearing, to relieve them of that?

MR. HUBBARD: No, we couldn't make it part of this proposal. It would require a variation to be granted and that property is not a part of this petition.

COMMISSIONER LORENZINI: Thank you.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I don't have any questions at this time.

CHAIRPERSON DAWSON: Commissioner Jensen?

COMMISSIONER JENSEN: No, I don't have any.

CHAIRPERSON DAWSON: All right, so at this time we'll open up for public commentary. I'm going to start over here because it's easier, because there's only a couple of you. So, anyone on this side of the room that wants to speak up and talk, public commentary?

(No response.)

CHAIRPERSON DAWSON: No, okay. All right, then I'm going to go over here. So, with the number of you that are in the audience, I'll just go row by row. We ask that you try, you know, you come up, state your name. We ask for your address but if you're not willing to give it we can't require it, but it does help us to understand where you are in relation to the development. Then we ask also that you limit your commentary to three minutes and be aware of what other people have already said.

So, anyway, anyone in the front row who would like to come up and speak? No. How about the second row, anyone? Yes, thank you. Come on up. Again, state your name, spell your last name for the recorder, and then if you're willing to give us your address we appreciate it.

PUBLIC COMMENTARY FOR PC #23-005

MS. MENZIES: My name is Vivian Menzies, last name is M-e-n-z-i-e-s. I live at 212 West Fremont with my husband. We've been there 46 years, I think.

Just one comment is that when HANA started in the, well, 1980, it was because of some houses on St. James that were going to be torn down. We didn't think that was a good thing. We wanted to keep the neighborhood in tact. But at that time, the founders of HANA had talked about this down-zoning of those houses and we have been living under the impression that that had happened. I don't know if it was proposed and then the ball was just dropped or what, but you know, until very recently we just thought, oh, yes, we're all good, we've got R-3 and we're fine because of HANA doing this.

So, I just hope that we can follow through now and finish that job that we thought was already done. Thank you.

CHAIRPERSON DAWSON: All right, thank you so much.

All right, anybody else in that row who wishes to come up? Yes, thank you so much again. State your first name and last name, spell it for the record, and then address if you're willing.

MR. GAVIGAN: Yes, my name is Ryan Gavigan, G-a-v-i-g-a-n. I live at 407 North Chestnut.

I just want to say I moved into this neighborhood three years ago with

my wife and my two daughters, and I'm incredibly proud of my neighbors for bringing this to my attention and getting everyone involved. My family has been a single, or my house has been a single-family home for over 100 years and I would love to keep it that way. Thank you.

CHAIRPERSON DAWSON: All right, thank you so much.

All right, anybody else in that row? All right, then moving to the row behind, anybody there who wants to come up and speak? Okay, how about the last row there? Anybody wanting to come up and speak?

(No response.)

CHAIRPERSON DAWSON: Okay. All right, so with that, just to be clear, we're closing public commentary which means we might have discussions, we might ask questions of Staff, but there is no more commentary from the public. You can't shout out, you can't ask for additional questions. So, we're going to go ahead and close that.

Okay, so with that, with public commentary closed, are there any further questions or comments coming from the Commissioners?

COMMISSIONER ENNES: I have another comment.

CHAIRPERSON DAWSON: Yes.

COMMISSIONER ENNES: I think this is a great project. I can understand why you want to do it. I think this is a great part of our town, the historical homes in it. My daughter lives just south of it, I mean, just north of where you guys are. But I really, before I could support this, I really think that you need to approach Village Bank and see if they're okay with this. Now, you've mentioned it, I don't know who it was mentioned to or anything, but this would negatively impact the value of their land. Not that I think they're going to sell, I mean, or anything in the near future, but this would limit the value of their property as the down-zoning limits the value of these seven lots, I believe.

But that's a decision you've made to preserve the neighborhood. That's where I'm coming from is I just, without some kind of communication from the bank, a bank officer that is part of the ownership of that property, I can't support this even though I think it's a great idea.

CHAIRPERSON DAWSON: Okay, any other comments? Do I have a motion?

COMMISSIONER LORENZINI: One comment. Sam, so you said the Village contacted the bank, but you didn't have any --

MR. HUBBARD: Yes. So, as a neighboring property owner, the Petitioners not only sent out a letter notifying them of the public hearing, but Village staff reached out to a contact in their business office and we e-mailed them the Staff report to explain, you know, what the rezoning was and how it would impact their property, but we have not heard back.

COMMISSIONER LORENZINI: So, I fully agree with what Commissioner Ennes was saying, but they're a business that had been notified and if they haven't taken any action, I'm not so sure there's much more we can do for them.

COMMISSIONER GREEN: We are just a recommending body, so they can approach the Trustees.

CHAIRPERSON DAWSON: Yes, correct.

Commissioner, yes, Jensen, yes?

COMMISSIONER JENSEN: From the practical point of view, does this really limit what the Village Bank can do? I mean, Commissioner Green raised the fact or the point that they can come and ask for a variance and most likely they would probably get it. So, in

my point of view, I don't know if this, in fact, would limit anything about that property if we go ahead and approve or recommend approval of this. Is there anything you see in the, the question is, is there anything you see that that variance would be difficult for them to get in the future?

MR. HUBBARD: Well, they would have to justify it based on the criteria for variation approval. I mean, I would almost think the opposite. I think we saw a development right next door on the Eastman project very recently where that 20-foot setback was not required by code, but I think a lot of members of the public and maybe even some members on the Plan Commission felt that it should respect the code requirement and provide a 20-foot setback, or at least more of a setback on that north side. So, regardless of the fact that it may not be technically required now, it seems like moving forward, if a redevelopment of the bank property proposed something at a zero-lot line setback as is currently allowed per code, I think it would probably not be well received. But they could certainly request a variation.

The minutes will reflect this discussion and if a project there ever moves forward, these minutes could be referenced as part of that discussion.

COMMISSIONER JENSEN: So, from the practical point of view, I don't really see that that's an issue.

CHAIRPERSON DAWSON: Right. I generally agree. I agree with the concern, but if they're not present and they've been notified, we cannot take that into consideration, in my opinion, I would not take that into consideration. They have had the opportunity to be here and object, and they'll have another opportunity at the Village Board meeting.

So, with that, any additional comments, questions? Do I have a motion, anyone?

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #23-005, a Rezoning from the R-6 Multiple-Family Dwelling District to the R-3 One-Family Dwelling District for certain portions of the subject property, and an Amendment to the Comprehensive Plan to reclassify certain portions of the subject property from the Single-Family Attached classification to the Single-Family Detached classification, and the following Variations:

- 1. A Variation to Section 5.1-6.1 to allow an area of R-6 Zoning of approximately 15,150 square feet (0.35 acres) where the minimum size of R-6 Zoning is to be no less than one acre.**
- 2. A Variation to Section 6.12-1.3 to waive the requirement for a traffic and parking study.**

This recommendation is subject to the following condition:

- 1. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Do we have a second?

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Thanks, Commissioner Jensen.

All right, up for a vote.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: No.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, so with that, the Petitioner does have approval of this Board. As we've stated, just a recommending body, and I like to always remind everyone in the audience that the purview of this Commission is very small. If you do have concerns and objections, please feel free. It will go to the Village Board for a final vote and there you should attend and voice your approval, support, objections or concerns, but again, as a Plan Commission, what we look at is a very small piece of this project.

So, it does have approval. I would assume we don't have a date for the Village Board? No, I'm seeing a no. It will be up in public record and a notice will be formed. If you have any questions though, contact Village Staff. They will be happy to let you know when that meeting is going to happen, and I encourage you to come and voice your concerns and your questions before the Village Board. All right, thank you.

Okay, so with that, this agenda item is closed. We are now opening up for general public commentary, I believe.

Sam, is there anything else that I missed?

MR. HUBBARD: No.

CHAIRPERSON DAWSON: Okay, do we have any general public comments for the Plan Commission at this time? I'm opening up for public commentary.

All right, yes, come on up, please. Thank you.

GENERAL PUBLIC COMMENTARY

MR. GAYNOR: Again, this is Tom Gaynor. I just want to comment on my impression of the professionalism of this Commission and the Staff. It has just been amazing. It makes me proud to be a part of this community. So, thank you very much for everything you're doing.

CHAIRPERSON DAWSON: Thank you so much, we do appreciate that. Okay, any other public commentary at this time?

(No response.)

CHAIRPERSON DAWSON: All right, so I'm going to go ahead and close the public comment section just of the general public comments.

Sam, do we have any other matters to address with this

Commission?

MR. HUBBARD: We do not.

CHAIRPERSON DAWSON: All right, do I have a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: Thank you so much.

All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

you so much.

CHAIRPERSON DAWSON: All right, with that, we are adjourned. Thank

(Whereupon, at 8:06 p.m., the public hearing on the above-mentioned petition was adjourned.)



Plan Commission 7/26/2023

Item: BIBIBOP Grill - 715 E. Palatine Rd. - PC#23-008

Department: Planning & Community Development

Requested Action

1. Special Use Permit for a Restaurant with drive-through.

Variations Requested

None identified.

Recommendation

The Staff Development Committee reviewed the proposed Special Use Permit to allow a 2,169 square foot restaurant with a drive-through on the subject property, and recommends approval of the proposal, subject to the following:

1. Any future Special Use Permit assumption of the Bibibop SUP must demonstrate to the satisfaction of the Village, that drive-through operations will not create stacking issues if non-mobile ordering is offered.
2. 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.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

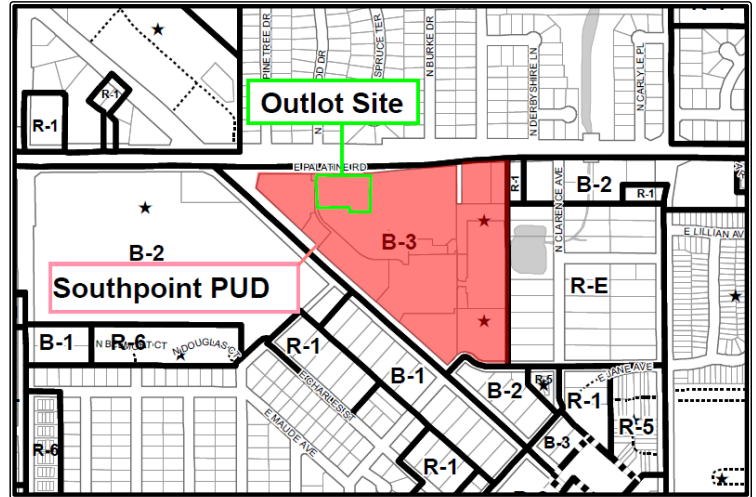
ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC minutes 6-14-23 - DRAFT	Minutes
Project Summary	Correspondence
Market Study	Correspondence
Traffic & Parking Report Addendum	Correspondence

Response to SUP Criteria - Drive Through	Correspondence
Response to SUP Criteria - Restaurant	Correspondence
Site Plan & Elevations	Exhibits
Floor Plan	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence



PIN: 03-20-200-019-0000



Project Background:

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the multi-tenant retail building attached to the Floor & Décor building, the former Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a recently amended Construction, Operation, and Reciprocal Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. Access to the shopping center comes from two full access, signalized intersections with Rand Road, a full access non-signalized intersection with Palatine Road, and a right-in/right-out intersection with Palatine Road. Access within the shopping center is done primarily through an internal ring road that is maintained by the shopping center.

The Southpoint Shopping Center PUD was subdivided in 2019 to create a new outlot site for future development located along Palatine Road. This newly created outlot (the subject property) is located in front of the Floor & Décor building at 600 E. Rand Road and it makes up the westernmost portion of the large parking lot directly in front of the Floor and Décor building. In 2022, the Southpoint PUD was amended to allow development of this newly created outlot with two buildings totaling approximately 6,804 square feet of commercial floor area. The building at the west is currently under construction and will include 2,385 square feet of floor area to be occupied by a Chipotle restaurant with a drive-through. The second building, at the east of the outlot, is currently under construction and will include 4,419 square feet of floor area, which was originally intended for a restaurant user with a second drive-through. As no tenant for the second building had been secured at the time of the 2022 PUD amendment, formal Special Use Permit approval for the drive-through was not granted at that time.

After approval of the PUD amendment, the developer secured tenants for the second building. These tenants include:

- An AT&T cell phone store for Tenant space #1 (2,150 sq. ft. and addressed 713 E. Palatine Rd).
- A restaurant, Bibibop Asian Grill, with drive-through for Tenant space #2 (2,169 sq. ft. and addressed 715 E. Palatine Rd)

The restaurant with 619 square-feet of seating and a drive-through requires approval of a Special Use Permit, and is the subject request.

Bibibop started in Ohio and has over 50 locations across the United States. The business operates on a fast casual model and includes a drive-through pick-up window. Similar to the Chipotle restaurant next door, food would not be ordered in the drive-through lane; it can only be ordered via the App and picked-up at the drive-through window.

There would be around 15 employees at peak shift, and the hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicle District. All restaurants including drive-throughs must receive a Special Use Permit (although it should be noted that if the restaurant is under 4,000 square feet in size and does not include a drive-through it qualifies for a Special Use Permit Waiver). Accordingly, the proposed Bibibop restaurant requires a Special Use Permit.

The petitioner has provided a written response explaining how the Bibibop restaurant and drive through will conform to the three Special Use Permit approval criteria, which was included within the agenda packet. Staff concurs with the petitioner's responses.

- ***That said special use is deemed necessary for the public convenience at this location.***
 - The petitioner notes that the outlot was approved with the concept of a quick service restaurant drive-through at this location, and that a restaurant is complimentary to other uses within the Southpoint Shopping Center.
- ***That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
 - The petitioner notes that the proposal is similar in character to other uses in the immediate area, and as such will not negatively impact the health, safety, or morals of those within the vicinity.
- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***
 - The petitioner has noted that it is the developer's intent for the proposed project to comply with all applicable codes, regulations specified in the ordinance and to incorporate any stipulations and conditions granted by the Village Board of Trustees as they relate to the proposed project.

The petitioner has also provided a market assessment for the proposed restaurant. Bibibop Grill has identified that their offerings are unique, and are not comparable to offerings within the immediate area. Additionally, Bibibop has stated that the demographics of the area, as well as the dense commercial corridor, make the proposed location viable for their operation. Staff has found the petitioner's market assessment acceptable.

The Comprehensive Plan classifies this property as "Commercial" and the proposed restaurant use is consistent with this designation.

Design Commission:

October 12, 2021, the petitioner received a unanimous recommendation of approval from the Design Commission for the then-conceptual building. As noted above, the building is currently under construction.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center. The development of the outlot will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building and Site:

The petitioner has worked with staff to create a well-designed layout that will successfully integrate into Southpoint and provide a food & beverage tax generating land use on a site that is currently underutilized. Relative to the property, as mentioned above the petitioner has oriented the buildings to face Palatine Road, forming a strong orientation towards this primary viewing corridor. The petitioner consolidated separate dumpster enclosures for each building into one enclosure for the site, and added decorative crosswalks to the Ring Road. Access to the outlot buildings comes from a shared driveway to the east of the buildings, which will reduce vehicular conflicts on the ring road.

An outdoor dining area is proposed adjacent to the proposed restaurant. During building permit review, the applicant shall provide details on the furniture to be used in the outdoor dining area. 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. Requirements include:

- All tables, chairs, and other appurtenances shall be installed in such a manner that they can be easily removed during winter months and/or if required by the Village.
- All tables, chairs, and other appurtenances must be designed to withstand a wind pressure of not less than 30 pounds per square foot.
- Outdoor furnishings, materials and their color should be selected for continuous harmony and aesthetic quality with the adjoining buildings and streetscape. Materials shall be of durable quality such as wrought iron; light gauge materials like aluminum and plastics shall be generally discouraged. Weather resistant wood is allowed only as a secondary accent material.
- Colors shall be harmonious; brilliant or bright colors shall be used only for accent.
- Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures shall be taken to correct damage or decline due to the elements, neglect or abuse.

The petitioner has acknowledged that requirements for outdoor dining areas shall be met.

Parking and Loading:

As required by code, in 2022 the petitioner has submitted a traffic study by a qualified traffic engineer (KLOA), which assessed traffic, circulation, and parking. The study analyzed traffic generation from the proposed outlot *plus* all of the vacant spaces within Southpoint (as based on ITE standards) and added these values to their observations of existing traffic volumes from October of 2021. The impact to the Level of Service (LOS) at adjacent intersections was analyzed based on this total, which showed that all surrounding intersections are expected to continue operating at acceptable LOS without requiring any traffic control upgrades.

The petitioner has provided a 2023 addendum to this study taking into account the proposed Bibibop restaurant, which was reviewed as part of the Plan Commission process. Given that the 2022 traffic study was based on the entire east building being occupied by a restaurant use, and due to the fact that only approximately half of the east building will be occupied by a restaurant use, it is expected that the traffic generation and parking demand for this development will be less than originally anticipated.

The site has been well designed to be located along the perimeter of the shopping center for visibility, but requiring automobile access to wrap through the interior circulation drive aisles within the Southpoint Shopping Center. This means that the site is well contained and drive-through stacking, if it were to occur, would not encroach into primary drive aisles of the shopping center or onto public streets. Additionally, the Bibibop restaurant drive-through will be for mobile orders only, meaning all food will be pre-ordered prior to entering the drive-through pick-up line. In this regard, stacking for the Bibibop drive-through should not be an issue. However, the drive-through discharges into an area where the most direct way to exit the site is to make a 180° turn to head southbound to the internal roadway within Southpoint. Given that this maneuver would cause vehicles to encroach into oncoming traffic, as part of the 2022 approval Staff required that right turn maneuvers from the drive-through lane shall be prohibited, and cars exiting the proposed drive-through will need to exit left from the drive-through and proceed counterclockwise through the site for egress. The petitioner has shown this on their proposed site plan.

The outlot has a surplus relative to parking, where 40 parking spaces are required by code and 45 are provided. The Bibibop restaurant building includes a new outdoor dining area that was not part of the original approval. Incorporation of the outdoor seating area has reduced the onsite parking by 2 spaces, however the overall parking supply relative to code requirements is greater with the proposed tenant mix for the second outlot building. Due to the fact that Southpoint requires/allows shared parking, any overflow that cannot be accommodated on the subject property will be easily accommodated in the parking fields to the east. As a whole, the entire Southpoint PUD includes a surplus of parking relative to code requirements. The detailed parking calculations for Southpoint are included in **Appendix I** at the end of this report.

A total of four bicycle parking spaces were required for the outlot as part of the 2022 approval. Two bicycle parking spaces were installed at the Chipotle building at the time of construction. Code-required bicycle parking is shown as to be constructed on the building permit for the second building containing the proposed Bibibop restaurant.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit to allow a 2,169 square foot restaurant with a drive-through on the subject property, and recommends **approval** of the proposal, subject to the following:

1. Any future Special Use Permit assumption of the Bibibop SUP must demonstrate to the satisfaction of the Village, that drive-through operations will not create stacking issues if non-mobile ordering is offered.
2. 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.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

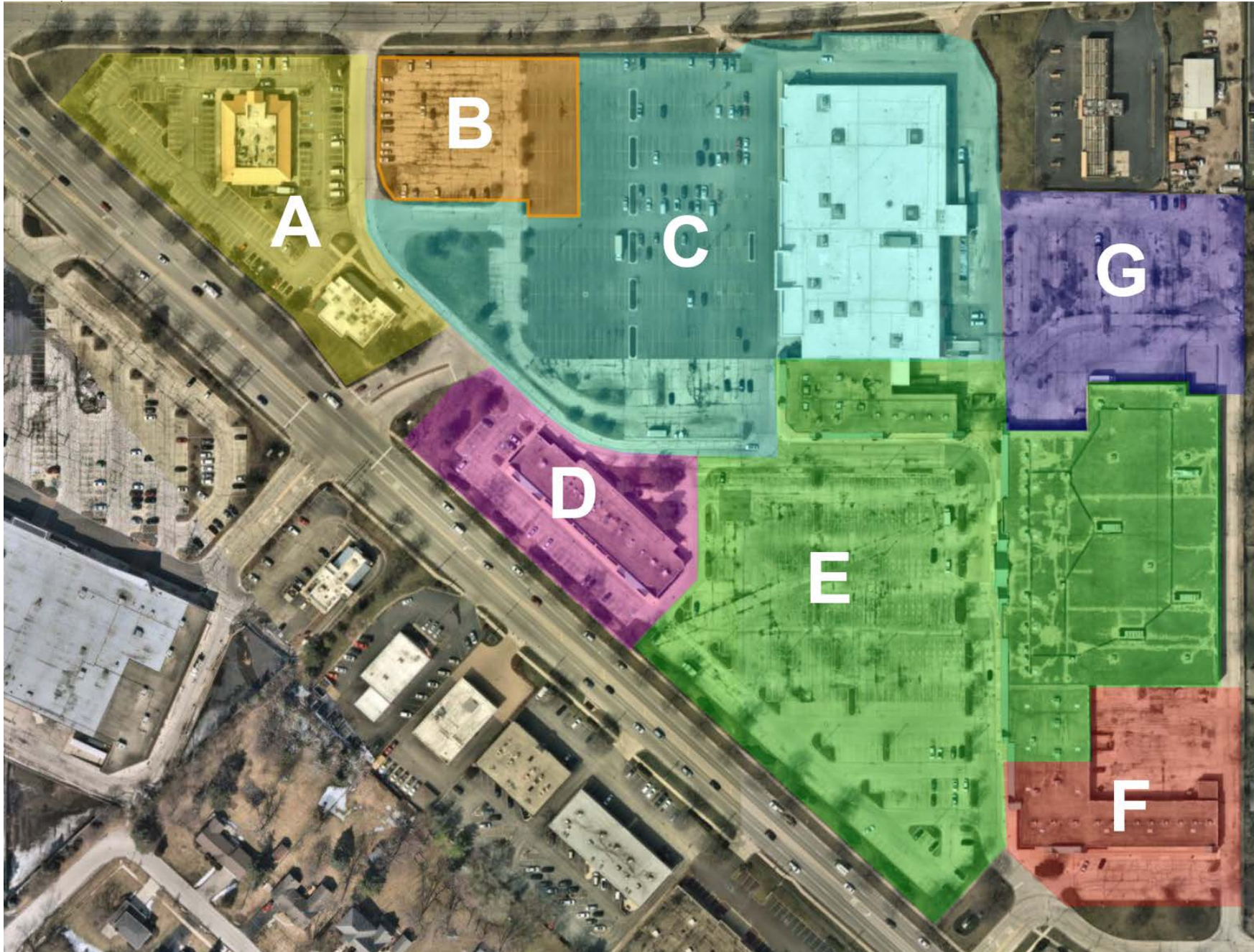
July 21, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Appendix I: Code Required Parking

ZONE	SPACE	CODE USE	SQUARE FOOTAGE	SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING PROVIDED	PARKING REQUIRED
Zone A	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	145	127
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area		73
Zone B	Chipotle	Restaurant - Sit Down	2,385	858	1 Space per 45 sq. ft. of seating area	45	19
	AT&T	Retail	2,150	-	1 Space per 300 sq. ft.		7
	Bibibop	Restaurant - Sit Down	2,169	619	1 Space per 45 sq. ft. of seating area		14
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	422	245
	Vacant	Retail	1,800	-	1 Space per 300 sq. ft.		6
	Kitchen & Bath Masters	Retail	1,133	-	1 Space per 300 sq. ft.		4
Zone D	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	49	13
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.		15
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area		13
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.		10
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.		13
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.		10
Zone E	Vacant	Retail	8,900	-	1 Space per 300 sq. ft.	404	30
	Consumers Credit Union	Bank	3,460	-	1 Space per 300 sq. ft.		12
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.		17
	Vacant	Retail	100,250	-	1 Space per 300 sq. ft.		334
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.		13
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.		11
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.		8
Zone F	Coldwell Banker	Office	11,479	-	1 Space per 300 sq. ft.	40	38
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.		4
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.		5
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.		8
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.		9
Zone G	Parking	-	-	-	-	142	0
						1342	
PARKING REQUIRED							1,066
PARKING PROVIDED							1,247
SURPLUS / (DEFICIT)							181



NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 26, 2023, AT 7:30 P.M. to consider Petition No. 23-008, a request for a Special Use Permit to allow a 2,169 square foot restaurant with a drive-through on the subject property located at 715 East Rand Road, in Arlington Heights, IL, and legally described as follows:
LOT 2 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 2019 AS DOCUMENT NUMBER 1903918025, BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.
Common Address: 715 East Rand Road, Arlington Heights, Illinois 60004

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 11, 2023 (4602320)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/11/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 4602320



PALATINE ROAD



RAND ROAD

SOUTHPOINT PUD

SUBJECT
PROPERTY

NORTH

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 A MEETING HELD ON:

June 14, 2023

Project Title: Bibibop Grill
Address: 715 E. Rand Rd.
Petitioner: Richard Silverman
 600 Rand Rd, LLC
Address: 390 Townline Road
 Mundelein, IL 60060

Requested Action:

- Special Use Permit for a Restaurant with drive-through.

Variations Required:

- None identified.

Attendees:

Richard Silverman, 600 Rand Rd, LLC
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Bruce Green, Plan Commissioner
 Jake Schmidt, Assistant Planner

Project Summary:

The subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the multi-tenant retail building attached to the Floor & Décor building, the former Bif Furniture building and the multi-tenant retail spaces attached to the Bif furniture building, and three outlots along the Rand Road frontage. The entire Southpoint Shopping Center is subject to a recently amended Construction, Operation, and Reciprocal Easement Agreement (OEA) that provides for shared access and shared parking between all users within the PUD. Access to the shopping center comes from two full access, signalized intersections with Rand Road, a full access non-signalized intersection with Palatine Road, and a right-in/right-out intersection with Palatine Road. Access within the shopping center is done primarily through an internal ring road that is maintained by the shopping center.

The Southpoint Shopping Center PUD was subdivided in 2019 to create a new outlot site for future development located along Palatine Road. This newly created outlot (the subject property) is located in front of the Floor & Décor building at 600 E. Rand Road and it makes up the westernmost portion of the large parking lot directly in front of the Floor and Décor building. In 2022, the Southpoint PUD was amended to allow development of this newly created outlot with two buildings totaling approximately 6,804 square feet of commercial floor area. The building at the west is currently under construction and will include 2,385 square feet of floor area to be occupied by a Chipotle restaurant with a drive-through. The second building, at the east of the outlot, is currently under construction and will include 4,419 square feet of floor area, which was originally intended for a restaurant user with a second drive-through. As no tenant for the second building had been secured at the time of the 2022 PUD amendment, formal Special Use Permit approval for the drive-through was not granted at that time.

After approval of the PUD amendment, the developer secured tenants for the second building. These tenants include:

- An AT&T cell phone store for Tenant space #1 (2,150 sq. ft. and to be addressed 713 E. Palatine Rd).
- A restaurant, Bibibop Asian Grill, with drive-through for Tenant space #2 (2,169 sq. ft. and to be addressed 715 E. Palatine Rd)

The restaurant with 619 square-feet of seating and a drive-through requires approval of a Special Use Permit, and is the subject request.

Bibibop started in Ohio and has over 50 locations across the United States. The business operates on a fast casual model and includes a drive-through pick-up window. Similar to the Chipotle restaurant next door, food would not be ordered in the drive-through lane; it can only be ordered via the App and picked-up at the drive-through window.

There would be around 15 employees at peak shift, and the hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday.

Meeting Discussion:

Mr. Silverman stated he is the owner of Southpoint. He has been before the Village for various improvements to the shopping center. He is aiming for an open date by the end of the year. The Bibibop will be similar to Chipotle next door. The building has already been constructed. It will be a quick service restaurant. It is Asian cuisine.

Mr. Schmidt stated that the subject site was subdivided in 2019, with PUD approval received in 2022. The subject building was anticipated to be a restaurant conceptually. The building would now be occupied by Bibibop and an AT&T store. Special Use approval is required for the restaurant with drive through. The drive through will be for in-app order pick up only. 15 employees would be present at peak shift. Hours of operation would be 10:30am-9:00pm Monday-Saturday, and 11:00am-8:00pm Sunday. The site is zoned B-3. A response to SUP criteria is required, as well as a market statement. A Plan Commission Application has already been submitted and items are being evaluated. An addendum to the 2022 parking study has been provided. Staff anticipates parking demand will be lower than calculated in 2022 due to the reduced restaurant size. The outlot has a surplus relative to parking. Staff is generally supportive of the proposal, though any future restaurant that may occupy the space would need to demonstrate that a traditional drive through would not create stacking or traffic issues.

Commissioner Jensen stated he was in favor of the project and had no questions.

Commissioner Sigalos asked if all locations had app-only drive throughs.

Mr. Silverman stated that other locations would use the same model.

Commissioner Sigalos stated it may be limiting to not allow orders within the drive through.

Mr. Silverman stated people could still walk into the restaurant to order.

Commissioner Cherwin stated that the offerings at the restaurant did not make it easy to order in a drive through given the number of variations and selections for each dish.

Commissioner Sigalos stated that other restaurants have complicated menus and still allow drive through orders.

Commissioner Cherwin stated he did not think the drive through model was an issue. He thinks it is a great project.

Commissioner Green stated it was a good project.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder

MJR Southpoint Real Estate

1622 Willow Road Northfield, IL 60093

May 31, 2023

Jake Schmidt, Development Planner
Village of Arlington Heights
Planning and Community Development Department
jmschmidt@vah.com

RE: BIBIBOP Southpoint Shopping Center

MJR Southpoint Real Estate Holding Company & BIBIBOP Asian Grill have entered into a lease at Southpoint Shopping Center. BIBIBOP would like to occupy the 2,169 SF Endcap adjacent to the future Chipotle/AT&T at 711-715 E. Palatine Road. BIBIBOP would like the ability to operate a Pick-Up only window at Southpoint that will be ordering via APP only. There will not be a menu board or speaker for ordering onsite which is similar to the future Chipotle at Southpoint. They will have approximately 30 seats inside for customers as well as outdoor tables available as well.

BIBIBOP was founded by Charley Shin and he has grown the company to 55+ locations and counting. Currently they are operating three Pick-Up window locations outside of IL but as a way to adapt to the current economic environment and their customer needs, they will be pushing Pick-Up window locations going forward in IL. They currently have open locations in Vernon Hills, Schaumburg and Oakbrook. BIBIBOP is all about wellbeing. They serve healthy, affordable Asian food. It is real, unprocessed, high-quality food because they believe “that your should not have to pay more to eat healthy food.”

BIBIBOP is open Monday-Sunday from approximately 10:30AM – 9:30PM. They can expect between 6-8 employees during their main shifts and business is typically split 60/40 between Lunch and Dinner. They are looking to have an outdoor patio of roughly 350 SF and plan to open towards the end of 2023.



- What makes Bibibop unique to other area offerings Bibibop Asian Grill is a quick service restaurant offering healthy, freshly prepared, made to order food to customers. We are one of the few restaurants that has been certified 100% Gluten Free. In the world of fast and quick service restaurants, we feel we are a unique, refreshing, and delicious change of pace from the fried, calorie laden foods other restaurants quick service/fast food restaurants offer.
- Why Bibibop chose this location, and why they believe it would be viable Arlington Heights fulfilled much of the criteria we seek when selecting a location; an area of dense retail and restaurants, demographic makeup, visibility, and synergy which this location meets. Sales do very well when we are located near a Chipotle, so we typically like to be within ¼ mile or closer to a Chipotle which this center provides.
- Information on other Bibibop locations, and the locations of similar/competing restaurants Bibibop Asian Grill currently has 50 stores in 7 states. We are currently headquartered in Ohio where we currently operate 33 stores, 3 in Indiana, 4 in Kansas/Missouri, 4 in the Chicagoland, 1 in N. Carolina, 5 in Maryland/DC. We plan to open an additional 15 stores this year with 4 of those opening in Chicagoland area.. We plan to add 25 stores in 2024 , 7-10 of those stores in the Chicago market.



GREGG STEIN
MANAGING DIRECTOR – TENANT REPRESENTATION
VEQUITY REAL ESTATE ADVISORS

226 N. MORGAN STREET | SUITE 400
 CHICAGO, IL 60607



**** VEQUITY RECENTLY LAUNCHED A NEW WEBSITE CHECK IT OUT HERE:**
WWW.VEQUITYREALESTATEADVISORS.COM

MEMORANDUM TO: Richard Silverman
MJK Real Estate Holding Company

FROM: Javier Millan
Principal

DATE: April 13, 2023

SUBJECT: Traffic and Parking Evaluation Addendum
Proposed Outlot - Southpoint Retail Center
Arlington Heights, Illinois

This memorandum is an addendum to the December 23, 2021 traffic and parking study evaluation prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed development of a multi-tenant building in an outlot within the Southpoint retail center in Arlington Heights, Illinois. The original plans called for constructing a 2,385 square-foot Chipotle restaurant with a pick-up window and a speculative 4,419 square-foot quick service restaurant (QSR) with a drive-through lane. The new plans call for the speculative building to be composed of a 2,150 square-foot retail store and a 2,169 square-foot BIBIBOP restaurant with a pick-up lane. Similar to the Chipotle pick-up window, the proposed pick-up window for the BIBIBOP restaurant is for those orders placed online or via a food delivery service.

The purpose of the addendum was to compare the traffic to be generated by the uses proposed for the outlot under the original plans to that proposed as part of the current plan as well as evaluating the utilization of the proposed BIBIBOP pick-up lane and the future parking demand of the current development plans.

Trip Generation Comparison

The traffic that will be generated by the original plans (as presented in the original traffic and parking evaluation) was based on a survey of a free-standing Chipotle of a similar size (approximately 2,691 square feet) located at 300 Ogden Avenue in Westmont, Illinois. The trips to be generated by the other speculative QSR were estimated based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE).

As previously indicated, the new plans continue to call for the development of the Chipotle (currently under construction) but instead of a QSR, the parcel will be developed with a 2,150 square-foot retail store and a 2,169 square-foot BIBIBOP restaurant with a pick-up lane. The trips to be generated by the retail store were based on trip generation rates contained in the ITE *Trip Generation Manual*, 11th Edition while the trips to be generated by the proposed BIBIBOP restaurant were based on a survey of an existing 2,300 square-foot BIBIBOP restaurant outlot within Hawthorn Mall in Vernon Hills. The survey was conducted on Tuesday, April 5, 2023 from 11:00 A.M. to 1:30 P.M. and from 4:00 P.M. to 6:00 P.M. and on Saturday April 8, 2023 from 11:00 A.M. to 1:30 P.M. **Table 1** shows a comparison of the trips to be generated by the original plan and the current plan. It is important to note that typical of shopping centers, interaction between the existing and proposed land uses, or captured trips, where a patron may go to multiple commercial uses within in the same visit occur. As such, a 10 percent interaction reduction was applied to the weekday midday, evening, and Saturday midday peak hour trip generation.

From Table 1 it can be seen that the current plan will generate approximately 130 fewer total (in/out) trips during the weekday midday peak hour, nine more total (in/out) trips during the weekday evening peak hour, and approximately 67 fewer total (in/out) trips during the Saturday midday peak hour. Since the new plan will generate substantially less traffic than the uses proposed in the original plan and assumed in the traffic study, the findings and recommendations of the December 23, 2021 traffic study are still valid.

BIBIBOP Pick-up Window Evaluation

As previously indicated, the proposed BIBIBOP restaurant will be providing a drive-through lane for picking up orders placed online or via a food delivery service. No ordering board will be provided. Based on a review of the site plan, the pick-up lane will wrap around the building in a counterclockwise fashion with stacking for nine vehicles from the pick-up window to the crosswalk along the northern edge of the building. Exiting traffic from the pick-up lane will be under stop sign control. In addition, the plan proposes an opening along the south side of the building to allow vehicles to by-pass or exit the pick-up lane should they desire to do so. Based on the proposed plan for this lot, the outbound traffic from the drive-through lane will be under stop sign control and will be directed to turn left and circulate around the site to exit into the north-south drive aisle. Striping and signage indicating no right turns are allowed should be provided at the exit point of the drive-through lane. Based on other pick-up lane operations, the typical queue/stacking during the peak periods ranges between three to four vehicles with an average customer service time of 24 seconds. This is due to the fact that the pick-up lane is only for picking up orders that have already been paid for online or via a food delivery service.

Table 1

PROJECTED PEAK HOUR SITE-GENERATED TRAFFIC VOLUMES

Type/Size	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Original Plan									
Chipotle (2,385 s.f.)	50	59	109	34	30	64	43	46	89
QSR (4,419 s.f.)	114	94	208	35	28	63	79	65	144
<i>Internal Capture Reduction (10%)</i>	<u>-16</u>	<u>-15</u>	<u>-31</u>	<u>-7</u>	<u>-6</u>	<u>-13</u>	<u>-12</u>	<u>-11</u>	<u>-23</u>
Total New Trips	148	138	286	62	52	114	110	100	210
Current Plan									
Chipotle (2,385 s.f.)	50	59	109	34	30	64	43	46	89
Retail (2,150 s.f.)	4	4	8	13	13	26	7	7	14
BIBIBOP (2,169 s.f.)	27	29	56	23	24	47	26	30	56
<i>Internal Capture Reduction (10%)</i>	<u>-8</u>	<u>-9</u>	<u>-17</u>	<u>-7</u>	<u>-7</u>	<u>-14</u>	<u>-8</u>	<u>-8</u>	<u>-16</u>
Total New Trips	73	83	156	63	60	123	68	75	143
Difference	-75	-55	-130	+1	+8	+9	-42	-25	-67

Parking Occupancy Surveys

In order to determine the typical parking demand of a BIBIBOP restaurant, as requested by the Village of Arlington Heights, parking occupancy surveys were conducted at an existing BIBIBOP restaurant in Vernon Hills during the following time periods:

- Wednesday April 5, 2023 between 11:00 A.M. and 1:30 P.M. and between 4:00 P.M. and 6:30 P.M.
- Saturday April 8, 2023 between 11:00 A.M. and 1:30 P.M.

It is important to note that the outlot is comprised of two storefronts and provides approximately 51 off-street parking spaces designated as follows: 46 regular spaces, three handicapped spaces and two reserved curbside spaces for curbside delivery. However, it should be noted that only BIBIBOP is operational. The parking occupancy surveys were conducted every 15 minutes. The results of the parking occupancy surveys are summarized in **Tables 2 and 3**.

Table 2

PARKING OCCUPANCY SUMMARY (WEDNESDAY, APRIL 5, 2023)

Time	Regular Space	Handicapped Space	Curbside Space
11:00 A.M.	4	0	0
11:15 A.M.	6	0	0
11:30 A.M.	5	0	0
11:45 A.M.	9	0	0
12:00 P.M.	13	0	0
12:15 P.M.	17	0	1
12:30 P.M.	12	0	0
12:45 P.M.	15	0	0
1:00 P.M.	11	0	0
1:15 P.M.	9	0	0
4:00 P.M.	3	0	0
4:15 P.M.	4	0	0
4:30 P.M.	5	0	0
4:45 P.M.	10	0	0
5:00 P.M.	8	0	1
5:15 P.M.	8	0	0
5:30 P.M.	13	0	1
5:45 P.M.	11	1	0
6:00 P.M.	8	0	0
6:15 P.M.	7	0	0

Table 3

PARKING OCCUPANCY SUMMARY (SATURDAY, APRIL 8, 2023)

Time	Regular Space	Handicapped Space	Curbside Space
11:00 A.M.	3	0	0
11:15 A.M.	5	0	0
11:30 A.M.	5	1	0
11:45 A.M.	8	0	0
12:00 P.M.	12	0	0
12:15 P.M.	18	0	0
12:30 P.M.	13	0	0
12:45 P.M.	16	0	0
1:00 P.M.	10	0	0
1:15 P.M.	9	0	0

Conclusion

Based on the preceding evaluation, the following is concluded:

- The current plan will generate less traffic than the previously approved plan.
- The proposed pick-up window for the BIBIBOP restaurant, similar to that approved for the Chipotle restaurant, is for those orders placed online or via a food delivery service. Based on data of other restaurants with pick-up windows, the typical utilization of the window during the peak hours ranges between 15 and 20 vehicles.
- The BIBIBOP pick-up lane will accommodate approximately nine vehicles. This stacking will be adequate to accommodate the expected peak utilization of the pick-up lane given that the typical queue/stacking during the peak periods ranges between three to four vehicles.
- The projected parking demand of the BIBIBOP restaurant along with that of the retail store will be less than what was estimated in the original traffic and parking evaluation and, as stated in the original traffic study, even with a net loss of 57 parking spaces, the future parking supply will be adequate in meeting the overall parking needs of the two existing restaurants as well as the existing Floor & Décor, the vacant retail portion of the building, and the proposed outlot parcel.

Jake Schmidt, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights, IL 60004
June 6, 2023

**RE: Southpoint Shopping Center – Bibibop Quick Service Restaurant with D/T Mobile
Order Pick Up Window
715 E. Rand Rd
Arlington Heights, IL 60004
Soos Project Number: 22-039 MJ**

Dear Jake,

The proposed Bibibop QSR that also includes a Mobile Order Pickup Window will be located within the newly constructed Multi-Tenant Retail Building located within Southpoint Shopping Center at 715 E Palatine Rd. The proposed tenant will occupy the east endcap, approximately 2,169 square feet. The subject outlot development was previously approved anticipating a QSR with a Mobile Order Pickup Window would eventually occupy this tenant space. The proposed Mobile Order operation will not have a Menu Board or speaker order point. Rather, all orders will be processed and fulfilled via their mobile APP only.

The proposed Bibibop QSR with Mobile Order Pickup Window tenant is deemed necessary and suitable for the proposed location based on similar uses of the surrounding shopping center that includes a variety of restaurants and a wide range of retail establishments. In keeping with the existing adjoining businesses, the proposed project is not anticipated to cause any detriment beyond what is generated by the existing surrounding uses to the health, safety or general welfare of persons residing or working in the vicinity.

It is the developer's intent for the proposed project to comply with all applicable codes, regulations specified in the ordinance and to incorporate any stipulations and conditions granted by the Village Board of Trustees as they relate to the proposed project.

Soos & Associates, Inc.
Architecture

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

Jake Schmidt, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights, IL 60004
June 6, 2023

RE: Southpoint Shopping Center – Bibibop Quick Service Restaurant
715 E. Rand Rd
Arlington Heights, IL 60004
Soos Project Number: 22-039 MJ

Dear Jake,

The proposed Bibibop Quick Service Restaurant will be located within the newly constructed Multi-Tenant Retail Building located within Southpoint Shopping Center at 715 E Palatine Rd. The proposed tenant will occupy the east endcap, approximately 2,169 square feet. The subject outlot development was previously approved anticipating a QSR with a Mobile Order Pickup Window would eventually occupy this tenant space.

The proposed QSR project is deemed necessary and suitable for the proposed location based on similar uses of the surrounding shopping center that includes a variety of restaurants and a wide range of retail establishments. In keeping with the existing adjoining businesses, the proposed project is not anticipated to cause any detriment beyond what is generated by the existing surrounding uses to the health, safety or general welfare of persons residing or working in the vicinity.

It is the developer's intent for the proposed project to comply with all applicable codes, regulations specified in the ordinance and to incorporate any stipulations and conditions granted by the Village Board of Trustees as they relate to the proposed project.

Soos & Associates, Inc.
Architecture

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

Outlot Development
within Southpoint Shopping Center
Multi-Tenant Retail Building - Proposed QSR Tenant
715 East Rand Road, Arlington Heights, IL 60004



PC Submittal - DRAWING INDEX (Date: May 30, 2023)

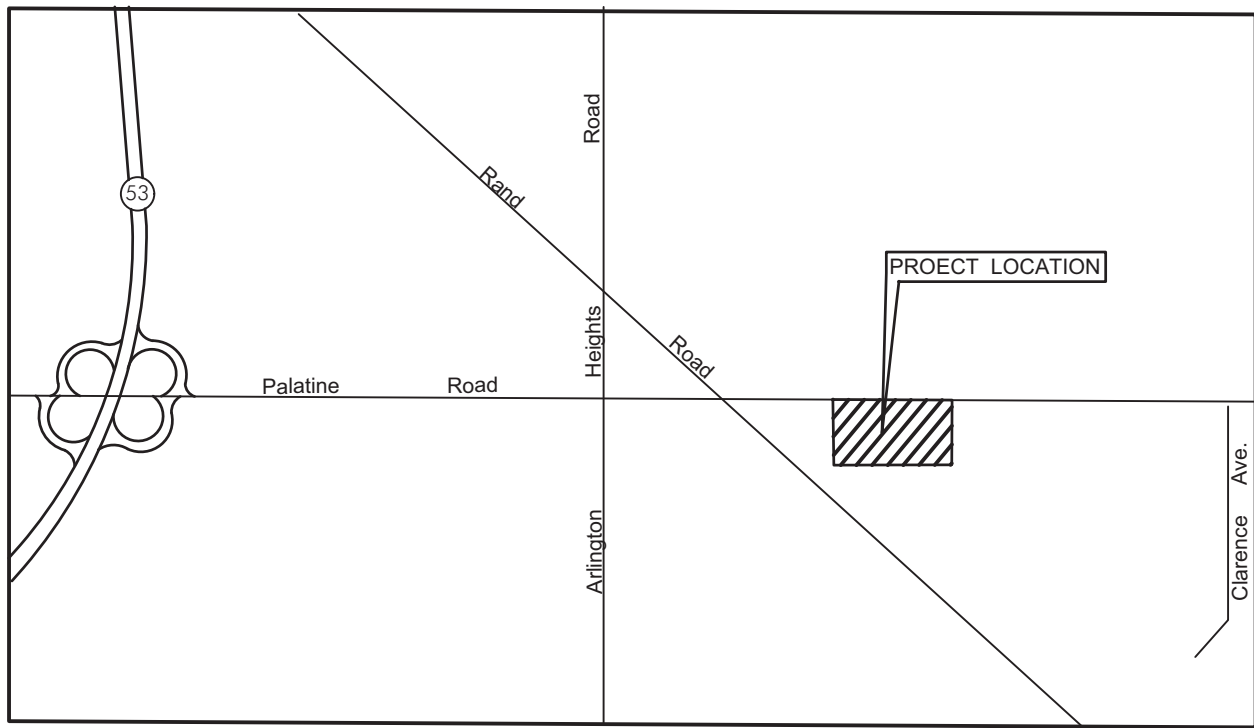
SHEET	SHEET TITLE	
A-01	EXISTING CONDITIONS AERIAL	
A-02	ALTA/NSPS LAND TITLE SURVEY	
A-03 (SHEET 1)	EXISTING CONDITIONS - TOPOGRAPHIC SURVEY (NOT INCLUDED)	
A-04	SITE PLAN	
A-05	SITE PLAN DETAIL	
A-06	FLOOR PLAN	
A-07	EXTERIOR ELEVATIONS	
A-08	EXTERIOR ELEVATIONS	
A-09	BUILDING SECTION	
A-10	ROOF PLAN	
A-11	EXTERIOR PERSPECTIVES	
A-12	EXTERIOR PERSPECTIVES	

MJK Real Estate Holding Company, LLC.
1622 Willow Road, Suite 201
Northfield, IL 60093 847-919-4801

Soos & Associates, Inc.
105 Schelter Road, Suite 101
Lincolnshire, IL 60069 847-821-7667

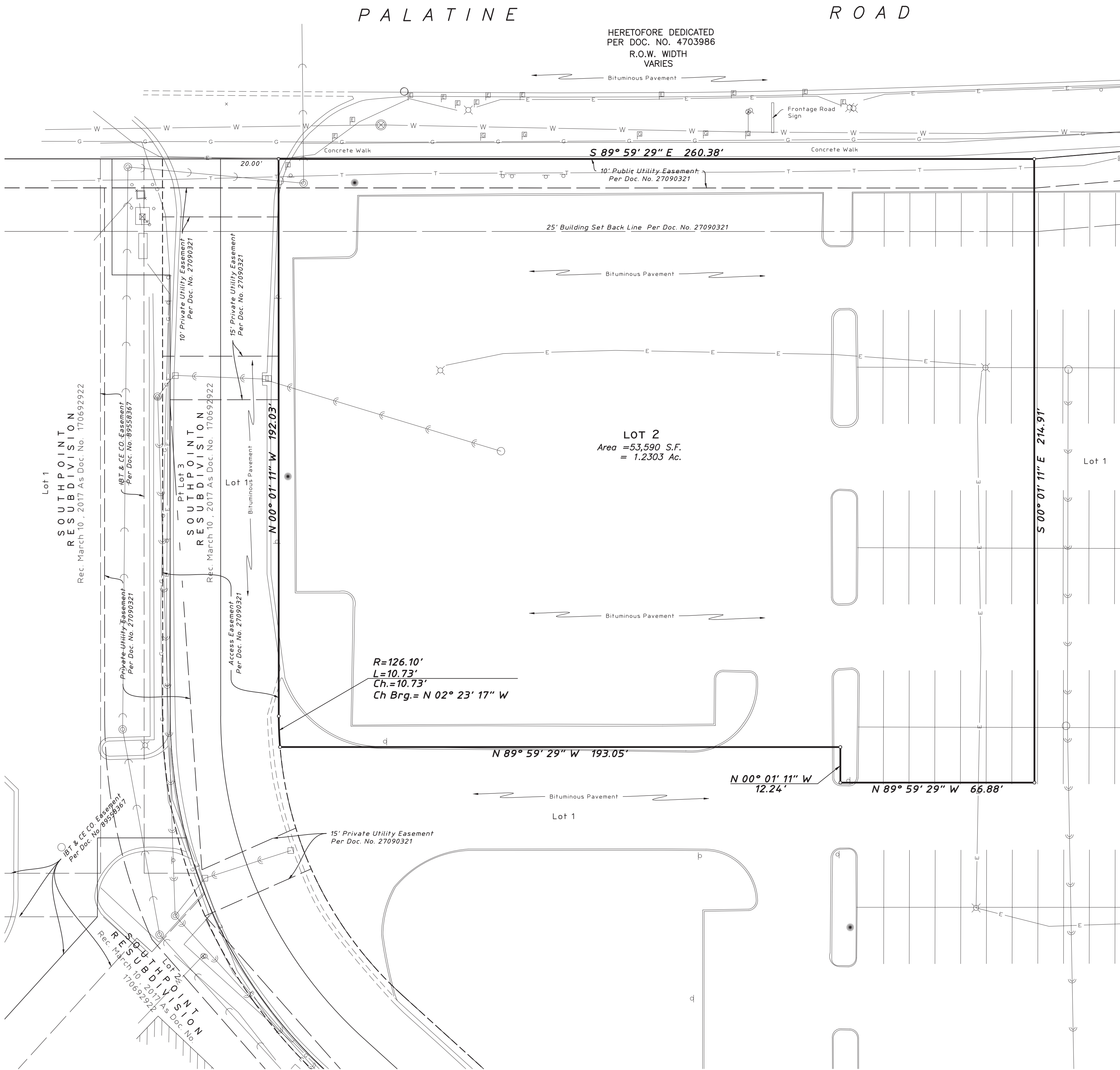
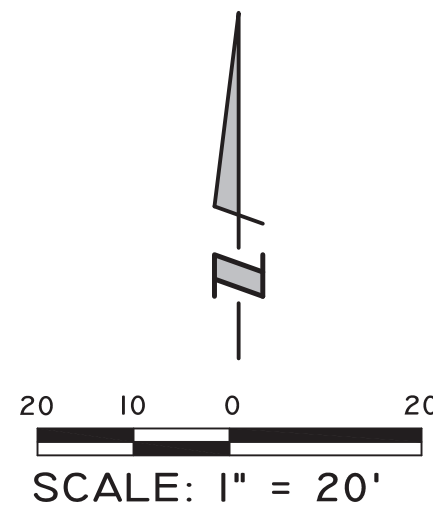
ALTA/NSPS LAND TITLE SURVEY

OF



LOCATION MAP
NOT TO SCALE

LOT 2 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 2019 AS DOCUMENT NUMBER 1903918025, BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.



Surveyor's Notes:

- The basis of bearing shown hereon is based on The Final Plat of Garden Fresh Resubdivision, Recorded February 8, 2019, 1984 as Doc. No. 19039180251.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0202J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
- With regards to Table A item 9 - there are many areas where parking lines are not discernable and there for a current accurate parking count cannot be provided however looking at historical photos and documents there is approximately 132 parking spaces located on the subject property.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 19012253WF with an Effective Date of February 25, 2020.

With respect to **Schedule B** of said commitment:

- Exception U** - Building Setback Lines - Doc. No. 27090321 - Plotted and shown hereon.
Exception V - Building Setback Lines - Doc. No. 27090321 & 95498113 - Plotted and shown hereon.
Exception W - Access Easement - Doc. No. 95498113 - The property therein described is not located on the subject property.
Exception X - Terms Provisions and Conditions - Doc. No. 27089855 - The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception Y - Terms Provisions and Conditions - Doc. No. 27089856 - The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception Z - Provisions - Doc. No. 27089856 - The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception AA - Terms and Provisions of ordinances - Doc. No. 0508703007 & 0508703009 - The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception AB - Terms Provisions and Conditions - Doc. No. 88046282 & 88409221 - The subject property is located within the land described therein however there are no easements or servitudes to plot.

PARKING SUMMARY (See Surveyors Note #4)

REGULAR SPACES	132
ACCESSIBLE SPACES	0
TOTAL	132

LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- Light Pole
- Sign
- Marked Electric Point
- Marked Gas Point
- Curb & Gutter
- Depressed Curb

State of Illinois)
County of Cook)

To: MJR/Southpoint Real Estate Holding Company, LLC, an Illinois limited liability company, Chicago Title Insurance Company, and Old Second National Bank, a national banking association, and their respective successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, and 9 of Table A thereof. The field work was completed on March 26, 2020.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois April 8, 2022

By: [Signature] Illinois Professional Land Surveyor No. 3695



HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

EXPIRES 11-30-22

Order By. : Central Realty
Order No. : 17-159

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

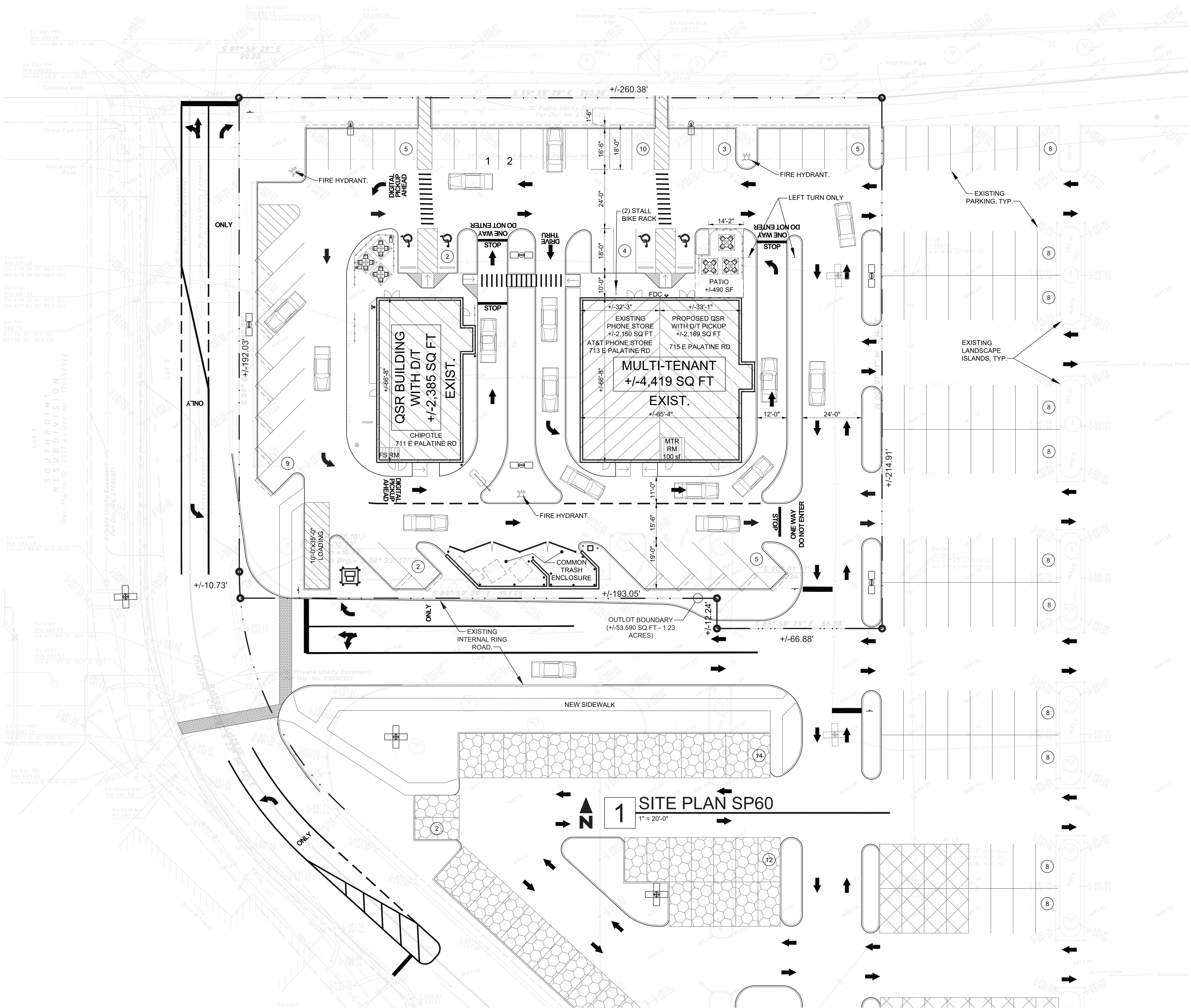
713 & 715 EAST PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Consultant

No.	Issue	Date
-----	-------	------

Date	MAY 9, 2022
Job Number	22-039 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS
Title	

Sheet



ASOOSOCIATES

Soos & Associates, Inc.
Architecture

105 Scheffler Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Client

MJK SOUTHPPOINT - MULTI-TENANT BUILDING OUTLOT DEVELOPMENT

713 & 715 EAST PALATINE ROAD
ARLINGTON HEIGHTS, IL 60004

Project

Consultant

No.	Issue	Date
	PLAN COMMISSION SUBMITTAL - QSR	2023-05-30
	ADDRESS PERMIT & MISC. COMMENTS	2022-09-12
	ISSUE FOR PERMIT	2022-08-01
	ADDRESS DC COMMENTS	2022-07-13
	DESIGN COMMISSION	2022-06-14
	CURSORY REVIEW	2022-05-23

Seal

ISSUE FOR PERMIT

Date	MAY 9, 2022
Job Number	22-039 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS
Title	

SITE PLAN DETAIL

Sheet

A-05

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT

[illegible]SEAL

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

SHEET

[illegible]

1 PROPOSED FLOOR PLAN

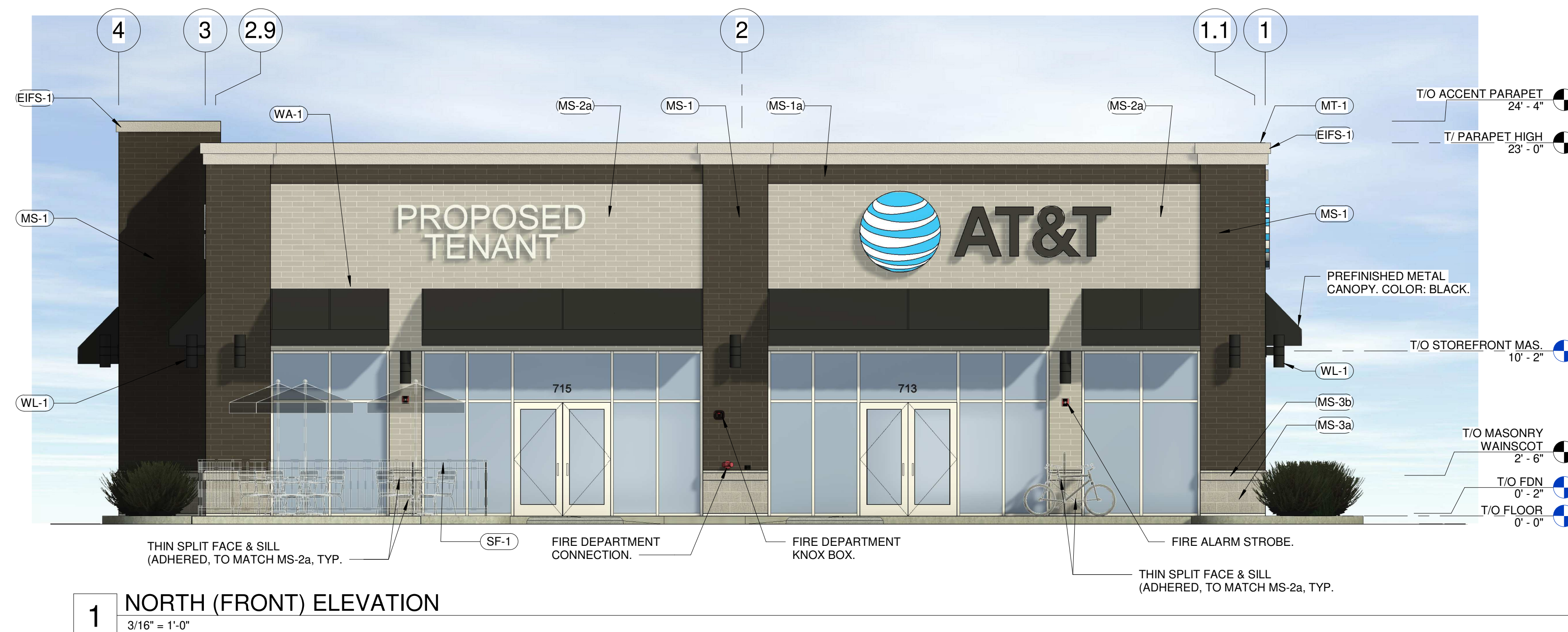
EXTERIOR FINISH SCHEDULE - A-07 ARLINGTON HEIGHTS

- | | |
|-------|---|
| MS-1 | <p>CONCRETE BRICK
 MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
 SIZE: 4"X4"X16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK
 TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
 COLOR: SLATE
 PATTERN: RUNNING BOND
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |
| MS-1a | <p>CONCRETE BRICK - THIN BRICK
 MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
 SIZE: 3/4"X4"X16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK
 TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
 COLOR: SLATE
 PATTERN: RUNNING BOND
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |
| MS-2 | <p>CONCRETE BRICK
 MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
 SIZE: 4"X4"X16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK
 TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
 COLOR: GRAYSTONE
 PATTERN: RUNNING BOND
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |

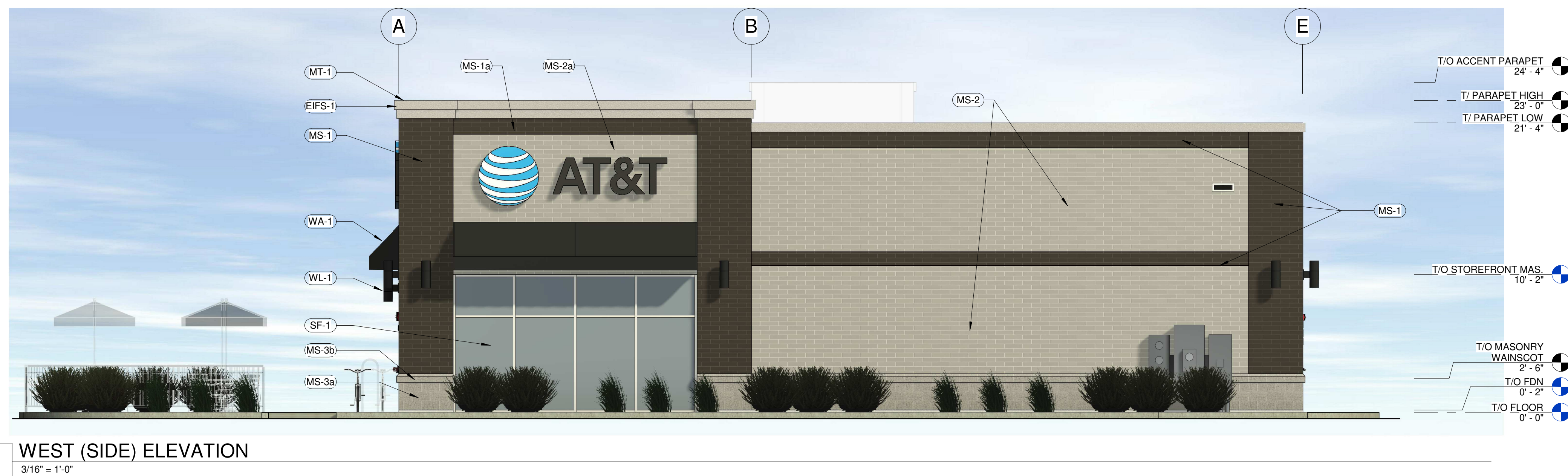
- (MS-2a) **CONCRETE BRICK - THIN BRICK**
MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS
SIZE: 3/4"x4"x16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK
TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials
- (MS-3a) **SPLITFACE CONCRETE BLOCK (MASONRY WAINSCOT BASE)**
MFG: CONCRETE BLOCK BY COUNTY MATERIALS
SIZE: NOM. 4"x8"x16", MASONRY VENEER CONCRETE BLOCK
TEXTURE: INTEGRAL COLOR, SPLITFACE
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials
- (MS-3b) **SPLITFACE CONCRETE BLOCK SILL**
MFG: CONCRETE BLOCK BY COUNTY MATERIALS
TYPE: ACCENT SILL
SIZE: NOM. 5"x4"x16", MASONRY VENEER CONCRETE BLOCK
COLOR: GRAYSTONE
PATTERN: RUNNING BOND
*Contractor shall submit samples for architect's approval prior to ordering materials

- | | |
|-------------|--|
| SF-1 | <p>ALUMINUM STOREFRONT SYSTEM
 MANUFACTURER: KAWNEER (OR EQUAL)
 TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
 COLOR: PERMAFLUOR ARCHITECTURAL FINISH: CLEAR ALUMINUM
 INSULATION: 1" INSULATING LOW E CLEAR GLASS, SHGC-0.40 MAX.
 PROVIDE: TEMPERED/SAFE AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |
| MT-1 | <p>PREFINISHED METAL COPING
 MFG: UNA-EDGE METAL EDGE SYSTEM
 TYPE: UNA-EDGE CO COPING SYSTEM
 THICKNESS: 0.905, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
 FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
 COLOR: STONE WHITE (COLOR TO MATCH EIFS)
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |
| HD-1 | <p>INSULATED HOLLOW METAL DOORS
 MANUFACTURER: TBD
 TYPE:
 PAINT: SHERWIN WILLIAMS (COLOR TO MATCH GRAYSTONE MASONRY)
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |

- | | |
|--------|---|
| WA-1 | <p><u>WINDOW CANOPY / AWNING</u>
 MANUFACTURER: TBD
 TYPE: FABRIC COVERS OVER ALUMINUM FRAME WITH CLOSED ENDS
 COLOR: BLACK (MFG. : SUNBRELLA, FIRE RETARDANT)
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |
| EIFS-1 | <p><u>EXTERIOR INSULATION FINISH SYSTEM (ACCENT CORNICE)</u>
 MANUFACTURER: DRYVIT SYSTEMS, INC.
 TYPE: OUTSULATION FINISH MD SYSTEM, REFER TO DETAILS.
 FINISH: SANDBLAST TEXTURE
 COLOR: TBD (COLOR TO MATCH GRAYSTONE MASONRY)
 PROFILE: REFER TO WALL SECTIONS, TYP.
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |
| WL-1 | <p><u>CYLINDER UP/DOWN ACCEANT WALL LIGHTING</u>
 MANUFACTURER: CONTECH LIGHTING
 MODEL: CYL8 4 35K UD X M CLR B
 COLOR: MATTE BLACK
 *Contractor shall submit samples for architect's approval prior to ordering materials</p> |



1 NORTH (FRONT) ELEVATION



2 WEST (SIDE) ELEVATION

A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois
Phone: 847 821 7667 60069 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

MJK SOUTHPOINT -
MULTI-TENANT BUILDING
OUTLOT DEVELOPMENT
713 & 715 E. PALATINE Rd.
ARLINGTON HEIGHTS, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

ISSUE FOR PERMIT

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

TITLE

EXTERIOR ELEVATIONS

SHEET

A-07

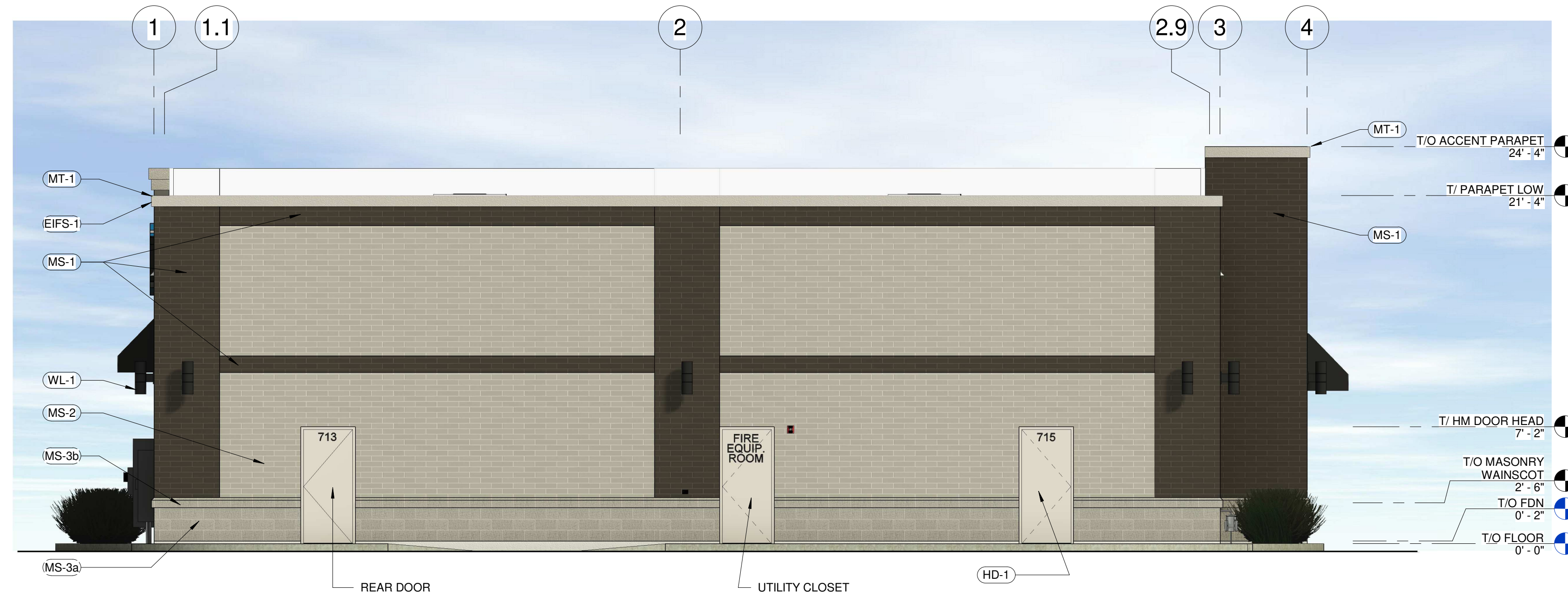
EXTERIOR FINISH SCHEDULE - A-08 ARLINGTON HEIGHTS

(MS-1)	CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 4"x4"x16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials	
(MS-1a)	CONCRETE BRICK - THIN BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 3/4"x4"x16" (HALF-HIGH), MASONRY THIN BRICK CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: SLATE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials	
(MS-2)	CONCRETE BRICK MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 4"x4"x16" (HALF-HIGH), MASONRY VENEER CONCRETE BRICK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials	

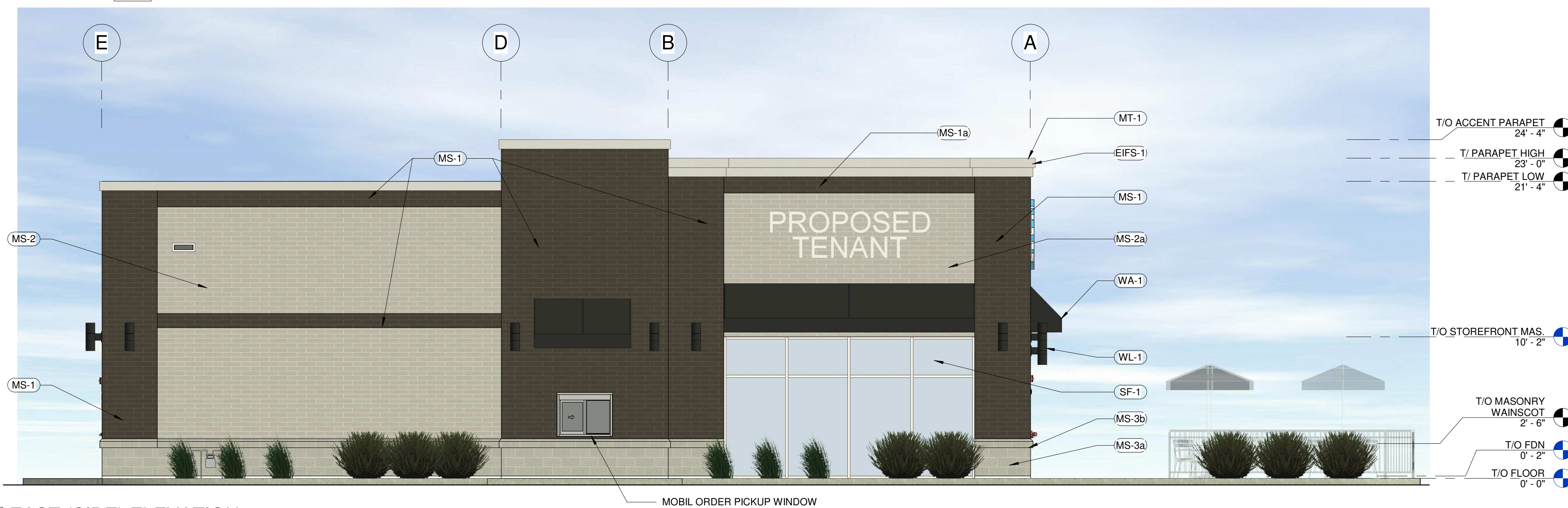
(MS-2a)	<u>CONCRETE BRICK - THIN BRICK</u> MFG: HERITAGE COLLECTION, DESIGNER CONCRETE BRICK BY COUNTY MATERIALS SIZE: 3/4"x4"x16" (HALF-HIGH); MASONRY THIN BRICK CONCRETE BLOCK TEXTURE: INTEGRAL COLOR, SMOOTH FACING, NO FLASHING COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials
(MS-3a)	<u>SPLITFACE CONCRETE BLOCK (MASONRY WAINSCOT BASE)</u> MFG: CONCRETE BLOCK BY COUNTY MATERIALS SIZE: NOM. 4"x8"x16"; MASONRY VENEER CONCRETE BLOCK TEXTURE: INTEGRAL COLOR, SPLITFACE COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials
(MS-3b)	<u>SPLITFACE CONCRETE BLOCK SILL</u> MFG: CONCRETE BLOCK BY COUNTY MATERIALS TYPE: ACCENT SILL SIZE: NOM. 5"x4"x16"; MASONRY VENEER CONCRETE BLOCK COLOR: GRAYSTONE PATTERN: RUNNING BOND *Contractor shall submit samples for architect's approval prior to ordering materials

5F-1	<u>ALUMINUM STOREFRONT SYSTEM</u> MANUFACTURER: KAWNEER (OR EQUAL) TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS) COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CLEAR ALUMINUM GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX. TEMPERED: TEMPERED SAFETY GLASS AS REQUIRED BY CODE & AS NOTED ON DRAWINGS *Contractor shall submit samples for architect's approval prior to ordering materials
MT-1	<u>PREFINISHED METAL COPING</u> MFG: UNA-EDGE METAL EDGE SYSTEM TYPE: UNA-EDGE CO COPING SYSTEM THICKNESS: 0.905" CLAT SPACING PER MANUFACTURER RECOMMENDATIONS FINISH: KYNAR 500 (GALVANIZED G-90 STEEL) COLOR: STONE WHITE (COLOR TO MATCH EIFS) *Contractor shall submit samples for architect's approval prior to ordering materials
HD-1	<u>INSULATED HOLLOW METAL DOORS</u> MANUFACTURER: TBD TYPE: PAINT: SHERWIN WILLIAMS (COLOR TO MATCH GRAYSTONE MASONRY) *Contractor shall submit samples for architect's approval prior to ordering materials

(WA-1)	<u>WINDOW CANOPY / AWNING</u> MANUFACTURER: TBD TYPE: FABRIC COVERS OVER ALUMINUM FRAME WITH CLOSED ENDS COLOR: BLACK (MFG.: SUNBRELLA, FIRE RETARDANT) *Contractor shall submit samples for architect's approval prior to ordering materials
(EIFS-1)	<u>EXTERIOR INSULATION FINISH SYSTEM (ACCENT CORNICE)</u> MANUFACTURER: DRYVIT SYSTEMS, INC. TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS. FINISH: SANDBLAST TEXTURE COLOR: TBD (COLOR TO MATCH GRAYSTONE MASONRY) PROFILE: REFER TO WALL SECTIONS, TYP. *Contractor shall submit samples for architect's approval prior to ordering materials
(WL-1)	<u>CYLINDER UP/DOWN ACCENT WALL LIGHTING</u> MANUFACTURER: CONTECH LIGHTING MODEL: CYL8 4 35K UD X M CLR B COLOR: MATTE BLACK *Contractor shall submit samples for architect's approval prior to ordering materials



1 SOUTH (REAR) ELEVATION



2 EAST (SIDE) ELEVATION

A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois
Phone: 847 821 7667 60069 Fax: 847 821 8570

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF SOOS & ASSOCIATES, INC. AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONJUNCTION WITH ITS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF SOOS & ASSOCIATES, INC. REPRODUCTION OF THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

MJK SOUTHPOINT -
MULTI-TENANT BUILDING
OUTLOT DEVELOPMENT
713 & 715 E. PALATINE Rd.
ARLINGTON HEIGHTS, IL
60004

PROJECT

CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

ISSUE FOR PERMIT

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

EXTERIOR ELEVATIONS

SHEET

A-08

1 BUILDING CROSS SECTION

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

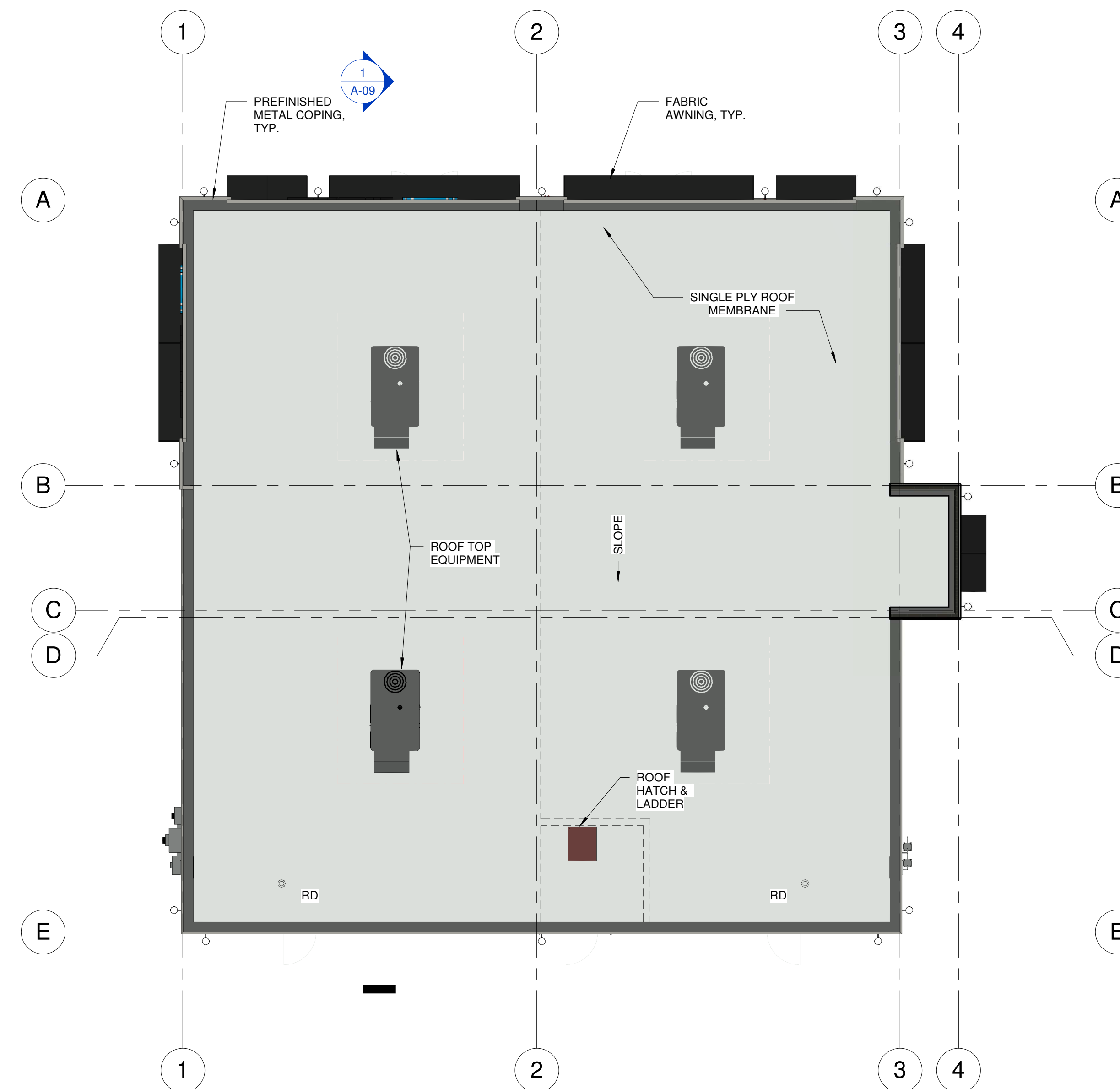
PROJECT

[illegible]

SEAL	
ISSUE FOR PERMIT	
DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
TITLE	

SHEET

5/30/2023 5:18:34 PM C:\Revit\MJK_Southpoint-MultiTenant2021_ovivacqua@soosarchitects.com.rvt



1	PROPOSED ROOF PLAN
	1/8" = 1'-0"



A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Scheller Road, Lincolnshire, Illinois
Phone: 847 821 7667 60069 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201

NORTHFIELD, IL 60093

CLIENT

MJK SOUTHPPOINT -
MULTI-TENANT BUILDING
OUTLOT DEVELOPMENT

713 & 715 E. PALATINE Rd.
ARLINGTON HEIGHTS, IL
60004

PROJECT	
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CONSULTANT

[illegible]

NO.	ISSUE	DATE
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SEAL

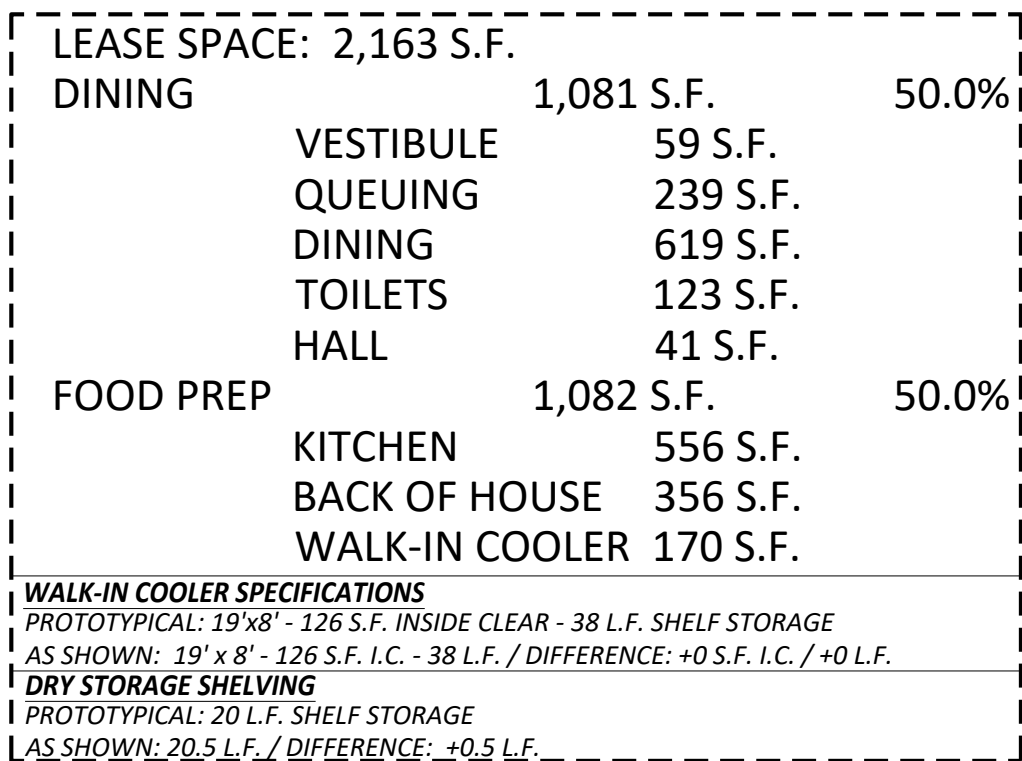
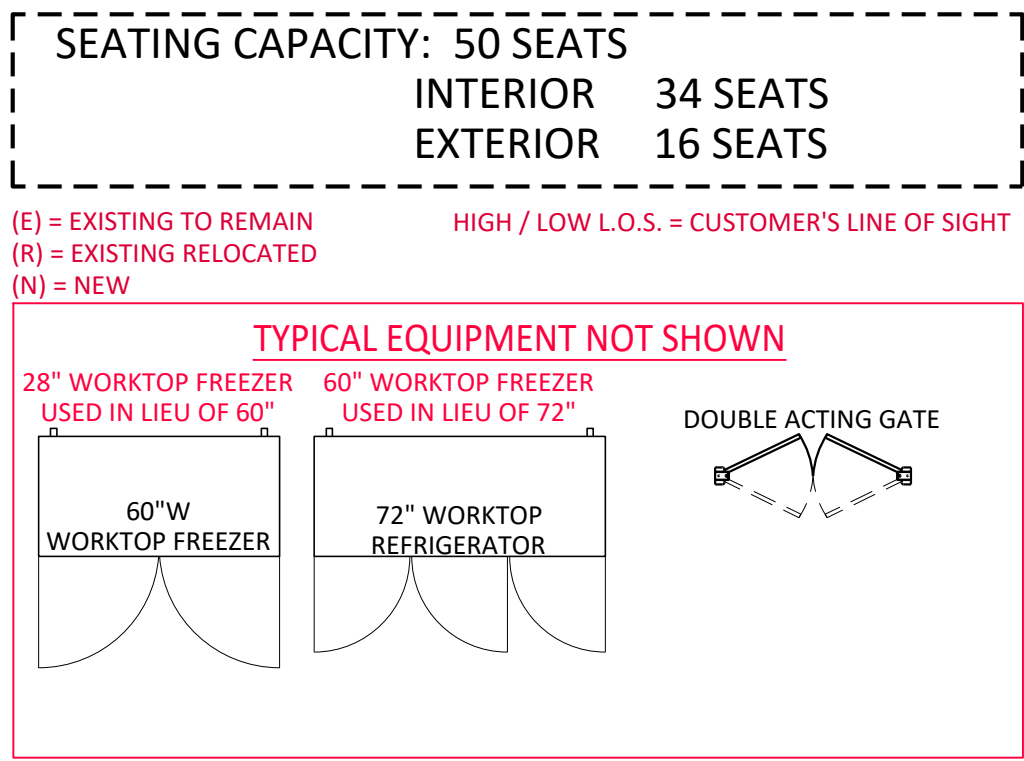
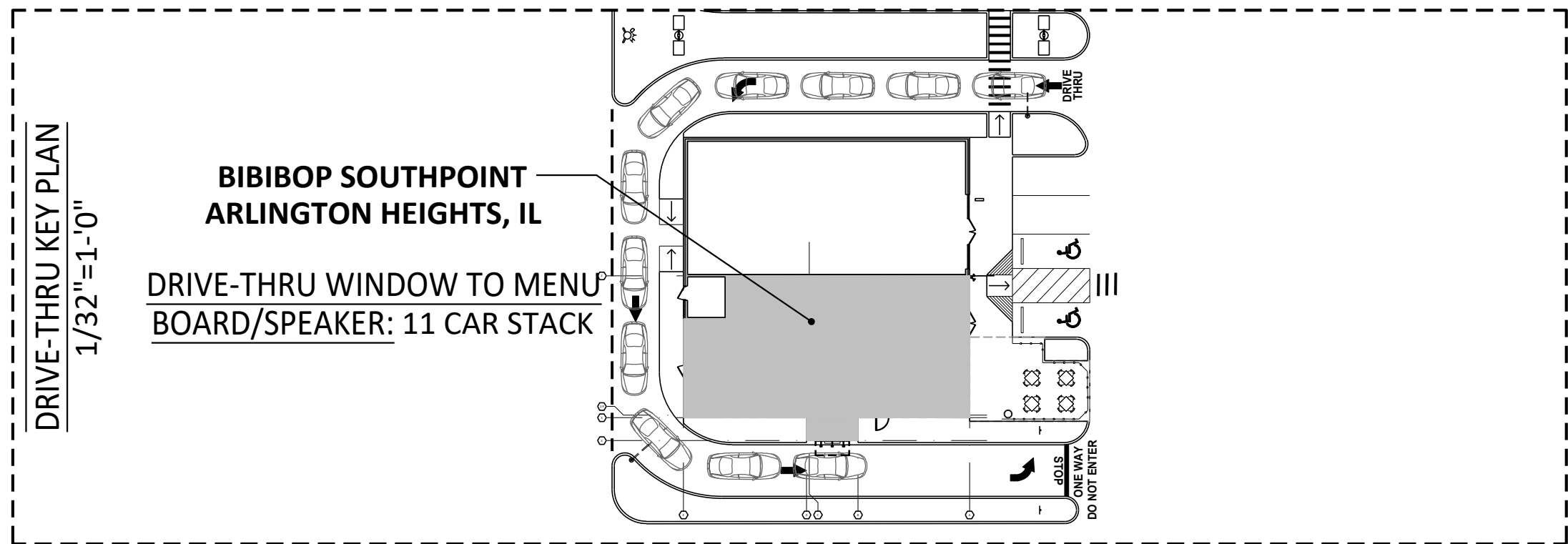
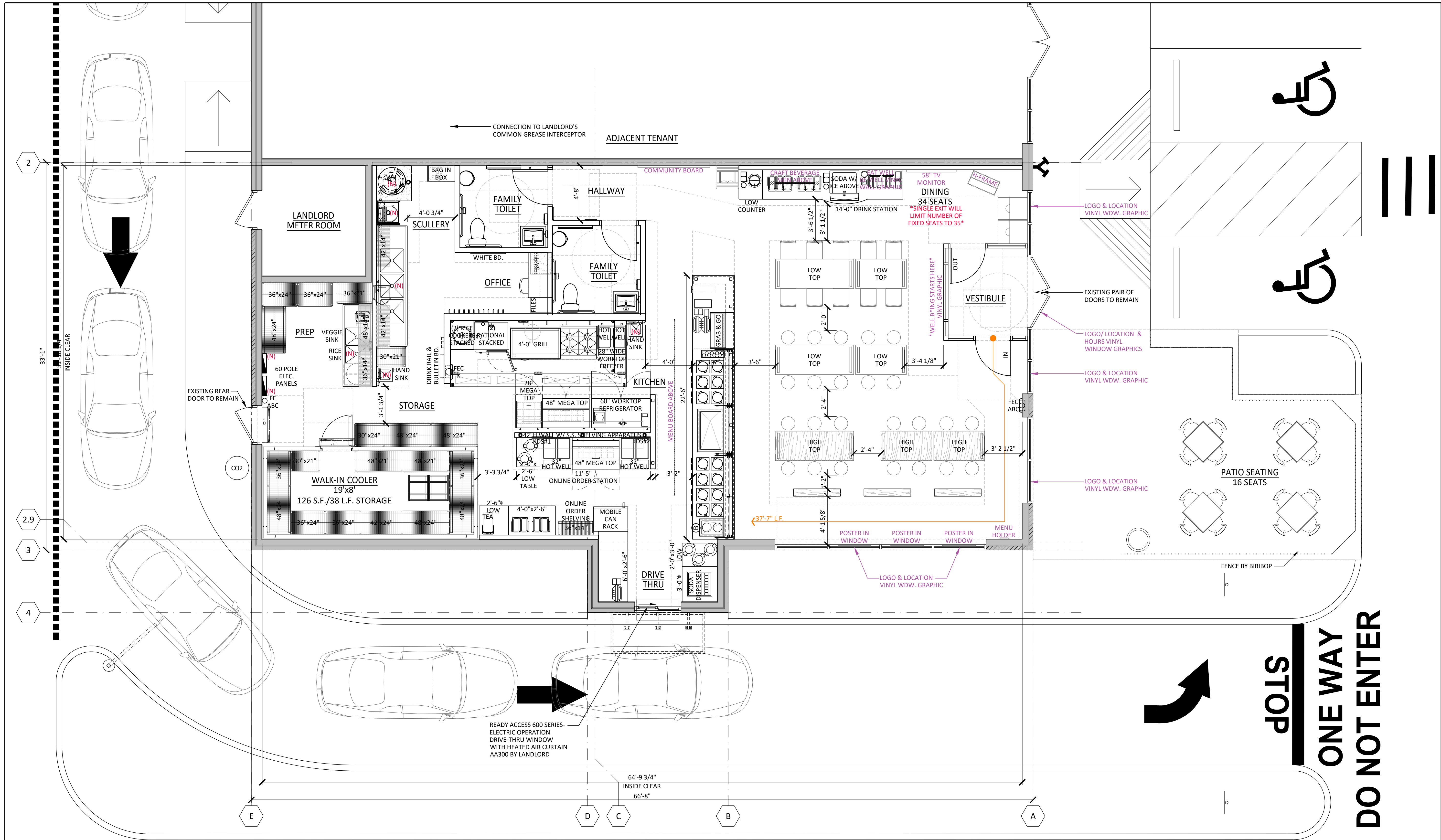
ISSUE FOR PERMIT

DATE	MAY 9, 2022
PROJECT NO.	22-039 MJ
DRAWN	SOOS
CHECKED	SOOS
APPROVED	SOOS
TITLE	

EXTERIOR PERSPECTIVES

SHEET

A-12

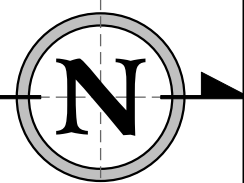


CONCEPT APPROVAL

Name _____ Date _____

Name _____ Date _____

Name _____ Date _____



Rebecca Olson
ARCHITECT

Rebecca Olson Architect, LLC
2145 Ford Parkway, Suite 301
Saint Paul, Minnesota 55116
651.888.6885

SEAL/SIGNATURE:

PROJECT:

BIBIBOP
asian grill
SOUTHPOINT

715 PALATINE ROAD
ARLINGTON HEIGHTS, IL
60004

PROJECT NO.: BB2310

DRAWN BY: RLO

CHECKED BY: RLO

ISSUES AND REVISIONS:

CONCEPT B 06.06.2023

SHEET TITLE:

CONCEPT FLOOR PLAN

B



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:

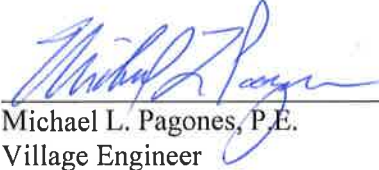
The information provided is conceptual only and subject to a formal plan review.

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:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

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: ☒ 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.)

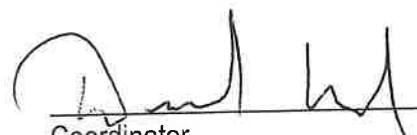
LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>X</u>	_____
<u>X</u>	_____
_____	_____

Comments:

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


Coordinator

6/14/23
Date

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
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 Schelter 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.

Soos & Associates, Inc.
Architecture

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

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 Pagones, 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.

Soos & Associates, Inc.
Architecture

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

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.

Soos & Associates, Inc.
Architecture

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



**Plan Commission
7/26/2023**

Item: PC Budget - 2024

Department: Planning & Community Development

The attached Plan Commission budget request is proposed for fiscal year 2024 and due to the Finance Department by August 7, 2023. The proposed budget items are identical to the budget from last fiscal year.

Recommendation

Recommend approval of the Plan Commission's 2024 budget request.

ATTACHMENTS:

Description

PC Budget - 2024

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2024 BUDGET REQUESTS

Name of Board or Commission: PLAN COMMISSION
Chair: SUSAN DAWSON

	2021 Actual	2022 Actual	2023 Adopted Budget	2023 Estimated Actual	2024 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
APA membership dues	-	-	200		200	101-1009-522020-
Travel & Training						
Educational/training materials	-	-	300		300	101-1009-522030-
Photocopying	-	-	-			101-1009-522150-
TOTAL EXPENDITURES	\$ -	\$ -	\$ 500	\$ -	\$ 500	