

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: May 30, 2018

Subject: 703-723 W Algonquin Rd, PC #17-013 Round 1 Final Plat

Regarding the proposed utility installation, PW has the following comments:

1. VAHPW will specify water meter and RPZ's once architectural and plumbing plans have been submitted.
2. As noted in RWG Engineering responses to the Village of Arlington Heights dated May 16, 2018, the future maintenance within the existing 30' easement on the south side of the property adjacent to the tollway will result in the owners' responsibility to restore concrete, asphalt or landscaping. This assumption of maintenance must be included in a maintenance agreement that will be recorded with the Village.

CC: Scott T. Shirley, Director of Public Works

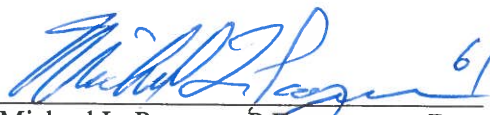
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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-013
Hamilton Partners – Arlington Heights Subdivision
703-723 W. Algonquin Road
PUD, Prelim/Final Plat of Subdivision
Round 5

64. The response by the petitioner to comments #59-63 are acceptable.
65. The response provided by the petitioner to Comment #58 is noted. Provide copies of the agreement documents that substantiate the comment that the offsite improvements have been addressed with the adjacent property owner.

Final Plat of Subdivision

66. ComEd usually needs room on the plat for their easement provisions, either written as part of the plat or by application of a sticker. See the attachment for the ComEd easement provisions.
67. Item “n” on the attached Final Plat of Subdivision Checklist originally provided in Round 1 comments in November 2017, has not been addressed. Provide the deed of dedication substantially as described.

 6/7/18

Michael L. Pagones, P.E. Date
Interim Director of Engineering

Attachments:

Final Plat of Subdivision Checklist
ComEd Easement Provisions

Items needed for Village permit:

OUMA
Provide hours of operation when tenant is selected
Revise restrictor and trap
Public sidewalk configuration

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Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a - t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.

- ☒ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature

Illinois Land Surveyor
No. _____ "

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "*Condominium Property Act*", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

Planning & Community Development Dept. Review

June 1, 2018



ROUND 1 – FINAL PLAT

Project: 703-723 W. Algonquin Rd
Hamilton Partners Distribution Facility

Case Number: PC 17-013

General:

1. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. Please make the changes to the Final Plat, as outlined in these review comments, and resubmit for re-review prior to printing the plat on mylar and beginning to obtain the signatures.
2. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of all engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's
3. When the PUD was approved in May of 2018, this approval was conditioned upon several conditions. A copy of the approval ordinance outlining these conditions is attached to this review. Please familiarize yourself with these conditions of approval. Relative to these conditions, I'd like to offer the following
 - a. Condition #1a: IDOT approval will be required, as indicated on the Plat. Once IDOT signs the plat, this condition will have been met.
 - b. Condition #1b: The Village is still in conversations with the City of Rolling Meadows regarding what, if any, additional off-site improvements will be necessary. If additional off-site improvements are required, the petitioner will be notified as soon as these are determined.
 - c. Condition #1c: To-date, the petitioner has satisfied the issues raised by the City of Rolling Meadows to the satisfaction of the Village. If additional issues are raised, the petitioner will be required to address these issues.
 - d. Condition #2: This item can be addressed at time of building permit.
 - e. Condition #3: This item should be added to the engineering plans. You are encouraged to reach out to Rick Willman at PACE and to your contacts at IDOT to begin addressing this item. Rick can be reached at (847) 228-3584.
 - f. Condition #4: This item has been addressed and is reflected on the plans.
 - g. Condition #5: This item has been addressed and is reflected on the plans.
 - h. Condition #6a: Please advise as to whether ownership of Outlot A has been transferred to Hamilton Partners.
 - i. Condition #6b: This can be addressed at time of building permit.
 - j. Condition #7: It is understood that an agreement has been reached between Hamilton Partners and Weber Packaging Solutions relative to the reconstruction of the shared driveway. Please provide us with a copy of that agreement so that we can ensure the engineering plans reflect what is required in the agreement relative to this condition. Please make sure that this work reflected on the permit paving plans and that the plans outline the construction standard to which the shared driveway is will be constructed, for review and approval by the Village.
 - k. Condition #8: This item can be addressed at time of building permit. It is advised that, at a minimum, striping of the shared access drive be reflected on the building permit plans. Additional improvements

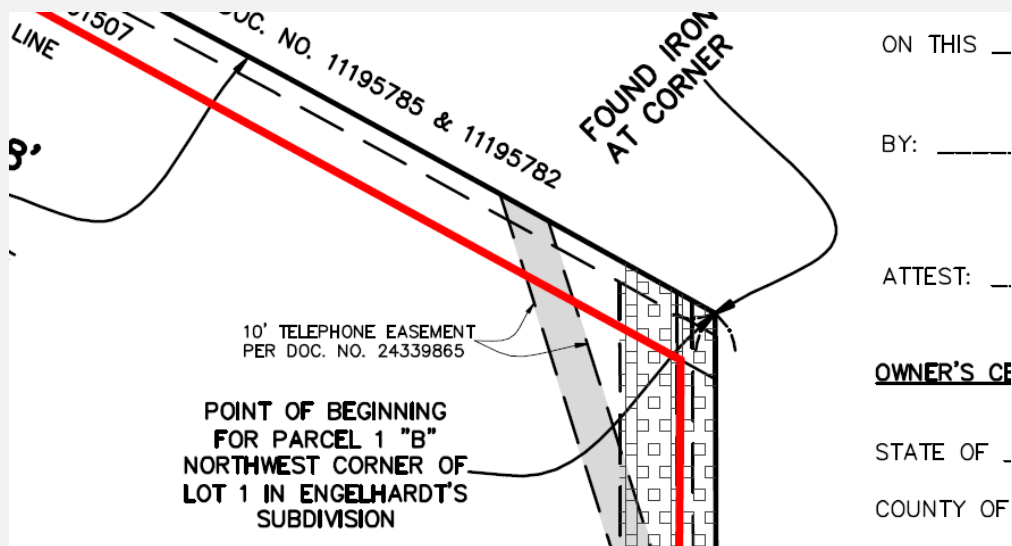
may be recommended and the developer is encouraged to reach out to Weber to understand if additional improvements are practical.

- l. Condition #9: Please begin coordinating with the City of Rolling Meadows on permitting for the extension of the barrier median as reflected on sheet 15 (and others) within the engineering plans. Since Meijer Drive is currently under the jurisdiction of the City of Rolling Meadows, this portion improvement will need to go through Rolling Meadows for permitting.
- m. Condition #10: Conformance with this condition will be required.

4. Please provide a phasing plan that will clearly indicate how Phase I will function if Phase II is not constructed. Additionally, it is unclear on the Phase I plans as to whether the area to the rear of Phase I building will be accessible by vehicle (the west side appears to have a curb preventing access, the east side does not). Also, please confirm that this area will remain as paving, or if new paving proposed, or if grass is proposed in this area).

Plat of Subdivision:

5. The dark line on the Plat of Subdivision separating Phase I and Phase II (the northern portion and southern portion of the property) is unnecessary. Please show this line as a dashed line since it represents the boundary of a 10' gas easement (that is being vacated).
6. The hatching of the sanitary sewer easement in the legend is inverted. Please adjust the hatching to match the direction of the hatching as shown on the Plat.
7. The front building setback line should extend parallel to the 46.73' segment in the northwest corner of the site.
8. Where the front and side yard building setback lines cross, the setback lines should not continue passed each other to the edge of the property line. Please adjust all crossing setback lines as per the example below in red:



9. The Deed of Dedication should be added per section 29-217(a) of Chapter 29 of the Municipal Code. The 2nd and 3rd paragraphs of this section can be omitted since there are no additional covenants, dedications, or restrictions being imposed by the subdivider, Plan Commission, or Village Board.
10. The School District certificate should identify that the owner is the one certifying that the subdivision is located in the districts as outlined on the Plat.