

Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 600 E Rand Rd – Preliminary and Final Plat of Subdivision
PC#: 18-020 – Round 1
Date: October 9, 2018

Sam –

I do not have any objections to the proposal.

RECEIVED
OCT 10 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 1B-020
Petitioner: 600 Rand Rd, LLC, an Illinois
limited liability company

Owner: 600 Rand Rd, LLC, an Illinois
limited liability company

Contact Person: Steven C. Bauer, Petitioner's & Owner's Atty
Address: Meltzer, Purtil & Stelle LLC
300 S. Wacker Drive, Suite 2300, Chicago, IL 60606
Phone #: (312) 461-4302
Fax #: (312) 987-9854
E-Mail: sbauer@mpslaw.com

P.I.N.# 03-20-200-007-0000
Location: 600 East Rand Road
Rezoning: N/A Current: B-3PUD Proposed: N/A
Subdivision: Garden Fresh Resubdivision
of Lots: 2 Current: 1 Proposed: 2
PUD: N/A For: N/A
Special Use: N/A For: N/A
Land Use Variation: N/A For: N/A
Land Use: Commercial- Current: Commercial-Retail
Retail Proposed: Commercial-Retail
Site Gross Area: 386,842sf / 8.88 acres
of Units Total: N/A
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION _____

NO COMMENTS AT THIS TIME.


Director


10/9/18
Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-020</u>	P.I.N.# <u>03-20-200-007-0000</u>
Petitioner: <u>600 Rand Rd, LLC, an Illinois limited liability company</u>	Location: <u>600 East Rand Road</u>
Owner: <u>600 Rand Rd, LLC, an Illinois limited liability company</u>	Rezoning: <u>N/A</u> Current: <u>B-3PUD</u> Proposed: <u>N/A</u>
Contact Person: <u>Steven C. Bauer, Petitioner's & Owner's Atty</u>	Subdivision: <u>Garden Fresh Resubdivision</u>
Address: <u>Meltzer, Purtil & Stelle LLC</u>	# of Lots: <u>2</u> Current: <u>1</u> Proposed: <u>2</u>
<u>300 S. Wacker Drive, Suite 2300, Chicago, IL 60606</u>	PUD: <u>N/A</u> For: <u>N/A</u>
Phone #: <u>(312) 461-4302</u>	Special Use: <u>N/A</u> For: <u>N/A</u>
Fax #: <u>(312) 987-9854</u>	Land Use Variation: <u>N/A</u> For: <u>N/A</u>
E-Mail: <u>sbauer@mpslaw.com</u>	Land Use: <u>Commercial-Retail</u> Current: <u>Commercial-Retail</u>
	Retail Proposed: <u>Commercial-Retail</u>
	Site Gross Area: <u>386,842sf / 8.88 acres</u>
	# of Units Total: <u>N/A</u>
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	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			



 Director 10-16-18
Date

Abst
 Approved as noted,

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: October 17, 2018

Subject: 600 E Rand Road, PC #18-020

With regard to the preliminary and final plat of subdivision, PW has the following comments:

- 1) This property is metered (water consumption) by master meters. The proposed building will be billed (included) through the master meter arrangement.
- 2) Until a set of plans have been submitted detailing the proposed additions to existing utilities and conditions, VAHPW cannot provide further comments.

If you have any questions, please feel free to contact me.

C. file

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PUD: N/A For: N/A

Special Use: N/A For: N/A

Land Use Variation: N/A For: N/A

Land Use: Commercial- Current: Commercial-Retail
 Retail Proposed: Commercial-Retail

Site Gross Area: 386,842sf / 8.88 acres

of Units Total: N/A

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

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

1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water		<u>NO</u>	
Sanitary Sewer		<u>NO</u>	
Storm Sewer		<u>NO</u>	
b. Surface Improvement			
Pavement		<u>NO</u>	
Curb & Gutter		<u>NO</u>	
Sidewalks		<u>NO</u>	
Street Lighting		<u>NO</u>	
c. Easements			
Utility & Drainage		<u>NO</u>	
Access		<u>NO</u>	

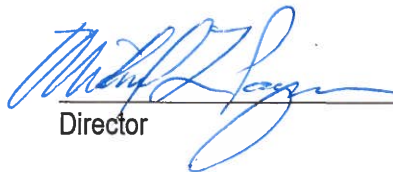
2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC _____ b. IDOT _____
- c. ARMY CORP _____ d. IEPA _____
- e. CCHD _____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		<u>X</u>	
4. SITE PLAN ACCEPTABLE?		<u>N/A</u>	
5. PRELIMINARY PLAT ACCEPTABLE?		<u>X</u>	
6. TRAFFIC STUDY ACCEPTABLE?		<u>N/A</u>	
7. STORM WATER DETENTION REQUIRED?	<u>X</u>		
8. CONTRIBUTION ORDINANCE EXISTING?	<u>X</u>		<u>79-159 PREVIOUSLY PAID.</u>
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...		<u>X</u>	
10. WETLAND EXISTING?		<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
 DATE OF PLANS: N/A


 Director

10/20/18
 Date

PLAN COMMISSION PC #18-020
Garden Fresh Resubdivision
600 E. Rand Rd.
Preliminary Final Plat of Subdivision
Round 1

1. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
2. Village Code calls for each separate lot to have separate individual service lines for Village water and sanitary sewers. The recorded covenants, restrictions, and easements should cover the ownership and maintenance of all the existing utilities and service connections.

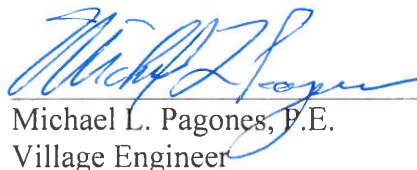
FINAL PLAT OF SUBDIVISION

3. The plat was reviewed against the attached Final Plat of Subdivision Checklist. The following items need to be addressed:
 - a. Item k: The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
 - b. Item l: Add Cook County Clerk signature block.
 - c. Item n: Clearly identify the owners of each parcel of land within the signature blocks, and correct the County to reference Cook County.
 - d. Item t: Provide the name and address in the block stating "Send Tax Bill To:"
4. Add the utility signature blocks.

TRAFFIC

5. All existing cross access and shared parking agreements that permit other out lot permissions to overlap onto other subdivided parcels should be provided.
6. Define all cross access easements to the new lot.

RECEIVED
OCT 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Michael L. Pagonis, P.E. Date 10/20/18
Village Engineer

Attachments:

Final Plat of Subdivision Checklist (3 pages)
Sample Utility Signature Blocks (2 page)

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.

Signature
(SURVEYOR'S SEAL) 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 .

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-020

Project Name Southpoint Shopping Center Outlot

Project Location 600E. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

1. The Fire Department Requests an auto turn diagram.
2. Building to be sprinkled.
3. The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible. It shall be located within a maximum travel distance of 100 feet to the nearest fire hydrant.
4. A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building.
5. A Knox Box shall be located at the main front entrance.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date October 12, 2018

Reviewed By: LT. Mark Aleckson

RECEIVED

OCT 17 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARLINGTON HEIGHTS POLICE
DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

600 E. Rand Road

PC#18-020

Round 1 Review Comments

10/16/2018

1. **Character of use:**

The character of use is consistent with the area.

2. **Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights Code. Special attention in the redevelopment should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking lot, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

3. **Present traffic problems?**

There are no traffic problems at this location.

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

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

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

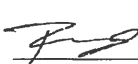
This development is likely to create an increase in traffic volume. This increase is unlikely to cause any problems since there will be vehicle access from several entrances/exits to Southpoint. Parking issues will be caused by patrons to Chili's and Olive Garden since overflow parking is directed to use the parking lot where the new building will be.

6. **General comments:**

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

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

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

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1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner  10/12/18

Environmental Health Officer Date

James McCalister  10/12/18

for Direc Date

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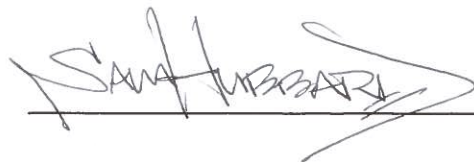
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- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SUBDIVISION REQUIRED? |
| 6. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

SEE ATTACHED COMMENTS



 Date 10-22-18



Planning & Community Development Dept. Review

October 23, 2018

REVIEW ROUND 1

Project: 600 E. Rand Rd.
Southpoint Shopping Center Outlot

Case Number: PC 18-020

General:

7. The following approvals have been requested:
- a. **Preliminary and Final Plat of Subdivision to subdivide one lot into two lots.**
 - b. **Variation to Chapter 29, Section 29-206, to waive the requirement for detailed plans outlining required improvements.**
 - c. **Variation to Chapter 29, Section 29-501, to defer the requirement to conform to the regulations within Section 29-501 until such time as a building permit is submitted for development of the proposed Lot 2.**

Plat of Subdivision:

8. 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. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
9. 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 applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. Please confirm with the Engineering Dept. if any deposits, bonds, and fees will be required prior to Plan Commission appearance.
10. The School Data appears twice on the Plat of Subdivision. Please remove the duplicate appearance of this information.

Preliminary Development Plans:

11. The following comments are preliminary comments relative to the conceptual site plan for the development of the proposed outlot. Please note that these comments are preliminary only and the Village reserves the right to generate additional comments once formal plans for development of the outlot have been submitted.
12. Approval of a PUD Amendment will be required prior to submission of a building permit for development on the proposed Lot 2.
13. Any restaurant with a drive-through will require Special Use Permit approval. Restaurants without a drive-through may qualify for a Special Use Permit waiver.
14. A condition of approval will be added that states: When the proposed outlot is developed, the developer will

then correct any deficiencies to the stormwater requirements of the new overall subdivision as part of any new development for the outlet.

15. Please provide an analysis of how many parking spaces will be removed for the proposed development, and how many parking spaces will be newly constructed (including the changes to the parking areas outside of Lot 2). An overall net gain/loss of parking within the entire PUD should be provided.
16. Sheet A-02 should be expanded in scope to show the entirety of changes to the drive aisles/parking areas/overall PUD site layout that will be required to accommodate for the proposed outlet. Currently, the sheet is cutoff at the south and does not show the entire scope of the site changes.
17. Please confirm that the "REA" includes the necessary provisions to allow for shared parking and access through-out the entire Southpoint PUD.
18. Landscape islands equal in size to one parking space and containing a shade tree are required at the end of all parking rows. Some rows do not appear to provide the required landscape island, and some landscape islands do not appear to be of a size sufficient to accommodate a shade tree.
19. The dumpster enclosure proposed at the "front" of the building along the access road is not acceptable. Please relocate this dumpster enclosure to a more suitable location.
20. Please expand the dumpster enclosure on the east side of the building so that it includes the transformer as well. Heavy landscaping should be placed on the north side of the dumpster enclosure.
21. It is unclear why the separate exit only lane is needed from the site to the access drive. This area would be better suited as additional parking and landscaping to buffer the site.
22. There is only approx. 10' of landscape buffer area between the drive-through lane and the sidewalk. This area should be increased to provide an approx. 17' wide area to allow for a dense layered landscape buffer including a small berm.
23. For a detailed preliminary analysis of the development, please refer to the December 14, 2016 letter from Michael Mertes (attached).

Prepared by:



PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-020
 Petitioner: 600 Rand Rd, LLC, an Illinois limited liability company

Owner: 600 Rand Rd, LLC, an Illinois limited liability company

Contact Person: Steven C. Bauer, Petitioner's & Owner's Atty
 Address: Meltzer, Purtil & Stelle LLC
300 S. Wacker Drive, Suite 2300, Chicago, IL 60606
 Phone #: (312) 461-4302
 Fax #: (312) 987-9854
 E-Mail: sbauer@mpslaw.com

P.I.N.# 03-20-200-007-0000
 Location: 600 East Rand Road
 Rezoning: N/A Current: B-3PUD Proposed: N/A
 Subdivision: Garden Fresh Resubdivision
 # of Lots: 2 Current: 1 Proposed: 2
 PUD: N/A For: N/A
 Special Use: N/A For: N/A
 Land Use Variation: N/A For: N/A
 Land Use: Commercial-Retail Current: Commercial-Retail
 Proposed: Commercial-Retail
 Site Gross Area: 386,842sf / 8.88 acres
 # of Units Total: N/A
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

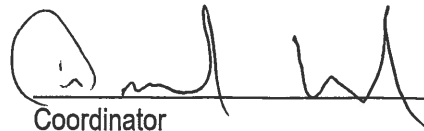
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	_____	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

A landscape plan will be required at the time a submittal is provided for a PUD amendment as part of any proposed future development.



 Coordinator 10/19/18
Date