

RESPONSES TO DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
COMMENTS REGARDING THE PROPOSED SUBDIVISION AT 221-229 W. RAND ROAD

Property:	221-229 West Rand Road, Arlington Heights, Illinois 60004
Owner:	Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company
Relief Requested	The subdivision of the Property into two (2) lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached, and such variations, if any, as may be required to complete the subdivision, if any.

The following are the responses to Department of Planning and Community Development comments regarding the proposed subdivision at 221-229 W. Rand Road:

<u>COMMENTS</u>	<u>RESPONSE</u>
<u>ENGINEERING DEPARTMENT</u>	
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.	The Petitioner acknowledges and accepts this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents. No public	<p>The Petitioner acknowledges and accepts this understanding.</p> <p>A cost estimate will be provided at least three weeks prior to the final Plan Commission meeting (September 2, 2020).</p>

improvements are required for this subdivision.	
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East.	The Petitioner acknowledges and accepts this understanding.
14. The Final Plat of Subdivision must be reviewed and approved by Engineering 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.	The Petitioner acknowledges and accepts this understanding.
15. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. As the utilities are existing, one OUMA covering both parcels can be executed before the subdivision of the property, or two separate OUMA's can be executed covering each parcel. Please contact the Village Engineer for an editable version of the OUMA.	<p>The Petitioner acknowledges and accepts this understanding.</p> <p>The OUMA will be executed by September 16, 2020.</p>
16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.	No on-site lighting is proposed.
<p>17. Regarding the proposed parking lot improvements:</p> <p>a. All standard parking spaces shall be a minimum 9 ft in width and 18 ft in depth.</p>	The Petitioner acknowledges and accepts this understanding.

<p>b. Lot 1 has over 25 parking spaces and will require 2 accessible parking stalls per Illinois Accessibility Code. Accessible stalls may share an access aisle. Accessible stalls dimensions and signage shall conform to the Illinois Accessibility Code.</p> <p>c. Compliant parking lot striping, signage, and comments a. and b. can be addressed at permit.</p>	<p>The Petitioner acknowledges and accepts this understanding.</p> <p>Lot I will have 2 accessible parking stalls per Illinois Accessibility Code.</p> <p>The Petitioner acknowledges and accepts this understanding.</p>
<p>18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items n., o., q. r. and t. are incomplete. For item n., the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.</p>	<p>The Plat will be revised to complete the noted matters.</p>
<p><u>ARLINGTON HEIGHTS FIRE DEPARTMENT</u></p>	
<p>1. The fire apparatus road (driveway between the businesses) shall have an unobstructed width of not less than 20 feet exclusive of shoulders if the buildings do not exceed the height of 30 feet.</p>	<p>No change is being made.</p>
<p><u>DEPARTMENT PLAN REVIEW SUMMARY</u></p>	
<p>Items 1 - 5</p>	<p>The Petitioner acknowledges and accepts these understandings.</p>
<p>6. Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during</p>	<p>An emergency information/contact card shall be provided with the Arlington Heights Police Department that it is up-to-date when necessary.</p>

emergency situations or for suspicious/criminal activity on the property during all hours.	
<u>PLANNING & COMMUNITY DEVELOPMENT DEPT. REVIEW</u>	
<p>7. The following approvals have been requested:</p> <p>a. Preliminary & Final Plat of Subdivision to subdivide one lot into two lots.</p> <p>b. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.</p>	The Petitioner acknowledges and accepts these understandings.
<p>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 tentative Sept. 23rd 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). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.</p>	The final signed Plat will be submitted by September 16, 2020.
<p>9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided one week prior to appearing before the Village Board for Final Plat approval.</p>	<p>The Petitioner acknowledges and accepts this understanding.</p> <p>The required payment and provision of bonds, deposits, and guarantees will be submitted by September 16, 2020.</p>
<p>10. Please make sure all revised plans are labeled with a revision date.</p>	The Petitioner acknowledges and accepts this understanding.

11. Lot 1 requires 2 handicap parking stalls. Please note that the existing striped handicap accessible aisle may be viable to serve both spaces, with each required handicap space abutting on either side. Please confirm whether both potential handicap accessible spaces would comply with all IAC regulations. If not, changes may be required to accommodate for both AIC required handicap parking stalls. This can be addressed at time of permit.	The Petitioner acknowledges and accepts this understanding.
12. Please revise Exhibit "I" to show the location and square footage of the retail space within the building on Lot 1 (dashed line showing approximate boundaries of demising walls plus note on plans with square footage).	The Petitioner acknowledges and accepts this understanding and Exhibit I will be revised accordingly.
13. The required building setbacks must be added to the Plat.	The Petitioner acknowledges and accepts this understanding and the required setbacks will be added to the Plat.
14. The previous approvals for the property (Ordinance #94-051) required the following: (see notes)	The language on the Plat which abrogates the existing ingress and egress easements will be removed and a new easement on the Plat pursuant to the existing language will be established.
15. Please remove all references to DuPage County.	This will be addressed in the revised Plat.
16. The Owners Certificate should be revised to more closely resemble the certificate as required by code - Chapter 29, Section 29-217(a). Please revise the language accordingly. Paragraphs 2 and 3, as included in the code section referenced above, can be omitted since no protective covenants have been proposed.	This will be addressed in the revised Plat.
17. Remove the Village Board, Village Collector, and Village Clerk certificates. Replace as shown with the certificates identified in Section 29-217(b).	This will be addressed in the revised Plat.
18. Please add to the Plat the statement as outlined in 29-209(q), which should be included under the owners certificate.	This will be addressed in the revised Plat.

19. Please provide the draft language for the ingress/egress easement provisions.	The ingress / egress easement provisions will be addressed in the Declaration of Reciprocal Easements.
<u>LANDSCAPE COMMENTS</u>	
1. Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing islands where the code-required tree is absent.	The Petitioner acknowledges and accepts this understanding and the necessary plantings will be provided.
2. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Along Rand Road infill where there are gaps within the required screen.	The Petitioner acknowledges and accepts this understanding and the necessary plantings will be provided.
3. The code-required screen must be provided along the southwest property line adjacent to the residential district. Chapter 28, Section 6.15-2.2 requires either; a 6-foot tall masonry wall, a 6-foot tall solid wood fence, or an offset double row of 6-foot high densely planted landscape material that provide year round opacity.	The Petitioner acknowledges and accepts this understanding and if the property is not now in compliance a plan will be submitted to obtain compliance.