



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: 1100, 1400 W Dundee Rd., and 1510-1530 W Dundee Rd – Ridgeline Distribution Center
PC#: 21-009 – Round 2
Date: May 25, 2021

General Comments:

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

I do not have any additional comments.

RECEIVED
MAY 27 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 2

45. The petitioner's response to comment nos. 11-14, 16-34 and 36-44 are acceptable.
46. The petitioner's response to comment no. 15 is acceptable. The proposed relocated storm sewer north of Building 2 has been changed to 36". Double check the proposed manhole diameters (15"?) and verify that the existing manhole at the west connection is large enough to accommodate a 36" sewer at 90-degrees to the existing 36" pipe. This can be addressed at final engineering.
47. There is a meter pit on the northwest corner of the property that is not currently being utilized that needs to be disconnected from the Villages Water System.
48. Add the following note to the Demolition Notes on Sheet C-3 and to the Utility Notes on Sheet C-15: "Coordinate all water main shut downs with Village Staff at least forty-eight hours (48-hrs) in advance."
49. The existing ingress/egress access from Kennicott Ave is shown to have asphalt mill and repave with 1 1/2" asphalt. The existing pavement has signs of subbase failure, additional improvements will be needed to the access. This can be addressed at final engineering.

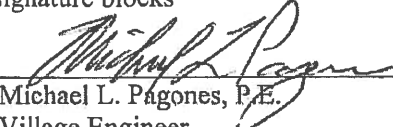
Traffic:

50. The petitioner's response to comment no. 35 is noted. Confirm that the ITE based estimated truck trip generation values substantially comply with known trip generation values based on other existing facilities owned by the proposed un-named tenant.

Preliminary Plat of Subdivision:

51. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. The following items are incomplete:
 - a) Checklist item 5, provide the description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
 - b) Checklist item 6, the boundary lines of the proposed subdivision are difficult to identify with the multiple line types and easements. Provide clarification to clearly show the proposed boundaries of the three proposed lots.
 - c) Checklist item 11, the locations and dimensions of easements (existing, proposed, to be vacated) should be clarified as it is difficult to identify with the similarities in the line types. Provide clarification by adjusting the line types and shading to differentiate between the easements.
 - i. Confirm the document number for the Public Utility Easement Doc. 1007631040 off of Wilke Rd to be vacated. The Topographic Survey provided by Vanderstappen Surveying references 10078631040.
 - ii. The existing final plat shows that the 15 ft Public Utility Easement for the sanitary sewer line that runs southeast from Wilke Rd ends at the structure, and that the sanitary sewer service that runs from this structure northeast to the Lexus building is private. The preliminary plat shows that this northeast section of sanitary sewer is located within an easement. Verify the location of the easement.

- d) Checklist item 12, show the location and dimensions of all building setback lines in the proposed subdivision.
 - e) Checklist item 13, provide the names and addresses of the owners of the land proposed to be subdivided.
52. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. 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

 6/8/21
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

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

Plat of Vacation Checklist

- Legal description of area being vacated
- Area in square feet of area being vacated
- Surveyor's Certificate
- Utility signature blocks
- Village signature blocks as shown below
- County Clerk Certificate

Village signature blocks:

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 Village Board of Trustees at a meeting held

_____, 20__

By: _____
Village President

Attest: _____
Village Clerk

APPROVED by the Village Collector on _____, 20__

APPROVED by the Village Engineer on _____, 20__

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 Village Engineer _____

- ☐ 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 .

Contacts for Plat Signatures

Mr. Frank Gautier Comcast Cable 688 Industrial Drive Elmhurst, IL 60126	224-229-5850 <u>Ted Wyman@comcast.com</u> Alternates: Bob Schulter (Department Supervisor), Martha Agieras (Assistant) <u>Bob_Schulter@comcast.ncom</u> <u>Martha_Gieras@comcast.com</u>
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Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.

Mr. Mark Cozzi ComEd Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6530 <u>Mark.Cozzi@ComEd.com</u>
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Ms. Gwen Borjon NICOR Gas 1844 W Ferry Rd Naperville, IL 60563	630-388-2976 <u>gborjon@southernco.com</u>
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Ms. Sue E. Manshum ROW Engineer Ameritech 1391 Abbot Ct Buffalo Grove, IL 60089	847-465-6086 <u>sm9231@att.com</u>
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Mr. Dominick Silvio WOW Internet Cable 4350 Weaver Parkway Warrenville, IL 60555	630-536-3121 <u>dominick.silvio@wowinc.com</u>
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Ms. Abigail Robinson IDOT Permits 201 W Center Court Schaumburg, IL 60196	847-705-4541 <u>Abigail.L.Robinson@illinois.gov</u>
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Mr. Michael Sterr, P.E. Permit Division Head, Construction Bureau Cook County Department of Transportation and Highways 69 W Washington St 24th Floor Chicago, IL 60602	312-603-1670 <u>michael.sterr@cookcountyil.gov</u> <u>hwy.permits@cookcountyil.gov</u>
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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: _____



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 21-009

Project Name

Ridgeline Distribution Center

Project Location

1100, 1400, and 1510-1530 W. Dundee Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 2

General Comments:

1) Please provide a clearer location of the hydrants. The hydrants on the utility plan show hydrants on the north and east side of the project. What appears to be other hydrants don't match the legend and are not labeled like hydrants 1-7.

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

Date June 2, 2021

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

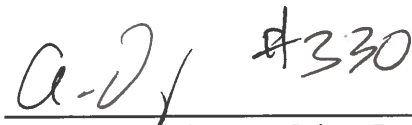
DEPARTMENT PLAN REVIEW SUMMARY

Ridegline Distribution Center
1100, 1400 W Dundee Rd and 1510-1530 W Dundee Rd

Round 2 Review Comments

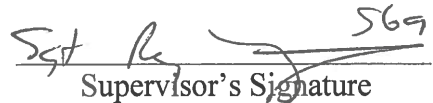
05/26/2021

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further
6. **General comments:**
Nothing further.



Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", located to the right of the "From:" line.

CC: James McCalister, Health & Human Services Director

A handwritten signature in black ink, appearing to be "JM", located to the right of the "CC:" line.

Date: May 24, 2021

Re: PC# 21-009, Ridgeline Distribution Center (Dundee Rd.), Round 2

No comments at this time.

Planning & Community Development Dept. Review

June 15, 2021



REVIEW ROUND 2

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

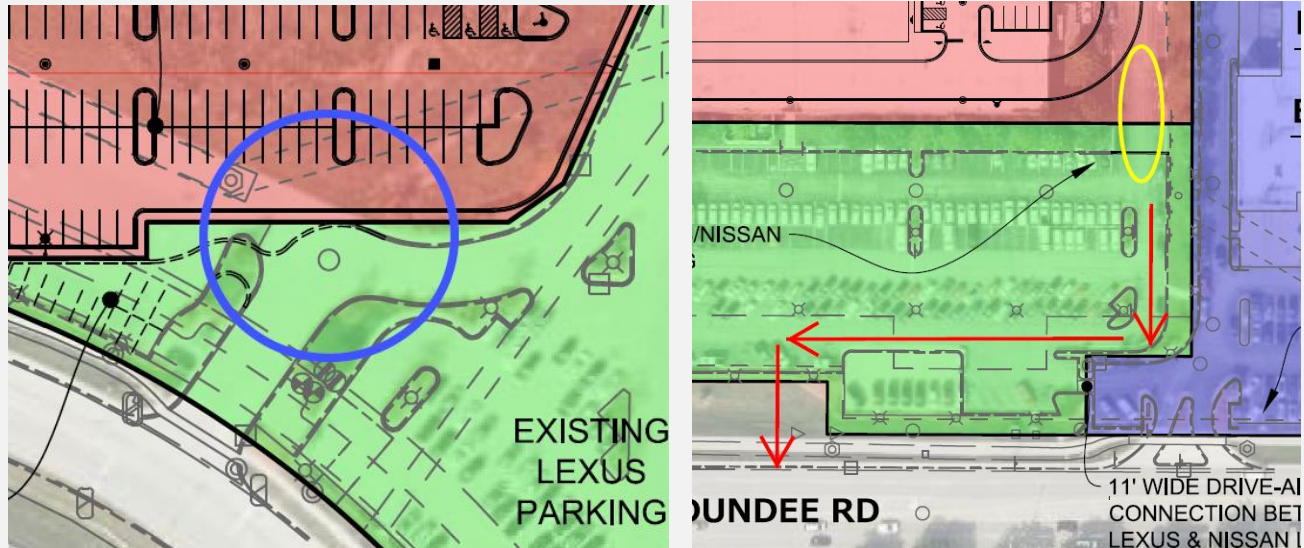
- 39) The response to the following comments is acceptable: #9, #12, #14, #16, #17, #19, #20, #22, #23, #25, #32.
- 40) The response to comment 7f is noted. While it is understood that landscape islands are being omitted to maximize the number of parking stalls, a response to the specific justification criteria is required. See #41 below.
- 41) The response to comment #8 is not acceptable. The previously granted landscape island variation and tandem parking variation were specific to the previous work that was done on the property. The proposed project involves new areas of tandem parking and new areas where landscape islands have been omitted. Therefore, justification for these newly requested variations must be provided. For each of the two requested variations, please provide a written response to each of the four criteria for approval.
- 42) The response to comment #10 is incomplete. A legal description for the Arens Control/Curtiss Wright lot and the Nissan lot must be provided. An electronic copy, in Microsoft Word format, of the legal description for both of those properties must be provided. An electronic copy, in Word format, must also be provided for the four existing lots within Bob Rohrmans Arlington Heights Auto Mall Subdivision.
- 43) The response to comment #11 is noted. Given the overall PUD plan, shared access to certain drive aisle is critical to the success of the PUD. Please reach out to the property owner of the Arens Control/Curtiss Wright site to understand any potential concerns they have with the proposed development and specifically in relation to the easements where they are the beneficiaries.
- 44) The response to comment #13 is noted. Please note that Section 29-209k of Chapter 29 of the Municipal Code requires the submission of the proposed CCR's, to be approved by the Plan Commission, as part of Final Plat of Subdivision review. Additionally, please acknowledge that the requirements of Section 29-205 of Chapter 29 will be addressed after Preliminary Plat of Subdivision approval but prior to submission of a Final Plat for review.
- 45) The response to comment #15 is noted. Please note that any future area proposed for vehicle fueling, service, or repair could require an amendment to the PUD and/or additional zoning approvals. Motor Vehicle repair and service is not allowed within the M-1 District.
- 46) The response to comment #18 is noted. Should the Village recommend approval of this application, a condition of approval would likely be recommended that would require the final proposed location for these elements to be provided at time of Final Plat of Subdivision submission. The locations for these elements shall be internalized and screened to the maximum extent feasible, for review and approval by the Village as part of Final Plat review. A modified landscape plan may also be required.
- 47) The response to comment #21 is noted. While cross access within all four lots of the Bob Rohrmans Arlington Heights Auto Mall subdivision is required per the PUD and established via a blanket easement (Doc. 0921849003), there does not appear to be cross access allowed through the Arens Control/Curtiss Wright lot.

- 48) The response to comment #24 is noted. Staff has concerns that the traffic projections do not adequately capture future traffic generation from the proposed uses on the site and encourages alternative means to estimate future traffic volumes.
- 49) The response to comment #26 is noted. Staff notes that a 2017 Warrant Study prepared by KLOA found that a traffic signal in this location would meet warrants.
- 50) The response to comment #27 is noted. The information provided did not include any information on the height of the poles as measured from grade to the top of the fixture. Please review Section 10.2-12.3c of Chapter 28 to ensure light poles comply with spacing standards.
- 51) The response to comment #28 is noted. Provide a note on the plans with details on the height and materials for the enclosure walls and gate.
- 52) The response to comment #29 is noted, however, no architectural plans were included within the documents resubmitted. Remaining square footage within the Lexus Dealership building must be provided. Please see comment #54
- 53) The response to comment #30 is noted. Staff notes that the landscape and engineering plans for the Rohrman site have minor inconsistencies.
- 54) The response to comment #31 is not acceptable. Please either provide a detailed and scaled floorplan showing the interior of the remaining spaces within the Lexus building post-demolition, or provide the specific info as highlighted in the table below, which is necessary for the Village to re-calculate the parking requirement.

USE	SF	# of Employees	# of Service Bays	Parking Ratio	Required Parking
Showroom/Sales	Confirmed, thank you.				
Office	Confirmed, thank you.				
Service	Please confirm sq. footage of service area(s).	Please confirm number of employees working in the service area	Confirm number of lifts and bay.		
Parts	Please confirm sq. footage of parts area(s).				
Spa/Health Club	Is total area for "spa" and "health club" 2,366 sq. ft?				
Café	Please confirm sq. footage of cafe area.				
Multi-purpose	Please confirm sq. footage of any multi-purpose room (boardroom? others?)				
Total	Please confirm remaining sq. footage post-demo.				

Please note that elevators/stairs/closets/storage areas can be included within the overall square footage of the Service, Office, Showroom, or Parts portions of the building to which they serve/are accessory to.

- 55) The response to comment #33 is not acceptable. Staff continues to recommend that passenger vehicle cross access be provided in the location as shown in blue below, which would provide passenger vehicle access at a signalized intersection to the Ridgeline property for safer vehicle movements. Staff continues to recommend a streamlined point of access between the Ridgeline lot and Lexus lot in the location as shown in yellow below, with future cross access to a potential signal as shown in red below. A connection and cross access easement between the Lexus site and the Nissan site should also be provided.



- 56) The response to comment #34 is not acceptable. The location of easements and cross access must be addressed/determined as part of the PUD amendment process. Please provide further information.
- 57) The response to comment #35 is noted. It appears that this easement will need to be amended, which must be addressed as part the PUD amendment process. If this easement does not need to be amended and will remain, the blanket easement should be identified on the Plat of Subdivision.
- 58) The response to comment #36 is not acceptable. Staff disagrees that document #00266841 is to the benefit of Ridgeline/Rorhman. Please reevaluate this easement as the legal description for "Parcel 2" (the beneficiary) appears to be describing the Arens Control/Curtiss Wright lot. Furthermore, the response states that you object to easement established via document #00364848. What does this mean? It appears that this easement will need to be amended to allow the Ridgeline development. Coordination with the beneficiary of this easement will be required. This must be addressed as part of the PUD amendment.
- 59) The response to comments #37 and #38 is not acceptable. Access and easements must be addressed as part of the PUD amendment and Preliminary Plat of Subdivision approval process. It does not appear that Ridgeline has cross access rights through the Nissan site although a physical connection is shown.

Plat of Subdivision:

- 60) The number of dashed lines on the Plat are hard to follow. Please explore alternative means of depicting these items for clarity (reduce/increase line weight, add hatching, etc.). Please increase the weight of the proposed interior lot lines for clarity.
- 61) Existing building setback lines shown on the Plat of Subdivision that were established from a previously recorded Plat of Subdivision document should be removed as they will no longer be applicable since the proposed subdivision will establish new lot lines and new required setbacks.
- 62) Per Chapter 29, Section 29-201b.12, newly established required setback lines must be shown on the proposed plat, which shall be based on the required setbacks (front, side, exterior side, rear) for each newly proposed lot as per the zoning district setback requirements and configuration of each lot.
- 63) Chapter 29, Section 29-201b.6 requires a statement of the total land areas encompassed within the subdivision.
- 64) Please provide the information as required in Section 29-201b.13.

65) The Plat of Subdivision notes that Document #00266841 is to the benefit of Lot 2 in Bob Rohrmans Subdivision. Please reevaluate this (see comment #58).

Prepared by: 

1100, 1400 W Dundee & 1500-1530 W. Dundee Road
PC 21-009
June 4, 2021

Landscape Comments

Ridgeline Distribution Center

- 1) Please increase the size of the evergreen trees so that they are 6-8 feet high at time of installation. The code required screen adjacent to the parking areas must be a minimum of 3 feet high at time of installation.
- 2) Provide an additional 15 evergreen trees along the north property line adjacent to the loading area in order to buffer the area from the north.
- 3) Provide 18 additional evergreen trees in the island south of building #2 and along the west property line adjacent to Lexus in order to screen the loading area/bays from Dundee Road.