

PLAN COMMISSION PC #21-009
Ridgeline Distribution Center
1100, 1400 W. Dundee Rd. and 1500-1530 W. Dundee Rd
Round 5 (Final Plat Round 1)

63. The Village is in receipt of the draft Onsite Utility Maintenance Agreement.
64. The proposed methodology from the Final Stormwater Management Report is acceptable.
- a) Section 3.5.1 of the Proposed Detention Basins introduction states that two additional detention/infiltration systems will be installed that will connect to the existing underground vault. The plans show three underground systems (west, east-north, and east-south).
 - b) The west and east-south underground systems will be located underneath the pavement. Any system located under pavement must be designed to AASHTO HS-25 loading standard.
 - c) The northwest portion of the existing Lexus parking lot drains to the north. Sections of the existing storm sewer are scheduled to be removed for Building No. 1, disconnecting this area from the overall system. Provide additional information on how the storm sewer will be reconnected. Verify that this area is included in the Stormwater Management Report and the calculations.
65. The east detention facility is controlled by the STM 66 outlet control structure, which is then connected to STM 67 which has no outlet. Provide additional information to show how the east detention facility will be routed to the existing vault.
66. Provide additional information for the 42" RCP from STM 37, east of Building No. 1, to show how the storm sewer will be connected to the existing system.
67. The following comments pertain to the utility crossings:
- a) The storm sewer shall be water main quality for all locations where the storm sewer is above the water main (crossings 1, 2, 5, 9, 11, 13, 14, 18, 19, 20, 23, 26, 28, 30, 33, and 34).
 - b) Utility crossing 37 is incorrect (shown as storm/sanitary, crossing is storm/water).
68. The plans note that the existing vault top is to be replaced; however, the information is not shown on the plans. Provide additional information on the proposed vault top.
69. Provide a detail of the fence/guardrail proposed to be installed along the north side of the vault.
70. Provide a cross section of the overflow for the vault, showing the fence/guardrail and water main.
71. Provide the depths of the proposed water main along the north side of the property.
72. Provide additional information on how the buildings will be metered for water.
73. Provide an exhibit showing the turning path for the tower truck through the proposed cross access between Building 1 and the existing Lexus Dealership.

TRAFFIC

74. Provide an updated traffic report per the Round 4 comments.

EASEMENTS

- 75. Provide an exhibit for the Vacation of Easement.
- 76. Provide all other proposed ingress, egress and parking easement documents and the overall easement exhibit.

FINAL PLAT

- 77. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items m, n, o, s, t and u are incomplete.
- 78. Show the right-of-way for Kennicott Avenue, Dundee Road, and Wilke Road.
- 79. The interior private utility easements should not be on the Final Plat.
- 80. The Illinois Department of Transportation certificate can be removed.
- 81. Clarify the municipal, drainage, and public utility easement provisions shown on the plat.


Michael L. Pagones, P.E. 1/7/22
Village Engineer Date

Attachments:

Final Plat of Subdivision Checklist (3 pages)

Items for final engineering:

OUMA

Loading on existing detention vault

Lighting

Building 2 water vault

Check the manhole diameter for the re-routed storm sewer north of Building 2

Ingress/egress improvements off of Kennicott Ave to be addressed at final engineering

Exhibit for cross access with Rohrman site

Update traffic report

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 .

Planning & Community Development Dept. Review

January 13, 2022



FINAL PLAT REVIEW ROUND 1 (OVERALL ROUND 5)

Project: Ridgeline/Rohrman Redevelopment

Case Number: PC 21-009

General:

- 1) Ordinance #21-041 required the submission of a Covenants, Conditions, and Restrictions document that adequately establishes shared access and common maintenance. Separate documents for access have been provided under separate cover, which must be revised as requested in the email to Ben Harris from 12/12/21. These documents must be submitted during the next round of review and shall be incorporated into the Final Plat review process. Please also include the proposed easement vacation documents and the Stormwater Dedication Declaration. Are there any other common elements (underground utilities, signage, landscaping, etc.) that are shared/benefit all lots within the subdivision that need to be accommodated for within these documents?
- 2) Preliminary approval Ordinance #21-041 required the submission of a photometric plan for the Rohrman site improvements. The plan submitted was from 2012 and did not show the proposed improvements on Lot 2 and 3. Please provide a to-scale photometric plan for the Rohrman property. The plan shall also include cut sheets for the proposed lights, as well as information on the height (inclusive of any mounting base) of all proposed light poles.

Plat of Subdivision:

- 3) The proposed access easements on the plat do not match the documents most recently submitted. Please verify that all proposed access easements match (location, size) the easement documents that will be forthcoming within your next submittal.
- 4) The note at the southeast corner of proposed Lot 3 and at the southwest corner of Lot 2 in Bob Rohrmans Resubdivision references an existing easement granted under a separate document. Please verify if this is a proposed easement or an existing easement.
- 5) Please remove the text "Ingress & Egress Easement Hereby Granted to Lot 2 In Bob Rohrmans Resubdivision" from the callout above the easement established by doc. Lot 2 already has access to Kennicott and does not need access to this access drive.
- 6) The proposed blanket easements should be referred to as "Proposed Blanket Ingress & Egress Easement".
- 7) Surveyors note #3 should add a sentence at the end that reads: "This blanket easement is proposed to be vacated per separate document."
- 8) The certificates on the Plat must be revised to more closely follow the general outline as contained within the Subdivision Code (Chapter 29 of the Municipal Code). Please see Chapter 29, Section 29-209n, and o.
- 9) The Village Clerk certificate shall be removed. The certificates as outlined within Chapter 29 contain a signature line for the Clerk.
- 10) The Superintendent Certificate can be removed.

- 11) The Plat must contain all of the existing PIN numbers within the proposed subdivision.
- 12) The Public Utility Certificates reference the County of DuPage.

Engineering/Landscape:

- 13) The proposed demo work shown on C-6 and the utility work shown on sheet C-18 will cause the removal of landscaping on Lot 3. Please incorporate replacement plantings and shown them on the landscape plan.
- 14) Remove reference to Village of Wheeling project on Maintenance Plan.
- 15) Per Chapter 28, Section 6.15-3 landscaping is required along the perimeter of the detention basin in order to minimize the negative visual impact. Please provide a mix of trees, shrubs and perennials along the perimeter of the basin in order to address the code requirement.

Prepared by: 