



## **Village of Arlington Heights Building Services Department**

### **Interoffice Memorandum**

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**To:** Sam Hubbard, Development Planner, Planning and Community Development

**From:** Deb Pierce, Plan Reviewer, Building Services Department

**Subject:** 630-720 E Rand Rd. – Preliminary and Final Plat of Subdivision

**PC#:** 16-025 – Round 1

**Date:** December 14, 2016

Sam:

I have reviewed the documents submitted for the Preliminary and Final Plat Subdivision and have no objections to the request.



Village of Arlington Heights, IL  
Department of Building Services

Fire Safety Division



Date: 11/29/2016

P.C. Number: #16-025 Round 1

Project Name: 630-720 E Rand Rd – Subdivision

Project Location: 630-720 E. Rand Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments

1. No comments/objections to the proposed subdivision. Any work that may change the current road/plat configuration should be subject to additional review.

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT


NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 11-29-16

Reviewed By:   
Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Development Planner  
From: Cris Papierniak, Assistant Director of Public Works  
Date: December 22, 2016  
Subject: 630-720 E. Rand Road, P.C. #16-025



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With regard to the proposed Plat of Subdivision, I have the following comments:

1. I will reserve comments until proposed construction is submitted. VAH PW has no further comments at this time.

Thank you for the opportunity to comment on this improvement.

tw

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-025  
 Petitioner: Inland Southpoint Venture LLC & Villa Bordeaux LLC  
2901 Butterfield Road, Oak Brook, IL 60523  
 Owner: Inland Southpoint Venture LLC & Villa Bordeaux LLC  
2901 Butterfield Road  
Oak Brook, IL 60523  
 Contact Person: Phillip Menolascina  
 Address: 2901 Butterfield Road  
Oak Brook, IL 60523  
 Phone #: 630-368-2223  
 Fax #: 630-586-6399  
 E-Mail: menolascina@inland-investments.com

P.I.N.# 03-20-200-005 & 006 & 010  
 Location: 630, 640 & 704 E. Rand Rd., Arlington Heights  
 Rezoning:          Current:          Proposed:           
 Subdivision: ✓  
 # of Lots: 1 Current: 1 Proposed: 4  
 PUD:          For:           
 Special Use:          For:           
 Land Use Variation:          For:           
 Land Use:          Current: Commercial-Retail  
Proposed: Commercial-Retail  
 Site Gross Area: 184,235 Sq. Ft. / 4.23 Acres  
 # of Units Total:           
 1BR:          2BR:          3BR:          4BR:         

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

## 1. PUBLIC IMPROVEMENTS

REQUIRED:          YES NO COMMENTS

## a. Underground Utilities

Water          X

Sanitary Sewer          X

Storm Sewer          X

## b. Surface Improvement

Pavement          X

Curb & Gutter          X

Sidewalks          X

Street Lighting          X

## c. Easements

Utility & Drainage          X

Access          X

## 2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC         

b. IDOT         

c. ARMY CORP         

d. IEPA         

e. CCHD         

## 3. R.O.W. DEDICATIONS?

## 4. SITE PLAN ACCEPTABLE?

## 5. PRELIMINARY PLAT ACCEPTABLE?

## 6. TRAFFIC STUDY ACCEPTABLE?

## 7. STORM WATER DETENTION REQUIRED? ....

## 8. CONTRIBUTION ORDINANCE EXISTING? ....

## 9. FLOOD PLAIN OR FLOODWAY EXISTING? ...

## 10. WETLAND EXISTING? .....

YES NO COMMENTS

         X

         N/A

         N/A

         N/A

         X

X 79-159, 74-23

         X

         X

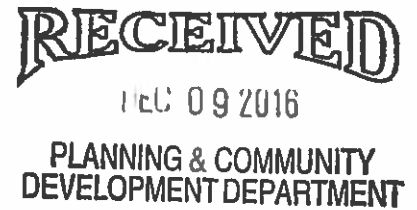
GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

J. J. Marcelli by MP 12-9-16  
 Director Date

**PLAN COMMISSION PC #16-025  
Southpoint Resubdivision  
630, 640 & 704 E. Rand Rd.  
Final Plat of Subdivision  
Round 1**



11. 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.
12. The properties are included in Contribution Ordinance #79-159, under which the following PIN numbers receive benefits from the previous sanitary relief sewer improvements:

Address	PIN	Land Area (from Assessor)	Amount Owed
630 E. Rand	03-20-200-005	80,730 sf (1.853Ac)	\$ 2,964.80
640 E. Rand	03-20-200-006	18,326 sf (0.401Ac)	\$ 641.60
704 E. Rand	03-20-200-010	85,182 sf (1.956Ac)	\$ 3,129.60
Total =			\$ 6,736.00

Per the ordinance, the benefit was calculated at the rate of \$1,600/Acre for commercial properties. Provide a check for Contribution Ordinance #79-159 to the Engineering Department in the amount of \$6,736.00 payable to the "Village of Arlington Heights" prior to the Plan Commission approval.

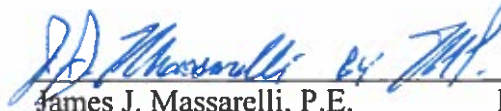
13. The properties are included in Contribution Ordinance #74-23. Records show that payment has been received from the properties listed above.
14. Village Code calls for each separate lot to have separate individual service lines for Village water and sanitary sewers. Existing circumstances have some of the lot services connected directly to Village mains, while others are connected to private mains. However, it appears that each lot is still serviced by individual water service lines and sanitary service lines. The recorded covenants, restrictions, and easements should cover the ownership and maintenance of all the existing utilities and service connections.

**Final Plat of Subdivision:**

15. The plat was reviewed against the attached Final Plat of Subdivision Checklist. The following items need to be addressed:
  - a. Item f: Tie township section lines to the subdivision by distances and angles.
  - b. Item l: Add Cook County Clerk signature block.

- c. Item n: The owner signature blocks and the surveyor's signature block all refer to "...the annexed plat..." This subdivision is not part of an annexation. Please use the wording specified on the attached checklist for the owner's signature blocks. Clearly identify the owners of each parcel of land within the signature blocks.
- d. Item q: The subdivision is located in the following school boundaries:
  - i. Community Consolidated School District 25
  - ii. Township High School District 214
  - iii. Harper Community College District 512
- e. Item t: Provide the name and address in the block stating "Send Tax Bill To:"

16. Add the utility signature blocks.

 12-9-16  
James J. Massarelli, P.E. Date  
Director of Engineering

Attachments:

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

\_\_\_\_\_  
(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](http://www.vah.com) .

## **Contacts for Plat Signatures**

Mr. Frank Gautier  
**Comcast Cable**  
688 Industrial Drive  
Elmhurst, IL 60125

630/600-6348  
[frank\\_gautier@cable.comcast.com](mailto:frank_gautier@cable.comcast.com)

Alternate: Martha Gieras 630/600-6352  
[Martha\\_gieras@cable.comcast.net](mailto:Martha_gieras@cable.comcast.net)

Ms. Mark Cozzi  
**ComEd**  
Three Lincoln Center – 4<sup>th</sup> Floor  
Oakbrook Terrace, IL 60181

630/576-6530  
[Mark.Cozzi@ComEd.com](mailto:Mark.Cozzi@ComEd.com)

Ms. Kim Augustine  
**NICOR Gas**  
300 W. Terra Cotta Avenue  
Crystal Lake, IL 60014

630/338-2976  
[kaugust@agresources.com](mailto:kaugust@agresources.com)

Ms. Sue E. Manshum  
ROW Engineer  
**Ameritech**  
2004 Miner, 1<sup>st</sup> Floor  
Des Plaines, IL 60016

847/759-5603  
[sm9231@att.com](mailto:sm9231@att.com)

Mr. Greg Argetsinger  
VPGM of Illinois  
**WOW Internet Cable**  
1674 Frontenac Road  
Naperville, IL 60563-1757

630/536-3121  
Tom Gebens  
630/536-3153  
Brian Herd  
630/669-5227

Mr. Jonathan Karabowicz  
**IDOT Permits**  
201 W. Center Court  
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.  
Permit Office  
**Cook County Highway Department**  
69 West Washington Street  
23<sup>rd</sup> Floor, Suite 2354  
Chicago, IL 60602

312/603-1670

## 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~~

## HEALTH SERVICES DEPARTMENT

6

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-025  
Petitioner: Inland Southpoint Venture LLC &  
Villa Bordeaux LLC  
2901 Butterfield Road, Oak Brook, IL 60523  
Owner: Inland Southpoint Venture LLC & Villa Bordeaux LLC  
2901 Butterfield Road  
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Contact Person: Phillip Menolascina  
Address: 2901 Butterfield Road  
Oak Brook, IL 60523  
Phone #: 630-368-2223  
Fax #: 630-586-6399  
E-Mail: menolascina@inland-investments.com

P.I.N.# 03-20-200-005 & 006 & 010  
Location: 630, 640 & 704 E. Rand Rd., Arlington Heights  
Rezoning:            Current:            Proposed:             
Subdivision: ✓  
# of Lots: 1 Current: 1 Proposed: 4  
PUD:            For:             
Special Use:            For:             
Land Use Variation:            For:             
Land Use:            Current: Commercial-Retail  
Proposed: Commercial-Retail  
Site Gross Area: 184,235 Sq. Ft. / 4.23 Acres  
# of Units Total:             
1BR:            2BR:            3BR:            4BR:           

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

1. GENERAL COMMENTS:

No comments.

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DEC 03 2016  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Jeff Bohner 12/5/16

Environmental Health Officer            Date

James McCalister 12/5/16 Direc  
tor            Date



# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

### DEPARTMENT PLAN REVIEW SUMMARY

**630-720 E Rand Road**  
**PC#16-025**

#### Round 1 Review Comments

**11/30/2016**

**1. Character of use:**

The character of use is consistent with the area and is not a concern.

**2. Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights code. The parking lots and exterior of the buildings should be illuminated especially during nighttime hours (in accordance to village code) for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

**3. Present traffic problems?**

There are no apparent 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 subdivision should not create any additional traffic problems.

**6. General comments:**


- Please ensure that there is an emergency information/contact cards 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 emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations.

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

 #272  
\_\_\_\_\_  
Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #557  
\_\_\_\_\_  
Supervisor's Signature

## HEALTH SERVICES DEPARTMENT

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1. GENERAL COMMENTS:

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Environmental Health Officer            Date

James McCalister 12/5/16 Direc

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

- |    | YES      | NO       |   |
|----|----------|----------|---|
| 1. | <u>X</u> | _____    | COMPLIES WITH COMPREHENSIVE PLAN?                               |
| 2. | <u>X</u> | _____    | COMPLIES WITH THOROUGHFARE PLAN?                                |
| 3. | _____    | <u>X</u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?<br>(See below.)      |
| 4. | <u>X</u> | _____    | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?<br>(See below.) |
| 5. | <u>X</u> | _____    | SUBDIVISION REQUIRED?   |
| 6. | _____    | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?<br>(See below.)    |

Comments:

SEE ATTACHED COMMENTS.

12-13-16

Date

# Planning & Community Development Dept. Review

December 14, 2016



## REVIEW ROUND 1

Project: 630-720 E. Rand Rd.  
Southpoint Shopping Center Resubdivision

Case Number: PC 16-025

### General:

7. 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.
8. Please clarify why Inland is intending to create and retain ownership of "Lot 4". What is the purpose this lot, and what is the benefit to Inland for retaining ownership? It would seem that an alternative subdivision layout, where that part of Lot 4 which abuts lots 1-3 could be incorporated into those lots, which would negate the need for a separate "Lot 4".
9. Section 29-201a(5) of Chapter 29 of the Municipal Code, requires that all Plat of Subdivision applications for developments involving over 20,000 sq. ft. of commercial space be accompanied by a professional traffic and parking study. The applicant should clarify if a Variation from this requirement is sought. Staff would support this Variation.
10. In lieu of providing the required signature from the property owner who owns the remainder of the existing "Lot 3" in the Cub Addition subdivision, which is required per Section 29-201a(4), the applicant was going to provide an Indemnification Agreement. Please provide this document.
11. Does the REA provide adequate provisions for the shared shopping center signage (maintenance, access, etc.). If not, easements will have to be provided on the Plat of Subdivision.

Prepared by:



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LANDSCAPE & TREE PRESERVATION:

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

Comments:

NO COMMENTS

[Signature] 12/13/16  
 Coordinator Date