



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 14, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Southpoint Shopping Center - 630-720 E. Rand Rd. - T1570
Preliminary and Final Plat of Subdivision
- B. Police Station - 200 E. Sigwalt St. - T1574
PUD Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Southpoint Shopping Center - 630-720 E. Rand Rd. - T1570

Department: Planning & Community Development

Requested Action

Preliminary and Final Plat of Resubdivision

Variations Identified

– None identified at this time.

Recommendation

– The Staff Development Committee reviewed the proposed request and generally supports the proposed subdivision, subject to the following:

1. The petitioner must identify the specific sections within the existing REA that provide for perpetual shared parking, cross access, and shared maintenance of all utilities and detention areas within the Southpoint PUD.
2. Easements for the Southpoint Shopping Center signage shall be required on the Final Plat of Subdivision if language is not already present within the REA that provides the ability to access and maintain this signage.
3. The applicant shall provide a written response for the rationale and need for "Lot 4".
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Cover Letter

Site Plan

Final Plat of Subdivision

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: December 14, 2016
 Date Prepared: December 9, 2016
 Project Title: Southpoint Shopping Center Resubdivision
 Address: 630-720 E Rand Rd.

BACKGROUND INFORMATION

Petitioner: Inland Commercial Real Estate – Phil Menolascina
 Address: 2901 Butterfield Rd.
 Oak Brook, IL 60523

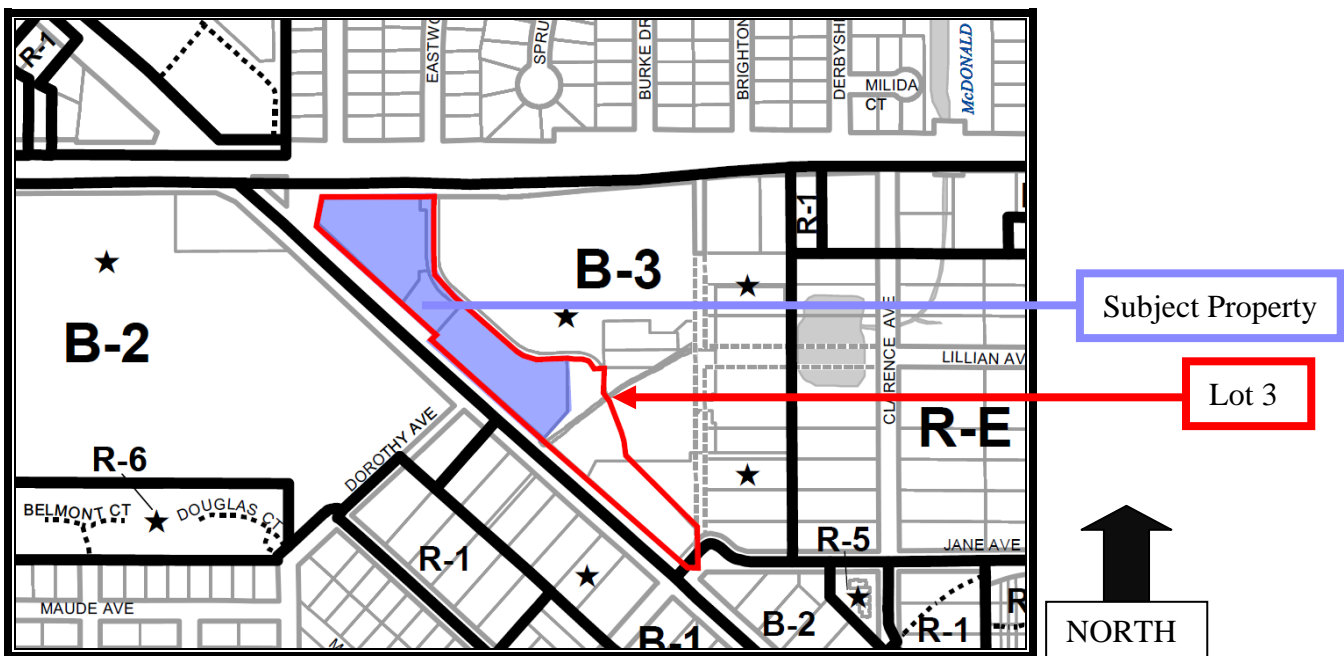
Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicles District

Requested Action:

- Preliminary and Final Plat of Resubdivision

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	B-1, Business District Limited Retail	Multi-tenant Commercial Retail/Office Developments	Commercial
East	B-3, General Service, Wholesale, and Motor Vehicles District	Multi-tenant Commercial Retail/Office Developments	Commercial
West	B-2, General Business District	Fast Food Restaurant with Drive-thru, Multi-tenant shopping center, retail outlet	Commercial

Background:

The subject property is approximately 4.23 acres in size and contains the Olive Garden Restaurant, Chili's Restaurant, and neighboring multi-tenant retail building of approximately 17,167 square feet. Each of the three buildings are located on separate tax parcels, but the entire subject property is contained within one existing lot of record (Lot 3 of the Cub Addition Subdivision). Lot 3 not only includes the subject property, but also includes a portion of the parking lot in front of the Bif Furniture store, which portion is not owned by the petitioner.

The applicant is proposing the subdivision of their portion of Lot 3 into four lots, Lot 1 would contain the Olive Garden, Lot 2 would contain the Chili's, Lot 3 would contain the multi-tenant retail building, and Lot 4 would contain a portion of the drive aisle that connects E. Palatine Road to E. Rand Road. The applicant would like the ability to sell off lots 1-3 and would retain ownership of Lot 4 (the drive aisle) as they own other property within the Southpoint Shopping Center. There would be no proposed changes to the site; the only change to the property would be the establishment of new lot lines.

Zoning and Comprehensive Plan

As indicated above, the subject property is within the B-3, General Service, Wholesale, and Motor Vehicle District. Restaurants and retail sales uses are permitted within the B-3 District, and therefore the existing land uses are consistent with the zoning classification. There is no minimum lot size requirement within the B-3 District and therefore the proposed lot sizes are compliant with the B-2 requirements.

The Village's Comprehensive Plan designates the future use of the subject property as "Commercial". The proposed resubdivision is consistent with this designation.

It should be noted that the subject property is part of the Southpoint Shopping Center PUD, which was approved in 1988. This PUD includes the subject property as well as the larger shopping center to the east of the subject property, which contains the Bif Furniture building and the Floor and Décor building as well as the associated parking lots in front of those buildings. The entire Southpoint Shopping Center is subject to a lengthy Reciprocal Easement Agreement (REA) that provides for shared access and shared parking between all users within the PUD.

Site Plan, Building and Landscaping

As the proposed subdivision will only establish new property lines within the previously approved PUD and will not involve any changes to the existing site, building layout, or parking areas, there are no site, building, or landscape concerns at this time. Per a preliminary review by Engineering, the subdivision will not trigger any update to current MWRD standards, so there will be no change to the existing onsite detention/retention area.

As part of the Plan Commission process, the petitioner must provide evidence that the existing REA makes adequate provision for shared parking, shared access, and shared maintenance of all utilities and detention areas. Staff will provide a detailed review of the proposed lots to determine if the new lot sizes and lot lines will create the need for any Variations due to F.A.R. and setback regulations.

Portions of the subject property contain signage that is used for the entire Southpoint Shopping Center. The applicant should clarify if this signage is addressed within the REA and analyze if the REA provides for the ability to access and maintain these multi-tenant shopping center signs. If this is not addressed within the REA, easements for said signage will be required on the Final Plat of Subdivision.

Finally, the applicant should clarify the need for "Lot 4" as a separate lot. Since Lot 4 contains only portions of the shared drive aisle and entrance ROW entrances, it is unclear why this lot needs to be created. It would appear that access is already provided for via the REA, so preserving this lot to preserve access does appear necessary. An alternative orientation where the portion of Lot 4 that directly abuts each Lot 1 through Lot 3 is platted so each abutting portion becomes part of each of those lots would eliminate the need for "Lot 4". The applicant should provide the reasoning behind why they are proposing the creation of this lot.

Traffic & Parking

The existing parking areas were approved during the Southpoint PUD in 1988 and no changes to the parking areas have been proposed. Section 6.12-1(4) of the Zoning Code gives the Village the ability to require a traffic study and parking analysis for projects requiring subdivision. Since the property subdivision will not involve any new development or alteration to the existing site plan, no traffic or parking study is warranted.

The Zoning Code requires that all parking be located on the same lot where the use is located. As new lot lines will be created, which lot lines will mean certain parking areas are no longer located on the same lot where the use is located, it will be important to verify that perpetual cross parking is adequately provided within the REA.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed subdivision, subject to the following:

1. The petitioner must identify the specific sections within the existing REA that provide for perpetual shared parking, cross access, and shared maintenance of all utilities and detention areas within the Southpoint PUD.
2. Easements for the Southpoint Shopping Center signage shall be required on the Final Plat of Subdivision if not language is present within the REA that provides the ability to access and maintain this signage.
3. The applicant shall provide a written response for the rationale and need for "Lot 4".
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 9, 2016

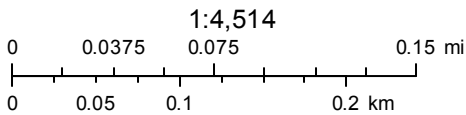
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1570

Southpoint Shopping Center Aerial



September 19, 2016



MELTZER, PURTILL & STELLE LLC



ATTORNEYS AT LAW

1515 E. WOODFIELD ROAD
SECOND FLOOR
SCHAUMBURG, IL 60173-5431
PHONE (847) 330-2400
FAX (847) 330-1231

300 S. WACKER DRIVE
SUITE 3500
CHICAGO, IL 60606-6704
PHONE (312) 987-9900
FAX (312) 987-9854

File Number: 34187-005
Direct Dial: (312) 461-4302
E-mail: sbauer@mpslaw.com

November 17, 2016

VIA E-MAIL

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Petition of Final Plat of Subdivision Approval
Southpoint Shopping Center

Dear Mr. Hubbard:

On behalf of Inland Southpoint Venture LLC and Villa Bordeaux LLC (collectively, "Applicant"), as owners of the Olive Garden Italian Kitchen and Chili's Grill & Bar restaurant facilities located at 630 and 640 E. Rand Road, respectively, and the multi-tenant inline retail building located at 704 E. Rand Road (collectively, "Retail Properties"), we are pleased to submit the attached petition for Final Plat of Subdivision approval to create four new lots of record in the Southpoint Shopping Center in the manner illustrated and depicted by the Final Plat of Southpoint Resubdivision submitted herewith. More specifically, Applicant proposes to subdivide the Retail Properties and the adjacent, existing two-way vehicular access point to from Rand Road with that portion of the existing, internal, two-way vehicular access driveway owned by Owners (collectively "Access Point and Internal Drive," and together with the Retail Properties the "Proposed Lots") into four lots of record as follows:

- Proposed Lot 1 – Olive Garden Italian Kitchen, 80,220 s.f. lot area (1.84 acres)
- Proposed Lot 2 – Chili's Grill & Bar, 18,952 s.f. lot area (0.44 acres)
- Proposed Lot 3 – Multi-Tenant Inline Retail Bldg., 58,504 s.f. lot area (1.34 acres)
- Proposed Lot 4 – Rand Road "Access & Internal Drive," 26,559 s.f. lot (0.61 acres)

Applicant seeks to subdivide the Proposed Lots to (i) enhance capital investment in the Southpoint Shopping Center through introduction of two new owners to the shopping center's collective ownership and (ii) facilitate redevelopment opportunities for the remaining 7.69-acre portions of the shopping center's larger area that are currently owned by Owners.

*Sam Hubbard
Village of Arlington Heights
November 17, 2016
Page 2*

For these reasons, Applicant has entered into contracts to sell the Retail Properties, and Applicant intends to retain ownership of the Access Point and Internal Drive to provide continued, perpetual, two-way vehicular ingress and egress to and from the shopping center, including those portions of the shopping center currently held under ownership that is unaffiliated with the Owners, until such time as Applicant identifies and secures a redevelopment opportunity for the remainder of the Owners' interest in the shopping center.

Enclosed with this letter is a complete Application for Plan Commission Consideration and the following exhibits thereto: Exhibit A – Signature Page to Petitioner's Application for Plan Commission Consideration; Exhibit B – Owner Information in the form of a Commitment for Title Insurance, which reflects the Owners' fee title ownership interest in the Proposed Lots (and other portions of the shopping center); Exhibit C - Affidavit of Ownership; Exhibit D - Current Plat of Survey of the Proposed Lots and the remaining portions of the shopping center to which Owners hold title; Exhibit E – Subject Property Map with 250' Notification Radius, which identifies all properties within 250 feet of the Proposed Lots for use in providing notification of the public hearing; Exhibit F - List of Surrounding Property Owners within 250' of the Proposed Lots for such notification; Exhibit G - Proposed Final Plat of Southpoint Resubdivision; Exhibit H - Proposed Lot Lines in Relation to Existing Site Improvements; and a written response to your September 21st comment letter. I understand Applicant will send to you this week a check in the amount of \$1,120 as payment of the Village's subdivision petition fee for the proposed four lot subdivision along with the originally executed signature pages to the petition.

As previously discussed, we would greatly appreciate the opportunity to appear at the December 14, 2016 meeting of the Plan Commission for its consideration of the proposed subdivision at a public hearing such that this matter may be initially considered for approval at the January 3, 2017 meeting of the Village Board and considered for final approval at the January 17, 2017 meeting of the Village Board. As you can imagine Owners' ability to subdivide the Proposed Lots is of critical importance to Owners' ability to timely perform under its contracts for the sale of the Retail Properties and ultimately convey the Retail Properties to the contract purchasers thereof.

We look forward to working with you and the Village to bring this exciting project to fruition in the interest of revitalizing Southpoint Shopping Center. Please contact me at (312) 461-4302 when you available to discuss this matter in further detail.

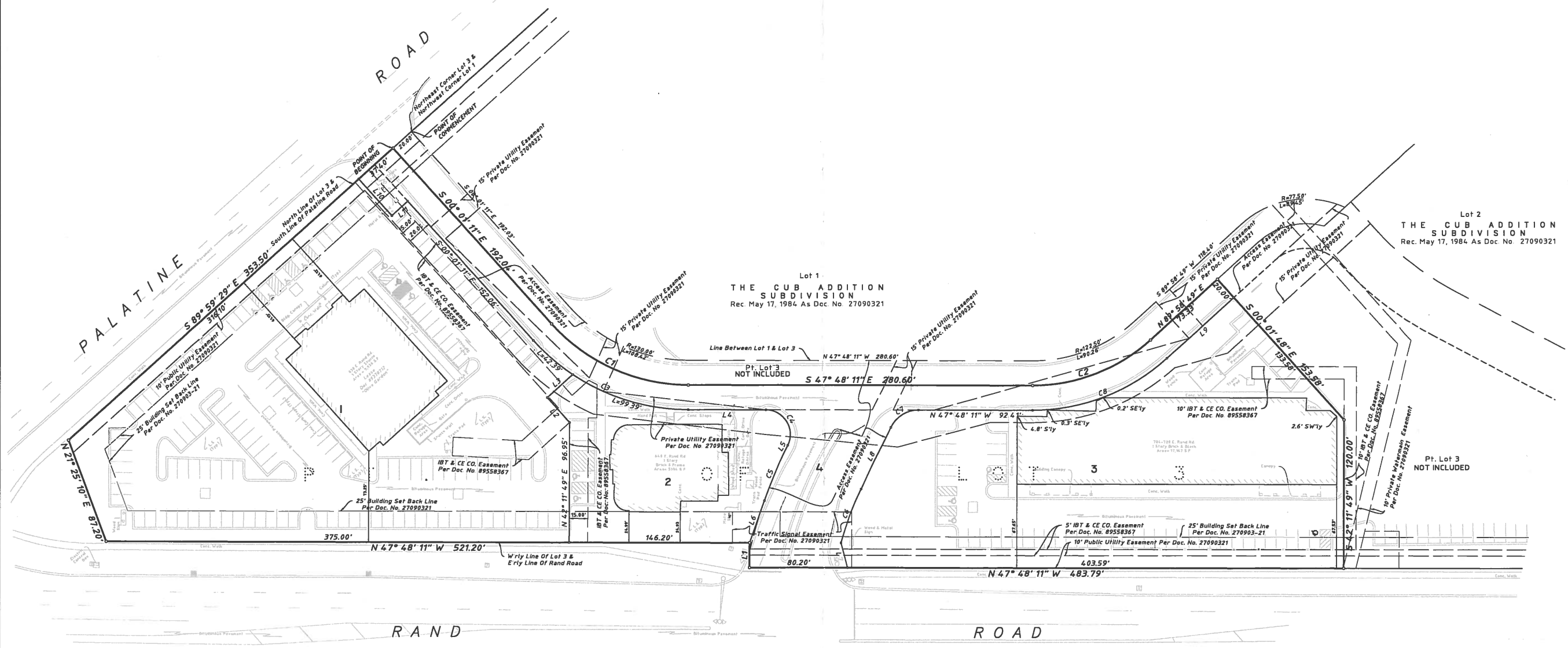
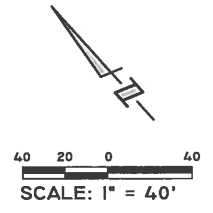
Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Enclosures



Lot 1
**THE CUB ADDITION
 SUBDIVISION**
 Rec. May 17, 1984 As Doc. No. 27090321

Lot 2
**THE CUB ADDITION
 SUBDIVISION**
 Rec. May 17, 1984 As Doc. No. 27090321

- LEGEND**
- Permentant Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable.
 - Iron Pipe to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code.
 - Underlying Subdivision Lot No.
 - I New Subdivision Lot No.
 - - - Existing Easement
 - Set Back Lines
 - New Lot Lines
 - Boundary Line
 - ▨ That portion of the Private Utility Easement Per Doc. No. 27090321 located in the land being subdivided.

LINE TABLE		
Line	Direction	Length
L1	S 42° 11' 49" W	20.00
L2	N 00° 01' 11" W	27.17
L3	N 88° 58' 49" E	27.78
L4	N 47° 48' 11" W	82.92
L5	N 87° 58' 49" E	5.58
L6	N 81° 30' 52" E	35.90
L7	N 28° 00' 00" E	20.83
L8	N 67° 58' 49" E	50.50
L9	N 88° 58' 49" E	73.33
L10	N 00° 01' 11" W	40.00
L11	S 88° 58' 49" W	17.47

CURVE TABLE			
Curve	Length	Radius	Chord Bearing
C1	125.10	150.00	S 23° 54' 41" E
C2	105.00	140.50	S 88° 54' 41" E
C3	141.78	170.00	S 23° 54' 41" E
C4	40.40	20.00	N 10° 04' 18" E
C5	43.22	305.00	S 64° 43' 50" W
C6	48.88	315.00	S 63° 42' 11" W
C7	28.03	25.00	N 78° 59' 11" W
C8	119.73	182.50	S 68° 54' 41" E

RECEIVED
 NOV 23 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East Jee Parkway, Schaumburg, IL 60173 Tel: 815.391.6600 Fax: 815.391.6608
 Illinois Professional Design Firm License No. 184-000132
 www.haegerengineering.com

Existing Conditions Exhibit
 Southpoint Resubdivision
 Southpoint Shopping Center
 Village of Arlington Heights

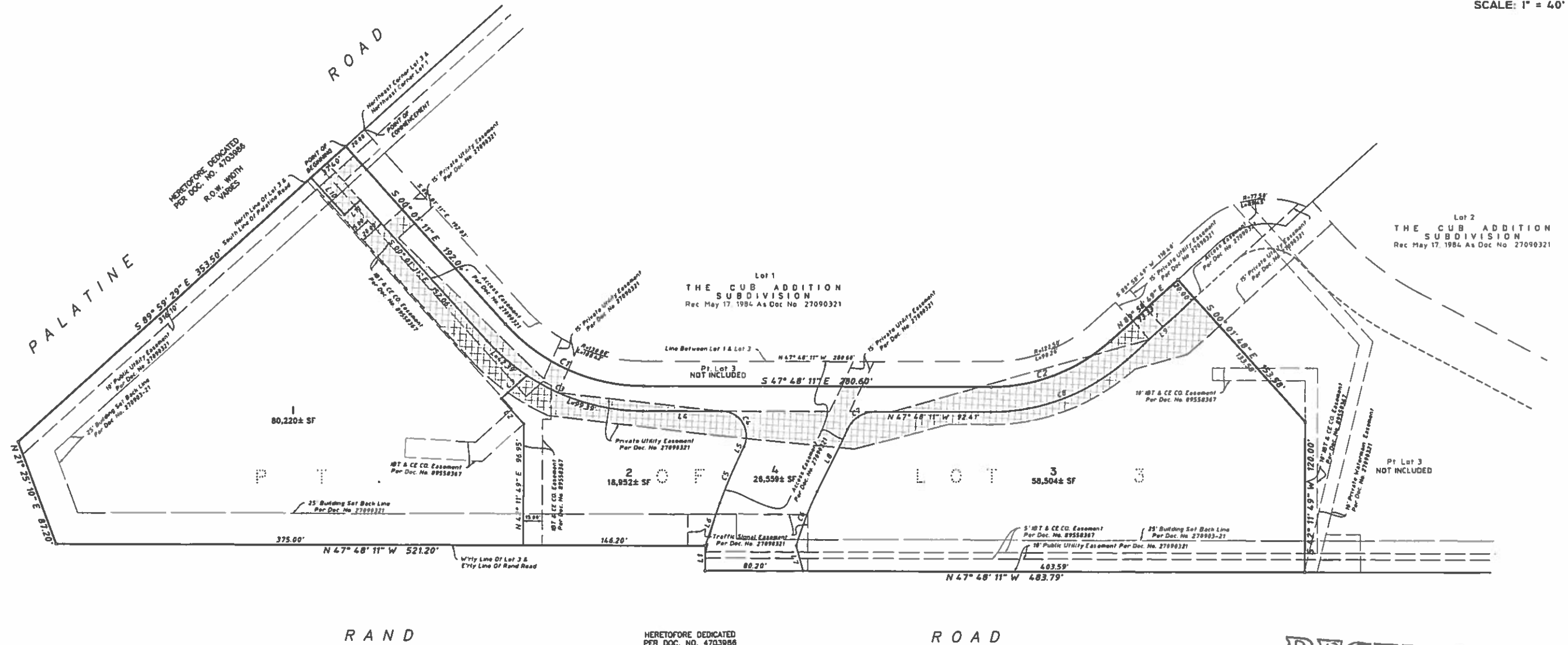
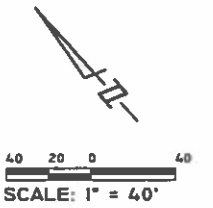
Project Manager: JWG
 Engineer:
 Date: 11.14.16
 Project No. 14195
 Sheet 1/1

Plot Date: Nov 14, 2016 - 4:27pm Plotted By: jwg
 File Name: F:\2014\14195\Drawings\Exhibits\14195-Existing Conditions Exhibit.dwg

MAIL PLAT TO:
 HAEGER ENGINEERING LLC
 CONSULTING ENGINEERS AND LAND SURVEYORS
 100 EAST STATE PARKWAY
 SCHAMBURG, IL 60173

FINAL PLAT OF SOUTHPPOINT RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321 IN COOK COUNTY, ILLINOIS



LEGEND

- Monument to be set per section 29-205(a) of the Village of Arlington Heights Municipal Code where applicable
- Monument to be set per section 29-205(b) of the Village of Arlington Heights Municipal Code
- Underlying Subdivision Lot No
- 1 New Subdivision Lot No
- - - Existing Easement
- Set Back Lines
- New Lot Lines
- Boundary Line
- That portion of the Private Utility Easement Per Doc. No. 27090321 located in the land being subdivided

HERETOFORE DEDICATED
 PER DOC. NO. 4703986
 100' WIDE R.O.W.

Line	Direction	Length
L1	S 42° 11' 40" W	20.03
L2	N 00° 01' 11" W	27.17
L3	N 89° 58' 40" E	27.76
L4	N 47° 48' 11" W	82.82
L5	N 67° 58' 40" E	9.58
L6	N 81° 30' 52" E	35.80
L7	N 38° 00' 00" E	20.83
L8	N 67° 58' 40" E	55.50
L9	N 89° 58' 40" E	73.33
L10	N 00° 01' 11" W	40.03
L11	S 88° 58' 40" W	17.47

Curve	Length	Radius	Chord	Chord Bearing
C1	125.18	130.00	121.50	S 23° 54' 41" E
C2	105.00	142.50	102.84	S 69° 54' 41" E
C3	141.78	170.00	137.70	S 23° 54' 41" E
C4	40.42	20.00	35.88	N 10° 04' 19" E
C5	43.22	385.00	43.20	S 84° 42' 30" W
C6	46.88	215.00	46.82	S 83° 42' 11" W
C7	28.02	25.00	28.58	N 79° 59' 11" W
C8	119.72	182.50	117.04	S 88° 54' 41" E

RECEIVED
 NOV 23 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173
 Tel: 847.294.6600 Fax: 847.294.6608
 Illinois Professional Design Firm License No. 184-003152
 www.haegerengineering.com

FINAL PLAT

MAP PLAT TO:
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAMBURG, IL 60173

OF SOUTHPOINT RESUBDIVISION

BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, BEING A
SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN
ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO
27090321 IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

 AN ILLINOIS LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN AND DESCRIBED
ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AS INDICATED
THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH

THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE
LAND HEREIN DESCRIBED IS WITHIN ELEMENTARY SCHOOL DISTRICT NO 25 AND HIGH
SCHOOL DISTRICT NO 214

DATED THIS _____ DAY OF _____, A.D. 20____

BY _____

TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE
AFORESAID DOES HEREBY CERTIFY THAT
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN
FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID
CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2015

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____ (SEAL)

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

 AN ILLINOIS LIMITED LIABILITY COMPANY
DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SHOWN AND DESCRIBED
ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AS INDICATED
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THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE
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SCHOOL DISTRICT NO 214

DATED THIS _____ DAY OF _____, A.D. 20____

BY _____

TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE
AFORESAID DOES HEREBY CERTIFY THAT
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ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN
FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID
CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2015

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES _____ (SEAL)

VILLAGE CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 05 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
_____ A.D. 20____

BY _____
CHAIRMAN

ATTEST:
SECRETARY _____

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD
_____ A.D. 20____

BY _____
PRESIDENT

ATTEST:
VILLAGE CLERK _____

APPROVED BY THE DIRECTOR OF ENGINEERING ON _____ A.D. 20____

PREPARED FOR:

SEND SUBSEQUENT TAX BILLS TO:

SITE DATA:

SCHOOL DISTRICTS:

ELEMENTARY SCHOOL DISTRICT NO 25
HIGH SCHOOL DISTRICT NO 214

THIS PLAT SUBMITTED FOR RECORDING BY: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLINT, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND
SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT
THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON NOVEMBER
6, 2014 THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST,
AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF
AND THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED
PROPERTY:

THAT PART OF LOT 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO 27090321, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF SAID LOT 3, BEING ALSO THE
NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE NORTH 89 DEGREES
58 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE
OF 30.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 80 DEGREES 01
MINUTES 11 SECONDS EAST, 182.04 FEET, THENCE IN A SOUTHERLY DIRECTION
ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC
DISTANCE OF 125.09 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50
FEET, AND A BEARING OF SOUTH 23 DEGREES 54 MINUTES 41 SECONDS EAST;
THENCE SOUTH 47 DEGREES 48 MINUTES 11 SECONDS EAST 230.80 FEET; THENCE IN
A SOUTHEASTLY DIRECTION ALONG A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF
TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.84 FEET, AND A
BEARING OF SOUTH 88 DEGREES 54 MINUTES 41 SECONDS EAST, THENCE NORTH 89
DEGREES 58 MINUTES 49 SECONDS EAST 73.33 FEET, THENCE SOUTH 00 DEGREES
01 MINUTE 48 SECONDS EAST, 153.58 FEET, THENCE SOUTH 42 DEGREES 11 MINUTES
49 SECONDS WEST, 120.00 FEET TO THE WESTERLY LINE OF SAID LOT 3; THENCE
ALONG SAID WESTERLY LINE THE FOLLOWING 4 COURSES: 1) NORTH 47 DEGREES 48
MINUTES 11 SECONDS WEST, 483.79 FEET; 2) NORTH 42 DEGREES 11 MINUTES 49
SECONDS EAST, 20.00 FEET; 3) NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST,
521.20 FEET; AND 4) NORTH 21 DEGREES 25 MINUTES 10 SECONDS EAST, 87.20 FEET
TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 58 MINUTES 28
SECONDS EAST ALONG SAID NORTH LINE, 353.90 TO THE POINT OF BEGINNING, IN
COOK COUNTY, ILLINOIS

CONTAINING AN AREA OF 4.229 ACRES MORE OR LESS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PIPES, (OR
REBAR) WITH PLASTIC CAPS, AND CONCRETE MONUMENTS HAVE BEEN SET AT
CORNERS IN ACCORDANCE WITH CURRENT STATE STATUTES AND VILLAGE OF
ARLINGTON HEIGHTS REQUIREMENTS.

I DO HEREBY FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK
COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE
SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS
MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND ALSO THAT
BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO 1703100221 DATED AUGUST 18, 2008, PRODUCED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS,
THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH
IS DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

SCHAMBURG, ILLINOIS _____ November 10, 2015

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3695



EXPIRES 11-30-16

Prepared November 8, 2016 by

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 815.394.6600 Fax: 815.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com



Item: Police Station - 200 E. Sigwalt St. - T1574

Department: Planning & Community Development

Requested Action

Amendment to PUD Ordinances 05-041 and 78-026

Variations Identified

None currently identified.

Recommendation

The Staff Development Committee reviewed the proposed request and supports the proposed PUD amendment, subject to the following:

1. Preliminary engineering and detention calculations shall be required.
2. Design Commission review will be required prior to appearing before the Plan Commission.
3. Information relative to the total number of existing and projected employees and municipal vehicles shall be required.
4. A breakdown of the total square footage for each use (office, multi-purpose/training/squad rooms, miscellaneous, garage) within the proposed facility will be required.
5. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Plat of Survey
Site Plan, Floor Plan

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: December 14, 2016
 Date Prepared: December 9, 2016
 Project Title: Police Station Redevelopment
 Address: 200 E. Sigwalt St.

BACKGROUND INFORMATION

Petitioner: Randy Recklaus, Village Manager
 Address: Village of Arlington Heights
 33 S. Arlington Heights Rd.
 Arlington Heights, IL 60005

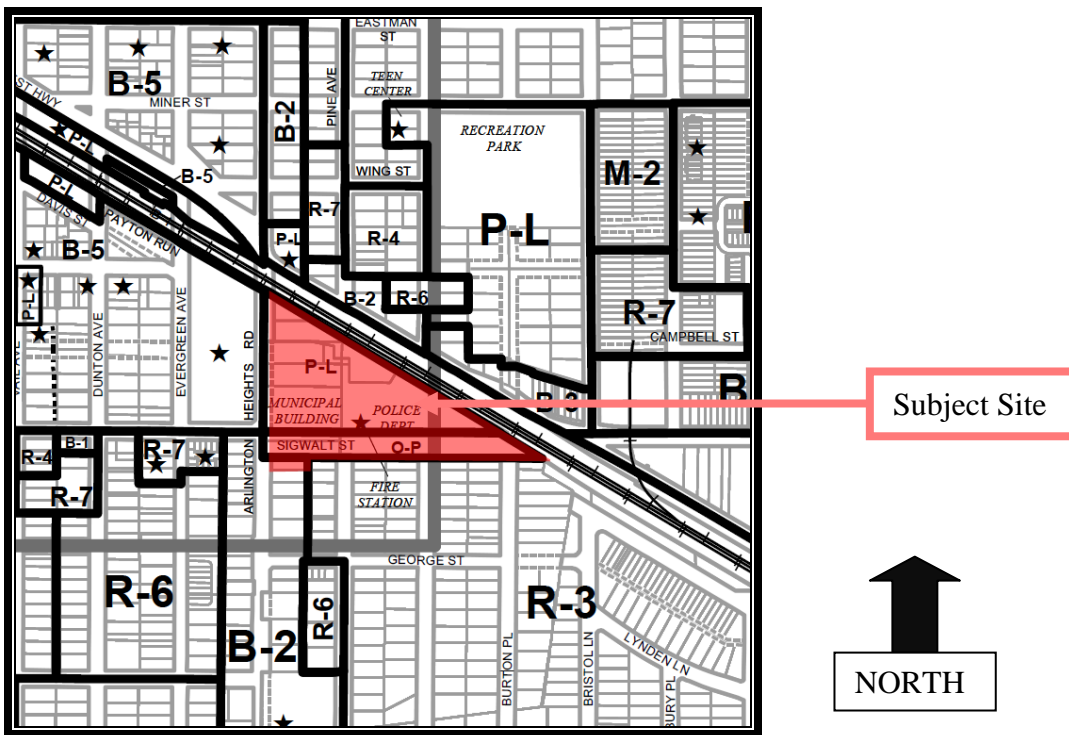
Existing Zoning: P-L: Public Land, O-P: Off-Street Parking, and B-2: General Business District

Requested Action:

- Amendment to PUD Ordinances 05-041 and 78-026

Variations Identified:

- None currently identified.



Surrounding Properties:

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2, General Business District and P-L, Public Land District	Existing strip retail center, two business/professional office buildings, and Gateway Park	Offices Only, Parks
South	O-P, Off-Street Parking District	Parking lot	Government or Institutional
East	B-3, General Service, Wholesale, and	Gas station and two auto	Commercial, Parks

	Motor Vehicle District	repair facilities	
West	M-2, Limited Heavy Manufacturing District	Commercial retail and office building, high rise residential building	Mixed Use

Background:

The Village of Arlington Heights has experienced significant growth since the 1950's, going from a Village of 8,727 residents in 1950 to an estimated 76,996 residents in 2015 and an anticipated population of 86,059 residents by 2040. Growth of the community since has led to a redeveloped Arlington Heights Municipal Campus (AHMC) including a new Village Hall, Fire Station #1, improved parking lot, and civic plazas, all of which were completed by 2008. The existing Police Station is the last original part of the Municipal Campus, and it is outdated and too small for current and future needs.

The existing Arlington Heights Police Department building is located at 200 E. Sigwalt Street, between Village Hall and Fire Station #1. The current building is 37,435 square feet and was constructed in 1978 for a staff of 92 police employees. Today, the Police Department has 139 employees. The Department is out of space and the building no longer meets their needs. Potential future growth of the Department is modest and largely dependent on the growth of the community from re-development and initiation of new police programs.

In 2010, the Village completed a Police Station feasibility study. In 2014, the Village of Arlington Heights retained the services of an architectural firm to conduct another feasibility study to determine if renovation or replacement of the police station building on the existing Municipal Campus is viable. The goals of the study included verification of the space requirements of the Police Department, analysis of parking requirements, review of a previously developed existing building condition report, and development of preliminary site and floor plans with corresponding project budgets. The study was completed and accepted by the Village Board on September 8, 2015, and it concluded that renovation/expansion of the existing police building is not a viable option due to numerous architectural, structural, mechanical, electrical, plumbing, and fire protection issues. However, the study did conclude that building a new police facility, meeting modern day standards, is feasible on the existing AHMC site. The study may be viewed at www.vah.com.

Existing Conditions:

As indicated, the existing Police Station building is part of the AHMC, which is approximately 4.73 acres in size and includes the Village Hall building, the municipal garage to the north of the Village Hall, Fire Station #1 to the east of the Police Station building, and the parking areas on the south side of Sigwalt Street. The existing Police Station building is approximately 37,435 square feet in size and when combined with Fire Station #1 (16,343 sq. ft.) and Village Hall (approximately 75,000 sq. ft.), there is a total of 128,778 sq. ft. of floor area on the AHMC. The subject property has a triangular shape and is bounded by the Union Pacific Railroad (UPRR) to the northeast, Sigwalt Street to the south, and South Arlington Heights Road to the west.

The AHMC contains a total of 441 parking spaces which are divided between the parking lots on the south side of Sigwalt Street (95 spaces), the multi-story parking garage attached to the Village Hall building (271 spaces), and the parking area to the rear of the existing Police Department (75 spaces).

Project Description:

The Village is proposing the demolition of the existing police station building to allow for the reconstruction of a 70,500 sq. ft. building in its place. Additionally, there would be changes to the surface parking lots to the rear of the existing building, which would reduce the overall parking for the police building by eight spaces and reduce the parking on the 2nd floor of the parking garage by two spaces. Further details on the parking demand for the AHMC will be provided within the Traffic & Parking section of this report.

In order to accommodate the new Police Department building, modifications are necessary to the main driveway entrance to the AHMC. These include the following:

- A two lane cross section is proposed with one ingress and egress lane versus a three lane cross section. The existing loading zone by Village Hall remains.
- The driveway into the municipal garage has been straightened.

- Existing driveway conflicts once customers enter the garage have been eliminated. This cleans up traffic flow and access into the Municipal parking garage.
- A clearly delineated pedestrian access from the public parking in the garage, to the police station front door is being developed. Currently customers going to the Police Station are forced to walk in the driveway at certain points due to lack of sufficient sidewalk width.

Finally, the existing garage stair tower at the southeast corner of the garage is creating numerous conflicts and solutions to this issue are being studied. As final plans are prepared for the Plan Commission hearing, a solution to this issue will be proposed.

It should be noted that preliminary massing studies continue. Although the proposed building will be a two-story structure with a basement, the Village continues to analyze floor to ceiling heights in order to minimize costs while still maintaining the appropriate heights of the interior spaces.

Zoning and Comprehensive Plan

In order for the project to proceed forward, a number of zoning actions are required. First, an amendment to the underlying PUD Ordinances (05-041 and 78-026) are required to allow for construction of the new Police Department building. The portion of the subject property which contains the Police Department building is zoned P-L, Public Land District. Facilities that are owned and operated by the Village of Arlington Heights are permitted uses within the P-L District, and therefore the continued use of the subject property as a police station is consistent with the zoning classification of the subject property.

Staff will provide an analysis of the developments' compliance with all bulk and setback requirements once final plans have been developed. With regards to parking, the following documents will be provided as part of the Plan Commission application:

1. During the feasibility study, FGM Architects took parking counts between 11/14/15 – 11/19/15 and provided a preliminary parking analysis that can be used to estimate typical parking demand.
2. The Planning and Community Development department will prepare a detailed report with parking counts from 2005, 2009, 2014 and 2016, which will also contain an analysis of traffic counts and accident data from 2016.

The Village's Comprehensive Plan designates the future use of the subject property as "Government". The proposed Police Department redevelopment and PUD amendment is therefore consistent with the Comprehensive Plan.

Traffic & Parking

Section 6.12-1 requires a "traffic and parking study prepared by a qualified professional engineer or prepared in a manner acceptable to the Village". The document prepared by Village will conform to this requirement. Relative to parking, there are currently 85 parking spaces on the police station site. The proposed site plan reduces this number to 49 exterior surface spaces and 28 interior spaces within the police building, for a total of 77 spaces (eight space reduction). In order to allow a connection between the 2nd floor of the existing parking garage and the proposed police building, the reduction of two spaces within the garage will likely be required. All other spaces on the AHMC will remain unaltered, so the overall reduction in parking will be from 441 spaces to 431 spaces.

In 2015, the feasibility study provided a preliminary estimate of the parking needs for the AHMC based on their parking survey during November of 2015. This study concluded that the worst case peak parking demand for the AHMC, as based on the parking survey, was 317 spaces. Therefore, it is expected that a reduction from 441 total spaces to 431 spaces on the campus will not create a parking shortage. A detailed analysis of the parking as required by the Zoning Code will be provided during the formal Plan Commission analysis.

Additionally, the Village will analyze projected traffic impacts once the final traffic report has been prepared and evaluated. It is expected that traffic flow through-out the site will be improved as a result of the reconfigured entrance. Preliminary parking counts support the reduction of the two lanes of egress at the main entrance drive to one lane. This reduction in drive aisle width will create more space for the police station building and will allow for the driveway to be straightened, which will improve vehicle flow into the municipal garage.

The redevelopment of the police station building will also allow the opportunity to improve circulation at the main entry point into the municipal garage. Currently, there are two ingress/egress points from the main entrance driveway that provide access to the police station site. Under the proposed plan, one of these ingress/egress points will be eliminated and the other will be modified to provide egress only. This will result in less police vehicles will using the main campus driveway entrance, shifting their primary entrance point to the eastern side of the redeveloped building. This new layout will reduce vehicle/pedestrian conflicts at the entrance to the municipal garage.

Site and Building

As part of the formal review process, a photometric plan will be required, including details and/or catalog cuts of the wall and pole mounted fixtures. A comprehensive analysis of all bulk and setback regulations will be provided once detailed plans are received. It is expected that the proposed development will conform to the zoning regulations within the P-L Zoning District.

Landscaping & Tree Preservation

As required by the Zoning Ordinance, a Tree Preservation plan must be submitted. This Plan shall identify all of the existing trees that will be affected by the proposed redevelopment and have a trunk caliper size of three inches or greater. Furthermore, a Code compliant landscape plan shall be required. This plan must include curbed islands with four-inch caliper shade trees as required.

Design Commission

The proposed development will require Design Commission review and approval prior to a formal hearing before the Plan Commission. The architecture of the building has been designed to integrate into the existing AHMC and will incorporate elements of Romanesque Revival design. The project is scheduled to appear before the Design Commission on December 13, 2016, for a preliminary review.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed PUD amendment, subject to the following:

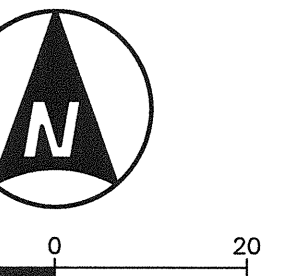
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December 9, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1574

ALTA/NSPS LAND TITLE SURVEY



SCALE: 1" = 20'

SURVEYOR'S NOTES:

PARCEL 1:
THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 46-72-424 WITH A POLICY DATE OF MAY 14, 1957 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
A. TITLE EXCEPTION 4: PROPERTY SUBJECT TO GRANT BY NICHOLAS M. LATOFF AND OLGA M. LATOFF TO THE VILLAGE OF ARLINGTON HEIGHTS A MUNICIPAL CORPORATION RECORDED JULY 15, 1950 AS DOCUMENT 14971951. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
PARCEL 2:
THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1400-07622854 SK WITH A POLICY DATE OF SEPTEMBER 23, 1966 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
B. TITLE EXCEPTION 9: PROPERTY SUBJECT TO GRANT BY TRUSTEES OF AN ORDINANCE BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, RECORDED MAY 10, 1954 AS DOCUMENT 15902665 PROVIDING FOR THE MANAGEMENT AND REGULATION OF THE COMBINED WATERWORKS AND SEWERAGE SYSTEM OF THE VILLAGE OF ARLINGTON HEIGHTS. UNPLOTTABLE. SEE DOCUMENT FOR PARTICULARS.

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
3. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED DEED OF SUBDIVISION ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
6. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
7. SURVEY IS BASED ON FIELD WORK COMPLETED ON 07-28-16.
8. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.
9. PROPERTY NOT MONUMENTED AT THIS TIME AT CLIENT'S REQUEST.

BENCHMARKS:

SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT 87.3" BRASS DISK IN CONCRETE 35 FEET +/- NORTH OF THE CENTERLINE OF SOUTH STREET AND 23 FEET +/- WEST OF THE CENTERLINE OF HIGHLAND AVENUE AT THE NORTHWEST CORNER OF THE INTERSECTION.
ELEVATION = 664.62 (NAD 1985)

SITE BENCHMARKS:
SITE BENCHMARK #3: NORTHEAST BONNET BOLT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF SIGNAL STREET NEAR THE SOUTHWEST CORNER OF THE MUNICIPAL BUILDING.
ELEVATION = 665.89

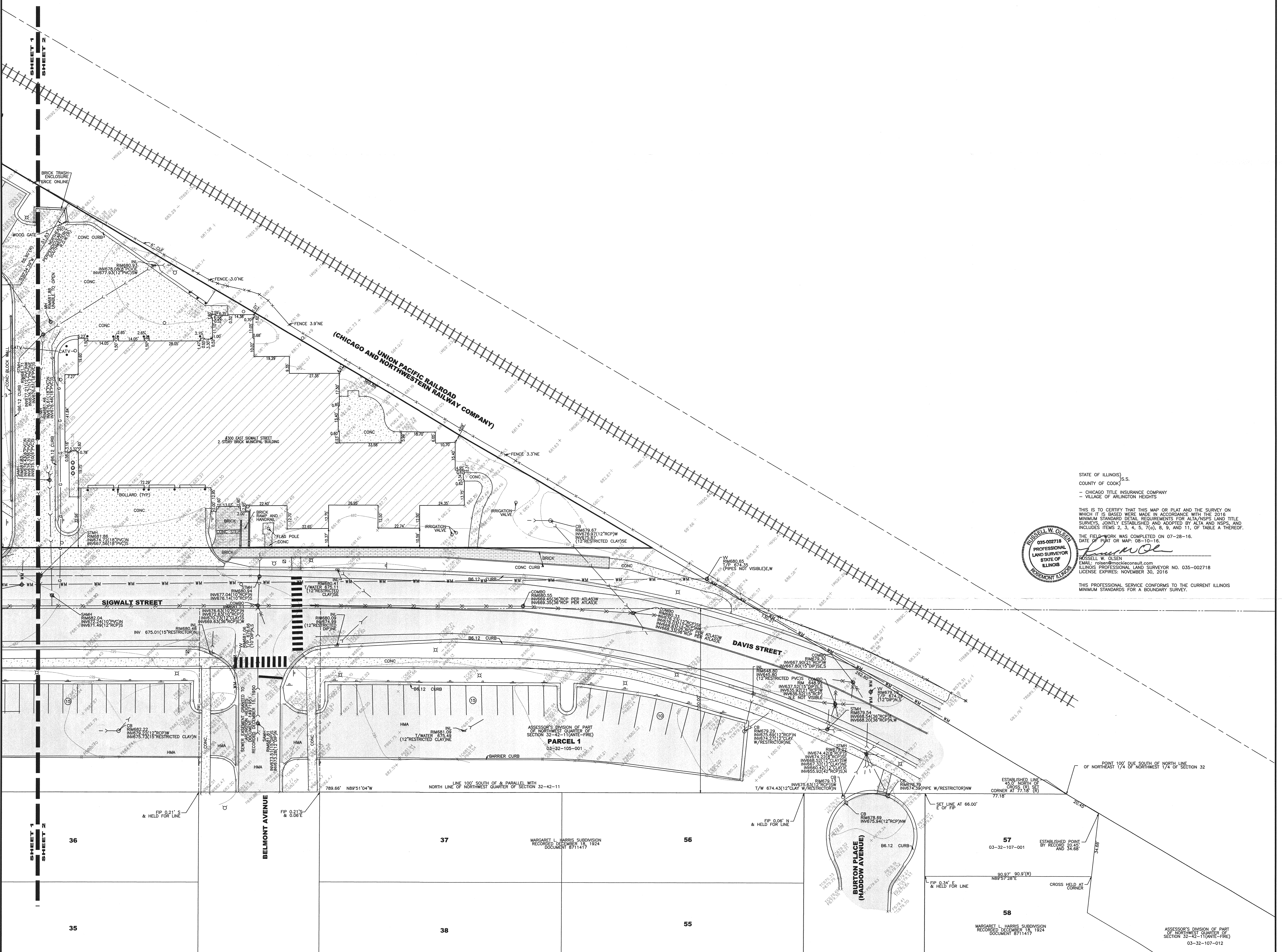
SITE BENCHMARK #4: NORTHEAST BONNET BOLT OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF ARLINGTON HEIGHTS ROAD NEAR THE NORTHWEST CORNER OF THE SITE.
ELEVATION = 665.33

PARKING STALL COUNT:

PARKING GARAGE:
LEVEL 1: 58 STANDARD SPACES
2 HANDICAPPED SPACES
LEVEL 2: 104 STANDARD SPACES
LEVEL 3: 108 STANDARD SPACES
SURFACE SPACES: 174 STANDARD SPACES
TOTAL: 444 STANDARD SPACES
6 HANDICAPPED SPACES

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- UNDERLYING LOT LINE
- SECTION LINE
- STORM SEWER
- COMBINED SEWER
- WATER MAIN
- CABLE TV LINE
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- OVERHEAD WIRE
- FENCE
- BUSH LINE
- TREE LINE
- RAILROAD
- MANHOLE (GSM/DMM)
- CATCH BASIN (CB)
- INLET (IN)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FIRE HYDRANT (FH)
- AUXILIARY BOX (AB)
- CLEANOUT (CO)
- BOLLARD (BL)
- GAS VALVE (GV)
- TELEPHONE MANHOLE (TMH)
- TELEPHONE MANHOLE (EMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LH)
- GROUND LIGHT (GLH)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PCD)
- ELECTRIC PEDESTAL (PECD)
- TELEPHONE PEDESTAL (PEST)
- TRANSFORMER
- SIGN
- SIGN BORING
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- CONTOUR LINE
- ACU AIR CONDITIONER UNIT
- CHORD BEARING
- CHORD LENGTH
- CHAIN LINK FENCE
- DEED
- DUCTILE IRON PIPE
- ELECTRIC METER
- FINISHED FLOOR
- FOUND IRON ROD
- FOUND IRON PIPE
- GAR/F GARAGE FLOOR
- GF GRADE AT FOUNDATION
- GAS METER
- INVERT
- ARC LENGTH
- MEASURED
- PVC POLYVINYL CHLORIDE PIPE
- RADIUS
- RECORD
- REINFORCED CONCRETE PIPE
- SAN
- SANITARY
- SBM SITE BENCHMARK
- STORM
- STR STRUCTURE
- T/F TOP OF FOUNDATION
- T/P TOP OF PIPE
- TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB



STATE OF ILLINOIS
COUNTY OF COOK
CHICAGO TITLE INSURANCE COMPANY
- VILLAGE OF ARLINGTON HEIGHTS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, AND 11, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07-28-16. DATE OF PLAT OR MAP: 08-10-16.

RUSSELL W. OLSEN
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LICENSE NO. 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

<p>Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com</p>	<p>VILLAGE OF ARLINGTON HEIGHTS 33 SOUTH ARLINGTON HEIGHTS ROAD ARLINGTON HEIGHTS, ILLINOIS 60005 PH: 847-368-5210 FAX: 847-368-5985</p>	<p>DESIGNED: [] DRAWN: SMP APPROVED: RWO DATE: 08-10-16 SCALE: 1" = 20'</p>	<p>ALTA/NSPS LAND TITLE SURVEY ARLINGTON HEIGHTS POLICE STATION ARLINGTON HEIGHTS, ILLINOIS</p>	<p>SHEET 2 OF 2</p> <p>PROJECT NUMBER: 2930 © MACKIE CONSULTANTS LLC 2016 ILLINOIS FIRM LICENSE 184-002694</p>
	<p>DATE: [] DESCRIPTION OF REVISION: [] BY: []</p>	<p>DATE: [] DESCRIPTION OF REVISION: [] BY: []</p>	<p>DATE: [] DESCRIPTION OF REVISION: [] BY: []</p>	<p>DATE: [] DESCRIPTION OF REVISION: [] BY: []</p>

VILLAGE OF ARLINGTON HEIGHTS NEW POLICE STATION

200 EAST SIGWALT STREET

ARLINGTON HEIGHTS, ILLINOIS 60005



SCHEDULE OF DRAWINGS

- GENERAL DRAWINGS
- G-001 TITLE SHEET
- CIVIL DRAWINGS
- C-101 SITE PLAN
- LANDSCAPE DRAWINGS
- L-101 LANDSCAPE PLAN
- ARCHITECTURAL DRAWINGS
- A-100 LOWER LEVEL FLOOR PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-201 EXTERIOR BUILDING ELEVATIONS
- A-311 WALL SECTIONS
- A-R01 PERSPECTIVE VIEWS
- A-R02 AERIAL VIEWS

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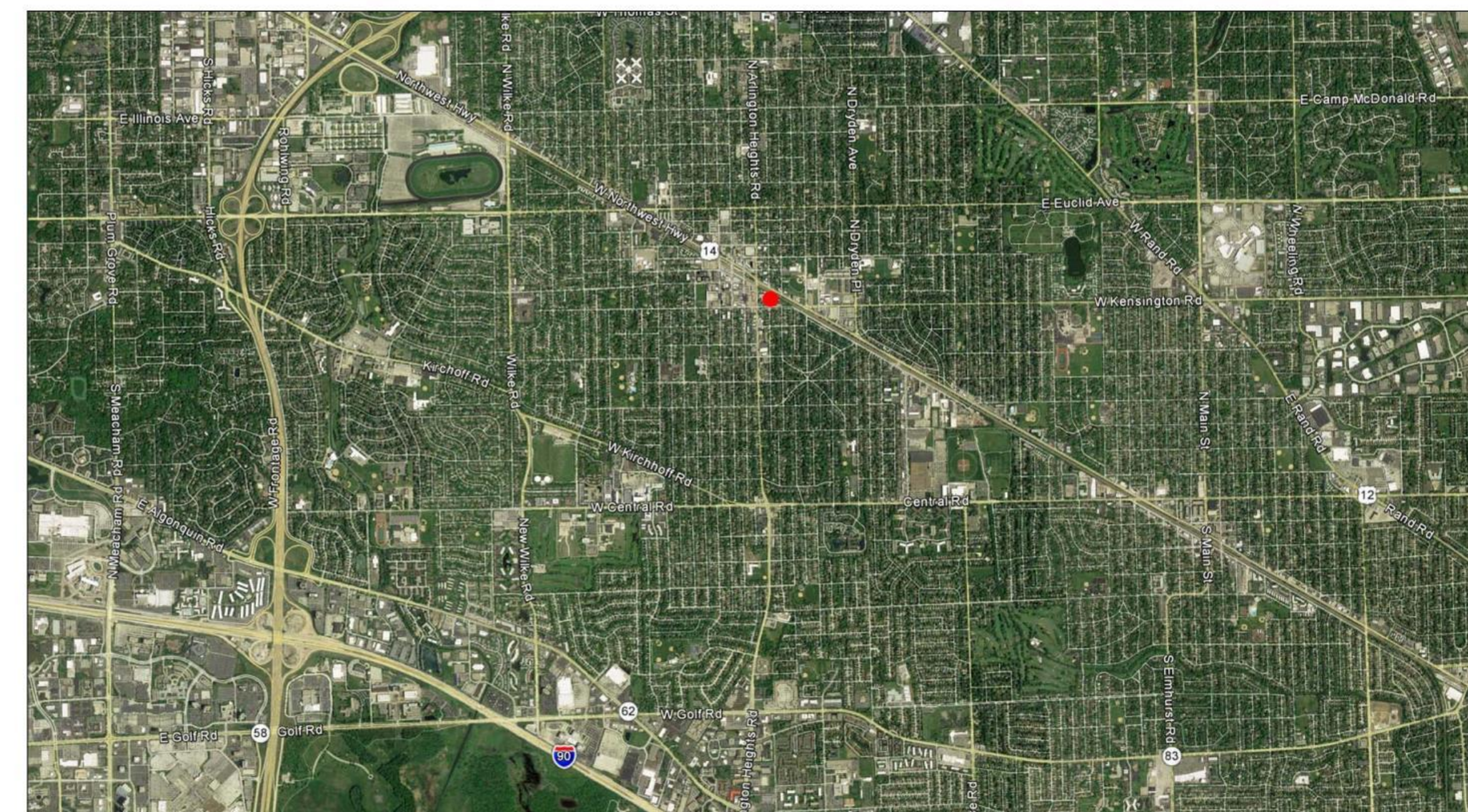
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SITE LOCATION MAP



CAMPUS PLAN



VILLAGE BOARD MEMBERS

- THOMAS W. HAYES, Mayor
- CAROL J. BLACKWOOD, Trustee
- JOSEPH C. FARWELL, Trustee
- THOMAS GLASGOW, Trustee
- ROBIN LABEDZ, Trustee
- BERT ROSENBERG, Trustee
- JOHN SCALETTA, Trustee
- MIKE SIDOR, Trustee
- JIM TINAGLIA, Trustee

POLICE DEPARTMENT

- GERALD MOURNING, Chief of Police
- NICHOLAS PECORA, Deputy Chief
- MIGUEL HERNANDEZ, Deputy Chief
- ANDREW WHOWELL, Deputy Chief

POLICE STATION DESIGN TEAM

- CHARLES WITHERINGTON-PERKINS, Director of Planning
- SCOTT SHIRLEY, Director of Public Works
- CRIS PAPIERNIAK, Assistant Director of Public Works
- TOM KUEHNE, Finance Director / Treasurer
- STEVE HAUZINGER, Planning

RELEASE

PLAN COMMISSION

DATE OF ISSUE

NOVEMBER 18, 2016

ARCHITECT'S PROJECT NUMBER

216057.00

SIGNATURE

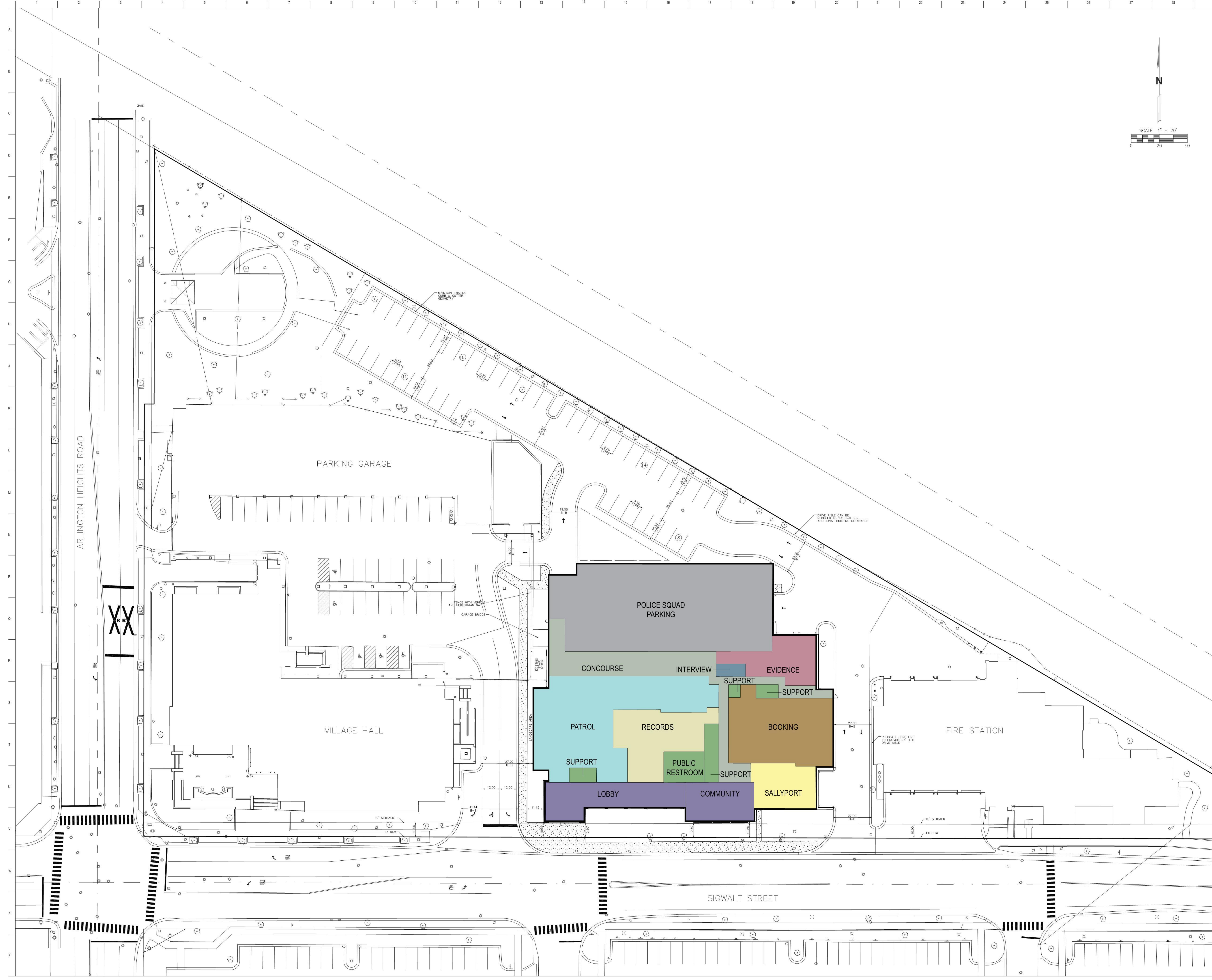
DATE

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER 216057.00
DATE OF ISSUE 11.23.16
DRAWN BY RM
CHECKED BY MCR

TITLE SHEET



VILLAGE OF ARLINGTON HEIGHTS

NEW POLICE STATION

200 EAST SIGWALT STREET
ARLINGTON HEIGHTS
ILLINOIS 60005

ARCHITECT
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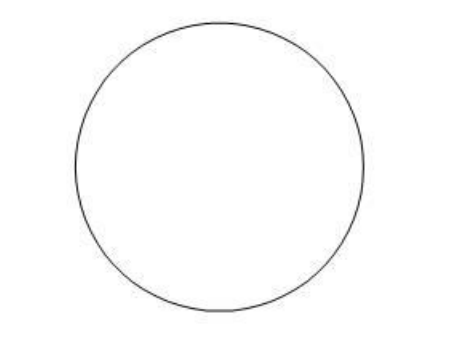
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F. 847.457.3916
www.rileycon.com



SIGNATURE _____
DATE _____

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NUMBER 216057.00
DATE OF ISSUE 11.04.16
DRAWN BY KJM
CHECKED BY Checker

OVERALL SITE PLAN

ARCHITECT

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LANDSCAPE ARCHITECT

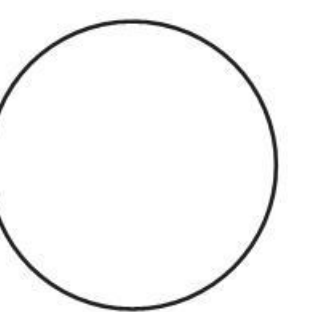
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Riley Construction
926 North Shore Drive
Lake Bluff, Illinois 60044
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F. 847.457.3916
www.rileycon.com



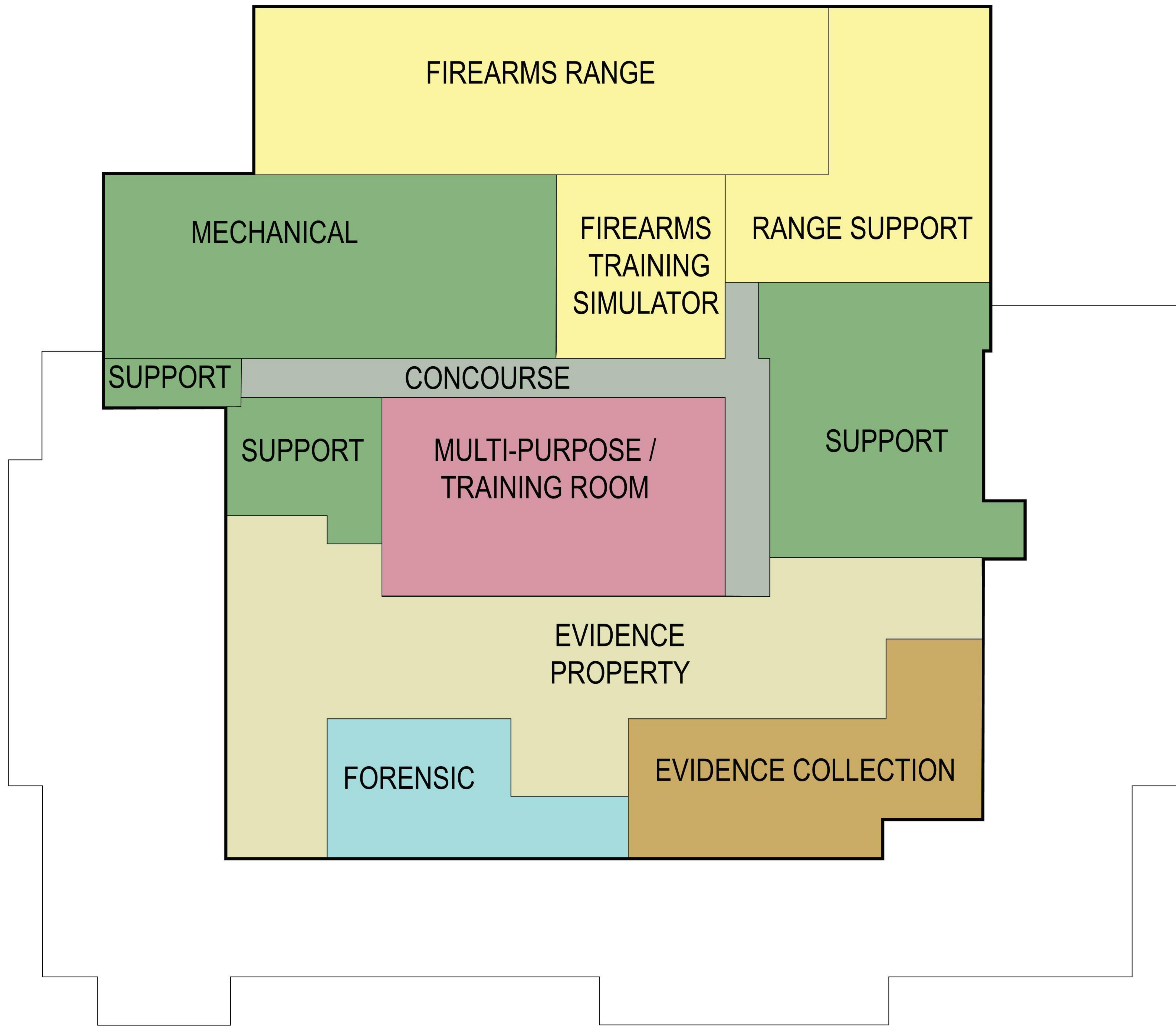
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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 216057.00
DATE OF ISSUE: 11.23.16
DRAWN BY: M.C.R.
CHECKED BY: M.C.R.

BASEMENT PLAN



1 BASEMENT PLAN
1/8" = 1'-0"



BASEMENT

ARCHITECT

Legat Architects
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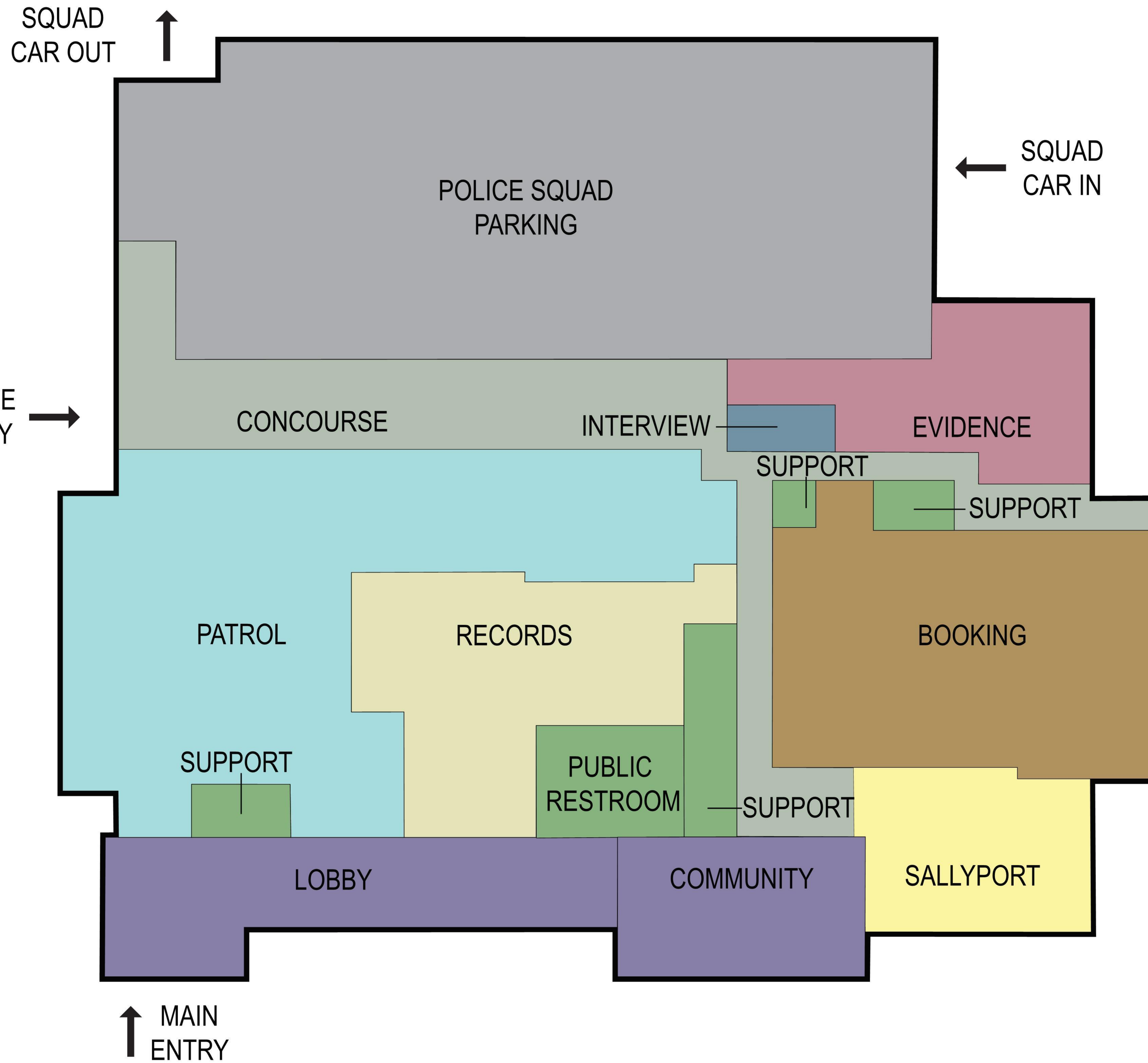
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FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR

ARCHITECT

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LANDSCAPE ARCHITECT

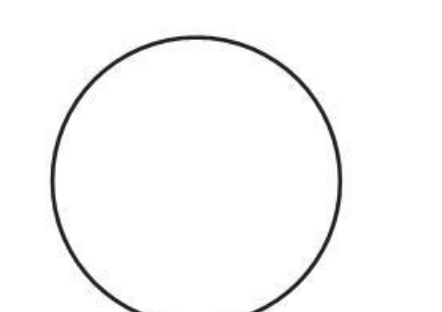
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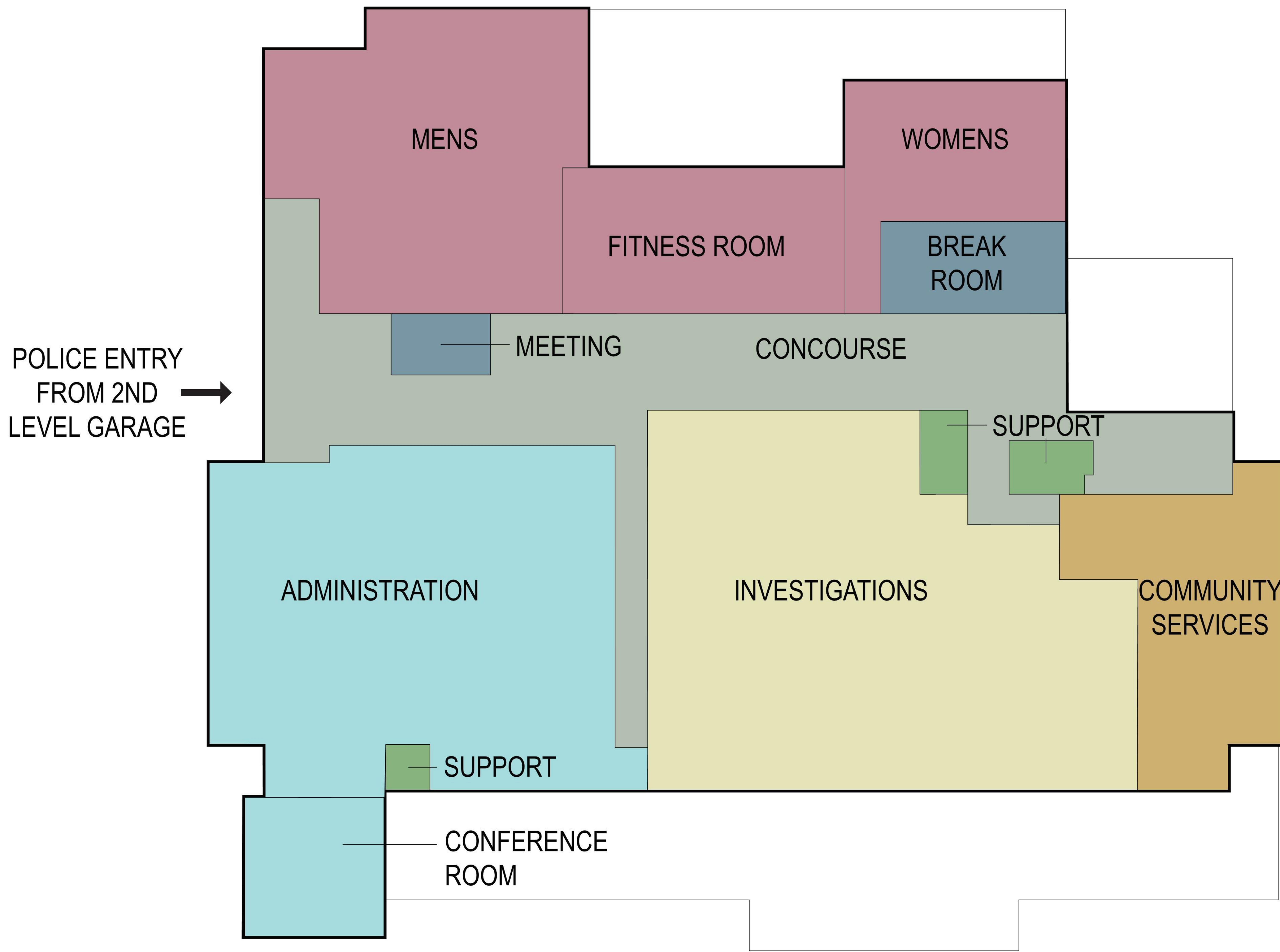


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SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
1/8" = 1'-0"
N

SECOND FLOOR