



Village of Arlington Heights
Plan Commission
Virtual Meeting
September 23, 2020
7:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/2EaXiG2>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on September 23, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Cremation by Water - 9/9/20

IV. PUBLIC HEARINGS

- A. 221-229 W. Rand Rd. Subdivision - PC#20-012
Preliminary and Final Plat of Subdivision

V. OTHER BUSINESS

VI. 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.



**Plan Commission
9/23/2020**

Item: Cremation by Water - 9/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Cremation by Water - 9/9/20	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
 BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
 PLAN COMMISSION

COMMISSION

RE: CREMATION BY WATER - 11 WEST COLLEGE DRIVE - PC# 20-011
 LAND USE VARIATION TO ALLOW A CREMATORIUM IN THE M-1 DISTRICT,
 VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Plan Commission Meeting held via virtual Webinar which permits the
 public to fully participate in the virtual hearing via the Webinar or their phones, pursuant to
 orders issued in response to the COVID-19 pandemic, on the 9th day of September, 2020,
 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRENCE ENNES, Chairperson
 SUSAN DAWSON
 GEORGE DROST
 BRUCE GREEN
 LYNN JENSEN
 JOHN SIGALOS
 MARY JO WARSKOW

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON ENNES: I'd like to call this meeting to order, and I would like to start that with the Pledge of Allegiance.

Bruce, would you do this since you have the flag behind you?

COMMISSIONER GREEN: I will do that.

(Pledge of Allegiance recited.)

CHAIRPERSON ENNES: Thank you, Bruce.

COMMISSIONER GREEN: You're welcome.

CHAIRPERSON ENNES: Sam, would you call the roll?

MR. HUBBARD: I will.

Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost. Commissioner Drost, are you here and unmuted?

COMMISSIONER GREEN: Unmute yourself, George.

COMMISSIONER DROST: Yes, I'm here. Most of the time I should be on mute.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Here.

First item of business for this evening is to make an announcement, and that is in regard to this is --

COMMISSIONER DAWSON: We lost him.

MR. HUBBARD: Chairman Ennes, we can't hear you. I see that you're not on mute, but you lost audio there. I don't know if it's your connection.

CHAIRPERSON ENNES: It was me.

Can you put back up the agenda so that I can read the COVID announcement?

MR. HUBBARD: Sure, hold on.

CHAIRPERSON ENNES: So, in response to COVID-19 pandemic, this meeting is closed to in-person public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers and using their phones.

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Agenda may either participate virtually or send an e-mail to the Village. Please limit e-mails to 200 words or less. To be shared at the meeting, the e-mail must be received by 3:00 p.m. on September 9th, 2020.

We've already called roll, and we can go back to the participants screen.

We have the approval of minutes from our last meeting, and that involves the Pet Suites petition.

Can we have a motion to approve the minutes from that meeting?

COMMISSIONER DROST: I'll make the motion.

CHAIRPERSON ENNES: And a second?

COMMISSIONER GREEN: I will second it.

MR. HUBBARD: Okay, I'll call roll.

CHAIRPERSON ENNES: That's George and Bruce.

All in favor?

MR. HUBBARD: Unfortunately, it has to be roll call this evening, so I'll call the roll.

CHAIRPERSON ENNES: Okay.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Getting to the mute button, unmute. Yes, sorry.

MR. HUBBARD: Commissioner Drost. It looked like it was an aye for Commissioner Drost.

Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: And Chairman Ennes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: Then I'll just go to --

CHAIRPERSON ENNES: Also -- okay.

MR. HUBBARD: If I may, Chairman, may I just go through a few procedural things about the meeting this evening?

So, just to give a quick overview of how it's going to proceed, the Petitioner will give their presentation, and then Staff will give our presentation. Then the Commissioners will have a brief discussion. We'll open up the floor to the public. They can participate with the Raise Hand feature in Zoom, or they can dial *9 if they called in over the phone to be added to the queue to speak. Once all the public commentary is done, we'll close the public comment portion of the hearing.

All motions this evening and votes have to be in roll call vote. I

would remind anyone that while they're not speaking, please keep on mute. If you have a keyboard and you're on mute, when you press the spacebar and hold the spacebar, it will temporarily unmute you while you're holding the spacebar. Then you can release the spacebar when you're done talking and automatically be put on mute again.

If I lose the connection or our Chairman loses the connection this evening, please stick around. As soon as we rejoin back, everything will start back up. If one of the members in the audience loses their connection, they can just rejoin the hearing this evening via the same link that they joined with on the first time.

So, thank you for that and ready to go.

CHAIRPERSON ENNES: Thanks, Sam.

MR. HUBBARD: Chairman, unfortunately we've lost you again on the audio side of things. I can hear you speaking in the other room, but I cannot hear you through Zoom, unfortunately.

CHAIRPERSON ENNES: Okay, sorry.

We have more minutes to approve, that is our Budget Approval for 2021 which was conducted at our last meeting.

If I could have a motion to approve those minutes?

COMMISSIONER JENSEN: I'll so move.

CHAIRPERSON ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON ENNES: Okay, and Sam, would you take roll call?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, all approved, in favor of approval.

We'll move on to our first item of business this evening, and that is the petition for the Cremation by Water, PC# 20-011.

Is the Petitioner here?

MR. HUBBARD: The Petitioner is here. I'm bringing Mr. Philip Flores in. I'm going to unmute him and ask him to open his video and then he'll be clear to go.

MR. FLORES: Hello, everybody. Can you see us and hear us?

COMMISSIONER DROST: Yes.

MR. FLORES: Excellent, great. Thanks. We'll go ahead and get started. I want to thank you for an opportunity to go ahead and meet in front of you guys ahead from the

perspective of proposing and getting your approval for a land variance for the use of a flameless, aqua-cremation business in the M-1 district.

MR. HUBBARD: I'm sorry, can I put you on mute for a second? Can we just swear in the Petitioner before they give their presentation? I'm sorry.

CHAIRPERSON ENNES: Yes. So, Mr., is it Flores, F-l-o-r-e-s?

MR. FLORES: Yes, it is. Yes.

CHAIRPERSON ENNES: I see you have someone else with you?

MR. FLORES: My wife Colleen.

CHAIRPERSON ENNES: Will they be speaking this evening?

MRS. FLORES: Colleen Flores.

CHAIRPERSON ENNES: Colleen, okay. Can I ask the two of you to recite after me, or to acknowledge this.

(Witnesses sworn.)

CHAIRPERSON ENNES: Okay, so would you proceed with your presentation?

MR. FLORES: Perfect, thank you very much.

In a quick moment, I will go ahead and share my presentation so that you guys can see it. All right, there we go.

Can I get a thumbs up that you can see the presentation?

(All thumbs up.)

MR. FLORES: Outstanding!

Okay, so the purpose of this hearing meeting is to obtain the approval from the Plan Commission and the community on the land variance used for the flameless aqua-cremation business in the M-1 property.

CHAIRPERSON ENNES: Is anyone else having difficulty seeing the presentation?

Commissioners?

(Chorus of noes.)

MRS. FLORES: Should we go on?

CHAIRPERSON ENNES: Yes.

MRS. FLORES: Okay, so we're Philip and Colleen Flores. We're long-time residents here in Arlington Heights. Phil comes from a commercial banking background, and I come from information and data management.

So, we've been wanting to embark on our own business for a while, but we really couldn't find the right opportunity that showed an unmet need in the marketplace. Then we stumbled on Aquamation, and it really peaked our interest from the beginning. As we learned more and more about the process, it just, you know, sucked us in more and more as something we really wanted to do, the aspect of being eco-friendly, you know, and an alternative to traditional funeral services that are more expensive.

So, we started to look into the most expensive component of the business which is the equipment. There we met the folks at Bio-Response. Are they on the call today, Phil?

MR. FLORES: So, we do have his line flagged in case you guys wanted to speak with Sam. She's the biologist and the senior VP of Research for Bio-Response.

MRS. FLORES: So, they're a family-owned business. They're close by in

Indiana. So, we spent the day with them and we got to know the safety of the equipment, everything that intrigued us, and really confirmed our thoughts that this is a really safe way, alternative to the regular cremation system. So, they really won our trust and we've just been, you know, moving ahead ever since then.

MR. FLORES: All right, so a little bit about what is Aqua-cremation and the history. I'm sorry, my bad. What is cremation? So, Aqua-cremation is the finest cremation method for both humans and pets. The scientific name which you may or may not have heard is known as alkaline hydrolysis. It's the same process that occurs in the natural way when a body is laid to rest in soil. The only difference is it's accelerated using the chemical components.

A combination of relaxed water flow, temperature, alkaline, and the use of accelerants break down the organic material which is what dissolves into sanitary water. The byproduct of the process and the process of the bones -- let me back up a step.

The byproducts of the process are bones and water solution, both free of disease, pathogens, DNA and RNA. The bones are dried, processed into fine powder and returned to the family. The final water solution is approximately 95 percent water and five percent salt, sugar and amino acids, and it will be discharged into the water treatment facility.

Potassium hydroxide and sodium hydroxide make up what's known as alkaline which is added to the water. This product is safe to store and handled with standard protective gear. These ingredients are traditionally found in soaps, lotions, and are really part of everybody's everyday household use.

MRS. FLORES: So, the history of Aquamation, it originated in Europe in the late 1800's for use in disposing of farm animals. The United States' adoption began in the 90's for labs disposal of animals, and then it expanded to humans, hospitals, universities. So, the first funeral industry use was in 2011, and the pet use expanded rapidly. It's now, you know, available everywhere in every state.

The human adoption was a bit slower because, you know, states need to pass legislation. There are now 21 states that have approved it, and the Illinois legislation approved it in 2012.

MR. FLORES: So, often questions we get from people are what happens to the water? So, 99 percent of the water is returned to the ecosystem via the normal water waste treatment facility. The Aquamation process produces a completely sterile solution of amino acids, sugar nutrients, salts, and soaps in water. The byproduct is natural decomposition, and there's no odors, but more importantly, no EPA emissions.

So, let me tell you a little bit about cremation and, you know, who our business is going to go in to serve. So, it's going to be funeral homes, veterinarian clinics, pet shelters, municipalities, and families directly who have pets who may have died at home and they want to go and bring it directly.

Our business model will allow for website enabled ecommerce, which is really designated to try and ensure that we're going to encourage online engagement. We're going to have a low volume of walk-in visits because it's going to be by appointment only.

So, here is a pictorial, if you guys can see, an aerial view of our M-1 property. It's located within that red box, and it's also part of the package that was put together by Sam Hubbard for our presentation.

So, we'll talk a little bit about the property. The ownership is 11 West College Drive General Partnerships. The principal there is Rich Bondarowicz which, if you stop

and you look at the parking space, it may be a little difficult to go and see from this view, but there are 63 parking spots. 33 located in the front as well as 30 in the rear. The unit composition is made up of 14 units, eight over on the west side of the building which would be to the left of the picture, and then six units to the north which would be on the top side of the picture. You'll see like two L-roof ways that kind of connect both buildings together.

The neighboring M-1 properties consist of Advocate Health, which is going to be on top which is directly to the north, and then the building directly to the south, I have it incorrectly labeled here, but to the south is going to be the Arlington Heights Heritage Tennis Club.

So, for your perspective, we wanted to share a rendering of what the building was going to look like so you can have an appreciation of the space. So, the far left-hand side which you're going to notice here is really the consultation table, the place where we could have a chance to go and connect with customers if they're looking at more complicated cremates discussions and better understanding of what the business is. The right side of that pictorial is going to illustrate the crematorium, our warehouse where we're actually going to be operating.

What you have here is, the core two systems are the HT500 towards the center top, and then to the right is the PET550. What you'll notice is those are two specifically different systems that are used for humans as well as a different machine that's used for pets.

Here is an example, or a rendering of what the equipment looks like. So, on the left, you'll have the human container. It looks like a vessel, and towards the very front end, what you can see here is a door. So, that door is what's used to go and open and insert the human remains.

The pet system actually goes in from the top side, and that's what this other system is on the far right-hand side.

The reason you may, you might be wondering why the numbering, just for the sake of editorial, the HT and the 500 stands for a 500-pound weight person. The pet machine, that means that it can handle up to 550 pounds of animals that get put in.

So, we want to go ahead and thank you guys for giving us an opportunity to make an introduction on our business and share with you the rationale for why we want to operate here. We look forward to hearing questions from this audience so we can obtain approval on our land variance for a flameless aqua-cremation business.

Sam, we'll turn it over.

CHAIRPERSON ENNES: Okay, thank you for that.

Sam, are you going to present the Staff report now?

MR. HUBBARD: Yes, I'll give the Staff report. Let me pull up the presentation here.

All right, can everyone view the presentation?

(Chorus of yeses.)

MR. HUBBARD: So, the Petitioner is here before you this evening because, as you've heard, they would like to establish their aqua-based cremation facility in a property located in the M-1 Zoning District. Cremations are most similar and compatible to our zoning classification of cemetery and mausoleum. So, they're allowed, crematories are allowed in the same areas where a cemetery and mausoleum would be allowed, which is in residential

districts only. So, in order to allow this use on this property, a land use variation is necessary to allow it within an M-1 Zoning District.

Additionally, the Petitioner is seeking a variation from our requirement to provide a traffic and parking study. This is required for all land use variation projects that are on a local street. College Drive is considered a local street, and therefore, a land use variation application must provide a traffic and parking analysis. Staff is supportive of the request for both variations, the land use variation and the variation to waive the traffic study, and I'll get into those reasons shortly.

The property is designated as suitable for research and development, manufacturing, and warehousing uses on the Comprehensive Plan. Given the kind of industrial, processing, and chemical nature of the proposed use, we feel like it's more similar to an industrial warehousing/processing-related use. So, we feel it's compatible with the Comprehensive Plan designation.

So, here you can see the subject property. The particular unit in question is located right here. There are 63 parking spaces on the site. You can see to the north, south and east are all light industrial uses, and then to the west you have single family homes on Tanglewood Drive.

Here's the site plan. It's a poor quality plat of survey but it gives you the general idea of how the site is laid out. Access comes in here and then wraps around the building and to a secondary parking lot in the front and then out onto the cul de sac. To the rear of the building, there's approximately 50 feet of separation between the building and the neighboring residential properties, which is compliant with M-1 Zoning District regulations for rear yard setbacks.

Here's the floor plan. Looking at it, this would be the front of the unit facing east, and then the rear of the unit facing west. The delivery overhead door would remain. I think the Petitioner was considering at one point putting some walls in to create a dedicated delivery bay. I'm not sure he's going to be moving forward with that work at this point. So, all vehicles transporting human remains or animal remains would pull in here through the overhead door, park, and then the door would close. All loading and unloading of remains would take place on the interior of the building.

I would mention that the cremation business operates with privacy and in a discrete manner. Given the sensitivity of, you know, the human remains and the loved ones and the emotional connection that a lot of people can have in this process, it's really, they don't want a lot of advertisement and attention drawn to their business. They try and keep a low profile. So, we don't expect that this use will be noticeable in the business park. In fact, unbeknownst to me until this application moved forward, we actually already have a crematory in our business park here. It's for pets only and it's been in operation for several years which I think illustrates the fact that nobody is likely going to know that this crematory is here unless they're, you know, coming to the site on a daily basis.

So, again, here's an interior floor plan. This is for the interior furnishings and equipment. I'm not going to go into this in detail other than to say the Petitioner will be installing some exterior vents for the equipment. These are going to come through the roof at the rear of the property. According to the Petitioner, there will be absolutely no odor from this process.

The Petitioner has been made aware that the M-1 Zoning District

has regulations that state if a use has, you know, negative impacts that are detectable outside of the property and become a nuisance to nearby property owners, then it's a violation of our zoning code. So, you know, the Petitioner has been made aware that no odors are allowed and he's certified that there will be no odors. Again, if there are odors detected, the Petitioner would need to make changes to the site in order to bring it into compliance with code. Either the odors would have to be released only at a time, you know, when everyone is sleeping, or you know, additional odor buffering equipment or scrubbing equipment would need to be incorporated to eliminate those odors.

So, Staff is, you know, supportive of this land use variation. From a land use analysis, this use is really going to function, again as I said, in a manner that's comparable and harmonious to a lot of permitted uses that are allowed by right in the M-1 district. So, we don't expect that it's going to have a negative impact on any surrounding property owners. Again, given the desire for discreetness in the industry, it shouldn't be detectable or noticeable. Actions on the subject property would appear as typical industrial functions that could occur on a permitted use, so this use is very similar to other permitted uses in the M-1 District. So, in that sense, we're supportive of the use.

From a parking standpoint, again, very little impact. As you've heard, the Petitioner and his wife will be the main employees. They may have one employee in addition in the future. From a parking standpoint, the site complies with the code with a three-space surplus.

The Petitioner did survey parking in the parking lot over two days, just to verify if baseline usage was already at capacity. They found that max demand was under 50 percent utilization of the parking lot. They found that the peak time for parking was around the lunchtime time period. Staff looked at some historical aerials and found two over the last year that were right around that time period, and we did not observe anything more than approximately 50 percent of the parking lot being occupied in those aerials. So, we do not expect this to have a substantial parking impact, and the traffic should easily be accommodated in the existing street network of the vicinity.

So, the Staff Development Committee is recommending approval of the application subject to the two conditions as you see here, the first condition being that the land use variation shall apply only to Cremation by Water. This condition is mostly just because of, you know, if the Petitioner has great success here and decides to move his business and then another cremation facility moves in; we just want to make sure that they have the same operational model as Cremation by Water because we're confident that that model won't have any negative impacts on surrounding property owners and we just want the opportunity to verify the same with any future user. This is a standard condition that was also applied to the animal pet cremation facility that's already within the business park. Then the standard condition of compliance with all other codes, regulations and policies.

So, again, we're supportive of the application. I'm happy to answer any questions, and I would mention that all public notices on this application have been given.

Thank you.

CHAIRPERSON ENNES: Sam, thank you for your report.

Can I have a motion to approve the Staff report?

COMMISSIONER DROST: Motion to approve.

CHAIRPERSON ENNES: Second?

COMMISSIONER SIGALOS: Seconded.

CHAIRPERSON ENNES: Sam, can we have a roll call vote on this?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER GREEN: You're on mute.

COMMISSIONER WARSKOW: Yes, my spacebar wasn't unmuting me.

Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Any of the Commissioners have questions that they would like to present to Staff at this point?

COMMISSIONER DAWSON: Terry, did you vote?

CHAIRPERSON ENNES: Yes, I did.

COMMISSIONER DAWSON: Oh, I didn't hear you.

MR. HUBBARD: I heard it from the other room that he voted yes, but the connection didn't quite capture it. But for the record, thank you, we didn't capture your yes.

CHAIRPERSON ENNES: Yes.

COMMISSIONER JENSEN: Almost all of my questions were answered when they went before the Conceptual Plan Review. Just one question, just for information.

The relative cost of your Aquamation versus the traditional cremation?

MR. FLORES: Great question.

So, because our customers are really funeral directors, by the way, for humans, what ends up happening is they will go ahead and share what the approach is. If you choose to go ahead and go with cremation versus burial, you save a significant amount of money in total expenditure for individuals.

As it relates to the aqua-cremation business, I'm going to say it's roughly comparable but certainly less than what you would spend with normal flame-based cremation.

COMMISSIONER JENSEN: Okay, thank you.

MR. FLORES: You're welcome.

COMMISSIONER DAWSON: I just have a quick question.

MR. FLORES: Yes.

COMMISSIONER DAWSON: Okay, I think it's a good project and it's interesting to me, so I'm not, I just want to make sure it goes on the record that we've asked about it, if there's any smell or anything associated with this so that we've asked that question for

the neighbors.

MR. FLORES: Yes, no, that's a great question.

I will say there's been, a lot of successful conversations have taken place as a result of the letter mailings to residents showcasing that the hearing was taking place today. I spoke to a total of eight people, and in every one of those conversations, everyone has started off with severe concerns and that primary question, Commissioner, was the one you just asked which was tell me a little bit about the environmental impacts, and is there going to be an odor in the air because it could affect a loved one in the way they live today and respiratory problems, et cetera.

The beauty behind this business is that, you heard us describe it as eco-friendly, and you heard us talk about the water being sanitized. So, unlike a flame-based that gets projected into the air, you have none of that taking place with the aqua-cremation business. All it really is is just water that's sanitized and goes into the drain. The only reason we're going to have roof venting taking place is in that first image where I showed you, the one on the left-hand side for the HT500, it's a sealed vessel. So, what you're going to have is a stack very similar to what you see in your house coming up to vent your washing machine, your sinks, your toilets. The same thing is going to happen here, it's just going to be a round, small vent four inches wide, the same thing you have in a residence, and all that's doing is equalizing the pressure that's going into the sealed container.

So, there is going to be no odor that gets dispensed. We're going to have a convection, electric convection oven so we don't really have to worry about that as well. The only other thing that we're going to be venting to the rooftop is going to be two-tankless water heaters, and everybody has those today. It's the same thing, it's just vaporless and it's just heating up the water as it comes through. So, that's a gas-based system.

So, that's what you can expect from the water cremation business.

MR. HUBBARD: Commissioner Dawson, if I could jump in real quickly?

Staff was also very keen to understand if this would create odors. We reached out to municipality that has a similar aqua-cremation facility and verified that they had not received any odor-related or nuisance complaints related to that facility.

COMMISSIONER DAWSON: Great. I don't have any other questions. I think it sounds like a great use, a great project. It's very interesting. I hadn't heard of this before, so very interesting.

MR. FLORES: It's a greater approach to business. Thank you, Commissioner.

CHAIRPERSON ENNES: Any other Commissioner questions?

(No response.)

CHAIRPERSON ENNES: Okay, before we move on to the audience, Sam, I do have a question. That's in regard to is there any state legislation regulating this industry, or a study on putting this into the water system? Because this is like gray water, is that what it's considered?

MR. HUBBARD: Yes, I don't know the particulars of the wastewater discharge and what it's classified as. I can say that our Engineering Department has reviewed the proposal, and the Petitioner has provided documentation from the MWRD that verifies that this is allowed to be discharged into, you know, the storm sewer and sanitary system without needing to be pre-treated. So, it is an acceptable material to be discharged.

CHAIRPERSON ENNES: So, this goes not only into the sanitary system, it also goes into the storm?

MR. HUBBARD: No, it will go to the sanitary system. I misspoke. If it was a combined system, it would be both, but I believe that there is no combined system here. It's just sanitary.

CHAIRPERSON ENNES: Okay, thanks, Sam.

Mr. and Mrs. Flores, you're franchising this then?

MR. FLORES: No, we're not franchisees, we're owners.

CHAIRPERSON ENNES: It's your own, okay. You said that, so the whole business process and proposal is your design, your undertaking, you just learned about it through other people doing this?

MR. FLORES: Yes, so great question.

We spent, we did a lot of researches; we were looking into the business. Being in commercial lending, I have supported a lot of funeral businesses, helped them get started. I have spoken quite a bit on how businesses become more successful in what they do. When we connected with CANA, and I know that was another question, you know, who regulates the space, CANA stands for Cremation Association of North America. So, what it does is all government agencies, all the states really connect and rely on the guidance and the regulation that's put forth by CANA, the abbreviated acronym, to make sure that they are in compliance. So, part of the application for the state is approval, operator licenses, certifications, the things that we've actually obtained to make sure that we are successful in our operations, along with consultation to make sure we had a full appreciation of the business, the industry, the competition and what it offers.

The solution that Colleen and I are putting forth is really nothing more than an alternative to people to take an eco-friendly solution to 'dispose' of their loved one, sorry about that.

Commissioner, back to you.

MR. HUBBARD: Yes, I'm hearing the Chairman. There we go, Chairman Ennes, you're back now.

CHAIRPERSON ENNES: Yes. So, are you regulated by the state? You're actually licensed by them or, what is that process?

MR. FLORES: Yes. Yes, okay.

So, go ahead, Commissioner.

CHAIRPERSON ENNES: Yes, this would fall through the Department of, what department in the state?

MR. FLORES: So, it's the Department of, it's the Comptroller's Office for Funeral Homes and Cemeteries.

CHAIRPERSON ENNES: Okay, that's all I have.

Commissioners, any other questions?

(No response.)

CHAIRPERSON ENNES: Okay, Sam, let's move then to the audience.

MR. HUBBARD: Yes, if there's anyone from the audience that wishes to make a comment, if you would please click the Raise Hand feature in Zoom right now? Or if you're calling in from a phone, you can dial *9 to raise your hand and I can identify you to speak.

Going once, going twice, I don't see any hands raised, Chairman

Ennes.

CHAIRPERSON ENNES: Okay, well, if we have no other questions and no audience questions, is there a motion from the Commissioners in regard to this petition?

COMMISSIONER GREEN: Yes, I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 20-011, a Land Use Variation to allow a 'crematory' within the M-1 Zoning District, and the following variation:

- 1. A Variation to Chapter 28, Section 6.12-2C, to waive the requirement for a traffic and parking analysis by a qualified professional engineer.**

This recommendation is subject to the following conditions:

- 1. The Land Use Variation shall apply only to Cremation by Water.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

CHAIRPERSON ENNES: Okay, is there a second?

COMMISSIONER JENSEN: I'll second.

CHAIRPERSON ENNES: Can we have a roll call vote, Sam?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

I paused, Sam, for a couple of the replies. Was that unanimous?

MR. HUBBARD: Yes, it was unanimous. Yes.

CHAIRPERSON ENNES: Okay, so to our Petitioners, you have a unanimous approval of your petition. Good luck with your business.

MRS. FLORES: Thank you.

MR. FLORES: Thank you, Commissioner.

CHAIRPERSON ENNES: You're welcome.

MR. FLORES: Thank you, everybody.

CHAIRPERSON ENNES: Good luck, okay.

COMMISSIONER JENSEN: Sue, congratulations on moving to Arlington Heights with your practice.

COMMISSIONER DAWSON: Oh, thanks. You saw that. Yes, we're

officially moved to Arlington Heights after 12 years, it's exciting.

COMMISSIONER JENSEN: You're welcome.

COMMISSIONER DAWSON: Thank you.

CHAIRPERSON ENNES: Congrats!

Okay, is there any other business on the agenda?

MR. HUBBARD: No.

COMMISSIONER DAWSON: Motion to close the meeting.

CHAIRPERSON ENNES: Adjourn?

COMMISSIONER DAWSON: Adjourn the meeting, sorry.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON ENNES: Are you motioning?

COMMISSIONER DAWSON: Yes.

CHAIRPERSON ENNES: Okay, we have a motion, was that a motion,

Sue?

COMMISSIONER DAWSON: Yes.

CHAIRPERSON ENNES: And a second?

COMMISSIONER GREEN: Second.

CHAIRPERSON ENNES: All in favor? Roll call vote.

COMMISSIONER GREEN: Roll call vote.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Warskow. I'm sorry.

COMMISSIONER WARSKOW: Wow, I get to be Chair for the last 30 seconds of the meeting, woo-hoo. Yes.

MR. HUBBARD: And Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Thank you all for attending tonight, and we'll see you soon.

(Whereupon, at 8:11 p.m., the above-mentioned petition was adjourned.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND

UBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2020.

NOTARY PUBLIC

DRAFT



**Plan Commission
9/23/2020**

Item: 221-229 W. Rand Rd. Subdivision - PC#20-012

Department: Planning & Community Development

Requested Action

1. Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots.

Variations Required

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.

Recommendation

The Staff Development Committee has reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision approval to subdivide the lot into two lots, as well as the following variation:

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows

The Staff Development Committee recommends APPROVAL of the application subject to the following:

1. Lot 1 shall provide six shared parking spaces via perpetual easement to Lot 2 to allow Lot 2 to conform to all parking requirements.

2. At time of building permit for the proposed parking lot work to add additional parking spaces, the petitioner shall install all missing parking lot landscape island shade trees and infill all perimeter landscaping to conform to code requirements.

3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
Project Narrative & Variation Justification	Exhibits
Plat of Survey	Exhibits
Engineering EOPC	Exhibits
Proposed Site Plan	Exhibits
Final Plat of Subdivision	Exhibits
Landscape Detail	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence



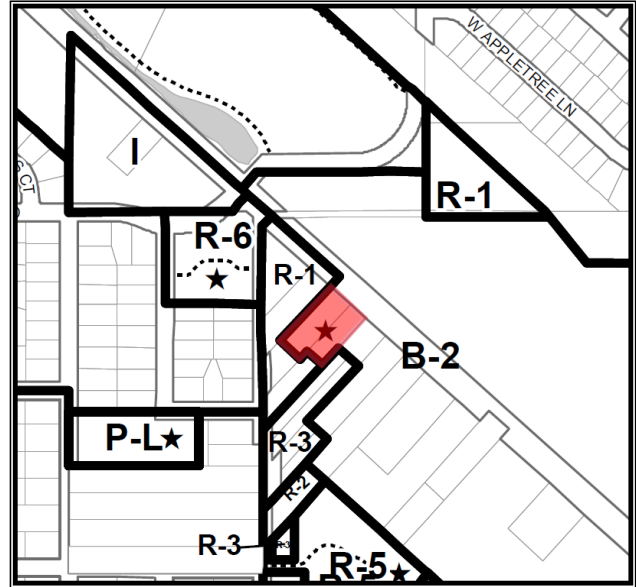
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project File Number: PC 20-012
Project Title: 221-229 W Rand Rd. Subdivision
Address: 221-229 W. Rand Rd.
PIN: 03-18-401-148, -149

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 23, 2020
Date Prepared: September 18, 2020

Petitioner: Bitco Holdings, LLC – W. Rand Rd.
Address: 56 Skokie Valley Rd.
 Highland Park, IL 60093

Existing Zoning: B-3: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District	Arlington Plaza Multi-tenant Shopping Center	Moderate Density Multi-Family
South	B-2: General Business District, R-3: One-Family Dwelling District	Auto Repair Use (Jiffy Lube), Single-Family Home	Commercial, Single-Family Detached
East	R-1: One-Family Dwelling District	Single-Family Homes	Parks
West	R-1: One-Family Dwelling District	Auto Repair Use (Arlington Performance Center), Single-Family Home	Commercial, Single-Family Detached

Requested Action:

1. Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots.

Variations Required:

1. Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.

Project Background:

The subject property is 45,085 square feet (1.04 acres) in size and currently occupied by two single-story buildings tenanted with two auto-repair businesses. The building on northwest side of the site is 5,500 square feet and contains an approximately 3,600 square foot Car-X auto repair business, as well as an approximately 1,900 square foot vacant retail space. The building on the southeast side of the site is approximately 5,570 square feet in size and contains a Just Tires auto repair facility. Platted in 1994, the subject property currently exists as one lot, with each business sharing a single full access driveway onto Arlington Heights Road. A drive aisle runs parallel to Arlington Heights Road along the front of the site and includes parking in front of each business. A shared driveway between the two buildings leads to the shared parking area at the rear of the site.

The petitioner owns the subject property and has proposed a subdivision to enable the sale of the Just Tires building to a separate owner. The site would be split down the center, with the northwest lot containing the Car-X building and 39 parking spaces, and the southeast lot containing the Just Tires building and 17 parking spaces.

The only work proposed in conjunction with the subdivision would occur on the Just Tires lot, where an additional landscape island would be added, a new parking row would be created, and the curb would be adjusted at the rear of the property to enable a parking space adjacent to the dumpster enclosure at the rear of the Just Tires building. Perimeter landscape enhancements would be required, and an additional handicap parking stall would need to be incorporated on the Car-X lot. Upon completion of the subdivision and associated site improvements, the overall property would include 56 parking spaces, which includes 11 interior “service bay” spaces.

Zoning and Comprehensive Plan

The subject property is zoned B-2, General Business District, and within this classification minor auto repair uses such as Just Tires and Car-X require a Special Use Permit. Both businesses received Special Use Permit approval; Car-X (Lot 1) in 1998, and Just Tires (Lot 2) in 1994. Any future user within the small commercial space that is part of the Car-X building will need to comply with the B-2 regulations or seek special zoning relief. Below is a brief zoning background on the site:

- Ordinance #94-051: Subject lot created via subdivision, property rezoned into the B-2 District, Preliminary PUD granted, Special Use Permit granted to Just Tires (Lot 2).
- Ordinance #94-076: Final PUD granted. Just Tires building is constructed.
- Ordinance #98-002: PUD amended to allow for current site configuration, Special Use Permit granted for Car-X (Lot 1). Car-X building is constructed.

Each of the proposed lots conform to minimum required lot sizes as outlined within the B-2 District. The additional lot line proposed down the center of the site does not create any non-conformities, nor yield lots that would not comply with bulk, floor area ratio, and setback requirements of the B-2 District. The subject property is classified as “Commercial” on the Comprehensive Plan and the existing uses on the site are compatible with this designation. However, since most of the onsite parking is located on the Car-X side of the site (Lot 1), certain spaces on Lot -1 must be dedicated (via perpetual easement) for the use of Lot 2 (Just Tires) in order for Lot 2 to comply with the parking regulations of the Zoning Code. In an effort to increase the parking on Lot 2, the petitioner has requested a variation from certain landscape requirements, which will be discussed below.

Building, Site, Landscaping:

As mentioned above, the only proposed site changes involves the creation of four new parking spaces on the Just Tires property (Lot 2), certain landscape improvements, and enhancements to Lot 1 to bring it into conformance with current IAC accessibility requirements. However, the following variation is required:

- **Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows**

Staff supports the above requirement as the two required landscape islands that have been omitted would have been located at the rear of the site, and extensive vegetation already exists along the rear property line to provide for a landscape buffer to the southwest. In order to bring the property up-to-date with current code requirements for parking lot landscape screening, certain parking lot shade trees must be replaced and gaps in the parking lot screen along Rand Road must be infilled. A condition of approval requiring such has been recommended below.

Parking and Traffic:

A traffic and parking study is only required for subdivisions within the B-2 District that involve 20,000 square feet of floor area or more. The subject property only contains approximately 11,000 square feet of floor area, and no new floor area will be created by the subdivision. The proposed subdivision does not need to provide a traffic and parking study, and staff notes that the proposed lot line will have no impact on traffic within the vicinity.

While the site currently conforms to parking requirements as all parking spaces are located on the singular existing platted lot, when the property is split into two, the majority of the parking spaces will be located on Lot 1 (Car-X site). Therefore, in order for Lot 2 (Just Tires) to comply with parking requirements, certain spaces on the Car-X site must be made available for use by Just Tires. Accordingly, the Plat of Subdivision includes a shared access easement along the middle of the two properties to allow common usage of the shared drive aisle for both businesses, and the Car-X lot includes an easement providing access to six parking spaces for the benefit of Lot 2 (Just Tires). Each lot conforms to code requirements, as shown below:

Lot	Use Code	Square Footage	Number of Bays	Number of Employees	Parking Ratio	Parking Spaces Required
Lot 1 (Car-X & Retail Space)	Auto Service Station	3,600	5	3	1 per Employee + 3 per Bay	18
	Retail	1,900	-	-	1:300 Sq. Ft.	6
Lot 2 (Just Tires)	Auto Service Station	5,570	6	5	1 per Employee + 3 per Bay	23
Total Parking Required						47
Total Parking Provided						56*
Surplus/Deficit						11

* Includes 6 interior bay spots on Lot 2 and 5 interior bay spots on Lot 1

Lot 2: Total required parking for Lot 2 is 23 spaces. Parking provided is 23 spaces, which includes 11 surface parking spaces, 6 interior bay spaces, and 6 shared parking spaces on Lot 1 granted via a perpetual easement.

Lot 1: Total required parking for Lot 1 is 24 spaces. Parking provided is 33 spaces, which includes 28 surface parking spaces (not including the 6 spaces shared with Lot 2), and 5 interior bay spaces

When the subject property was created and developed in 1994, reciprocal access was required across the front of the property, which was granted to the benefit of the properties on either side along the Rand Road frontage and would facilitate internal connections for any future redevelopment. The proposed subdivision does not alter this access and grants each newly proposed lot cross access so they can take advantage of the existing easement should the adjacent frontage redevelop in the future.

Since no new parking spaces are required, no update to the bicycle parking regulations is required at this time.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request for Preliminary and Final Plat of Subdivision approval to subdivide the lot into two lots, as well as the following variation:

- **Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows**

The Staff Development Committee recommends **APPROVAL** of the application subject to the following:

1. Lot 1 shall provide six shared parking spaces via perpetual easement to Lot 2 to allow Lot 2 to conform to all parking requirements.
2. At time of building permit for the proposed parking lot work to add additional parking spaces, the petitioner shall install all missing parking lot landscape island shade trees and infill all perimeter landscaping to conform to code requirements.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

September 18, 2020
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN
COMMISSION OF THE VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT A PUBLIC HEARING ON
SEPTEMBER 23, 2020, AT 7:30 P.M. to consider Petition
No. 20-012, a request for Preliminary and Final Plat of
Subdivision approval to subdivide the subject property into
two lots, on property located at 221-229 West Rand Road,
in Arlington Heights, IL. Pursuant to orders issued in
response to the COVID-19 pandemic, this Plan Commission
hearing is closed to in-person, public attendance. The
hearing is being held via Zoom Meeting, which permits the
public to fully participate in the virtual Plan Commission
hearing via Zoom or their phones. Details on how to access
and participate in this online virtual hearing will be avail-
able at www.vah.com no later than September 18, 2020.

The legal description for the subject property is as follows:
LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDI-
VISION OF PART OF THE EAST HALF OF THE SOUTH-
EAST QUARTER OF SECTION 18, TOWNSHIP 42
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
MERIDIAN, ACCORDING TO THE PLAT THEREOF RE-
CORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591,
IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the fol-
lowing variations from Chapter 28 of the Municipal Code:
• Variation to Section 6.15-1.2(b), to waive the requirement
for landscape islands at the ends of certain parking rows.
• Any additional variations as determined necessary by
the Plan Commission to allow for said request.

All persons desiring to be heard shall be given the opportu-
nity to be heard. Should any individual need auxiliary aid
or service, such as a sign language interpreter or materials
in alternative formats, please contact the Health Depart-
ment at 33 South Arlington Heights Road, Arlington
Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Terrence Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald September 8, 2020 (4550794)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of
the State of Illinois, DOES HEREBY CERTIFY that it is the publisher
of the **DAILY HERALD**. That said **DAILY HERALD** is a secular
newspaper and has been circulated daily in the Village(s) of
Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn,
Barrington, Barrington Hills, Lake Barrington, North Barrington, South
Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills,
Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn,
East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake,
Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake,
Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods,
Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake,
Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich,
Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery,
Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake,
Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods,
Rolling Meadows, Rosemont, Round Lake, Round Lake Beach,
Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow,
St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills,
Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood,
Wilmette
County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the
date of the first publication of the notice hereinafter referred to and is of
general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in
"an Act to revise the law in relation to notices" as amended in 1992
Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a
notice of which the annexed printed slip is a true copy, was published
09/08/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK**
PUBLICATIONS, Inc., has caused this certificate to be signed by, this
authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Authorized Agent

Control # 4550794

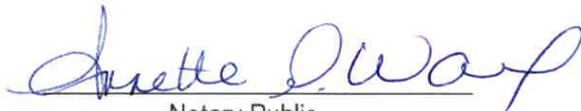
NOTIFICATION AFFIDAVIT

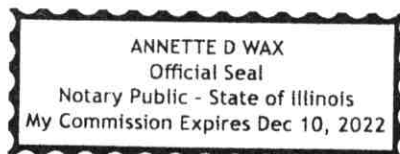
I, Robert M. Wigoda hereby certify as follows:

1. That on the 8th day of September, 2020, affiant caused to be mailed in the Post Office of Wilmette, Illinois, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.


Signature Robert M. Wigoda

Subscribed and Sworn to before me
this 8th day of September, 2020.


Notary Public



WIGODA & WIGODA
ATTORNEYS AT LAW
1622 WILLOW ROAD -- SUITE 202
NORTHFIELD, ILLINOIS 60093

(312) 263-3000
RMW@WIGODALAW.COM

September 8, 2020

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for approval of a Preliminary and Final Plat of Subdivision to subdivide the subject property into two lots, as well as the following variations from the Municipal Code:

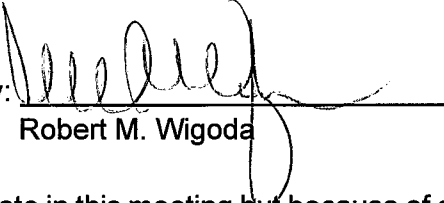
- Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.
- Any other variation as determined necessary by the Plan Commission.

The location of the subject property is 221-229 West Rand Road, in Arlington Heights, Illinois.

Bitco Holdings, LLC – W. Rand Road 56 Skokie Valley Road, Highland Park, Illinois 60035 is the beneficial owner of the property.

A Plan Commission public hearing on this petition will take place at 7:30pm on Wednesday, September 23, 2020. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual hearing via Zoom. Individuals who wish to comment or ask a question on an item on the Agenda may either participate via Zoom or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the hearing, the email must be received by 3:00 p.m. on September 23rd. Specific details on how to access and participate in this online hearing will be available at www.vah.com no later than September 18, 2020.

Wigoda & Wigoda

By: 

Robert M. Wigoda

Any individual who would like to participate in this meeting but because of a disability needs some accommodation to participate, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 (847) 368-5793 or TDD # (847) 368-5794.

03-17-100-005-0000
COMMONWEALTH EDISON CO
4 THREE LINCOLN CTR TH
OAKBROOK, IL 60181

03-17-300-004-0000
COMMONWEALTH EDISON CO
4 THREE LINCOLN CTR TH
OAKBROOK, IL 60181

03-17-300-006-0000
ROBIN REALTY MGT
1333 N WELLS ST
CHICAGO, IL 60610

03-18-204-007-0000
ARLINGTON HTS MEMORY
111 MARKET ST STE200
OLYMPIA WA 98501

03-18-204-008-0000
STONEBRIDGE REAL EST
230 E OHIO ST #400
CHICAGO, IL 60611

03-18-401-020-0000
CHRISTOPHER R PLUMMER
315 W RAND RD
ARLNGTON HTS, IL 60004

03-18-401-021-0000
CHRISTOPHER R PLUMMER
315 W RAND RD
ARLNGTON HTS, IL 60004

03-18-401-026-0000
KJR PROPERTIES LLC
326 N ALPINE RD
ROCKFORD, IL 61107

03-18-401-054-0000
HITEN PATEL
211 W RAND RD
ARLINGTON HT, IL 60004

03-18-401-058-0000
M M BRUNNER
2113 N CHESTNUT AVE
ARLNGTN HTS, IL 60004

03-18-401-101-0000
RAYMOND L PAGELS
402 W LADD
ARLINGTON HT, IL 60004

03-18-401-102-0000
VISHAL SHINDE
2203 N WALNUT AVE
ARLNGTON HTS, IL 60004

03-18-401-103-0000
BRIAN POMIS
2209 N WALNUT AVE
ARLNGTN HTS, IL 60004

03-18-401-104-0000
JOHN STACY REILLY
2215 N WALNUT
ARLNGTN HTS, IL 60004

03-18-401-105-0000
SCOTT WELKE
2221 N WALNUT
ARLNGTON HTS, IL 60004

03-18-401-106-0000
YADEGAR VARDA
PO BOX 826
SKOKIE, IL 60076

03-18-401-107-0000
YADEGAR VARDA
PO BOX 826
SKOKIE, IL 60076

03-18-401-108-0000
EXEMPT

03-18-401-109-0000
MICHAEL BANYAS OR HEAT
2202 N CHESTNUT AVE
ARLNGTON HTS, IL 60004

03-18-401-110-0000
HENRIQUE S REGINA
2200 N CHESTNUT AVE
ARLINGTON HT, IL 60004

03-18-401-111-0000
TAXPAYER OF
312 W LADD ST
ARLNGTON HTS, IL 60004

03-18-401-129-1001
BORIS BOGDANOVSKI
350 W IVY LN 1A
ARLNGTN HTS, IL 60004

03-18-401-129-1002
JASPREET SINGH
340 W IVY LN
ARLNGTN HTS, IL 60004

03-18-401-129-1003
PATRICK E MORONEY
330 W IVY LN #1C
ARLNGTN HTS, IL 60004

03-18-401-129-1004
GEORGE JANET BUZINSKI
320 W IVY LN 1D
ARLNGTON HTS, IL 60004

03-18-401-129-1005
NAMAKA DUDKO
310 W IVY LN #1E
ARLNGTN HTS, IL 60004

03-18-401-129-1006
CHITRA DHINGRA 2A
450 W IVY LN
ARLNGTON HTS, IL 60004

03-18-401-129-1007
KAMILA DUCHNOWSKA
440 W IVY LN
ARLNGTN HTS, IL 60004

03-18-401-129-1008
GAYLE RUTSTEIN
430 W IVY LN UNIT 2C
ARLNGTON HTS, IL 60004

03-18-401-129-1009
K J BOLIGER LLC
1631 W CANTERBURY CT
ARLINGTON HTS, IL 60004

03-18-401-129-1010
KOREAN CENTRAL CHURCH
410 W IVY LN
ARLINGTON HTS, IL 60004

03-18-401-129-1011
SRIDHAR IYER
345 W IVY LN
ARLINGTON HTS, IL 60004

03-18-401-129-1012
MARK J VAN DER BOSCH
335 W IVY LANE 3B
ARLINGTON HTS, IL 60004

03-18-401-129-1013
RONALD L WILLIAMS
325 WEST IVY LANE
ARLINGTON HTS, IL 60004

03-18-401-129-1014
RACHEL L GUTTERMAN
315 W IVY LN UNIT 3D
ARLINGTON HTS, IL 60004

03-18-401-129-1015
EDMUNDAS JANUSKIS
305 W IVY LN
ARLINGTON HTS, IL 60004

03-18-401-129-1016
MICHAEL T MENKE
405 W IVY LN
ARLINGTON HTS, IL 60004

03-18-401-129-1017
OYUNBAT PERENLII
415 W IVY LN UNIT 4B
ARLINGTON HTS, IL 60004

03-18-401-129-1018
BEVERLY FREEZE
425 W IVY LN 4C
ARLINGTON HTS, IL 60004

03-18-401-129-1019
CHRISTINE L BERG
435 W IVY LN
ARLINGTON HTS, IL 60004

03-18-401-129-1020
STEVEN S WERKER
445 W IVY LN UNIT 4E
ARLINGTON HTS, IL 60004

03-18-401-136-0000
DJB EXPS INC D BOWMAN
17940 SETTLER PNDWY 3D
ORLAND PARK, IL 60467

03-18-401-137-0000
GAURAV V PITKAR
2111 N CHESTNUT AVE
ARLINGTON HTS, IL 60004

03-18-401-138-0000
NANCY TAYLOR
PO BOX 872
GLENVIEW, IL 60025

03-18-401-140-0000
PETER FARACI
2127 N CHESTNUT
ARLINGTON HTS, IL 60004

03-18-401-148-0000
BITCO HOLDINGS LLC
56 SKOKIE VALLEY RD
HIGHLAND PK, IL 60035

03-18-401-149-0000
BITCO HOLDINGS LLC
56 SKOKIE VALLEY RD
HIGHLAND PK, IL 60035

03-18-401-153-0000
EXEMPT

03-18-401-166-0000
SRIKAR R GUNTAKA
303 W LADD ST
ARLINGTON HTS, IL 60004

03-18-402-002-0000
COMMONWEALTH EDISON CO
4 THREE LINCOLN CTR TH
OAKBROOK, IL 60181

03-18-401-155-0000
RODION LEVIN
2107 N CHESTNUT
ARLINGTON HTS, IL 60004

03-18-401-156-0000
I & A DVORETSKY
2105 N CHESTNUT
ARLINGTON HTS, IL 60004



NOTICE OF PUBLIC HEARING*
HEARING FOR: PRELIMINARY AND FINAL PLAT OF SUBDIVISION TO
SUBDIVIDE THE PROPERTY INTO 3 LOTS, AND FOR
VARIATIONS FROM CHAPTER 20 OF THE MUNICIPAL CODE.
*HEARING LOCATION: THIS WILL BE A VIRTUAL PUBLIC HEARING THAT
CAN BE ACCESSIBLE FROM ANYWHERE. DETAILS OF HOW TO ACCESS
AND PARTICIPATE IN THE ONLINE VIRTUAL HEARING WILL BE
AVAILABLE AT WWW.VA.GOV NO LATER THAN SEPTEMBER 16, 2020.
DATE: SEPTEMBER 23, 2020 TIME: 7:00 PM
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL: DR. YOLANDE OF ARLINGTON HEIGHTS
Robert M. Sigala DEPARTMENT OF PLANNING &
Attorney for Petitioner COMMUNITY DEVELOPMENT
117-363-3000 847-344-1500





NOTICE OF PUBLIC HEARING*
HEARING FOR: PRELIMINARY AND FINAL PLAT OF SUBDIVISION TO
SUBDIVIDE THE PROPERTY INTO 2 LOTS, AND FOR
VARIATIONS FROM CHAPTER 28 OF THE MUNICIPAL CODE.
*HEARING LOCATION: THIS WILL BE A VIRTUAL PUBLIC HEARING THAT
CAN BE ACCESSED ONLINE ONLY. DETAILS ON HOW TO ACCESS
AND PARTICIPATE IN THIS ONLINE VIRTUAL HEARING WILL BE
AVAILABLE AT WWW.VAHL.COM NO LATER THAN SEPTEMBER 18, 2020.
DATE: SEPTEMBER 23, 2020 TIME: 7:30 PM
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL: OR: VILLAGE OF ARLINGTON HEIGHTS
Robert M. Wigoda DEPARTMENT OF PLANNING &
Attorney for Petitioner COMMUNITY DEVELOPMENT
312-263-3000 847-368-5200



Map created on April 6, 2020.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Address and Parcel for Photo View

Parcel Lines for Photo View



PROJECT DESCRIPTION

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

The Property, which includes approximately 45,085 square feet, is owned by Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company, and is leased to the Tenants for retail use, with the following average hours of operation and average number of employees:

The Goodyear Tire & Rubber Company (Just Tires)

Average hours of operation: Ten (10) hours per day [nine (9) on Sunday]

Average number of employees: five (5) employees

Brex, Inc. (CarX)

Average hours of operation: Nine (9) hours per day [closed on Sunday]

Average number of employees: two (2) employees and one (1) manager

The Owner proposes to subdivide the Property into two (2) Lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached. The existing parking meets all zoning requirements and the divided Property shall continue to meet all parking [with six (6) dedicated spaces to the southeast on Lot 1] and access (pursuant to a blanket unplotted easement) requirements pursuant to a Declaration of Reciprocal Easements to be recorded immediately after the recording of the Plat of Subdivision. Compliance with zoning requirements by newly created Lots 1 and 2 shall be unaffected by the subdivision.

The following are the proposed site changes:

1. The dedication for the use of Lot 2 of the six (6) spaces to the southeast on Lot 1 as depicted in the Exhibit .
2. The addition of the parking spaces to the rear of Lot 2 (P1, P2, P3, and P4) as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

3. The addition of the landscape island on Lot 2 to the north of P4 as depicted in the Exhibit submitted with the Application to which this Project Description is attached.
4. The relocation of the retaining wall/pavement on Lot 2 to allow the addition P1 as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

Owner notes the following with respect to the landscape island and the related variation approval:

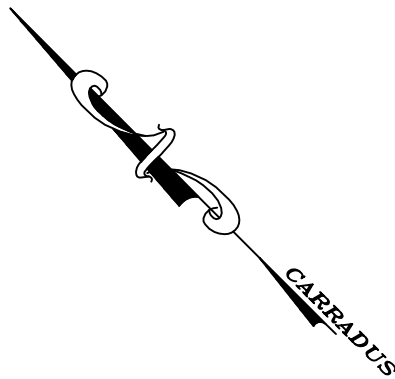
- ☐ The proposed use of the Property after its subdivision, which will remain unchanged, will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- ☐ The plight of Owner is due to unique circumstances and the subdivision is required to complete the sale of the Property as discussed below.
- ☐ The proposed variation is in harmony with the spirit and intent of Chapter 28 (Zoning) and Chapter 29 (Subdivision) of the Municipal Code.
- ☐ The proposed variation is the minimum variation necessary to allow reasonable use of the property.

The proposed Lot 2 is under contract for sale to Michael Lehrman with the closing anticipated to be within ten (10) days of the approval of the subdivision.

The purpose of the subdivision is to facilitate the sale of the proposed Lot 2 to Mr. Lehrman. The use of the Property after the subdivision and the sale of proposed Lot 2 shall remain retail and the Property shall continue to be productive and an asset to the community.

SURVEY LEGEND

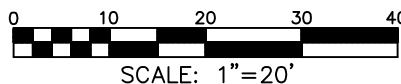
- Monumentation Found
- Monumentation Set (WLS 30-2551)
- (50') Record Dimension
- Fence Line



LEGAL DESCRIPTION

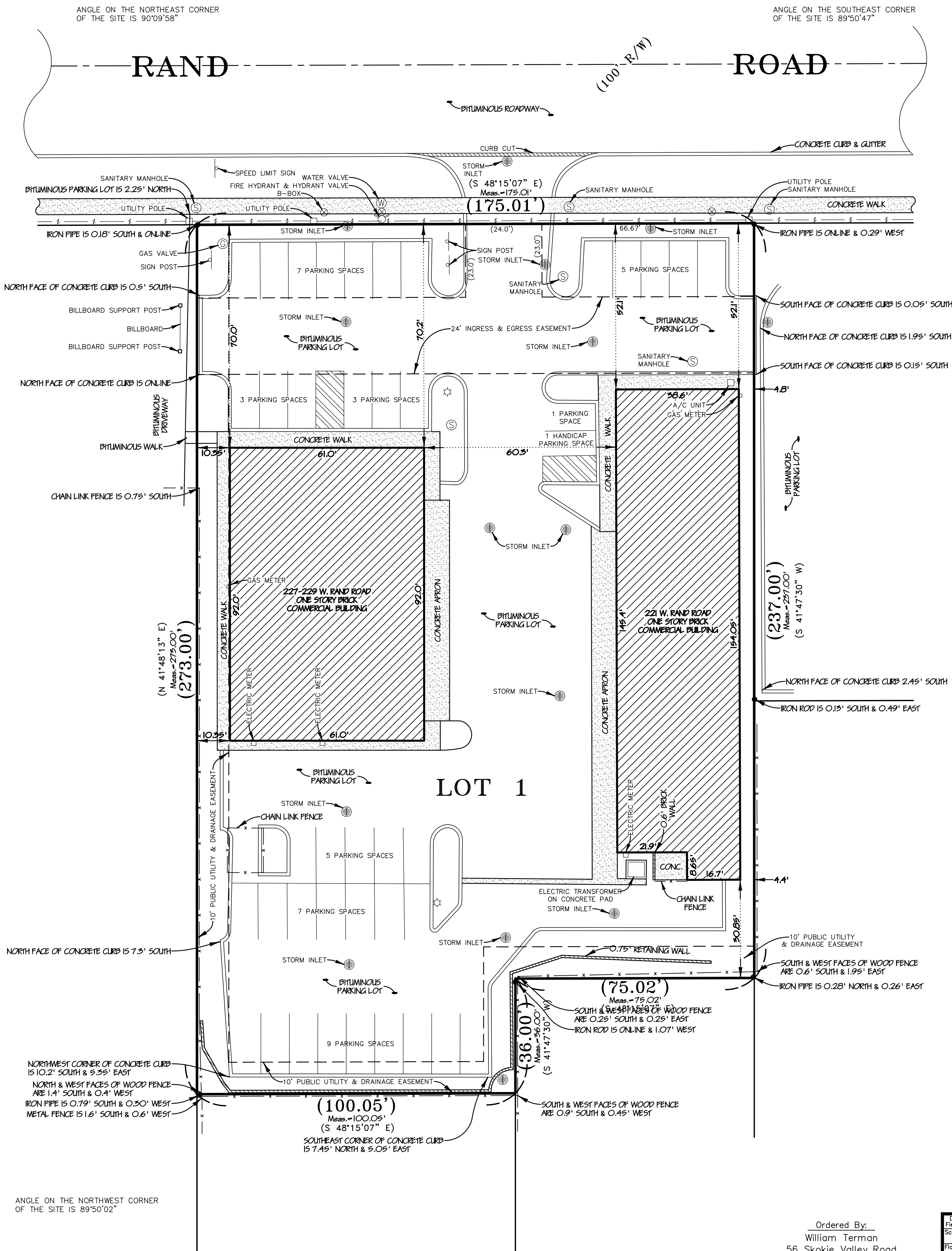
LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

AREA OF SITE - 45,085 SQ.FT. (1.035 ACRE)
AREA OF BUILDING - 11,369 SQ.FT.



UTILITY LEGEND

- MANHOLE / CATCHBASIN
- CURB INLET
- FLARED END SECTION
- ⊗ WATER VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊙ UTILITY MANHOLE
- UTILITY STRUCTURE
- ▼ TRAFFIC SIGNAL
- ▲ SIGN
- POWER POLE



- NOTES:
- 1.) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
 - 2.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
 - 3.) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
 - 4.) NO ZONING INFORMATION WAS PROVIDED TO THIS OFFICE
 - 5.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF WETLAND AREAS DELINEATED ON THIS SITE.
 - 5.) NO TITLE INFORMATION WAS PROVIDED TO THIS OFFICE

FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17031 C 0201 J
EFFECTIVE DATE: AUGUST 18, 2006
ZONE: X

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

CERTIFIED TO: WILLIAM TERMAN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 7(a), (b)(1), (c), 8, 9, 11, 13, 19 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/30/19. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 30th DAY OF August, A.D. 2019.
BY Allen D. Carradus, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2020.



Ordered By:
William Terman
56 Skokie Valley Road
Highland Park, Illinois 60035
(312) 961-0553

Date of Field Work	08/30/19	Drawn By	CMG
Scale	1" = 20'	Checked By	EAC
Fid Bk Pg	48-00	Approved	ADC
Date:		Revision:	

ALTANSPS SURVEY	
221-229 WEST RAND ROAD, ARLINGTON HEIGHTS COOK COUNTY, ILLINOIS	
Prepared For:	WILLIAM TERMAN
Prepared By:	CARRADUS LAND SURVEY, INC.
100 Bridge Street Suite 1, Wheaton, Illinois 60187 (630) 588-0416 (FAX) 653-7682	

Sheet	1
of	1
Project #	32269-AL

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

ANGLE ON THE NORTHWEST CORNER OF THE SITE IS 89°50'02"

Meyer Enterprises

COMMERCIAL & RESIDENTIAL BUILDING/CONSTRUCTION/MAINTENANCE

BITCO
56 Skokie Rd.
Highland Park, IL

REV9/03/2020

PROPERTY LOCATION: 221 W Rand Rd. Arlington Heights, IL

Our proposal below is based on our site surveys, inspection of your site and provided drawings. Please find below the quotation that you had requested for the work to complete proper removal and replacement of trees, curbs and asphalt within your existing parking lot.

Project A

Removal

We will saw-cut and remove approximately **190** sq. ft. of all asphalt, surface course and binder, approximately **0** ln. ft. of concrete curb and gutter, **0** sq. ft. of concrete sidewalk and excavate any unsuitable soils.

Preparation

- 1) Installation of up to **1** ton of gravel base CA-6 crushed concrete.
- 2) Grade all gravel as with positive pitch away from permanent structures and/or walkways to the nearest storm sewer and curb lines.
- 3) Frame and form all concrete sidewalk with turned down edges.
- 4) Frame and form all B6-12 concrete curb and gutter.
- 5) Installation of all pinned and free re-bar and expansion joints.

Installation

- 1) Pour 6-bag concrete mix at 4,000 psi at all replacement of curbs and gutters.
- 2) Light broom finishes on all concrete.
- 3) Re-grading and backfilling of curbs.

\$ 3,400.00

Project B

Removal

We will remove approximately **0** sq. ft. of all asphalt, surface course and binder, approximately **65** ln. ft. of concrete curb and gutter, **0** sq. ft. of concrete sidewalk and excavate any unsuitable soils.

Preparation

- 6) Installation of up to 3 tons of gravel base CA-6 crushed concrete.
- 7) Grade all gravel as with positive pitch away from permanent structures and/or walkways to the nearest storm sewer and curb lines.
- 8) Frame and form all concrete sidewalks with turned down edges.
- 9) Frame and form all B6-12 concrete curb and gutter.
- 10) Installation of all pinned and free re-bar and expansion joints.

Installation

- 4) Pour 6-bag concrete mix at 4,000 psi at all replacement of curbs and gutters.
- 5) Light broom finishes on all concrete.
- 5) 2.5 inches of bituminous asphalt BINDER course.
- 6) 1.5 inches of bituminous asphalt N-50 surface course.
- 7) Rolled and compacted to a smooth surface.
- 8) Re-grading and backfilling of curbs.

\$ 8,800.00

Project C

Replacement and additional landscaping

We will supply and install all black dirt for backfill at new island, existing island and at new rear curb along with 2 new shade trees, seed blanket and mulch.

Preparation

- 11) Installation of silt fencing and tree protection.

Installation

- 9) Grading and seed blanket.
- 10) Supply and installation of 2- 4" caliper maple trees within the new South Island and existing North Island.
- 11) Supply and installation of new mulch within the islands.

\$ 2,950.00

Project D

Re-striping of parking lot

\$ 1,600.00

Your total for all the above listed projects is

\$16,750.00

- **Permits and fees by owner.**
- **With payouts to be 50% upon execution of contract with final payment due upon completion.**

Acceptance

Date

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in substantial workmanlike manner. Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge and above the estimate. Contractor's ability to perform is contingent upon strikes, accidents, or delays beyond our control. Gas/Electric/Water: Any underground wiring, pipes, valves, sprinkler heads, lines, etc. are the responsibility of the home/business owner. Any damage caused to such materials will not be the responsibility of MEYER ENTERPRISES and will not affect payment due. This estimate may be withdrawn from us if not accepted within 30 days. PERMITS FEES ARE THE RESPONSIBILITY OF THE HOME/BUSINESS OWNER.

If the above prices, specifications, and conditions are satisfactory and are hereby accepted. MEYER ENTERPRISES is authorized to do the work as specified. Payment will be due as specified above. MEYER ENTERPRISES hold lien rights over any work order until paid in full. If balance not paid in full within 30 days, owner will be responsible for all cost of collection, including attorneys' fees and interest on any unpaid balance at the rate of 5% per month or the highest amount allowed by law. If payment is made via credit card there will be an additional 3% processing fee added on such payment. MEYER ENTERPRISES will release any lien right after balance paid in full. By signing this proposal, such document becomes a legal and binding contract. Cancellation by owner (i) after the 3-day grace period for building owners, or (ii) after acceptance of this Contract by commercial customers is subject to a re-mobilization fee of 20% of the contract amount.

WARRANTY....

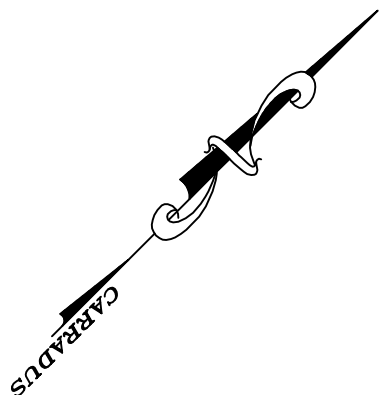
MEYER ENTERPRISES and its subcontractors hereby guarantee that all the work performed on the site as described above to be free from defects in material and workmanship for a period of 180 days from the date of completion.

Respectfully submitted by

Geoff Meyer/ President

1000 N. Rand Rd Suite 111, Wauconda, IL 60084. 847-514-2316

- SURVEY LEGEND**
- Monumentation Found
 - Monumentation Proposed
 - (60') Record Dimension
 - Fence Line



LEGAL DESCRIPTION

LOT 1 IN SHAHMAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

AREA OF SITE - 45,085 SQ. FT. (1.035 ACRE)
AREA OF BUILDING - 11,389 SQ. FT.



- UTILITY LEGEND**
- MANHOLE / CATCHBASIN
 - FLAGGED END SECTION
 - ⊗ WATER VALVE VAULT
 - ⊙ FIRE HYDRANT
 - UTILITY STRUCTURE
 - ▲ TRAFFIC SIGNAL
 - POWER POLE

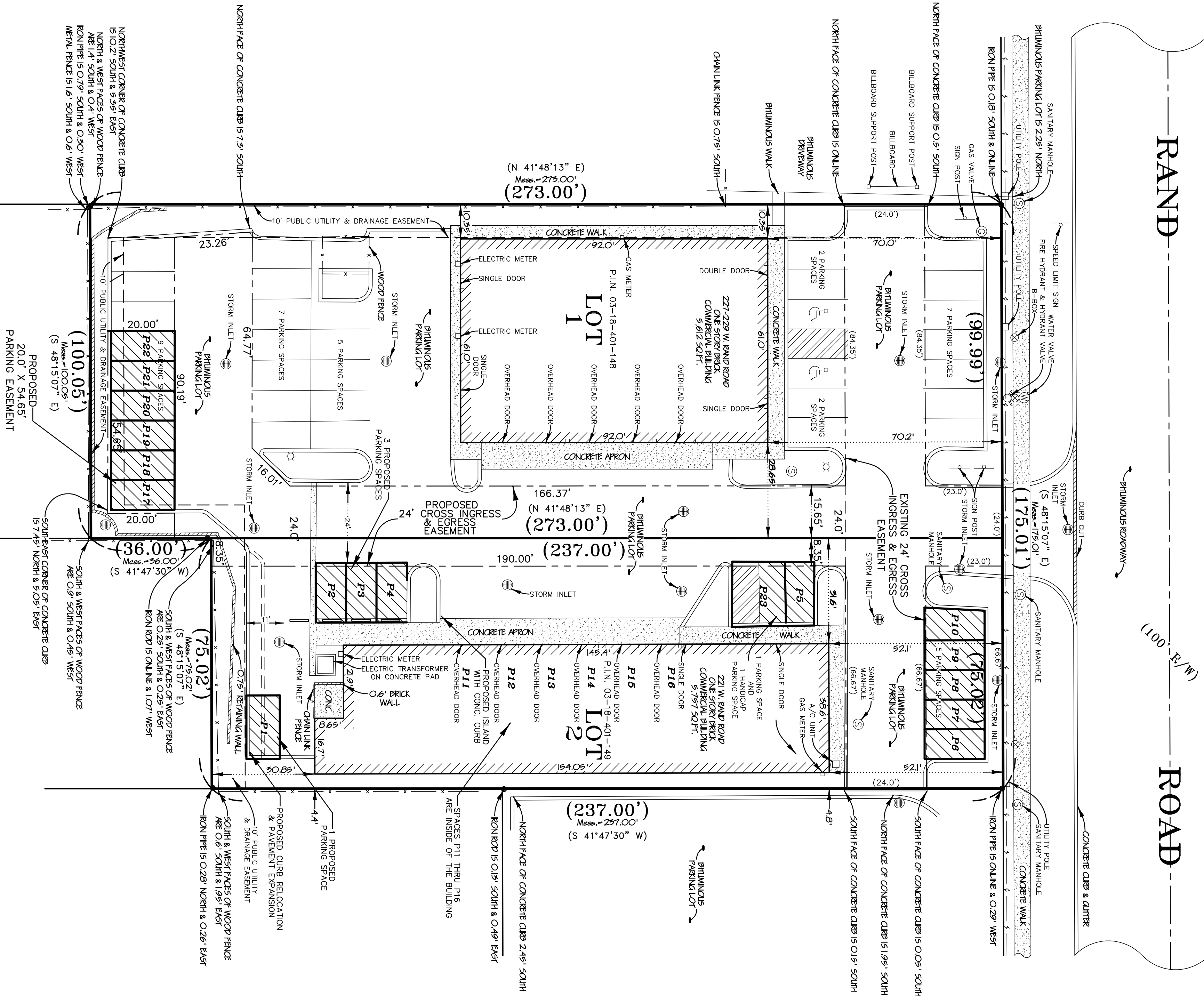
ANGLE ON THE NORTHEAST CORNER
OF THE SITE IS 90°39'58"

RAND

(100' R/W)

ROAD

ANGLE ON THE SOUTHEAST CORNER
OF THE SITE IS 89°30'47"



NOTES

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- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

ANGLE ON THE NORTHWEST
CORNER
OF THE SITE IS 89°50'02"

- TOTAL EXTERIOR PARKING SPACES**
- 36 EXISTING REGULAR PARKING SPACES
 - 3 EXISTING HAND CAP PARKING SPACE
 - 4 PROPOSED REGULAR PARKING SPACES

- TOTAL PARKING SPACES DEDICATED TO LOT TWO**
- P1 THRU P10 STANDARD EXTERIOR PARKING SPACES
 - P11 THRU P16 STANDARD BAY PARKING SPACE
 - P17 THRU P22 STANDARD EXTERIOR PARKING SPACES
 - P23 HANDICAP PARKING SPACE

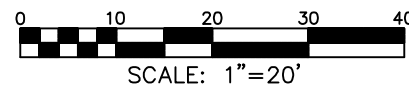
ALL PARKING SPACES SHALL BE A MINIMUM
SIZE OF 10' X 20' PER THE ILLINOIS
STANDARD ACCESSIBLE PARKING SPACES
STRIPING AND SIGNAGE SHALL COMPLY WITH
THE ILLINOIS ACCESSIBILITY CODE.

LOT NUMBERS SHOWN REFLECT THE PROPOSED TWO LOT RESUBDIVISION.

DATE OF		BY		BY			
Scale		1" = 20'		Revised By			
Per Mr. R.P.		48-00'		EAC			
Date		07/24/20		Revised By			
07/24/20		REVISED PARKING PER CLIENT		AOC			
08/02/20		REVISED PER REVIEW		AOC			
Drawing Name: 32289-PARK EX-1				Project #			
32289				01			

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET (PLS 35-2551)
- CONCRETE MONUMENT
- (50.00') RECORD DIMENSION
- X — FENCE LINE
- EASEMENT LINE
- (50.00') RECORD DIMENSION
- 100.00' PROPOSED LOT DIMENSION
- LOT EXISTING LOT NUMBER
- LOT PROPOSED LOT NUMBER



221-229 WEST RAND ROAD SUBDIVISION

LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

SCHOOL DISTRICT CERTIFICATE

PROPERTY LIES IN SCHOOL DISTRICTS:
ELEMENTARY SCHOOL DISTRICT: CONSOLIDATED COMMUNITY SCHOOL
DISTRICT NO. 25
TOWNSHIP HIGH SCHOOL DISTRICT NO. 214
HARPER COMMUNITY COLLEGE DISTRICT NO. 512

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE, THE UNDERSIGNED, PRINTED NAME _____

PRINTED NAME

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 221-229 WEST RAND ROAD SUBDIVISION, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS 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, 10 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.

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, 2045, 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 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) JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OR 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__

OWNERS SIGNATURE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY HAVE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D., _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY APPROVAL CERTIFICATE

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: _____

P.I.N. 03-18-401-148
03-18-401-149

Date of Field Work	08/30/19	Drawn By	CMG
Scale	1" = 20'	Checked By	EAC
Plat Blk. Pg.	48/00	Approved	ADC
Date	07/24/20	Revision	
	09/02/20	PARKING EASEMENT CHANGES	
	09/15/20	REVISED PER REVIEW	
		REVISED PER REVIEW	

PLAT SUBMITTED FOR RECORDING BY:
VILLAGE OF ARLINGTON HEIGHTS
33 . ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

MAIL TO:

ALLEN D. CARRADUS
100 BRIDGE STREET SUITE 1
WHEATON, ILLINOIS 60187
(630) 588-0416
(FAX) 653-7682

PREPARED FOR:

WILLIAM TERMAN
56 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL. 60035
(312) 961-0553

MAIL TAX BILL TO:

NAME: _____
ADDRESS: _____

NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68" f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

RECORDER OF DEED'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF COOK COUNTY, ILLINOIS ON THE ____ DAY OF _____, 20__ A.D.
AT _____ O'CLOCK ____ M.

COOK COUNTY RECORDER OF DEEDS _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20__

COUNTY CLERK, COOK COUNTY, ILLINOIS _____

VILLAGE APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

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 _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN SHAHWAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 28, 1994 AS DOCUMENT 94841591, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, AND ANY BEARINGS SHOWN HEREON ARE FOR THE PURPOSES OF DESCRIPTION ONLY.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 17031 C 0201 J EFFECTIVE DATE OF AUGUST 19, 2008, ZONE X.

DATED AT WHEATON, ILLINOIS, THIS 24th DAY OF July, A.D. 2020

Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2020

PLAT OF SUBDIVISION

221-229 WEST RAND ROAD, ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS

Prepared For:

WILLIAM TERMAN

Prepared By: CARRADUS LAND SURVEY, INC.
100 Bridge Street Suite 1, Wheaton, Illinois, 60187
(630) 588-0416 (FAX) 653-7682

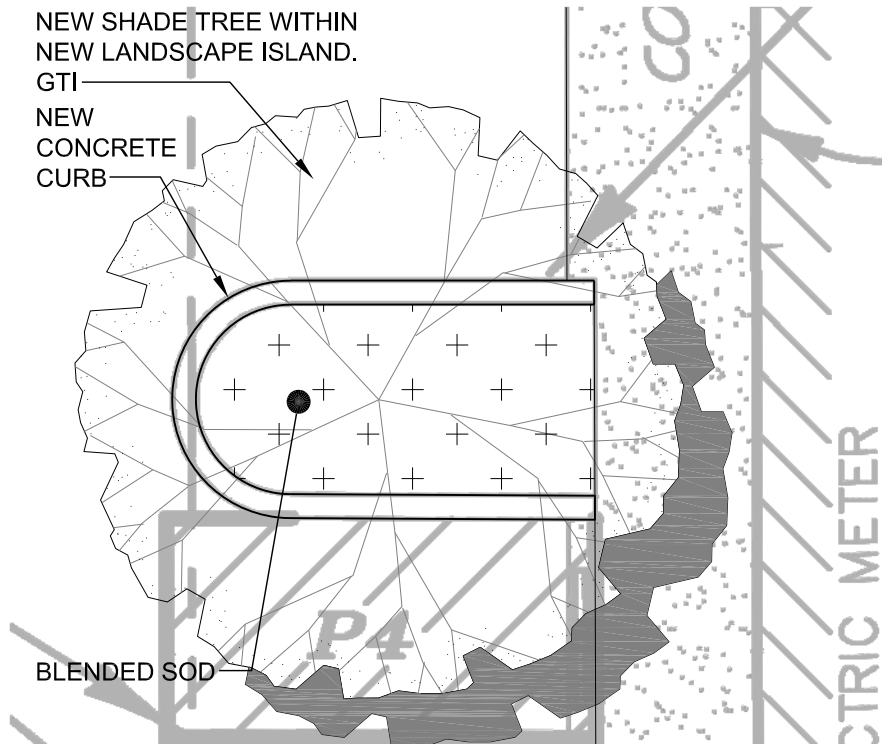
Sheet

1

or 1

Project #

32269



PLANT LIST

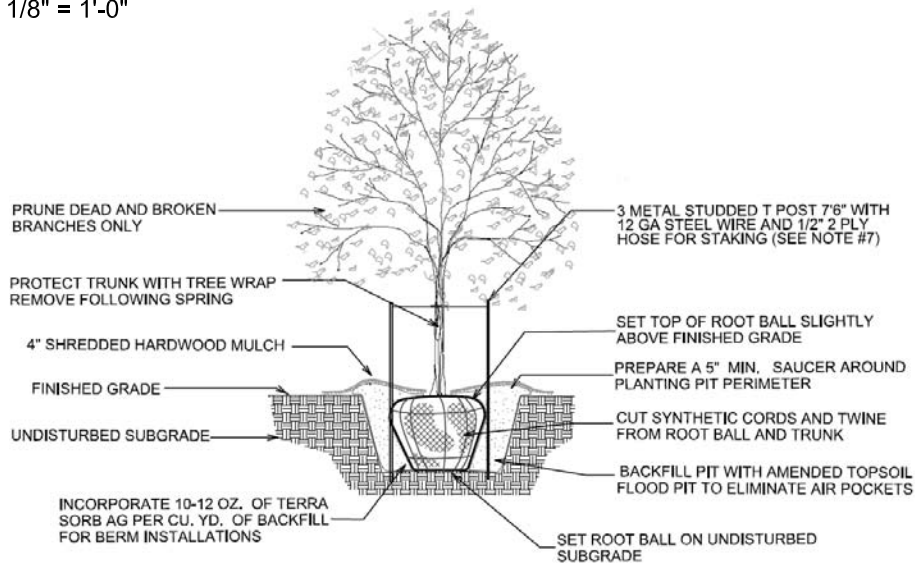
QTY	CODE	PLANT NAME	SIZE
1	GTI	GLEDITSIA TRIACANTHOS	4" CAL
		SKYLINE HONEYLOCUST	



1

LANDSCAPE ISLAND DETAIL

1/8" = 1'-0"



TREE PLANTING DETAIL

NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK

ASOOSOCIATES

Soos & Associates, Inc.
Architecture

105 Schelter Road Lincolnshire Illinois 60069
phone: 847 821 7667 fax: 847 821 8570

JUST TIRES
221-229 W RAND RD
ARLINGTON HEIGHTS, IL

**LANDSCAPE ISLAND
DETAIL**

PROJECT NUMBER: 20-1XX SA

DATE: 07-14-2020

SCALE: 1/8"=1'-0"

DRAWN BY: XXX

SHEET NUMBER: **SK1**



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: 221-229 W Rand Rd Subdivision – Preliminary and Final Plat of Subdivision,
Variation to Waive Landscape Island
PC#: 20-012– Round 1
Date: August 7, 2020

General Comments:

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

Sam –

I do not have any objections to the Plat of Subdivision and variation to waive the landscape island.

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-012
 Petitioner: Bitco Holdings, LLC - W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
 Owner: Bitco Holdings, LLC - W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
 Contact Person: Robert M. Wigoda
 Address: 1622 Willow Road - Suite 202
Northfield, Illinois 60093
 Phone #: (312) 263-3000
 Fax #: (312) 263-8489
 E-Mail: rmw@wigodalaw.com

P.I.N.# 03-18-401-148-0000 and 03-18-401-149-0000
 Location: 221 West Rand Rd., Arlington Heights, IL
 Rezoning: Current: Proposed:
 Subdivision: ✓
 # of Lots: 1 Current: 1 Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: retail
Proposed: retail
 Site Gross Area: approximately 45,085 square feet
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

FIRE PREVENTION

NO concerns.

W. Lay 7/29/20
 Director Date

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 14, 2020
Subject: 221-229 W Rand Rd, PC#20-012 Round 1

With regard the final plat of subdivision, PW has the following comments:

PW has no comments or objections as this time.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-012
 Petitioner: Bitco Holdings, LLC - W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
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 Subdivision: ✓
 # of Lots: 1 Current: 1 Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: retail
Proposed: retail
 Site Gross Area: approximately 45,085 square feet
 # 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 **ND**

Sanitary Sewer

Storm Sewer

b. Surface Improvement

Pavement

Curb & Gutter

Sidewalks

Street Lighting

c. Easements

Utility & Drainage

Access

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

X

X

X

X

X

PD

PD

#76-4, PD 3/1/95

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: **VARRAUS LANO SIEVERIN**

DATE OF PLANS: **JULY 24, 2020**

Director

VILLAGE ENGINEER

Date

8/10/2020

PLAN COMMISSION PC #20-012
221 West Rand Rd Subdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents. No public improvements are required for this subdivision.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree
14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. As the utilities are existing, one OUMA covering both parcels can be executed before the subdivision of the property, or two separate OUMA's can be executed covering each parcel. Please contact the Village Engineer for an editable version of the OUMA.
16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.

17. Regarding the proposed parking lot improvements:

- a. All standard parking spaces shall be a minimum 9 ft in width and 18 ft in depth.
- b. Lot 1 has over 25 parking spaces and will require 2 accessible parking stalls per Illinois Accessibility Code. Accessible stalls may share an access aisle. Accessible stalls dimensions and signage shall conform to the Illinois Accessibility Code.
- c. Compliant parking lot striping, signage, and comments a. and b. can be addressed at permit.

Final Plat of Subdivision:

18. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Items n., o., q. r. and t. are incomplete. For item n., the elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.

 8/10/2020
Michael L. Pagones, P.E. Date
Village Engineer

Attachments:

Final Plat of Subdivision Checklist (3 pages)

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 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 .

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 20-012

Project Name

221-229 W. Rand Road Subdivision

Project Location

221-229 W. Rand Road

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

1) The fire apparatus road (driveway between the businesses) shall have an unobstructed width of not less than 20 feet exclusive of shoulders if the buildings do not exceed the height of 30 feet.

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

Date August 5, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Rand Rd Subdivision
221-229 W Rand Rd.

Round 1 Review Comments

07/30/2020

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 exterior of the building should be illuminated especially during nighttime hours 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 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 development should not create any additional traffic problems.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. #007

Supervisor's Signature

RECEIVED
JUL 30 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-011
Petitioner: Philip & Colleen Flores
(Cremation by Water LLC)
847.414.4414
Owner: 11 West College General Partnership
(POC: Rich & Cathy Bondarowicz)
312.504.1835
Contact Person: Philip Flores, Jr.
Address: 11 E. Brookwood Drive
Arlington Heights, IL 60004-2511
Phone #: 312.340.8852
Fax #: n/a
E-Mail: PhilipFloresJr@yahoo.com

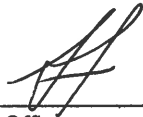
P.I.N.# _____
Location: 11 W. College Drive, Unit K, 60004
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ☒ For: Crematory
Land Use Variation: ☒ For: _____
Eco-friendly Aqua Cremation Business
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: 1 Unit (2,600sq ft) - Commercial
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments at this time.

RECEIVED
AUG 04 20
PLANNING & DEVELOPMENT DEPARTMENT

Sean Freres  8/4/20
Environmental Health Officer Date

James McCalister  8/4/20
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-012
 Petitioner: Bitco Holdings, LLC - W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
 Owner: Bitco Holdings, LLC - W. Rand Rd.
56 Skokie Valley Road
Highland Park 60035
 Contact Person: Robert M. Wigoda
 Address: 1622 Willow Road - Suite 202
Northfield, Illinois 60093
 Phone #: (312) 263-3000
 Fax #: (312) 263-8489
 E-Mail: rmw@wigodalaw.com

P.I.N.# 03-18-401-148-0000 and 03-18-401-149-0000
 Location: 221 West Rand Rd., Arlington Heights, IL
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 Special Use: For:
 Land Use Variation: For:
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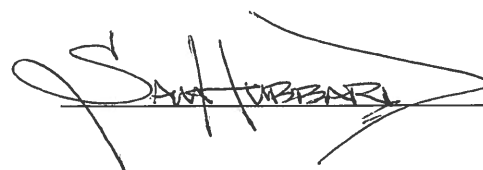
(Petitioner: Please do not write below this line.)

YES NO

1. X COMPLIES WITH COMPREHENSIVE PLAN?
2. X COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

Please see additional comments attached.

 8-13-20
 Date

Planning & Community Development Dept. Review

August 14, 2020



REVIEW ROUND 1

Project: 221-229 W. Rand Rd. Subdivision
Proposed Subdivision and Variation

Case Number: PC 20-012

General:

7. The following approvals have been requested:
 - a. **Preliminary & Final Plat of Subdivision to subdivide one lot into two lots.**
 - b. **Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.**
8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, **no less than one week** prior to the tentative Sept. 23rd Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided **one week prior** to appearing before the Village Board for Final Plat approval.
10. Please make sure all revised plans are labeled with a revision date.

Site Plan:

11. Lot 1 requires 2 handicap parking stalls. Please note that the existing striped handicap accessible aisle may be viable to serve both spaces, with each required handicap space abutting on either side. Please confirm whether both potential handicap accessible spaces would comply with all IAC regulations. If not, changes may be required to accommodate for both AIC required handicap parking stalls. This can be addressed at time of permit.
12. Please revise Exhibit "I" to show the location and square footage of the retail space within the building on Lot 1 (dashed line showing approximate boundaries of demising walls plus note on plans with square footage).

Final Plat of Subdivision:

13. The required building setbacks must be added to the Plat. See below:
 - a. Southwest (rear): 20'
 - b. Southeast (side): 5' (but only along stretch of property abutting residential zoning).
 - c. Northwest (side): 10'
14. The previous approvals for the property (Ordinance #94-051) required the following:

6. The petitioner shall provide cross-access, ingress-egress easements, to the adjacent properties located along the Rand Road frontage.

This cross access was established via an easement on the Plat of Subdivision from 1994. The proposed subdivision includes language that abrogates all previous ingress/egress easements on the property. Consequently, in order to remain in compliance with Ord. 94-051, this easement would need to be established as part of this subdivision (or not be abrogated). Furthermore, the following additional easements would be needed as part of this subdivision:

- a) Lot 2 needs access across Lot 1 to the northwest, to take advantage of any future connection to the adjacent property abutting to the northwest (if said connection is ever constructed).
- b) Lot 1 needs access across Lot 2 to the southeast, to take advantage of any future connection to the adjacent property abutting to the southeast (if said connection is ever constructed).

- 15. Please remove all references to DuPage County.
- 16. The Owners Certificate should be revised to more closely resemble the certificate as required by code - Chapter 29, Section 29-217(a). Please revise the language accordingly. Paragraphs 2 and 3, as included in the code section referenced above, can be omitted since no protective covenants have been proposed.
- 17. Remove the Village Board, Village Collector, and Village Clerk certificates. Replace as shown with the certificates identified in Section 29-217(b).
- 18. Please add to the Plat the statement as outlined in 29-209(q), which should be included under the owners certificate.
- 19. Please provide the draft language for the ingress/egress easement provisions.

Prepared by: 

221-229 W. Rand Road Subdivision

221-229 W. Rand Road

PC #20-012

August 14, 2020

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing islands where the code-required tree is absent.
- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Along Rand Road infill where there are gaps within the required screen.
- 3) The code-required screen must be provided along the southwest property line adjacent to the residential district. Chapter 28, Section 6.15-2.2 requires either; a 6-foot tall masonry wall, a 6-foot tall solid wood fence, or an offset double row of 6-foot high densely planted landscape material that provide year round opacity.

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

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

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

<u>COMMENTS</u>	<u>RESPONSE</u>
<u>ENGINEERING DEPARTMENT</u>	
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.	The Petitioner acknowledges and accepts this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents. No public	The Petitioner acknowledges and accepts this understanding. A cost estimate will be provided at least three weeks prior to the final Plan Commission meeting (September 2, 2020).

improvements are required for this subdivision.	
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East.	The Petitioner acknowledges and accepts this understanding.
14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.	The Petitioner acknowledges and accepts this understanding.
15. An Onsite Utility Maintenance Agreement (OUMA) must be executed prior to final engineering approval. As the utilities are existing, one OUMA covering both parcels can be executed before the subdivision of the property, or two separate OUMA's can be executed covering each parcel. Please contact the Village Engineer for an editable version of the OUMA.	The Petitioner acknowledges and accepts this understanding. The OUMA will be executed by September 16, 2020.
16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be addressed at permit.	No on-site lighting is proposed.
17. Regarding the proposed parking lot improvements: a. All standard parking spaces shall be a minimum 9 ft in width and 18 ft in depth.	The Petitioner acknowledges and accepts this understanding.

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

emergency situations or for suspicious/criminal activity on the property during all hours.	
<u>PLANNING & COMMUNITY DEVELOPMENT DEPT. REVIEW</u>	
7. The following approvals have been requested: a. Preliminary & Final Plat of Subdivision to subdivide one lot into two lots. b. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.	The Petitioner acknowledges and accepts these understandings.
8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the tentative Sept. 23rd Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval, with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). Please note that no public notice is required for Final Plat of Subdivision approval. Should you end up proceeding with Preliminary Plat approval only, an electronic copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.	The final signed Plat will be submitted by September 16, 2020.
9. Please note that payment of all applicable engineering fees and the provision of all surety bonds, public improvement deposits, and maintenance guarantees must be provided one week prior to appearing before the Village Board for Final Plat approval.	The Petitioner acknowledges and accepts this understanding. The required payment and provision of bonds, deposits, and guarantees will be submitted by September 16, 2020.
10. Please make sure all revised plans are labeled with a revision date.	The Petitioner acknowledges and accepts this understanding.

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

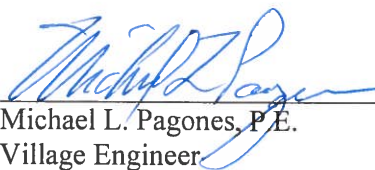
19. Please provide the draft language for the ingress/egress easement provisions.	The ingress / egress easement provisions will be addressed in the Declaration of Reciprocal Easements.
<u>LANDSCAPE COMMENTS</u>	
1. Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of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

PLAN COMMISSION PC #20-012
221 West Rand Rd Subdivision
Round 2

19. Petitioner's responses to comments #11-14, 16 & 17 are acceptable.
20. Petitioner's response to comment #15 is noted. Provide a .pdf of the draft Onsite Utility Maintenance Agreement (OUMA) directly to Engineering for review before signatures. The signed OUMA must be provided to the Village before the scheduled Village Board meeting to be considered for approval.

Final Plat of Subdivision:

21. Petitioner's responses to comment #18 are noted:
- Item "n": Provide signature line(s) for the Owner's Certificate. The line after "We, the undersigned," is for printed names.
 - Item "o": Satisfactorily addressed.
 - Item "q": Revise Harper Community College District No. from 215 to 512.
 - Item "r": Not required as there is no new driveway to Rand Rd.
 - Item "t": Not addressed. Add a block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.


Michael L. Pagones, P.E. 9/9/2020
Village Engineer Date

Planning & Community Development Dept. Review

September 11, 2020



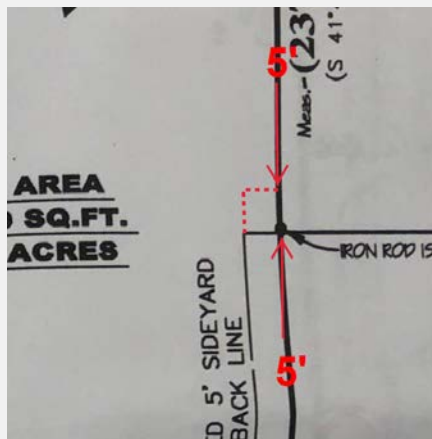
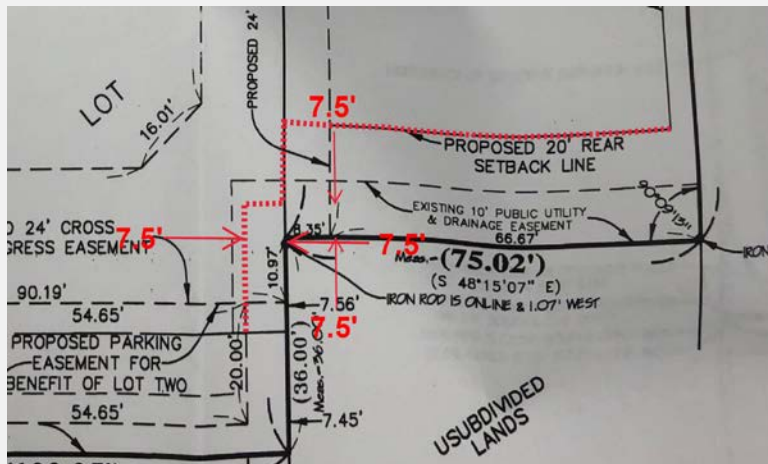
REVIEW ROUND 2

Project: 221-229 W. Rand Rd. Subdivision
Proposed Subdivision and Variation

Case Number: PC 20-012

General:

20. The response to comments #7 - #10, and #15 - #18 are acceptable.
21. The response to comment #11 is noted. At time of construction of the required landscape islands, a IAC compliant restriping plan is required.
22. The response to comment #12 is noted. Per email, the space is 1,993 square feet.
23. The response to comment #13 is noted. Please make the following corrections to the setbacks (your surveyor will have to clean it up – the below is just showing the required setbacks):



24. The response to comment #14 is noted. Please revise the language as shown below:

CROSS INGRESS – EGRESS EASEMENT

AND PARKING EASEMENT

EASEMENT FOR CROSS INGRESS & EGRESS ON LOT ONE SHALL PROVIDE ACCESS TO LOT TWO, AND ON LOT TWO SHALL PROVIDE ACCESS TO LOT ONE. THE EASEMENT FOR PARKING ON LOT ONE SHALL PROVIDE ACCESS TO THOSE SPACES FOR THE EXCLUSIVE USE BY LOT TWO. THE EXISTING INGRESS & EGRESS EASEMENT WHICH SHALL REMAIN IN PLACE ~~SHALL BE FOR THE BENEFIT OF LOTS ONE AND TWO AS ABOVE, AND ITS CREATION PRECEDED THE CREATION OF LOTS ONE AND TWO AS SHOWN HEREON.~~

AND SHALL CONTINUE TO BE FOR THE BENEFIT OF THE ADJACENT PROPERTIES ON THE RAND ROAD FRONTAGE, SHALL BE REVISED TO ALSO BE TO THE BENEFIT OF LOTS 1 AND 2 TO ALLOW CROSS ACCESS ALONG THE FRONTAGE FOR BOTH LOTS 1 AND 2 OF THIS SUBDIVISION.

25. The response to comment #19 is noted. Prior to recording, please provide the parking easement agreement for Village review.

Prepared by:

Sam J. [Signature]