



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 24, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Karr Subdivision - 620 S. Beverly Ln. - T1565
Plat of Subdivision
- B. 10 E. Algonquin Rd. - Food Mall - T1548
Redevelopment of Outlot, SUP for Restaurants

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Karr Subdivision - 620 S. Beverly Ln. - T1565

Department: Planning & Community Development

Requested Action

Plat of Subdivision to consolidate three existing lots into two single-family lots.

Variations Identified

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed request and is generally supportive of the proposed Plat of Subdivision to consolidate the three lots into two 75' x 131.64' lots, subject to the following:

1. Submittal of a Plat of Subdivision, including preliminary engineering plans.
2. The applicant must provide information on the current front yard setbacks of the homes along the west side of Beverly Ln. between Rockwell Street and Fairview Street to determine the required front yard setback.
3. A fee in lieu of detention shall be required.
4. Land dedication fees are required for the new additional lot at time of building permit.
5. A Design Commission application must be submitted for each new home within the subdivision.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial

Type

Board or Commission Report
Exhibits

Plat of Survey
Site Plan

Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: August 24, 2016
 Date Prepared: August 19, 2016
 Project Title: Karr Subdivision
 Address: 620 S. Beverly Ln.

BACKGROUND INFORMATION

Petitioner: Leslie A. Karr
 Address: 9611 Foster Ave.
 Schiller Park, IL 60176

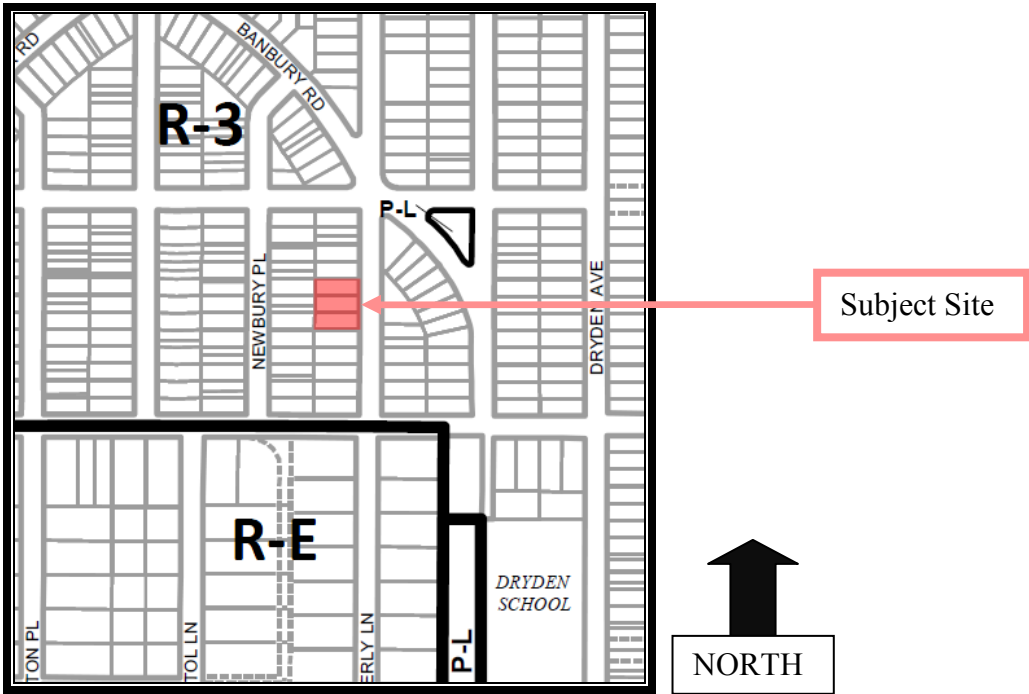
Existing Zoning: R-3, One-Family Dwelling District

Requested Action:

- Plat of Subdivision to consolidate three existing lots into two single-family lots.

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached

Background:

The subject property is composed of three platted “lots of record” and totals approximately 19,746 square feet in size. All three lots are owned by the petitioner, who would like to subdivide the property to consolidate the three lots into two single-family lots. The site is occupied by an existing single-family home, which would be demolished as a result of the subdivision process. The petitioner intends to construct and occupy one of the single-family homes that will occupy the site and sell off the remaining lot for development.

Preliminary and Final Plat of Subdivision approval is required for all subdivisions, and the applicant must submit a Plat of Subdivision as part of the Plan Commission review process. Additionally, the applicant must indicate if they are intending to combine the Preliminary and Final Plat of Subdivision process, or if they would like to proceed for each approval separately.

Zoning and Comprehensive Plan

The Comprehensive Plan identifies the future land use of the subject property as “Single-Family Detached”, which is consistent with the R-3 zoning district. The proposed subdivision is therefore compliant with the Comprehensive Plan.

Within the R-3 District, the minimum lot size is 8,750 square feet for interior lots and the minimum lot width for properties between 8,750 and 10,000 square feet is 70’. The consolidation would yield two 9,873 square foot lots, each with a 75’ lot width. The proposed lots comply with the R-3 District regulations (as indicated in the table below) and therefore no Variation to lot size or width would be required.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)	Front yard setback	Side yard setback	Rear yard setback
Required:					
R-3 Lot	8,750	70' (when lot size is between 8,750 and 10,000 sq. ft.)	25' - However, is average of existing setbacks when 40% of frontage is developed	10% of lot width (minimum 7 FT)	30'
Proposed:					
Lot 1	9,873	75	25	8	30
Lot 2	9,873	75	25	8	30

Staff has analyzed the proposed subdivision in relation to the surrounding developed lot sizes on the block on both sides of the street between Fairway Street and Rockwell Street where the subject property is located. Exhibit I shows this relationship graphically, the table below shows this relationship in numerical format.

	Lot Width	Lot Size (approx.)
Proposed Subdivision:		
Lot 1	75'	9,873
Lot 2	75'	9,873
Existing Homes on Frontage:		
711 E. Fairway	75'	9,873
608 S. Beverly	125'	16,455
630 S. Beverly	150'	19,745
640 S. Beverly	50'	6,582
714 E. Rockwell	50'	6,582
615 S. Beverly	207'	15,810
633 S. Beverly	75'	9,750
635 S. Beverly	50'	6,518
641 S. Beverly	50'	6,518
804 E. Rockwell	50'	6,518

As the proposed lots conform to the R-3 district lot size regulations and fall within the range of lot sizes as exist within the block where the subject property is located, staff is supportive of the proposed subdivision.

Site Plan, Building and Landscaping

Design Review is required prior to the construction of any new single-family dwelling and will be required if the proposed subdivision is approved and plans are submitted for a new home.

Additionally, a fee in lieu of detention shall be required and therefore preliminary engineering will be required if the proposed subdivision moves forward.

A tree preservation plan is only required for subdivisions which contain three or more lots. As the proposed subdivision would create only two lots, a tree preservation plan will not be required.

The proposed lots conform to side and rear yard setback requirements, however, the front yard setback is determined by the average front yard setback of the homes along the frontage (west side of Beverly Ln between Rockwell St. and Fairway St.). As part of the formal Plan Commission submittal, the petitioner must provide information regarding the average setback along the frontage to determine what the required front yard setback will be. It should be noted that the minimum front yard setback based on this average will be no less than 15' and no greater than 40'.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two lot development a formal traffic study by a certified Traffic Engineer is not required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and is generally supportive of the proposed Plat of Subdivision to consolidate the three lots into two 75' x 131.64' lots, subject to the following:

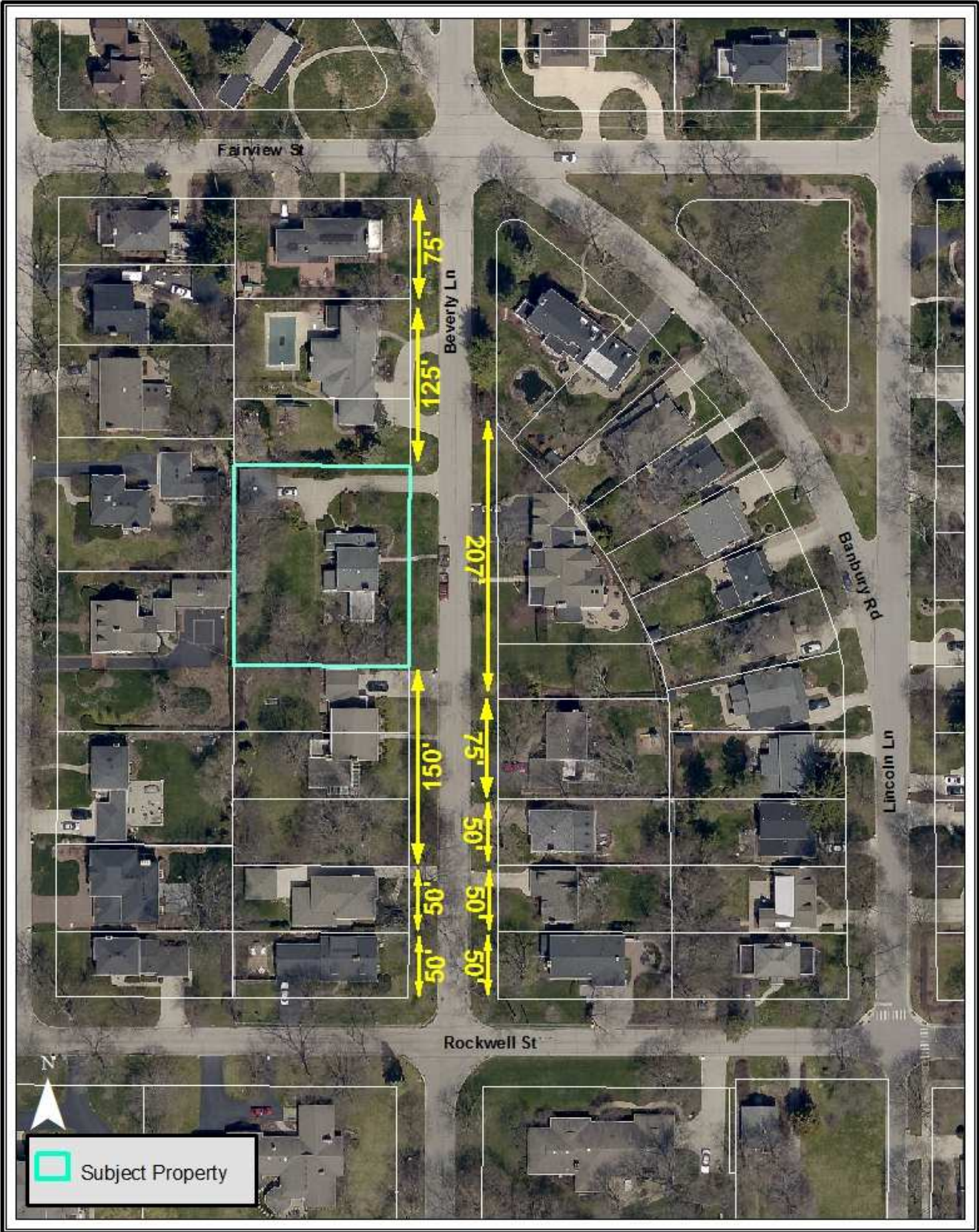
1. Submittal of a Plat of Subdivision, including preliminary engineering plans.
2. The applicant must provide information on the current front yard setbacks of the homes along the west side of Beverly Ln. between Rockwell Street and Fairview Street to determine the required front yard setback.
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5. A Design Commission application must be submitted for each new home within the subdivision.
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August 19, 2016

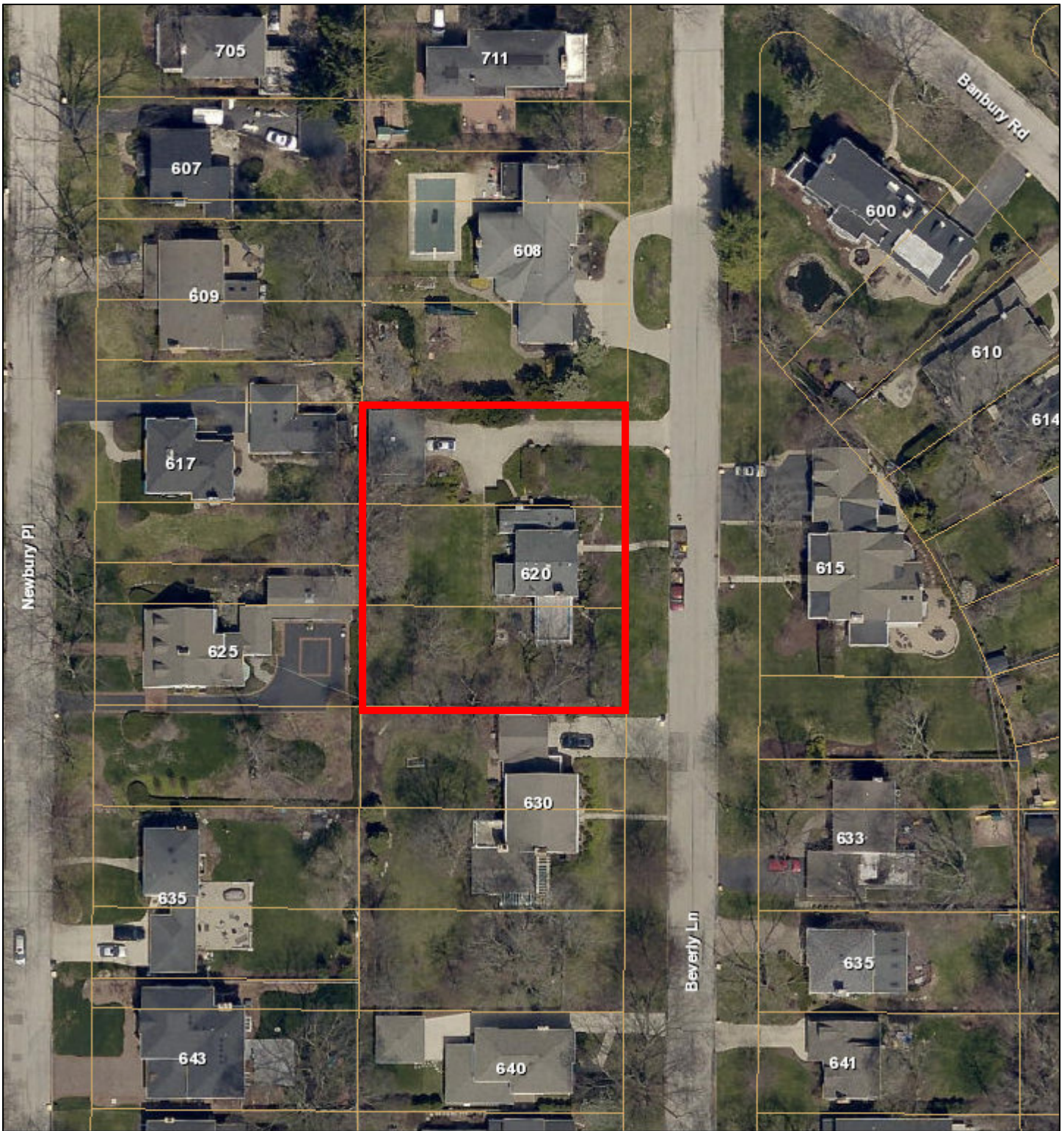
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I

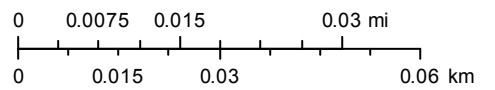


620 S. Beverly Lane - Aerial



August 12, 2016

1:1,128



North

PLAT OF SURVEY

by
Michael J. Emmert Surveys, Inc.
of

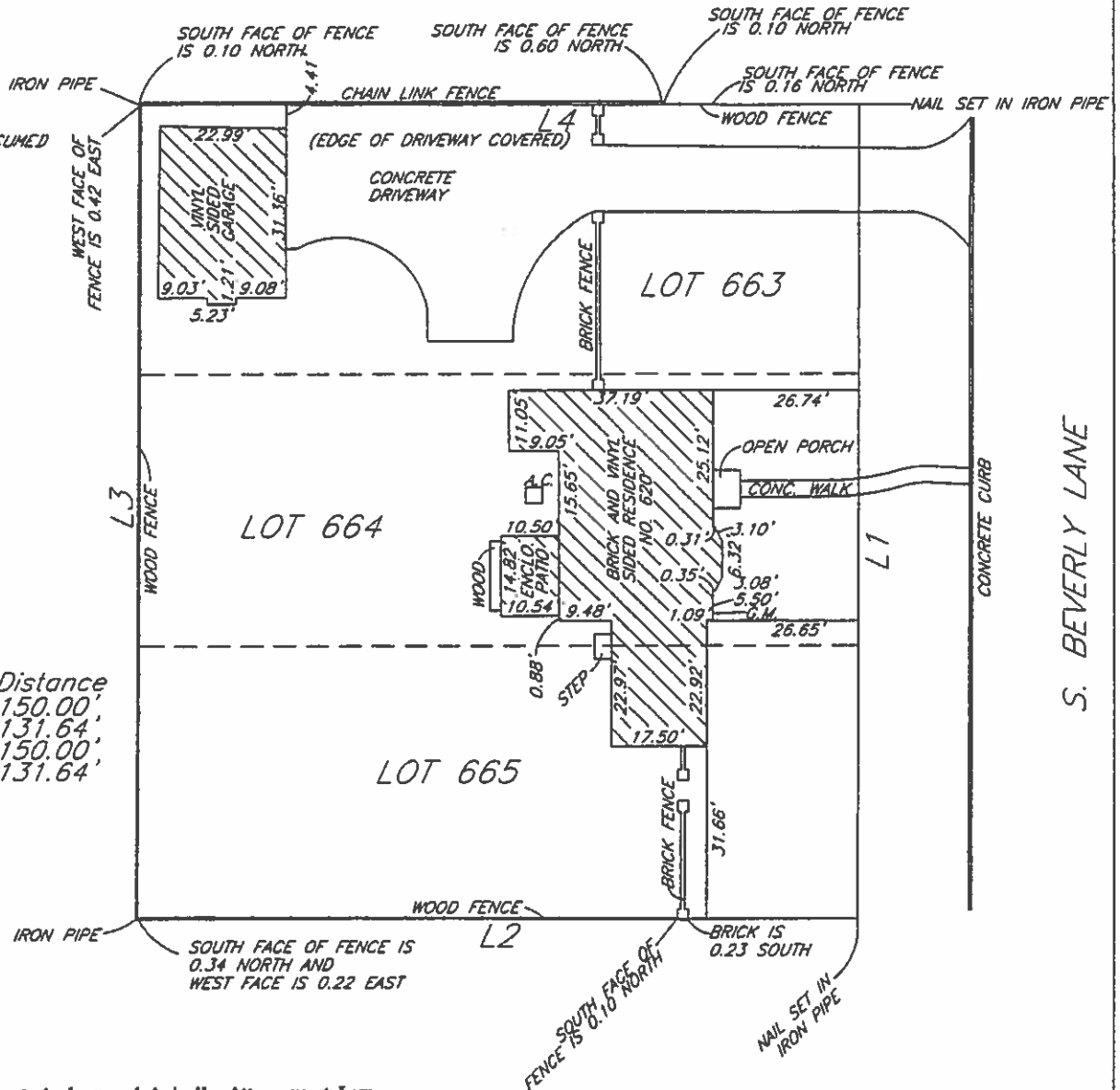
Property located at: 620 S. BEVERLY LANE
Legally described as:
LOT 663, LOT 664 AND LOT 665 IN SCARSDALE, BEING A SUBDIVISION OF THE WEST
HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



S



1 IN. = 20 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC
BASIS OF BEARINGS IS ASSUMED



LINE TABLE

Line	Bearing	Distance
L1	S.00°09'42" W.	150.00'
L2	N.89°56'23" W.	131.64'
L3	N.00°11'22" E.	150.00'
L4	S.89°53'34" E.	131.64'

Line Measure

L1	149.89'
L2	131.71'
L3	150.00'
L4	131.64'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

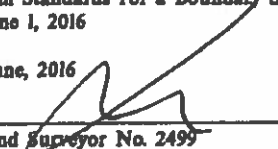
Survey ordered by: Drost, Gilbert, Andrew and Apicella, Attorneys at Law

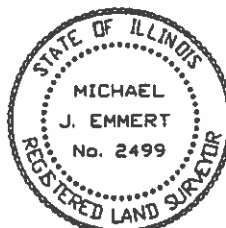
State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: June 1, 2016

Dated this 1st day of June, 2016

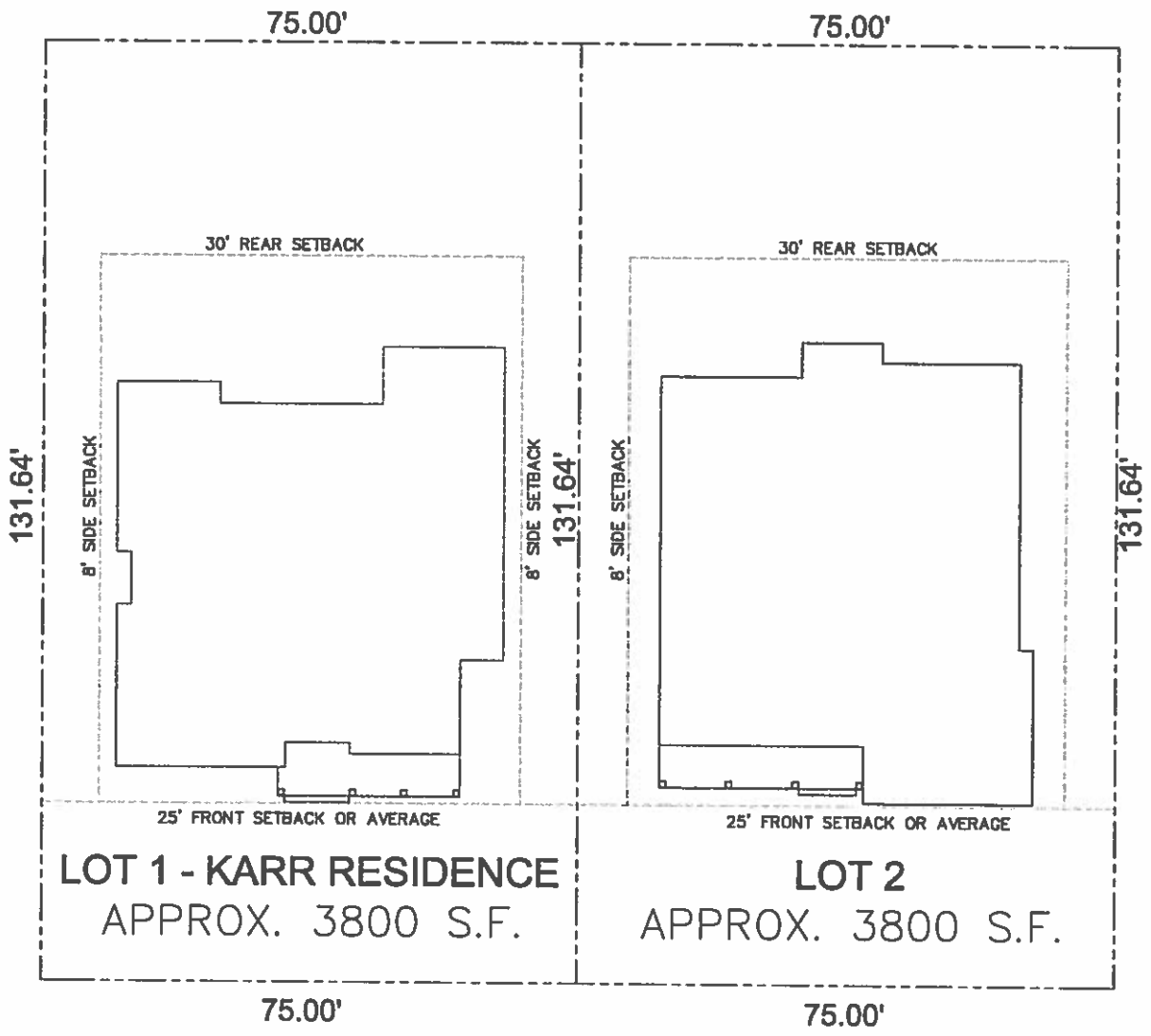
By:  President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2016
Professional Design Firm Land Surveyor Corporation No. 184.004811



	10	14	18	22	26	30	34	38	
0 AND	01	02	03	04	05	06	07	08	0 = 1 INCH
1 AND	09	10	11	12	13	14	15	16	17 = 2 INCHES
2 AND	17	18	19	20	21	22	23	24	25 = 3 INCHES
3 AND	25	27	28	29	30	31	32	33	34 = 4 INCHES
4 AND	34	35	36	37	38	39	40	41	42 = 5 INCHES
5 AND	42	44	45	46	47	48	49	50	51 = 6 INCHES
6 AND	51	52	53	54	55	56	57	58	59 = 7 INCHES
7 AND	59	60	61	62	63	64	65	66	67 = 8 INCHES
8 AND	67	68	69	70	71	72	73	74	75 = 9 INCHES
9 AND	75	77	78	79	80	81	82	83	84 = 10 INCHES
10 AND	84	85	86	87	88	89	90	91	92 = 11 INCHES
11 AND	92	94	95	96	97	98	99	100	10 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

S. BEVERLY LANE



SITE PLAN

DATE:
08-20-18

PROJECT:
KARR RESIDENCE
620 SOUTH BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS 60005

TOWN STUDIOS INC.
1297 SHERMER ROAD NORTHBRIDGE, IL 60062
TEL 847-498-0900
FAX 847-498-0988





Item: 10 E. Algonquin Rd. - Food Mall - T1548

Department: Planning & Community Development

Requested Action:

1. Plat of Resubdivision to consolidate two lots into one.
2. Amendment to Ordinance 01-029 to amend a previously approved development plan on the subject property.
3. Conceptual Special Use Permit approval for five restaurants on the subject property.

Variations Identified:

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed request and generally supports the proposed Plat of Resubdivision, amendment to Ordinance 01-029, and conceptual Special Use Permit for five restaurants, subject to the following:

1. Resolution of all items indicated within "Site Plan, Building, and Landscape" section of this report.
2. All restaurants within the development will be required to obtain a special use permit.
3. Coordination with IDOT on all modifications within IDOT Right-Of-Way.
4. Submission of a traffic and parking study prepared by a qualified professional engineer.
5. Submission of a Design Commission application.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Plat of Survey
Site Plan
Floor Plan
Schematic Site Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 24, 2016
Date Prepared: August 19, 2016
Project Title: 10 E. Algonquin Rd – Food Mall
Address: 10 E. Algonquin Rd.

BACKGROUND INFORMATION

Petitioner: Naoki Hirose
Address: Takenaka Corporation (USA)
 555 W. Pierce Rd. – Suite 190
 Itasca, IL 60143

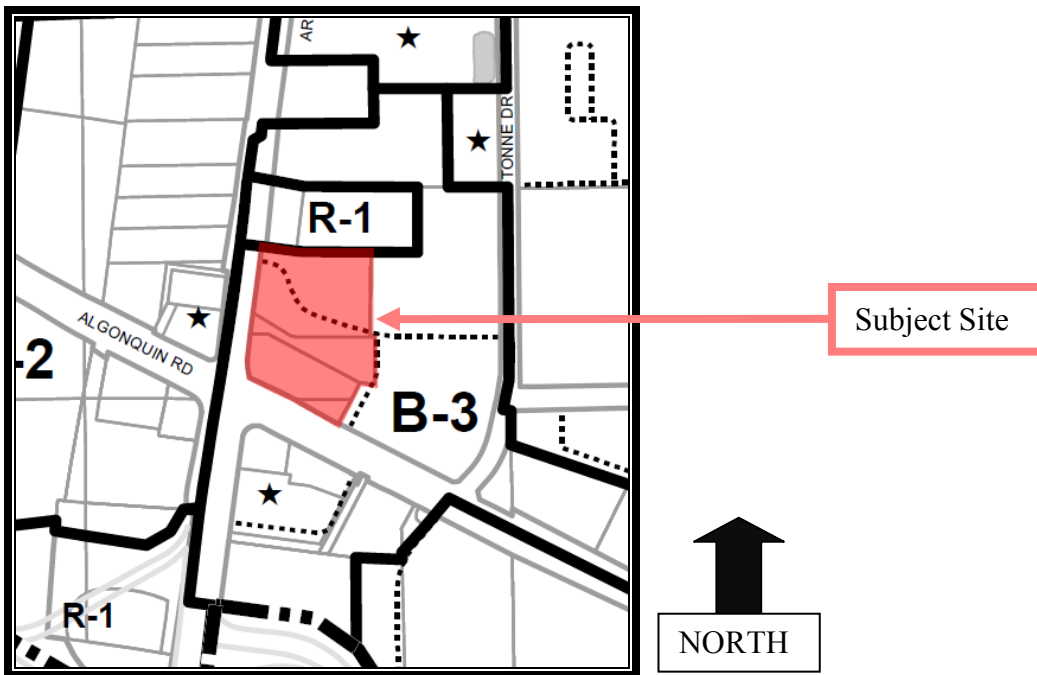
Existing Zoning: B-3, General Service, Wholesale, and Motor Vehicles District

Requested Action:

- Plat of Resubdivision to consolidate two lots into one.
- Amendment to Ordinance 01-029 to amend a previously approved development plan on the subject property.
- Conceptual Special Use Permit approval for five restaurants on the subject property.

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-1, One Family Dwelling District	Institutional (CCSD 59 Administrative Building)	Government or Institutional
South	B-3, General Service, Wholesale, and Motor Vehicles District	Commercial Building	Commercial and Offices Only
East	B-3, General Service, Wholesale,	Grocery Store and Food	Commercial

	and Motor Vehicles District	Mall (Mitsuwa)	
West	B-2, General Business District	Gas Station and Hotel (Red Roof Inn)	Commercial

Background:

The subject property is approximately 4.12 acres in size and is the site of the former Yanni’s restaurant, which was demolished earlier this year after a fire significantly damaged the building. The subject property also includes the vacant site to the north of the Yanni’s property, which was approved for a Spring Hill Hotel in 2001, but which hotel was never constructed. To the east of the subject property is the Mitsuwa grocery store and food mall. Primary access to the site comes from two drive aisles, one along E. Algonquin Road and the other along S. Arlington Heights Rd. The access aisle along E. Algonquin Road provides “right in/right out” ingress and egress, however, the access point along S. Arlington Heights Road allows full access to both northbound and southbound Arlington Heights Road. Neither access point has traffic signals.

The subject property is made up of two lots of record; the first lot is the site of the former Yanni’s restaurant and the second lot is the site of the proposed Spring Hill Hotel. The applicant has proposed the construction of an approximately 23,000 square foot building which would be a “food mall” with five individual restaurant units, two office units, and one retail unit. The anchor tenant within the food mall would be a Sushi Station restaurant. The remaining businesses that will locate within the building are unknown at this time.

As the proposed building overlaps the property line inbetween the two properties, a Plat of Resubdivision to consolidate the two lots is required. Additionally, the vacant Spring Hill Hotel site was part of a previously approved development plan in 2001 that included the Mitsuwa development to the east. Since that property was approved for a hotel in 2001 and is now proposed to be developed as part of the subject property, an amendment to the previously approved development plan from 2001 is required.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-3, General Services, Wholesale and Motor Vehicles District. Professional offices and retail establishments are permitted uses within the B-3 District. All future restaurants will each be required to obtain a special use permit and demonstrate conformance to the following criteria necessary for Special Use Permit approval:

1. ***That said special use is deemed necessary for the public convenience at this location.***
2. ***That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
3. ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

The Village's Comprehensive Plan designates the future use of the subject property as “Commercial”. The proposed development is therefore consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

Based on a preliminary review of the conceptual site plan, staff would like to outline several areas of feedback for the petitioner:

- **Sidewalks:** The existing sidewalk along Algonquin Road and Arlington Heights Road directly abuts the roadway with no parkway separation. Staff requests the applicant push the sidewalk back a minimum of 8’ in order to create a parkway due to the high speed and volume of traffic along both streets. Coordination with IDOT will be required. Any portion of the relocated sidewalk that overlaps onto the subject property will require an easement to the benefit of IDOT. Additionally, it should be noted that there are several mature trees along Arlington Heights Road, which the petitioner shall preserve.
- **Gateway Sign:** As the intersection of Arlington Heights Road and Algonquin Road is a major gateway into the Village, the petitioner is requested to analyze the potential for providing an easement for a Village owned gateway sign.
- **Reciprocal Easement Agreements (REA's):** The existing site is encumbered by a REA which was established during the approval process for the Spring Hill Hotel. The proposed layout does not appear to conform to the access easements as outlined in the REA, and the petitioner will have to work with the owner of the existing Mitsuwa development to amend the REA.

- **Schematic Site Plan:** The Planning and Community Development Department has provided the petitioner with a conceptual site plan illustrating the desired layout for redevelopment of this area. The petitioner is requested to provide a site plan which conforms to this schematic site plan. Additionally, the petitioner shall provide reciprocal access to the benefit of the property to the north of the subject property, which will be effective upon the property to the north providing reciprocal access back to the subject property (which will be required once the northern property is redeveloped). Finally, the conceptual site plan shows a jogged access aisle (labeled “Future Access Easement”) where this aisle connects to an existing drive aisle. This jogged orientation should be straightened and the construction of the drive aisle may be required during the redevelopment of this site.
- **Landscaping:** The applicant will be required to provide a tree preservation plan and landscape plan as part of the formal Plan Commission application. The proposed concept plan does not appear to provide the required landscape islands at the end of every 20 parking stalls.
- **Dumpster Enclosure:** The proposed location of the dumpster enclosure is not suitable. The petitioner is requested to find an alternative location towards the rear of the building to keep the enclosure shielded from Algonquin Road and Arlington Heights Road to the maximum extent possible.

Design Commission

The new building will be required to obtain Design Commission approval. An application to the Design Commission should be submitted in conjunction with the application to the Plan Commission.

Traffic & Parking

Table 1 below analyzes the proposed parking relative to code requirements:

Table 1 – Parking Analysis

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	ESTIMATE SEATING AREA	PARKING REQUIREMENT	PARKING REQUIRED
10 E. Algonquin Rd. - Tenant 1	Sushi Station	Restaurant	4,980	3,486	1 space per 45 sq. ft. of seating area	77
10 E. Algonquin Rd. - Tenant 2	Unknown	Restaurant	2,200	1,540	1 space per 45 sq. ft. of seating area	34
10 E. Algonquin Rd. - Tenant 3	Unknown	Restaurant	1,960	507	1 space per 45 sq. ft. of seating area	11
10 E. Algonquin Rd. - Tenant 4	Unknown	Restaurant	1,620	660	1 space per 45 sq. ft. of seating area	15
10 E. Algonquin Rd. - Tenant 5	Unknown	Restaurant	2,770	1,939	1 space per 45 sq. ft. of seating area	43
10 E. Algonquin Rd. - Tenant 6	Unknown	Professional Office	550	N/A	1 space per 300 sq. ft.	2
10 E. Algonquin Rd. - Tenant 7	Unknown	Professional Office	570	N/a	1 space per 300 sq. ft.	2
10 E. Algonquin Rd. - Tenant 8	Unknown	Retail	1,680	N/A	1 space per 300 sq. ft.	6
	Total Required		16,330			190
	<i>Total Provided</i>					220
	Surplus / (Deficit)					30

Based on a preliminary analysis, it appears that the proposed development is compliant with all parking requirements. As the seating area sizes are only a estimate, further analysis for compliance with all parking requirements will be required when final floor plans are submitted for each restaurant.

It should be noted that a traffic study must be submitted in conjunction with the proposed application. Furthermore, the applicant has proposed modifications to the Arlington Heights access drive, which will require review and approval from IDOT.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed Plat of Resubdivision, amendment to Ordinance 01-029, and conceptual Special Use Permit for five restaurants, subject to the following:

1. Resolution of all items indicated within “Site Plan, Building, and Landscape” section of this report.
2. All restaurants within the development will be required to obtain a special use permit.
3. Coordination with IDOT on all modifications within IDOT Right-Of-Way.
4. Submission of a traffic and parking study prepared by a qualified professional engineer.
5. Submission of a Design Commission application.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

_____, August 19, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1548

Aerial



Tonne Dr

Falcon Dr

Algonquin Rd

Arlington Heights Rd

N

2016/8/15

A&A Plaza (Official Name T.B.D.) Project Description

Yamasho Inc.(owner) is a company that specializes in importing and distributing Japanese foods and products (tableware, kitchen equipment, knives, sushi cases, etc.) for restaurant operations and was established in 1981. The company currently also operates a unique “Kaiten (revolving) Sushi” type restaurant called Sushi Station in Rolling Meadows and Elgin, IL. The restaurant has a covered conveyor belt installed in the seating area that moves clockwise to serve sushi continuously while the customer can choose the food as it comes by.

The owner has recently purchased a plot of land located near the corner of Arlington Heights Rd. and Algonquin Rd. (former Yanni’s Restaurant and adjacent to the Mitsuwa Grocery Store) and intends to develop it as a potential location for a new building that would house a new Sushi Station restaurant along with several other tenants (T.B.D.). Taking the Chicago area’s weather into consideration, Yamasho would like to create a multi-tenant complex similar to a typical strip mall but with an interior corridor that would be used to access the shops from the inside of the building. The owner does not plan to limit the tenants to restaurant usage, but expects all/most of the restaurant tenants to serve alcohol.

The A&A Plaza building is expected to be around 20,000 ~ 23,000 sf and to be located at the corner of the property near Arlington Heights Rd. and Algonquin Rd. to allow maximum visibility to the drivers passing by on the streets with high traffic. The roof is to have a circular form with segmented straight lines in plan (except for the pie shaped cutout at the southwest corner that acts as a landscape area) while the bottom half (where people will be present) is a combination of orthogonal walls following the south and west property lines with some exterior walls following the shape of the curved roof above. The building is currently planned to be about 20 ft in wall height. The plan is to have about 4 to 5 tenants and (2) faculty offices inside the facility. The owner would also like to create a modern and casual atmosphere to the building.

Due to the size and form of the proposed building, the two lots would need to be merged as one property, and would therefore require a lot consolidation. Some existing easements (driveway, trash enclosure, etc.) would be removed as part of the consolidation since it was originally installed for the previous development layout. Also, the owner would like to make sure that the parking for this lot will be dedicated for this new building since the parking agreement with the neighboring facility expired couple years ago.

Sushi Station is committed to serving great food at a reasonable price. It would be no less in the Arlington Heights branch. Yamasho would like to partner with the Village of Arlington Heights and work through any obstacles to complete the project on budget and on time.

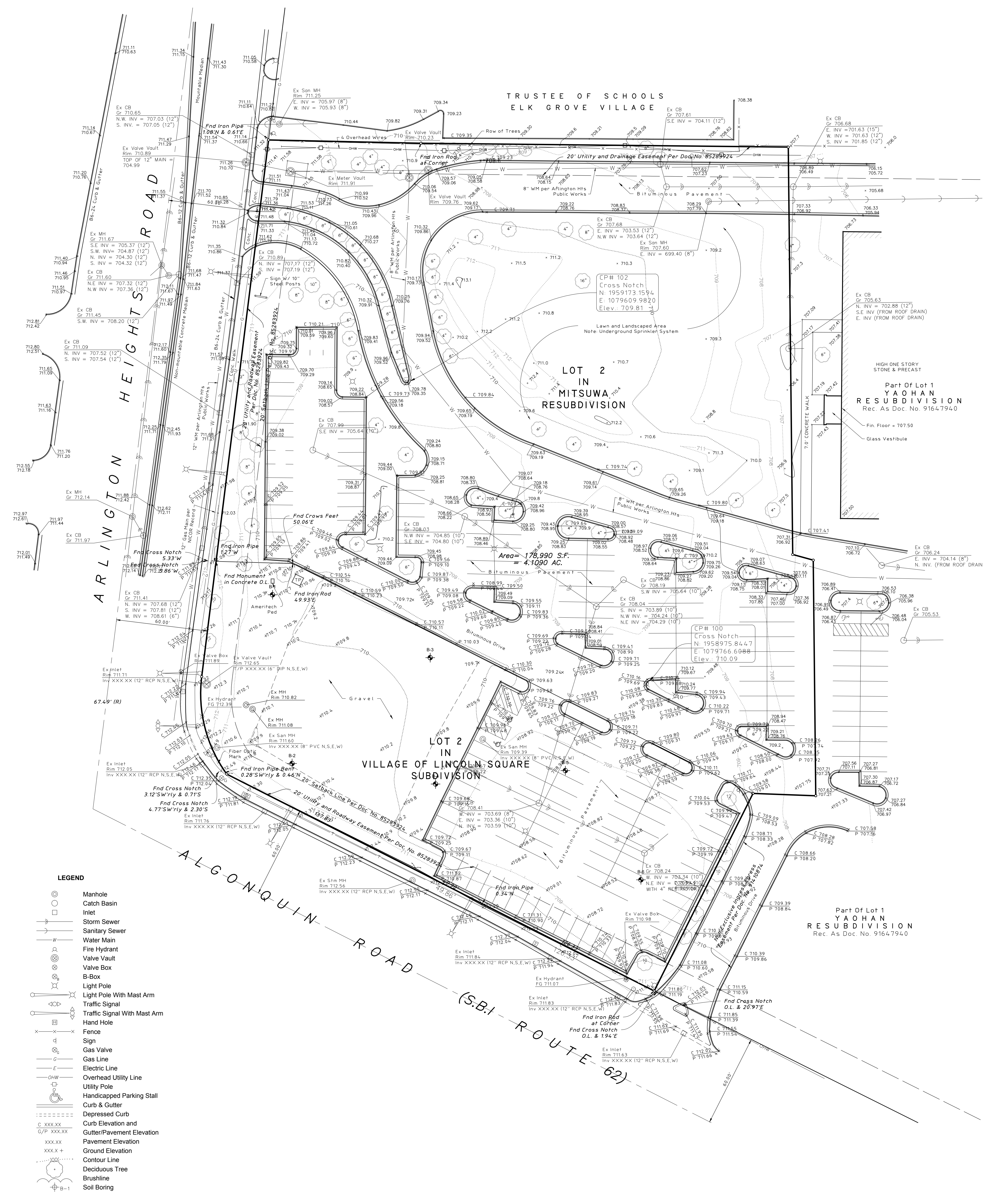
LEGAL DESCRIPTION

LOT 2 IN MITSUWA RESUBDIVISION OF YAohan RESUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOC. NO. 0011005775, IN COOK COUNTY, ILLINOIS.

ALSO,

LOT 2 IN THE VILLAGE OF LINCOLN SQUARE SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOC. NO. 85283924, IN COOK COUNTY, ILLINOIS

TRUSTEE OF SCHOOLS
ELK GROVE VILLAGE

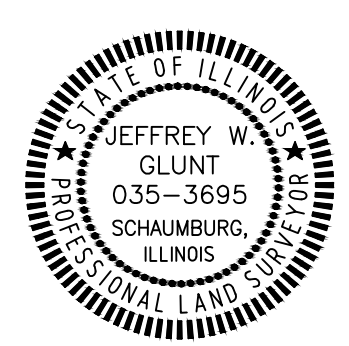


- LEGEND**
- ⊙ Manhole
 - ⊕ Catch Basin
 - ⊖ Inlet
 - ⊗ Storm Sewer
 - ⊘ Sanitary Sewer
 - ⊙ Water Main
 - ⊙ Fire Hydrant
 - ⊙ Valve Vault
 - ⊙ Valve Box
 - ⊙ B-Box
 - ⊙ Light Pole
 - ⊙ Light Pole With Mast Arm
 - ⊙ Traffic Signal
 - ⊙ Traffic Signal With Mast Arm
 - ⊙ Hand Hole
 - ⊙ Fence
 - ⊙ Sign
 - ⊙ Gas Valve
 - ⊙ Gas Line
 - ⊙ Electric Line
 - ⊙ Overhead Utility Line
 - ⊙ Utility Pole
 - ⊙ Handicapped Parking Stall
 - ⊙ Curb & Gutter
 - ⊙ Depressed Curb
 - ⊙ Curb Elevation and Gutter/Pavement Elevation
 - ⊙ Pavement Elevation
 - ⊙ Ground Elevation
 - ⊙ Contour Line
 - ⊙ Deciduous Tree
 - ⊙ Brushline
 - ⊙ Soil Boring

Surveyor's Notes:

- Field work was completed on June 24, 2016.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123).

Benchmark
Site Benchmark
CP # 100 (See Survey)
Description: Cross Notch
Elevation: 710.09 NAVD 88 (Geoid 12A)



State of Illinois)
County of Cook) SS:
This professional service conforms to the current Illinois minimum standards for a boundary topographic survey.
Schaumburg, Illinois June 24, 2016
By: _____ Illinois Professional Land Surveyor No. 3695

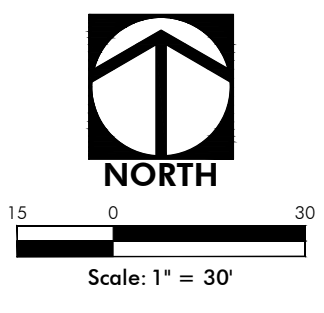
Ordered By: Marchis
Order No.: 16-091 Lot No. 2

EXPIRES 11-30-16

BOUNDARY & TOPOGRAPHIC SURVEY
NE CORNER PARCEL
ALGONQUIN AT ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No. Date Revision



Project Manager: JWG
 Engineer: JWG
 Date: 2016.06.29
 Project No.: 16091
 Sheet: 1/1

BUILDING 23,000 SF
(TOTAL SIZE MAY VARY DEPENDING ON TENANT COUNT)

PARKING CALCULATION

*1 PARKING SPACE REQUIRED FOR EVERY 45 SF OF SEATING AREA.
1 PARKING SPACE REQUIRED FOR EVERY 300 SF OF OFFICE AREA.

	AREA (SF)	ESTIMATED SEATING AREA	# OF PARKING*
TENANT 1	4980	3486	78
TENANT 2	2200	1540	35
TENANT 3	1960	507	12
TENANT 4	1620	660	15
TENANT 5	2770	1939	44
SPACE	1680	507	12
OFFICE 1	550	-	2
OFFICE 2	570	-	2
		TOTAL REQUIRED PARKING:	200
		REQUIRED ADA PARKING:	6

CURRENT PLAN SHOWS 70 EXISTING PARKING SPACES TO REMAIN, 143 NEW PARKING SPACES, 5 EXISTING ADA SPACES, AND 2 NEW ADA SPACES. TOTAL PARKING = 213 NORMAL SPACES, 7 ADA SPACES.

PAVEMENT TYPE

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT

PROJECT YS
10 E. Algonquin Road
Arlington Heights, IL 60005

TAKENAKA
Planners, Builders

TAKENAKA CORPORATION (U.S.A.)
555 Pierce Road, Suite # 190
Itasca, Illinois 60143

General Notes

NOTICE

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2 PLAT AND SUBDIVISION COMMITTEE 8/15/16

1 VILLAGE STAFF DEV. COMMITTEE 8/10/16

NO. REVISIONS DATE

PRELIMINARY SITE PLAN

PROJECT NO. SCALE 1/32"=1'-0"

APPROVED CHECKED DRAWN DATE

NH TY 8/10/16

NORTH DRAWING NO.



A0.1

NEW DRIVEWAY AND CURB AT ENTRANCE
(DEMO EXISTING CURB AND RE-DO DRIVEWAY)

POTENTIAL LANDSCAPE AREA FOR
DETENTION POND TO BE VERIFIED

PROPERTIES TO BE MERGED

EXISTING SIDEWALK

EXTERIOR PAVED LANDSCAPE,
OPEN ABOVE

20' UTILITY EASEMENT

20' BUILDING SETBACK LINE

PROPERTY LINE

NEW CONCRETE SIDEWALK

TRASH ENCLOSURE W/ SURROUNDING 8' TALL BRICK
WALL (REMOVE 3 EXISTING PARKING SPACES)

ALGONQUIN RD.

ACTUAL TENANT COUNT MAY VARY
DEPENDING ON BUILDING SIZE

EXISTING DRIVEWAY

POTENTIAL FUTURE
DRIVEWAY EASEMENT
BY VILLAGE REQUEST

EXISTING BUILDING

EXISTING PAVEMENT
TO BE RE-STRIPED

10 EXISTING PARKING SPACES

PROPERTY LINE

ADJACENT PROPERTY

EXISTING DRIVEWAY

EXISTING PAVEMENT
TO BE RE-STRIPED

STOP SIGN

NEW PARKING ISLANDS
W/ CONCRETE CURBS

PARKING ISLAND
TREE

143 NEW PARKING SPACES
(90 EXISTING SPACES TO
BE DEMOLISHED)

NEW PARKING
6+2ADA

NEW PARKING
ISLANDS W/
CONCRETE
CURB

EXISTING PARKING:
54 SPACES + 5ADA

NEW CONCRETE
SIDEWALK

ENTRANCE AREA
SIDEWALK BELOW

OUTLINE OF
BUILDING
UNDERNEATH
ROOF

PROPOSED BUILDING

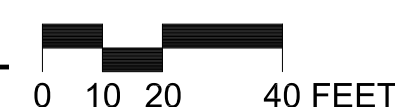
CENTER OF
BUILDING

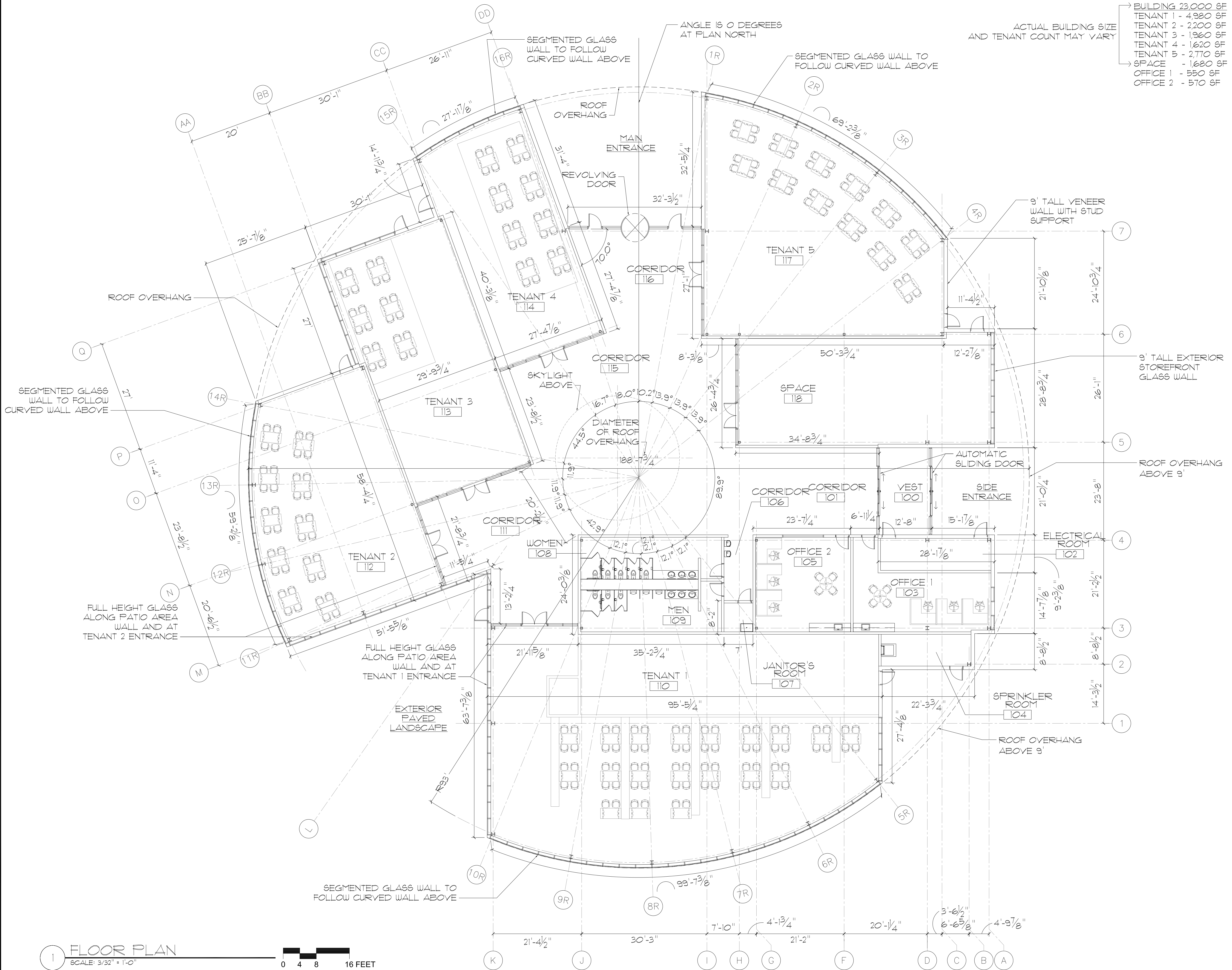
ENTRANCE AREA
SIDEWALK BELOW

ROOF
ACCESS
HATCH

AREA FOR TRUCK-LOADING/UNLOADING

1 SITE PLAN
SCALE: 1/32" = 1'-0"





BUILDING 23,000 SF
 TENANT 1 - 4,920 SF
 TENANT 2 - 2,200 SF
 TENANT 3 - 1,960 SF
 TENANT 4 - 1,620 SF
 TENANT 5 - 2,770 SF
 SPACE - 1,620 SF
 OFFICE 1 - 550 SF
 OFFICE 2 - 570 SF

ACTUAL BUILDING SIZE AND TENANT COUNT MAY VARY

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 10 E. Algonquin Road
 Arlington Heights, IL 60005

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2	PLAT AND SUBDIVISION COMMITTEE	8/15/16
1	VILLAGE STAFF DEV. COMMITTEE	8/10/16

NO.	REVISIONS	DATE

PRELIMINARY OVERALL PLAN

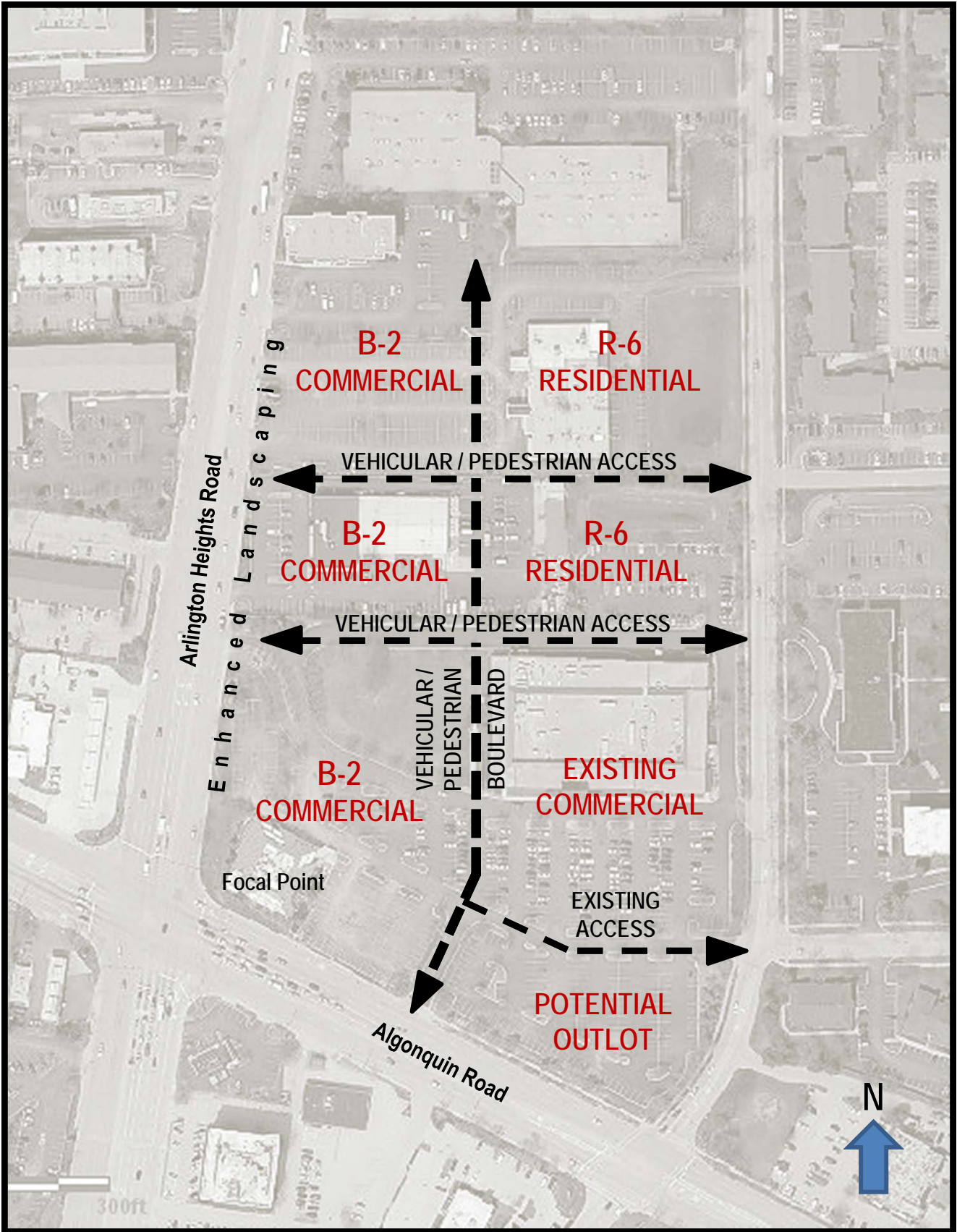
PROJECT NO.	SCALE	3/32"=1'-0"
APPROVED	CHECKED	DATE
NH	TY	8/10/16

PLAN NORTH	DRAWING NO.
------------	-------------

A1.0

*FURNITURE LAYOUT SHOWN FOR REPRESENTATION PURPOSES ONLY
 *RESTROOM MAY BE LOCATED INSIDE TENANT SPACE INSTEAD OF COMMON AREA

FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 4 8 16 FEET



**Arlington Heights Rd. / Algonquin Rd. Site
SCHEMATIC SITE PLAN**

10-29-14

Prepared by: Village of Arlington Heights Planning and Community Development Department