



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
January 13, 2016
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Westgate Dental - 2932 W. Euclid Ave. - T1516
Planned Unit Development
- B. 516 E. Lincoln St. Subdivision - T1520
Preliminary Plat of Subdivision
- C. 1430 E. Davis St. Subdivision - T1522
Preliminary Plat of Subdivision

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: Westgate Dental - 2932 W. Euclid Ave. - T1516

Department: Planning & Community Development

Requested Action

A Planned Unit Development to allow a new 6,921 square foot building for a dental office at the east end of the Esplanade Shopping Center.

Variations Identified

None have been identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed request and generally supports the proposed Planned Unit Development subject to the following:

1. The Petitioner shall provide information on the use of the existing 15 foot public utility easement to the east of the proposed office building including the location of any existing utilities within said easement.
2. The existing sidewalk along Salt Creek Lane should be extended to Euclid Avenue to link up with the proposed bike path.
3. The Petitioner shall provide parking counts conducted over a three day period for two weeks to demonstrate that the site has sufficient parking for the existing and future uses.
4. Cross access easement agreements shall be provided.
5. Easement agreements for private utilities shall be provided as necessary.
6. Design Review shall be required. The petitioner should design the office building to compliment the existing shopping center in terms of design style and materials used.
7. Landscaping at the base of the building should be incorporated into the site design. Also 3 foot tall screening of parking areas is required as well as shade trees at the end of each parking row.

8. 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

Site Plan, Landscape Plan, Elevations

Aerial

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: January 13, 2016
Date Prepared: January 7, 2016
Project Title: Westgate Dental
Address: 2932 W. Euclid Ave

BACKGROUND INFORMATION

Petitioner: Michael D. Firsel
 Firsel and Ross
Address: 2801 Lakeside Drive-Suite 207
 Bannockburn, IL 60015-1200

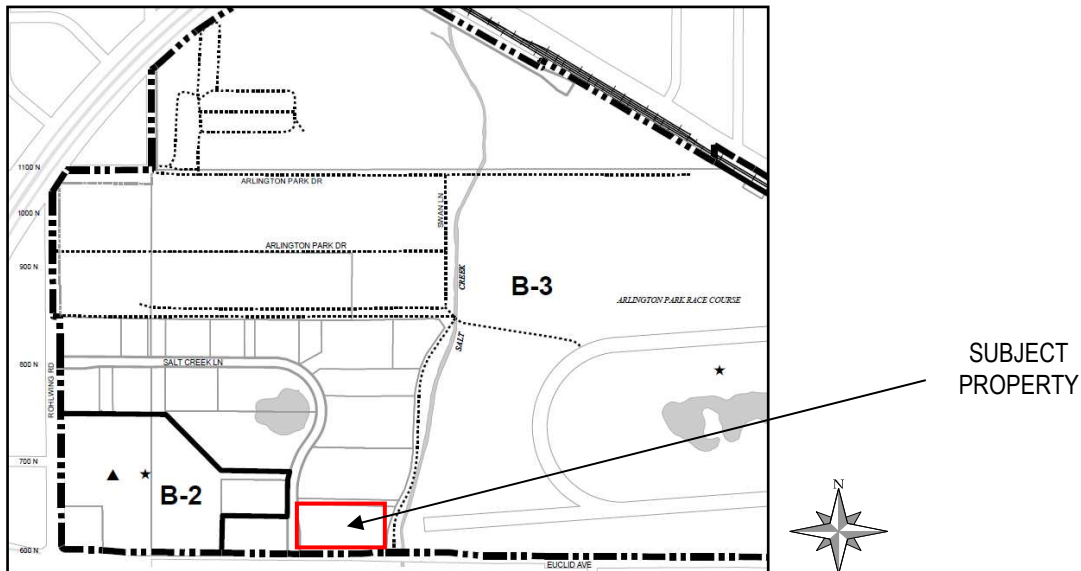
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

- A Planned Unit Development to allow a new 6,921 square foot building for a dental office at the east end of the Esplanade Shopping Center.

Variations Identified:

- None have been identified at this time.

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Office Use	Offices only
South	City of Rolling Meadows, Single-Family Residential		
East	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Park	Mixed Use
West	B-3, General Service, Wholesale and Motor Vehicle District & B-2, General Business District	Office	Offices only & Mixed Use

Background:

The subject site is part of the Esplanade shopping center, which is located at the northeast corner of Euclid Avenue and Salt Creek Lane. The existing center is approximately 18,500 square feet and the owner has a contract to sell the vacant pad to the east for a new 6,921 square foot medical office building for Westgate Dental. Other tenants at this location include Starbucks, Subway,

Aurelio's Restaurant, Esplanade Wine and Spirits, among others. The dental office would occupy the whole building. The petitioner shall provide the anticipated hours of operation for the dental office. According to the property owner, The Esplanade ownership will retain ownership of the Esplanade and the detention area to the far east side of the site, while the pad for the office building and parking will be owned by the office building owner.

Zoning and Comprehensive Plan

The current zoning permits medical office, however a Planned Unit Development is required for the site as a second building is being proposed on a single zoning lot. In addition, the proposed medical office is compatible with the surrounding land uses subject to review of parking requirements for the proposed PUD. Moreover, said action is consistent with the Village's Comprehensive Plan, which designates the subject property as Mixed Use.

Site Plan, Building and Landscaping

The circulation around the east portion of the site is modified with the proposal. Currently there is an unobstructed drive aisle that wraps around the vacant open space and provides access to the rear of the existing shopping center. It is presumed that this drive aisle is utilized primarily for access to the Starbucks drive through for those turning into the site from Euclid Avenue. The new site plan will replace the existing drive with a more direct circulation path but through the parking area in front of the proposed medical office building. The petitioner should consider code compliant directional signage to direct Starbucks patrons to the drive through.

The petitioner should explore a slight modification to the orientation of the 12 south parking spaces along the Euclid Ave frontage. Currently the curb line runs parallel with the angled property line which results in a drive aisle that is 29 feet wide tapering down to 24 feet. Since 24 feet is the standard, it is recommended that the south curb line is adjusted so that these parking spaces are parallel with the remainder of the parking lot. There is an underground detention vault proposed under those parking spaces so it is not known if the orientation of the parking is due to the location of the vaults.

There is currently a 15 foot wide public utility easement that runs north to south adjacent to the proposed east side of the new office building. The petitioner shall provide information as to what utilities, if any, are within this easement as the proposed building is directly adjacent to said easement. This could be an issue with building foundations so close to the easement, depending on what the easement is utilized for and the location of any utilities within that easement.

The building architecture will require Design Review. It is recommended that the design is compatible with the design of the existing shopping center in terms of style and materials. Also staff has concerns with the design of the rear portion of the building as it does not continue the more contemporary design of the front of the building. In addition the sidewalk in front of the building abuts the building therefore there is no foundation landscaping. The petitioner should provide space for foundation landscaping at the front of the building. Also 3 foot tall landscape screening is required adjacent to parking areas, therefore the parking spaces fronting Euclid shall include the required screening. The end of all rows of parking shall include the required shade trees.

Storm water detention is required. The petitioner intends to provide detention in an underground vault at the south end of the property under the parking area. Since there are utilities that service the existing center that cross the parking areas of the new office building, easement agreements for these utilities will be required, including maintenance agreements if any utilities are shared.

Traffic & Parking

Pursuant to Chapter 28, Section 6.12 a parking and traffic study is required for the PUD. This study should focus on impacts of the new circulation system, in particular the Starbucks drive through, as the eastern drive aisle is being eliminated and would now run through the parking area between the existing center and the new office building. Given that there will be different owners of the property, the petitioner shall provide the necessary cross access easements for vehicular circulation. Employee parking should be provided at the rear of the office building. In addition the two parking spaces at the rear adjacent to the trash enclosure should be removed as it will be difficult to pull in and back out of those spaces given their proximity to the trash enclosure.

The proposed site plan includes 194 parking spaces, whereas 163 are required by code. There are three restaurants at the Esplanade with one additional restaurant approved (Savory Salads) but not yet open. Given the number of restaurants and the proposed medical office use, a parking study should include parking counts of the existing shopping center. Parking counts should be taken at the lunch and dinner time periods over a three day time period (including a Saturday) for two weeks in order to

determine parking utilization for the existing shopping center. The study should take into account future tenants and vacant spaces, and future demand for the medical office. Attached is Exhibit A which lists code requirements for parking by each use.

Staff also recommends extending the existing sidewalk on Salt Creek Lane south the Euclid Avenue to connect with a proposed bike path.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the proposed Planned Unit Development subject to the following:

1. The Petitioner shall provide information on the use of the existing 15 foot public utility easement to the east of the proposed office building including the location of any existing utilities within said easement.
2. The existing sidewalk along Salt Creek Lane should be extended to Euclid Avenue to link up with the proposed bike path.
3. The Petitioner shall provide parking counts conducted over a three day period for two weeks to demonstrate that the site has sufficient parking for the existing and future uses.
4. Cross access easement agreements shall be provided.
5. Easement agreements for private utilities shall be provided as necessary.
6. Design Review shall be required. The petitioner should design the office building to compliment the existing shopping center in terms of design style and materials used.
7. Landscaping at the base of the building should be incorporated into the site design. Also 3 foot tall screening of parking areas is required as well as shade trees at the end of each parking row.
8. 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.

_____, January 7, 2016
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Space	Use	CODE USE	SF	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
3020 Salt Creek	Starbucks Coffee	Restaurant	1,788	935	45	21
2960 Euclid	Subway	Restaurant	1,130	386	45	9
2956 Euclid	Hair Salon	Beauty	1,046	1,046	250	4
2948 Euclid	Wine Shop	Retail	2,974	2,974	300	10
2944 Euclid	Aurelio's Pizza	Restaurant	5,075	2,354	45	52
2932 Euclid	Savory Salads	Restaurant	1,756	770	45	17
2928 Euclid	Vacant	Retail	1,495	1,495	300	5
2924 Euclid	Vacant	Retail	1,476	1,476	300	5
2920 Euclid	ADR Office	Office	1,638	1,638	300	5
	Westgate Dental	Medical Office	6,921	6,921	200	35
	Total Required		25,299			163
	<i>Total Provided</i>					<i>194</i>
	Surplus / (Deficit)					31

1. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND IMPROVEMENTS PER THE STANDARD SPECS. FOR WATER & SEWER MAIN CONSTRUCTION IN IL. (LATEST ED.), MWRDGC. SEWER PERMIT ORDINANCE: STANDARDS & PRACTICES & VILLAGE: "ENG. MANUAL OF PRACTICE & DESIGN STANDARDS FOR PUBLIC IMPROVEMENTS (LATEST EDITION). THE ORIGINAL MWRDGC. SEWER PERMIT STANDARDS FOR THE ORIGINAL WHITE HEN PANTRY SHALL TAKE PRECEDENCE IN CASE OF CONFLICT.
2. THE CONTRACTORS SHALL NOTIFY OWNER-847/#392-7100, VAH PUBLIC WORKS: 847/#368-5800 ENGINEERING DEPT.-847/#368-5250 & CIVIL ENGINEER: 847/#439-8225, A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO STARTING WORK.
3. THE CONTRACTOR SHALL FIELD LOCATE & PROTECT BURIED UTILITY LINES SERVING THE BUILDING /PARKING LOT INCLUDING ROOF DRAINS, DOWN SPOUT DISCHARGE LINES, LAWN IRRIGATION LINES, ELECTRICAL CONDUITS FOR LOT LIGHTING/SIGNS PRIOR TO STARTING DEMOLITION
4. THE CONTRACTOR SHALL NOTIFY: UTILITY COMPANIES & REQUEST LOCATES BEFORE STARTING WORK (J.U.L.I.E.-#800/892-0123 & VAH/PW-847/#565-5800)
5. THE CONTRACTOR SHOULD REQUEST SEWER INSPECTIONS FROM THE VILLAGE OF ARLINGTON HTS.-ENG./PLUMBING INSPECTOR BEFORE MAKING STRUCTURE RIM ADJUSTS. SANITARY MANHOLES SHALL REMAIN WATER TIGHT.
6. THE CONTRACTOR SHALL KEEP "FIELD" PRINTS & FURNISH THEM TO THE ENGINEER FOR "RECORD DRAWING" PREPARATION AFTER WORK IS COMPLETED. "AS-BUILTS" SHALL BE FURNISHED BY THE CONTRACTOR TO THE VILLAGE & OWNER. ANY CHANGES IN PIPE: LENGTH, ALIGNMENT, SLOPE OR MATERIAL SHALL BE NOTED IN "RED". LOCATION OF SEWER CLEANOUTS, BENDS SHALL BE SHOWN THE INSPECTION MANHOLE OR BUILDING CORNER, WATER SERVICE & B-BOX LOCATIONS SHALL BE SHOWN FROM THE LOT OR BUILDING CORNERS. (PRINTS REQ'D FOR FINAL OCCUPANCY CERT.)
7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE STARTING ANY WORK.
8. THE CONTRACTOR SHALL GUARANTEE HIS WORK & MATERIALS FOR ONE (1) YEAR MIN. PERIOD.
9. CONTRACTOR SHALL VERIFY EXIST. UTILITY LINE DEPTH & LOCATION BEFORE STARTING. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE THERETO & NOTIFY THE ENGINEER OF ANY CONFLICTS.
10. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL INDEMNIFY: OWNER, ENGINEER, IDOT & VILLAGE EMPLOYEES INCLUDING THEIR AGENTS FROM ALL CONSTRUCTION & TESTING LIABILITY.
12. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE & RESTORE DISTURBED LAWNS WITH SOD.
13. THE CONTRACTOR SHALL PROVIDE ALL SAFETY MEASURES NECESSARY TO PROTECT THE PUBLIC.
14. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH SUBCONTRACTORS TO MIN. INCONVENIENCE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE HIS OWN CONSTRUCTION STAKING & FIELD LAYOUT.
16. THE CONTRACTOR SHALL USE REQ'D O.S.H.A. SAFETY MEASURES TO PROTECT: WORKERS/PUBLIC.
17. THE CONTRACTOR SHALL INSTALL NEW PAVING PER VAH CODE & "APPROVED" PERMIT/SITE PLAN.
18. THE CONTRACTOR SHALL INSTALL LANDSCAPE PLANTINGS PER "APPROVED" LANDSCAPE PLAN.
19. THE CONTRACTOR SHALL CONTACT THE VILLAGE: PUBLIC WORKS (WATER DEPT.) AT LEAST TWO WORKING DAYS IN ADVANCE TO REQUEST THE OPERATION OF ANY VALVES OR HYDRANTS.
20. THE CONTRACTOR SHALL OBTAIN A PLUMBING PERMIT FOR ANY INTERIOR SEWER OR WATER WORK.
21. THE CONTRACTOR MUST PERFORM THE WORK UNDER VAH PERMIT. (PERMIT EXPIRES IN 6 MONTHS)
22. THE CONTRACTOR SHALL PERFORM ALL WORK PER I.D.O.T.'S- "STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" (LATEST ED.) & VILLAGE DESIGN MANUAL OF STANDARD & PRACTICES (LATEST EDITION/AS AMENDED)
23. THE CONTRACTOR SHALL COMPACT "FILL" TO THE FOLLOWING MIN. DENSITIES:

A. UNDER AND WITHIN 5' OF THE BUILDING	- 95% MOD. PROCTOR
B. UNDER AND WITHIN 5' OF THE PAVEMENT/SIDEWALK	- 95% MOD. PROCTOR
C. REMAINING NON-PAVED AREAS	- 90% MOD. PROCTOR
24. THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE OR EXCESS EXCAVATED MATERIAL AT AN "OFF-SITE" LOCATION SELECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
25. THE CONTRACTOR SHALL POST ALL REQ'D PERFORMANCE BONDS BEFORE STARTING WORK.
26. THE CONTRACTOR SHALL INSTALL INLET PROTECTION MEASURES BEFORE STARTING WORK.
27. THE CONTRACTORS SHALL OBTAIN VAH REGISTRATIONS REQ'D BY VAH BEFORE STARTING WORK.
28. THE CONTRACTOR SHALL RESTORE DISTURBED LAWNS w/ SOD & 6" PULVERIZED TOP SOIL.
29. THE CONTRACTOR SHALL VERIFY ELEVATIONS & NOTIFY THE ENGINEER OF DISCREPANCIES.

1. THE CONTRACTOR SHALL PERFORM ALL WORK PER I.D.O.T.S- "STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION" (LATEST ED.) & VAH ENG.DESIGN MANUAL OF STANDARD & PRACTICES (LATEST EDITION/AS AMENDED)
2. THE CONTRACTOR SHALL USE 6.1-BAG CEMENT MIX CONC.(CL-SI)W/14 DAY-3,500 PSI. MIN. COMPRESSIVE STRENGTH/4-6% AIR ENTRAINMENT. (TAKE CONC. TEST CYL. @ PUBLIC WALK)
3. THE GENERAL CONTRACTOR SHALL NOTIFY: OWNER, ARCHITECT, SURVEYOR, VILLAGE OF ARLINGTON HTS.: PUBLIC WORKS:847-368-5800, ENG. DEPT.-847-368-5250, PLANNING-847-368-5200, BLDG. DEPT.-847-368-5560, SURVEYOR & ENG.-847-439-8225 AT MIN. OF 2 DAYS. BEFORE STARTING WORK.
4. THE CONTRACTOR SHALL COMPACT "FILL" TO THE FOLLOWING MIN. DENSITIES:

A. UNDER AND WITHIN 5' OF THE BUILDING	- 95% DENSITY
B. UNDER AND WITHIN 5' OF THE PAVEMENT/SIDEWALK	- 95% DENSITY
C. REMAINING NON-PAVED AREAS	- 90% DENSITY
5. THE CONTRACTOR SHALL FILL DEPTH SAWCUT CURB, WALK OR PAVEMENT REMOVAL LIMITS.
6. THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE OR EXCESS EXCAVATED MATERIAL AT AN "OFF-SITE" LOCATION SELECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
7. THE CONTRACTOR SHALL POST ALL REQ'D PERFORMANCE BONDS BEFORE STARTING WORK.
8. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING, IF NEEDED TO SECURE THE SITE.
9. THE CONTRACTOR SHALL RESTORE DISTURBED PARKWAYS W/ SOD & 6" PULVERIZED TOP SOIL.
10. THE CONTRACTOR SHALL VERIFY ELEVATIONS & NOTIFY THE ENGINEER OF DISCREPANCIES.
11. THE CONTRACTOR SHALL INDEMNIFY: OWNER, ENGINEER, ARCHITECT, SURVEYOR, & VILLAGE EMPLOYEES, INCLUDING THEIR AGENTS FROM ALL CONSTRUCTION-TESTING LIABILITY.
12. THE CONTRACTOR SHALL GUARANTEE HIS WORK & MATERIALS FOR A MIN. ONE (1) YEAR PERIOD.
13. THE CONTRACTOR SHALL GIVE ENG.: "SPOTTED" PLAT & "FIELD" PRINT FOR "AS-BUILT" PLAN.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE & RESTORE DISTURBED LAWNS WITH SOD.
15. THE CONTRACTOR SHALL PROOF-ROLL/STRING-LINE DRIVEWAY AGG. BASE W/OWNER PRESENT.
16. THE CONTRACTOR SHALL USE 2"x6" FORMS & BACKFILL WALKS WITHIN 3 DAYS OF INSTALLATION.
17. THE CONTRACTOR SHALL INSTALL 2-#4 REBARS IN SIDEWALKS OVER UTILITY TRENCHES.
18. THE CONTRACTOR SHALL INSTALL 1/2" PREFORMED FIBER EXPAN. JT. IN WALKS AT 50 FT. MAX. CENTERS OR WHERE WALK ABUTS CURB OR MEETS ANOTHER WALK OR CONC. FOUNDATION WALL.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING & LAYOUT COSTS.
20. IF REQ'D BY VAH, OWNER'S SOILS ENG. SHALL VERIFY DENSITY OF OLD HOUSE FDN. BACKFILL.
21. THE CONTRACTOR SHALL REQUEST THE EXISTING PARKWAY TREE BE RELOCATED BY THE VAH FORESTER AT THE OWNER'S EXPENSE. DRU SABATELLO (VILLAGE FORESTER)

1. THE CONTRACTOR SHALL PERFORM WORK PER THE "ILLINOIS URBAN MANUAL FOR SOIL EROSION & SEDIMENT CONTROL IN ILL." (LATEST EDITION) AND APPLICABLE VILLAGE CODES.
2. THE CONTRACTOR SHALL PREVENT DRAIN SITUATION PROBLEMS USING STAKED STRAW BALES (LAWN AREAS), FILTER FABRIC UNDER GRATES (PAVED AREAS) & SILT FENCES PER PLAN.
3. THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL REMOVE ANY MUD DEPOSITED ON THE ROAD, WALK OR PAVEMENT.
5. THE CONTRACTOR SHALL INSTALL A PERIMETER SILT FENCE BEFORE STARTING ANY WORK.
6. THE CONTRACTOR SHALL FILTER PUMPED EXCAVATION GROUND WATER BEFORE IT LEAVES SITE.
7. THE CONTRACTOR SHALL USE THE EXISTING PAVED DRIVE FOR CONSTRUCTION ACCESS.
8. THE CONTRACTORS SHALL ROUTINELY MAINTAIN THE SOIL EROSION & SEDIMENT CONTROLS.

The map displays the project location in Cleveland, Ohio, near the intersection of I-90 and I-480. A red circle with a dashed line points to the specific location. The map includes labels for various streets and landmarks, such as the Cleveland Convention Center, the Cleveland Museum of Art, and the Cleveland Public Library.

—BOLT ELEVATION— 714.65
FIRE HYDRANT—UPPER FLANGE

Section 25, Township 42 N, Range 10 E of 3rd PM of Cook Co. IL
Zoning: B-3
P.I.N.#:02-25-100-034
FEMA: 17031C0184F

FORMER PERMITS: BUILDING-_____

VAH PERMITS: BUILDING-#_____

VAH FILES: _____

NAME: _____
ADDRESS: _____

PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____
FAX: _____

NAME: _____
ADDRESS: _____

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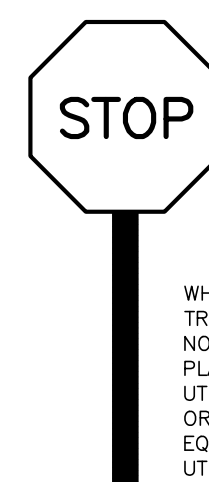
PHONE: _____

NAME: _____
ADDRESS: _____

PHONE: _____

C-1 TITLE, NOTES & DETAILS SHEET
C-2 EXISTING SITE TOPOGRAPHY
C-3 SITE PLAN
C-4 UTILITY PLAN
C-5 GRADING & EROSION PLAN
C-6 CROSS SECTIONS
C-7 GRADING PLAN (10-SCALE)
C-8 M.W.R.D. NOTES & SEWER ROUTING MAP
C-9 DETAIL SHEET

FT-1	FIRE-TRUCK	TURNING	EXHIBIT
FT-2	FIRE-TRUCK	TURNING	EXHIBIT
ST-3	SEMI-TRUCK	TURNING	EXHIBIT
ST-4	SEMI-TRUCK	TURNING	EXHIBIT
T-1	TREE	SURVEY	



CALL JULIE
48 HOURS BEFORE YOU DIG.
811 OR 1-800-892-0123

WHETHER YOU'RE DIGGING A FOUNDATION OR JUST PLANTING A TREE, MAKE SURE YOU CALL JULIE FIRST. JULIE IS A FREE NOTIFICATION SERVICE THAT ALERTS UTILITY COMPANIES OF PLANNED DIGGING ACTIVITIES IN AREAS WITH UNDERGROUND UTILITY FACILITIES. UNDERGROUND FACILITIES CAN BE DAMAGED OR RUPTURED BY A SHOVEL BLADE OR OTHER DIGGING EQUIPMENT. AVOID THE PAIN AND COST OF DAMAGING BURIED UTILITIES... CALL BEFORE YOU DIG. STATE LAW NOW REQUIRES YOU TO CALL JULIE TWO WORKING DAYS BEFORE YOU DIG.

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D BYCROFT, PLS
MAN J. TOBERMAN &
ASSOCIATES, LLC
SOUTH WILKE ROAD
E 301
NGTON HTS., IL 60005
:(847) 439-8225
(847) 749-4104

KO ENGINEERING, INC.
HIGHWAY JG
HOREB, WI
3 NUMBER-41249)
: (608) 832-6297

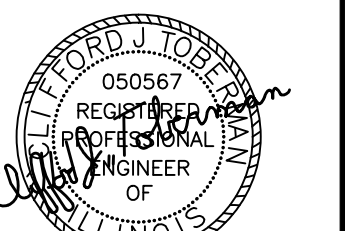
PETER KICS
 IL: PETEKICS@GMAIL.COM
 : (847) 331-5938

**&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-17

Date	Revision
12/01/15	VAH Concept Review



EXPIRES: 11/30/17

1-2964 WEST EUCLID AVE.
LINGTON HTS, IL 60005
(THE ESPLANADE)

NJT Project No.

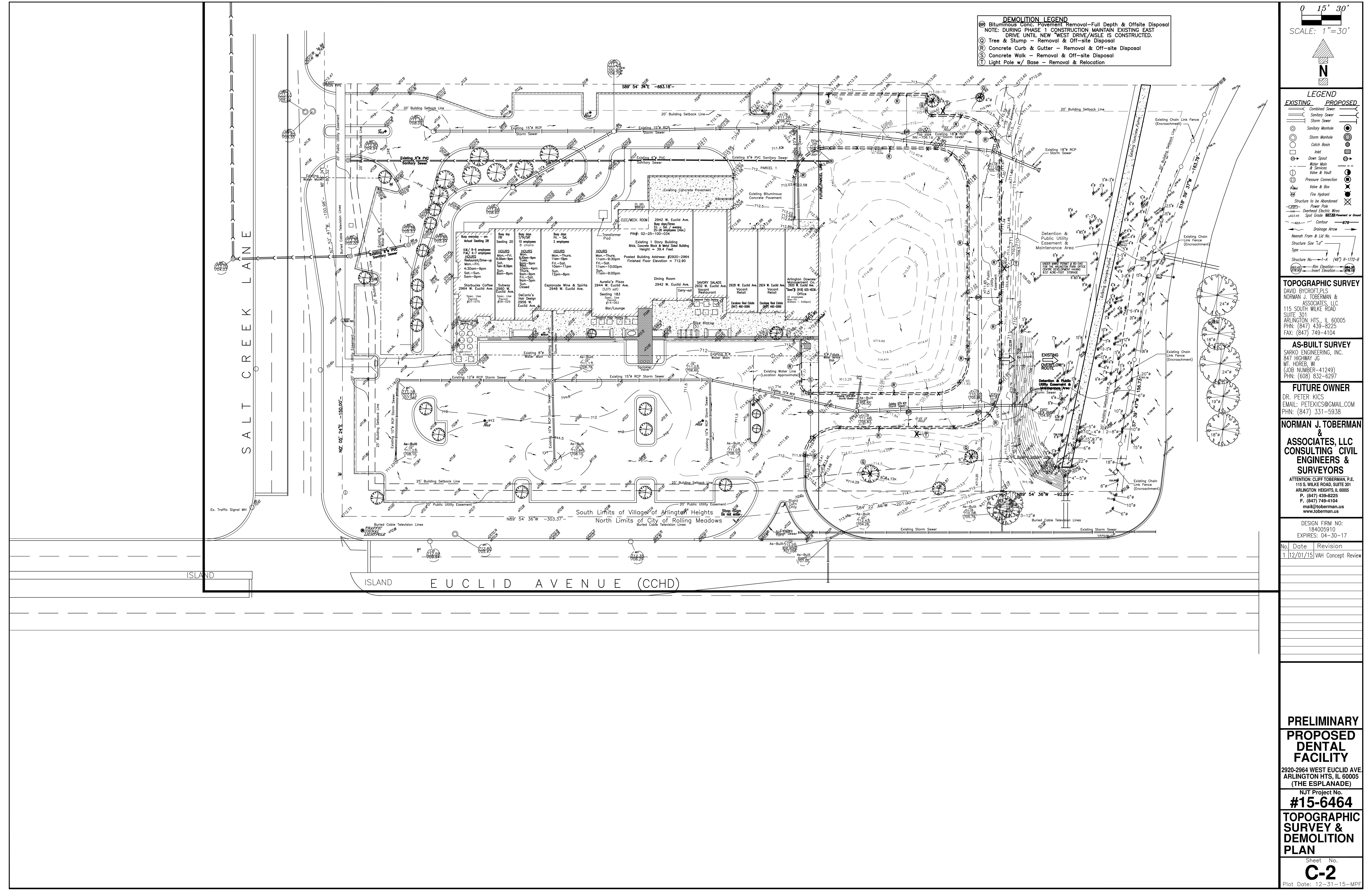
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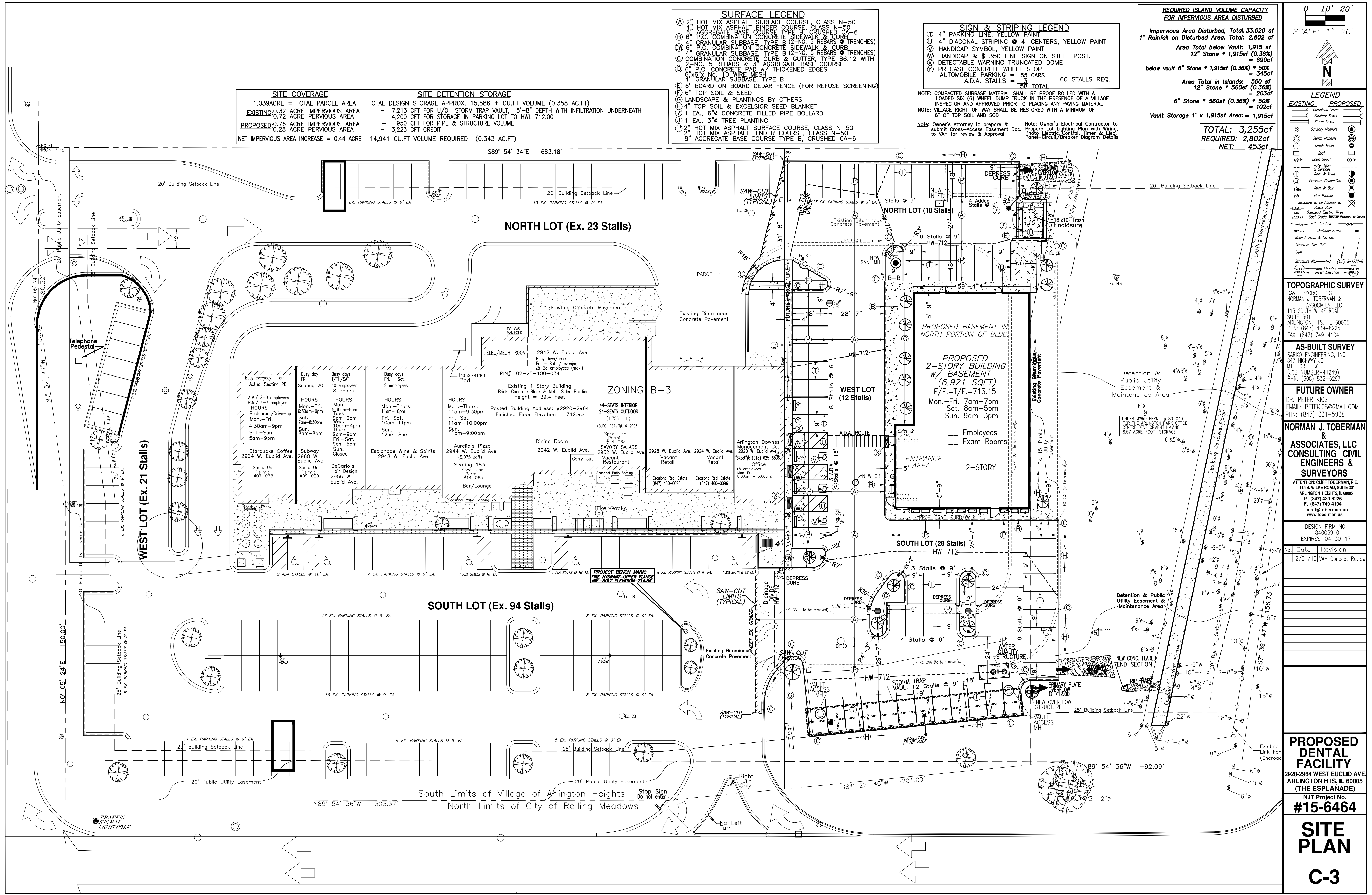
Sheet No.

Sheet No.

C-1

Date: 12-31-15-mpf





SITE COVERAGE	
1.039ACRE = TOTAL PARCEL AREA	
EXISTING: 0.32 ACRE IMPERVIOUS AREA	
0.72 ACRE PERVIOUS AREA	
PROPOSED: 0.76 ACRE IMPERVIOUS AREA	
0.28 ACRE PERVIOUS AREA	
NET IMPERVIOUS AREA INCREASE = 0.44 ACRE	

SITE DETENTION STORAGE	
TOTAL DESIGN STORAGE APPROX. 15,586 ± CU.FT VOLUME (0.358 AC.FT)	
- 7,213 CFT FOR U/G STORM TRAP VAULT, 5'-8" DEPTH WITH INFILTRATION UNDERNEATH	
- 4,200 CFT FOR STORAGE IN PARKING LOT TO HWL 712.00	
- 950 CFT FOR PIPE & STRUCTURE VOLUME	
- 3,223 CFT CREDIT	
14,941 CU.FT VOLUME REQUIRED (0.343 AC.FT)	

- SURFACE LEGEND**
- ① 2" HOT MIX ASPHALT SURFACE COURSE, CLASS N-50
 - ② 4" HOT MIX ASPHALT BINDER COURSE, CLASS N-50
 - ③ 6" HOT MIX ASPHALT BASE COURSE, CLASS N-50
 - ④ P.C. COMBINATION CONCRETE SIDEWALK & CURB
 - ⑤ GRANULAR SUBBASE, TYPE B (2-NO. 3 REBARS @ TRENCHES)
 - ⑥ P.C. COMBINATION CONCRETE SIDEWALK & CURB
 - ⑦ GRANULAR SUBBASE, TYPE B (2-NO. 3 REBARS @ TRENCHES)
 - ⑧ COMBINATION CONCRETE CURB & GUTTER TYPE B6.12 WITH 2-NO. 3 REBARS @ AGGREGATE BASE COURSE
 - ⑨ P.C. CONCRETE PAD - THICKENED EDGES
 - ⑩ 6"x6" x NO. 10 WIRE MESH
 - ⑪ GRANULAR SUBBASE, TYPE B
 - ⑫ BOARD ON BOARD CEDAR FENCE (FOR REFUSE SCREENING)
 - ⑬ 6" TOP SOIL & SEED
 - ⑭ LANDSCAPE & PLANTINGS BY OTHERS
 - ⑮ 4" TOP SOIL & EXCELSIOR SEED BLANKET
 - ⑯ 1 EA., 6"Ø CONCRETE FILLED PIPE BOLLARD
 - ⑰ 1 EA., 3"Ø TREE PLANTING
 - ⑱ 2" HOT MIX ASPHALT SURFACE COURSE, CLASS N-50
 - ⑲ 4" HOT MIX ASPHALT BINDER COURSE, CLASS N-50
 - ⑳ 8" AGGREGATE BASE COURSE TYPE B, CRUSHED CA-6

- SIGN & STRIPING LEGEND**
- ① 4" PARKING LINE, YELLOW PAINT
 - ② 4" DIAGONAL STRIPING @ 4' CENTERS, YELLOW PAINT
 - ③ HANDICAP SYMBOL, YELLOW PAINT
 - ④ HANDICAP & 350 FINE SIGN ON STEEL POST.
 - ⑤ DETECTABLE WARNING TRUNCATED DOME
 - ⑥ PRECAST CONCRETE WHEEL STOP
 - ⑦ AUTOMOBILE PARKING = 55 CARS
 - ⑧ A.D.A. STALLS = 3
 - ⑨ 60 STALLS REQ.
 - ⑩ 58 TOTAL

NOTE: COMPACTED SUBBASE MATERIAL SHALL BE PROOF ROLLED WITH A LOADED SIX (6) WHEEL DUMP TRUCK IN THE PRESENCE OF A VILLAGE INSPECTOR AND APPROVED PRIOR TO PLACING ANY PAVING MATERIAL

NOTE: VILLAGE RIGHT-OF-WAY SHALL BE RESTORED WITH A MINIMUM OF 6" OF TOP SOIL AND SOD

Note: Owner's Attorney to prepare & submit Cross-Access Easement Doc. to VAH for review & Approval

Note: Owner's Electrical Contractor to Prepare Lot Lighting Plan with Wiring, Photo Electric Control, Timer & Elec. Panel-Circuit/Breaker Diagram Details

REQUIRED ISLAND VOLUME CAPACITY FOR IMPERVIOUS AREA DISTURBED	
Impervious Area Disturbed, Total: 33,620 sf	
1" Rainfall on Disturbed Area, Total: 2,802 cf	
Area Total below Vault: 1,915 sf	
12" Stone * 1,915sf (0.36%)	= 690cf
below vault 6" Stone * 1,915sf (0.36%) * 50%	= 345cf
Area Total in Islands: 560 sf	
12" Stone * 560sf (0.36%) * 50%	= 203cf
6" Stone * 560sf (0.36%) * 50%	= 102cf
Vault Storage 1' x 1,915sf Area: = 1,915cf	
TOTAL: 3,255cf	
REQUIRED: 2,802cf	
NET: 453cf	

0 10' 20'

SCALE: 1"=20'

N

LEGEND

EXISTING	PROPOSED
Combined Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Sanitary Manhole	Sanitary Manhole
Catch Basin	Catch Basin
Inlet	Inlet
Down Spout	Down Spout
Water Main & Service	Water Main & Service
Valve & Vault	Valve & Vault
Pressure Connection	Pressure Connection
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Structure to be Abandoned	Structure to be Abandoned
Power Pole	Power Pole
Overhead Electric Wires	Overhead Electric Wires
Spot Grade 100% Pavement or Ground	Spot Grade 100% Pavement or Ground
Contour	Contour
Drainage Arrow	Drainage Arrow
Heenah Fram & Lid No.	Heenah Fram & Lid No.
Structure Size "x"	Structure Size "x"
Type	Type
Structure No. 1-A (48) 1872-8	Structure No. 1-A (48) 1872-8
Firm Elevation	Firm Elevation
Invert Elevation	Invert Elevation

TOPOGRAPHIC SURVEY

DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

AS-BUILT SURVEY

SARKO ENGINEERING, INC.
847 HIGHWAY JG
MT. PROSE, IL
(JOB NUMBER-41249)
PHN: (608) 832-6297

FUTURE OWNER

DR. PETER KICS
EMAIL: PETERKICS@GMAIL.COM
PHN: (847) 331-5938

NORMAN J. TOBERMAN & ASSOCIATES, LLC CONSULTING CIVIL ENGINEERS & SURVEYORS

ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-17

No. Date Revision
1 12/01/15 VAH Concept Review

PROPOSED DENTAL FACILITY

2920-2964 WEST EUCLID AVE.
ARLINGTON HTS., IL 60005
(THE ESPLANADE)

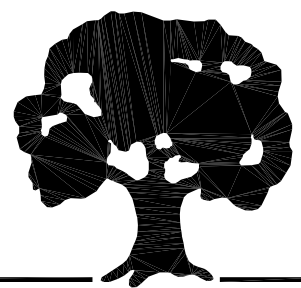
NJT Project No:
#15-6464

SITE PLAN

C-3

SALT CREEK LANE

EUCLID AVENUE



DESIGNED BY:
MARLA SGARBOSSA
RUFF LANDSCAPING
DECEMBER 14, 2015
REV. 0

PLANT LIST

QUANTITY	COMMON NAME	SIZE
3	STATE STREET MAPLE	4" CALIPER
6	GREENSPIRE LINDEN	4" CALIPER
1	SERVICEBERRY AUTUMN BRILLIANCE	8'
9	SARGENT CRAB	8'
31	GRO LOW SUMAC	5G
26	HYDRANGEA LITTLE LIME	5G
27	FLATS OF VINCA MINOR	FLATS
50	PERENNIAL ALLIUM	1G
73	PERENNIAL NEPETA WALKERS LOW	1G
40	PERENNIAL LADIES MANTLE	1G
15	PERENNIAL GERANIUM BROOKSIDE	1G

Ex. Traffic Signal MH

TRAFFIC SIGNAL LIGHT POLE

***** MWRD PERMIT # 08-076 SUMMARY *****
ESPLANADE AT ARLINGTON PARK
IS A 4.67 ACRE PARCEL, PORTION OF LOT 9
OF THE 86.68 ACRE ARLINGTON PARK OFFICE
CENTER DEVELOPMENT WITH 1.18 ACRE-FT.
STORAGE REQUIRED FOR THE 343 ACRE DEVELOPMENT
HOWEVER, 1.30 ACRE-FT LESS 1.18 ACRE LESS 0.046 ACRE-FT
1.30 ACRE-FT PROVIDED LESS 1.18 ACRE LESS 0.046 ACRE-FT
1.18 ACRE-FT. FOR ESPLANADE ORIGINAL DEVELOPMENT
0.046 ACRE-FT. FOR ESPLANADE PARKING EXPANSION
0.074 ACRE-FT CREDIT AVAILABLE
3,223 GFT

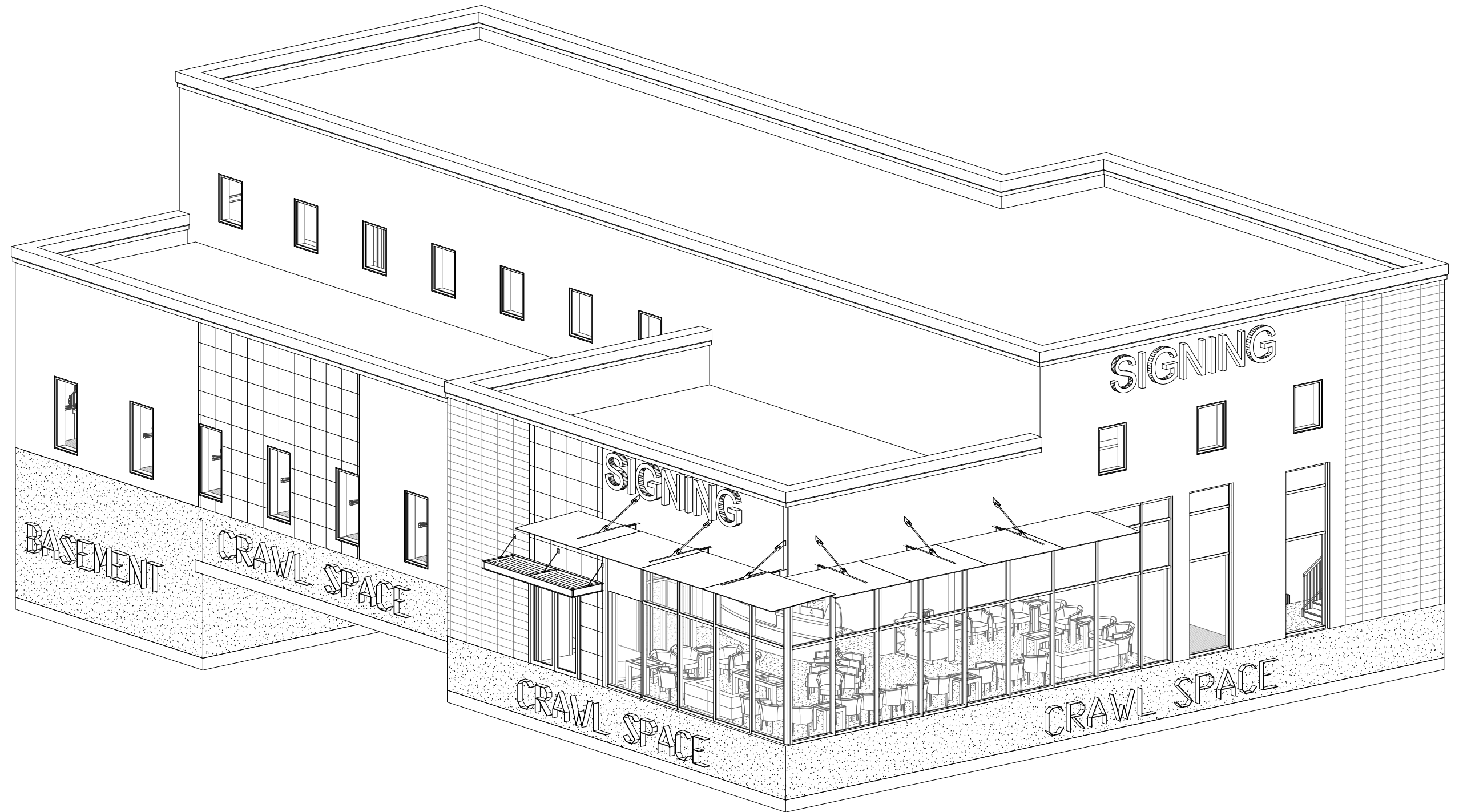
PROPOSED BASEMENT IN
NORTH PORTION OF BLDG
PROPOSED
2-STORY BUILDING
w/ BASEMENT
(6,921 SQFT)
F/F.=1/F.=713.15

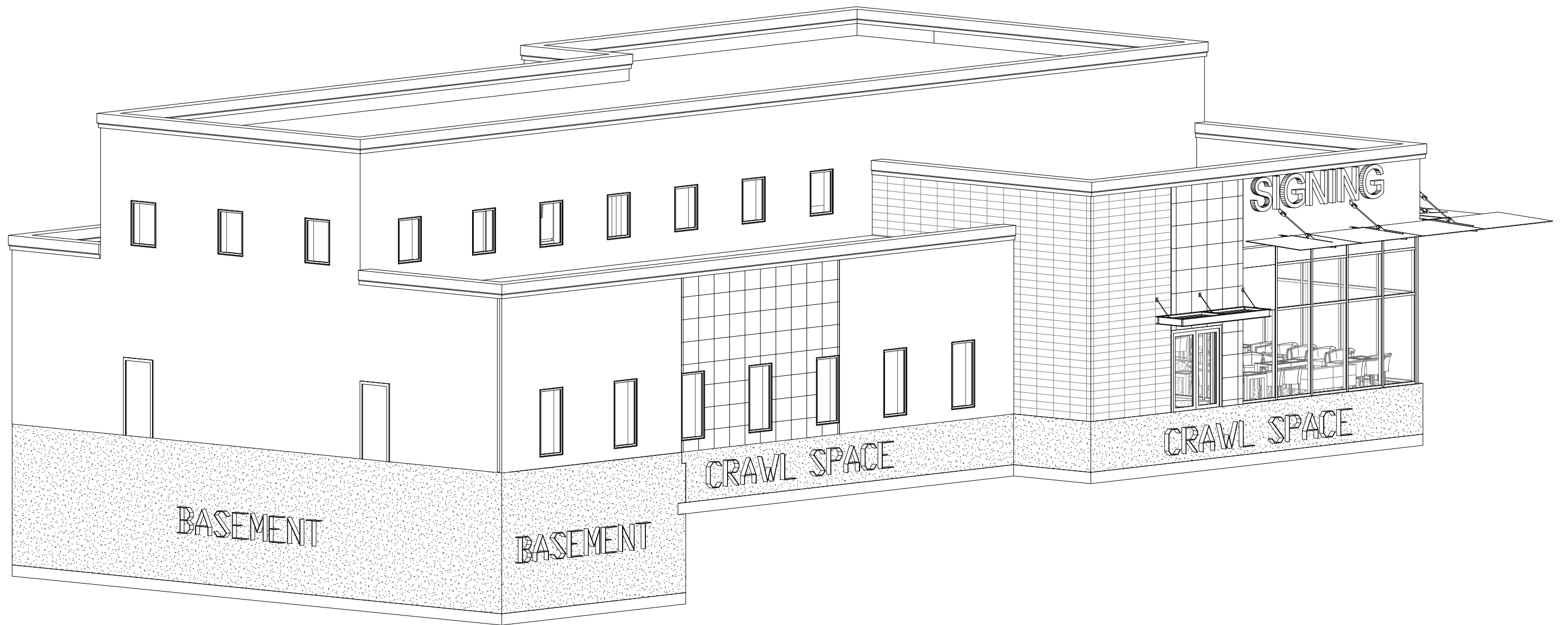
ENTRANCE AREA
2-STORY

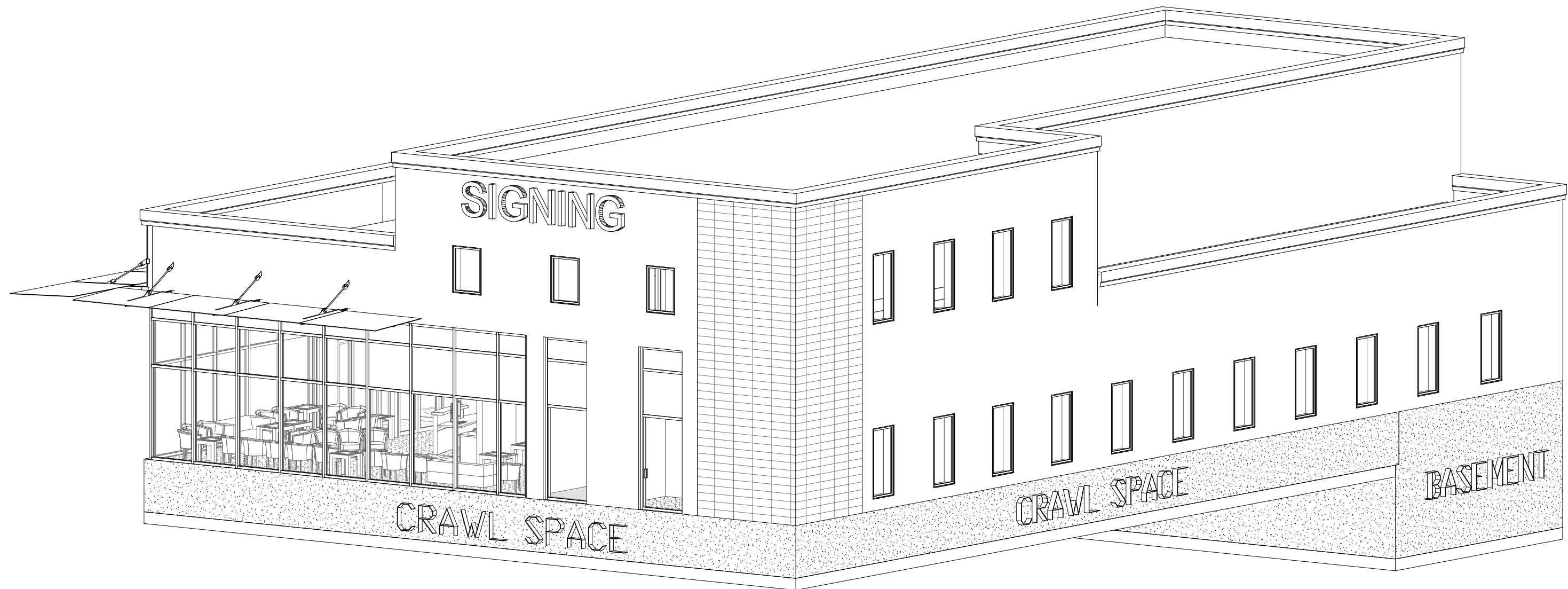
EXISTING 1 STORY BUILDING
BRICK, CONCRETE BLOCK & METAL SIDED BUILDING
HEIGHT = 39.4 FEET
AREA = 18,832 SQUARE FEET
POSTED BUILDING ADDRESS: #2920-2964
FINISHED FLOOR ELEVATION = 712.90

PROJECT BENCHMARK
PIPE HYDRANT-UPPER FLANGE
NW-BOLT ELEVATION=714.85

UNDER MWRD PERMIT # 80-040
FOR THE ARLINGTON PARK OFFICE
CENTER DEVELOPMENT HAVING
8.57 ACRE-FOOT STORAGE

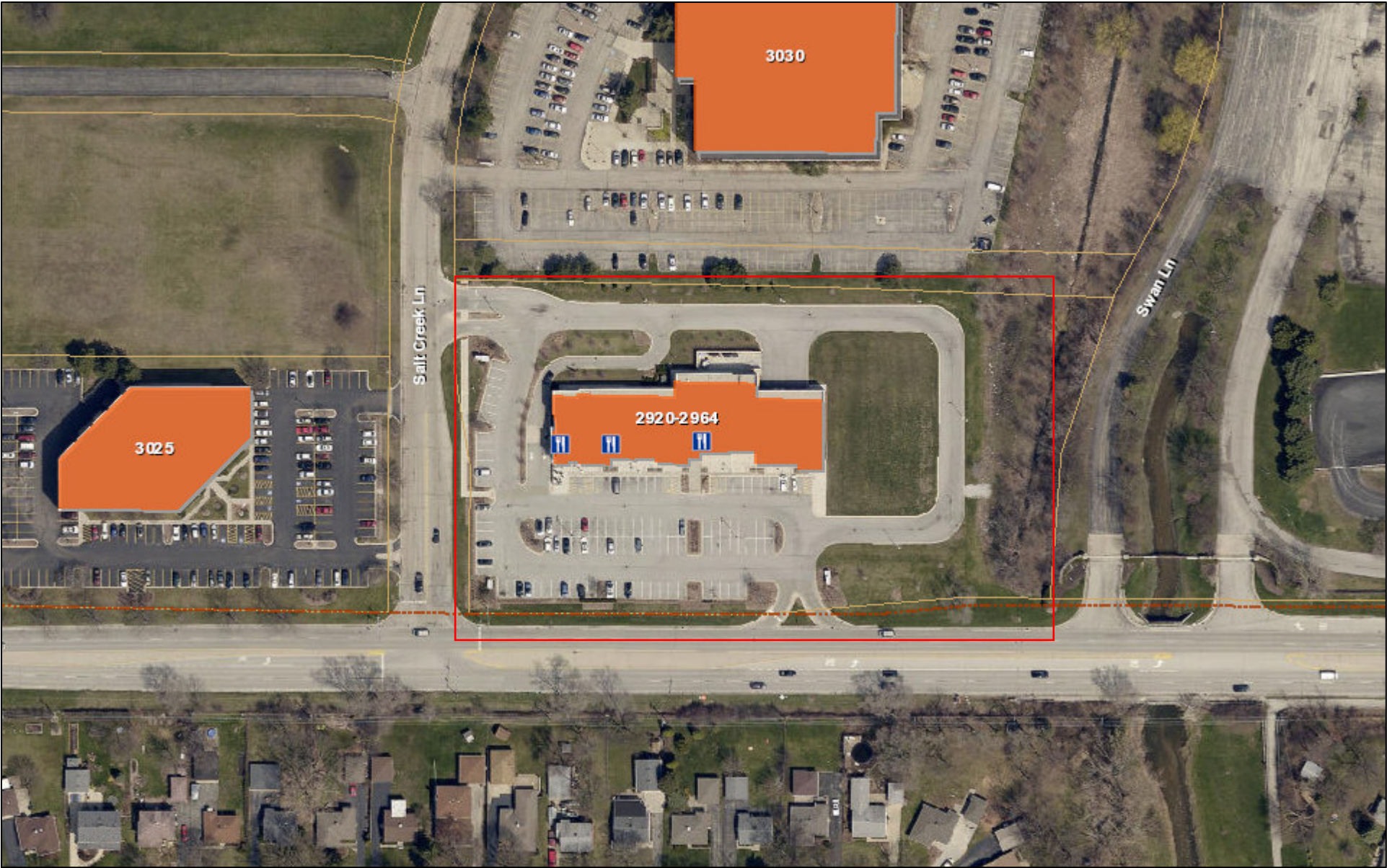




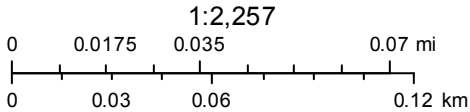




Westgate Dental



January 4, 2016





Item: 516 E. Lincoln St. Subdivision - T1520

Department: Planning & Community Development

Requested Action

1. Preliminary Plat of Subdivision to subdivide one residential lot into two lots.
2. Rezoning from R-1 to R-3.

Variations

1. Chapter 28, Section 6.12-1. 3, to waive the requirement for a traffic study for property subject to rezoning that is not adjacent to a major or secondary arterial street.

Recommendation

The Staff Development Committee reviewed the proposed request and is generally supportive of the rezoning and subdivision request subject to the following:

1. Submittal of a Preliminary Plat of Subdivision.
2. Submittal of a Plat of Survey for clarification as to whether there is an existing easement for the MWRD sewer.
3. Dedication of 40 feet long the south property line for Lincoln Street right of way.
4. Provision of an easement along the east lot line in order to accommodate the MWRD sewer if the easement does not currently exist.
5. A fee in lieu of detention shall be required.
6. Land dedication fees are required for the new additional lot as part of a building permit for the new home on lot 1.
7. The existing home shall be demolished prior to recording of the Final Plat of Subdivision.
8. 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

Preliminary Plat

Boundary & Topographic Survey

Aerial

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: January 13, 2016
Date Prepared: January 6, 2016
Project Title: Lincoln Subdivision
Address: 516 E. Lincoln Street

Background Information

Petitioner: Keith Neumann
 Greenscape Homes
 4355 Weaver Parkway, Suite 120
 Warrenville, IL 60555

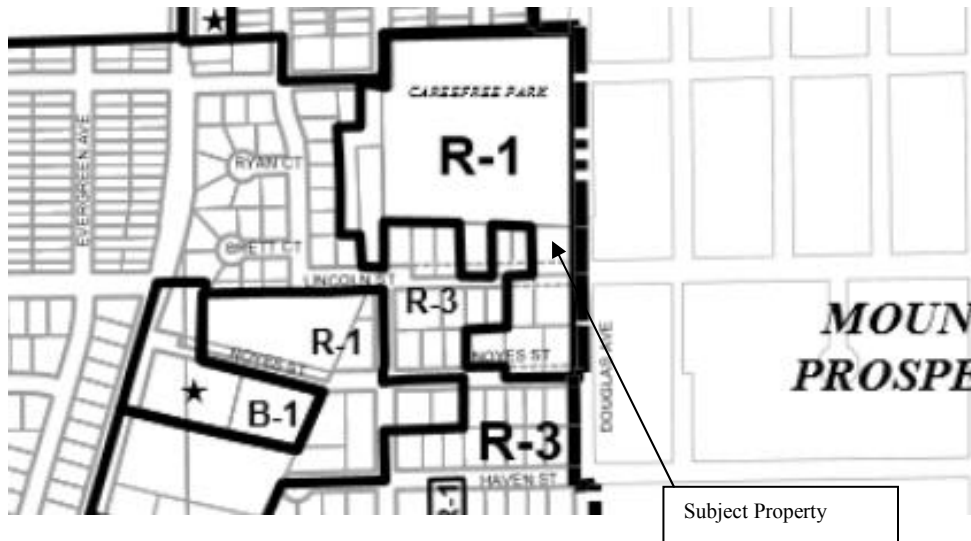
Existing Zoning: R-1, Once Family Dwelling District

Requested Action:

- Preliminary Plat of Subdivision to subdivide one residential lot into two lots.
- Rezoning from R-1 to R-3.

Variations:

- Chapter 28, Section 6.12-1. 3. To waive the requirement for a traffic study for property subject to rezoning that is not adjacent to a major or secondary arterial street.



Surrounding Properties:

	Zoning	Use	Comprehensive Plan
North	R-1 One Family	Park	Parks
South	R-1 One Family	Single Family	Single Family Detached
East	Residential Mt. Prospect	Single Family	Mt Prospect – Residential
West	R-3 One Family	Single Family	Single Family Detached

Project Summary

The subject site is approximately 28,000 square feet and the petitioner is proposing a Preliminary Plat of Subdivision for two lots as well as rezoning from R-1 to R-3. If approved, a Final Plat of Subdivision must be submitted for review and approval by the Plan Commission and Village Board. Two lots are proposed both of which meet the R-3 zoning district as follows:

	<u>Lot width</u>	<u>Lot Area</u>
Lot 1 Corner	103.5 feet (90 required)	12,416 sq. ft. (9,900 required)
Lot 2 Interior	70 feet (70 required)	8,774 sq. ft. (8,750 required)

Zoning and Comprehensive Plan

Pursuant to the Village's Comprehensive Plan, the property is designated Single Family Detached. The proposed subdivision and rezoning would be consistent with the Village's Comprehensive Plan. In addition, many of the lots in the area have been rezoned to R-3. Further the area is not designated as an Estate area, therefore standard R-3 lots are consistent with the designation as Single Family Detached.

Building, Site , and Landscaping

Currently the south property line extends to the middle of Lincoln Street, therefore the proposed Plat of Subdivision provides for a dedication of the south 40 feet along Lincoln Street for additional right of way. The lot area proposed on the Plat accounts for that dedication of land.

There is an existing 54 inch MWRD interceptor sewer set back 11 feet and running along the east property line. It is not known whether or not there is an existing easement for this sewer. Therefore a Plat of Survey will be required in order to determine whether there is an existing easement, and to determine any known encumbrances, conditions and easements, etc. IT may be necessary to grant an easement for this sewer. Also, a fee in lieu of detention shall be required as part of Final Plat approval.

There are no sidewalks currently adjacent to the property. Sidewalks are intermittent in the area so either sidewalks will be required with the development or an estoppel required for future installation of sidewalks. Also, if the house on lot 1 seeks a driveway off of Douglas Avenue, then a permit from Mt. Prospect will be required as the Douglas right of way is within the Mt. Prospect municipal limits.

Traffic & Parking

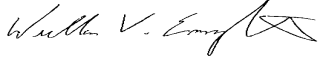
Village code requires a traffic study for any rezoning of property that is not adjacent to a major or secondary arterial street. Given that this is a small two lot residential development, staff supports a variation to waive the requirement.

Recommendation

The Staff Development Committee reviewed the proposed request and is generally supportive of the rezoning and subdivision request subject to the following:

1. Submittal of a Preliminary Plat of Subdivision.
2. Submittal of a Plat of Survey for clarification as to whether there is an existing easement for the MWRD sewer.
3. Dedication of 40 feet long the south property line for Lincoln Street right of way.
4. Provision of an easement along the east lot line in order to accommodate the MWRD sewer if the easement does not currently exist.
5. A fee in lieu of detention shall be required.
6. Land dedication fees are required for the new additional lot as part of a building permit for the new home on lot 1.

7. The existing home shall be demolished prior to recording of the Final Plat of Subdivision.
8. 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.



January 6, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



LOT 2
AREA = 8774 SF

LOT 1
AREA = 12416 SF

PROPOSED DEDICATED RIGHT-OF-WAY
Area : 6940.04

Dimensions:
Top boundary: 70.1 (left), 103.6 (right)
Bottom boundary: 70.0 (left), 103.5 (right), 173.5 (total)
Left boundary: 127.5 (Lot 2), 40.0 (Right-of-Way)
Right boundary: 116.7 (Lot 1, Right-of-Way)
Vertical boundary: 123.2

PIN 08-10-112-016

<u>SITE ZONING SUMMARY</u>	
RESIDENTIAL DISTRICT:	R3
MINIMUM LOT WIDTH (standard):	70
MINIMUM LOT WIDTH (corner):	90
MINIMUM LOT AREA (standard):	8250
MINIMUM LOT AREA (corner):	9900
MINIMUM SETBACKS:	
FRONT =	25
SIDE =	7
REAR =	30

PRELIMINARY PLAT
516 LINCOLN SUBDIVISION
ARLINGTON HEIGHTS, IL

[illegible]

SUE DATE:
-18-15

DRAWN BY:
WR

COPYRIGHT 2014
GREENSCAPE HOMES, LLC

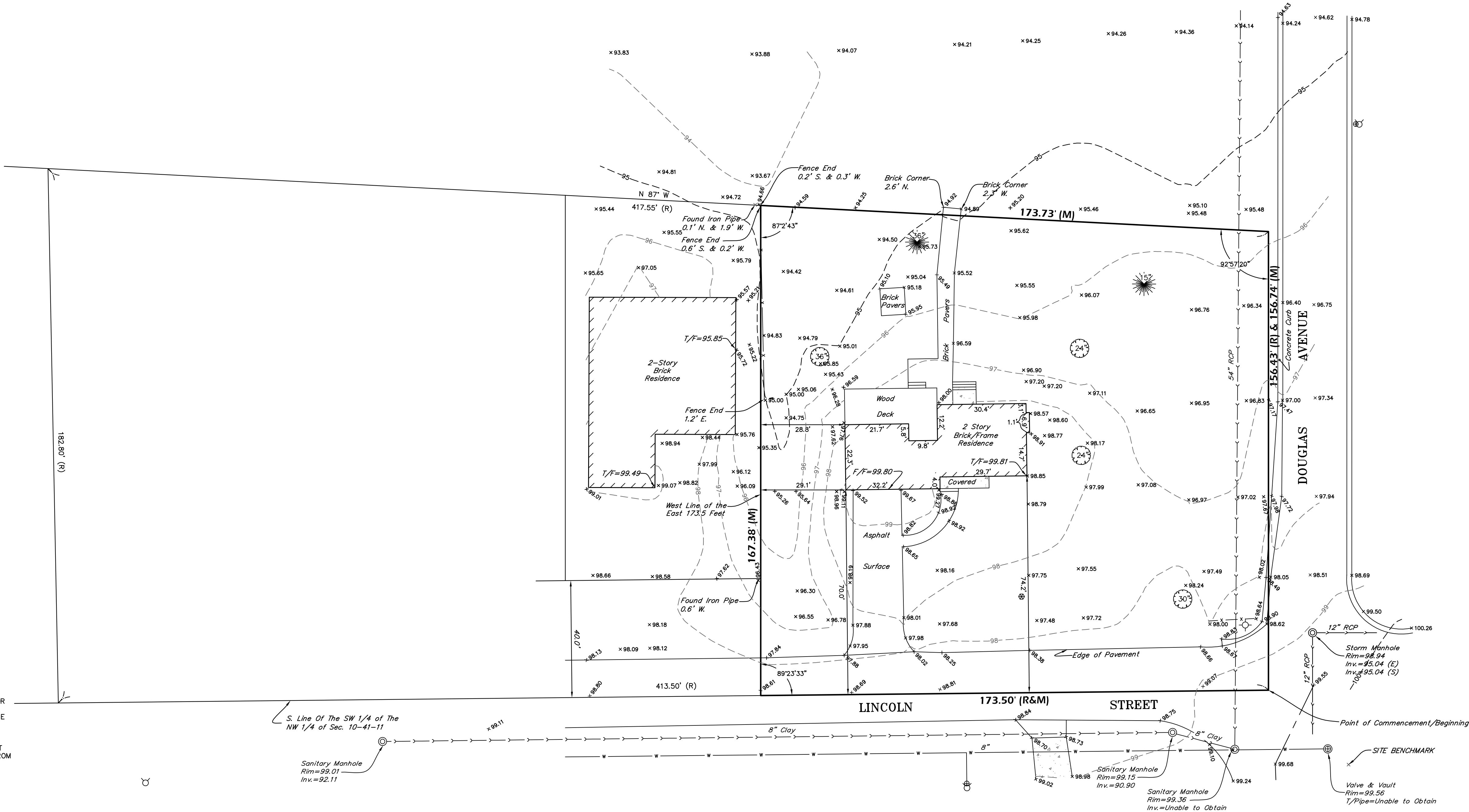
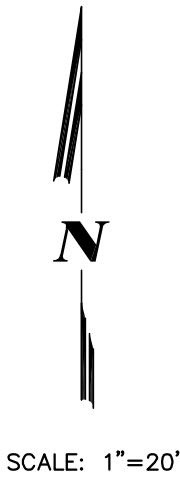
C-1

ALL DIMENSIONS ARE APPROXIMATE

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

THE EAST 173.5 FEET (MEASURED ON THE SOUTH LINE THEREOF) OF FOLLOWING DESCRIBED TRACT OF LAND BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 156.43 FEET; THENCE NORTH 87 DEGREES WEST 417.55 FEET; THENCE SOUTH 182.8 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 413.5 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



SETBACK TABLE

House Number	Setback
312	26.0
404	26.7
502	29.7
504	29.7
508	32.4
510	30.2
512	31.4

AVERAGE SETBACK = 29.4

SITE BENCHMARK

CROSS CUT IN WALK WHERE SHOWN
ELEVATION = 100.00 (ASSUMED)

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

AREA OF SURVEY:

CONTAINING 28,131± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 10TH DAY OF MARCH, 2015.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- ⊙ - MANHOLE
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- ⊗ - VALVE & VAULT
- ⊗ - STREET LIGHT
- - FENCE LINE
- ⊗ - BUFFALO BOX
- (R) - RECORD DATA
- (M) - MEASURED DATA
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- ⊙ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊙ - CONCRETE SURFACE



Call 1-800-892-0123

PREPARED FOR: GREENSCAPE HOMES, LLC.

JOB ADDRESS: 516 LINCOLN ROAD

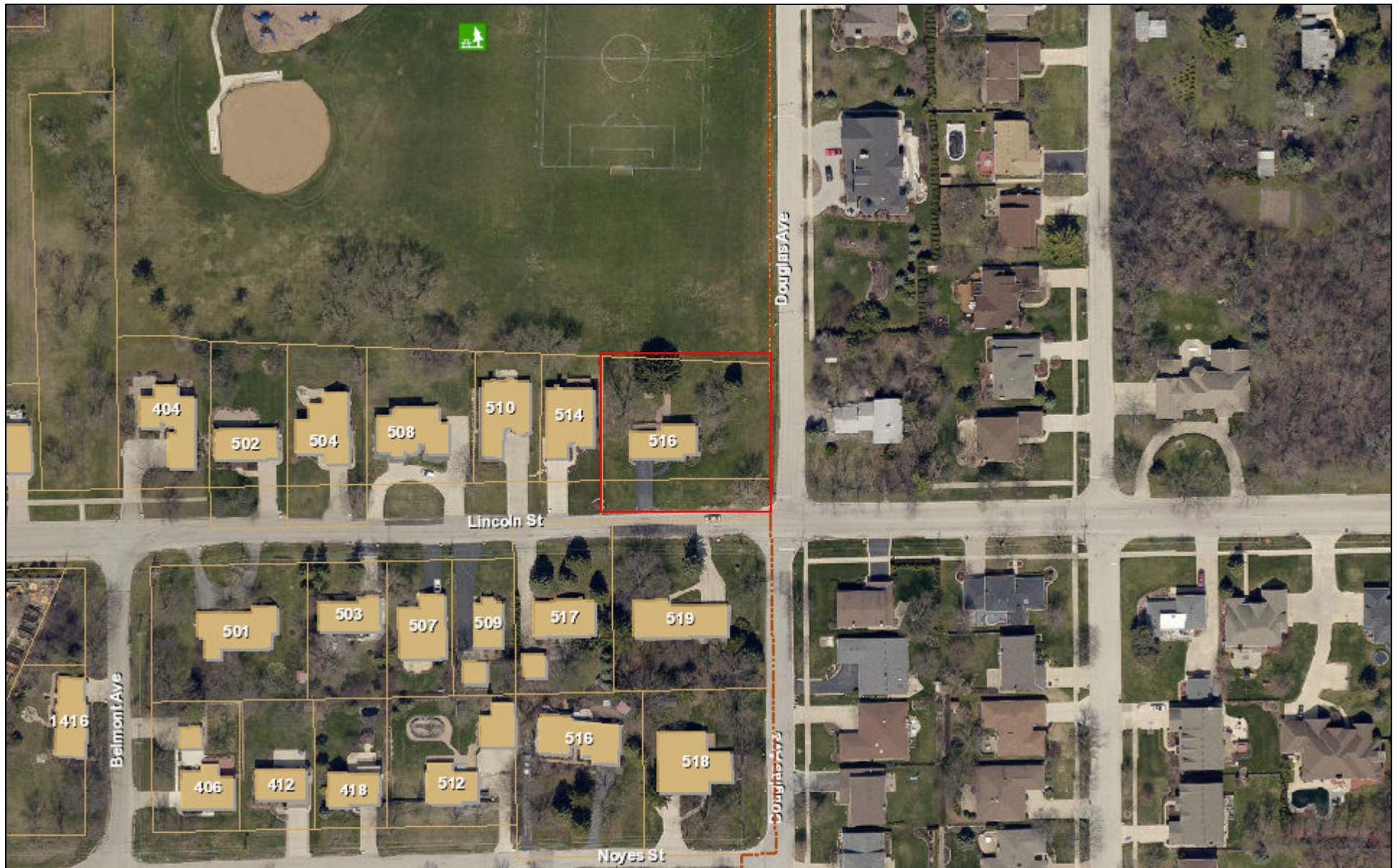
ARLINGTON HEIGHTS, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532

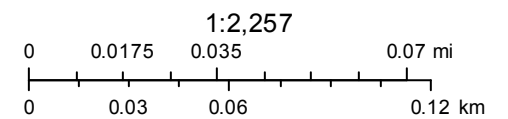
Phone 630.778.1757 Fax 630.778.7757
www.PLSlisle.com info@plslisle.com

DRAWN BY: JLK FLD. BK. /PG. NO.: 132/01
COMPLETION DATE: 03/14/15 JOB NO.: 1510551
REVISED:

516 E. Lincoln Subdivision



January 4, 2016





Item: 1430 E. Davis St. Subdivision - T1522

Department: Planning & Community Development

Requested Action

Preliminary Plat of Subdivision to subdivide one industrial lot into two lots.

Recommendation

On December 1, 2015, the Staff Development Committee reviewed the proposed request and prior to a formal recommendation being made will require additional information as requested as follows:

1. Submittal of a Preliminary Plat of Subdivision for further more detailed review based on a professionally drawn Plat with all dimensions and easements.
2. Submittal of a site plan indicating the location of the proposed property lines and location and dimension of drive aisles, parking spaces and building setbacks.
3. The Plat shall include a 24 foot wide access easement to provide access for the south lot to Davis Street.
4. The petitioner shall contact the Arlington Heights Park District to discuss a reciprocal cross access easement along the east property line to the benefit of both properties.
5. Detention shall be provided as required by Village Code and MWRD.
6. Separate utilities may be required to service each of the two lots.
7. 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
Conceptual Plat of Subdivision

Type

Board or Commission Report
Exhibits

Aerial

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: January 13, 2016
Date Prepared: January 5, 2016
Project Title: 1430 E. Davis Street Subdivision
Address: 1430 E. Davis Street

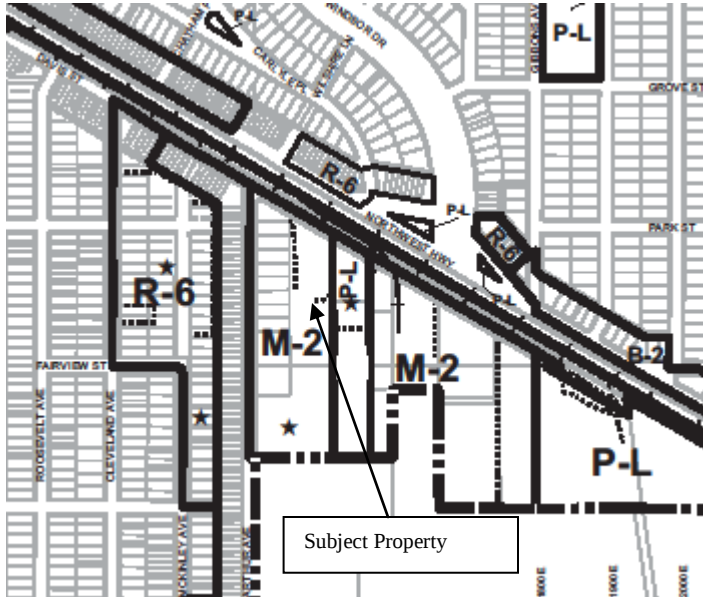
Background Information

Petitioner: Dave Miller
Address: 1430 E. Davis Street
 Arlington Heights, Illinois 60004

Existing Zoning: M-2, Limited Heavy Manufacturing District

Requested Action:

- Preliminary Plat of Subdivision to subdivide one industrial lot into two lots.

**← Surrounding Properties:**

	Zoning	Use	Comprehensive Plan
North	R-3 One Family	UP Rail Road	Government
South	M-2 Limited Heavy Manuf.	Manufacturing	RDMW
East	PL Public Land	Park District Maintenance Bld	RDMW
West	M-2 Limited Heavy Manuf.	Commercial Uses	RDMW

Project Summary

The subject site is approximately 4.1 acres and includes one vacant warehouse building at the rear (1432 E. Davis Street). Recently a fire destroyed the vacant warehouse building at the front. The property owner is looking to subdivide the property into two lots with the north lot being approximately 121,000 square feet and the south lot being approximately 57,900 square feet. The owner has indicated that there is interest from a buyer for the proposed north lot and building. The property is zoned M-2.

A Preliminary Plat of Subdivision must be reviewed by the Plan Commission and approved by the Village Board. If approved, a Final Plat of Subdivision must be submitted for review and approval by the Plan Commission and Village Board. Since the property is greater than 4.0 acres, it is subject to a Planned Unit Development. Therefore future development of the north or south lots will require a Planned Unit Development whether the parcel is subdivided or not subdivided. If the petitioner wishes to obtain a PUD as part of this petition, a site plan shall be required for both lots proposed.

Zoning and Comprehensive Plan

Pursuant to the Village's Comprehensive Plan, the properties are designated Research Development Manufacturing and Warehousing. The proposed subdivision would be consistent with the Village's Comprehensive Plan, subject to meeting access and detention requirements.

Building, Site , and Landscaping

The petitioner must submit a site plan indicating where the new property lines are located and the location and dimensions of all access drives and parking spaces. This information is necessary in order to determine if the proposed lots have adequate parking and meet all zoning requirements such as setbacks, etc.. In addition, the petitioner should indicate if there are any proposed uses for either of the buildings at this time as the use can impact the amount of parking required.

Per Chapter 28, Section 6.3, every principal building must be on a zoning lot or parcel of land which adjoins a public street or a permanent easement of access at least 20 feet wide to a public street. Therefore a minimum 20 foot access easement shall be required to allow the south lot access to Davis Street. Given that this property is industrial and that 24 feet is the typical minimum for two way drive aisle width, staff would recommend at least 24 feet for the access easement .

In addition the property has shared a driveway along the east property line with the Arlington Heights Park District property to the east. The petitioner shall contact the Park District to attempt to enter into a reciprocal cross access easement agreement as part of this subdivision request. Said easement would be mutually beneficial. The two properties appear to have shared a driveway and drive aisle for decades, although the plat of survey does not indicate there was ever an easement established.

Detention shall be provided as required by Village code and MWRD. This site was developed without detention and if subdivided said detention requirements shall be calculated by a certified professional engineer. The amount of required detention given the amount of impervious surfaces is likely significant. Also separate utilities servicing for each lot may be required.

Traffic & Parking

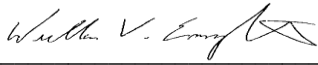
The subdivision does not require a traffic and parking study, however the petitioner shall provide a site plan indicating the location and amount of parking to be provided on site. If a PUD is sought, a traffic and parking study is required.

Recommendation

On December 1, 2015, the Staff Development Committee reviewed the proposed request and prior to a formal recommendation being made will require additional information as requested as follows:

1. Submittal of a Preliminary Plat of Subdivision for further more detailed review based on a professionally drawn Plat with all dimensions and easements.

2. If a Planned Unit Development is requested at this time then all plans as required for a Preliminary PUD shall be submitted with the Preliminary Plat of Subdivision as outlined in Chapter 28, Section 9.
3. If a Planned Unit Development is not sought at this time, then future development of either lot will require a Planned Unit Development.
4. Submittal of a site plan indicating the location of the proposed property lines and location and dimension of drive aisles, parking spaces and building setbacks.
5. The Plat shall include a 24 foot wide access easement to provide access for the south lot to Davis Street.
6. The petitioner shall contact the Arlington Heights Park District to discuss a reciprocal cross access easement along the east property line to the benefit of both properties.
7. Detention shall be provided as required by Village Code and MWRD.
8. Separate utilities may be required to service each of the two lots.
9. 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.



January 5, 2016

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

7442 North Harlem Avenue
Chicago, Illinois 60631-4404

ARCHITECTURAL - INDUSTRIAL - LOTS FARM SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

Phone: (312) 775-0530
(312) 775-0531
Fax: (312) 775-7512



Jens K. Doe

SURVEY SERVICE, INC.
Registered Land Surveyors

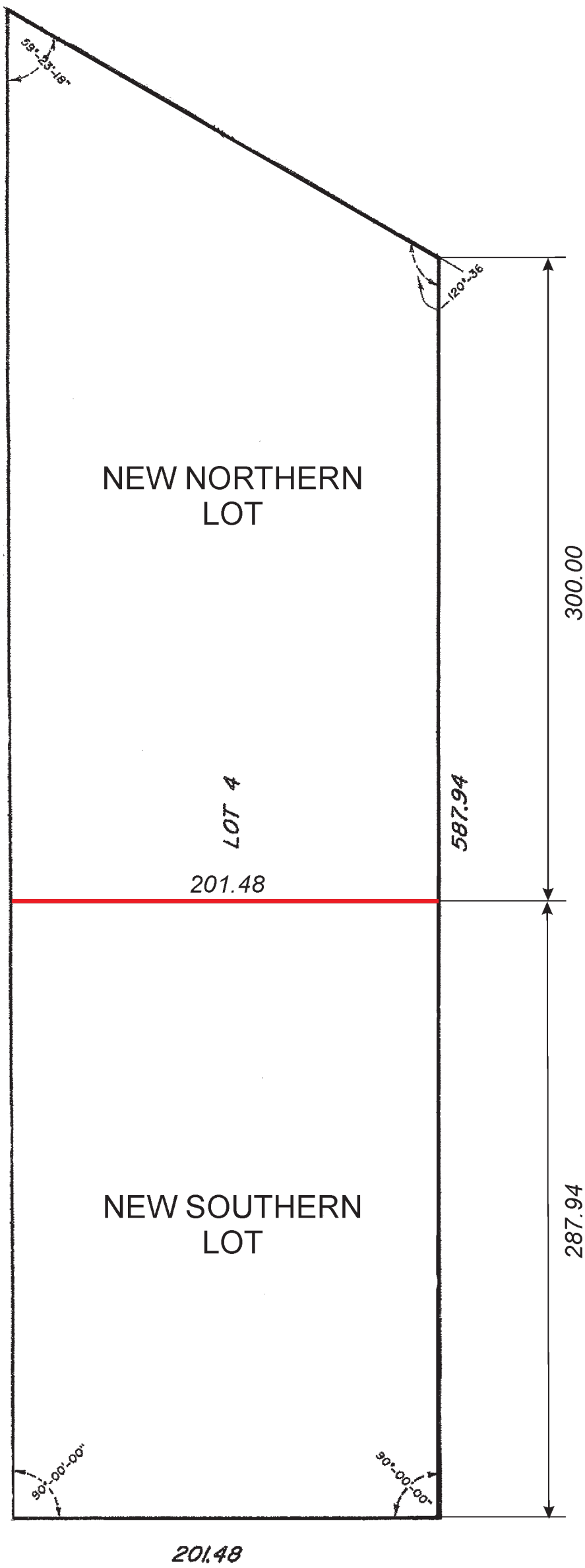
ORDER NO.
961226

SCALE : 1 INCH = 60 FT.

PLAT OF SURVEY

of

LOT 4 IN BERGER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT "A" IN KIRCHOFF'S SUBDIVISION, OF PART OF SECTIONS 10 AND 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

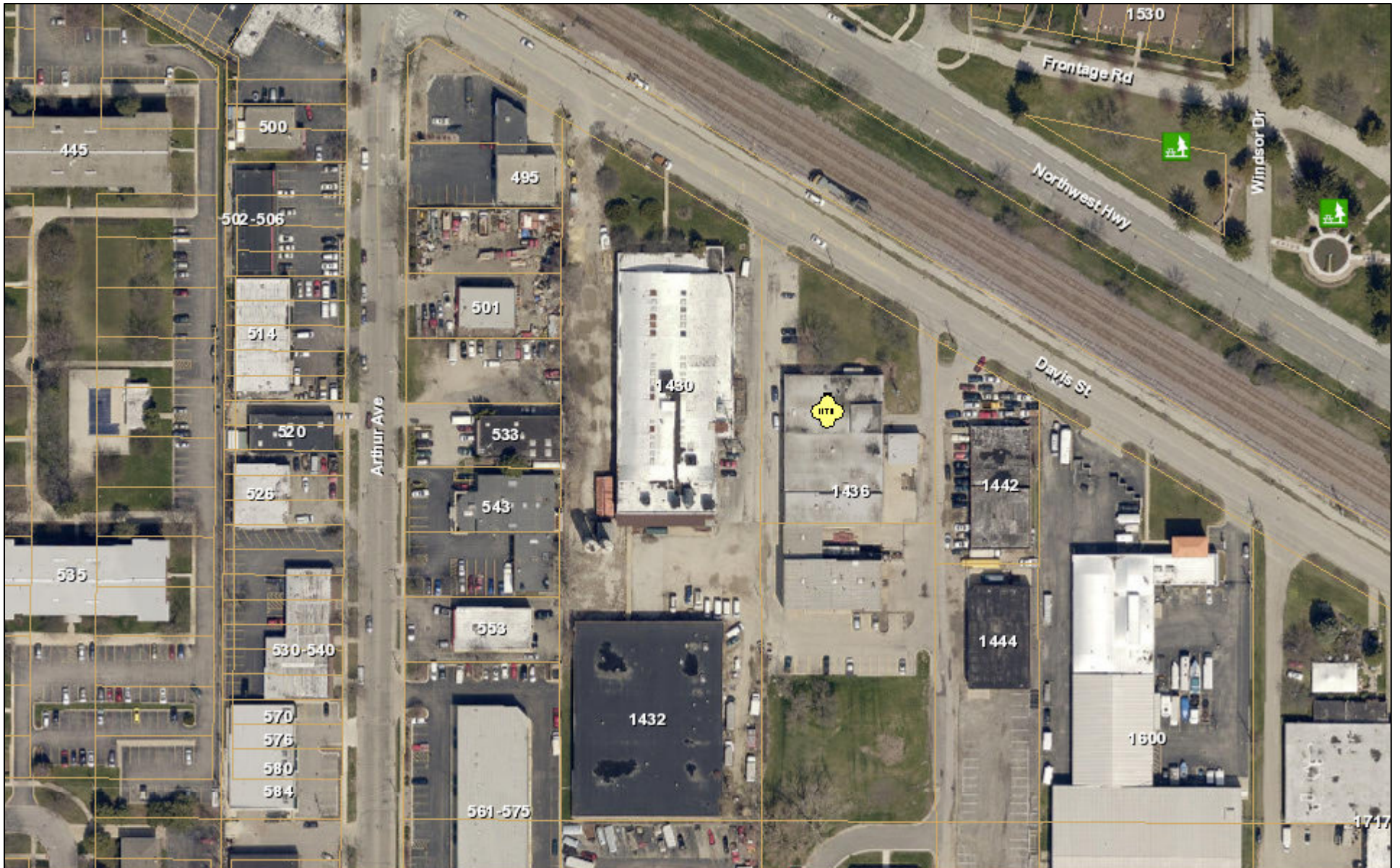


STATE OF ILLINOIS)
COUNTY OF COOK)
JENS K. DOE SURVEY SERVICE INC. DO HEREBY CERTIFY TO : **TOWER PLASTICS MFG., INC., REAL ESTATE INDEX, INC. AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND DF IL LIMITED PARTNERSHIP** THAT THE PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH " MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS ", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992; AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED.

DATED THIS 13TH DAY OF AUGUST, 1996.

John M. Henrikson
JOHN M. HENRIKSON
ILLINOIS REGISTERED LAND SURVEYOR NO. 2668

1430 E Davis



November 30, 2015

