



STAFF REPORT FROM THE DEPARTMENT OF Community Development

William J. Cooney, AICP
Director of Community Development

Jason C. Shallcross, AICP
Senior Planner

DATE: June 4th, 2020

CASE NUMBER
PZ-09-20

PUBLIC HEARING DATE
June 11, 2020

APPLICANT/PROPERTY OWNER

MIG of Mount Prospect, LLC/ATG Trust Company
and the Village of Mount Prospect

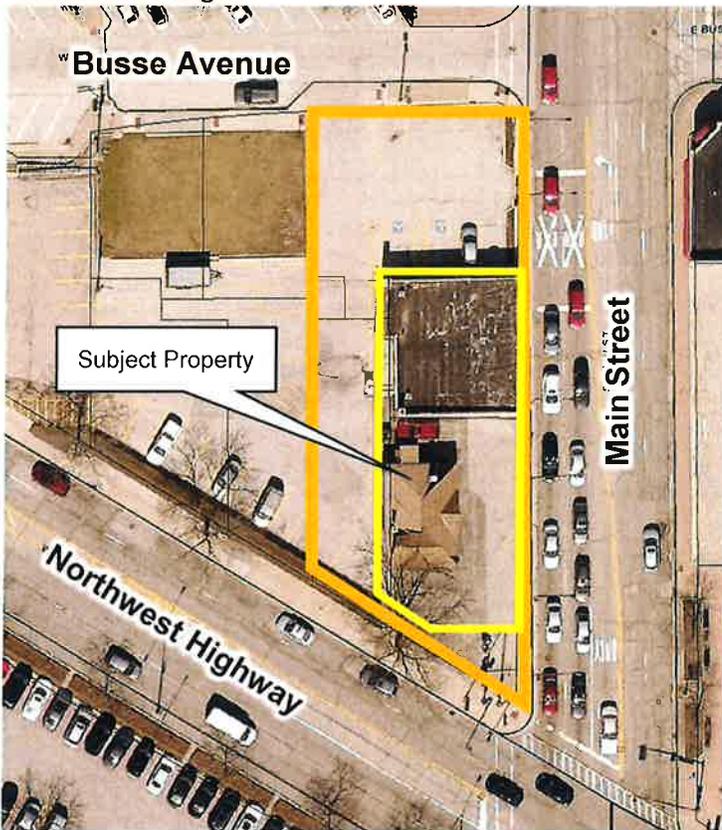
PROPERTY ADDRESS/LOCATION

2 W. Northwest Highway, 6 W. Northwest
Highway, 108 S. Main Street, 110 S. Main Street

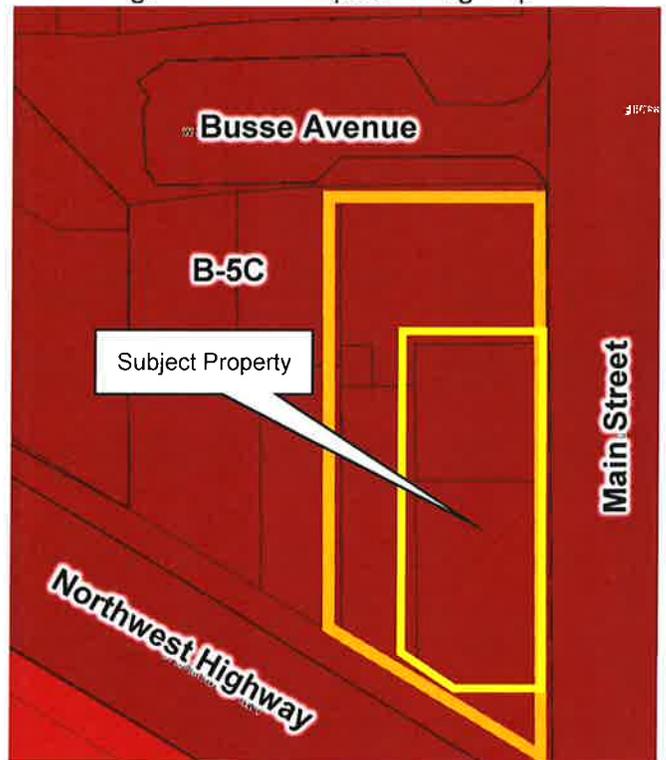
BRIEF SUMMARY OF REQUEST

The Petitioner is seeking review and approval of a parking agreement to secure seventeen (17) parking stalls at the Emerson Street Parking Deck for a proposed bank to be constructed at the northwest corner of Northwest Highway and Main Street.

2017 Aerial Image



2020 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-5C Core Central Commercial	Commercial Restaurant and parking lot	North: B-5C Core Central Commercial East: B-5C Core Central Commercial South: B-5 Central Commercial District West: B-5C Core Central Commercial	0.163 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DISCUSSION OF STAFF RECOMMENDATION

BACKGROUND/PROPERTY HISTORY

The Subject Property currently consists of a restaurant, open space, and a parking lot with related improvements. Ownership of the property has been secured by a local developer looking to construct a bank with related improvements.

PROPOSAL

The Petitioner proposes to construct a bank on the subject property. All existing structures are to be removed. Additional proposed site improvements include a right-in, right-out access onto Northwest Highway and a reconfigured parking lot. All aspects of the proposed development meet the zoning code requirements except for the amount of on-site parking stalls provided.

The Zoning Code requires 4 parking spaces be provided for every 1,000 square feet of floor area in excess of 2,500 square feet in the core central commercial area. At 4,196 square feet, the proposed bank would require seven (7) parking stalls. However, the Petitioner believes that as many as seventeen (17) parking stalls are needed for staff at any one time. Therefore, the Petitioner is requesting approval of a parking agreement between the Village of Mount Prospect and JP Morgan Chase Bank, NA, to secure seventeen (17) parking stalls within one thousand (1,000) feet of the Subject Property.

Staff believes that entering into the proposed agreement is in the best interest of the village. If approved, the agreement would ensure that all surface-level parking stalls in the immediate area around the Subject Property remain free and available for public use. Additionally, approving this agreement and constructing the proposed bank on the Subject Property secures a relocation of Chase Bank out of 111 E. Busse Road, making the property available for redevelopment as part of the Block 56 proposal. Staff supports the proposed parking agreement.

STAFF RECOMMENDATION

Staff finds that the proposed parking agreement satisfies all of the necessary requirements of Article XXII, Section 14.2202(E): General Provisions. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. A parking agreement to secure seventeen (17) parking stalls within one thousand (1,000) feet of the Subject Property to be used by JP Morgan Chase Bank, NA for the purpose of operating a bank at 2 W. Northwest Highway.

The Village Board's decision is final for this case.

ATTACHMENTS:

ADMINISTRATIVE CONTENT

(Zoning Request Application, Responses to Standards, etc...)

PLANS

(Plat of Survey, Site Plan, etc.)

OTHER

(Supplemental Information, Public Comments Received, etc...)

I concur:



William J. Cooney, AICP

Director of Community Development



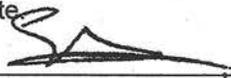
Village of Mount Prospect
 Community Development Department
 50 S. Emerson Street
 Mount Prospect, Illinois 60056
 Phone: (847) 818-5328

Plat Application

Official Use Only (To be completed by Village Staff)
 Case Number: P&Z - _____ - _____ Date of Submission: _____ Hearing Date: _____
 Plat Name/Address: _____

I. Subject Property
 Address(es) 2 W Northwest Hwy, Property Area (Sq.Ft./ Acres): 0.17 acres
 Parcel Index Number(s) (PIN(s)): 08-12-107-018-0000 & 08-12-107-019-0000

II. Plat Information
 Type(s): Subdivision/Resubdivision Consolidation Dedication Vacation
 Easement Annexation Condominium Other: _____
 Title(s): _____
 Summary of Plat(s) and any Variation/Code Exception(s) requested: _____
Land site of approximately 0.17 acres within the Development, located in the northwest corner of Northwest Hwy.
and Route 83 in Mount Prospect.

III. Applicant (all correspondence will be sent to the applicant)
 Name/Corporation: Spiro Angelos / MIG of Mount Prospect, LLC Interest in Property: Developer/Buyer
 Address: 180 N La Salle Street Suite 2108, Chicago, IL 60601
 Phone: (312) 726-0531 Email: spiro.angelos@aol.com
 In consideration of the information contained in this petition and all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the subject property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property. Applicant hereby affirms that all information provided herein and in all materials submitted in association with this application are true and accurate.
 Applicant Signature:  Date: 5.15.2020

IV. Property Owner Check if Same as Applicant
 Name/Corporation ATG Trust Company, as t/u/t #L006-103
 Address: _____
 Phone: _____ Email: _____
 I hereby designate the applicant to act as my agent for the purpose of seeking the plat request(s) described in this application and the associated supporting material.
 Property Owner Signature: _____ Date: _____



Bill Cooney
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

May 18, 2020

Re: Project narrative for the Property at 2 W Northwest Hwy, Mount Prospect, IL (formal address TBD)

Dear Mr. Cooney,

This letter is to detail our application for PZC approval to build a new single-story 4,214 SF freestanding retail banking center with two off-site drive-up ATMs.

The proposed JPMC development will be located at the northwest corner of IL Route 83 (Main Street) and IL Route 14 (Northwest Highway) in downtown Mount Prospect, IL. The proposed Chase Bank building and associated parking lot will be located on the 0.61-acre piece of land which currently consists of a Submarine Express restaurant, public parking lots, vacant parcels, and a public alley. Brick pavers will be utilized in aspects of this project, including the public sidewalks, to match the aesthetics of the downtown area.

In addition, there will be two offsite improvement areas located on Village-owned property. To the northwest of the Chase Bank Site, public parking stalls will be added to an existing village-owned vacant parcel. Approximately 2 blocks to the southeast of the Chase Bank Site, 2 ATMs will be installed in the Village ROW of College Drive in addition to several public parking stalls. This section of College Drive currently functions as a public parking lot but will be reconfigured to accommodate the ATMs.

The proposed grading at the parking lot/building pad will mimic existing site conditions and convey all captured stormwater runoff towards the northeast. Storm sewer throughout the site will convey runoff to a Contech CMP underground volume control facility located under the northern parking lot. Contech systems are designed for a 75-year design life. The underground volume control facility will outfall to the combined sewer in Busse Avenue.

The design intent of the proposed Chase Bank is to compliment the surrounding architecture of the recent commercial and residential developments in the downtown area. The proposed Banking Center is comprised of smooth cast Savanna Stone (limestone color), "midnight black" brick, "platinum" brick and aluminum composite panels along with a black anodized storefront system. All the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. Additionally, the proposed floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the area and pedestrians traversing the adjacent public thoroughfares.

The proposed schedule has construction commencing by November 2020 (pending regulatory approvals) and an anticipated occupancy date of June 2021.



Parties Involved:

Applicant

Spiro Angelos
MIG of Mount Prospect, LLC

Architect of Record

Timothy Meseck
The Architects Partnership, LTD (TAP)

Property Owner

ATG Trust Company, as t/u/t #L006-103

Purchaser

Spiro Angelos
MIG of Mount Prospect, LLC

Landscape Architect

Craig Most
TERRA Engineering, Ltd.

Civil Engineer

Tom Tom Szafranski,
Kimley-Horn

Ground Lessee

Jon Krissoff
obo JPMChase Bank, NA

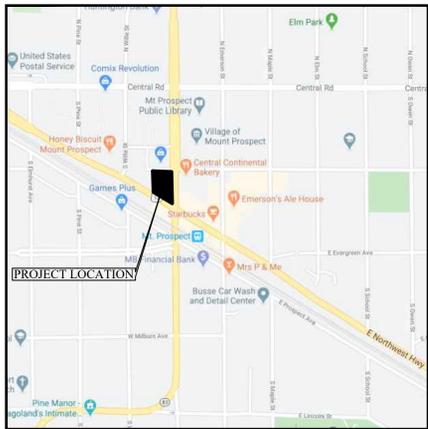
Type of Business:

The type of business is a retail banking center with a drive-through service lane for use of an automatic teller machine (ATM). The hours of operation will be Monday – Friday 9 AM – 6 PM and Saturday 9 AM – 2 PM. The total number of employees and any one time will be eight. The eight employees will consist of (1) teller, (1) lead teller, (2) bankers, (1) branch manager, (1) mortgage loan offices, (1) financial advisor and (1) business banker.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy R. Meseck'. The signature is written in a cursive, flowing style.

Timothy R. Meseck
The Architects Partnership, LTD.



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

11 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED JUNE 22, 1982 AS DOCUMENT 26267819, AND THE TERMS AND CONDITIONS THEREOF.

(AFFECTS WEST 5 FEET OF PARCEL 1)

THE FOLLOWING SCHEDULE B EXCEPTIONS ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN: PART ONE NUMBERS 1, 2, 3, 4, 5 AND 6, PART TWO NUMBERS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14 AND 15

NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTIONS AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1002314-CH2 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, RECEIVED APRIL 27, 2020, HAVING AN EFFECTIVE DATE OF FEBRUARY 5, 2020.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
- THIS SITE FALLS WITHIN THIS SITE FALLS WITHIN "OTHER AREAS, ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170129 J (MAP NUMBER 170310208J), HAVING AN EFFECTIVE DATE OF AUGUST 19, 2008.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 03/11/2020.
- THE SURVEYOR CONTACTED J.U.L.L.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF A588 1442. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.L.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X028 1198. INQUIRES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
- IN ACCORDANCE WITH TABLE A ITEMS 6(A) AND 6(B), A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR FOR REVIEW.
- IN ACCORDANCE WITH TABLE A ITEM 10, NO PARTY WALLS WERE OBSERVED ALONG PROPERTY LINES CONTIGUOUS WITH ADJOINING PROPERTIES.
- IN ACCORDANCE WITH TABLE A ITEM 16, NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- IN ACCORDANCE WITH TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN ACCORDANCE WITH TABLE A ITEMS 18, NO OBSERVED EVIDENCE OF WETLAND DELINEATION MARKINGS AT THE TIME OF THE SURVEY.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- ▽ FLARED END SECTION
- TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ELECTRIC PEDESTAL
- ⊕ ELECTRIC MARKER
- ⊕ ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- ⊕ GUY POLE
- ⊕ OVERHEAD TRAFFIC SIGNAL
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ LIGHT
- ⊕ LIGHT POLE
- ⊕ HAND HOLE
- ⊕ VALVE VAULT
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ SIAMASE WATER CONNECTION
- ⊕ WATER MARKER
- ⊕ WATER METER
- ⊕ VALVE BOX
- ⊕ B/BOX
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE NETWORK INTERFACE
- ⊕ TELEPHONE MARKER
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE TELEVISION PEDESTAL
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GAS MARKER
- ⊕ DOWN SPOUT
- ⊕ BORING HOLE
- ⊕ MONITORING WELL
- ⊕ GATE POST
- ⊕ BOLLARD POLE
- ⊕ SIGN
- ⊕ MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- MIS-MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM
- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- T.F. = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- W.P. = WIREDED GLAZ PIPE
- D.I.P. = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CH = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

UTILITY CONTACTS

- Cable: Comcast - Martha Gieras 224-229-5862 Martha.gieras@comcast.com
- Electric: Nicor Gas 630-576-7094 Gas nicor gasnaps@nicor.com
- Communications: AT&T 91629att.com
- AT&T Transmission - Kenneth Colwell 630-383-9249 Kc1298att.com
- Wide Open West - Paul Flinkow 630-536-3139 Paul.flinkow@wovinc.com
- Level 3 (CenturyLink) nationalrelo@centurylink.com
- MCI investigations@verizon.com
- Water / Sanitary / Storm: Village of Mt. Prospect - Donna Brown 847-970-5640 dbrown@mountprospect.org

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:
LOT 3, IN JOHN MEYN'S SUBDIVISION OF PART OF BLOCK 16 OF MOUNT PROSPECT, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 1 LYING WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT TO A POINT IN THE SOUTH LINE OF SAID LOT 1, THAT IS 3 1/4 INCHES EAST OF THE SOUTHWEST CORNER OF SAID LOT; AND LOT 2 IN JOHN MEYN'S SUBDIVISION OF PART OF BLOCK 16 OF MOUNT PROSPECT, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOT 1 IN KELVIK'S RESUBDIVISION IN MOUNT PROSPECT, BEING A RESUBDIVISION OF THE EAST 50 FEET OF BLOCK 16, EXCEPT THE NORTH 59.29 FEET THEREOF, IN MOUNT PROSPECT, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

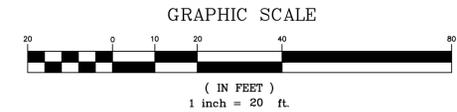
PARCEL 4:
LOT 2 IN KELVIK'S RESUBDIVISION IN MT. PROSPECT, BEING A RESUBDIVISION OF THE EAST 50 FEET OF BLOCK 16 (EXCEPT THE NORTH 59.29 FEET THEREOF) IN MT. PROSPECT, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
LOTS 6 AND 7 IN JOHN MEYN'S SUBDIVISION OF PART OF BLOCK 16 OF MOUNT PROSPECT, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
LOT 8 IN MEYN'S SUBDIVISION OF PART OF BLOCK 16 OF MOUNT PROSPECT, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
LOT 9 IN JOHN MEYN'S SUBDIVISION OF PART OF BLOCK 16 OF MOUNT PROSPECT, IN THE WEST 1/2 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:
LOT A IN CORPORATE SUBDIVISION NO. 9, A SUBDIVISION OF PART OF BLOCK 16 IN MT. PROSPECT, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

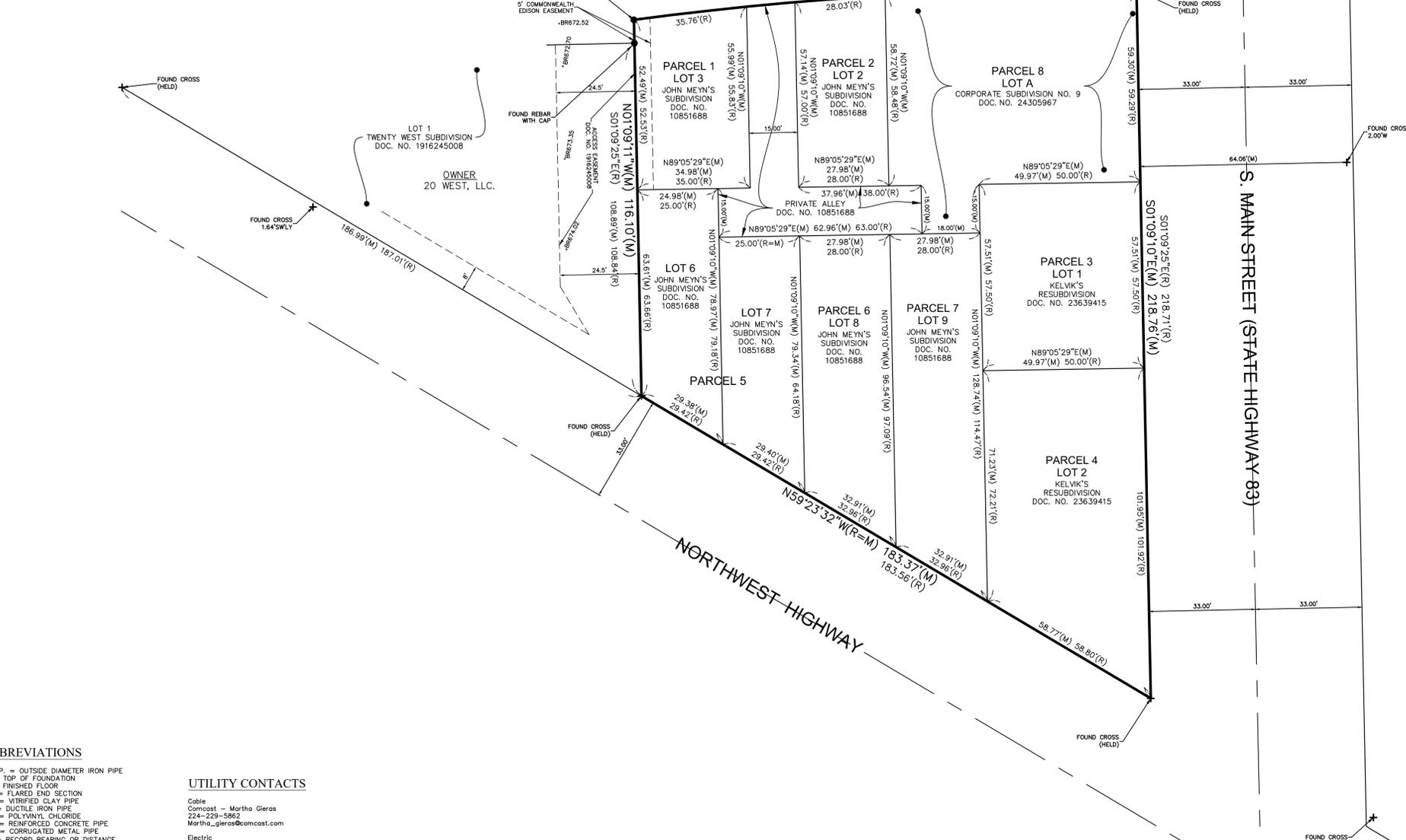


AREA SUMMARY
(TO HEAVY LINES)
26,398 SQUARE FEET
OR
0.606 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA
REGULAR SPACES = 29
ACCESSIBLE SPACES = 1
TOTAL SPACES = 30

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES 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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

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, 2, 3, 4, 5, 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 11, 2020.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002278
LICENSE EXPIRES 4/30/2021

DATE OF PLAT OR MAP: MARCH 24, 2020

BY: DAVID P. FLIPSKI
IL PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/20

Know what's below.
Call before you dig.

NO.	DATE	BY
1	4-17-20	BT
2	5-6-20	BT

DATE: 3-19-20 PC RWS DRAWN BY: BT CHECKED BY: SK BOOK: 402 PG: 64-65

REVISIONS

ADD ADDITIONAL INFORMATION PER REVISED TITLE COMMITMENT

Kimley»Horn

© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1101 WARRENVILLE ROAD, SUITE 350,
AURORA, IL 60502
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT: CHASE BANK
MT. PROSPECT, IL

COMPASS SURVEYING LTD

ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING

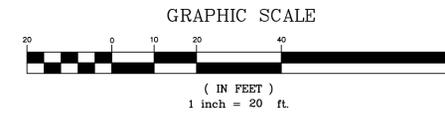
2051 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

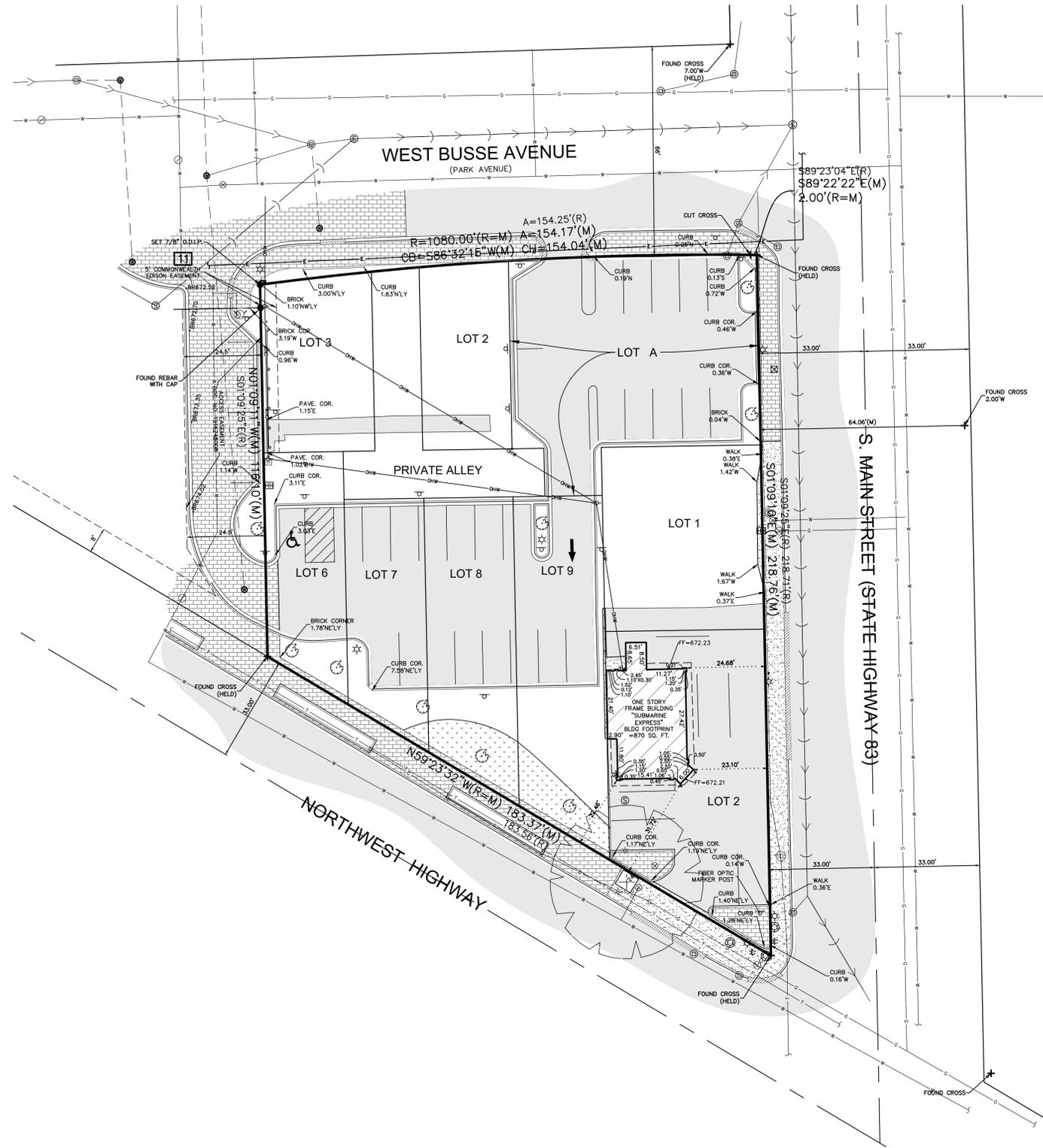
1 OF 3

PROJ. NO.: 20.0071

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



Know what's below.
Call before you dig.



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LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ▽ FLARED END SECTION
- ⊙ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
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- ⊙ GATE POST
- ⊙ BOLLARD POLE
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ MAILBOX
- ⊙ COMBINATION SEWER
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATER MAIN
- ⊙ GAS MAIN
- ⊙ ELECTRIC LINE
- ⊙ OVERHEAD WIRES
- ⊙ COMMUNICATION LINE
- ⊙ GUY POLE
- ⊙ CONFIRMED TREE W/APPROX. DIAMETER
- ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
- ⊙ MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ⊙ ELEVATION
- ⊙ BITUMINOUS PAVEMENT
- ⊙ CONCRETE SURFACE
- ⊙ DEPRESSED CURB
- ⊙ GRAVEL SURFACE
- ⊙ LANDSCAPE AREA
- ⊙ STONE SURFACE
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- ⊙ WOOD FENCE
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LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

NO.	DATE	BY
1.	4-17-20	BT
2.	5-6-20	BT

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Kimley»Horn
1001 WARRENVILLE ROAD, SUITE 350,
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PHONE: 630-487-5550
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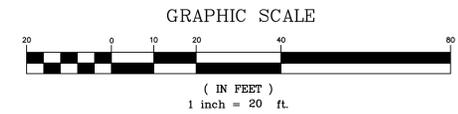
PROJECT
CHASE BANK
MT. PROSPECT, IL

COMPASS SURVEYING LTD
ALTA SURVEYS & TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

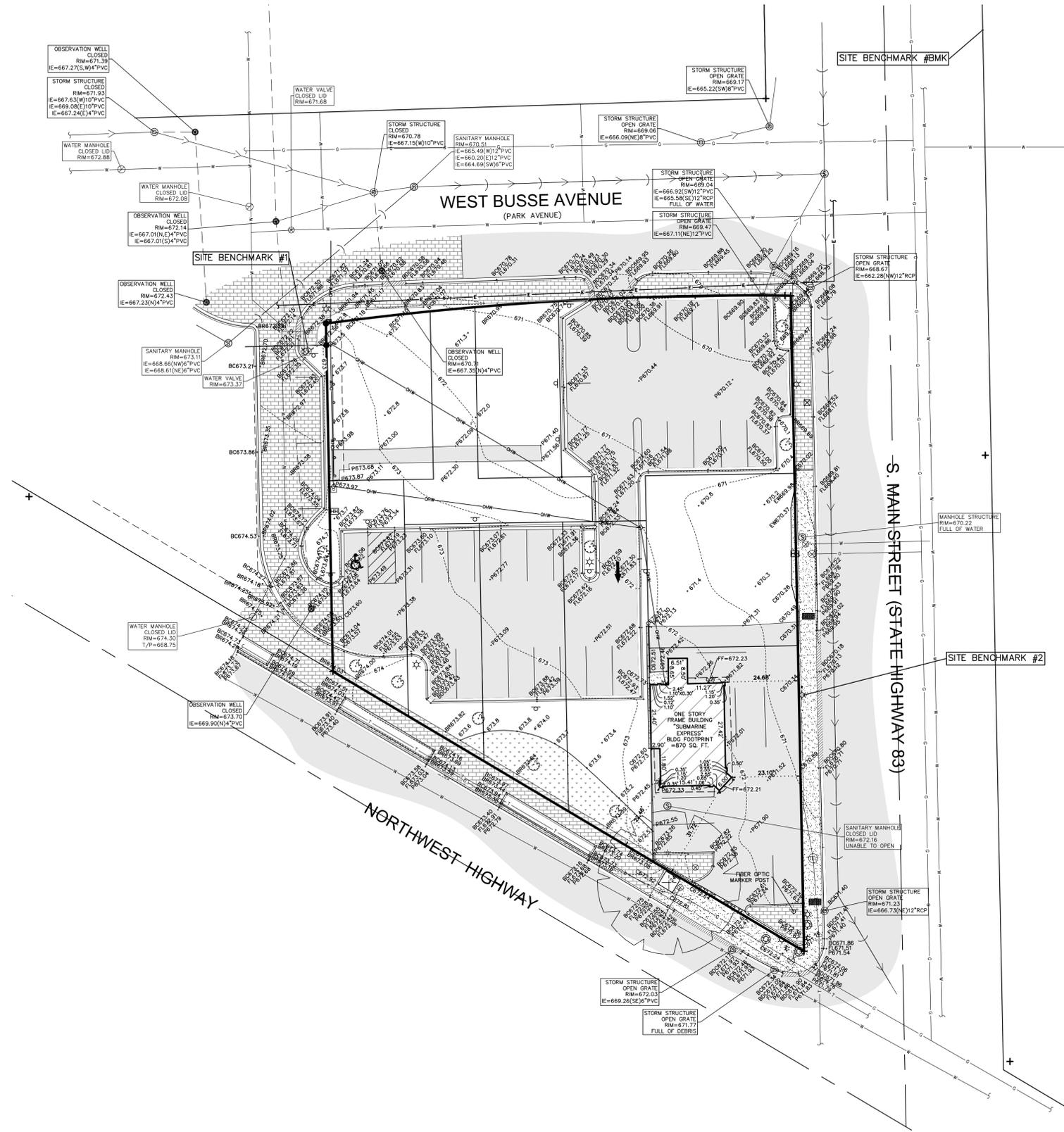
SCALE: 1" = 20'

2 OF 3

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



Know what's below.
Call before you dig.



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES 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 THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

BENCHMARKS
REFERENCE BENCHMARK:
BERNSTEIN 30 TOP SECURITY MONUMENT
CONSISTING OF A 9/16" DIAMETER STAINLESS STEEL DATUM POINT LOCATED 59.1 FEET EAST OF THE EDGE OF CURB OF NEW MIKE ROAD AND 14.8 FEET SOUTH OF THE BACK OF CURB OF THE WEST PARKING LOT OF THE SUNSET MEADOWS PARK AND 7.2 EAST OF THE EDGE OF PARK SIDE WALK.
DATUM: NAVD83
ELEVATION = 690.96
SITE BENCHMARKS:
SITE BENCHMARK #1
EAST BONNET BOLT OF FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF SITE
ELEVATION = 675.61
SITE BENCHMARK #2
OUT SQUARE ON EAST SIDE OF CONCRETE BASE OF LIGHT POLE
ELEVATION = 671.04

- LEGEND**
- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
 - CONCRETE MONUMENT
 - ⊕ CROSS IN CONCRETE
 - ⊙ MANHOLE
 - ⊙ STORM STRUCTURE
 - ⊙ SANITARY MANHOLE
 - ⊙ CLEANOUT
 - ▽ FLARED END SECTION
 - ⊙ TRANSFORMER PAD
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC MARKER
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE W/LIGHT
 - ⊙ UTILITY POLE W/TISP
 - ⊙ GUY POLE
 - ⊙ OVERHEAD TRAFFIC SIGNAL
 - ⊙ TRAFFIC SIGNAL MANHOLE
 - ⊙ LIGHT
 - ⊙ LIGHT POLE
 - ⊙ HAND HOLE
 - ⊙ VALVE VAULT
 - ⊙ FIRE HYDRANT
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ POST INDICATOR VALVE
 - ⊙ SIAMENSE WATER CONNECTION
 - ⊙ WATER MARKER
 - ⊙ WATER METER
 - ⊙ VALVE BOX
 - ⊙ B/BOX
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE NETWORK INTERFACE
 - ⊙ TELEPHONE MARKER
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ CABLE TELEVISION PEDESTAL
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ GAS MARKER
 - ⊙ DOWN SPOUT
 - ⊙ BORING HOLE
 - ⊙ MONITORING WELL
 - ⊙ GATE POST
 - ⊙ BOLLARD POLE
 - ⊙ SIGN
 - ⊙ FLAG POLE
 - ⊙ MAILBOX
 - ⊙ COMBINATION SEWER
 - ⊙ SANITARY SEWER
 - ⊙ STORM SEWER
 - ⊙ WATER MAIN
 - ⊙ GAS MAIN
 - ⊙ ELECTRIC LINE
 - ⊙ OVERHEAD WIRES
 - ⊙ COMMUNICATION LINE
 - ⊙ GUY POLE
 - ⊙ CONFEROUS TREE W/APPROX. DIAMETER
 - ⊙ DECIDUOUS TREE W/APPROX. DIAMETER
 - ⊙ MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
 - ⊙ ELEVATION
 - ⊙ BITUMINOUS PAVEMENT
 - ⊙ CONCRETE SURFACE
 - ⊙ DEPRESSED CURB
 - ⊙ GRAVEL SURFACE
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- BC = BACK OF CURB
- BDC = BACK OF DEPRESSED CURB
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS

LINE LEGEND

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- PARCEL LINE
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- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

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Kimley»Horn
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