



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 9, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1430 E. Davis St. Subdivision - T1522
Preliminary Plat of Subdivision
- B. Kensington School - 840 E. Kensington Rd. - T1521
Special Use to allow a Day Care in B-2 District

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: 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
Concept Plat of Subdivision

Type

Board or Commission Report
Exhibits

Location Map

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: December 9, 2015
Date Prepared: December 2, 2015
Project Title: 1430 E. Davis Street Subdivision
Address: 1430 E. Davis Street

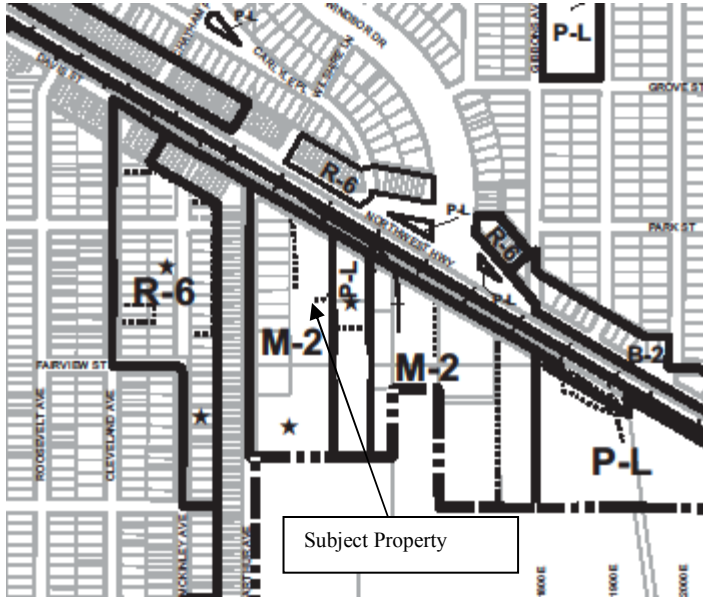
Background Information

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 two large warehouse buildings addressed as 1430 and 1432 E. Davis Street. 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.

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.

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.

December 2, 2015

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

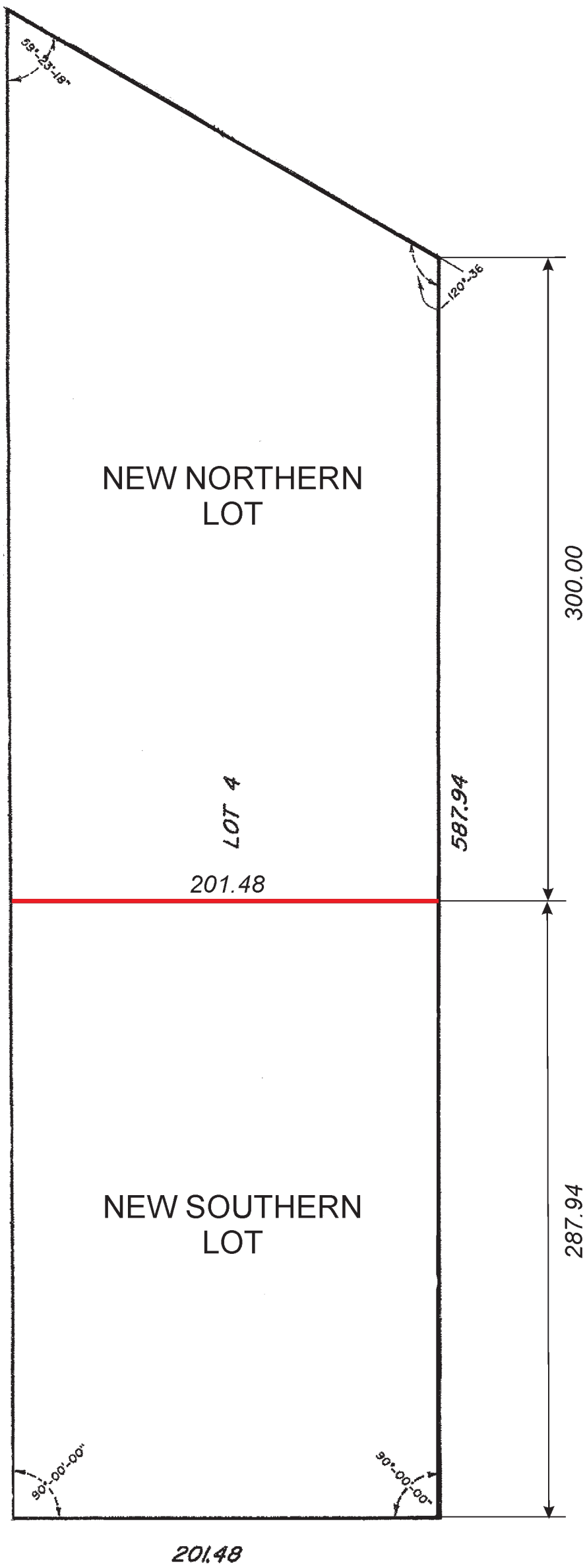
ORDER NO.
961226

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.

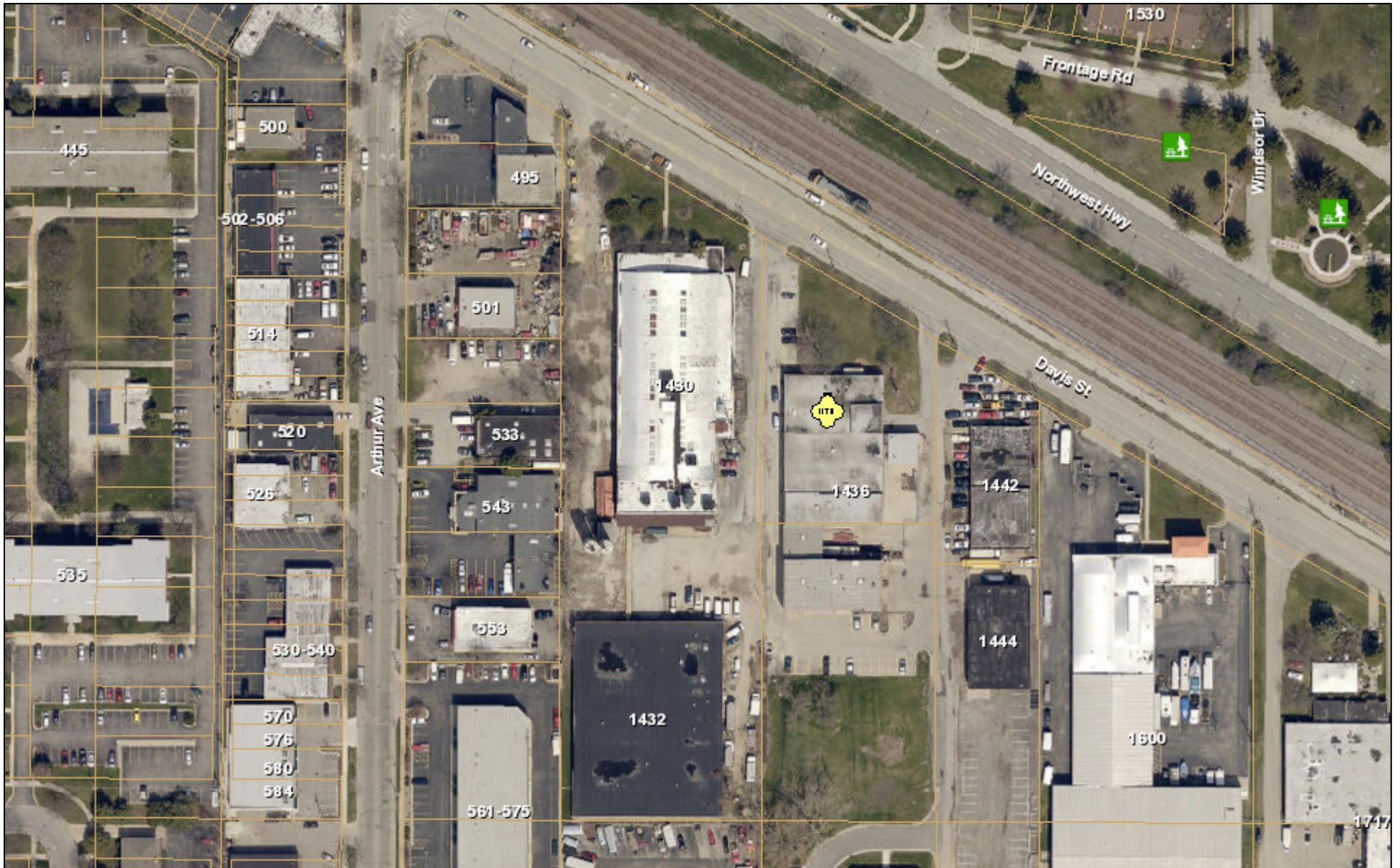


STATE OF ILLINOIS)
COUNTY OF COOK)
JENS K. DOE SURVEY SERVICE INC. DO HEREBY CERTIFY TO : **TOWER PLASTICS MFG., INC., REAL ESTATE INDEX, INC. AGENT FOR CHICAGO TITLE INSURANCE COMPANY AND DF IL LIMITED PARTNERSHIP** THAT THE PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH " MINIMUM 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.

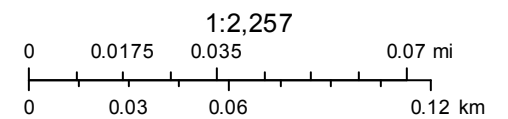
DATED THIS 13TH DAY OF AUGUST, 1996.

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

1430 E Davis



November 30, 2015





Item: Kensington School - 840 E. Kensington Rd. - T1521

Department: Planning & Community Development

Requested Action:

- A Special Use to allow a Day Care Center in the B-2 district.
- Amendment to PUD Ordinances #06-043, 07-007, 07-077, 14-015.
- Amendment to the Plat of Subdivision R07-007.

Variations Required:

Chapter 28, Section 6 Height of Fences to allow a 4 foot tall fence in the front yard along Dryden Avenue where 3 feet is permitted.

RECOMMENDATION

On October 24, 2015, the Staff Development Committee reviewed the Petitioner's request and is not supportive of the proposed petition as the proposed use and site plan are not consistent with the Planned Unit Development nor the Hickory Kensington TIF Redevelopment Plan.

If the petitioner elects to proceed forward, the following items at a minimum shall be addressed:

1. The property owner shall provide a written justification to the following special use criteria:

- That said special use is deemed necessary for the public convenience at this location.
- 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.
- 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.

2. Provide a traffic study and parking analysis from a qualified professional Engineer. The study will need to evaluate the sufficiency of the off-street parking, on-site circulation, trip generation, trip distribution and pick-up and drop-off. The study shall also evaluate existing parking demand for the shopping center on Lot 1 in order to determine the need for the required shared / cross parking easement that currently exists between Lots 1 and 2.

3. Provide a market study. This study needs to demonstrate that this type of use will serve a public convenience at this location. The market assessment must also identify and describe the similarities, differences and impacts to the other existing day care facilities within the market area.

4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plan

Existing Easements

Elevations & Photo

Petitioner Project Summary

Broker Information

Type

Report

Exhibits

Exhibits

Exhibits

Exhibits

Correspondence

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat & Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: December 9, 2015
Date Prepared: December 4, 2015
Project Title: Kensington School
Address: 840 E. Kensington Road

BACKGROUND INFORMATION

Petitioner: Charles Marlas
Address: 743 McClintock Drive
 Burr Ridge, IL 60527
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use to allow a Day Care Center in the B-2 district.
- Amendment to PUD Ordinances #06-043, 07-007, 07-077, 14-015.
- Amendment to the Plat of Subdivision R07-007.

Variations Required:

- Chapter 28, Section 6 Height of Fences to allow a 4 foot tall fence in the front yard along Dryden Avenue where 3 feet is permitted.



Subject Property

Surrounding Properties

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-6 Residential	Single Family Homes	Moderate Density Multi Family
South	B-3 Commercial	Mariano's Food Store	Commercial
East	O-T Office	Office Building	Offices Only
West	B-2 Commercial	Commercial Shopping Center	Commercial

Background:

The subject site is approximately 87,000 square feet (2.0 acres) located at the northwest corner of Dryden Avenue and Kensington Road. The site is part of the Arlington Market PUD, approved in 2006 and amended in 2010, 2011, and 2014. The amendments pertained to the north portion of the project which allowed for a change from condominiums to townhomes (Arlington Crossings) and later to allow for modifications to the Plat of Subdivision and variations for the single family homes in the mid portion of the PUD. The south portion of the PUD consists of two commercial lots, and is approved for approximately 42,000 square feet of commercial space. Lot 1 has been developed for approximately 16,500 square feet of commercial space and includes Eros Restaurant, Subway fast food, a dental office and a bank with a drive through. Lot 2 is currently vacant, although Lot 2 does include a large underground detention vault that provides detention for the commercial lots and the residential to the north within the PUD.

Kensington School is seeking approval of a Special Use and an amendment to the PUD to allow for a 15,000 square foot day care. The Plat of Subdivision would also need to be amended as there are easements for pedestrians living in the homes to the north within the PUD to connect to the required outdoor plaza when lot 2 is built upon, and for shared parking with commercial Lot 1. There are also existing utility easements that may impact the proposed layout. These easements will be detailed later in this report.

Kensington School as described by the petitioner is classified as a day care, not a pre school. A summary of the project is attached and the day care will include approximately 140 children and 25 staff. Hours of operation will be 6:30am to 6:30pm and there will be two programs offered: Preschool program offered in two sessions (AM and PM), and a Full Day program (6:30 am to 6:30 pm). The site plan includes a large outdoor playground area for the children which would be fenced around the perimeter. Parking includes 56 spaces in front of the building with a one way circulation system.

Zoning and Comprehensive Plan

The subject site is zoned B-2, subject to a Planned Unit Development approved in 2006. The Village's Zoning Ordinance lists a day care as a special use in the B-2 district. As part of the formal review process, the Petitioner must provide a written justification for the Special Use based upon the following criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **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.**
- **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.**

As part of the Special Use justification the petitioner shall submit a market study for the day care, taking into consideration existing day care centers in the vicinity.

In addition to the Special Use, an amendment to the PUD is required as is an amendment to the Plat of Subdivision. The amendment to the PUD is required as this proposed use and site plan are not consistent with the PUD approved for the site, which was approved for a commercial shopping center with cross access and shared parking, as well as a plaza / focal point and pedestrian connection to the residential area to the north. The PUD was approved as a mixed use integrated development, with a commercial strip to allow for multiple tenants / uses. The proposed single use plan for a day care does not integrate as well with the remainder of the PUD and does not include the required plaza space, shared parking, nor the rear access drive to Dryden Avenue. A copy of the approved PUD site plan for the commercial portion is attached to this report as Exhibit A.

Hickory Kensington TIF District

This property is within the Hickory Kensington TIF District. One of the many purposes of the TIF District Redevelopment Plan is to increase goods and services and tax revenues within the (TIF) redevelopment project area. Development of the commercial site for the day care will generate property tax increment which is a positive, however the type of development as a single use (day care) is not consistent with the TIF Plan (nor the PUD) relating to increasing goods and services. A commercial shopping center will likely include multiple tenants providing various services / uses and provide property tax increment as well as sales taxes and

possibly food and beverage taxes. A commercial shopping center also provides services to a wider population, while a day care is more specific as a use.

Marketability of Site for Commercial

The current property owner has indicated that any past interest in the site for commercial has never come to fruition for various reasons. Village Staff has contacted a local commercial broker very familiar with the local market who has expressed that the site is viable for commercial and that their firm has an interest in developing the site for commercial. Given the location across from Mariano's and the level of traffic coming to and from Mariano's, this site can support commercial space but more likely in the 10,000 to 12,000 square foot range. As pointed out by the property owner's broker (please see attached presentation by Dan Hyman), there has been interest in the site. Staff is aware of at least one developer who did not proceed due to the fact that the required underground detention had not been constructed. The current property owner has built the underground vault which was designed underneath the future parking lot in front of the PUD approved commercial building.

Building, Site Plan and Landscaping

As mentioned the proposed site plan does not provide for shared parking (as verbally indicated by the petitioner) nor does it provide the required plaza space, which is an integral element of the PUD. In addition, the plan eliminates the rear access drive providing access to Dryden Avenue.

As part of the Plan Commission review, Staff will review for compliance with all applicable accessibility, building, health, and life safety code requirements. A Design Commission application will be required for review of the building by the Design Commission. The architectural design should be consistent with other commercial buildings in the area.

Per Chapter 28, landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live 4-inch caliper shade tree is required at the end of every twenty parking spaces and at each end of all rows of car stalls. A 3-foot high continuous row of shrubs shall be required to screen the parking from the public view. The proposed 4 foot fence will require a variation as 3 feet is the maximum allowed in front yards (Dryden is the zoning front yard).

The petitioner should also provide additional details on the use of the outdoor playground.

Existing Easements

There is an existing 20 foot wide utility easement which runs east / west across the rear of the property setback 35 feet from north property line (please refer to 'Existing Easements' attachment). Therefore the building must be setback a minimum of 55 feet from the north property line and thus out of the easement. As a result of the easement, the petitioner will need to verify the actual location of the utilities to make sure the building is setback far enough to accommodate the footings and foundations for the building without disturbing the utilities.

There is also a 25 foot wide pedestrian access easement setback 31 feet from the west property line of Lot 2. This easement runs north to south 144 feet deep into Lot 2 from the north property line (please refer to 'Existing Easements' attachment p.2). The purpose of this easement is to accommodate a pedestrian plaza area as part of the Lot 2 development, providing for a connection between the commercial property and the residential to the north, which is a significant component of the overall master plan for the Arlington Market redevelopment. The petitioners site plan does not accommodate this easement nor provides the plaza space, therefore the Plat of Subdivision will need to be amended which will require the approval of the Village and the representative ownership of the residential properties to the north that are the benefactors of this easement. A copy of the approved site plan for the commercial lots is included as Exhibit A.

The existing Plat of Subdivision also includes a shared parking easement between the two commercial lots. The petitioner has indicated that they would prefer not to share parking with lot 1. Any modification to this easement would require the approval of both the Village and owner of commercial lot 1.

Traffic & Parking

A traffic study and parking analysis prepared by a qualified professional engineer shall be required. The study will need to evaluate the sufficiency of the off-street parking, on-site circulation, trip generation, trip distribution and pick-up and drop-off. The study should include a parking demand analysis for the existing commercial center to the west as there is an existing shared parking

easement between commercial lots 1 and 2. This analysis should include parking counts over a two week time period during the lunch and dinner hours for two weekdays and Saturday. Staff will also need to review the code required parking for the existing shopping center to ensure that that lot meets code with the current parking on site. *Any modification to this shared parking easement will require written approval of the commercial Lot 1 owner.*

With respect to parking, Staff conducted a preliminary parking assessment based upon the parking ratios outlined in the Village's Zoning Ordinance. As shown in Table 1, Kensington School requires 38 parking stalls, and 56 are provided, resulting in a surplus of 18 spaces. One space will need to be replaced by the code required landscaped island to break up the row of more than 20 parking spaces.

Table 1: Parking Analysis

Use	Parking Ratio	# of Employees	Parking Required
Kensington School	3 spaces/2 employees	25	38 spaces
Total Provided			56 spaces
Surplus			18 spaces

Summary

A stand alone day care is inconsistent with the intent and approval of the original PUD for an integrated walkable mixed use development with plazas, focal points and the provision of goods and services.

RECOMMENDATION

On October 24, 2015, the Staff Development Committee reviewed the Petitioner's request and is not supportive of the proposed petition as the proposed use and site plan are not consistent with the Planned Unit Development nor the Hickory Kensington TIF Redevelopment Plan.

If the petitioner elects to proceed forward, the following items at a minimum shall be addressed:

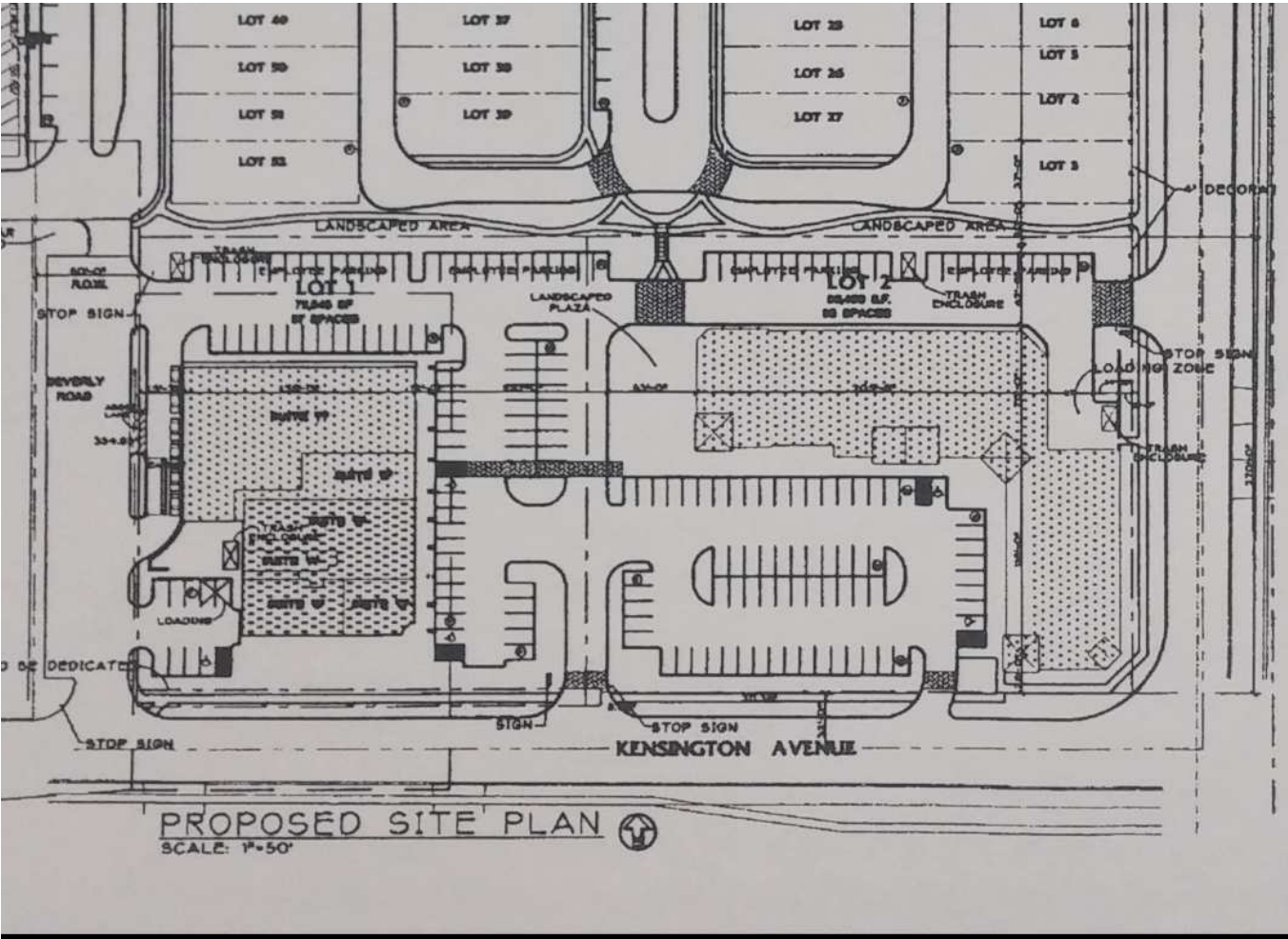
1. The property owner shall provide a written justification to the following special use criteria:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - 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.
2. Provide a traffic study and parking analysis from a qualified professional Engineer. The study will need to evaluate the sufficiency of the off-street parking, on-site circulation, trip generation, trip distribution and pick-up and drop-off. The study shall also evaluate existing parking demand for the shopping center on Lot 1 in order to determine the need for the required shared / cross parking easement that currently exists between Lots 1 and 2.
3. Provide a market study. This study needs to demonstrate that this type of use will serve a public convenience at this location. The market assessment must also identify and describe the similarities, differences and impacts to the other existing day care facilities within the market area.
4. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

December 4, 2015

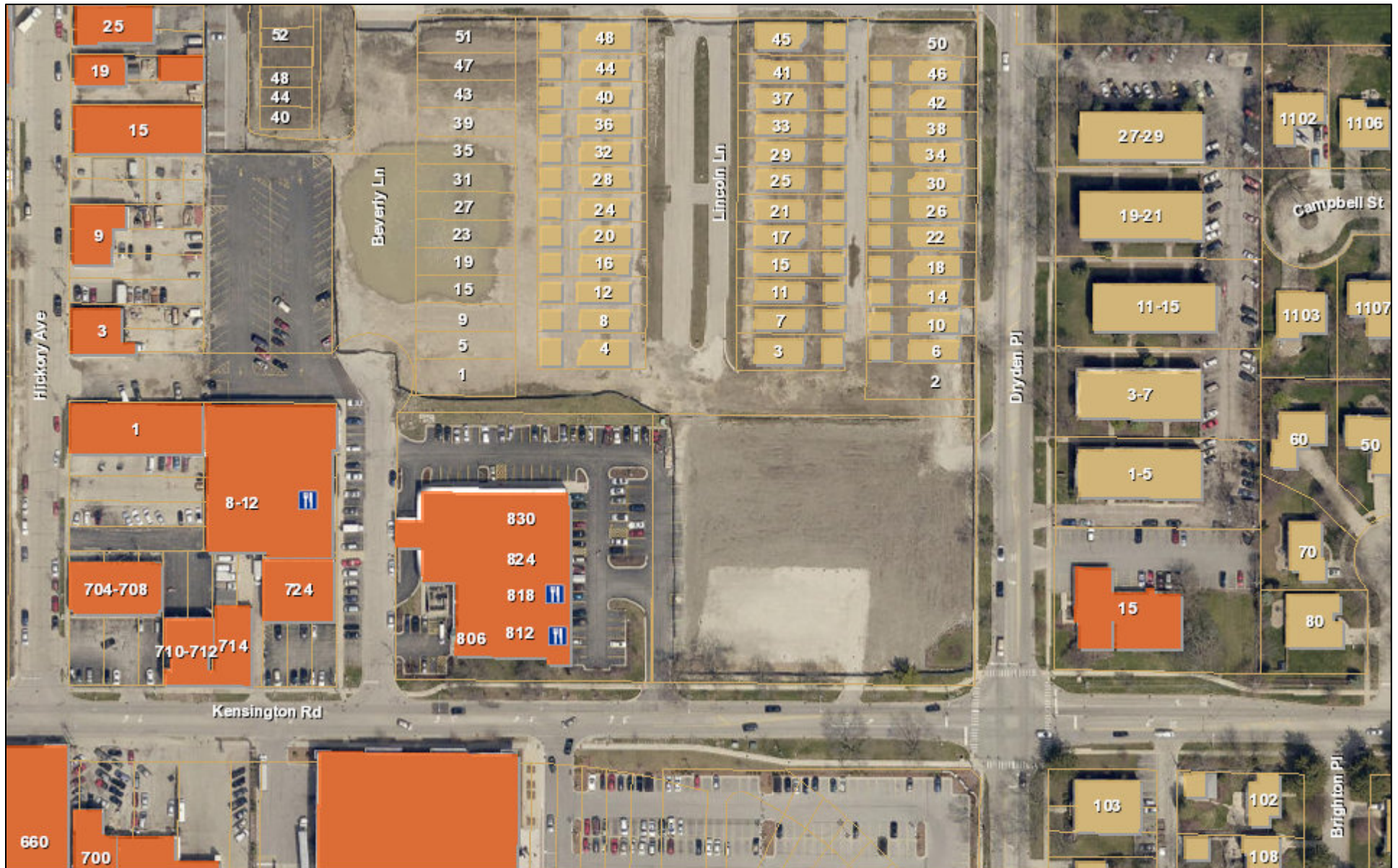
Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

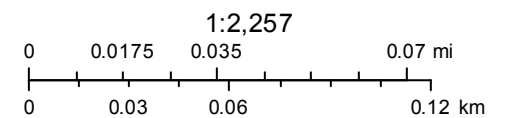
EXHIBIT A – PUD Approved Plan

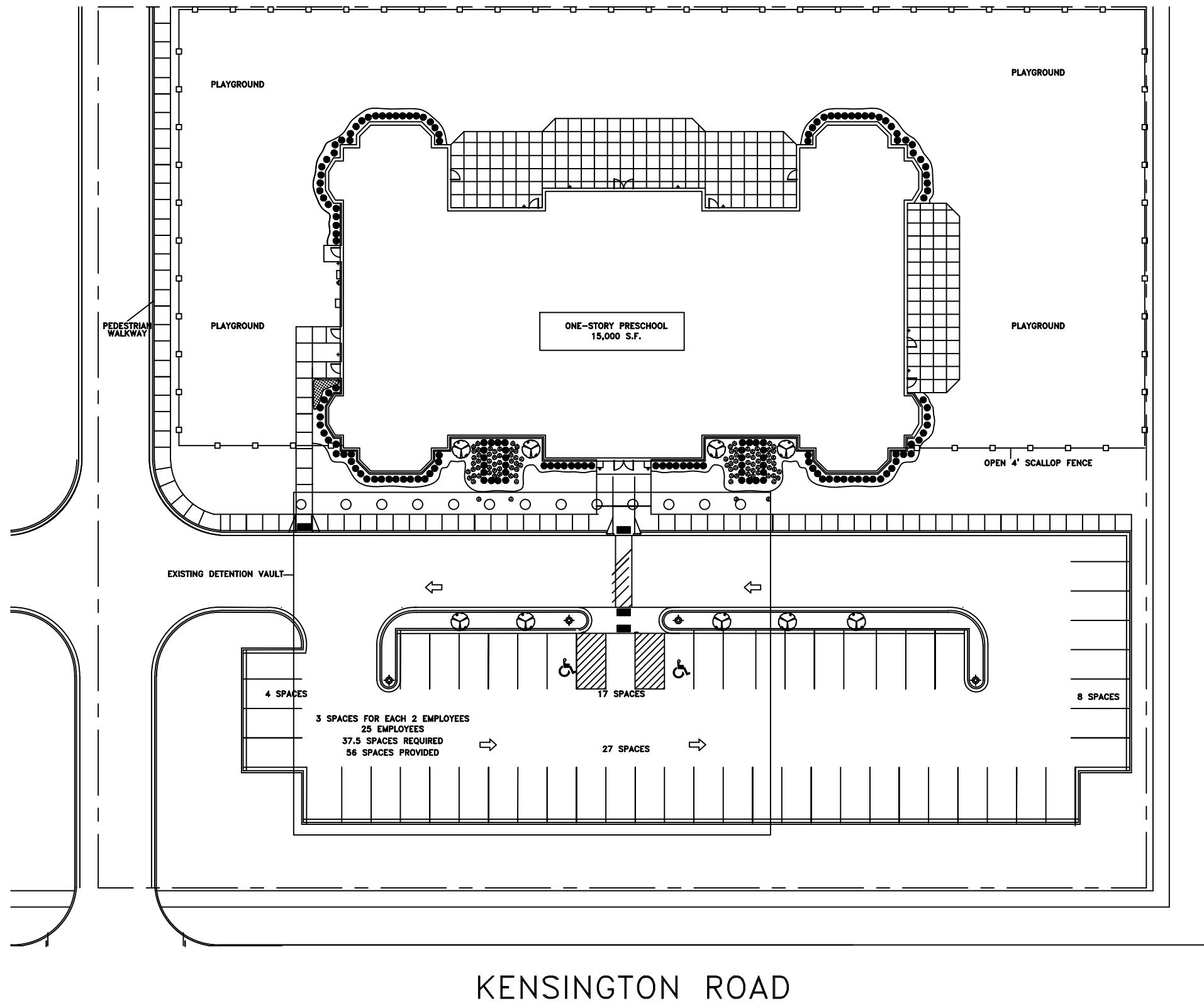


Kensington School



November 30, 2015





DRYDEN PLACE

KENSINGTON ROAD

KENSINGTON SCHOOL

743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
T 312-907-7979 F 312-873-3782

KENSINGTON SCHOOL

840 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NAME

DRAWING ISSUE

NOT TO SCALE

DATE

DESCRIPTION

DRAWING TITLE

SCHEMATIC - SITE PLAN

JOB NO.:

DATE:

DRAWN BY:

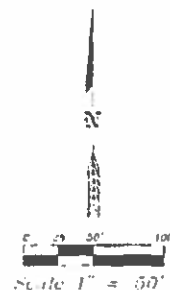
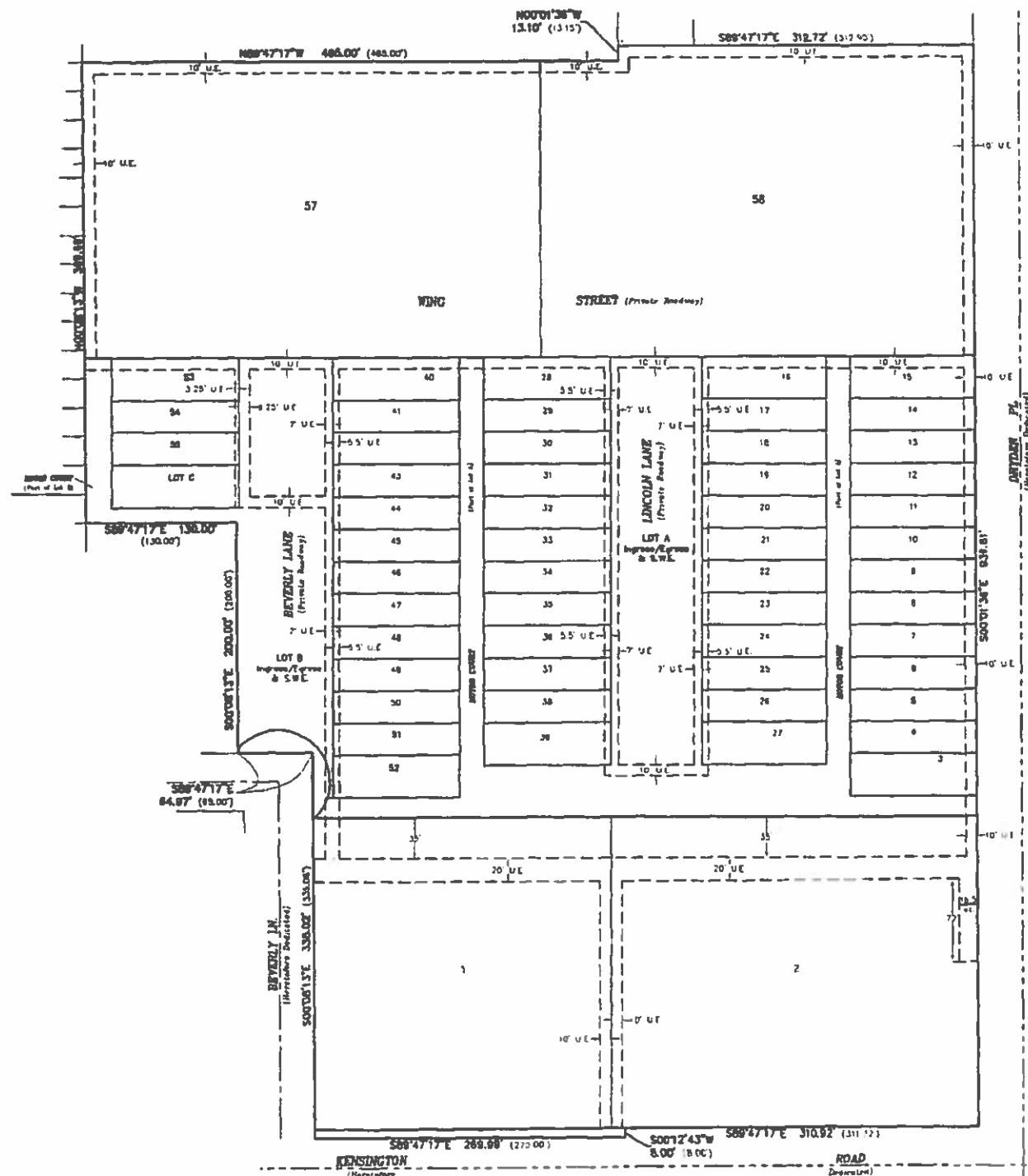
DRAWING NO.

A3-1

PN 03-29-411-008
03-29-411-012
03-29-411-013
03-29-411-015

FINAL PLAT OF SUBDIVISION OF ARLINGTON MARKET

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS



Base of Bearings
NAD 83 - 2011 - North American Datum
East Zone, NAD 83

JACOBS & NEPHER ASSOCIATES, P.C.
SURVEYORS
1001 S. MARYLAND AVE. SUITE 200
CHICAGO, ILLINOIS 60605
(773) 555-0000 FAX (773) 555-0001
ILLINOIS PROFESSIONAL SURVEYOR
LICENSE NO. 100-000000 2/27/07

SURVEY NUMBER	0111
ORDERED BY	The Title Group
DESCRIPTION	Final Plat of Subdivision
DATE PREPARED	December 13, 2006
SCALE	1" = 50'
PREPARED BY	JSD
SHEET NUMBER	3 OF 3
CHECKED BY	GHE
FILED BY	MI
FILED	FILED

PIN: 03-29-411-008
03-29-411-012
03-29-411-013
03-29-411-016

2/19/07 Legal 3
R07-007 2 of 4

Doc# 0705915065, Page 2238.00
Engine "Gene" Moore, PLS, No. 001850
Cook County Recorder of Deeds
Date: 02/28/2007 11:28 AM Pg. 6

FINAL PLAT OF SUBDIVISION OF ARLINGTON MARKET

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

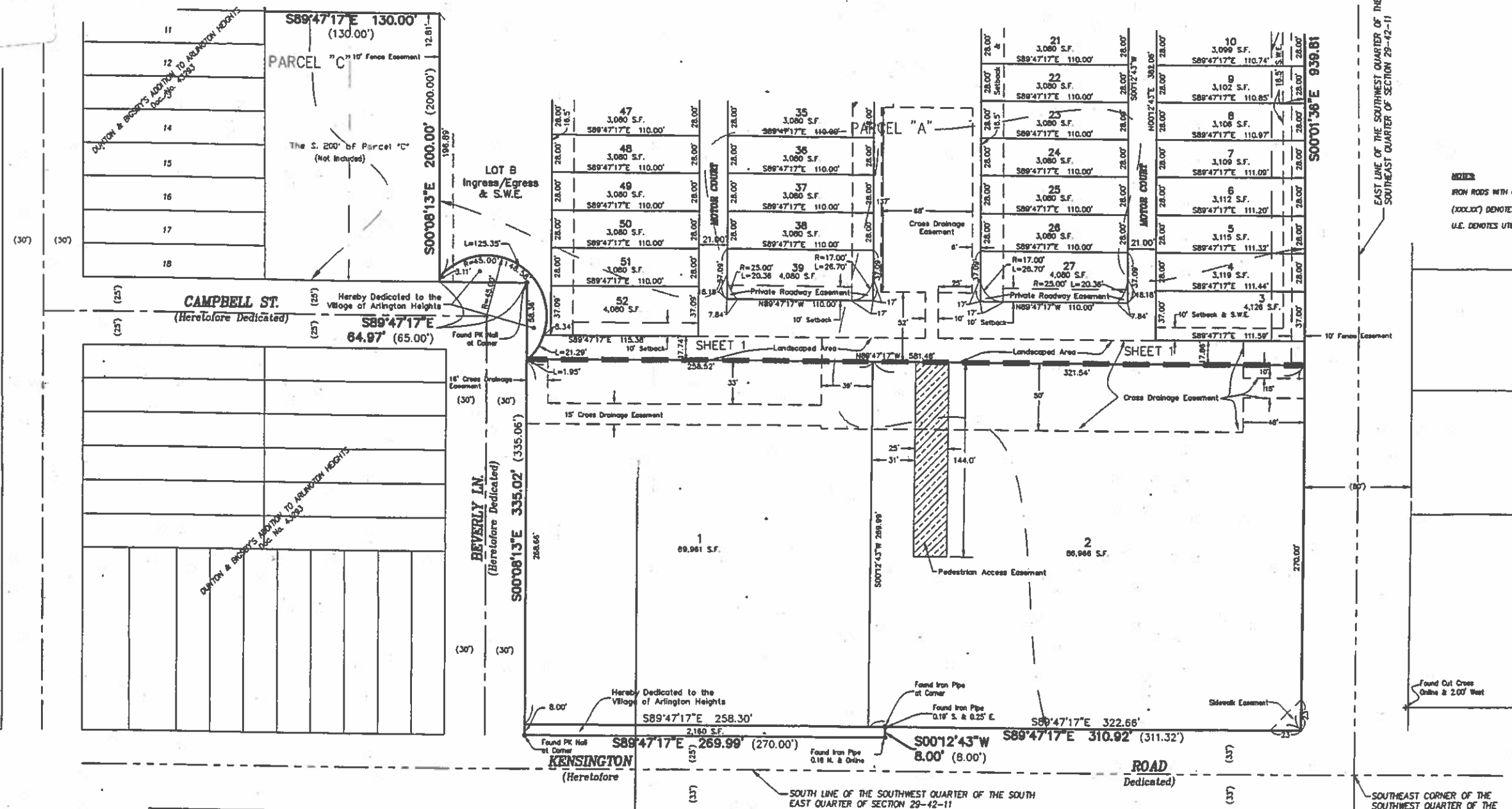
DRYDEN PL.
(Hereinafter Dedicated)

DOCUMENTS
WITH THIS
PLAT

Scale 1" = 40'

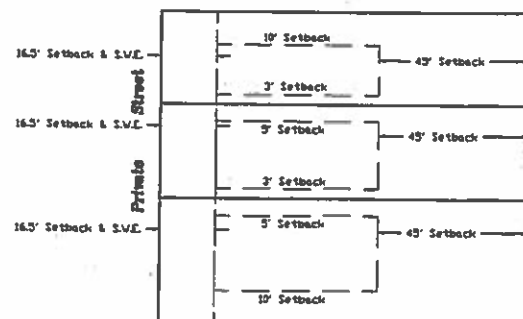
Basis of Bearings
Illinois State Plane Coordinate System
East Zone, NAD83

NOTES
IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS NOTED OTHERWISE
(XXX)X DENOTES RECORD DOCUMENT INFORMATION
U.E. DENOTES UTILITY EASEMENT HEREBY GRANTED



Typical Set-Backs Lots 3 - 53

Private Street



Private Street

0705915065
2 of 4

RETURN TO: Box 111
Village of Arlington Hts.
33 E. Arl. Hts. Rd.
Arl. Hts. IL 60005

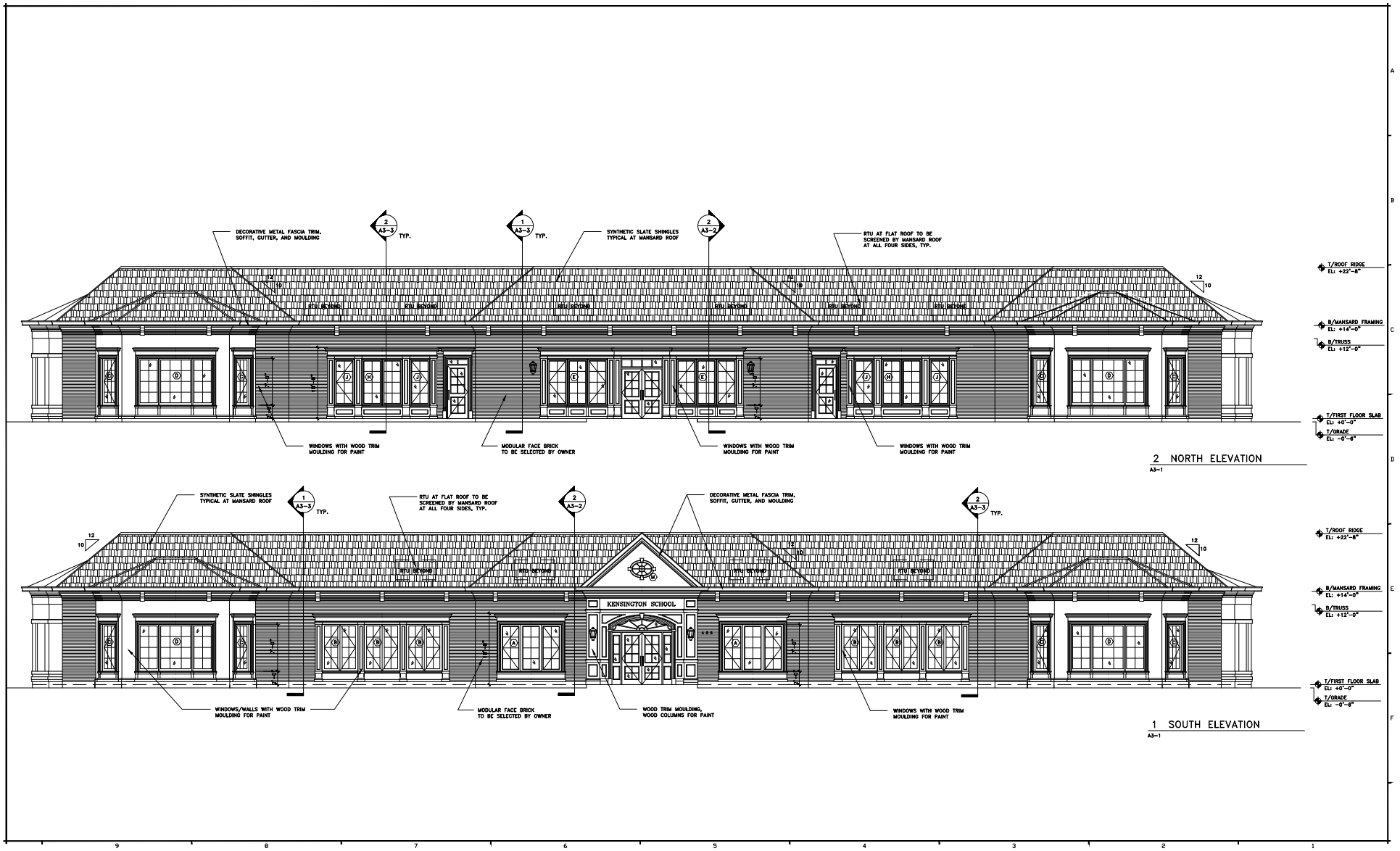
JACOB & HEYNER ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
1901 S. Mayfield Road, Suite 200
Oakbrook Terrace, IL 60181
(630) 663-4800 FAX (630) 663-4801
ILLINOIS PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-000078 EXP. 4/30/07

REVISED: 12-19-2006 - EASEMENTS AND CLIENT COMMENTS
REVISED: 11-29-2006 - PER VILLAGE REVIEW COMMENTS
REVISED: 11-27-2006 - PER CLIENT COMMENTS
REVISED: 10-27-2006 - EASEMENTS AND RIGHT-OF-WAY

SURVEY NUMBER	D131		
ORDERED BY	The Elliott Group		
DESCRIPTION	Final Plat of Subdivision		
DATE PREPARED	December 10, 2006		
SCALE	1" = 40'	CHECKED BY	GBE
PREPARED BY	JSD	FIELD CREW	MJ
SHEET NUMBER	2 OF 4	FIELD WORK COMPLETED	June 28, 2006

File: H:\010131\151\Con\Final\0131Plat.dwg





KENSINGTON SCHOOL

743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
T 312-987-7879 F 312-473-3782

KENSINGTON SCHOOL

840 E. KENSINGTON ROAD
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NAME

DRAWING ISSUE

NOT TO SCALE

DATE

DESCRIPTION

DRAWING TITLE

SCHEMATIC - SITE PLAN

JOB NO.
DATE
DRAWN BY

DRAWING NO.

A3-1



October 6, 2015

Mr. Bill Enright
Deputy Director of Community Development
The Village of Arlington Heights

**Kensington School
Administration Office**
743 McClintock Drive
Burr Ridge, IL 60527
630-990-8000
Fax: 630-990-8041

Mr. Enright,

Kensington School
125 North Kensington Avenue
LaGrange, IL 60525

Kensington School of Arlington Heights Hours of Operation will be 6:30AM – 6:30PM. The school will have an enrollment of approximately 140 children and approximately 25 staff members.

**Kensington School
of the Highlands**
1900 58th Place
LaGrange, IL 60525

The school will have two different programs offered to families:

- The Preschool Program will consist of approximately 75 students and will be offered in two daily sessions: Morning, 8:45AM-12:00PM and Afternoon, 12:30PM-3:30PM. Each session's drop-off and pickup times will be staggered in fifteen minute intervals to optimize traffic flow and student congestion at the entry.
- The Full Day Program will consist of approximately 65 students and will operate between the hours of 6:30AM and 6:30PM. As these children are most often dropped off by working parents, drop-off and pickup times are between 6:30AM-8:30AM in the morning and 3:30PM-6:30PM in the afternoon.

**Kensington School
of Western Springs**
1500 Walker Street
Western Springs, IL 60558

The number of children and employees onsite per hour will vary as early morning and late evening accommodate the fewest number of children and a large number of children come and go during preschool programs. Student population will typically be 60 children spread between 6:30AM-8:45AM. When the Preschool Program begins, numbers will grow to 140 in 15 minute intervals and then by 3:30PM drop back down to 60 children. Full Day pickup will begin at 3:30PM with those 60 children being picked up steadily over three hours. Employee attendance is directly correlated to the number of children onsite. Traffic impact will be minimal.

**Kensington School
of St. Charles**
1900 Cumberland Parkway
St. Charles, IL 60174

**Kensington School
of Geneva**
1774-1776 West State Street
Geneva, IL 60134

**Kensington School
of Naperville**
1915 Three Farms Avenue
Naperville, IL 60540

Preliminary estimates of peak traffic periods can be found on KLOA's report dated October 11, 2012 (enclosed herein). This report was provided to the City of Elmhurst prior to the opening of Kensington School of Elmhurst. The building and program offerings at our Elmhurst School and the proposed Kensington School of Arlington Heights are identical.

**Kensington School
of Wheaton**
1746 South Naperville Road
Wheaton, IL 60189

**Kensington School
of South Naperville**
4512 Walton Heath Drive
Naperville, IL 60564

**Kensington School
of Elmhurst**
425 South Spring Road
Elmhurst, IL 60126
630-516-0482

MILLENNIUM PROPERTIES R/E

In Support of the Kensington School Proposed Development



a proposal for
the Arlington Heights City Council

by Daniel J. Hyman

Overview of Property

Over the last four years, Daniel Hyman of Millennium Properties has been marketing the 2.1 acre commercial site at the northwest corner of Kensington and Dryden for sale. The parcel sits one block east of Northwest Highway and adjacent to Arlington Crossings and Arlington Market, two new subdivisions with a mix of townhomes and single family homes.

This site is a secondary retail location due to its lack of exposure to Northwest Highway. During the four years on the market, a significant number of promising leads and potential deals have not come to fruition. These failed deals include four deals which were under contract but did not close.

Many investors and companies have found the site's limited visibility, use restrictions and the presence of a water retention vault to be incompatible with their plans. Potential development of the site into retail storefronts is also hindered by a lack of demand by potential tenants.

The Kensington School proposal provides a single, long-term tenant for the entire site as well as serving a need for the local community and advancing the area's development plan.

Property Overview

Property Type: Vacant Land

Lot Size: 89,966 SF

Zoning: B2

Nearby Retail:

- Mariano's and Walgreens to the south on Northwest Highway
- 18,000 SF strip center to the west
- Several centers on Northwest Hwy.
- Bowling Alley



Planned Development

Arlington Heights established the Hickory/Kensington Area Plan with the intention of creating a mixed-use neighborhood to complement the downtown area, by providing new housing and commercial opportunities in a walkable, pedestrian friendly environment. The detailed redevelopment plan called for new housing and commercial opportunities to boost the local economy. The TIF District estimated that the assessed value of the area could improve from \$9 million to between \$30 million and \$40 million.

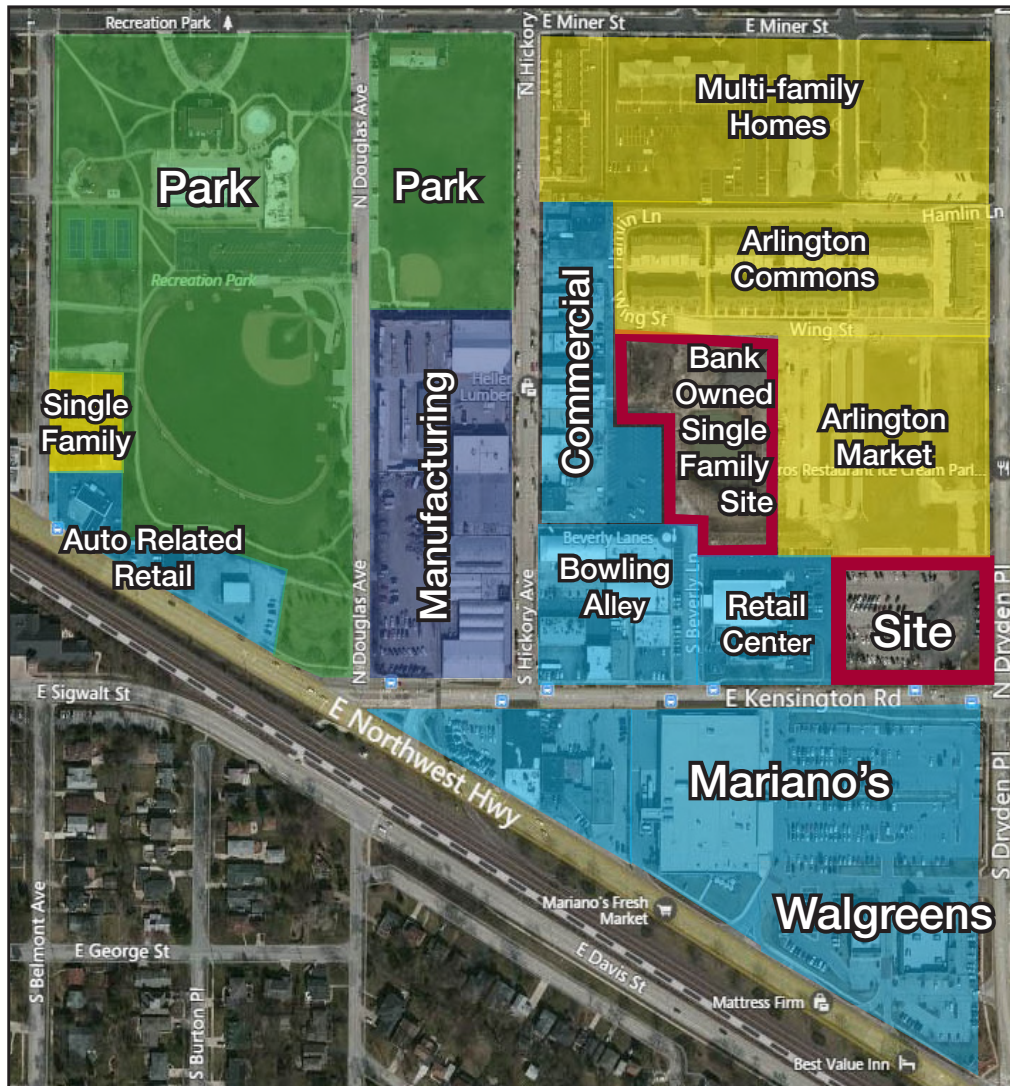
Hickory/Kensington Area Goals and Objectives (Jan. 2013):

1. *Create a walkable, vibrant neighborhood providing access to parks, schools, commercial amenities and the downtown area.*
2. *Expand upon recent new development transitioning the area to multi family residential, commercial and mixed-use.*
3. Enhance the tax base by providing contemporary and compatible commercial and residential development.
4. Provide new housing opportunities at various income levels consistent with Village policies.
5. Work with existing viable businesses to locate within new commercial areas or relocate to compatible areas zoned for said uses.
6. Eliminate blighted conditions through redevelopment.
7. Enhance the aesthetics of the area to create a positive sense of place.
8. Construct infrastructure improvements as needed including but not limited to public parking, storm water detention, sewer and water systems, streets, sidewalks, relocation or burial of overhead utilities.
9. To encourage sustainable development including but not limited to the use of bioswales for storm water management, green buildings and energy efficient street lighting.
10. Develop an architectural vision that is unique to the area.

The Kensington School's proposed development fulfills the Plan's first two stated goals. It supports an ever-growing high-density residential market in the immediate vicinity with much-needed early child care. It would also augment the walkability of the area by providing a landscaped walkway connecting the school and the residential communities immediately north of the site.

Hickory/Kensington Area

The recently completed residential developments in the area were geared toward higher-density use to attract people interested in experiencing city-style living in Arlington Heights. Arlington Crossings developed two and three bedroom townhomes while Arlington Market has built two and three bedroom single family homes. To sustain these new neighborhoods, schools and other amenities will have to grow to provide the city-style conveniences and walkability that the Plan wishes to encourage.



The Kensington School would be a seamless addition to the area. It would leverage the existing name recognition of the street, helping bring new people to the area while supporting the newly created communities in the immediate vicinity. Parents would be driving or walking in the area twice a day, increasing visibility, potential customers and sales the small businesses and retailers already located in the area.

Kensington School

Kensington School, established in 1969, is a private pre-school and kindergarten in the western suburbs of Chicago. Throughout nine locations, their innovative curriculum, inspirational teaching and extraordinary classroom environments make Kensington a distinctive first school experience for each child.

Kensington is committed to a style of education traditional at its core, yet fully engaging and fresh in design, allowing the whole child to flourish intellectually, emotionally, physically, and socially. Within a warm, supportive community, they create a rich, child-centered environment based on a sound understanding of child development. They embrace the principles of respected educational theorists, practicing teaching methods that encourage children to explore, communicate, question, feel, and discover.

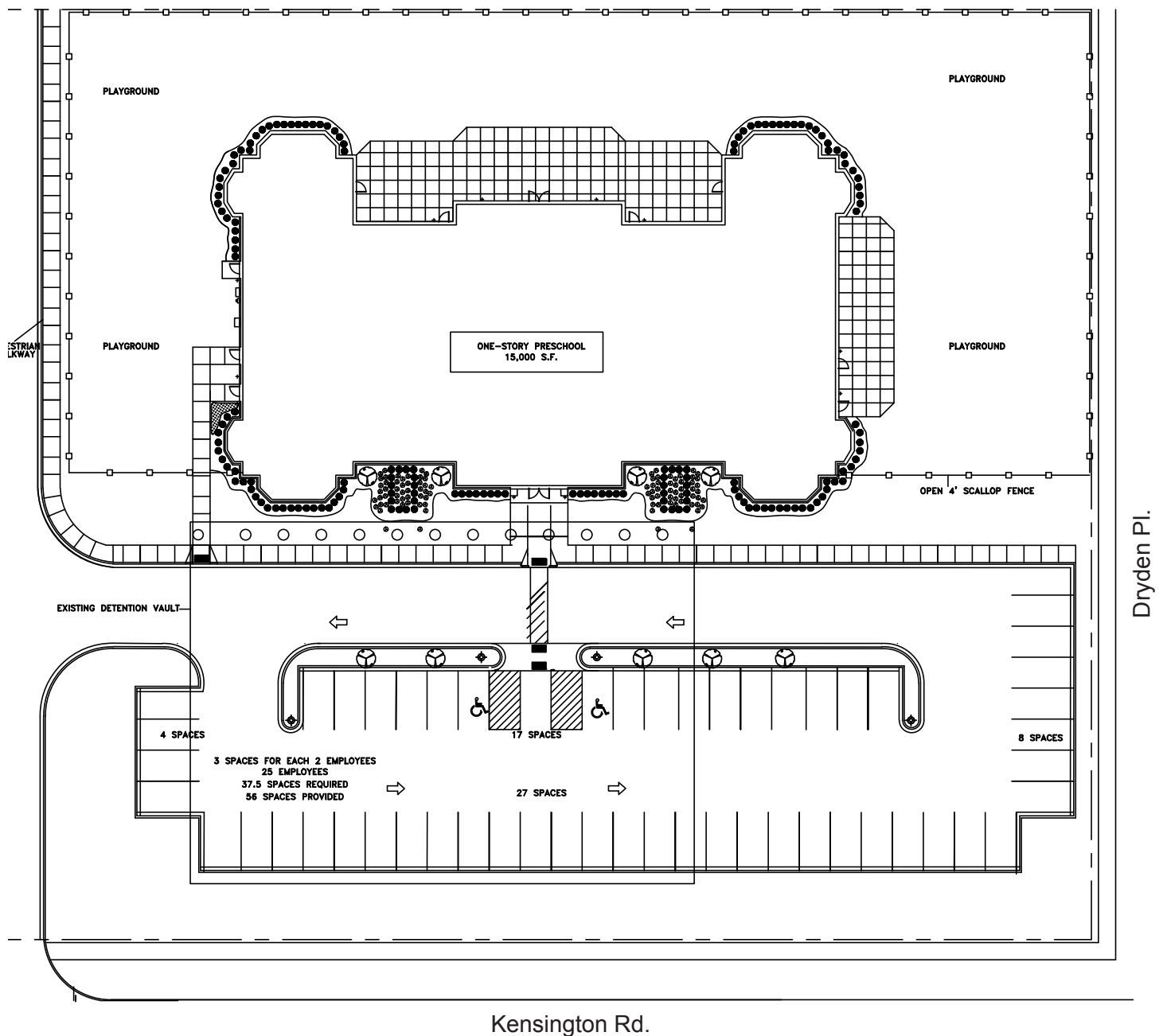
Both of the residential developments in the immediate area are geared towards the needs of young professionals and young families. The Kensington School development plan calls for the addition of a wide park-like area on the western side of the site. This area will provide a walking path for residents of the subdivision to access Kensington Rd. and increase quality of life for residents. As the school day finishes at 3:00 pm, the parking lot might be used by homeowners for overnight parking and would guarantee quiet, respectful neighbors

The Arlington Heights Planning and Community Development Department held an informal meeting and indicated that they wished to keep the area zoned as a retail development. However, we feel that the Kensington School is the highest and best use for developing the site and the Hickory/Kensington Plan.



Kensington School's Elmhurst Location

Kensington School's Site Plan



As you can see from the above site plan, the Kensington School would have less parking and more green space than the adjacent retail centers. This will create an inviting, pedestrian-friendly environment in the center of the Hickory/Kensington Area that also serves to attract people to the area.

Marketing Efforts

Since 2011, Millennium Properties has been marketing the property to local, regional and national investors and developers in the following ways:

SIGNAGE

Millennium used signage professionals to create an attention-grabbing design and select the optimal placement on the property. Many of the initial inquiries about the site came from prospective buyers driving past the property

E-MARKETING

Flyers advertising the property were created immediately after Millennium Properties was signed to the deal. Information included in these flyers cover general property information, area information and demographics as well as the specific zoning designation and property taxes, title commitment, and environment reports.

Millennium Properties used its internal database of more than 15,000 connections and contacts – investors and real estate professionals – to disseminate the flyer. Over the term of the assignment, the flyer has continuously been updated and modified to reflect changes in market conditions and zoning changes, as well as repositioning the property to target potential new developers.

INDUSTRY SPECIFIC ADVERTISING

Millennium Properties used industry-leading online sources, including several which are subscription-based, to make sure the reached experienced local investors as well as national organizations looking to break into the Chiagoland market. LoopNet CoStar, PropertyLine and the MLS were all used advertise the property at various points over the last few years. Over the last four years, the property has been viewed over 3,300 times on LoopNet and thousands of times on our own website.

SOCIAL MEDIA CAMPAIGNS

Twitter, LinkedIn and Facebook posts were sent out through Millennium Properties' corporate accounts advertising the property.

Prime Corner Site For Retail Development

BANK ORDERS SALE

NWC Kensington & Dryden | Arlington Heights, IL
\$ 1,600,000

Owner Financing Available

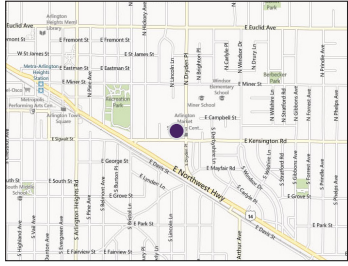
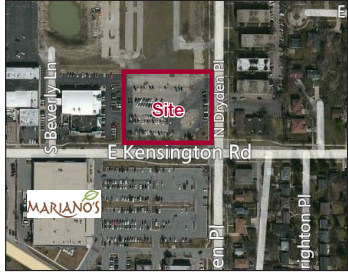
Investment Highlights

- 89,966 SF development site
- Across from Mariano's Fresh Market
- 324' of frontage on Kensington
- Close to Arlington Crossings townhomes
- One block from Northwest Highway, one of the busiest roads in the northern suburbs
- Great location for a variety of uses
- Prime location for restaurant, sports bar, office, retail, liquor store, bank, fast food restaurant, medical office and more
- Zoning: B2, general business
- Taxes (2014): \$60,562, under protest

Property Highlights

Located at the northwest corner of Kensington and Dryden, this 2.1 acre development site is graded and ready for development. The parcels are adjacent to the recently built Arlington Crossings, a 66 townhome subdivision with a mix of two and three bedroom homes. The property is also across from a Mariano's Fresh Market. This is a great location for a variety of uses including retail, restaurant, office bank, medical office or fast food location.

Close to downtown Arlington Heights, the site is a few blocks away from the Arlington Metra Station and minutes from I-90 and Route 53.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. This information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Daniel J. Hyman
President
(312) 338 - 3003
dhyman@mpirealestate.com

MILLENNIUM PROPERTIES R/E

Failed Development Proposals

Many nationally recognized brands and large developers entered into contract with the owners but were unable to complete the deals for the below state reasons

ROARING FORK ADVISORS, LLC – SEPTEMBER 2013

Roaring Fork Advisors is a regional real estate firm based out of Ohio that approached us with a tenant who had expressed interest. This confidential tenant was interested in a build-to-suit single tenant facility. However, the deal was not completed due to the inviable site, use restrictions, and lack of visibility.

MIDLAND EQUITIES – JULY 2013

Midland Equities, a division of Midland Realty and Development is regionally known for their large developments in the Chicagoland area. While the site was initially enticing to the investors, they were unable to secure the tenants they believed would be best users as the site provided no visibility and use restrictions prevented most users from occupying the location.

MCDONALD'S RESTAURANT – MAY 2013

A McDonald's franchise expressed interest in the property as a possible location for a restaurant and drive-thru. After some discussion about size of the lot and location, they determined they were not an approved use for the site under both the original and the revised zoning plans. They cancelled their Letter of Intent as they were unable to secure support for a special use permit.

CHASE BANK – AUGUST 2012

JP Morgan Chase scouted the site as a possible branch location in 2012. The deal quickly deteriorated with the use restrictions regarding drive through and the lack of visibility from Northwest Highway. Chase went on to find a better location.



Rendering of McDonald's Location



Free-Standing Chase Bank Location

Failed Development Proposals (Cont.)

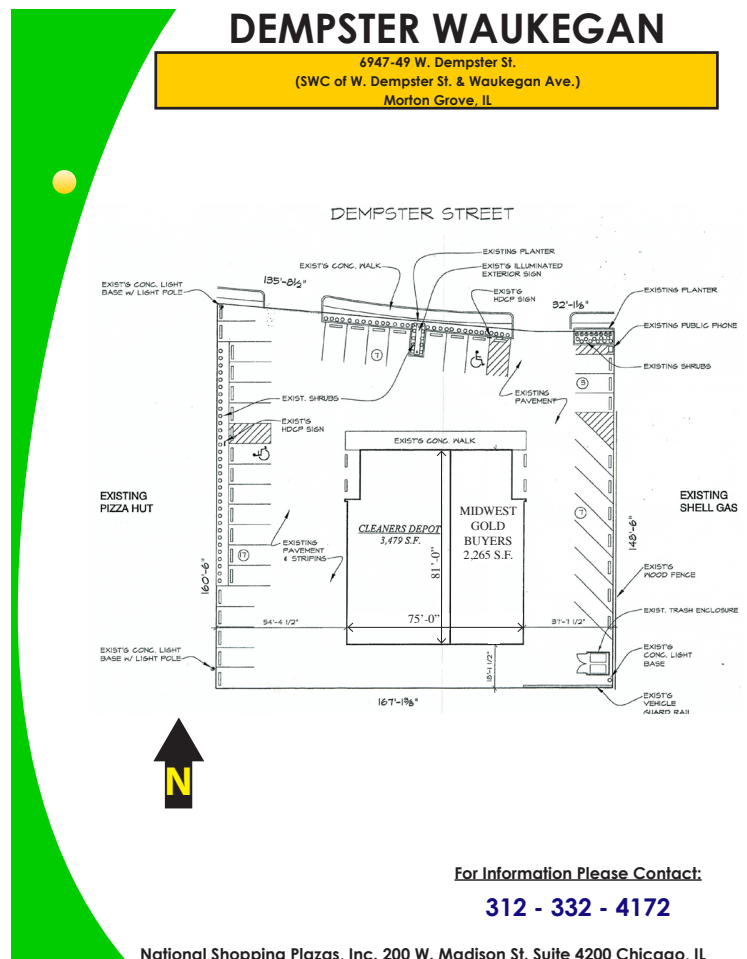
CAPARI DEVELOPMENT, LLC – APRIL 2012

Capari Development, lead by Jerry Cairo, is a local real estate company focused on retail development that has built several properties in Arlington Heights for its portfolio. They were interested in building a multi-tenant center but could not get traction with tenants as use restrictions and visibility eliminated largest potential tenants from signing leases for the site.

OTHER POTENTIAL DEVELOPERS WHO PASSED ON THE OPPORTUNITY

Rick Heidner and George Hanus – two of the largest strip center developers and owners in the Chicagoland market with a total of more than 100 retail centers in the area. They were both approached as possible interested parties as they have nearby properties. Both declined to purchase the site as the local market conditions were not suitable for sustaining the development of the site; both cited that they would need to charge nearly double the market average rent to make the property worth the investment.

Multiple local and national senior housing developers expressed interest in building an assisted living and supervised care facility on the site. However, long-term care and residential institutions are not allowed under the B2 zoning and they were discouraged from continuing to move forward.



Previous National Shopping Plaza Inc. Completed Project

Retail Market

Below are some of the comments we received from developers regarding the retail potential of the site. We have also provided market statistics that developers consider prior to breaking ground.

Retail Developer's Comments

Pros:

- Site is a graded land site
- Walgreens and Mariano's just to the south
- Low interest rate investment environment
- Substantial recovery in real estate market

Cons:

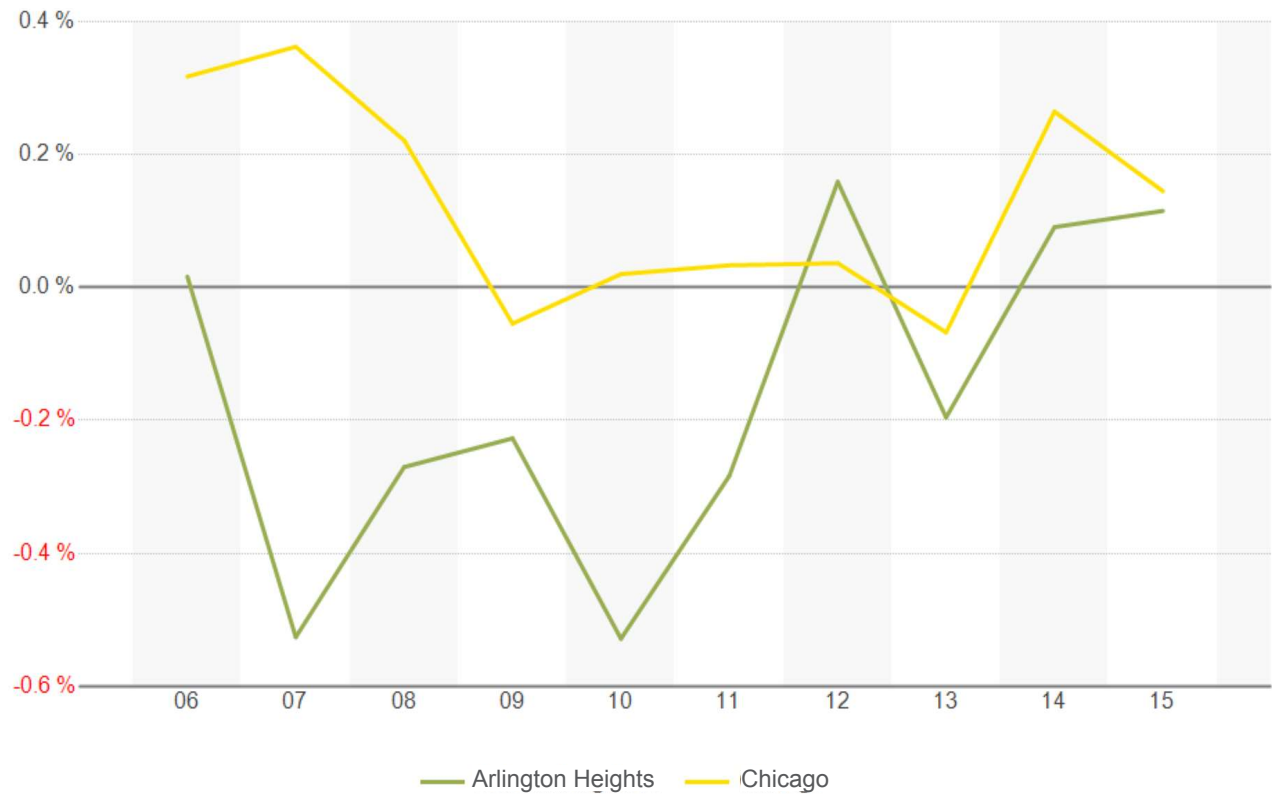
- No visibility from Northwest Highway
- 20,000 square foot approved building limits possible users as it is too large for most single tenant retailers and there seems to be no market for small users
- Small strip centers next door with several vacancies and below average market rents
- High local vacancy rates
- Saturation of retail in the area
- Limited market absorption of vacant storefronts
- Low traffic counts
- Projected retail spending flat within one and three mile radius of site

Vacancy Rate



Retail Market

Net Absorption as % of Inventory



NNN Asking Rent Per SF



Possible Users

B-2 Permitted Users

Retail:

- Antique Shops
- Appliance Store
- Bakery
- Pawn Shops
- Liquor Store
- Auto Parts Store
- Tobacco Shop

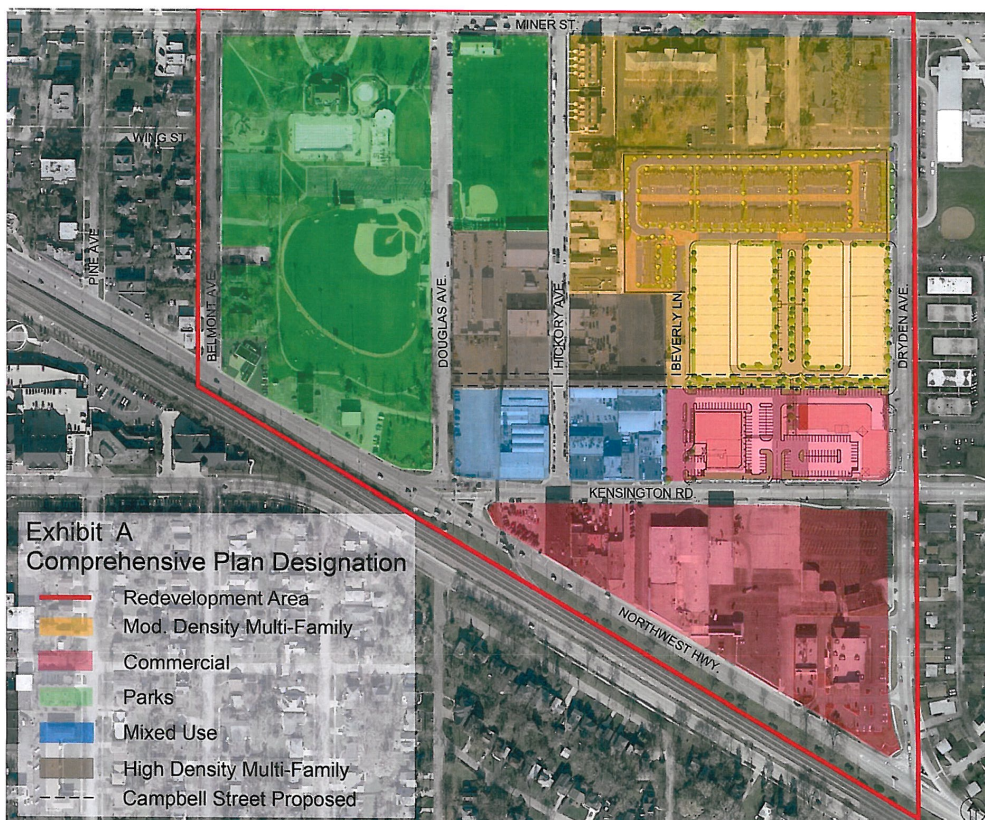
Services:

- Bank*
- Pay-day Loan Location
- Small Offices*
- Arcade
- Art Gallery
- Barber or Beauty Shop
- Catering Store

Health & Medical:

- Health Club*
- Animal Hospital*
- Physical Therapy & Rehabilitation Center
- Medical/Dental Offices and Laboratories

Many of the larger, single-tenant approved uses (shown above with an asterisk) would not contribute significant sales tax revenue to the city



Millennium Overview

Our History

In 1996, veteran dealmaker Daniel Hyman launched Millennium Properties to serve the unique needs of smaller owners and institutional clients. Capitalizing on the entrepreneurial spirit of its people, Millennium Properties provides innovative and effective solutions for acquisitions, dispositions, leasing, management, receiverships and consulting. Millennium's goal is to create and implement a customized strategy to achieve each client's specific definition of success.

Today, Millennium Properties is a leading real estate brokerage firm that has been recognized several times for its impressive sales volume by industry organizations and publications such as the *Chicago Sun-Times*, *Crain's Chicago Business* and *Midwest Real Estate News*. In 2013, Millennium Properties was recognized as a Top Producer by the Chicago Association of Realtors, winning six awards including Platinum Level Achiever for Office Sales Units, Platinum Level Achiever for Retail Sales Units, and Gold Level Achiever in Office Sales Volume. From helping developers acquire land in the South Loop, where residential towers fill the skyline, to improving occupancy rates for suburban office buildings in receivership, Millennium's impact is evident throughout Chicagoland and beyond.

Our Services

Millennium is committed to providing the highest level of services available to suit each client's real estate needs. Our services include the following:

REAL ESTATE AUCTIONS

Auctions are a popular marketing tool for owners looking to quickly close a sale by generating interest, creating a competitive bidding environment and determining true market value. Millennium utilizes both live and sealed-bid auctions for all property types, from troubled assets to trophy properties to developer close-outs. With Millennium's assistance, sellers create the auction parameters to suit their needs (i.e. minimum bids, sale terms, timeline).

REAL ESTATE BROKERAGE

Given the complexity of the current real estate market, professional representation is a necessity. Millennium's experience, coupled with expansive coverage of the marketplace, allows us to leverage our position to forecast market trends and developments.

We believe each client deserves a smooth transaction, whether it is an acquisition, a disposition or a lease. The Millennium team performs a variety of tasks for each client including property searches, lease analysis and negotiation, site tours, creative marketing and demographic research. Millennium provides strategies that utilize local market intelligence and established relationships to position the property favorably in an ever-evolving market.

Millennium Overview

ASSET MANAGEMENT

Millennium Properties provides a comprehensive, multi-disciplinary property management program to improve our client's bottom line. Our extensive experience allows us to assess market variables, financial constraints and a property's physical attributes before creating a customized property management program tailored to our client's specific goals and objectives. Once a plan is developed, we will work to implement it in the most efficient and effective way possible.

TURN-AROUND MANAGEMENT, RECEIVERSHIPS & DISPOSITIONS

Millennium Properties understands the challenges facing many real estate lending institutions. Highly leveraged transactions, combined with the recent economic downturn, created portfolios of non-performing assets for many institutions. Some of these portfolios may contain properties in less desirable locations, ones requiring stabilization or featuring build-outs specific to former occupants. However, there are many properties that, together with a sound business plan and strong management, can perform match or exceed market conditions.

Professional Resume

Daniel J. Hyman

For over three decades, Dan Hyman has been one of the most prominent dealmakers in Chicago. He has brokered a variety of transactions – from apartments in Lincoln Park to Loop high-rise office buildings, industrial facilities in Montgomery to big box retail in Jacksonville, net leases to land leases – throughout Chicagoland and beyond.

During his three decade career, Dan became known as an aggressive negotiator, navigating through complicated deals with natural instinct. In 1996, Dan saw an opportunity to uniquely position himself in the market as David in the land of brokerage Goliaths. Early on at Millennium, Dan's sales figures were staggering with a vast management portfolio and long client list – all of which have kept Millennium on the forefront of the industry.

Since Millennium's inception, Dan has been personally involved in more than \$4 billion in real estate transactions. His clients include companies such as Prudential Insurance Company, Wells Fargo, C-III Capital, the Red Cross and numerous other institutions and private investors.

Dan has also performed the duties of receiver and consultant, as well as acting as the leasing and sales agent for foreclosed and over-leveraged properties on behalf of state courts and the federal bankruptcy court. Clients include Bank of America, Fifth Third Bank and many others.

In order to engage the larger community as a whole, Dan enjoys sharing his experiences with others. He has been a featured speaker on numerous subjects including the intricacies of receiverships for institutions and appraisal organizations. He has also mentored a number of aspiring brokers through organizations such as the Harold E. Eisenberg Foundation.

Representative Client List

A small firm with a large reach

Financial Institutions

American Chartered Bank
Associated Bank
Bank of America
BankFinancial
Bayview Financial LLP
Berkadia Commercial
BMO Harris
Bridgeview Bank
Cho Hung Bank
Glenview State Bank (GSB)
Fifth Third Bank
First American Bank
JP Morgan Chase
Korea Exchange Bank
Korea First Bank
MB Financial
National Bank of Canada
Northside Community Bank
PNC Bank
Popular Community Bank
South Central Bank
U. S. Bank
Wintrust Financial

Pension Fund Advisors & Investment Banks

Aegon USA Realty Advisors
American Realty Advisors
American Invsco
BNY Asset Solutions
CapMark
Cargil Capital
C-III Capital
Fortus Capital
Lend Lease Group

Insurance Companies

AON Corp.
Farm Bureau Life Insurance
ORIX Capital Markets
Pacific Mutual
Nationwide-Provident
Prudential Insurance
Travelers
Transamerica Financial Life
Insurance

Owners/Developers

Alter Group
Belgravia Group Ltd.
Catellus
Cloverleaf Group
Crown Family
First Winthrop Corp.
Imperial Realty Co.
JDI Realty LLC
Klauff Realty LP
LR Realty Group
Lurie Corp.
Marc Realty
MCZ Development
M&J Wilkow
Pine Tree Commercial Realty
Smithfield Properties LLC
The Miller Group
TLC Management Co.

Non-Profits

Archdiocese of Joliet
Columbia College
Jewish United Fund
Red Cross
University of Chicago

Corporations

Adjustable Clamp Co.
Arnstein & Lehr LLP
Bridgestone Americas Inc.
Chicago Sun-Times
Development Resources Inc.
Exxon-Mobil
Greater Illinois Title Co.
McDonald's Corp.
Nissan Motors
Potbelly Sandwich Shop
Safeway, Inc.
Government
Court of DuPage County
Court of Cook County
Federal District Court
Freddie Mac
U.S. Trustee Offices