Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
September 27, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Patton School Gym Addition - 1616 N. Patton Ave. - 9/13/23

IV. PUBLIC HEARINGS

A. Arlington Downs Plat Amendment - 3400 W. Stonegate Blvd. - PC#23-009
Plat of Resubdivision, Variations

V. OTHER BUSINESS

A. Public Comment

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

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Plan Commission
9/27/2023

Item: Patton School Gym Addition - 1616 N. Patton Ave. - 9/13/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
Patton School Gym Addition - 9/13/23	Minutes

PLAN
COMMISSION

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

RE: PATTON SCHOOL GYM ADDITION - 1616 NORTH PATTON AVENUE - PC #23-010
SPECIAL USE PERMIT AMENDMENT, VARIATION TO WAIVE TRAFFIC AND
PARKING STUDY

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 13th day of September, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
JOSEPH LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRPERSON DAWSON: I call this Plan Commission meeting to order.
(Gavel pounded.)
CHAIRPERSON DAWSON: All right, can we stand for the Pledge?
(Pledge of Allegiance recited.)
CHAIRPERSON DAWSON: All right, first agenda item is approval -- I'm sorry, roll call.
MR. HUBBARD: Commissioner Cherwin.
(No response.)
MR. HUBBARD: Commissioner Drost.
(No response.)
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Here.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Here.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Here.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Here.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Here.
MR. HUBBARD: Commissioner Warskow.
(No response.)
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Here.
All right, now we have our first agenda item which is approval of minutes for the Arlington Towne Square PD.
COMMISSIONER GREEN: I'll make that motion.
COMMISSIONER JENSEN: Second.
CHAIRPERSON DAWSON: All right, all in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: Great.
COMMISSIONER ENNES: I'll abstain.
CHAIRPERSON DAWSON: You're abstaining, okay.
Any other abstentions?
COMMISSIONER LORENZINI: Yes, I wasn't here either.
CHAIRPERSON DAWSON: Okay. All right, next we have the Patton Gym Expansion. Oh, you know the drill. State your name please and spell the last name for us.
Oh, have all public notices been given?
MR. HUBBARD: They have, yes.
(Witness sworn.)
CHAIRPERSON DAWSON: Great. Now state your name and proceed, thank you.
MR. SCHULZ: Good evening. I'm Ryan Schulz, Director of Facilities Management for Arlington Heights School District 25. I'm here to present this evening on the Patton Gymnasium expansion.
As you recall, we came forward a couple of months ago to get the

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approval for the classroom addition. At that time, we weren't ready to come forward with the gym expansion. So, now we're coming forward just to talk and review about the gym expansion that we're proposing at the Patton Elementary School.

So, why is an expansion required at Patton? The expansion is primarily driven by a curriculum enhancement at the school and across District 25 where we'll be offering most likely additional PE hours across the District. So, with that, we'll need to be running two sections of PE at one time at most of our locations, and Patton would be one of them where two sections of PE would need to be going on at the same time. The current gymnasium configuration does not allow for that. It's currently a one-station gym. So, we're looking to add on a second station to the gymnasium that will allow for two PE sections to be run out at the same time.

Due to the constraints at this site, we're going to be looking to put the gym, one we enter the floor plans here in a little bit, kind of stacked and not in the configuration that would be normal to have a competition size basketball court in the gyms. So, primarily, this location will be used for PE sections. Again, it can be used for outside groups and things like that, but most likely there won't be much after-hour competition because the gym configuration won't allow for a full size or even like a middle school size basketball court to be run in this section. So, again, it will have a screen divider between the two, but as you'll see from the design, it's not a full-size width or a full size basketball court configuration that would allow that. So, again, this is primarily focused on the addition for PE classes at this location.

Just to the ownership and notification, very similar to our past projects, we're just stating and showing that we have gone through the notification processes and the additional committees and commissions before this. So, we have had successful reviews of those portions as well so far for this project.

The requested action for tonight, again, I just put up here for reference, we can come back to it if we need to, but the amendment, again, would be because we are making a change with the addition. So, the amendment to the ordinance would be necessary for this project, and Sam can expand on that later if there's anything else.

Primarily, again, the gym expansion will be coming to the southern end of the site, a little bit towards the southwest. Again, this sits a little bit oddly, not north-south oriented, but kind of primarily to the southwest near the parking lot, taking over a portion of our existing playground area, our asphalt playground area. Kind of, again, an underutilized space, this site has an exceptional amount of asphalt playground area already, so we won't be really losing that capacity in the overall grand scheme of things. So, again, it's just expanding a second bay to the gymnasium. It will also have an office space, some storage, and then it will have an enclosure on the end to contain the trash enclosure, and then also the ComEd transformer on that end of the building which is already in a similar position, we just need to move it out of the gym footprint.

Also, I just want to point out again, we've already had the approval for the underground storage system for stormwater. So, the previous approval had that contained already, the volume that is necessary for this project. So, again, there's no modifications that are going to be needed in addition to the classroom. So, the stormwater portion for the classrooms that we had approved before was taking this into account, that in the future the gym addition may come, so we had the volume already calculated in from the previous review and approval.

I just want to point out where the classroom addition would be. It's the pink/purple dashed area. Again, that's where the classroom addition that you've reviewed will

be going here this fall.

Again, just the expansion, it's kind of a mirror flipped image of the existing space. We're just expanding it again towards the southwest. Again, the gym space is the primarily large area within that area. We will be adding some windows to the southern edge and along the eastern edge I will call it, just to provide some high-level light into the space to give them some daylight because currently they have none, so just to give them some natural light into the space. Again, we have an exterior storage for recess storage and interior storage kind of primarily for the PE storage, and then also a new office because there will be some reconfigurations for food service in the other corner of the interior to the building.

This is a rendering, again, looking from the southeast kind of corner from the parking lot looking back at the building, again, showing the clear story windows with the limestone coping, very similar to our other schools in the District that we've done with the design cues, then also coming from the other side with the classroom addition, looking back at the gym addition showing the storage room doors, and then also the door into the ComEd transformer area, again, just a wall, just a screen wall around there just to protect it and keep it out of view.

Just general elevations again of the same thing, the rendering kind of shows that as well with just a little bit more detail with the renderings, or the elevations here calling some of the finishes and some of the more fine details of the site.

Enrollment and staffing. So, there is no enrollment change in our projections right now that is guiding this project. Again, this is solely on program change to the building, so no enrollment changes from the previous time we spoke about this project. Again, the only thing we may have, we don't have this finalized yet, is an itinerant PE teacher that may come in throughout the day to fill in for several hours a day or sections per week. So, that may be a portion where a person may come to the building, that's not finalized yet. But again, we do have adequate parking on site to absorb that, one other person that would be coming outside for this. But again, I just want to reiterate, there is no change in the overall enrollment that would be at the building or projections that we currently see at the facility.

Traffic and parking. Again, we don't anticipate any major changes to traffic and parking at the facility just solely based on the gymnasium. Again, the only thing that could come up is that this gym may be used a little bit more by AHYBA for practices because it will have two bays in there now. Again, that would primarily be a parent drop-off where the parents would drop their students off and then they would leave. Again, we don't anticipate this becoming a competition gym just because of the narrow confines of the gym and the limited area where parents could even watch in the gym because the base lines now are so close to the side lines of this gym. So, again, it's highly unlikely that there will be AHYBA basketballs or any other competition style events at this gym in particular.

I just want to point out again our parking. There are two parking lots. The one on the north is primarily used for staff; the one on the south is primarily used for some staff with primarily kind of overflow parking and visitors. So, the south lot is again utilized less than the north lot. The north lot is usually fairly full while the south lot is maybe 50 percent full or somewhere in that realm throughout the day. Again, no change is anticipated to the parking demand for the facility during the school day, again, just because we're not anticipating any major increase in students or staff associated with this project.

The stormwater, as I mentioned before, the stormwater detention has already been included. We are working through that with the Village and MWRD already, so that is being in the review process or approval process from MWRD. So, those volumes have already

been calculated in the previous project, so that will be contained within the storm trap system that will go underneath the parking lot on the south end of the building along with permeable pavers and some other enhancements to the site.

Overall, we're looking to go forward with the expansion. Again, the design cues and the elements that we're incorporating are very similar to what we had in the past at other District 25 buildings. So, we're excited to bring this before you and we're open to any questions you may have.

CHAIRPERSON DAWSON: Great, thank you very much. Have you read the conditions for approval and do you, are you in agreement with them?

MR. SCHULZ: Yes, we are.

CHAIRPERSON DAWSON: Terrific, all right.

Sam?

MR. HUBBARD: Thank you, Chair Dawson. Good evening to the Plan Commissioners.

So, the Arlington Heights School District 25 is before you this evening for a request to an amendment to the previous special use permits that govern the site. The first special use or original special use was approved in 1990 due to a building addition at that time, and again, the original special use permit was amended earlier this year for a three-classroom addition to the building to accommodate for the full-day Kindergarten.

The site is located at 1660 North Patton Avenue, and it's within the R-3 One-Family Dwelling District and P-L Public Lands District. The east side of the site where the school is located is within the R-3 District, the west half where the park is located is within the P-L District.

So, the Petitioner is requesting an amendment to their previously granted special use permits to allow for the gymnasium addition. As well, they're requesting a variation to waive the traffic and parking study requirement. This is a technical code requirement that's kicked in whenever you amend a special use permit that's over a certain size, and it is triggered by the gymnasium addition. However, because there are no changes to the enrollment projected, this new gym is not going to increase enrollment. It's just going to accommodate for the students who are already projected in attendance there.

We are supportive of the request to waive that traffic and parking study requirement. They did submit, the School District did submit a traffic and parking study as part of the Kindergarten building addition earlier this year, and that was thoroughly reviewed as part of that project. The proposed gymnasium addition would not change the results of that study given that it's not going to change any projected enrollment for the school.

Back in July, the Petitioner appeared before the Conceptual Plan Review Committee. I would say the reception was fairly favorable there. No major concerns were identified. There were some general questions asked about the project timing and anticipated enrollment.

In August of this year, last month, the project appeared before the Design Commission and received a unanimous four-to-zero vote in favor of a recommendation approval of the design and architecture. No modifications were required by the Design Commission.

So, here is the site as it exists today. North is at the top of the screen. The current approved three-classroom addition to accommodate for the full-day Kindergarten program is shown here in red; that kind of creates a small courtyard to the building.

Then the proposed gymnasium addition is here in the general location shown in yellow on the aerial below. So, this kind of gives you a sense of the context where this building addition is proposed in relation to some of the surrounding properties and homes.

Here's a larger aerial of the neighborhood. You can see this part of town is overwhelmingly single family in use, and the school is kind of centered and clustered among the single-family homes.

The site plan, you can see the already approved three-classroom addition is highlighted in red and the proposed gymnasium is shaded in yellow. This kind of gives a sense of where this is located on the site.

Relative to code requirements, the proposed building addition met all of the setback and bulk requirements of the Zoning District in which it's located, and no variations were required to those elements.

Here are elevations showing the building addition. At its peak height, it is just under 25 feet in height. 25 feet is the maximum allowable building height in the Zoning District where this property is located. So, as far height is concerned, the building addition conforms to the height regulations of the Zoning Code.

Finally, this brings me to the landscape plan. One item to mention, Staff is supportive of this application with one specific condition of approval, and that would be to modify the plantings proposed on the southern of this, the southern parking lot. Technically, it's a code requirement to screen the parking lot with six-foot tall plantings, and those plantings need to contain a large mix of evergreens to provide for year-round screening. So, we're asking that the proposed landscape screen to comply with code requirements be increased to six-foot in height and incorporate evergreen plantings to provide for that year-round screening.

That being said, we're supportive of the application and recommending approval subject to that condition on the landscaping, compliance with the Design Commission motion, and then compliance with all federal, state, and Village codes, regulations and policies. Thank you.

CHAIRPERSON DAWSON: Great, thank you.

Do we have a motion to accept the Staff report?

COMMISSIONER ENNES: So moved.

COMMISSIONER LORENZINI: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Okay, great.

Commissioners, do we have any initial questions before I open up for public commentary?

(No response.)

CHAIRPERSON DAWSON: All right, seeing no initial questions, I am going to go ahead and open up for public commentary. Is there anyone in the audience wishing to speak? All right, so you can come up and state your first name, spell your last name for us, and if you are willing, please give us your address.

PUBLIC COMMENTARY FOR PC #23-010

MS. PROROK: Okay, I'm Valerie Prorok, P-r-o-r-o-k. I'm at 1542 North Patton, so if I can pull up this little slide show presentation that I prepared? But actually, a lot of the presentation that Ryan did addressed some of the concerns, so that's great.

CHAIRPERSON DAWSON: Great.

MS. PROROK: I was concerned at the doubling of Patton gym. I believe it's 70 feet which would increase it to 140 feet. Is that correct? Whereas Olive is 105 feet, so Olive has a new gym, they're only at 105.

So, my request would be that the gym only be as big as Olive or smaller based on the land size. So, acres available here, you can see Dryden has the most, Patton has the very least, and Patton is ballooned in between all of those neighbors. So, Patton is unique because it doesn't have a double side corner whereas the rest of the schools have that corner lot. Patton is like a little balloon encompassed among all of the neighbors.

The other concerns would be the windows. I don't know if it's taken into account, but that side of the building will increase heat because of the view of the sun. So, afternoon sun comes in on that way, so I would request that they not be mirrored windows because all of those neighbors will have that horrible reflection into their backyards.

Let's see. I did request early on that the garbage be relocated to the other side of the building to alleviate that extension even further. So, if we could re-look at that, move the garbage which comes through twice a week. So, if that could be relocated or thoughts about that, I would appreciate that.

Also, just the neighbors that are surrounding that southeast side, the southeast parking lot, it is decreasing by half then the amount of land space we're able to see from our backyard. So, now we will see a giant brick wall. So, the landscaping is really important to the neighbors there on that side as well, not just the neighbors on, I believe that's Harvard, around the corner. So, those are the biggest concerns.

Then as far as waiving the traffic study, I would suggest that you not waive that because it is dense already. There was an episode on a Saturday morning that Patton opened their doors to some event, I'm not sure what it was, but the police had to get involved. Neighbors' driveways were blocked, illegal parking, people in front of fire hydrants. So, I would actually suggest that it not be waived.

Those are my comments. Thank you.

CHAIRPERSON DAWSON: Thank you very much.

Anyone else? Nobody else?

(No response.)

CHAIRPERSON DAWSON: All right, with that, we're going to go ahead and close public commentary, and I will start down here.

Commissioner Sigalos, do you have any questions?

COMMISSIONER SIGALOS: No. I guess I could ask the architect as far as the comment about the size of this addition and the overall length versus other gymnasiums in your District, why this is so much larger?

CHAIRPERSON DAWSON: So, I need to swear you in if you're testifying.

(Witness sworn.)

CHAIRPERSON DAWSON: Then please state your name and spell your last name for us before you answer.

MR. HANSEN: Don Hansen, H-a-n-s-e-n.

CHAIRPERSON DAWSON: Great, thank you. Now go ahead.

MR. HANSEN: The interior space within the proposed existing and expanded gymnasium is roughly 6,000 square feet, which is the same interior square-foot within the gymnasium space at Windsor School, Ivy Hill and Olive School. The gymnasium volume with the entire length of the wall mostly facing south is approximately 140 or 150 feet, and then the width is similar to the other buildings.

You can see on the top, there are more rooms within the higher volume space, so the gymnasium interior space is not any larger than any of the other elementary schools, but there are some mechanical spaces that serve other parts of the building such as the commons. So, the higher volume is a little bit larger, but the gymnasium space itself is not.

MR. SCHULZ: So, the major difference, too, with the other gyms is that if we would take the yellow box and put it below the existing gym, that's more the configuration of our other gyms. This one we're putting end to end, so the basketball courts are going to sit end to end, the two side courts we'll call them, whereas in the other one we would have them configured in the other location where the yellow box would move below the gray and then the side courts would run next to each other, right? So, that's just a different configuration this gym is going to provide us than our typical gyms. It's just we're constrained by the site here so we're not able to do that. Again, it's primarily PE based, so we just really need another bay, we don't need it for competition or after-hour type things.

COMMISSIONER SIGALOS: I understand, and you said the square footage of the gymnasium is similar to the other school gymnasiums' square footage?

MR. SCHULZ: Yes.

COMMISSIONER SIGALOS: Okay, and then I understand the concern for the windows. Are those designed to be mirrored glass?

MR. SCHULZ: No.

COMMISSIONER SIGALOS: No, okay. All right, so there's no concern there that the sun will reflect back on the surrounding neighborhood.

MR. HANSEN: No, the windows are not mirrored glass. The outer glass pane, it's an insulated window so an outside pane and inside pane will be the same as on the existing Patton School. There will be one difference in the gym, and the windows are up high, is that the window pane on the inside will have a pattern painted frit to mitigate the glare from the windows. But there isn't any sort of material that's reflective on the new windows that are proposed for this gymnasium.

COMMISSIONER SIGALOS: Okay, thank you. I have no further questions.

CHAIRPERSON DAWSON: All right, Commissioner Ennes?

COMMISSIONER ENNES: A couple. Do you know about the situation that Ms. Prorok mentioned where parking was all over the neighborhood and the police were called?

MR. SCHULZ: I'm personally not. I mean, we'd be willing to talk to her about that specific instance. I am not aware of that.

COMMISSIONER ENNES: Okay, so you have enough parking on the site for teachers and certain events. What kind of events are there at the school? Like parent-teacher or, are there any bleachers in the gym at all? No seats for viewers or anything?

MR. SCHULZ: Correct. No bleachers would be installed in this gym.

COMMISSIONER ENNES: Okay, and in regard to the question and the size of the overall gym compared to other schools, on a per student basis, is there a reason why Patton School would have a larger gym than the other ones she mentioned?

MR. SCHULZ: Again, it's not larger. It's just again coming down to the

number of sections that we need to put in the gyms at the time. So, the gym, again, is similarly sized in the square footage of the areas. There's just going to be two teaching areas for the amount of sections that will be running PE throughout the week. So, that's what it comes down to is that we really need to space this. Again, square footage-wise overall, it is very similar to the rest of the District. I don't know that number per student, that's a good question to ask. But it is again, square footage-wise, in the gym space very similar, but it's really coming down to the two spaces.

COMMISSIONER ENNES: And the offices and storage area and stuff that you have in there. So, what other types of functions at this school do you have where you might have, most of the teachers there for like parent, that's the only thing I could think of, parent-teacher, and then you've got all the parents coming and going, what other events are there?

MR. SCHULZ: Yes, I mean, there's typical, like maybe a PTA event or some other community type event at the school. Otherwise, we haven't anticipated any other major changes to what is currently being run at the school just based on the gym. So, again, it's the standard things, parent-teacher conferences, PTA events. Again, there will be some practices there, most likely from AHYBA, stuff like that. We have our CAP after-school program, but that's very, there's not any parking really. A parent drops off or picks up, so the parent will pick their student up and just kind of park there by the side and come out right away.

So, again, we're not anticipating any major changes to the program, after-hour programs at the school.

COMMISSIONER ENNES: Okay, and then a related question that I have, this curriculum enhancement that's requiring the additional gym time, is that like a state requirement?

MR. SCHULZ: I believe so. I will defer to Dr. Bein on this one. I am the Facilities Director.

CHAIRPERSON DAWSON: So, I need to swear you in even though I know you've been here many, many times.

(Witness sworn.)

CHAIRPERSON DAWSON: Then please state and spell your last name.

MS. BEIN: Sure. My name is Lori Bein, B-e-i-n. I'm the Superintendent of District 25. Good evening, everyone.

COMMISSIONER ENNES: Hi.

MS. BEIN: Yes, the curriculum changes, the state has always required that elementary school students have PE three times a week. But until last year, school districts have been able to get a waiver from that as long as we've provided a recess opportunity. That opportunity to do a waiver no longer exists effective today or effective this school year. So, we must go from two periods of PE for every one of our sections, Kindergarten to fifth grade, to three periods of PE a week for all of those sections starting next school year.

So, we're increasing the number of times that classes have to go to PE. They won't all be able to go in one gym. There's too many classes, and that's why we need a second space.

COMMISSIONER ENNES: Okay, is this going to affect all of the other schools?

MS. BEIN: Yes, it affects all of the schools in the District, all of the schools in the state actually. All of our other schools have already had gym enhancements. There is only one that has not, that's Greenbrier, but it is a small enough enrollment that they are not going to

need a secondary gym space.

COMMISSIONER ENNES: So, Patton is the only school that's going to require additional gym space?

MS. BEIN: All the others have gotten gym spaces within the last five years.

COMMISSIONER ENNES: Is state providing any funding? This isn't really in our area but I'm curious.

MS. BEIN: No, it is not.

COMMISSIONER ENNES: Okay, of course not. That's all I have.

MS. BEIN: Thank you.

COMMISSIONER ENNES: Thank you.

CHAIRPERSON DAWSON: All right, Commissioner Green?

COMMISSIONER GREEN: I have no questions. I think it's a great addition.

CHAIRPERSON DAWSON: All right, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, so my first reaction when I saw the presentation was why would they need another gym, because I don't think any other schools that were adding Kindergarten space required additional gym space.

MR. SCHULZ: So, again, just as Dr. Bein stated in that, all the other schools in the elementaries already have the second bay space already.

COMMISSIONER LORENZINI: Right.

MR. SCHULZ: As she stated, the only one that wouldn't is Greenbrier and they have a really small enrollment.

COMMISSIONER LORENZINI: Okay, and then, so you keep talking about the second space. You just need the additional space; it doesn't necessarily have to be a separate gymnasium.

MS. BEIN: It will still be one gymnasium with two bays basically, two spaces to fit two classrooms.

COMMISSIONER LORENZINI: Okay, and then could you maybe explain how the school, Ms. Prorok brought up where they only have 105 square feet versus 140 square feet?

MS. BEIN: I didn't hear the question.

MR. SCHULZ: It's the length, not square feet.

COMMISSIONER ENNES: The length, not square feet.

MR. HUBBARD: Yes, I think it was in comparison to the gym at Olive School being a little bit smaller in size.

MS. BEIN: Again, the gymnasium in Olive is not smaller than the Patton one. All of our gyms that we have done in the last handful of years are 6,000 square feet. The layout at Olive, like Ryan was sharing, it's kind of side by side so it ends up you can have some competition games there. This is lengthwise which will not allow us to do competition games.

COMMISSIONER LORENZINI: Okay, and regarding the concern about police activity on Saturday, I kind of think that's irrelevant at this point.

MS. BEIN: Yes, we'd be happy to talk with our neighbor about that. That is nothing that we were aware of, nor has the school principal been aware of that.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

MS. BEIN: Thank you.

CHAIRPERSON DAWSON: Commissioner Jensen?

COMMISSIONER JENSEN: Well, I don't really have anything. I'd just ask

those in the audience, were you able to hear Mr. Hansen? Because he gave some good answers but his voice was kind of low and I don't know whether you heard all the things that he said in response to some of your questions.

MS. PROROK: Well, it is interesting because --

CHAIRPERSON DAWSON: Wait.

COMMISSIONER JENSEN: I just want to know if they could hear.

CHAIRPERSON DAWSON: I'm sorry. I know that public commentary is closed so they cannot actually -- I'm so sorry, but we can't.

COMMISSIONER JENSEN: Well, then maybe I could just --

CHAIRPERSON DAWSON: Thank you.

COMMISSIONER JENSEN: -- I think we need to recapitulate a little bit on the windows and some other things that they may not have heard.

CHAIRPERSON DAWSON: Sure.

COMMISSIONER JENSEN: Maybe you could repeat?

MR. SCHULZ: Yes, I think, I don't know, did you hear what Don, Don Hansen with STR kind of relayed that. The windows will not have a mirroring on them. They'll have a fritting on the interior of the glass to help kind of shade it a little bit so there's no glare for basketball or, you know, when you're shooting a basket or something like that in the inside. So, the fritting is on the inside, it will help on the outside some. But again, we're not anticipating with the height in that and with the shade, there's a limestone cap that comes around, that we're going to have much or any glare coming off those windows.

COMMISSIONER JENSEN: Good. I don't have any other questions.

CHAIRPERSON DAWSON: Okay. All right, the only question I did not hear addressed was the garbage location.

MR. SCHULZ: Yes, so we did explore that. We looked at that, on trying to move it to the north side. The only problem with that is our commons location is right here on this side of the building. So, in order for us to be able to move it to the other side, it would create a big workload to have our staff move everything up to that north side for garbage containers and that, because that's our heaviest use of the building. Then we would just be putting the problem up by the other neighbors on the north side of the property.

So, there's not a lot of space up there either. This actually is farthest away from any other neighbor. If we put it up on the north side, we'd be closer and there's more neighbors up there. So, again, we're pretty far away here, we're kind of tucked away. But if we would try to relocate it up on that side, again, there's houses along that little north property line as well, and again, it's farther away from the common space where we primarily have our highest load of trash load in the buildings from the commons.

CHAIRPERSON DAWSON: Okay, and then the last item was the landscaping.

MR. SCHULZ: Yes. So, we are limited obviously by the amount of landscaping we have put up against the building. There are, right there where the sidewalk is and there's the trees kind of denoted near the property of the neighbors, there are some large evergreen trees there already. I believe it's your fence, right? It is your fence at the property? The fence, it is screened with a fence already along the property, but there are some large evergreen trees there along the screen as well.

We would be happy to look at that with them again to make sure, if there's an opening or something that would need to be screened better, we would be open to

exploring that more in that area, because again, that would be a primary spot where we could do that.

CHAIRPERSON DAWSON: Okay, and the other question I had but Dr. Bein explained it was I couldn't understand why you couldn't have more events here. But now, I mean I still don't get it but I believe and get it, does that make sense? It's too bad because I think the community needs more space like that. But then on the flip side to that, it sounds like there's already a problem in the neighborhood because of the density around this. So, I get that it's not going to happen and all that.

I would say that coming from a school that had, now it's much better, I mean, I'm out of Windsor now, but knowing the density problems we had there, nine times out of ten, it's the parents are jerks, I'm just going to say it. They don't respect the people who live around the school and it's unfortunate. But there's only so much a school can do about that. But I would thank you for going and talking to the neighbors and seeing what else can happen, but you know, they go to pick up their kids or drop off their kids and they're in a rush and they block someone's driveway and they just aren't respectful to the fact that people have to live there. So, it's too bad but it does happen.

But other than that, I think it's a great proposal and I don't have any questions left. Any motion?

COMMISSIONER GREEN: I would like to make a recommendation.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-010, an Amendment to Ordinances #90-087 and #23-013 to allow a building addition, and the following Variation:

1. **Chapter 28, Section 6.12-1, *Traffic Engineering Approval for Projects Requiring Plan Commission Review*, to waive the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer.**

This recommendation is subject to the following conditions:

1. **The Petitioner shall modify the landscaping proposed at the southern end of the south parking lot to increase the height of the plantings to six feet and substitute the deciduous shrubs with evergreens to provide for year-round screening.**
2. **Compliance with the 8/8/23 Design Commission motion shall be required.**
3. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Second from anybody?
COMMISSIONER SIGALOS: I'll second.
CHAIRPERSON DAWSON: All right, roll call, please.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

All right, so with that, a unanimous approval from the Plan Commission. Again, you know, and I think some of the audience might know, we are just a recommending body. What we look at is much smaller, so for example, concerns about neighborhood and what have you really wasn't falling into what we could even look at today. So, there is a Village Board meeting coming up and I would encourage you to work with the neighbors, talk about these issues, and attend the Village Board hearing and bring your concerns there, all right? Thank you.

You got anything else, Sam? You took down my agenda that was on the screen.

MR. HUBBARD: None other than general public comment.
CHAIRPERSON DAWSON: Oh, that's right. One of these days, I'm going to remember that that has been added to the agenda.

Okay, so, do we have any general public comments this evening?
(No response.)

CHAIRPERSON DAWSON: Seeing none, I'm going to close public commentary.

Any other items, Sam?
MR. HUBBARD: No, that's it.
COMMISSIONER GREEN: I'd like to make a motion to adjourn.
COMMISSIONER JENSEN: Second.
CHAIRPERSON DAWSON: All in favor?
(Chorus of ayes.)
CHAIRPERSON DAWSON: All right, thank you very much.

(Whereupon, at 8:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

Plan Commission
9/27/2023

Item: Arlington Downs Plat Amendment - 3400 W. Stonegate Blvd. - PC#23-009

Department: Planning & Community Development

Requested Action

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

Variations Required

1. Chapter 29, Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed re-subdivision to create three lots, as well as the following variation from Chapter 29 of the Municipal Code:

• Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

The SDC recommends APPROVAL of the application subject to the following conditions:

1. The Amended and Restated Declarations shall be revised as follows:

a. Rohlwing Road Streetscape Improvements: The Declarations shall be revised to make it clear that whenever development occurs on Lot2A-2/Lot 16, Lot 4B, and/or Lot 4C (whichever lot proceeds with development first) the full streetscape improvements shall be installed from Salt Creek Lane to Euclid Avenue, which shall include a pedestrian signal and crosswalk across Euclid Avenue on the east side of Rohlwing Road. The cost of these improvements shall be proportionately shared between the owners of Lots 4B, 4C, and 2A-2/16.

b. Rohlwing Road Right-Turn Lane: The Declarations shall be revised to require

that the Master Association pay for the warrant study for said right-turn lane, as well as design, engineer, and construct said turn lane if determined to be warranted as outlined in Ord 215-049 condition 3. Furthermore, the Master Association shall provide said study upon the request of the Village.

c. Land-Banked Parking: The Declarations shall be revised to clearly state that the owners of Lots 1B and 2A-1 shall bear the cost of construction of the land-banked parking on their respective lots should it be determined by the Village that there is a parking shortage occurring within the PUD.

d. Plaza/Pavilion: The Declarations shall be revised to allow any of the other lot owners the right to construct the pavilion and any elements of the plaza area that fall within the boundaries of Outlot 1C.

e. Euclid/Stonegate Turn Signal: The Declarations shall be revised to require the Master Association be responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with said traffic signal.

f. Village Entry Sign: The Declarations shall be revised to clarify that the Village Entry Sign shall be constructed when development occurs on either Lot 4B or Lot 4C (whichever comes first), and that the cost of construction of this sign shall be shared between the owners of Lots 4B and 4C.

2. Any conflicts between the declaration and PUD approvals shall be determined based upon the PUD zoning approvals and conditions.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Legal Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 7-26-23	Minutes
Project Narrative	Correspondence
Plat of Survey	Exhibits
City of Rolling Meadows - Review Letter	Correspondence
Final Plat of SUbdivision	Exhibits
Parking Study - 2023	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 Petitioner Response	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

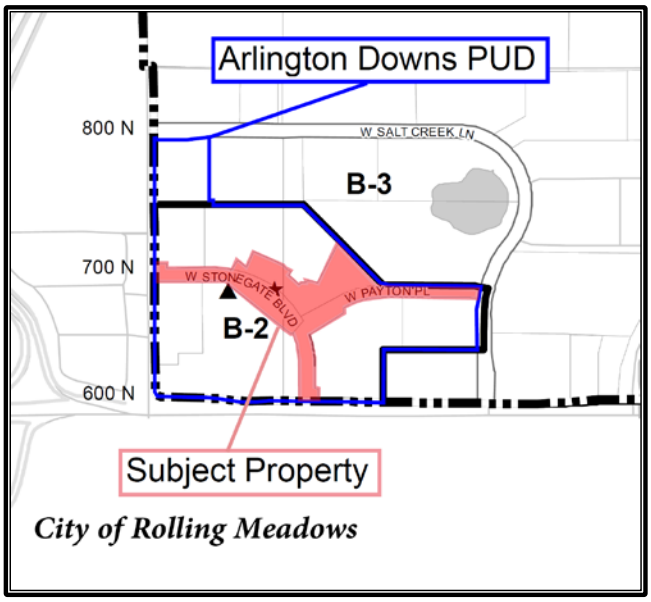
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-009*
***Project Title**: Arlington Downs Plat Amendment*
***Address**: 3400 W. Stonegate Blvd.*
***PIN**: 02-25-100-044, -048, -049*
02-26-201-031, -034, -035

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: September 27, 2023*
***Date Prepared**: September 22, 2023*

***Petitioner**: Arlington Downs Residential, LLC*
Rick Cavenaugh
***Address**: 760 W. Lake Cook Rd., Suite 140*
Barrington, IL 60010

***Existing Zoning**: B-1: General Business District*
***Comprehensive Plan**: Mixed Use*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District B-3: General Service, Wholesale, and Motor Vehicles District	First Ascent Climbing Facility, Open space	Mixed Use
South	B-2: General Business District	ADR-II (multi-family residential building), Parking lots	Mixed Use
East	B-2: General Business District	Vacant land (ADR-III site)	Mixed Use
West	B-2: General Business District	Vacant land (ADR-IV site)	Mixed Use

Requested Action:

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

Variations Required:

1. Chapter 29, Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

Project Background:

The Arlington Downs PUD is located at the northeast corner of Euclid Avenue and Rohlwing Road, and is a master-planned development that was originally approved in 2012 and has been amended several times over the last ten years. The overall site consists of a combined area of 27 acres. The most recent amendment to the PUD granted zoning entitlements for the following areas of development, which have occurred in phases over the years since the original PUD approval:

- One Arlington Residential Tower conversion to include 214 luxury rental units and ground floor commercial space. This phase has been completed.
- Arlington Downs Residential II (ADR-II), a five-story 263-unit multi-family luxury rental building on Lot 5A. This phase has been completed.
- Conversion of the former Coco Keys Water Park into a First Ascent climbing facility (Lot 2A). This phase has been completed.
- Arlington Downs Residential III (ADR-III), future development of a 180-unit senior living facility on Lot 3A.
- Hotel/Commercial (Zone D), future development of a 116-key hotel on Lot 4B, and 30,300 square feet of commercial space dispersed within four separate buildings on Lot 4C.
- Arlington Downs Residential IV (ADR-IV), future development of up to 360 multi-family residential units on Lots 2A and Lot 16.

A map of the development zones and a map of the proposed lots are included at the end of this report.

Currently, the One Arlington Residential Tower sits on one platted lot that includes not only the tower and the 29-space parking lot to the east, but also the Stonegate Boulevard and Payton Place private roadways, which serve the entire Arlington Downs PUD as a common element. The petitioner, Arlington Downs Residential, LLC, is the owner of this lot and wishes to subdivide out the residential tower from the roadway so that the roadway will be located on a separate lot that will be transferred to the Master Association that governs the PUD. As part of this process, the underground parking structure which serves the One Arlington tower will also be subdivided into subterranean lots. Additionally, the overall Declarations of Easements and Covenants will be amended and restated to clarify maintenance responsibilities and establish updated regulations for governing the PUD. Any conflicts between the revised Declaration and PUD approvals shall be determined based upon the PUD zoning approvals and conditions.

Zoning and Comprehensive Plan

The property is currently within the B-2, General Business District, as well as the Euclid/Rohlwing Overlay District. No changes to the existing zoning districts are warranted as part of this petition. The Comprehensive Plan outlines that this property is suitable for mixed-use developments, and together with the remaining lots within the PUD, the Arlington Downs PUD is considered a mixed-use development. The proposal is consistent with the Comprehensive Plan land use designation. No physical modifications to the PUD are proposed and no amendment to the PUD is required as part of the proposed subdivision.

However, there are several outstanding elements of the previously approved PUD, which must be addressed within the modified Declarations that govern the PUD. Partly due to the modifications to the lots that have occurred over the years, as well as the introduction of new ownership groups within the PUD, the existing Declaration of Easements and Covenants is obsolete and must be revised to be consistent with the PUD conditions of approval. The original Arlington Downs PUD was proposed for development by one overall entity, and as part of the approval, this entity had certain infrastructure obligations that were to be implemented at various stages of the overall build-out. As multiple different owners have been introduced

to the development over the years, it is unclear which parties are responsible for which infrastructure improvements. In many instances, responsibility for these improvements should fall with the Master Association, which is comprised of all owners within the PUD, and this should be made clear in the revised Declarations. A summary of these issues will be outlined later within this report.

As this development borders the City of Rolling Meadows, the Village reached out to the city to make them aware of the application. The City of Rolling Meadows has provided a brief letter outlining certain comments/concerns with the modified Declarations, which letter has been included in the packet transmitted to the Plan Commission.

As mentioned above, the proposed subdivision would create one lot for the roads (Outlot 1C), and that lot would be transferred from the petitioner to the Arlington Downs Master Association. The One Arlington Tower would be located on a separate lot (Lot 1B), which would include the small 29-space parking area to the east. The subterranean levels of the underground garage would be separately platted/subdivided out as well. The lot including the One Arlington Tower, as well as the subterranean lot, would no longer have direct frontage along a public street, and accordingly, the following variation from Chapter 29 is required:

- **A Variation to Chapter 29, Section 29-307a.1, to allow Lots 1B and 1D without having their full frontage abutting a street.**

The Staff Development Committee (SDC) is supportive of this variation as Lots 1B and 1D have permanent access to a public right-of-way via a perpetual access easement as outlined within the revised Declarations.

Building, Site, Landscaping:
No changes are proposed to the site or buildings as part of this subdivision.

Parking and Traffic:
A traffic and parking study is only required in subdivisions that include 100 lots or more. The amended Declarations outline shared parking and access that aligns with the requirements and stipulations within the approved PUD. In general, the Declarations establish shared parking as outlined below:

- One Arlington residential (Lot 1B) has exclusive access to park in the underground garage. One Arlington commercial has access to parking within the underground garage as well.
- The parking area to the east of the One Arlington tower and located on Lot 1B, which currently consists of 29 parking stalls (with the potential for up to 73 parking stalls with land-banking), is open for parking to all users within the PUD.
- ADR-II (Lot 5A) has exclusive access to their parking garage and the surface spaces in their motor court.
- ADR-III (Lot 3A), if approved at a future date, will have exclusive access to their future parking lot/garage.
- ADR-IV (Lot 2A-2 and Lot 16), if approved at a future date, will have exclusive access to their future parking lot/garage.
- The future parking areas in Lots 4B and 4C will be open to parking for all users within the PUD.
- The First Ascent parking lot (Lot 2A-1) is open for parking by all users within the PUD.

It should be noted that future developments within the PUD shall be required to submit additional traffic studies/surveys as part of the zoning review process.

Infrastructure Obligations:

There are several infrastructure obligations outlined below that were always intended to be costs borne by the master developer. Now that portions of the PUD have been sold off to multiple different owners, the responsibility for implementation of these improvements shall rest with the Master Association as that is the collective group of owners that is most similar to the original master developer. There are several areas of the revised Declarations that need modifications:

Euclid/Stonegate Traffic Signal

Original traffic projections for the development (as approved in 2012) indicated that a traffic signal may be warranted at the intersection of Euclid Avenue and Stonegate Boulevard. As such, when the final Planned Unit Development was approved, the following condition of approval was added to Ordinance #12-038:

3. Pursuant to Planned Unit Development Ordinance Number 12-006, SECTION NINE, Traffic and Parking Condition #16, the Declaration of Covenants, Conditions and Restrictions, shall be modified prior to the issuance of a building permit for Phase 1 — Residential Tower Conversion, to include a provision requiring the property owner/master association to be responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with the traffic signal along Euclid Avenue, subject to Cook County Department of Highways' approval.

As the Declarations are proposed for revision, a provision must be added to the revised document that makes it clear the Master Association (all property owners) is responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with said traffic signal. The revised Declarations, as currently proposed, do not make this clear. A condition of approval to modify the proposed document has been included in the SDC recommendation below. If this modification is not made, the overall Planned Unit Development would be non-compliant with the original PUD approvals.

Rohlwing Streetscape

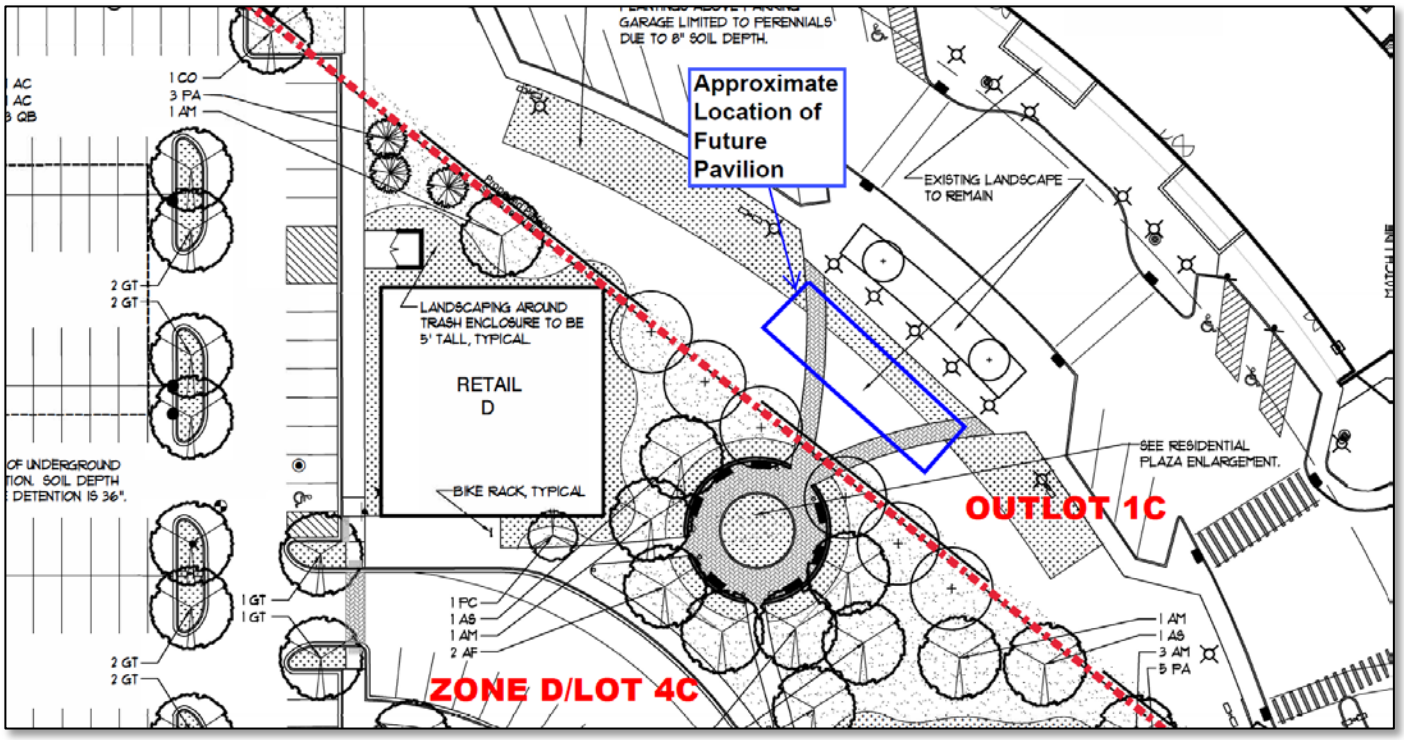
The east side of Rohlwing Road from Euclid Avenue north to Salt Creek Lane does not have a sidewalk or streetlights. During the second amendment to the PUD, which occurred in 2014, it was clarified in Ordinance 14-025 that the master developer must install the streetscape improvements along the east side of Rohlwing Road when the former water park is reoccupied. While First Ascent has now occupied the former water park, these streetscape improvements should be constructed with the first project to be developed on Lots 2A-2/Lot 16, 4B or 4C. It should be noted that the east side of Rohlwing Road is within the jurisdiction of the City of Rolling Meadows and the streetscape shall comply with all applicable requirements of the City of Rolling Meadows.

The Declarations should be revised to make it clear that whenever development occurs on Lot2A-2/Lot 16, Lot 4B, and/or Lot 4C (whichever lot proceeds with development first) the full streetscape improvements shall be installed from Salt Creek Lane to Euclid Avenue, which shall include a pedestrian signal and crosswalk across Euclid Avenue on the east side of Rohlwing Road. The cost of these improvements shall be proportionately shared between the owners of Lots 4B, 4C, and 2A-2/16. A condition to modify the

Declarations to clarify such has been recommended below. The letter from the City of Rolling Meadows states that they agree on the timing of these improvements as recommended by the Village.

Plaza/Pavilion Area

To the southwest of the One Arlington Tower there is a partially completed pavilion, which has 8 stubbed columns that are anchored into the roof of the underground garage below. These columns are meant to accommodate a future pavilion structure, which was a component of the larger plaza area that would be located in "Zone D" (now known as Lot 4C) and would function as a pedestrian pathway between the One Arlington Tower and the commercial uses in Zone D/Lot 4C. However, the pavilion columns are located on proposed Outlot 1C, which lot will be transferred to the Master Association. The revised declarations do not make it clear who is responsible for completing the pavilion area, although they do assign future maintenance costs for the pavilion to the Master Association. The Declarations state that the Master Association will "coordinate final pavilion design" with the Lot 4C owner when a development is proposed on that lot (which will include the portion of the plaza area that falls on Lot 4C). The most recent approved development concept and lot lines/future improvements are shown below:



While it makes sense that the pavilion would be completed with the associated plaza on Lot 4C, the Declarations should make it clear that Lot 4C has the authority to enter upon Outlot 1C to complete construction of the pavilion and any elements of the plaza that fall on Outlot 1C. A condition of approval to add this language to the revised Declarations has been recommended below.

Land-banked Parking

There are two areas of land-banked parking within the PUD, one located on Lot 2A-1, and the other on proposed Lot 1B. These land-banked parking areas are generally depicted within **Exhibit I** at the end of this report. Should the Village observe a parking shortage on the site, the land-banked parking areas would need to be constructed, and the Declarations should make it clear that the property owners of each lot would need to bear the cost of construction for this land-banked parking should the Village determine that it is necessary.

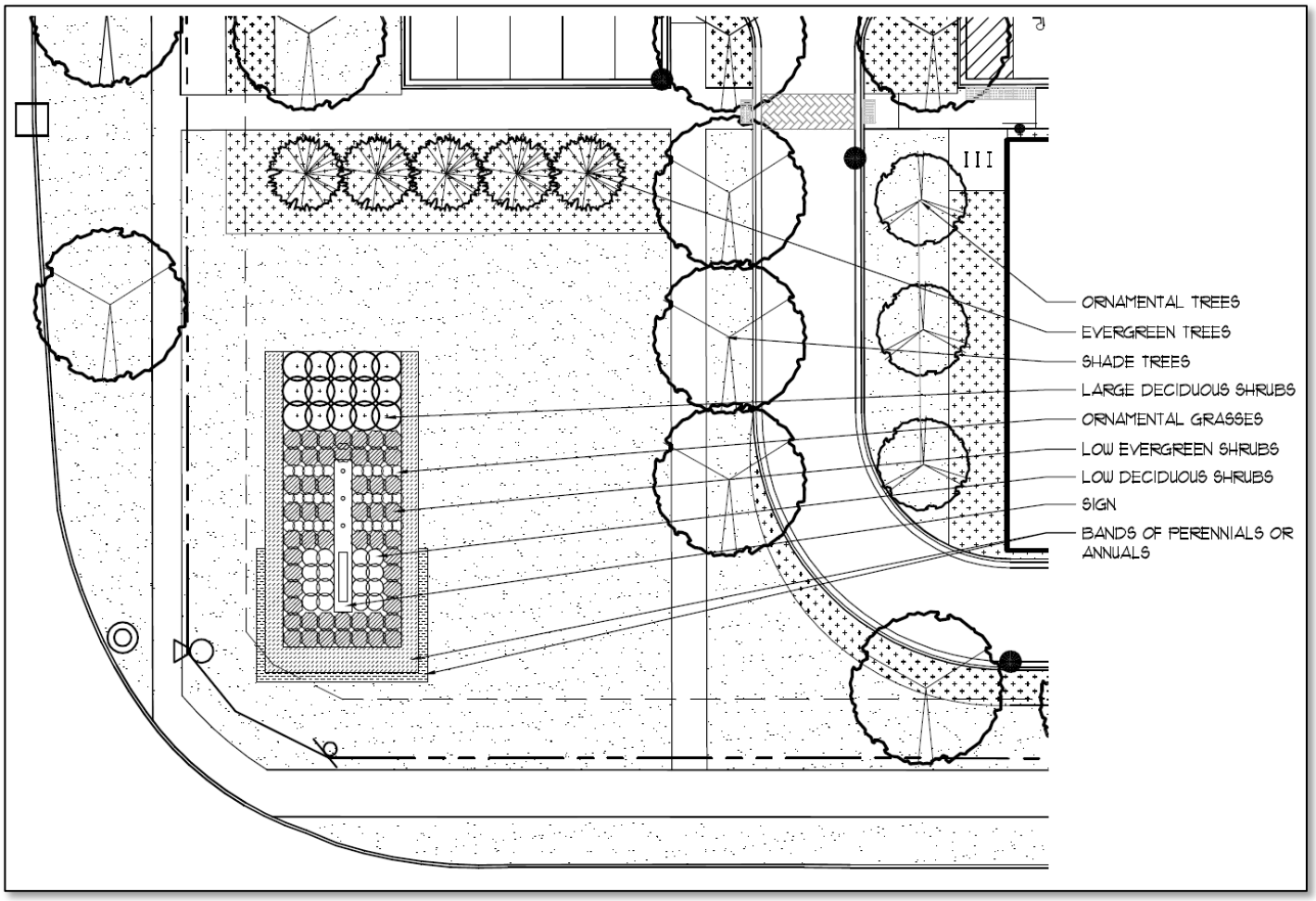
The Declarations shall be revised accordingly and a condition of approval requiring such has been recommended below.

Rohlwing Road Right-Turn Lane

Traffic projections provided as part of the original PUD approval indicated that a dedicated right-turn lane may be necessary as the development moved towards full build-out. The original master developer was required to pay for a warrant analysis to determine if this turn-lane is necessary, and if determined to be necessary, is required to design, engineer, and construct said turn-lane. While the revised Declarations assign this responsibility to the Master Association, both the City of Rolling Meadows and the Village of Arlington Heights recommend further modifications to the language to clarify this requirement and outline when it must be satisfied.

Village Entry Sign

Since its original approval, all iterations of this PUD have included a Village Entry Sign at the corner of Euclid Avenue and Rohlwing Road, which was to be installed by the master developer. Per the most recent 2018 PUD amendment, the conceptual design for this entry feature is approved as generally shown below (it should be noted that Ord. 15-049 requires review and approval of a finalized design for this entry feature prior to construction):



The proposed Declarations assign the construction, cost and future maintenance obligations for this sign to the owner of Lot 4C. While the sign falls within the boundaries of Lot 4C, the original PUD was structured to

require construction of this sign when development in "Zone D" began, which zone consists of Lots 4B and 4C. The Declarations must be revised to clarify that this sign shall be constructed when development occurs on either Lot 4B or Lot 4C (whichever comes first), and that the cost of construction of this sign shall be shared between the owners of Lots 4B and 4C.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed re-subdivision to create three lots, as well as the following variation from Chapter 29 of the Municipal Code:

- Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

The SDC recommends APPROVAL of the application subject to the following conditions:

1. The Amended and Restated Declarations shall be revised as follows:
    a. *Rohlwing Road Streetscape Improvements*: The Declarations shall be revised to make it clear that whenever development occurs on Lot2A-2/Lot 16, Lot 4B, and/or Lot 4C (whichever lot proceeds with development first) the full streetscape improvements shall be installed from Salt Creek Lane to Euclid Avenue, which shall include a pedestrian signal and crosswalk across Euclid Avenue on the east side of Rohlwing Road. The cost of these improvements shall be proportionately shared between the owners of Lots 4B, 4C, and 2A-2/16.
    b. *Rohlwing Road Right-Turn Lane*: The Declarations shall be revised to require that the Master Association pay for the warrant study for said right-turn lane, as well as design, engineer, and construct said turn lane if determined to be warranted as outlined in Ord 215-049 condition 3. Furthermore, the Master Association shall provide said study upon the request of the Village.
    c. *Land-Banked Parking*: The Declarations shall be revised to clearly state that the owners of Lots 1B and 2A-1 shall bear the cost of construction of the land-banked parking on their respective lots should it be determined by the Village that there is a parking shortage occurring within the PUD.
    d. *Plaza/Pavilion*: The Declarations shall be revised to allow any of the other lot owners the right to construct the pavilion and any elements of the plaza area that fall within the boundaries of Outlot 1C.
    e. *Euclid/Stonegate Turn Signal*: The Declarations shall be revised to require the Master Association be responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with said traffic signal.
    f. *Village Entry Sign*: The Declarations shall be revised to clarify that the Village Entry Sign shall be constructed when development occurs on either Lot 4B or Lot 4C (whichever comes first), and that the cost of construction of this sign shall be shared between the owners of Lots 4B and 4C.
2. Any conflicts between the declaration and PUD approvals shall be determined based upon the PUD zoning approvals and conditions.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

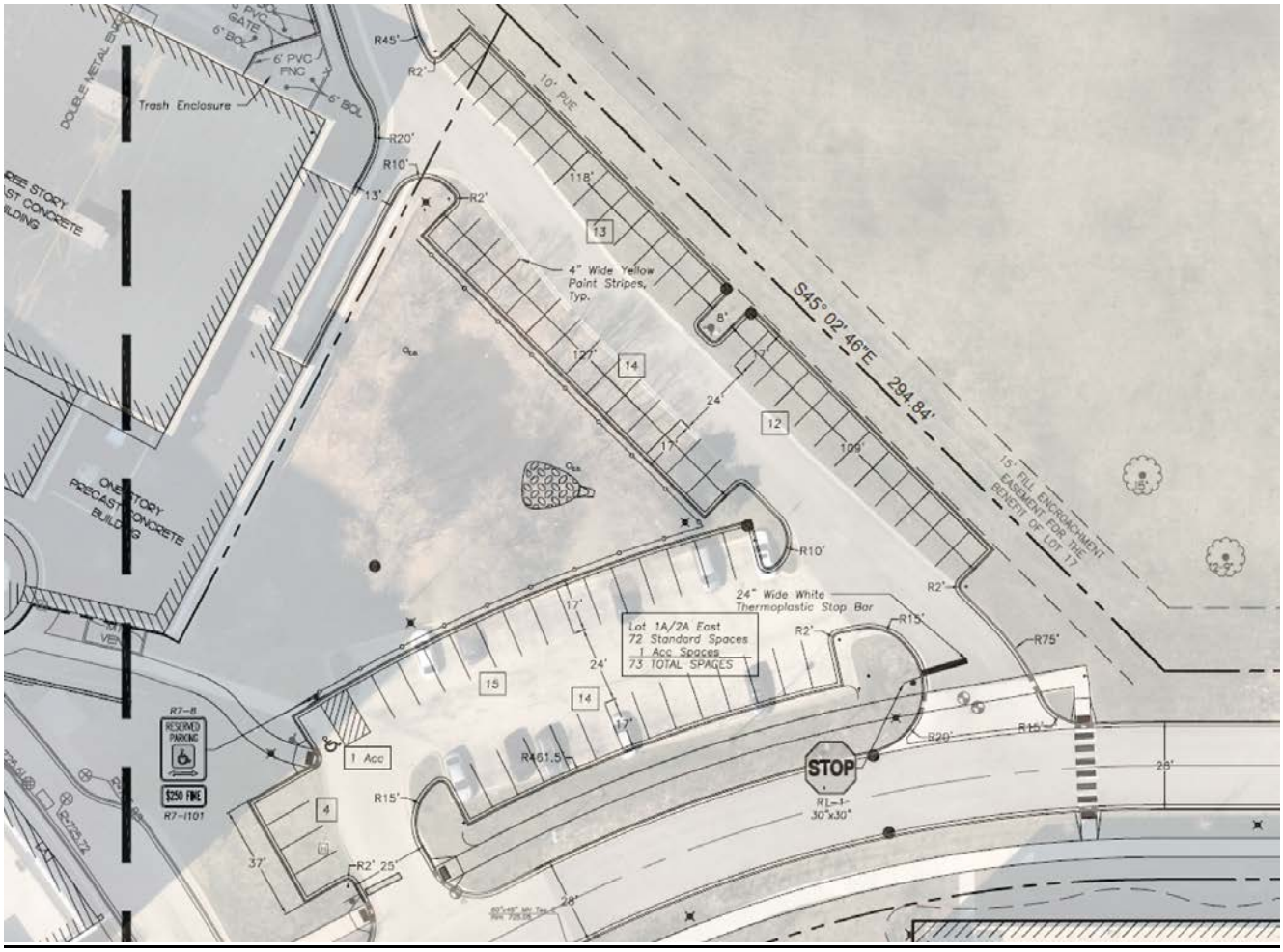
_____ September 22, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

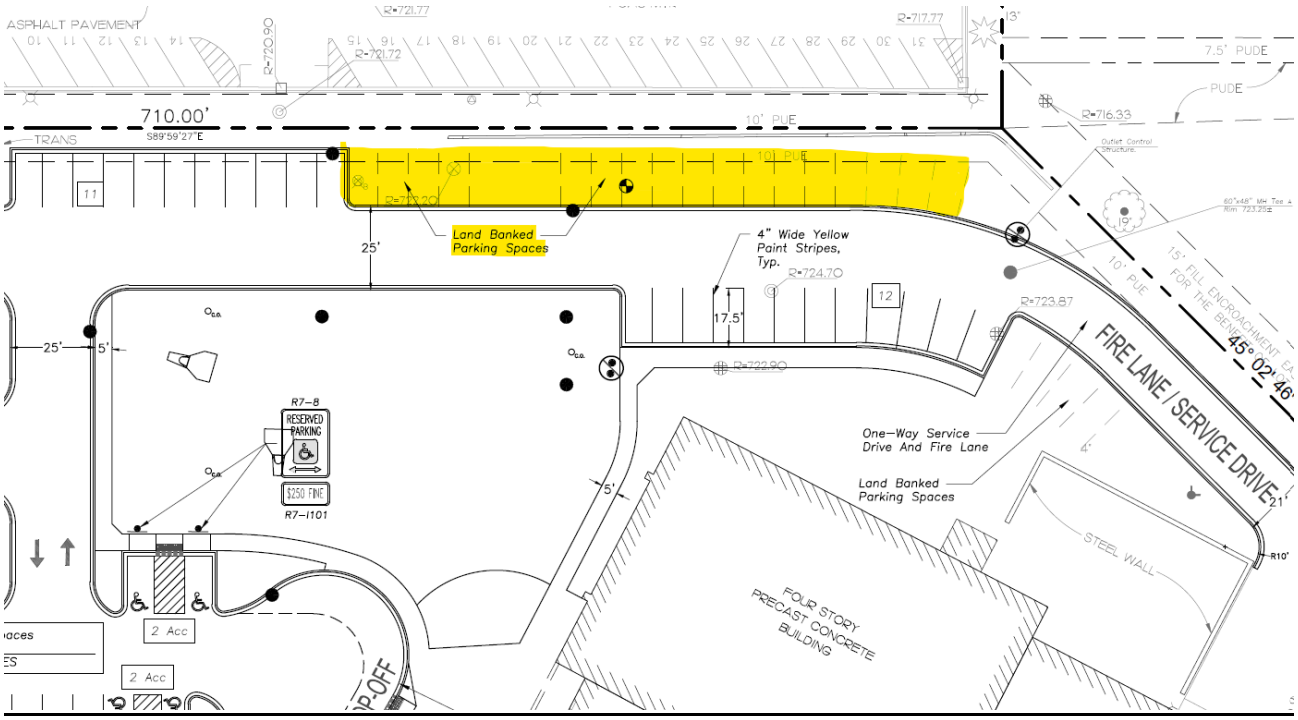
Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Land-banked Parking Areas

Lot 1B



Lot 2A-1



THE PROPERTY HAS DIRECT ACCESS TO ROHLWING ROAD, EUCLID AVENUE AND SALT CREEK LANE, EACH A HERETOFORE DEDICATED RIGHT OF WAY. TITLE COMMITMENT LISTED HEREON DOES NOT CONTAIN ANY DEDICATION INFORMATION FOR THESE RIGHT OF WAYS.

NOTE:
TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM AN ALTA SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

THE INTENT OF THIS SURVEY IS TO SHOW AT OR ABOVE GRADE IMPROVEMENTS ONLY. IT IS POSSIBLE THAT BELOW GRADE IMPROVEMENTS EXIST THAT THIS SURVEYOR IS NOT AWARE OF. IN SOME INSTANCES THIRD PARTY UTILITY LOCATING SERVICES HAVE PLACED WITNESS MARKERS AT GRADE TO INDICATE SOME BELOW GRADE IMPROVEMENTS OR UTILITIES. IF MARKED IN FIELD, SAID WITNESS MARKS HAVE BEEN LOCATED AND ARE SHOWN HEREON. ADDITIONAL BELOW GRADE IMPROVEMENTS OR UTILITIES MAY ALSO EXIST THAT WERE NOT MARKED BY THIRD PARTY UTILITY LOCATING SERVICES FOR THE BENEFIT OF THIS SURVEY.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 23003549W WITH AN EFFECTIVE DATE OF APRIL 13, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THE SURVEY, BASED ON OBSERVABLE EVIDENCE, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

ALL VISIBLE UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

ALL VISIBLE ACCESS IMPROVEMENTS ARE SHOWN ON THE SURVEY.

NOTE 5B: STONEGATE BOULEVARD AND WEST PAYTON PLACE ARE PRIVATE DRIVES. NO LIMITS OF STONEGATE BOULEVARD OR WEST PAYTON PLACE HAVE BEEN PROVIDED AND NO LIMITS OF EITHER IS IMPLIED ON THIS SURVEY.

GRAPHIC SCALE

40' 0 20' 40' 80' 160'
(IN FEET)
1 inch = 40' ft.

SITE MAP
1" = 40'

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
POLICY NO. 23003549W EFFECTIVE DATE: APRIL 13, 2023
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-044-0000, 02-25-100-049-0000, 02-26-201-031-0000, 02-26-201-035-0000, 02-25-100-048-0000 & 02-26-201-034.
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
THE FOLLOWING ITEMS ARE GENERAL EXCEPTIONS AND ARE NOT PLOTTABLE: 1-7, 8 [A], 9 [R], 10 [B], 11 [C], 12 [T], 13 [D], 20 [K]
[CTIC E #14] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT – SEE NOTE E4)
[CTIC F #15] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC G #16] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC H #17] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (EASEMENT AGREEMENT – SEE NOTE 2)
[CTIC I #18] DOCUMENTS 25466742, 25591285, 1316322014, 1316322015 AND 1316322016 (EASEMENTS – SEE NOTE 1, NOTE E1, NOTE E4, NOTE E5 AND NOTE E6)
[CTIC J #19] DOCUMENT 1410049002, RECORDED APRIL 10, 2014 (MAINTENANCE AGREEMENT – SEE NOTE 3)
[CTIC M #22] DOCUMENT 1901616080, RECORDED JANUARY 16, 2019 (EASEMENT – SEE NOTE E7)
[CTIC N #23] DOCUMENT 2100834061, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E8)
[CTIC O #24] DOCUMENT 2100834062, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E9)
[CTIC S #25] DOCUMENT 2124257023, RECORDED AUGUST 3, 2021 (WATERSHED MANAGEMENT PERMIT – SEE NOTE 37)

NOTE 1: ARLINGTON DOWNS TWO RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS TWO.
NOTE 2: DOCUMENT 1221210141, RECORD JULY 30, 2012 GRANTS EASEMENTS. DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR MATHEMATICAL LOCATION OF EASEMENT. AFFECTS THE SUBJECT PROPERTY, BUT EASEMENT CANNOT BE PLOTTED HEREON.
NOTE 3: DOCUMENT 1410049002 AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.
NOTE 4: ONLY RECORDED EASEMENTS AND SETBACKS ARE SHOWN HEREON (ZONING SETBACKS ARE INCLUDED, BUT NOTED AS ZONING SETBACKS).
NOTE 37: WATERSHED MANAGEMENT PERMIT RECORDED AUGUST 3, 2021 AS DOCUMENT 2122457023 DOES NOT AFFECT THE SUBJECT PROPERTY.

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E2: INTENTIONALLY OMITTED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E4: DOCUMENT 1316322014 RECORDED JUNE 12, 2013 CREATES "A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS." THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR A MATHEMATICAL LOCATION OF THE EASEMENT. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED.

NOTE E5: DOCUMENT 1316322015 RECORDED JUNE 12, 2013 CREATES A TEMPORARY CONSTRUCTION EASEMENT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E6: DOCUMENT 1316322016 RECORDED JUNE 12, 2013 CREATES AN EASEMENT FOR PARTY WALL. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED. THE LOCATION OF THE SUBJECT PARTY WALL IS LABELED HEREON.

NOTE E7: DOCUMENT 1901616080 CREATES AN EASEMENT TO COMCAST. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E8: DOCUMENT 2100834061 CREATES AN ACCESS EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

NOTE E9: DOCUMENT 2100834062 CREATES AN ACCESS AND PARKING EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

OWNERSHIP AS SHOWN HEREON FOR PARCELS 02-25-100-044 AND 02-26-201-031 HAVE BEEN PROVIDED BY THE CLIENT. THE OWNERSHIP LISTED DOES NOT MATCH COOK COUNTY GIS DATA.

TFW SURVEYING & MAPPING, LLC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
1751 DILLEY'S ROAD SUITE 105 GURNEE, ILLINOIS 60031
847.548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

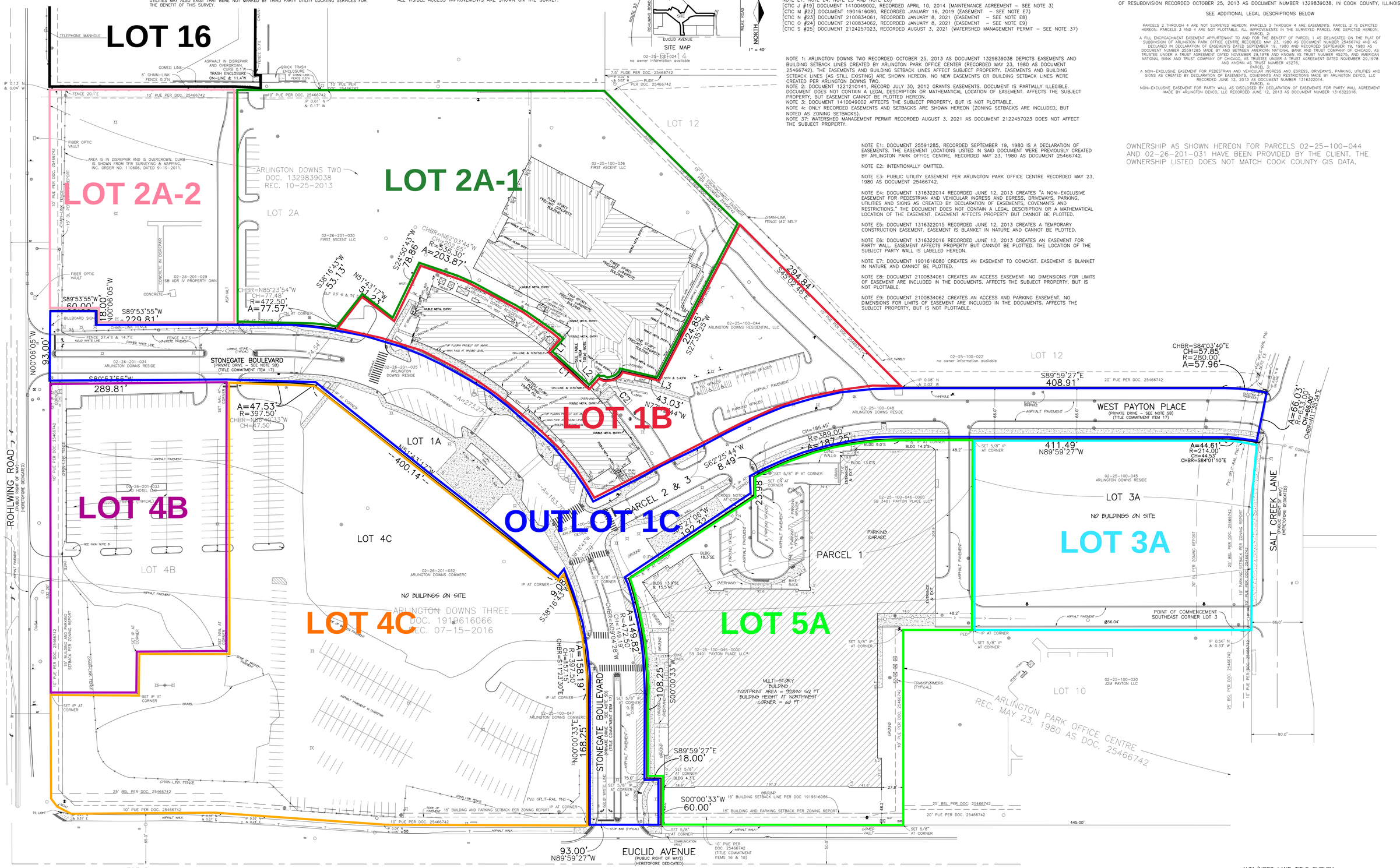
SEE ADDITIONAL LEGAL DESCRIPTIONS BELOW

PARCELS 2 THROUGH 4 ARE NOT SURVEYED HEREON. PARCELS 2 THROUGH 4 ARE EASEMENTS. PARCEL 2 IS DEPICTED HEREON. PARCELS 3 AND 4 ARE NOT PLOTTABLE. ALL IMPROVEMENTS IN THE SURVEYED PARCEL ARE DEPICTED HEREON.

PARCEL 2:
A FILL ENCROACHMENT EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT NUMBER 25466742 AND AS DECLARED IN DECLARATION OF EASEMENTS DATED SEPTEMBER 19, 1980 AND RECORDED SEPTEMBER 19, 1980 AS DOCUMENT NUMBER 25591285 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45275, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45276,

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322014.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR PARTY WALL AS DISCLOSED BY DECLARATION OF EASEMENTS FOR PARTY WALL AGREEMENT MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322016.


LOT 16
LOT 2A-1
LOT 2A-2
LOT 1B
LOT 1A
LOT 4B
LOT 4C
OUTLOT 1C
LOT 5A
LOT 3A
LOT 12
LOT 10
LOT 4C
PARCEL 1
PARCEL 2 & 3
ROHLWING ROAD
(PUBLIC RIGHT OF WAY)
(HERETOFORE DEDICATED)
STONEGATE BOULEVARD
(PRIVATE DRIVE – SEE NOTE 5B)
(TITLE COMMITMENT ITEM 17)
WEST PAYTON PLACE
(PRIVATE DRIVE – SEE NOTE 5B)
(TITLE COMMITMENT ITEM 17)
SALT CREEK LANE
(PUBLIC RIGHT OF WAY)
(HERETOFORE DEDICATED)
EUCLID AVENUE
(PUBLIC RIGHT OF WAY))
(HERETOFORE DEDICATED)
ARLINGTON DOWNS TWO
DOC. 1329839038
REC. 10-25-2013
ARLINGTON DOWNS THREE
DOC. 1910616066
REC. 07-15-2016
ARLINGTON PARK OFFICE CENTRE
REC. MAY 23, 1980 AS DOC. 25466742
02-25-100-036 FIRST ASCENT LLC
02-26-201-030 FIRST ASCENT LLC
02-25-100-044 ARLINGTON DOWNS RESIDENTIAL, LLC
02-25-100-048 ARLINGTON DOWNS RESIDE
02-26-201-034 ARLINGTON DOWNS RESIDE
02-26-201-035 ARLINGTON DOWNS RESIDE
02-25-100-045 ARLINGTON DOWNS RESIDE
02-25-100-046-0000 SB 3401 PAYTON PLACE LLC
02-25-100-020 JZM PAYTON LLC
02-25-100-022 no owner information available
02-25-100-047 ARLINGTON DOWNS COMMERC
02-26-201-032 ARLINGTON DOWNS COMMERC
02-26-201-033 HOTEL DC
02-26-201-029 SB ADR IV PROPERTY OWN
02-25-100-024 no owner information available
NO BUILDINGS ON SITE
MULTI-STORY BUILDING FOOTPRINT AREA = 99930 SQ FT BUILDING HEIGHT AT NORTHWEST CORNER = 60 FT
PARKING GARAGE
TWO STORY PRECAST BUILDING
THREE STORY PRECAST BUILDING
S89°53'55"W 60.00'
S89°53'55"W 229.81'
N00°06'05"W 93.00'
S89°57'55"W 289.81'
A=47.53'
R=397.50'
CHBR=N82°43'33"W
CH=47.50'
S38°16'43"W 53.13'
N51°43'17"W 51.23'
CHBR=N85°23'54"W
CH=77.48'
R=472.50'
A=77.57'
S24°50'43"W 78.86'
CHBR=N62°03'44"W
CH=202.30'
R=536.30'
A=203.87'
S27°35'25"W 224.85'
294.84'
S45°02'46"E
S62°25'44"W 8.49'
N27°27'05"W 192.12'
N00°00'33"W 108.25'
S00°00'33"W 60.00'
S89°59'27"E 18.00'
N00°00'33"E 168.25'
93.00' N89°59'27"W
A=151.91'
R=397.00'
CHBR=S11°57'35"E
CH=150.97'
A=149.82'
R=172.50'
CHBR=N10°09'28"W
CH=145.19'
CH=185.45'
R=389.00'
A=187.25'
S89°59'27"E 408.91'
411.49' N89°59'27"W
CHBR=S84°03'40"E
CH=57.85'
R=280.00'
A=57.96'
A=66.03'
R=66.00'
CH=63.29'
CHBR=N11°33'34"E
A=44.61'
R=214.00'
CH=44.53'
CHBR=S84°01'10"E
445.00'
80.0'
66.0'
48.2'
27.8'
TELEPHONE MANHOLE
FIBER OPTIC VAULT
BILLBOARD SIGN
CHAIN-LINK FENCE
CONCRETE
ASPHALT
BRICK TRASH ENCLOSURE
TRASH ENCLOSURE ON-LINE & 11.4'W
AREA IS IN DISREPAIR AND IS OVERGROWN. CURB IS SHOWN FROM TFW SURVEYING & MAPPING, INC. ORDER NO. 110606, DATED 9-19-2011.
10' PUE PER DOC. 25466742
7.5' PUDE PER DOC. 25466742
PUDE PER DOC. 25466742
15' BUILDING AND PARKING SETBACK PER ZONING REPORT
25' BSL PER DOC. 25466742
70' BSL PER ZONING REPORT
10' PARKING SETBACK PER ZONING REPORT
20' PUE PER DOC. 25466742
SET NAIL AT CORNER
SET IP AT CORNER
SET 5/8" IP AT CORNER
SET CR AT CORNER
IP AT CORNER
POINT OF COMMENCEMENT – SOUTHEAST CORNER LOT 3
TRANSFORMERS (TYPICAL)
ELECTRIC MANHOLE
ASPHALT PAVEMENT
PARKING SPACES
SEE SIGN NOTE B
SEE FENCE NOTE A
SEE NOTE 5B
SEE NOTE 5A
SEE NOTE 5C
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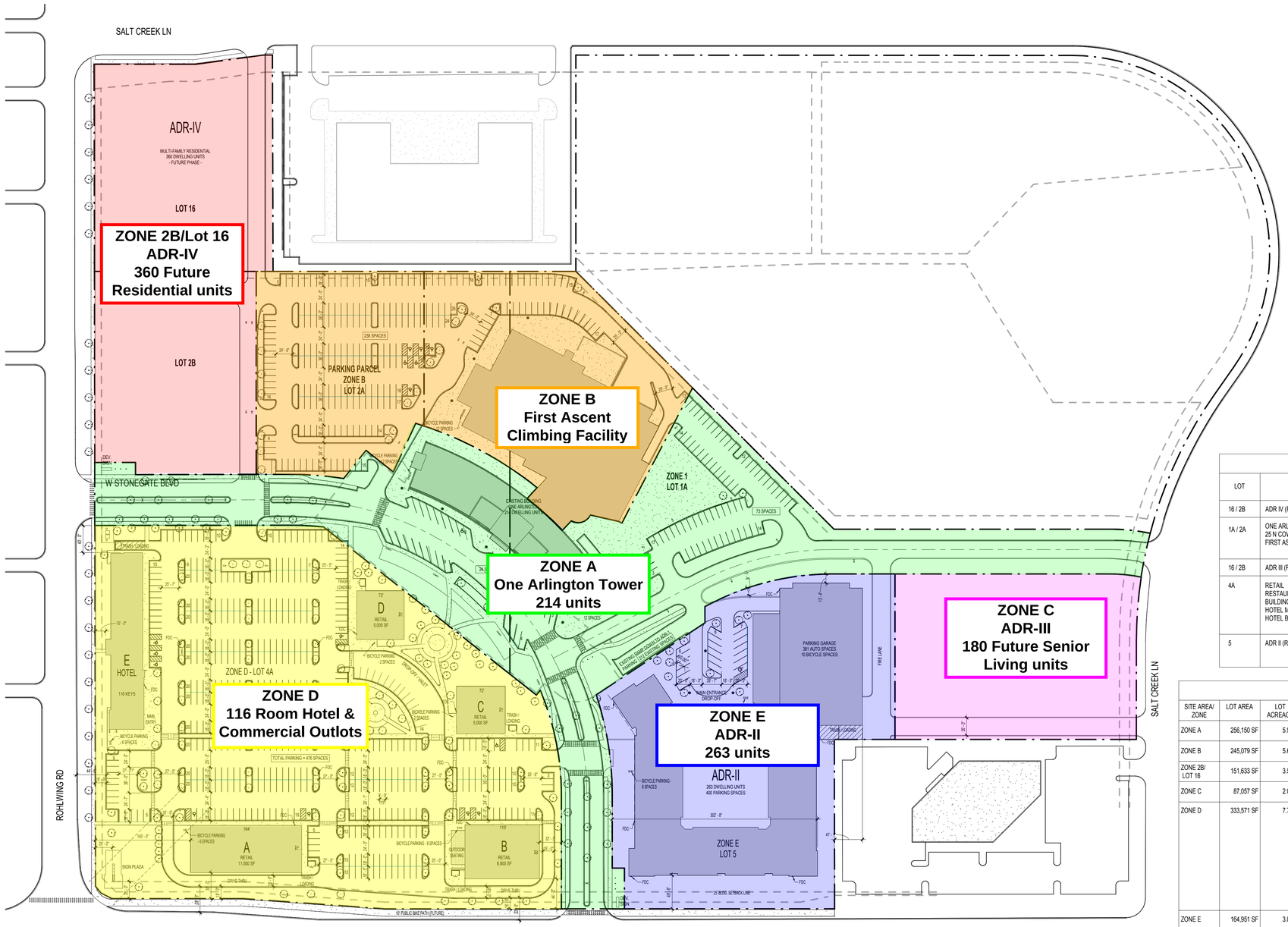

4 / A010 MASTER SITE PLAN
SCALE: 1" = 150'-0"

DENSITY TABLE

LOT AREA	ONE ARLINGTON	ADR-II	ADR-III	ADR-IV
TOTAL NUMBER OF UNITS	214	263	180	360
STUDIO & 1-BEDROOM UNITS	168	137	TBD	TBD
2-BEDROOM UNITS	46	89	TBD	TBD
3-BEDROOM UNITS	0	27	TBD	TBD

PARKING TABLE

LOT	USE	AREA	REQUIRED PARKING	PROVIDED PARKING	REQUIRED HANDICAP	PROVIDED HANDICAP	REQUIRED BICYCLE	PROVIDED BICYCLE
16 / 2B	ADR IV (RESIDENTIAL)	360 UNITS	720	540 (FUTURE)	11	FUTURE	FUTURE	FUTURE
1A / 2A	ONE ARLINGTON (RESIDENTIAL) 25 N COWORKING (OFFICE) FIRST ASCENT/FUNTOPIA	214 UNITS 11,722 SF 46,463 SF	310 39 343 692 TOTAL	312 (GARAGE) 335 (SURFACE) 647 TOTAL	13 TOTAL	6 3 7 16 TOTAL	21 2 11 33	36
16 / 2B	ADR III (RESIDENTIAL)	180 UNITS	360	540 (FUTURE)	7	FUTURE	FUTURE	FUTURE
4A	RETAIL RESTAURANT BUILDING E (HOTEL) - 116 KEYS HOTEL MEETING ROOMS HOTEL BAR	10,300 SF 23,000 SF 116 ROOMS 90 PERSONS 138 SF	34 289 116 27 3 469 TOTAL	476 TOTAL	9 TOTAL	2 2 1 1 3 9 TOTAL	2 1 1 1 2 7	6 8 2 2 6 24
5	ADR II (RESIDENTIAL)	263 UNITS	526	381 (GARAGE) 19 (SURFACE) 400 (TOTAL)	8 (GARAGE) 1 (SURFACE) 9 TOTAL	8 (GARAGE) 1 (SURFACE) 9 (TOTAL)	26	16 (SURFACE) 10 (GARAGE) 137 (INDOOR)

LOT COVERAGE TABLE

SITE AREA/ ZONE	LOT AREA	LOT ACREAGE	LOT ACREAGE		BUILDING FOOTPRINT	LOT COVERAGE	IMPERVIOUS COVERAGE	BUILDING F.A.R.	BUILDING HEIGHT
ZONE A	256,150 SF	5.9 AC	RESIDENTIAL TOWER	NO CHANGE OFFICE: 11,000 SF	24,000 SF	9.4%	24,000 SF	1.12	~150 FEET
ZONE B	245,079 SF	5.6 AC	ENTERTAINMENT	CLIMBING FACILITY/ RECREATION	46,180 SF	18.9%	153,893 SF	0.27	59 FEET
ZONE 2B/ LOT 16	151,633 SF	3.5 AC	RESIDENTIAL	360 DWELLING UNITS	TBD	TBD	TBD	TBD	TBD
ZONE C	87,057 SF	2.0 AC	RESIDENTIAL	160-180 DWELLING UNITS	TBD	TBD	TBD	TBD	TBD
ZONE D	333,571 SF	7.7 AC	RETAIL/RESTAURANT	NO CHANGE: GENERAL RETAIL: RESTAURANT ORIENTED: OUTDOORS DINING UP TO 1,000 SF PER RESTAURANT; 3 TOTAL	10,305 SF 19,995 SF 3,000 SF	11.2% 0.9%	261,112 SF	.25	24 FEET 24 FEET 24 FEET
			HOTEL	SELECT SERVICE HOTEL, 116 KEYS	12,643 SF	3.8%			59 FEET
ZONE E	164,951 SF	3.8 AC	RESIDENTIAL	263 DWELLING UNITS 381 SPACE PARKING GARAGE	60,141 SF	36.5%	113,273 SF	1.8	58 FEET
TOTALS	**1,168,098 SF**	**26.8 AC**			**176,264 SF**	**15.1%**			

NOT FOR CONSTRUCTION

NO.	ISSUED FOR	DATE
3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04

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ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

MASTER SITE PLAN

DRAWN BY: _____ CHECKED: _____

DATE: May 15, 2017

PROJ. NO.: 16093

SHEET NO.: A010

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legal notices

legals@dailyherald.com

Probate

LEGAL NOTICE
STATE OF ILLINOIS
IN THE CIRCUIT COURT
OF THE 18TH JUDICIAL
CIRCUIT
DUPAGE COUNTY,
ILLINOIS
IN THE MATTER OF THE
ESTATE OF
JEROME J. GORGOSZ
DECEASED
Case No. 2023PR000631
Notice is given of the death of Jerome J. Gorgosz whose address was
865 N. Cass Ave.,
Westmont, IL 60559
Letters of Office were issued September 8, 2023, to
Bernadette Gorgosz
1679 35th St.,
Oak Brook, IL 60523
as Independent Executor whose attorney is
Jonathan A. Thorsness
Claims against the estate may be filed in the Office of Candice Adams, Circuit Court Clerk, 505 County Farm Road, Wheaton, Illinois or with the representative, or both, on or before March 12, 2024, any claim not filed within that period barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
Candice Adams
Clerk of the Circuit Court
Lillig & Thorsness, Ltd.
DuPage Atty. No.: 59575
Attorney for: Petitioner
Bernadette Gorgosz
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523
630-571-1900
jthorsness@lilliglaw.com
Published in Daily Herald
Sep. 12, 19, 26, 2023 (4605263)

Public Hearings & Notices

NOTICE OF
AVAILABILITY OF
AUDIT REPORT
OF GRANT TOWNSHIP
Grant Township hereby provides public notice that an audit of its funds for the period **April 1, 2022** through **March 31, 2023** has been made, and that a report of such audit dated **June 27, 2023** performed by **GW & Associates, P.C.** has been filed with the County Clerk of **Lake County, IL**, in accordance with 30 ILCS 15/0.01 *et seq.* The full report of the audit is available for public inspection at **26725 W. Molidor Rd. Ingleside, IL 60041** during regular business hours **8:00am-4:30pm** Monday through Friday, except for holidays.
Published in Daily Herald
September 12, 2023 (4605327)

LEGAL NOTICE
PUBLIC HEARING
NOTICE IS HEREBY GIVEN that the Geneva Planning and Zoning Commission has received an application for a public hearing from the Community Development Department requesting text amendments to Title 11 of the Geneva City Code (Zoning Ordinance).
THE APPLICANT IS REQUESTING text amendments to Title 11 of the Geneva City Code (Zoning Ordinance), related to the regulations of electric vehicle charging stations. The proposed amendments include the following chapters and sections of Title 11: 1) Chapter 2 Section 11-2-2 (Definitions of Words and Terms); 2) Chapter 3 Section 11-3-3 (Accessory Buildings and Uses); 3) Chapter 11-11A-2 (Location, Size, and Other Requirements); and 4) Chapter 11 Section 11-11A-3 (Design and Maintenance).
NOTICE IS ALSO GIVEN that a Public Hearing to consider said request will be held before the Planning and Zoning Commission on September 28, 2023, at Geneva City Hall, 109 James Street, Geneva, Illinois, at 7:00 p.m. All interested parties are invited to attend the public hearing. Provided they register and are sworn in by the Chairman, all interested parties are also invited to present testimony for or against the application and cross-examine witnesses presenting testimony for or against the application.
DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Community Development Department office located at Geneva City Hall, 22 S. First Street, Geneva, Illinois.
Scott Stocking, Chairman
Geneva Planning
and Zoning Commission
Published in Daily Herald
September 11, 2023 (4605184)

The Village of Addison has scheduled a
Public Information Meeting
for the
Armitage and Ellsworth Avenue Safe Routes to School Sidewalk Improvements Project
The Village of Addison is performing a Preliminary Engineering Study for Sidewalk Improvements along Armitage and Ellsworth Avenues from Ardmore Ave to Ellsworth Ave then south to meet existing sidewalk. The project includes the connecting sidewalk and other work as necessary to support the sidewalk installation along the corridor.
This is a federally-funded project, and a public information meeting is being held in compliance with the National Environmental Policy Act (NEPA) requirements and the Illinois Department of Transportation's public involvement policy. The purpose of this meeting is to present the proposed improvement and to seek public input and comments regarding the project. The details of the meeting are as follows:
Location:
Addison Village Hall
Board Room
1 Friendship Plaza, 60101
Date: September 18, 2023
Time: 7:30 P.M. – 8:30 P.M.
The in-person public meeting will be conducted in an informal, open house format. Maps and exhibits will be available for public viewing at the meeting. All interested persons are invited to attend this public information meeting at any time between 7:30 P.M. and 8:30 P.M. Representatives from the Village of Addison and the project consultant will be present to discuss the project and answer any questions on an individual basis. Comments on the project may also be submitted in writing to the contact below. Written comments will be accepted until 4:00 P.M. on September 18, 2023.
If reasonable accommodation is needed under the Americans with Disabilities Act, please contact the Department of Community Development at (630) 693-7530.
For more information, please contact:
Kai T. Liu, P.E., C.F.M.
Village Engineer
Department of
Community Development
Village of Addison
(630) 693-7535
Published in Daily Herald
Aug 31, Sep 12, 2023 4604329

Storage

LEGAL NOTICE
Notice given that
Roberts Road Mini Storage,
4015 Roberts Rd,
Island Lake, IL
will sell or dispose of
property on
Saturday, 9/30/23 at 9:00 am
to cash bidders for
224 Paul S Grzyb,
512 Juan Miguel Sedonio,
808 Paul S Grzyb,
1116 Susan Anderson
c/o Shahid Ilahi,
1232 Mary Jo Simon,
1306 Patrick M Hourihane
Immediate removal
required. We reserve the
right to withdraw prior to
sale. (847)487-8673
Published in Daily Herald-
Sep. 12, 19, 2023 (4605262)

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Public Hearings & Notices

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON SEPTEMBER 27, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-009, a request for Preliminary and Final Plat of Subdivision approval to subdivide the one lot into three lots. The subject property is located at 3400 W. Stonegate Boulevard in Arlington Heights, Illinois. The PIN's for the subject property are 02-25-100-044, 02-25-100-048, 02-25-100-049, 02-26-201-034, 02-26-201-035, and 02-26-201-031 and the subject property is legally described as follows: LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST ¼ OF SECTION 25 AND PART OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS
As part of said petition the applicant is requesting the following variations from Chapter 29 of the Municipal Code:
• Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.
The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald September 12, 2023 (4605254)

DU PAGE COUNTY ZONING HEARING OFFICER
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD
WHEATON, ILLINOIS 60187/ 630-407-6700
Zoning Petition ZONING-23-000058 McCann
The DuPage County Zoning Hearing Officer will conduct the following public hearing:
PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, SEPTEMBER 27, 2023,** Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187
If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.
PETITIONER: JOSH D. MCCANN & ALEKSANDRA BARAN, 22W531 BALSAM DRIVE, GLEN ELLYN, IL 60137
REQUEST: Variation to reduce the interior side setback from 3" to approximately 0", for a proposed fence on the property line.
ADDRESS OR GENERAL LOCATION: 22W531 BALSAM DRIVE, GLEN ELLYN, IL 60137
LEGAL DESCRIPTION: LOT 8 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND CO'S VALLEY VIEW UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1957 AS DOCUMENT 833355 AND CERTIFICATE OF CORRECTION FILED OCTOBER 10, 1957 AS DOCUMENT 859356 AND MAY 5, 1958 AS DOCUMENT 878635, IN DUPAGE COUNTY, ILLINOIS.
Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS
Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.
Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.
If you would like to attend the hearing via Zoom, please contact Jessica Infelise at Jessica.Infelise@dupageco.org or 630-514-0624 to receive the Zoom call-in/ video conferencing information.
Published in Daily Herald September 12, 2023 (4605319)

Storage

NOTICE OF PUBLIC SALE
To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on September 27, 2023, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 03:00 PM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 07020, 2433 S Washington St, Naperville, IL 60565, (630) 216-8344
Time: 03:00 PM
Sale to be held at www.storagetreasures.com.
A187 - Neeley, Casey; A297 - Peradotti, Susan.; A484 - Culpepper, Andre; B008 - Rodgers, Barbara; H016 - kakkuri, charlie
PUBLIC STORAGE # 08466, 4253 Ogden Ave, Aurora, IL 60504, (630) 481-7687
Time: 03:15 PM
Sale to be held at www.storagetreasures.com.
0204 - Corbin, Loren; 0230 - Dillard, Amber; 0425 - Deleon Gonzales, Rosario; 0631 - Banks, Allante; 0804 - STRADER, ROBERT; 1011 - Chmiel, Slawomir; 1029 - Sims, Brandy; 1058 - Miro, Fadi; 1123 - buckner, Terry; 1170 - Makowski, Christian
PUBLIC STORAGE # 28176, 1852 La Salle Ave, Naperville, IL 60563, (630) 318-1966
Time: 03:30 PM
Sale to be held at www.storagetreasures.com.
0035 - Sims, Revon; 0151 - Olson, Christopher; 0389 - Nowell and Associates Counseling Firm Nowell, Darren; 0582 - Harris, Mary; 0611 - Olson, Christopher; 0629 - Brown, Aaron; 0659 - Miller, Lisa; 0672 - Weinshenker, Michael; 0688 - Gorsuch, Monica
PUBLIC STORAGE # 27107, 2323 W Diehl Rd, Naperville, IL 60563, (331) 814-2138
Time: 03:45 PM
Sale to be held at www.storagetreasures.com.
1027 - Saleem, Amir; 1028 - Collision & Restoration LLC Huerta, Martin; 1089 - Stewart, Sandra; 1138 - Jr, Freddie Baker; 2053 - Turner, Demetrius; 2109 - Hayes, Christian; 2111 - Saleem, Amir; 2146 - Townsend, Harvey H; 2151 - Irby, Kya; 3065 - hernandez, daniel; 3087 - Ewedemi, Adebayo; 3176 - mccoy, jason; 3231 - Knox, Tesha; 3255 - jordan, Jayda; 3345 - Johnson, Tasha
PUBLIC STORAGE # 20414, 1010 E Ogden Ave, Naperville, IL 60563, (630) 216-8381
Time: 04:00 PM
Sale to be held at www.storagetreasures.com.
B037 - Walker, Tanesha; C121 - Cooper, Khamika C; D056 - harris, chris
PUBLIC STORAGE # 08227, 2109 Ogden Ave, Lisle, IL 60532, (630) 246-2737
Time: 04:15 PM
Sale to be held at www.storagetreasures.com.
1471 - Edwards, Roneka; 3097 - Hardin, Tavio; 3107 - Buchanan, Ryan; 3136 - Gordon, Jade; 3154 - Johnson, Tabitha; 5270 - Thomas, Nasiyna; 6312 - marvin, Rebecca; 9015 - Alston, Bernice
PUBLIC STORAGE # 21708, 1556 West Ogden Ave, Naperville, IL 60540, (630) 318-1366
Time: 04:30 PM
Sale to be held at www.storagetreasures.com.
B031 - James, Camryn; C080 - Reid, Jazmin; C093 - HERRERA, BILLY; C132 - Thompson, Uereaka; C253 - Peleaz, Omar; C278 - Leverette, Fatimah; C338 - Mingo, Larica; C394 - El Bey, Tamika; C427 - Miller, Christina; C464 - Spikings, Ciera; C466 - quezada, Jimy valle; C584 - Phillips, Desmani
PUBLIC STORAGE # 28461, 184 Route 30, Aurora, IL 60503, (630) 581-8270
Time: 04:45 PM
Sale to be held at www.storagetreasures.com.
029 - De Vine LLC Garland, Louis; 117 - Williams, Nikeya; 139 - Guillen, Yesenia; 153 - Davis, AUDREY; 176 - Winston, Michael; 215 - Brownlee, Anthony; 225 - Henderson, John; 234 - Garcia, Alex; 300 - Garcia, Andres; 306 - Buerger, Charlene; 344 - Grant, Michael; 411 - BROWN, CHATICE; 420 - Balchunas, Robert; 421 - Pope, Sean; 465 - Carrera, Victor; 515 - Valenzuela, Joseph; 617 - Resendes, Antonio; 665 - Dominguez, Cande; 702 - Deland, nichole
PUBLIC STORAGE # 22003, 945 N Farnsworth Ave, Aurora, IL 60505, (630) 423-5165
Time: 05:00 PM
Sale to be held at www.storagetreasures.com.
C014 - Gomez, Gonzala; C016 - Ogbuokiri, Kathleen U; C029 - WILSON, MARILYN; D031 - Hasani, Muhamet; D035 - Enriquez, Bernard; D043 - Jimenez De Aguirre, Maria; D101 - Carthen, Christopher; D105 - Stewart, Kenneth; D116 - Zamora, Sonia; D124 - Bails, Sandra; D143 - Mcclung, Traneil; E006 - Jeffries, Robert; E032 - conroy, James; E093 - Savage, Arnetta; E112 - Walker, Raynesha; G031 - hernandez, Crystal; H018 - Hughes, Teomonique; H078 - Gordon, Tiffany; H118 - Champion, lenka
PUBLIC STORAGE # 28175, 2324 Gary Lane, Geneva, IL 60134, (630) 581-8495
Time: 05:15 PM
Sale to be held at www.storagetreasures.com.
0120 - Zarza, Esteban; 0150 - Johnson, Jeffrey; 0180 - Ciccone, Nicholas; 0226 - Landon, Christina; 0237 - Schaefer, Eric; 0429 - Erceg Rojas, Jorge Esau; 0434 - Modieski, Tarren; 0820 - Schaefer, Eric; 0912 - Schaefer, Eric
PUBLIC STORAGE # 26806, 1040 E State Street, Geneva, IL 60134, (630) 560-4911
Time: 05:30 PM
Sale to be held at www.storagetreasures.com.
D015 - Johnson, Greg; D023 - Johnson, Greg; E015 - Johnson, Greg; E018 - Johnson, Greg; E020 - Johnson, Greg; E021 - Johnson, Greg; E047 - Erceg, Jorge; E063 - Johnson, Greg; E077 - Pena, Judy; F006 - Piercy, Leigh; F166 - walton, Sandi
PUBLIC STORAGE # 28163, 28W650 Roosevelt Road, Winfield, IL 60190, (630) 402-6895
Time: 05:45 PM
Sale to be held at www.storagetreasures.com.
A017 - Bryer, Stephen; C038 - Barajas, Janine; C092 - Childs, Donald; C104 - Holmes, Jasmine; G019 - Pike, Ian; H052 - Sobieray, Brandon
PUBLIC STORAGE # 08061, 111 Bridge Street, Wheaton, IL 60187, (630) 359-8734
Time: 06:00 PM
Sale to be held at www.storagetreasures.com.
1052 - Montero, Lorena; 2024 - KLOTZ-SADLER, JESSICA L; 2052 - Broussard, John; 3101 - Logan, Dahmari; 3123 - Curry, Tarkeia; 4007 - Johnson, Donche; 4074 - Wheaton Pediatrics ltd Gonzalez, Miguel; 4091 - KLOTZ-SADLER, JESSICA L; 4107 - Montero, Lorena; 4156 - Johnson, Donche
PUBLIC STORAGE # 28411, 440 E Saint Charles Rd, Carol Stream, IL 60188, (630) 413-1549
Time: 06:15 PM
Sale to be held at www.storagetreasures.com.
102 - G5 Trucking Services LLC Groves, Tony; 155 - Jones, JC; 273 - Washington, Ozias; 463 - Steinhardt, Eric; 710 - Watson, Connell; 718 - EMAP DBA Robinson Insurance Group Insurance, Robinson; B036 - Banta, Jessica; B088 - Jackson, Kawuana; B117 - Bautista Rico, Citlali; B176 - Pelagio, Anthony; B209 - Whiting, Lustisha; B216 - Slattery, Alecia
PUBLIC STORAGE # 28162, 499 Phillips Court, Carol Stream, IL 60188, (630) 413-1356
Time: 06:30 PM
Sale to be held at www.storagetreasures.com.
103 - Barnes, Malcolm; 112 - Rangel, Ricardo; 204 - Tabacik, Joseph; 252 - david, Ortiz; 522 - Brake, Anthony; 549 - Swanson, Shaun; 614 - Wiemann, Stephen
PUBLIC STORAGE # 07110, 2399 S Finley Road, Lombard, IL 60148, (630) 283-6755
Time: 06:45 PM
Sale to be held at www.storagetreasures.com.
1041 - Brown, Maranda; 1144 - pratt, Thelisa; 1153 - Gillis, Clarence; 1169 - Hawkins, Lakiya; 1195 - Higgins, Sam; 2009 - Nadrah, Imogene; 2175 - Burton, Efrem; 3155 - Collier, Michael
Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
Published in Daily Herald September 12, 19, 2023 (4605024)

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WHY IS IT?

NOTIFICATION AFFIDAVIT

I, Michael D. Firsel hereby certify as follows:

1. That on the 8th day of September, 2023, affiant caused to be mailed in the Post Office of Deerfield, Illinois, copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..

2. That the parties to whom said notice was mailed are set forth on the attached list.

3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Michael D. Firsel
Signature

Subscribed and Sworn to before me
this 8th day of September, 2023.

Notary Public

OFFICIAL SEAL
DEBORAH J. MELINGER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires May 18, 2026

ONE
ARLINGTON

Date: September 8, 2023

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for approval of a Preliminary and Final Plat of Subdivision to subdivide Lot 1A within the Arlington Downs PUD into three separate lots, as well as a Variation to Chapter 29 of the Municipal Code, Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

The location of the subject property is: 3400 W. Stonegate Boulevard in Arlington Heights, Illinois.

The PIN's for this property are: 02-25-100-044, 02-25-100-048, 02-25-100-049, 02-26-201-034, 02-26-201-035, and 02-26-201-031.

Arlington Downs Residential, LLC is the beneficial owner of the property.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Height, Illinois 3rd floor at 7:30 PM, on Wednesday, September 27, 2023.

President of Arlington Downs Residential, LLC.

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5793 (Voice) or 847-368-5980 (Fax) or emercado@vah.com.

02-25-100-020
J2M Payton LLC
5550 Touhy Avenue, Suite 420
Skokie, IL 60077

02-25-100-022
Exempt PIN

02-25-100-024
Exempt PIN

02-25-100-025 and 02-26-201-024
Prospect Courts LP
880 Lee Street, Suite 100
Des Plaines, IL 60016

02-25-100-028
Exempt PIN

02-25-100-033
3030 Salt Creek Atrium
1375 E Woodfield, C50
Schaumburg, IL 60173

02-25-100-036 and 02-26-201-030
First Ascent LLC
701 Rohlwing Road
Arlington Heights, IL 60005

02-25-100-040
Fleet Street Illinois
3315 Algonquin Road, #600
Rolling Meadows, IL 60008

02-25-100-045
Arlington Downs Residential
3400 Stonegate Blvd.
Arlington Heights, IL 60005

02-25-100-046
SB 3401 Payton Place
130 E. Randolph St., #2100
Chicago, IL 60601

02-25-100-047 and 02-26-201-032
Arlington Downs Commercial
3400 W. Stonegate Blvd.
Arlington Heights, IL 60005

02-25-303-001
Blake Goldie
2100 Robin Lane
Rolling Meadows, IL 60008

02-25-303-021
Nancy M. Guarino
3403 Fremont Street
Rolling Meadows, IL 60008

02-25-311-001
Chris C. Leonardo
3503 Fremont Street
Rolling Meadows, IL 60008

02-26-200-009, 02-26-200-010 and
02-26-204-012
AOP Partners LLC
707 Skokie Blvd., Ste 100
Northbrook, IL 60062

02-26-200-068
Basara 1601 LLC
75423 14th Green Drive
Indian Wells, CA 92210

02-26-201-025
Stoneleigh Companies
700 W. Main Street, Suite 140
Barrington, IL 60010

02-26-201-029
SB ADR IV Property Own
130 E. Randolph Street, #2100
Chicago, IL 60601

02-26-201-033
AD Hotel LLC
2501 S High School Rd.
Indianapolis, IN 46421

02-26-415-014
Dee Pacheco
3510 Fremont Street
Rolling Meadows, IL 60008

02-26-415-015
Spirro Botes
1517 Shire Circle
Inverness, IL 60067

02-26-415-016
Donna M. Lesner
3506 Fremont St.
Rolling Meadows, IL 60008

02-26-415-018
Melania Buliga
3502 Fremont St.
Rolling Meadows, IL 60008

02-26-415-019
Chris Jancek
3500 Fremont St.
Rolling Meadows, IL 60008

02-26-415-020
Tony Greco
3401 Fremont St.
Rolling Meadows, IL 60008

02-26-415-021
Bertha Rodriguez
3408 Fremont St.
Rolling Meadows, IL 60008

02-26-415-022
Gregory Bell
3406 Fremont St.
Rolling Meadows, IL 60008

02-26-415-023
Frederick M. Grote
3404 Fremont St.
Rolling Meadows, IL 60008

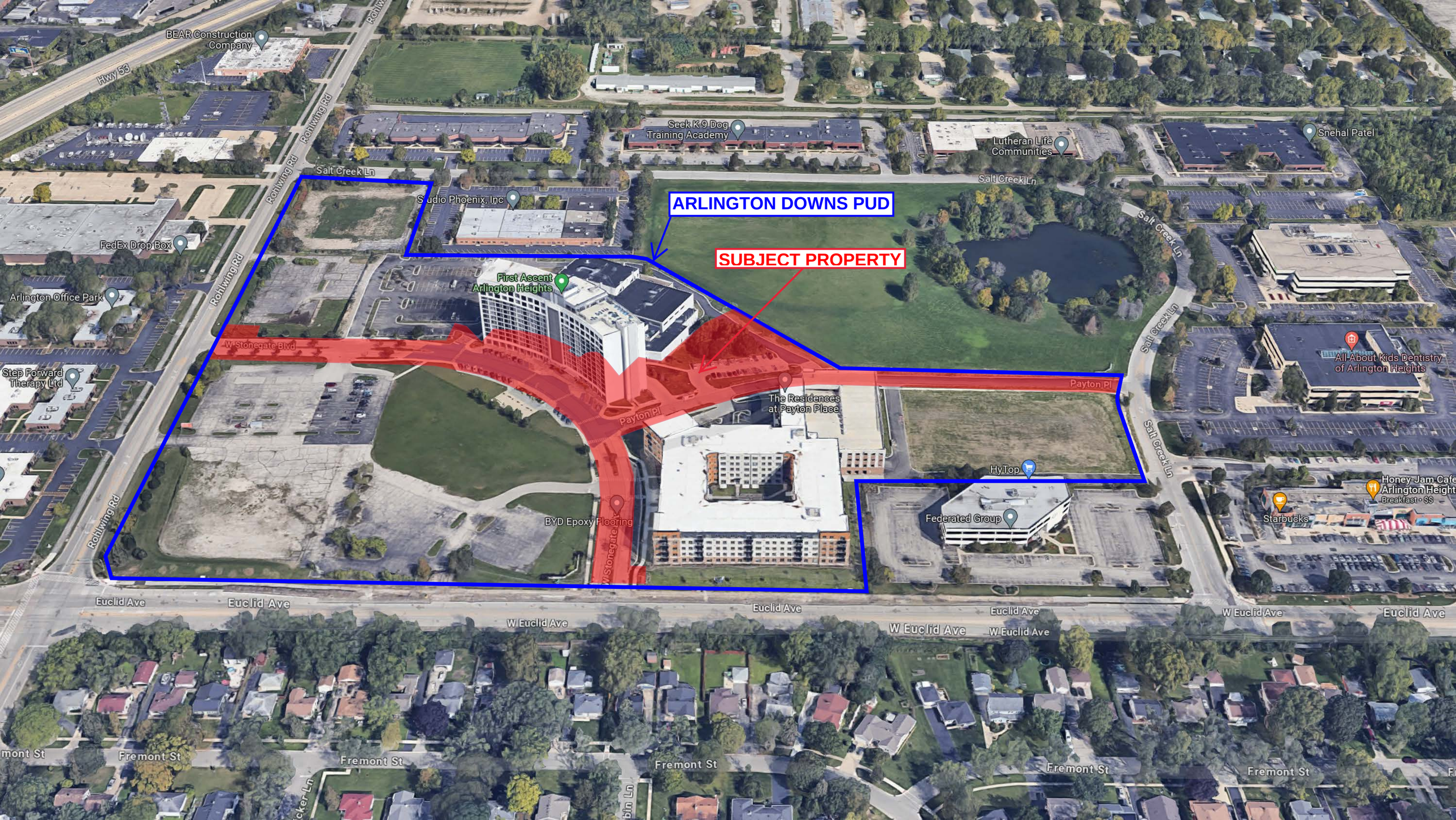
02-26-415-024
Albert Polka
3402 Fremont St.
Rolling Meadows, IL 60008

02-26-415-031
Sergio G. Ruiz
3504 Fremont St.
Rolling Meadows, IL 60008

02-26-417-002
R & M Quintero
3505 Fremont St.
Rolling Meadows, IL 60008

02-26-417-004
Muhammad E. Haq
2101 Robin Ln.
Rolling Meadows, IL 60008

02-26-417-044
Chris C. Leonardo
3503 Fremont Street
Rolling Meadows, IL 60008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Seek K-9 Dog Training Academy
Lutheran Life Communities
Snehal Patel
Salt Creek Ln
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Arlington Office Park
First Ascent Arlington Heights
W Stonegate Blvd
Step Forward Therapy Ltd
Payton Pl
The Residences at Payton Place
All About Kids Dentistry of Arlington Heights
HyTop
Honey-Jam Cafe Arlington Height
Breakfast • $$
Starbucks
Federated Group
BYD Epoxy Flooring
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W Euclid Ave
Fremont St

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: July 26, 2023

Project Title: Arlington Downs Plat Amendment

Address: 3400 W. Stonegate Blvd.

Petitioner: Michael D. Firsel
Firsel, Ross & Weis

Address: 10 Parkway North Bvd., Suite 110
Deerfield, IL 60015

Requested Action:

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

Variations Required:

1. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

Attendees: Mike Firsel, Firsel, Ross & Weis
Rick Cavanaugh, Stoneleigh Companies (petitioner)
Jay Cherwin, Plan Commission
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Jake Schmidt, Planning Dept

Project Summary:

The Arlington Downs PUD is located at the northeast corner of Euclid Avenue and Rohlwing Road, and is a master-planned unit development that was originally approved in 2012 and has been amended several times over the last ten years. The overall site consists of a combined area of 27 acres. The most recent amendment to the PUD granted zoning entitlements for the following areas of development, which has occurred in phases over the years since the original PUD approval:

- One Arlington Residential Tower conversion to include 214 luxury rental units and ground floor commercial space. This phase has been completed.
- Arlington Downs Residential II (ADR-II), a five-story 263-unit multi-family luxury rental building on Lot 5A. This phase has been completed.
- Conversion of the former Coco Keys Water Park into a First Ascent climbing facility (Lot 2A). This phase has been completed.
- Arlington Downs Residential III (ADR-III), future development of a 180-unit senior living facility on Lot 3A.
- Hotel/Commercial (Zone D), future development of a 116-key hotel on Lot 4B, and 30,300 square feet of commercial space dispersed within four separate buildings on Lot 4C.
- Arlington Downs Residential IV (ADR-IV), future development of up to 360 multi-family residential units on Lots 2A and Lot 16.

Currently, the One Arlington Residential Tower sits on one platted lot that includes not only the tower and the 29-space parking lot to the east, but also the Stonegate Boulevard and Payton Place private roadways, which serve the entire Arlington Downs PUD as a common element. The petitioner, Stoneleigh Companies, is the owner of this lot and wishes to subdivide out the residential tower from the roadway so that the roadway will be located on a separate lot and can be transferred to the Master Association that governs the PUD. As part of this process, the underground parking structure which serves the One Arlington tower will also be subdivided into subterranean lots. Additionally, the overall Declarations of Easements and

Covenants that govern the PUD will be amended and restated to clarify maintenance responsibilities and establish updated regulations for governing the PUD.

Meeting Discussion:

Mr. Firsel – shared that over the past eleven years, the former hotel has been remodeled into the One Arlington residential tower, the waterpark has become First Accent gym, and the Payton Place multi-family building was built. When the development was first approved, there was only one owner/developer, and the roadway that served the development was part of the lot that included the One Arlington tower. The current request is to separate the roadway from the residential tower, and they would also be amending the Declarations that govern the overall development. A Master Association will be created and ownership of the road would be transferred to the association. All lot owners would be a part of the association. Currently, all owners pay their share of the road maintenance and upkeep costs to the owners of One Arlington. Now that there are multiple owners of the different lots within the Arlington Downs development, it was time for the road to go to the Master Association.

Mr. Hubbard – explained that the petitioner will be requesting approval of a plat of subdivision. The actual subdivision and replatting of lot lines was fairly straightforward to review, however, Arlington Downs is a PUD developed with shared parking and shared access across the different lots and owners. So as part of the subdivision process and amendment to the Declarations, proper shared access and parking will need to be provided that is compliant with the overall PUD. Additionally, when the PUD was first entitled there were several future infrastructure obligations, and when the development had only one owner/investor group, it was easy to identify who was responsible for these improvements. With the introduction of additional owners in the development, the Village wants to make sure the Declarations clearly spell out what is left to be done and who is responsible to do it, and how the common elements of the PUD are appropriately maintained and accessible to all. Staff supports dividing the tower out from the road and creating a parcel of land for Master Association ownership and maintenance of the road. The Village will need to ensure that shared access, infrastructure and maintenance obligations, and shared parking is provided to be compatible with the existing PUD approvals that govern the site.

Commissioner Cherwin – stated that he understood the reasons why the petitioner was seeking the subdivision and he did not have any issues with it.

Commissioner Sigalos – said that he had no questions, the project appeared to make sense to him.

Commissioner Green – said that the project also made sense to him.

Mr. Firsel – thanked the commissioners for their review. Stated that they would be requesting a variation to allow some of the subdivided lots to exist without fronting on a public street.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

FRW Firsel Ross & Weis
ATTORNEYS AT LAW

10 Parkway North Boulevard, Suite 110
Deerfield, Illinois 60015
O 847-582-9900
F 847-582-9933
www.firselross.com

Michael D. Firsel
Michael E. Ross
Michael D. Weis
Christine S. Bolger
Jessica T. Cooper
Karen Jerwood
Michael R. Burney
Samuel L. Pappas

June 14, 2023

Susan Dawson, Chair and
Members of the Plan Commission of the
Village of Arlington Heights
33. S. Arlington Heights Road
Arlington Heights, IL 60005-1403

Re: Request of Arlington Downs Residential, LLC, a Delaware limited liability company ("Petitioner"), for Plan Commission Hearing and Recommendation – Arlington Downs Four Plat of Resubdivision

Dear Chair Dawson and Members of the Plan Commission,

Please consider this letter the formal request of Arlington Downs Residential, LLC ("**ADR**") for the approval of the proposed Arlington Downs Four Plat of Resubdivision (the "**4th Amended Plat**"), for the project commonly known as Arlington Downs, which is located at the northeast corner of Euclid Avenue and Rohlwing Road (the "**Project**"), in the Village of Arlington Heights (the "**Village**"), for review and recommendation to the Arlington Heights Village Board (the "**Village Board**").

The original Arlington Downs Plat of Subdivision was recorded on January 3, 2013 (the "**Original Plat**") and consisted of 5 separate "**Lots**" (or "**Lot Owners**"). Lot 1 of the Original Plat included the former Sheraton hotel and water park, but also included the proposed internal roadways connecting Rohlwing Road on the west with Euclid Avenue on the south, as well as access to Salt Creek Lane on the east (the "**Roadways**") for access to the Roadways. The Original Plat was amended on October 25th, 2013 ("**2nd Amended Plat**") which amended original Lots 1, 2, and 4 into Lot 1A, Lot 2A, and 4A. Arlington Downs Two was amended on July 15th, 2019 which amended the original Lot 3 and Lot 5 into Lot 3A and Lot 5A, and Lot 4A into Lot 4B and Lot 4C, as proposed for the construction of the current Residences at Payton Place ("**3rd Amended Plat**") and to relocate the hotel to the south of what is now Stonegate Boulevard along Rohlwing Road. The Roadways are private and are technically owned by the Petitioner, which is the owner of Lot 1A. The cost of the repair, maintenance and replacement of the Roadways (including the associated lighting, snowplowing, signage and landscaping of the Roadways) is the responsibility of the owner of Lot 1 under the Original Declaration, but the costs thereof were to be shared by all of the Lots in the Original Plat as set forth in the original Declaration of Easements Covenants and Restriction (Arlington Downs) (the "**Original**

Declaration"). Since no other buildings were constructed in the Subdivision at the time of the Original Declaration, there was no other responsible party to undertake and perform such responsibilities.

Over the last 10+ years, additional development of the Project has occurred and continues to progress. It had always been contemplated by the original developers that at such time as additional portions of the Project were put into service, that a separate "**Master Association**" would be formed, and that each Lot Owner would become a member of the Master Association. It was further contemplated that the Roadways would be separated from Lot 1A and conveyed to the Master Association, which Master Association would be governed by an amended declaration of the Lot Owners as further described below.

On January 7, 2019, Arlington Downs Master Association was incorporated as an Illinois not-for-profit-corporation, for the very purpose of owning, as well as carrying on the duties and responsibilities of repairing, maintaining and replacing, to the extent necessary, the Roadways as well as the other common areas of the Project, which may include signage areas, signs and other portions of the Project where more than one Lot Owner is responsible for the repair, maintenance and replacement of portions of the Project under the Original Declaration.

But for the limitations imposed by the Illinois Plat Act (765 ILCS 205/1 et. seq.), the Petitioner would have simply conveyed the Roadways to the Master Association. Unfortunately, the Plat Act does not allow such a transfer, and therefore, an amendment to the existing Plat of Lot 1A must be approved and recorded allowing the Petitioner to convey the Roadways to the Master Association.

Hence, the primary purpose of this Petition is to seek approval by the Village Board of the 4th Amended Plat that will separate the Roadways from what is now Lot 1A, so that the Petitioner can convey the Roadways to the Master Association. The 4th Amended Plat creates Lots 1B (the tower and underground garage owned by the Petitioner), Outlot 1C (the Roadways) and Lot 1D (a small sliver existing to provide a second access point from First Ascent to the Roadways that will be owned by the Master Association and conveyed to First Ascent upon request).

In conjunction with the approval of the 4th Amended Plat, the Petitioner will also be requesting the Plan Commission to recommend approval of the Amended and Restated Declaration of Easements Covenants and Restrictions (Arlington Downs) (the "**Amended Declaration**"). Although there have been two previous Amendments to the original Plat of

Subdivision[1], the Original Declaration has never been amended to conform to the revised platted Lot configurations. The Amended Declaration will create consistency between the various Lots as well as define the duties and responsibilities of the Master Association for the Roadways. The Amended Declaration also allocates the percentage interests of the Lot Owners for each Lot Owner's share of the cost of the Common Area expenses, which includes the Roadways. Finally, the Amended Declaration also contemplates the proposed Arlington Downs IV Residential Subdivision ("**ADR IV**"), which includes the westernmost one-third of Lot 2A (the easternmost 2/3 of Lot 2A is currently the First Ascent facility), as well as Lot 16 of the Arlington Park Office Center Subdivision, which is directly north of the westerly portion of Lot 2A along Rohlwing Road. Petitioner believes that ADR IV has submitted or will be submitting a separate PUD amendment to the Village to accomplish the provisions as contemplated in the approved PUD amendment 18-036.

In summary, Petitioner requests that the Plan Commission recommend approval of the 4th Amended Plat and the Amended Declaration.

Sincerely,

Michael D. Firsel

Michael D. Firsel, counsel for the Petitioner

[1] The 2nd Amended Plat created Lots 1A, 2A and 4A from Lots 1, 2 and 4.
The 3rd Amended Plat created Lots 4B and 4C from Lot 4A, and Lots 3A and 5A from Lots 3 and 5

THE PROPERTY HAS DIRECT ACCESS TO ROHLWING ROAD, EUCLID AVENUE AND SALT CREEK LANE, EACH A HERETOFORE DEDICATED RIGHT OF WAY. TITLE COMMITMENT LISTED HEREON DOES NOT CONTAIN ANY DEDICATION INFORMATION FOR THESE RIGHT OF WAYS.

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THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 23003549W WITH AN EFFECTIVE DATE OF APRIL 13, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THE SURVEY, BASED ON OBSERVABLE EVIDENCE, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

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NOTE SB: STONEGATE BOULEVARD AND WEST PAYTON PLACE ARE PRIVATE DRIVES. NO LIMITS OF STONEGATE BOULEVARD OR WEST PAYTON PLACE HAVE BEEN PROVIDED AND NO LIMITS OF EITHER IS IMPLIED ON THIS SURVEY.

GRAPHIC SCALE

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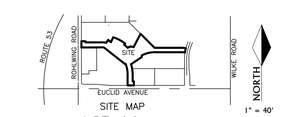
(IN FEET)
1 inch = 40' ft.



SITE MAP
1" = 40'

02-25-100-024 | 4
no owner information available

TITLE COMMITMENT NOTES:
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
POLICY NO. 23003549W (EFFECTIVE DATE: APRIL 13, 2023)
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-044-0000, 02-25-100-049-0000, 02-26-201-031-0000, 02-26-201-035-0000, 02-25-100-048-0000 & 02-26-201-034.
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
THE FOLLOWING ITEMS ARE GENERAL EXCEPTIONS AND ARE NOT PLOTTABLE: 1–7, 8 [A], 9 [R], 10 [B], 11 [C], 12 [T], 13 [D], 20 [K]
[CTIC E #14] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT – SEE NOTE E4)
[CTIC F #15] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC G #16] DOCUMENT 1329839038, RECORDED OCTOBER 25, 2013 (SUBDIVISION – SEE NOTE 1)
[CTIC H #17] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (EASEMENT AGREEMENT – SEE NOTE 2)
[CTIC I #18] DOCUMENTS 25466742, 25591285, 1316322014, 1316322015 AND 1316322016 (EASEMENTS – SEE NOTE 1, NOTE E1, NOTE E4, NOTE E5 AND NOTE E6)
[CTIC J #19] DOCUMENT 1410049002, RECORDED APRIL 10, 2014 (MAINTENANCE AGREEMENT – SEE NOTE 3)
[CTIC M #22] DOCUMENT 1901616080, RECORDED JANUARY 16, 2019 (EASEMENT – SEE NOTE E7)
[CTIC N #23] DOCUMENT 2100834061, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E8)
[CTIC O #24] DOCUMENT 2100834062, RECORDED JANUARY 8, 2021 (EASEMENT – SEE NOTE E9)
[CTIC S #25] DOCUMENT 2124257023, RECORDED AUGUST 3, 2021 (WATERSHED MANAGEMENT PERMIT – SEE NOTE 37)

NOTE 1: ARLINGTON DOWNS TWO RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS TWO.
NOTE 2: DOCUMENT 1221210141, RECORD JULY 30, 2012 GRANTS EASEMENTS. DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR MATHEMATICAL LOCATION OF EASEMENT. AFFECTS THE SUBJECT PROPERTY, BUT EASEMENT CANNOT BE PLOTTED HEREON.
NOTE 3: DOCUMENT 1410049002 AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.
NOTE 4: ONLY RECORDED EASEMENTS AND SETBACKS ARE SHOWN HEREON (ZONING SETBACKS ARE INCLUDED, BUT NOTED AS ZONING SETBACKS).
NOTE 37: WATERSHED MANAGEMENT PERMIT RECORDED AUGUST 3, 2021 AS DOCUMENT 2122457023 DOES NOT AFFECT THE SUBJECT PROPERTY.

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E2: INTENTIONALLY OMITTED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E4: DOCUMENT 1316322014 RECORDED JUNE 12, 2013 CREATES "A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS." THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR A MATHEMATICAL LOCATION OF THE EASEMENT. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED.

NOTE E5: DOCUMENT 1316322015 RECORDED JUNE 12, 2013 CREATES A TEMPORARY CONSTRUCTION EASEMENT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E6: DOCUMENT 1316322016 RECORDED JUNE 12, 2013 CREATES AN EASEMENT FOR PARTY WALL. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED. THE LOCATION OF THE SUBJECT PARTY WALL IS LABELED HEREON.

NOTE E7: DOCUMENT 1901616080 CREATES AN EASEMENT TO COMCAST. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E8: DOCUMENT 2100834061 CREATES AN ACCESS EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

NOTE E9: DOCUMENT 2100834062 CREATES AN ACCESS AND PARKING EASEMENT. NO DIMENSIONS FOR LIMITS OF EASEMENT ARE INCLUDED IN THE DOCUMENTS. AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.

OWNERSHIP AS SHOWN HEREON FOR PARCELS 02-25-100-044 AND 02-26-201-031 HAVE BEEN PROVIDED BY THE CLIENT. THE OWNERSHIP LISTED DOES NOT MATCH COOK COUNTY GIS DATA.

TFW SURVEYING & MAPPING, LLC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
1751 DILLEY'S ROAD SUITE 105 GURNEE, ILLINOIS 60031
847.548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

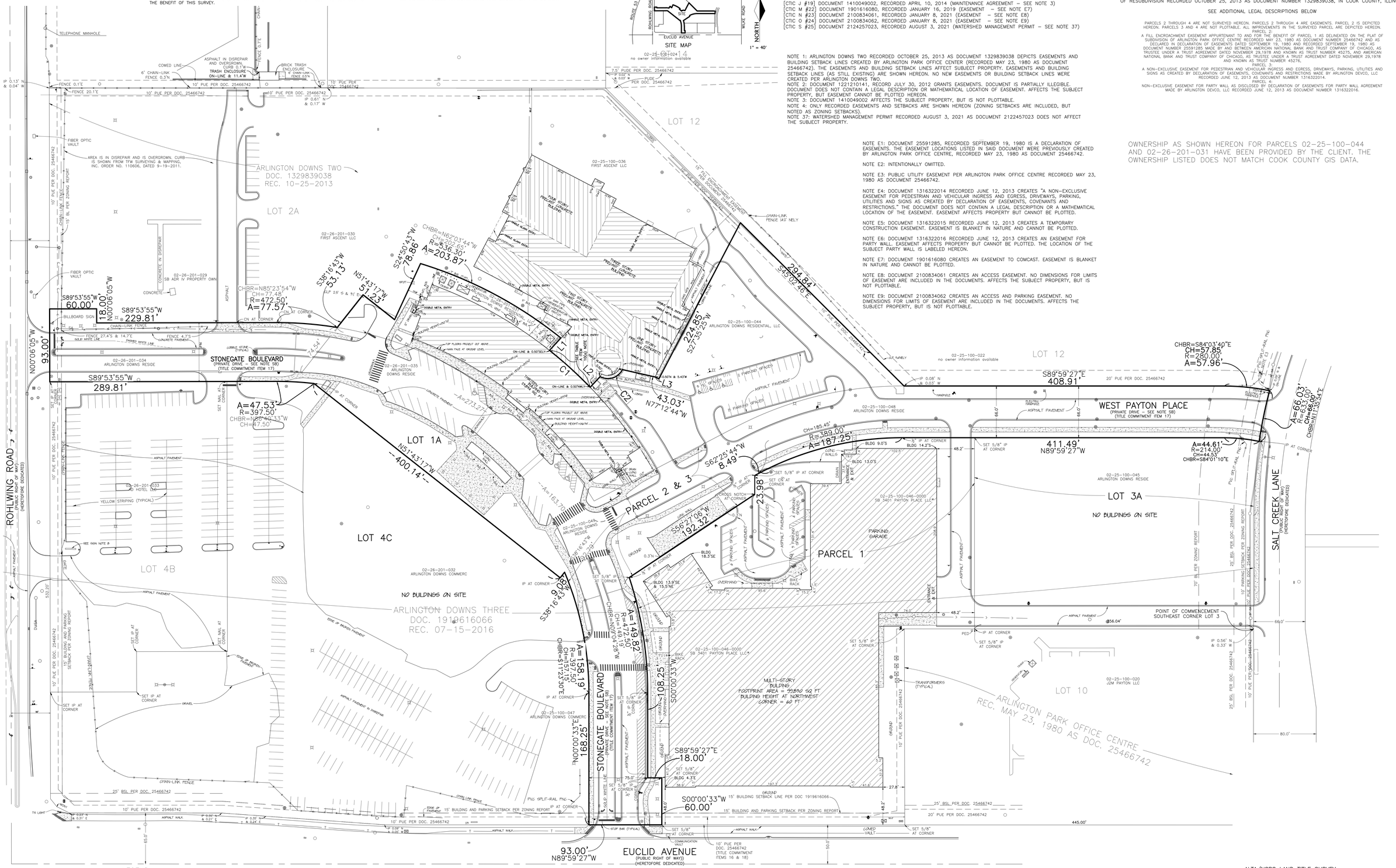
SEE ADDITIONAL LEGAL DESCRIPTIONS BELOW

PARCELS 2 THROUGH 4 ARE NOT SURVEYED HEREON. PARCELS 2 THROUGH 4 ARE EASEMENTS. PARCEL 2 IS DEPICTED HEREON. PARCELS 3 AND 4 ARE NOT PLOTTABLE. ALL IMPROVEMENTS IN THE SURVEYED PARCEL ARE DEPICTED HEREON.

PARCEL 2:
A FILL ENCROACHMENT EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT NUMBER 25466742 AND AS DECLARED IN DECLARATION OF EASEMENTS DATED SEPTEMBER 19, 1980 AND RECORDED SEPTEMBER 19, 1980 AS DOCUMENT NUMBER 25591285 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45275, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED NOVEMBER 29,1978 AND KNOWN AS TRUST NUMBER 45276,

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322014.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR PARTY WALL AS DISCLOSED BY DECLARATION OF EASEMENTS FOR PARTY WALL AGREEMENT MADE BY ARLINGTON DEVCO, LLC RECORDED JUNE 12, 2013 AS DOCUMENT NUMBER 1316322016.



LEGEND

BOL	= BOLLARD
CLF	= CHAIN-LINK FENCE
CN	= CROSS NOTCH
CO	= CLEAN-OUT
CONC	= CONCRETE
CPP	= CORRUGATED PLASTIC PIPE
DI	= DUCTILE IRON
ELEC	= ELECTRIC
FF	= FINISHED FLOOR
FH	= FIRE HYDRANT
FNC	= FENCE
GR	= GUARD RAIL
I	= INVERT
IP	= IRON PIPE
MTL	= METAL
MTR	= METER
PEDC	= CABLE PEDESTAL
PEDT	= TELEPHONE PEDESTAL
PUDE	= PUBLIC UTILITY & DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PVC	= POLYVINYL CHLORIDE PIPE
R	= RADIUS
RCP	= REINFORCED CONCRETE PIPE
SA	= SANITARY
ST	= STORM
T/F	= TOP OF FOUNDATION
TP	= TOP OF PIPE
TRANS	= TRANSFORMER
UP	= UTILITY POLE
VCP	= VITRIFIED CLAY PIPE
WIF	= WROUGHT IRON FENCE
WM	= WATERMAIN

= LIMITS OF PROPERTY SURVEYED
= MANHOLE
= ROUND OPEN GRATE MANHOLE
= SQUARE OPEN GRATE MANHOLE
= VALVE VAULT
= B-BOX
= CONTROL VALVE
= ELECTRIC HAND HOLE
= LIGHT ON POLE (UNLESS NOTED)
= AREA LIGHT
= TRAFFIC SIGNAL ON POLE
= LIGHT ON 2' ARM
= LIGHT ON 10' ARM
= GUY WIRE
= SIGN WITH SIGN NOTE NUMBER
= CABLE PIN FLAG
= ELECTRIC PIN FLAG
= GAS PIN FLAG
= TELEPHONE PIN FLAG

= B6-0 CONCRETE CURBING
= B6-12 CONCRETE CURBING
= B6-18 CONCRETE CURBING
= B6-24 CONCRETE CURBING
= DEPRESSED CONCRETE CURBING
= CONCRETE
= STAMPED CONCRETE

NUMBER	BEARING	DISTANCE
L1	N 42°36'09" E	21.47
L2	S 42°58'29" W	18.57
L3	N 62°24'35" W	5.06
L4	N 89°53'55" E	63.64

NUMBER	ARC LENGTH	RADIUS	CH	CH BR
C1	70.17	536.30	70.12	N 47°48'55" W
C2	33.38	20.67	29.87	N 72°33'50" E

TOTAL AREA OF PARCEL SURVEYED = 256,109 SQUARE FEET OR 5.8795 ACRES

TABLE A ITEM NOTES:
ITEM 1. MONUMENTS NOTED ON PLAT.

ITEM 2: ADDRESS PER COOK COUNTY GIS = 3400 EUCLID AVENUE, P.I.N.: 02-25-100-044 AND 026-26-201-031 SHARE THIS ADDRESS. P.I.N.: 02-26-201-035, 025-25-100-049, 02-25-100-048 & 02-26-201-034 HAVE "UNKNOWN ADDRESS ON COOK COUNTY WEBSITE. SITE ADDRESS IS ALSO 3400 W. STONEGATE BOULEVARD. STONEGATE BOULEVARD IS NOT A DEDICATED ROADWAY.

ITEM 3: FLOOD NOTE:
A REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184J, EFFECTIVE DATE: AUGUST 19, 2008 THAT THE TRACT SURVEYED FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). PANEL NOTED HEREON IS LATEST PER FEMA WEBSITE.
NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING. CLASSIFICATION IN ZONE "X" DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

ITEM 4: SEE AREA SUMMARY ON PLAT.

TABLE A ITEM NOTES CONTINUED:
ITEM 6(a) & 6(b): NO ZONING REPORT PROVIDED TO THIS SURVEYOR.

ITEM 7(a): BUILDING DIMENSIONS SHOWN ON PLAT.

ITEM 7(b1): BUILDING AREA SHOWN ON PLAT.

ITEM 7(C): BUILDING HEIGHT SHOWN ON PLAT.

TABLE A ITEM NOTES CONTINUED:
ITEM 6(a) & 6(b): ZONING AS PROVIDED IN ZONING AND SITE REQUIREMENTS SUMMARY AS PREPARED BY ARMADA ANALYTICS, DATED MAY 3, 2023 JOB NO. 0261288:
THE PROPERTY IS ZONED B-2 GENERAL BUSINESS.
SETBACKS AS LISTED IN THE ZONING REPORT:
BUILDING SETBACK ON EUCLID AVENUE & ROHLWING ROAD: 15 FT.
BUILDING SETBACK ON SALT CREEK LANE: 70 FT.
PARKING SETBACK ON EUCLID AVENUE & ROHLWING ROAD: 15 FT.
PARKING SETBACK ON SALT CREEK LANE: 10 FT.

ITEM 8: SUBSTANTIAL FEATURES SHOWN ON PLAT.

ITEM 9: ALL PARKING STRIPING IS SOLID YELLOW STRIPING. SITE CONTAINS A TOTAL OF 53 PARKING STALLS, 47 REGULAR STALLS AND 6 HANDICAP STALLS. THERE IS AN EXISTING UNDERGROUND PARKING GARAGE. THE GARAGE WAS INACCESSIBLE ON THE DAY OF FIELD INSPECTION. A REPORT PROVIDED TO THIS SURVEYOR LIST 299 REGULAR STALLS, 4 ELECTRIC CHARGING STALLS AND 8 HANDICAP STALLS.

ITEM 10: PARTY WALL NOTE: THE NORTH (OUTSIDE) FACE OF BUILDING IS THE NORTH FACE OF A PARTY WALL AND SAID NORTH FACE IS ON THE LOT LINE.

ITEM 13. ADJOINING NAMES ARE PER THE COOK COUNTY GIS. NO RECORDS REGARDING OWNERSHIP HAVE BEEN PROVIDED TO THIS SURVEYOR.

ITEM 14. DISTANCE TO THE NEAREST INTERSECTING STREET AS SHOWN ON PLAT.

16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SITE TO THE NORTH WAS UNDER CONSTRUCTION IN 2021. A NEW ENTRANCE ALONG THE NORTHEAST WAS INSTALLED AND IS SHOWN HEREON.

ITEM 17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19. TFW CARRIES ERRORS AND OMISSIONS INSURANCE.

ALTA/NSPS LAND TITLE SURVEY

STATE OF ILLINOIS
COUNTY OF LAKE) SS

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY
ARLINGTON DOWNS RESIDENTIAL, LLC
CHICAGO TITLE INSURANCE COMPANY
WALKER & DUNLOP, LLC
FEDERAL HOME LOAN MORTGAGE CORPORATION AND ITS SUCCESSORS AND OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(a), 6(b), 7, 7(a), 7(b1), 7(c), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON MAY 19, 2023.

CERTIFIED AT GURNEE, ILLINOIS THIS 18th DAY OF MAY, 2023.

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

REVISION: JUNE 8, 2023 (ZONING REPORT AND ATTY COMMENTS)
REVISION: MAY 25, 2023 (ATTY COMMENTS)
DATE: MAY 17, 2023
ORDER NO: 230430
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS

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Professional Design Firm Registration #184-002793.

"PROGRESS THRU PARTICIPATION" Department of Public Works
3900 Berdnick · Street Rolling Meadows, · Illinois 60008 ·847-963-0500 ·Fax: 847-963-0555

September 19, 2023

Village of Arlington Heights
Sam Hubbard, Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Via E-Mail: shubbard@vah.com

Dear Sam,

Thank you for forwarding information and for the opportunity to review and comment on the Arlington Downs Four Plat of Resubdivision, including Amended Declarations. We appreciate the opportunity to review and comment on these plans as we work together to ensure responsible development along our common boundary. Our comments outlined below are generally related to the following:

1. Defining the City (not Village) of Rolling Meadows in Paragraph 1(b), and then refencing as appropriate in Paragraph 3(f), and elsewhere if needed.
2. The future construction of sidewalks on the east side of Rohlwing, including what triggers them and who is responsible for constructing them and when, as well as the installation of pedestrian crossing signals across Euclid (discussed in more detail below).
3. The construction of south bound right turn lanes on Rohlwing at Euclid (discussed in more detail below).

Sidewalks along the East side of Rohlwing and Pedestrian signals and crosswalks across the east leg of Euclid

The construction of sidewalks along the east side of Rohlwing in the City's right-of-way is regulated by Paragraph 3(e) of the proposed Amended Declarations as shown below.

> (c) **Sidewalks to be Constructed in ROW**. Lot 4C Owner and Lot 4B Owner hereby agree that any sidewalk to be constructed from Euclid Avenue to Stonegate Boulevard in the right of way of Rohlwing Road are their obligations as required by the PUD and the Village. Future Lot 6 Owner (Lot 2A-2 and Lot 16 Owner) hereby agrees that any sidewalk to be constructed from Stonegate Boulevard to Salt Creek Lane in the right of way of Rohlwing Road is its obligation as required by the PUD and the Village.

As it appears the properties north of Stonegate will likely be developed first with a multi-family development, it is recommended that the Village consider requiring construction of the entire sidewalk along the PUD down to Euclid at that time, with the future owners of the southern lots responsible for repayment of their share as part of a possible recapture agreement when that property is developed. I believe

this recommendation is consistent with the original intent of the PUD, as outlined in Section 2, Paragraph 1a of AH Ordinance 12-039, which required construction of the entire sidewalk with these phases.

The construction of the sidewalk down to Euclid will also require the installation of pedestrian activated signals on the east side of the Euclid/Rohlwing intersection across Euclid to the south. This appears to be regulated most recently as a requirement of the "PUD" in AH Ordinance 12-039 as shown below:

> 2. To clarify Planned Unit Development Ordinance Number 12-006, SECTION NINE, Traffic and Parking Condition #7, Euclid Avenue improvements shall be installed as follows by the Petitioner:
>
> a. a left- hand turn lane from eastbound Euclid Avenue to the main private drive that serves the development as part of Phase 1 – Residential Tower Conversion;
>
> b. A bike path on the north side of Euclid Avenue as part of Phase 2 (water park-hotel), or with Phase 3, 4 or 5, if either precedes Phase 2, unless the City of Rolling Meadows obtains a grant that includes said improvement.
>
> c. crosswalk and pedestrian activated signal on the east side of the Euclid Avenue/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from Cardinal Street to Euclid Avenue.

It is our assumption that the Ordinance incorrectly references Cardinal Drive, as highlighted above, instead of correctly referencing Freemont, which is the next east/west street one block south of Euclid. This is the only section along the east side of Rohlwing south of Euclid in Rolling Meadows (approximately 160') that is not already improved with sidewalk.

Our City Engineer has advised us that the language in this Ordinance might actually be contradictory. Under current protocols, the first entity to an intersection is generally the one financially responsible for crosswalk and pedestrian activated signals. So, if the City were to construct the sidewalk first as indicated in the 2012 Ordinance, the petitioner/developer might argue in the future they're not responsible to pay for the signal. The language could also be interpreted to require that the "petitioner" must take whatever means are necessary to pay for or reimburse the City of Rolling Meadows any time the City constructs the 160' section of sidewalk. It might be worth clarifying so all parties are on the same page as to who is responsible for what costs. Given that the City of Rolling Meadows already maintains the bike/ped path on the west side of Rohlwing, as well as the crosswalk on the north leg of the intersection, we believe that construction of the east leg crossing should be the responsibility of the petitioner to construct, and that the responsibility should be clarified as part of these pending revisions to the declarations. The City can program the installation of this 160' sidewalk segment upon completion of the sidewalk along the PUD.

South Bound Right Turn Lane from Rohlwing to West Bound Euclid.

Paragraph 4(f) of the proposed Amended and Restated Declaration (as shown below) amends AH Ordinance 12-039, paragraph 1a provided that "implementation may occur at a later phase if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows." (Emphasis added). Similar language requiring agreement by both Arlington Heights and Rolling Meadows was repeated in Section 4, Paragraph 3 of AH Ordinance 15-049.

(f) Right Hand Turn Lane on Rohlwing Road. Any right hand turn lane from southbound Rohlwing Road onto westbound Euclid Ave, if approved by the Village and the Village of Rolling Meadows after a traffic warrant analysis requires it, shall be borne by the Association as an Association Cost.

The City recommends stronger language be required in the current proposed Declaration that clarifies the "after a traffic warrant analysis requires it" language, and the City continue to be a party to that review. Language similar to the following is suggested:

> "The Association shall design, construct and pay for a right-hand turn lane from southbound Rohlwing Road onto westbound Euclid Avenue, upon acceptance by the Village and the City of any traffic warrant analysis that supports its construction. The improvement must be constructed no later than (insert criteria).

Again, I appreciate the opportunity to review and comment on the timing of these public improvements as part of your PUD development. If you have any questions, please do not hesitate to contact me at the contact information provided below, or Jo Ellen Charlton, Assistant Director at 847-870-2885.

Warmest Regards,

Aaron Grosskopf, Director of Public Works
City of Rolling Meadows

Cc: Cris Papierniak, Director of Public Works, Arlington Heights
Rob Horne, Assistant Director of Public Works, Arlington Heights
Charles Witherington-Perkins, Director of Planning and Community Development, Arlington Heights
Glen Cole, Assistance City Manager/Community Development Director, Rolling Meadows
Elizabeth Kwandras, Deputy Director Community Development, Rolling Meadows
Jo Ellen Charlton, Assistant Director of Public Works, Rolling Meadows

ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

PROJECT BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT "4A – KASPAR" BRONZE DISK
AT SOUTHWEST CORNER OF OAKTON
STREET & KASPAR AVE.
NAVD 1988 ELEVATION = 719.17

PINS OF PROPERTY INCLUDED IN THIS SUBDIVISION:
02-25-100-044
02-25-100-048
02-25-100-049
02-26-201-034
02-26-201-035
02-26-201-031

SITE IS IMPROVED WITH BUILDING AND PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.

GRAPHIC SCALE
60' 0 30' 60' 120' 240'
(IN FEET)
1 inch = 60' ft.
1" = 60'
NORTH

NUMBER	DISTANCE	BEARING (M)	BEARING (D)
L1	12.89	S89°58'14"E	S89°53'23"E
L2	20.66	S00°02'26"W	S00°07'17"W
L3	40.58	N89°59'27"W	
L4	18.00	N00°06'05"W	
L5	13.02	S89°57'08"E	
L6	18.57	S42°58'29"W	
L7	5.06	N62°24'35"W	
L8	17.58	N38°16'43"E	
L9	17.67	S51°43'17"E	
L10	92.50	N38°16'43"E	
L11	17.67	N51°43'17"W	
L12	17.58	N38°16'43"E	
L13	16.00	N51°43'17"W	
L14	78.86	S24°50'43"W	
L15	53.13	S38°16'43"W	

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	4.70	3.00	89°47'56"	4.24	S45°04'16"E
C2	33.38	20.67	90°32'40"	29.87	N72°33'50"E
C3	44.61	214.00'	11°56'34"	44.53	N84°01'10"E
C4	47.53'	397.50'	06°61'05"	47.50'	N86°40'3"E
C5	25.17	397.50	03°37'41"	25.17	N85°03'50"W
C6	22.36	397.50	03°13'24"	22.36	N88°29'23"W
C7	77.57	472.50	09°24'21"	77.48	N85°23'54"W
C8	63.53	472.50	07°42'14"	63.49	N76°50'37"W

NOTE:
THE PROPERTY IS SUBJECT TO AMENDED & RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (ARLINGTON DOWNS) DATED

THIS SUBDIVISION IS PART OF A LARGER DEVELOPMENT AND SOME EASEMENT NOTES DO IMPACT THIS LOT.
NOTE E1: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E7: ARLINGTON PARK OFFICE CENTER, RECORDED MAY 23, 1980 AS DOCUMENT 25466742 DEPICTS AN EASEMENT OR SETBACK LINE ALONG THE NORTH LINE OF LOT 16. THE RECORDED PLAT OF SUBDIVISION IS PARTIALLY ILLEGIBLE AND DOES NOT INCLUDE SUFFICIENT DIMENSIONS TO DEPICT EASEMENT. EASEMENT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY, AND SHOULD NOT BE RELIED UPON AS A FINAL LOCATION OF SAID EASEMENT / SETBACK LINE. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.

BSL = BUILDING SETBACK LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT

SCHOOL LIMITS NOTE: THE LIMITS OF THE SCHOOL DISTRICTS ARE APPROXIMATE. THE LIMITS OF DISTRICTS AS SHOWN ON THEIR MAPS IS APPROXIMATE. NO LEGAL DESCRIPTION OR MATHEMATICAL INFORMATION IS PROVIDED TO DETERMINE EXACT LIMITS. REFER TO SCHOOL DISTRICTS FOR COMPLETE INFORMATION ON LIMITS.

THIS SUBDIVISION CREATES LOT 1B, OUTLOT 1C AND LOT 1D. THE LOT NUMBERING IS AN INTEGRAL PART OF A LARGER DEVELOPMENT. LOT NUMBERING HAS BEEN PROVIDED BY THE CLIENT.

SEE AREA SUMMARY ON SHEET 3

REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)(230406)
ORDER NO: 220843
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184-002793.

SHEET 1 OF 4
PRIOR TO SUBDIVISION

PREPARED BY:
TFW SURVEYING & MAPPING LLC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
1761 DILLEYS ROAD · SUITE 105 · GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
info@tfwsurvey.com www.tfwsurvey.com

ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

PROJECT BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT "4A – KASPAR" BRONZE DISK
AT SOUTHWEST CORNER OF OAKTON
STREET & KASPAR AVE.
NAVD 1988 ELEVATION = 719.17

*ELEVATION OF 729.3 BASED ON PROPOSED TOP OF PARKING GARAGE AS PROVIDED TO TFW SURVEYING & MAPPING. TOP OF PARKING GARAGE NOT VISIBLE OR ACCESSIBLE FOR MEASUREMENTS.

SITE IS IMPROVED WITH BUILDING AND PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.

LIMITS OF LOT 1B
SEE DETAIL V1 FOR ALL DIMENSIONS ON THE VERTICAL LIMITS OF LOT 1B AND INCLUDED IN OUTLOT 1C AND LOT 1D

LIMITS OF LOT 1B BELOW AN ELEVATION OF 729.3*
(PROPERTY EXCLUDED FROM LOT 1D)

LIMITS OF OUTLOT 1D ABOVE AN ELEVATION OF 729.3*
(PROPERTY EXCLUDED FROM LOT 1B)

DETAIL V1

DETAIL V2

GRAPHIC SCALE
(IN FEET)
1 inch = 60' ft.
1" = 60'

NUMBER	DISTANCE	BEARING (M)	BEARING (D)
L1	12.89	S89°58'14"E	S89°53'23"E
L2	20.66	S00°02'26"W	S00°07'17"W
L3	40.58	N89°59'27"W	
L4	18.00	N00°06'05"W	
L5	13.02	S89°57'08"E	
L6	18.57	S42°58'29"W	
L7	5.06	N62°24'35"W	
L8	17.58	N38°16'43"E	
L9	17.67	S51°43'17"E	
L10	92.50	N38°16'43"E	
L11	17.67	N51°43'17"W	
L12	17.58	N38°16'43"E	
L13	16.00	N51°43'17"W	
L14	78.86	S24°50'43"W	
L15	53.13	S38°16'43"W	

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	4.70	3.00	89°47'56"	4.24	S45°04'16"E
C2	33.38	20.67	90°32'40"	29.87	N72°33'50"E
C3	44.61	214.00'	11°56'34"	44.53	N84°01'10"E
C4	47.53'	397.50'	06°51'05"	47.50'	N86°40'3"E
C5	25.17	397.50	03°37'41"	25.17	N85°03'50"W
C6	22.36	397.50	03°13'24"	22.36	N88°29'23"W
C7	77.57	472.50	09°24'21"	77.48	N85°23'54"W
C8	63.53	472.50	07°42'14"	63.49	N76°50'37"W

NOTE:
THE PROPERTY IS SUBJECT TO AMENDED & RESTATED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (ARLINGTON DOWNS) DATED

THIS SUBDIVISION IS PART OF A LARGER DEVELOPMENT AND SOME EASEMENT NOTES DO IMPACT THIS LOT.
NOTE E1: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E7: ARLINGTON PARK OFFICE CENTER, RECORDED MAY 23, 1980 AS DOCUMENT 25466742 DEPICTS AN EASEMENT OR SETBACK LINE ALONG THE NORTH LINE OF LOT 16. THE RECORDED PLAT OF SUBDIVISION IS PARTIALLY ILLEGIBLE AND DOES NOT INCLUDE SUFFICIENT DIMENSIONS TO DEPICT EASEMENT. EASEMENT SHOWN HEREON IS FOR GRAPHICAL PURPOSES ONLY, AND SHOULD NOT BE RELIED UPON AS A FINAL LOCATION OF SAID EASEMENT / SETBACK LINE. REFER TO RECORD DOCUMENT FOR COMPLETE DETAILS.

BSL = BUILDING SETBACK LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT

SCHOOL LIMITS NOTE: THE LIMITS OF THE SCHOOL DISTRICTS ARE APPROXIMATE. THE LIMITS OF DISTRICTS AS SHOWN ON THEIR MAPS IS APPROXIMATE. NO LEGAL DESCRIPTION OR MATHEMATICAL INFORMATION IS PROVIDED TO DETERMINE EXACT LIMITS. REFER TO SCHOOL DISTRICTS FOR COMPLETE INFORMATION ON LIMITS.

THIS SUBDIVISION CREATES LOT 1B, OUTLOT 1C AND LOT 1D. THE LOT NUMBERING IS AN INTEGRAL PART OF A LARGER DEVELOPMENT. LOT NUMBERING HAS BEEN PROVIDED BY THE CLIENT.

SEE AREA SUMMARY ON SHEET 3

REVISED DATE: AUGUST 7, 2023 (VILLAGE COMMENTS 8/2/23)
REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)(230406)
ORDER NO: 220843
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PROJ. NAME: ARLINGTON DOWNS

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PREPARED BY:
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info@tfwsurvey.com www.tfwsurvey.com

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS ___ DAY OF _____, A.D. 202__.

_____
VILLAGE COLLECTOR

VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 202____.

_____
CHAIRMAN

_____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 202____.

_____
PRESIDENT

_____
VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS _____ DAY OF _____, A.D. 202____.

_____
VILLAGE ENGINEER

NOTE 1: ARLINGTON DOWNS TWO RECORDED OCTOBER 25, 2013 AS DOCUMENT 1329839038 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS TWO.
ARLINGTON DOWNS RECORDED JANUARY 3, 2013 AS DOCUMENT 1300334039 DEPICTS EASEMENTS AND BUILDING SETBACK LINES CREATED BY ARLINGTON PARK OFFICE CENTER (RECORDED MAY 23, 1980 AS DOCUMENT 25466742). THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON. NO NEW EASEMENTS OR BUILDING SETBACK LINES WERE CREATED PER ARLINGTON DOWNS.
ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980, AS DOCUMENT 25466742 DEPICTS EASEMENTS AND BUILDING SETBACK LINES THE EASEMENTS AND BUILDING SETBACK LINES AFFECT SUBJECT PROPERTY. EASEMENTS AND BUILDING SETBACK LINES (AS STILL EXISTING) ARE SHOWN HEREON.
NOTE 2: DOCUMENT 1221210141, RECORD JULY 30, 2012 GRANTS EASEMENTS. DOCUMENT IS PARTIALLY ILLEGIBLE. DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR MATHEMATICAL LOCATION OF EASEMENT. AFFECTS THE SUBJECT PROPERTY, BUT EASEMENT CANNOT BE PLOTTED HEREON.
NOTE 3: DOCUMENT 1410049002 AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE.
NOTE 4: ONLY RECORDED EASEMENTS AND SETBACKS ARE SHOWN HEREON (ZONING SETBACKS ARE INCLUDED, BUT NOTED AS ZONING SETBACKS).

EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED PER THIS PLAT.

DEED DEDICATION NOTE

NO DEDICATIONS OR NEW EASEMENTS ARE GRANTED PER THIS PLAT.

TITLE COMMITMENT NOTES

TITLE COMMITMENT NOTES:
(TITLE COMMITMENT INCLUDES ADDITIONAL PROPERTY THAT IS NOT SURVEYED HEREON.)
THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE
COMMITMENT NO. 22007423WF COMMITMENT DATE: JUNE 13, 2022
PIN AS LISTED IN TITLE COMMITMENT: 02-25-100-036-0000, 02-25-100-044-0000, 02-25-100-048-0000, 02-25-100-049-0000, 02-26-201-029-0000, 02-26-201-030-0000, 02-26-201-031-0000, 02-26-201-034-0000 & 02-26-201-035-0000
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED WITHIN:
[CTIC X #25] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 & DOCUMENT 1829506233, RECORDED OCTOBER 22, 2018 (DECLARATION OF EASEMENT – NOT PLOTTABLE)
[CTIC Y #26] DOCUMENTS 1329839038, 1300334039 AND 25466742 (SUBDIVISIONS – SEE NOTE 1 AND NOTE E1)
[CTIC Z #27] DOCUMENTS 1329839038, 1300334039 AND 25466742 (SUBDIVISIONS – SEE NOTE 1 AND NOTE E1)
[CTIC AA #28] DOCUMENT 1221210141, RECORDED JULY 30, 2012 (WIRELESS COMMUNICATION EASEMENT – NOT PLOTTABLE)
[CTIC AB #29] DOCUMENT 25466742, RECORDED MAY 23, 1980 (SUBDIVISION – SHOWN ON PLAT) 25591285, 1316322014, 1316322015 AND 1316322016 (EASEMENTS TERMS, PROVISIONS AND CONDITIONS – NOT PLOTTABLE)
[CTIC AF #33] DOCUMENT 1711622050, RECORDED APRIL 26, 2017 (EASEMENTS – SHOWN ON PLAT)
[CTIC AH #35] DOCUMENT 1901616080, RECORDED JANUARY 16, 2019 (EASEMENT – NOT PLOTTABLE, REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS)
[CTIC AI #36] DOCUMENT 2100834061, RECORDED JANUARY 8, 2021 (ACCESS EASEMENT AGREEMENT – EASEMENT IN DOCUMENT CANNOT BE MATHEMATICALLY RECREATED – NOT SHOWN HEREON)
[CTIC AJ #37] DOCUMENT 2100834062, RECORDED JANUARY 8, 2021 (ACCESS EASEMENT AGREEMENT – EASEMENT IN DOCUMENT CANNOT BE MATHEMATICALLY RECREATED – NOT SHOWN HEREON)
[CTIC BZ #38] DOCUMENT 2100834063, RECORDED JANUARY 8, 2021 (ACCESS EASEMENT AGREEMENT – EASEMENT IN DOCUMENT CANNOT BE MATHEMATICALLY RECREATED – NOT SHOWN HEREON)
[CTIC AL #39] DOCUMENT 24993673, RECORDED JUNE 7, 1979 (ESTOPPEL AGREEMENT – NOT PLOTTABLE)
DOCUMENT 25466763, RECORDED MAY 23, 1980 (ESTOPPEL AGREEMENT – NOT PLOTTABLE)
[CTIC AM #40] DOCUMENT 25479286, RECORDED JUNE 6, 1980 (DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS – NOT PLOTTABLE)
DOCUMENT 25930872, RECORDED JULY 8, 1981 (ASSIGNMENT OF RIGHTS – NOT PLOTTABLE)
DOCUMENT 27310484, RECORDED OCTOBER 25, 1984 (FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS – NOT PLOTTABLE)
[CTIC AN #41] DOCUMENT 27091940 (EASEMENT – NOT PLOTTABLE)
[CTIC AP #42] DOCUMENT 25466742, RECORDED MAY 23, 1980 (SUBDIVISION – SHOWN ON PLAT)
[CTIC AR #43] DOCUMENT 1631257129, RECORDED NOVEMBER 7, 2016 (MEMORANDUM OF DEVELOPMENT SERVICES AGREEMENT – NOT PLOTTABLE)
DOCUMENT 1631257130, RECORDED NOVEMBER 7, 2016 (MEMORANDUM OF DEVELOPMENT SERVICES AGREEMENT – NOT PLOTTABLE)
[CTIC AS #44] DOCUMENT 1816413014, RECORDED JUNE 13, 2018 (ORDINANCE – NOT PLOTTABLE)
[CTIC AU #45] DOCUMENT 1208229038, RECORDED MARCH 22, 2012 (ORDINANCE – NOT PLOTTABLE)
[CTIC AZ #46] DOCUMENT 24785936, RECORDED JANUARY 2, 1979 (UTILITY EASEMENT AGREEMENT – NOT PLOTTABLE)
THE PLAT OF SAID PROPERTY WAS RECORDED AS DOCUMENT 25466742, RECORDED MAY 23, 1980 (SUBDIVISION – SHOWN ON PLAT)
[CTIC BC #47] DOCUMENT 1829506230, RECORDED OCTOBER 22, 2018 (DECLARATION OF COVENANTS – NOT PLOTTABLE)
[CTIC BD #48] DOCUMENT 1316322014, RECORDED JUNE 12, 2013 (EASEMENT – SEE NOTE E4)
AMENDED BY DOCUMENT 1829506233, RECORDED OCTOBER 22, 2018 (DECLARATION – NOT PLOTTABLE)
[CTIC BY #50] DOCUMENT 2100815095, RECORDED JANUARY 8, 2021 (AGREEMENT – NOT PLOTTABLE)
[CTIC CA #50] DOCUMENT 2127757010, RECORDED OCTOBER 4, 2021 (WATERSHED MANAGEMENT– NOT PLOTTABLE)

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E2: INTENTIONALLY OMITTED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

NOTE E4: DOCUMENT 1316322014 RECORDED JUNE 12, 2013 CREATES "A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, DRIVEWAYS, PARKING, UTILITIES AND SIGNS AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS." THE DOCUMENT DOES NOT CONTAIN A LEGAL DESCRIPTION OR A MATHEMATICAL LOCATION OF THE EASEMENT. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED.

NOTE E5: DOCUMENT 1316322015 RECORDED JUNE 12, 2013 CREATES A TEMPORARY CONSTRUCTION EASEMENT. EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.

NOTE E6: DOCUMENT 1316322016 RECORDED JUNE 12, 2013 CREATES AN EASEMENT FOR PARTY WALL. EASEMENT AFFECTS PROPERTY BUT CANNOT BE PLOTTED. THE LOCATION OF THE SUBJECT PARTY WALL IS LABELED HEREON.

ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, JAMES P. MEIER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 3rd DAY OF AUGUST, A.D. 2022.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS)

I, JAMES P. MEIER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY

THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOT 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS PARTIALLY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM – FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 3rd DAY OF AUGUST, A.D. 2022.

JAMES P. MEIER 035-3295 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS GURNEE, IL

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3295
LICENSE EXPIRES NOVEMBER 30, 2024

AREA SUMMARY (PRIOR TO SUBDIVISION)

LOT 1A	256,108	SQ. FT.	5.8794 ACRES
TOTAL SUBDIVIDED	256,108	SQ. FT.	5.8794 ACRES

AREA SUMMARY (AS SUBDIVIDED)

LOT 1B**	86,266	SQ. FT.	1.9803 ACRES
OUTLOT 1C**	167,690	SQ. FT.	3.8497 ACRES
OUTLOT 1D**	2,152	SQ. FT.	0.0494 ACRES
TOTAL SUBDIVIDED	256,108	SQ. FT.	5.8794 ACRES

**TOTAL SUBDIVIDED LOT 1B AND OUTLOT 1C SHARE COINCIDENT SPACE OF 51,764 SQ. FT. LOT 1B IS BELOW ELEVATION 729.3 AND OUTLOT 1C IS ABOVE ELEVATION 729.3.

**TOTAL SUBDIVIDED LOT 1B AND LOT 1D SHARE COINCIDENT SPACE OF 2,152 SQ. FT. LOT 1B IS BELOW ELEVATION 729.3 AND OUTLOT 1D IS ABOVE ELEVATION 729.3.

SEND TAX BILL:
NAME: STONELEIGH COMPANIES
ADDRESS: 760 W. MAIN ST, SUITE 140
ADDRESS: BARRINGTON, IL 60010

RETURN PLAT TO:
NAME: VILLAGE OF ARLINGTON HEIGHTS
ADDRESS: 33 S. ARLINGTON HEIGHTS ROAD
ADDRESS: ARLINGTON HEIGHTS, IL 60005

REVISED DATE: AUGUST 7, 2023 (VILLAGE COMMENTS 8/2/23)
REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)(230406)
ORDER NO: 220843
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184-002793.

SHEET 3 OF 4
CERTIFICATES

PREPARED BY:
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ARLINGTON DOWNS FOUR

BEING A RESUBDIVISION OF LOTS 1A IN ARLINGTON DOWNS TWO, BEING A RESUBDIVISION OF LOTS 1, 2 AND 4 IN ARLINGTON DOWNS, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 25, 2013 AS DOCUMENT NUMBER 1329839038, IN COOK COUNTY, ILLINOIS.

SIGNATURE FOR OWNER PART OF LOT 1A (WILL BE LOT 1B POST-PLAT)

The undersigned, not personally but as the Owner of Part of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS RESIDENTIAL, LLC, DELAWARE LIMITED LIABILITY COMPANY

By: _____
Name: RICHARD F. CAVENAUGH
Title: Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. CAVENAUGH, personally known to me to be the Authorized Signatory of ARLINGTON DOWNS RESIDENTIAL, LLC, DELAWARE LIMITED LIABILITY COMPANY, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

SIGNATURE FOR OWNER PART OF LOT 1A (WILL BE OUTLOT 1C POST-PLAT)

The undersigned, not personally but as the Owner of Part of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: _____
Name: RICHARD F. CAVENAUGH
Title: Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. CAVENAUGH, personally known to me to be the Authorized Signatory of ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

SIGNATURE FOR OWNER PART OF LOT 1A (WILL BE OUTLOT 1D POST-PLAT)

The undersigned, not personally but as the Owner of Part of Lot 1A, does hereby certify that it is title holder of the property described hereon and that it has caused the same to be surveyed and platted as shown hereon, for the uses and purposes herein set forth and does hereby acknowledge and accept the same under the style and title hereon shown.

ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

By: _____
Name: RICHARD F. CAVENAUGH
Title: Authorized Signatory

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD F. CAVENAUGH, personally known to me to be the Authorized Signatory of ARLINGTON DOWNS MASTER ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of the limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 20__.

_____
Notary Public

My commission expires: _____

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

(1) THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND

(2) TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

SCHOOL DISTRICT NAME	ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15	580 NORTH 1ST BANK DRIVE PALATINE, IL 60067-8110
TOWNSHIP HIGH SCHOOL DISTRICT #214	2121 S. GOEBBERT ROAD ARLINGTON HEIGHTS, IL 60005
HARPER COMMUNITY COLLEGE DISTRICT #512	1200 W. ALGONQUIN ROAD PALATINE, IL 60067
SCHOOL DISTRICT NAME (PIN 02-26-201-027)	ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15	580 NORTH 1ST BANK DRIVE PALATINE, IL 60067-8110
PALATINE TOWNSHIP HIGH SCHOOL 211	1750 SOUTH ROSELLE ROAD PALATINE, ILLINOIS

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

BY: ARLINGTON DOWNS RESIDENTIAL, LLC
NAME AND TITLE: RICHARD F. CAVENAUGH, PRESIDENT
OWNER LOT 1A
SEE NOTARY CERTIFICATE FOR OWNERS TO LEFT

REVISED DATE: AUGUST 7, 2023 (VILLAGE COMMENTS 8/2/23)
REVISED DATE: MARCH 17, 2023 (INCLUDED LOT 1D)
DATE: JANUARY 12, 2023 (LOTS 1B AND OUTLOT 1C ONLY)(230406)
ORDER NO: 220843
PROJ. NO: 1300.1
FOR: STONELEIGH COMPANIES, LLC
PROJ. NAME: ARLINGTON DOWNS

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Professional Design Firm Registration #184-002793.

SHEET 4 OF 4
OWNERSHIP CERTIFICATES

PREPARED BY:
TFW SURVEYING & MAPPING LLC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
1761 DILLEYS ROAD · SUITE 105 · GURNEE, ILLINOIS 60031
847-548-6600 FAX 548-6699
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Memorandum

ERIKSSON ENGINEERING ASSOCIATES, LTD.

TO: Andrew Rodriguez
Stoneleigh Companies LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: August 4, 2023

RE: Lots 1A and 2A
Parking Surveys and Traffic Review
Arlington Heights, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by the Stoneleigh Companies to conduct parking surveys at Lots 1A and 2A within the Arlington Downs Planned Unit Development (PUD) to verify their parking usage and adequacy. This report presents a summary of the parking surveys and compares them to the Village of Arlington Heights Zoning Code requirements, previous studies, and the shared parking analyses. A copy of the previous parking survey from 2018 for just One Arlington and 25N Coworking is provided in the **Appendix** for reference.

EEA also reviewed the continuing need for a provision in the PUD to fund a future traffic signal installation at Stonegate Boulevard and Euclid Avenue and a southbound right-turn lane on Rohlwing Road at Euclid Avenue.

Parking Surveys

Parking surveys were conducted from 6:00 AM to Midnight on Friday, June 16th and Saturday, June 17th, 2023 at the parking areas within Arlington Downs. These areas are:

1. First Ascent and Office Parking Lot – Includes area west of the building for 25N Coworking, Chamber of Commerce office, and First Ascent with 171 spaces. There are an additional 11 land banked spaces bringing the total to 182 spaces.
2. Front Parking Lot – Twenty-four on-street parking spaces in front of the building.
3. Side Parking Lot – Thirty-two spaces in the surface lot east of the building. Previous plans show this lot could be expanded to 72 spaces in the future.
4. Temporary Parking Lot – Older parking field southwest of the ONE Arlington to be removed when the retail/hotel parcel develops.
5. ONE Arlington Parking Garage – 312 spaces in a two-level underground parking garage.
6. Payton Place Surface Lot – Twenty surface spaces at the entrance to the building.
7. Payton Place Garage – These spaces were not counted due to lack of access.

The raw parking data is summarized in the **Appendix.** This data was adjusted to reflect a small number of vacant apartments at ONE Arlington and vacant office space at 25N Coworking and First Ascent. **Table 1** shows the number of vehicles parked on-site during the survey periods by location and the totals of the residential and First Ascent/office parking. Cars parked in the First Ascent/Office parking lot overnight and before their opening hours or after closure were assumed to be apartment residents.

ONE ARLINGTON had 208 occupied apartments out of 214 available units (97%). The peak demand occurred a midnight on both days on Friday with 269 vehicles on-site (1.293 vehicles per occupied unit). The total included parked vehicles in the First Ascent/office lot assuming they are residential vehicles since

First Ascent closes at 10 PM on Friday. The parking ratio is eleven percent less than the 1.45 vehicles per unit used in the original approval. In 2017, the peak residential parking ratio surveyed was 1.308 spaces per unit which is one percent higher than the 2023 data. Adjusting for full occupancy, the peak demand would be 277 vehicles with 214 apartments at ONE Arlington residents. **Tables 1 and 2** summarized the existing and projected residential demand.

The office space for 25N Coworking totals 11,976 square feet, 4,000 square feet for the Chamber of Commerce, and First Ascent has 4,042 square feet of office space available to rent. The First Ascent space is vacant and approximately 50% of the coworking space is available resulting in a total of 10,030 square feet of vacant office space. Parking projections for the unused office space were added to the lot's total based on the parking demand and shared parking hourly distribution (See **Table 3**)

Table 1
Residential Surveys on Friday, June 16, 2023

	Surface Lots			Arlington	Estimated Residential Parking in 1st Ascent	Residential	Adjusted
Lot	**Temp**	**Front**	**Side**	**Garage**		**Total**	**Total**
Supply	**0**	**24**	**32**	**312**		**368**	**1.0288 (1)**
Time							
6:00 AM	4	20	19	211	6	**260**	267
7:00 AM	4	19	18	181	9	**231**	238
8:00 AM	5	16	18	181	9	**229**	236
9:00 AM	8	19	19	162		**208**	214
10:00 AM	7	18	17	147		**189**	194
11:00 AM	7	19	16	131		**173**	178
Noon	9	20	14	126		**169**	174
1:00 PM	10	19	14	124		**167**	172
2:00 PM	10	19	13	123		**165**	170
3:00 PM	9	20	15	125		**169**	174
4:00 PM	9	21	18	127		**175**	180
5:00 PM	11	20	22	139		**192**	198
6:00 PM	3	21	22	151		**197**	203
7:00 PM	3	21	23	161		**208**	214
8:00 PM	3	19	22	169		**213**	219
9:00 PM	3	22	23	187		**235**	242
10:00 PM	3	22	23	200	14	**262**	270
11:00 PM	3	20	26	203	14	**266**	274
Midnight	3	20	26	210	10	**269**	**277**

(1) One Arlington parking increased by 2.88% for vacant apartments (214/208= 1.0288)

Table 2

Residential Surveys on Saturday, June 17, 2023

	Surface Lots			Arlington	Estimated Residential Parking in 1st Ascent	Residential	Adjusted
Lot	**Temp**	**Front**	**Side**	**Total**		**Total**	**Total**
Supply	**0**	**24**	**32**	**312**		**368**	**1.0288 (1)**
Time							
6:00 AM	2	21	20	212	8	**263**	271
7:00 AM	2	21	19	200	11	**253**	260
8:00 AM	2	19	22	194	17	**254**	261
9:00 AM	2	17	21	179	10	**229**	236
10:00 AM	2	19	21	161		**203**	209
11:00 AM	3	16	21	151		**191**	197
Noon	3	19	19	143		**184**	189
1:00 PM	3	20	18	144		**185**	190
2:00 PM	3	21	17	141		**182**	187
3:00 PM	3	22	17	140		**182**	187
4:00 PM	2	22	15	151		**190**	195
5:00 PM	2	22	15	155		**194**	200
6:00 PM	2	23	16	153		**194**	200
7:00 PM	2	22	16	155		**195**	201
8:00 PM	2	17	18	162	5	**204**	210
9:00 PM	3	21	18	173	11	**226**	233
10:00 PM	4	22	18	189	12	**245**	252
11:00 PM	4	22	18	200	12	**256**	263
Midnight	4	23	19	202	13	**261**	269

(1) One Arlington parking increased by 2.88% for vacant apartments (214/208= 1.0288)

Table 3
First Ascent Parking and Office Space Parking

	Weekday			Saturday		
	1st Ascent	Additional	Adjusted	1st Ascent	Additional	Adjusted
Lot	and Offices	10,030 sf	Total	and Offices	10,030 sf	Total
Supply	171	Office	171	171	Office	171
Time		Parking			Parking	
6:00 AM	3	1	**4**	8	0	**8**
7:00 AM	11	9	**20**	11	1	**12**
8:00 AM	32	23	**55**	17	2	**19**
9:00 AM	35	30	**65**	15	3	**18**
10:00 AM	40	33	**73**	23	3	**26**
11:00 AM	47	31	**78**	53	4	**57**
Noon	46	27	**73**	53	3	**56**
1:00 PM	46	28	**74**	58	3	**61**
2:00 PM	40	33	**73**	64	2	**66**
3:00 PM	47	31	**78**	68	2	**70**
4:00 PM	51	27	**78**	65	1	**66**
5:00 PM	55	15	**70**	64	0	**64**
6:00 PM	79	8	**87**	55	0	**55**
7:00 PM	80	3	**83**	49	0	**49**
8:00 PM	71	2	**73**	15	0	**15**
9:00 PM	49	1	**50**	11	0	**11**
10:00 PM	12	0	**12**	12	0	**12**
11:00 PM	0	0	**0**	12	0	**12**
Midnight	0	0	**0**	13	0	**13**

Parking Provided

The total parking provided on Lot 1A/2A was based on the existing parking garage plan with 312 parking spaces and the surface parking plan of 227 parking spaces for a total of 539 parking spaces. With the land banked spaces, a total of 591 parking space could be provided. **Table 4** below summarizes the parking inventory by sub area.

Table 4
Lot 1A/2A
Total Parking Supply Provided

Lot	Location	User	Regular Spaces	Accessible Spaces	Total Spaces	Total With Land Banked Spaces
1A 2A	On-Street	Residents/Visitors	21	3	24	24
	Surface: East Side(1)	Residents/Visitors	29	3	32	73
	Parking Garage	Residents	306	6	312	312
		subtotal	**356**	**12**	**368**	**409**
	Surface: West Side(2)	1st Ascent/25N Offices	165	6	171	182
		Totals	**521**	**18**	**539**	**591**
		With 24 on-street spaces removed.	**500**	**15**	**515**	**568**

(1) The east lot can be expanded to 72 regular and 1 accessible parking spaces.
(2) This lot has an additional 11 land banked spaces along the north property line.

The 24 on-street spaces will be transferred from the current Lot 1A/2A plat to the master association plat as part of the PUD revisions. These spaces would then be available for all users within Arlington Downs and primarily used by ONE Arlington visitors and the visitors to the retail parcel to the southwest.

The total number of spaces available for Lot 1A/2A will be reduced to 344 spaces or 385 spaces with land banked spaces. These spaces exceeded the parking demand of 277 vehicles by 24% without land banking.

The remaining 171 spaces west of First Ascent would be available for the First Ascent and office employees and visitors. The 88 vehicles observed in their lot represents 51% of the available supply.

LOT 1A/2A Parking Requirements

The First Ascent project is part of Lot 1A/2A of the overall Arlington Downs Planned Unit Development (PUD). It includes the revised First Ascent climbing gym, office space within the First Ascent building, the ONE Arlington apartment tower, and the 25N Coworking/Chamber of Commerce office space within the tower. The parking requirements were updated for the revised land plan based on the Village of Arlington Heights's Zoning Code (see **Table 5)**. The overall parking plan exceeds the parking requirements for the uses on the lot by 13 spaces.

Table 5
Lot 1A/ 2A
Arlington Heights Parking Requirements

Lot	Use	Size	Zoning Code	Required Spaces		Proposed Spaces
1A 2A	One Arlington	214 DU	1.45 spaces per DU(1)	**310**		344
	FA-Main Climbing Area	271 persons	30% of Occupancy	81		171
	FA- Youth Climbing Area	16 persons		5		
	FA-Exercise Rooms	132 persons		40		
	FA-Party Rooms	60 persons		18		
	FA-Retail	168 sq. ft.	1 space per 300 sq. ft.	1		
	FA-Office	1,087 sq. ft.		4		
			First Ascent subtotal	**149**		
	Office (25N/Chamber)	15,932 sq. ft.	1 space per 300 sq. ft.	53	**66**	
	Office (FA)	4,042 sq. ft.		13		
			Total	**525**		**515**

(1) Includes approved reduction from 2.0 to 1.45 from previous PUD plan.

Traffic Signal at Stonegate Boulevard and Euclid Avenue

When the original PUD was approved in 2014, a provision was included requiring that the development would pay for the installation of a traffic signal at Stonegate Boulevard and Euclid Avenue if it was ever warranted. Since the that time, the land use plan has changed several times and the overall projected site traffic volumes in the PM and Saturday peak-hours decreased by half from the current plan when compared to the original plan (see **Table 6**). The most recent traffic study shows less than 100 vehicles per hour turning onto Euclid Avenue from Stonegate Boulevard which would not meet the minimum warrants for a traffic signal. If a vehicle turning left exiting the Arlington Downs project onto Euclid Avenue has a problem, they can use the traffic signals at Rohlwing Road or Salt Creek Lane to make the maneuver.

Table 6
Trip Generation Comparison of Previous PUD Proposals

Planned Unit Development Plan	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
2023 Proposal(1)	185	358	543	441	303	744	421	386	807
2018 Plan	201	362	563	480	297	777	478	429	907
2016 Plan	360	465	825	549	357	906	502	474	976
2014 Plan	296	337	633	765	587	1,352	832	781	1,613

`(1) Assumes 426 apartments for ADR-IV, subject to change

Now that Arlington Downs has a larger residential component than previous iterations, the need for a traffic signal on Euclid Avenue is still not warranted based on the Manual of Uniform Traffic Controls criteria.

Southbound Right-turn Lane on Rohlwing Road

A southbound right-turn lane on Rohlwing Road at Euclid Avenue was also included in the original PUD requirements when site traffic volumes were higher. Based on the most recent traffic study, the southbound right-turn lane is no longer warranted by this development and the overall level of service is good (see **Table 7**). Refer to the ADR IV traffic study for more details.

Table 7
External Intersections Level of Service

Intersection	Morning Peak		Evening Peak	
	2023	2029	2023	2029
Euclid Avenue at Rohlwing Road (Traffic Signal)	C-22.7	C-30.1	C-27.5	D-38.0

Conclusion

The proposed Special Use Permit parking needs for the expand First Ascent climbing gym, office space, and the ONE Arlington apartment tower can be accommodated within Lot 1A/2A's 538 parking spaces without relying on additional shared parking from other lots of the Arlington Downs PUD.

APPENDIX

- **2017 One Arlington Parking Survey**
- **2023 Parking Survey Data**

Memorandum

TO: David Trandel
Springbank

Josh Wohlreich
Stoneleigh Companies LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: June 25, 2017
Revised April 16, 2018

RE: One Arlington Parking Surveys
Arlington Heights, Illinois

Eriksson Engineering Associates, Ltd. (EEA) conducted parking surveys at the ONE ARLINGTON apartment and office building to verify its parking usage characteristics. This report presents a summary of the parking surveys and compares them to the Village of Arlington Heights Zoning Code requirements and the shared parking analyses.

Parking Surveys

Parking counts were conducted from 6:00 AM to Midnight on Friday, June 16th and Saturday, June 17th at the ONE ARLINGTON site. Five parking areas were identified:

1. 25N Parking Lot – Includes the recently paved area west of the building for 25N Coworking Office parking. There are 47 newly paved space along with additional spaces on the older lot.
2. Front Parking Lot – Twenty six on-street parking spaces in front of the building including two temporary spaces in a future access drive stub.
3. Rear Parking Lot – Thirty two spaces in the surface lot east of the building.
4. Side Parking Lot – Older parking field southeast of the parking garage.
5. Parking Garage – 312 spaces in two-level parking garage.

Table 1 (attached) shows the number of vehicles parked on-site during the survey periods by location. ONE ARLINGTON had 195 occupied apartments out of 214 available units. The peak demand occurred a midnight on both days with Saturday having 255 vehicles on-site (1.308 vehicles per occupied unit). The parking ratio is ten percent less than the 1.45 vehicles per unit used in the previous parking studies. Adjusting for full occupancy, the peak demand would be 280 vehicles with 214 apartments.

Table 1
ONE ARLINGTON Parking Surveys

Surveys on Friday, June 16, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
Supply	47	26	32	0	312	420
Time						
6:00 AM	0	19	10	0	191	**220**
7:00 AM	0	20	10	0	175	**205**
8:00 AM	4	19	9	0	140	**172**
9:00 AM	10	23	10	0	108	**151**
10:00 AM	18	24	11	0	98	**151**
11:00 AM	20	22	13	0	85	**140**
Noon	19	23	13	0	86	**141**
1:00 PM	17	23	14	0	89	**143**
2:00 PM	20	24	17	0	97	**158**
3:00 PM	23	23	17	1	89	**153**
4:00 PM	17	21	13	0	93	**144**
5:00 PM	10	20	16	0	117	**163**
6:00 PM	5	22	17	0	132	**176**
7:00 PM	5	19	19	0	137	**180**
8:00 PM	3	18	20	1	147	**189**
9:00 PM	3	20	17	0	169	**209**
10:00 PM	3	24	20	0	183	**230**
11:00 PM	3	24	20	0	186	**233**
Midnight	4	25	20	0	197	**246**
Surveys on Saturday, June 17, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
6:00 AM	2	21	17	0	204	**244**
7:00 AM	2	20	16	0	197	**235**
8:00 AM	2	20	14	0	186	**222**
9:00 AM	3	19	12	0	172	**206**
10:00 AM	1	18	12	0	158	**189**
11:00 AM	3	22	14	0	141	**180**
Noon	7	22	16	0	142	**187**
1:00 PM	12	20	16	0	131	**179**
2:00 PM	7	18	17	0	134	**176**
3:00 PM	5	16	15	0	137	**173**
4:00 PM	8	19	15	0	140	**182**
5:00 PM	5	15	12	0	150	**182**
6:00 PM	4	16	12	0	157	**189**
7:00 PM	4	16	12	0	162	**194**
8:00 PM	4	19	20	0	169	**212**
9:00 PM	3	24	25	0	179	**231**
10:00 PM	4	24	23	0	191	**242**
11:00 PM	5	23	22	0	197	**247**
Midnight	6	23	21	0	205	**255**

Note: 195 occupied units at time of surveys

Zoning Requirements

The parking requirements were calculated for ONE ARLINGTON based on the Village of Arlington Height's Zoning Code (see **Table 2)** for the 214 apartments and 11,722 square feet of office space. The overall parking required is 512 spaces.

Table 2
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking
Apartments	214 units	2 spaces per dwelling unit	**428**
Office	11,722 sq. ft.	One parking space per 300 square feet	**39**
		Total Spaces Required	**467**

Based on the parking surveys, the actual parking demand at full occupancy is 280 vehicles or 60% of the code requirement. The primary reason is the lower than anticipated vehicle ownership of 1.308 vehicles per unit versus the code requirement of 2.0 vehicles per unit (about 150 space reduction). The remaining 39 space savings are from office demand during the middle of the day which is less than the number of resident parking spaces vacated during the day.

Shared Parking

Comparisons were also made to the shared parking methodology and the actual parking surveys. **Table 3** (attached) shows the original shared parking calculations and shows the difference between them and the full occupancy of ONE ARLIGNTON. In general, the shared parking methodology over estimates the spaces needed particularly during the daytime on a weekday and during the evening weekend period.

Summary

The parking surveys of ONE ARLINGTON supports a lower parking ratio for apartments from the 2.0 spaces per unit zoning code requirement and 1.45 spaces per unit from original analysis to a 1.31 spaces per unit ratio.

The shared parking methodology overestimated the hourly parking demand for the Zone A development and supports an adjustment to the calculations when the study is updated for the new PUD.

TABLE 3 **Comparison of Shared Parking Analysis with Parking Surveys**

	Residential					Office							
	Visitor Parking		Resident Parking			Employee Parking		Visitor Parking				Parking Surveys	
Weekday	Size 214 Units = 0.15 Peak Demand 32.1 % veh.		Size 214 Units = 1.3 Peak Demand 278.2 % veh.		**Apartment Total Parking**	Size 11,722 Units = 3.5 Peak Demand 41.0 % veh.		Size 25,000 Units = 0.3 Peak Demand 7.5 % veh.		**Office Total Parking**	**Shared Parking Total**	Adjusted for Full Occupancy	Difference Spaces %
6:00 AM	0%	0.0	100%	278.2	**278.2**	3%	**1.2**	0%	**0.0**	**1.2**	**279.4**	241	-38 -14%
7:00 AM	10%	3.2	90%	250.4	**253.6**	30%	**12.3**	1%	**0.1**	**12.4**	**266.0**	225	-41 -15%
8:00 AM	20%	6.4	85%	236.5	**242.9**	75%	**30.8**	20%	**1.5**	**32.3**	**275.2**	189	-86 -31%
9:00 AM	20%	6.4	80%	222.6	**229.0**	95%	**39.0**	60%	**4.5**	**43.5**	**272.5**	166	-107 -39%
10:00 AM	20%	6.4	75%	208.7	**215.1**	100%	**41.0**	100%	**7.5**	**48.5**	**263.6**	166	-98 -37%
11:00 AM	20%	6.4	70%	194.7	**201.2**	100%	**41.0**	45%	**3.4**	**44.4**	**245.6**	154	-92 -37%
Noon	20%	6.4	65%	180.8	**187.3**	90%	**36.9**	15%	**1.1**	**38.0**	**225.3**	155	-71 -31%
1:00 PM	20%	6.4	70%	194.7	**201.2**	90%	**36.9**	45%	**3.4**	**40.3**	**241.5**	157	-85 -35%
2:00 PM	20%	6.4	70%	194.7	**201.2**	100%	**41.0**	100%	**7.5**	**48.5**	**249.7**	173	-76 -31%
3:00 PM	20%	6.4	70%	194.7	**201.2**	100%	**41.0**	45%	**3.4**	**44.4**	**245.6**	168	-78 -32%
4:00 PM	20%	6.4	75%	208.7	**215.1**	90%	**36.9**	15%	**1.1**	**38.0**	**253.1**	158	-95 -38%
5:00 PM	40%	12.8	85%	236.5	**249.3**	50%	**20.5**	10%	**0.8**	**21.3**	**270.6**	179	-92 -34%
6:00 PM	60%	19.3	90%	250.4	**269.6**	25%	**10.3**	5%	**0.4**	**10.6**	**280.3**	193	-87 -31%
7:00 PM	100%	32.1	97%	269.9	**302.0**	10%	**4.1**	2%	**0.2**	**4.3**	**306.2**	198	-109 -35%
8:00 PM	100%	32.1	98%	272.6	**304.7**	7%	**2.9**	1%	**0.1**	**2.9**	**307.7**	207	-100 -33%
9:00 PM	100%	32.1	99%	275.4	**307.5**	3%	**1.2**	0%	**0.0**	**1.2**	**308.7**	229	-79 -26%
10:00 PM	100%	32.1	100%	278.2	**310.3**	1%	**0.4**	0%	**0.0**	**0.4**	**310.7**	252	-58 -19%
11:00 PM	80%	25.7	100%	278.2	**303.9**	0%	**0.0**	0%	**0.0**	**0.0**	**303.9**	256	-48 -16%
Midnight	50%	16.1	100%	278.2	**294.3**	0%	**0.0**	0%	**0.0**	**0.0**	**294.3**	270	-24 -8%
Zone A	**ONE ARLINGTON Residential and Office Space**												
	Residential					**Office**							
	Visitor Parking		**Resident Parking**			**Employees Parking**		**Visitor Parking**				Parking Surveys	
Weekend	Size 214 Units = 0.15 Peak Demand 32.1 % veh.		Size 214 Units = 1.3 Peak Demand 278.2 % veh.		**Apartment Total Parking**	Size 11,722 Units= 0.35 Peak Demand 4.1 % veh.		Size 25,000 Units= 0.03 Peak Demand 0.8 % veh.		**Office Total Parking**	**Shared Parking Total**	Adjusted for Full Occupancy Actual	Difference Spaces %
6:00 AM	0%	0.0	100%	278.2	**278.2**	0%	**0.0**	0%	**0.0**	**0.0**	**278.2**	268	-10 -4%
7:00 AM	20%	6.4	90%	250.4	**256.8**	20%	**0.8**	20%	**0.2**	**1.0**	**257.8**	258	0 0%
8:00 AM	20%	6.4	85%	236.5	**242.9**	60%	**2.5**	60%	**0.5**	**2.9**	**245.8**	244	-2 -1%
9:00 AM	20%	6.4	80%	222.6	**229.0**	80%	**3.3**	80%	**0.6**	**3.9**	**232.9**	226	-7 -3%
10:00 AM	20%	6.4	75%	208.7	**215.1**	90%	**3.7**	90%	**0.7**	**4.4**	**219.4**	207	-12 -5%
11:00 AM	20%	6.4	70%	194.7	**201.2**	100%	**4.1**	100%	**0.8**	**4.9**	**206.0**	198	-8 -4%
Noon	20%	6.4	65%	180.8	**187.3**	90%	**3.7**	90%	**0.7**	**4.4**	**191.6**	205	14 7%
1:00 PM	20%	6.4	70%	194.7	**201.2**	80%	**3.3**	80%	**0.6**	**3.9**	**205.0**	196	-9 -4%
2:00 PM	20%	6.4	70%	194.7	**201.2**	60%	**2.5**	60%	**0.5**	**2.9**	**204.1**	193	-11 -5%
3:00 PM	20%	6.4	70%	194.7	**201.2**	40%	**1.6**	40%	**0.3**	**1.9**	**203.1**	190	-13 -7%
4:00 PM	20%	6.4	75%	208.7	**215.1**	20%	**0.8**	20%	**0.2**	**1.0**	**216.0**	200	-16 -8%
5:00 PM	40%	12.8	85%	236.5	**249.3**	10%	**0.4**	10%	**0.1**	**0.5**	**249.8**	200	-50 -20%
6:00 PM	60%	19.3	90%	250.4	**269.6**	5%	**0.2**	5%	**0.0**	**0.2**	**269.9**	207	-62 -23%
7:00 PM	100%	32.1	97%	269.9	**302.0**	0%	**0.0**	0%	**0.0**	**0.0**	**302.0**	213	-89 -29%
8:00 PM	100%	32.1	98%	272.6	**304.7**	0%	**0.0**	0%	**0.0**	**0.0**	**304.7**	233	-72 -24%
9:00 PM	100%	32.1	99%	275.4	**307.5**	0%	**0.0**	0%	**0.0**	**0.0**	**307.5**	254	-54 -18%
10:00 PM	100%	32.1	100%	278.2	**310.3**	0%	**0.0**	0%	**0.0**	**0.0**	**310.3**	266	-45 -14%
11:00 PM	80%	25.7	100%	278.2	**303.9**	0%	**0.0**	0%	**0.0**	**0.0**	**303.9**	271	-33 -11%
Midnight	50%	16.1	100%	278.2	**294.3**	0%	**0.0**	0%	**0.0**	**0.0**	**294.3**	280	-14 -5%

Appendix
ONE ARLINGTON Parking Survey Data

Surveys on Friday, June 16, 2023

	Surface Lots			1st Ascent	Arlington	1A/2A	Peyton Place
Lot	**Temp**	**Front**	**Side**	**Office**	**Garage**	**Total**	**Surface**
Supply	**0**	**24**	**32**	**171**	**312**	**539**	**20**
Time							
6:00 AM	4	20	19	9	211	**263**	13
7:00 AM	4	19	18	20	181	**242**	11
8:00 AM	5	16	18	41	181	**261**	12
9:00 AM	8	19	19	35	162	**243**	9
10:00 AM	7	18	17	40	147	**229**	11
11:00 AM	7	19	16	47	131	**220**	14
Noon	9	20	14	46	126	**215**	14
1:00 PM	10	19	14	46	124	**213**	14
2:00 PM	10	19	13	40	123	**205**	15
3:00 PM	9	20	15	47	125	**216**	15
4:00 PM	9	21	18	51	127	**226**	16
5:00 PM	11	20	22	55	139	**247**	18
6:00 PM	3	21	22	79	151	**276**	18
7:00 PM	3	21	23	80	161	**288**	16
8:00 PM	3	19	22	71	169	**284**	17
9:00 PM	3	22	23	49	187	**284**	18
10:00 PM	3	22	23	26	200	**274**	19
11:00 PM	3	20	26	14	203	**266**	19
Midnight	3	20	26	10	210	**269**	18

Surveys on Saturday, June 17, 2023

	Surface Lots			1st Ascent	Arlington		Peyton Place
Lot	**Temp**	**Front**	**Side**	**Office**	**Garage**		**Surface**
Supply	**0**	**24**	**32**	**171**	**312**	**539**	**20**
Time							
6:00 AM	2	21	20	8	212	**263**	19
7:00 AM	2	21	19	11	200	**253**	17
8:00 AM	2	19	22	17	194	**254**	15
9:00 AM	2	17	21	15	179	**234**	13
10:00 AM	2	19	21	23	161	**226**	15
11:00 AM	3	16	21	53	151	**244**	17
Noon	3	19	19	53	143	**237**	16
1:00 PM	3	20	18	58	144	**243**	13
2:00 PM	3	21	17	64	141	**246**	15
3:00 PM	3	22	17	68	140	**250**	16
4:00 PM	2	22	15	65	151	**255**	18
5:00 PM	2	22	15	64	155	**258**	15
6:00 PM	2	23	16	55	153	**249**	13
7:00 PM	2	22	16	49	155	**244**	16
8:00 PM	2	17	18	15	162	**214**	18
9:00 PM	3	21	18	11	173	**226**	17
10:00 PM	4	22	18	12	189	**245**	19
11:00 PM	4	22	18	12	200	**256**	17
Midnight	4	23	19	13	202	**261**	20

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **New PC Application - PC 23-009 (Arlington Downs Plat Amendment)**

Date: **June 22, 2023**

General Comments:

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

After reviewing the referenced new Plan Commission application, PC 23-009 (Arlington Downs Plat Amendment), specifically the following:

- The Amended and Restated Declaration of Easements, Covenants and Restrictions for Arlington Downs.
- The Department Comment Sheets.
- The Plat of Resubdivision Sheets.
- The Plat of Survey Sheets.
- The Project Narrative.

The Building & Life Safety Department have no review comments.

PLAN COMMISSION PC #23-009
Arlington Downs Four Plat of Resubdivision
3400 Stonegate Boulevard
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. The fee letter will be generated prior to the final Plan Commission meeting.

13. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Final Plat of Subdivision:

14. Provide a signature block(s) for Outlot Lot 1D.

15. The Amendment and Restated Declaration of Easements, Covenants and Restrictions (Arlington Downs) includes two legal descriptions for Lot 2A-1 and Lot 2A-2; however, the plat only shows Lot 2A. Update the Plat or Amendment for Lot 2A.

16. For Village certificate, change Director of Engineering to Village Engineer.

Michael L. Pagones 6/30/22

Michael L. Pagones, P.E. Date
Village Engineer

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Downs Development
ADR IV Salt Creek & Rohlwing Rd

Preliminary Review Comments **06/28/2023**

1. **Character of use:**
   The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

2. **Are lighting requirements adequate?**
   Lighting should be uniform and up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie walkways, courtyards, parking lots and parking garages. Landscaping must not create hiding locations and should provide for natural surveillance.

3. **Present traffic problems?**
   There are no traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**

Lighting:

- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting needs to be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows

between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-The interior of parking garages should be painted in light colors to increase reflectivity of the luminaries, which should use polycarbonate lenses for vandal- and break-resistance. The ceiling should be painted white to further increase the goal of reflectivity.

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices, building names, unit numbers and retail space.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

Address visibility:

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices, building names, unit numbers and retail space.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-Interior and exterior of lobby space should utilize signage and increase visibility of addresses and unit numbers. All lobby spaces, elevator landings, etc. should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. Lobby areas should be equipped with interior signage indicating building number, floor plans, door numbers, etc.

-For each individual unit within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Parking Garage:

-Is the new parking garage going to have public access for customers of the retail spaces or is it a resident only parking garage? If yes, is there signage clearly distinguishing public access from private access? If no, is there access control to restrict non-residents/non-permitted driver's access?

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the multi-family development as well as the proposed retail space. Signage should be used whenever possible to increase access control. This includes clearly marked pedestrian entrances delineating public spaces from private spaces. Approved pedestrian entrances should be clear of obstructions and distractions to encourage use. Unapproved entrances on the ground floor should be securely locked in compliance with building, fire and life-safety codes. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters

are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

- Is the new parking garage designed in a way to reduce or eliminate members of our homeless population squatting there? Perimeter definition and access control are essential to deter unwanted pedestrian-level access to the parking lot or garage. (i.e. fencing, level changes, ground floor protection, and/or other architectural and environmental barriers that channel people to designated entry points and discourage others from hiding outside and inside the property or buildings). Are there going to be external electrical outlets? If yes, it is recommended to install outlet covers with locking mechanisms to prevent individuals from camping, loitering, storing property etc.

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

-Ground-level metal screening should be used to prevent or deter unauthorized access, while upper floors should be open with cable strung to prevent cars from overshooting the parking spaces and toppling off. Ground-level screening should not be floor to ceiling in order to deter climbing to higher floors. If space permits, place short bushes close to the perimeter wall to discourage people from climbing or cutting the screen.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Structural support elements should be round rather than rectangular. A round column allows for much greater visibility around the corners than a rectangular or square column.

-Elevators and stairwells should incorporate as much glass and high-visibility placement as structurally possible. Glass-walled elevators placed along the exterior of the building provide for good natural visibility by people on the street and within the garage.

-CCTV is an essential part of CPTED and is highly recommended in a parking garage as large as the one proposed for this project. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Balcony:

- Will there be balconies? If yes, balconies should be designed so it does not act as a natural ladder and with anti-climb features. The balcony must be adequately designed so it does not to allow hand and foot holds to potential offenders trying to scale up the outside of the building. The railings should be designed so that foot or hand grips cannot be used by a potential offender.

Trash enclosure:

-Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

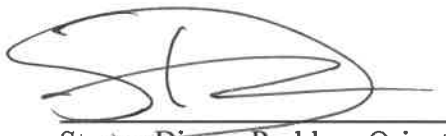
-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Additional Resident Storage Space:

-Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

Emergency Contact Information:

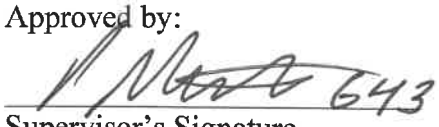
-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete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



#358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:



#643

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-009
Petitioner: ARLINGTON DOWNS RESIDENTIAL, LLC

Owner: ARLINGTON DOWNS RESIDENTIAL, LLC

Contact Person: Richard F. Cavenaugh
Address: 760 W. Lake Cook Road, Suite 140
Barrington, Illinois 60010
Phone #: (224) 770-4601
Fax #:
Email:

P.I.N.# 02-25-100-044, 048 & 049; 02-26-201-031, 034 & 035
Location: 3400 Stonegate Blvd.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: Fourth Resubdivision of Arlington Downs
# of Lots: _____ Current: one Proposed: three
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

Environmental Health Officer — 6/16/23 May, 2023 Date

Director — 6/16/23 Date

Planning & Community Development Dept. Review

July 19, 2023

REVIEW ROUND 1

Project: Arlington Downs Plat Amendment
Lot 1A in Arlington Downs Two Subdivision

Case Number: PC 23-009

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
    a. Preliminary and Final Plat of Subdivision.
    b. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

    Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and include signatures obtained from all parties except those to be coordinated by the Village, must be submitted ***no less than one week*** prior to the targeted Plan Commission hearing date. Additionally, prior to scheduling Final Plat approval with the Village Board, all benchmark and recording fees must be paid.

8. Please provide data on the floor area that will be located on Lot 1B upon conclusion of the proposed subdivision. The calculation of floor area shall be based on Section 28-3.64 of the zoning code. Please note that Lot 1B is restricted to 350% FAR per the Euclid/Rohlwing Overlay District and any overage beyond this limitation would require a Variation.

9. All owners within the PUD must sign on as co-applicants to this subdivision. Please provide a signed Letter of Authority to proceed with the proposed subdivision and amendments to the Declarations from the owner or owners of the other lots within the PUD.

10. Please clarify the ownership of each lot within the PUD, including information clarifying which developer owns each lot if a lot is owned by an LLC.

11. Please review all applicable conditions of approval from the prior PUD approval ordinances that govern the Arlington Downs PUD. The below comments relative to the proposed amended Declarations are not intended to be a complete list of all applicable conditions of approval/master association responsibilities.

Amendment and Restated Declarations:

12. Please provide all exhibits referenced in the revised Declarations.

13. The 24 parking stalls along Stonegate Boulevard (in front of One Arlington) appear to fall within Outlot 1C Please confirm that parking within these spaces will be open and available to all lots within the PUD.

14. Page 1, recital A, change (“Lot 1A”) to (“Lot 1B”).

15. The definition of “PUD” includes an ordinance #23-___. Please be aware that the proposed Plat of Resubdivision does not trigger the need to amend the PUD, provided that the proposed Declarations are revised to allow the appropriate shared parking within the PUD.

16. The definition of “Parking Lots” exempts the Lot 1B Parking Lot, which is required to be open for shared parking by other users in the PUD, per condition #6 in Ordinance #18-036 and per stipulation #2 in the Shepard-Parker

Substantial Compliance Letter. The Declarations should not prohibit shared parking in this area and a future PUD amendment would be required to do so.

17. The definition of "Parking Lot Easement" is contrary to the PUD approval requiring shared parking.

18. Section 4b, "Barriers and Traffic Control" allows the Lot 2B owner to construct a barrier to restrict access into the parking lot on Lot 2B. This is contrary to the PUD approval requiring shared parking.

19. There is a drive aisle on the southern portion of Lot 3A which could be used by patrons of Lot 5A, and there is a drive aisle on the east side of Lot 5A that could be used by patrons of Lot 3A. Please confirm that the amended Declarations allow cross access along these drive aisles for all users within the PUD. Additionally, should Lot 3A develop with proposed curb cuts onto the N/S drive aisle on Lot 5A, would the Declarations allow such additional curb cuts or could the owner of Lot 5A prevent them?

20. There is a shared drive aisle leading from proposed Outlot 1C north to Salt Creek Lane. Portions of this drive aisle cross Lot 2A-2, Lot 2A-1, and Lot 16. Please confirm that the amended Declarations allow cross access along this drive aisle for all users within the PUD.

21. There is a common access drive on Lot 1B leading from the Outlot 1C to Lot 2A-1. Please confirm that the amended Declarations allow cross access along this drive aisle for all users within the PUD.

22. While the parallel parking stalls along Payton Place adjacent to Lot 3A and 5A are not required to be installed by the Master Association, the amended Declarations should include language that acknowledges that when development on Lot 3A proceeds, if required by the Village, the Lot 3A developer is allowed to construct parallel parking stall and/or a pick-up/drop-off area within Outlot 1C.

23. What is the plan for the pavilion area within Outlot 1C, which is opposite the front entrance to the One Arlington tower? This area is currently improved with a hardscaped area and columns anchored into the roof of the garage, including exposed bolts. This area was meant to accommodate a pavilion utilizing the roof-anchored columns. The area has an unfinished appearance and was always intended to serve as an amenity area for the PUD. Completion of this area would become the responsibility of the Association as they would become the owners of proposed Outlot 1C. Please note that Building, Site, and Landscaping Condition #1 from Ordinance 12-006 required that the plaza/pavilion and associated landscaping be installed as part of the Phase 1 improvements. Ordinance 18-036 further clarified that the completion of the plaza area, which includes the pavilion, must be constructed once construction on Lots 4C or 4B (Zone D) begin. The plaza and pavilion area shall be completed when development in Zone D begins.

24. Section 5.C.i appears to assign the sole cost of constructing the Euclid Avenue traffic signal to the owner of Lot 4C. This should be an expense borne by the Master Association as any future need for this traffic signal is a product of the sum of traffic generated by the overall PUD, not just the traffic within Lot 4C. Please note that condition #3 within Ordinance 12-039 requires that the Declaration of Covenants, Conditions and Restrictions, be modified to include a provision requiring the property owner/master association to be responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with the traffic signal along Euclid Avenue.

25. When development on Lot 2A-2/16 proceeds, or when any development on Lots 4B or 4C proceeds, a sidewalk along the eastern side of Rohlwing Road from Euclid to Salt Creek Lane, must be constructed per Ord. 12-039. This requirement must be included within the revised Declarations and the responsibility for construction of this improvement should fall with the Master Association.

26. Condition #2c from Ord. 12-039 requires construction of a sidewalk and pedestrian activated signal on the east side of Euclid Ave/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road form Cardinal Street to Euclid Avenue. This requirement should be outlined in the revised Declarations and the responsibility for construction of this improvement should fall with the Master Association.

27. Condition #3 from Ord. 15-049 requires that the petitioner install a right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5, if any of those phases precede Phase 2. Implementation may occur at a later phase, or may not be required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows. The requirement for implementation of this improvement, if determined to be warranted, should be reflected within the revised Declarations and costs for this improvement should fall with the Master Association.

28. Section 5.c.2.ii shall be revised as follows (new language underlined): if any governmental bodies require improvements to Euclid Avenue as a result of the development of nearby properties (not including the Development) <u>that render construction of said medians as infeasible (which shall be at the discretion of the Village),</u> then the obligations of the Development for the consideration of installing medians shall be terminated.

29. Please ensure that all plans/documents revised as a result of these comments include a revision date.

30. Provide all resubmittal documents in a USB/flash drive along with one hard copy.

<u>Plat of Subdivision:</u>

31. The note on Sheet 1 should read: This property is subject to the Amended & Restated Declaration of Easements, Covenants and Restrictions.

32. Section 29-201b.13 of Chapter 29 requires the names and last known addresses of the owners of land immediately adjoining the land to be subdivided. Please add this information to the Plat.

33. Please provide the County Clerk endorsement on the Plat per Section 29-209L of Chapter 29.

34. Please provide the PINs on the Plat per Section 29-209S of Chapter 29.

35. Sheet 3 should be revised so that the "Return Plat To" section has the Village of Arlington Heights, not Stoneleigh.

Prepared by:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-009
Petitioner: ARLINGTON DOWNS RESIDENTIAL, LLC

Owner: ARLINGTON DOWNS RESIDENTIAL, LLC

Contact Person: Richard F. Cavenaugh
Address: 760 W. Lake Cook Road, Suite 140
Barrington, Illinois 60010
Phone #: (224) 770-4601
Fax #:
Email:

P.I.N.# 02-25-100-044, 048 & 049; 02-26-201-031, 034 & 035
Location: 3400 Stonegate Blvd.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: Fourth Resubdivision of Arlington Downs
# of Lots: _____ Current: one Proposed: three
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance	N/A	
3. Parkway Tree Fee Required (See below.)		X

Comments:

No comments

Coordinator

6/30/23
May , 2023
Date

PLAN COMMISSION PC #23-009
Arlington Downs Four Plat of Resubdivision
3400 Stonegate Boulevard
Petitioner Response to Round 1 Comments

Engineering Department

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

    RESPONSE: Acknowledged and understood.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. The fee letter will be generated prior to the final Plan Commission meeting.

    RESPONSE: Acknowledged and understood.

13. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

    RESPONSE: Acknowledged and understood.

Final Plat of Subdivision:

14. Provide a signature block(s) for Outlot Lot ID.

    RESPONSE: The signature block for Lot 1D is already included in the second column on the top of page 4 of the Final Plat of Subdivision.

15. The Amendment and Restated Declaration of Easements, Covenants and Restrictions (Arlington Downs) includes two legal descriptions for Lot 2A-l and Lot 2A-2; however, the plat only shows Lot 2A. Update the Plat or Amendment for Lot 2A.

    RESPONSE: The currently proposed Final Plat of Subdivision does not include any division of Lot 2A into Lots 2A-1 and 2A-2. These lots are legally described based on the proposed future plat of Arlington Downs IV, which is currently pending with the Village will combine what is referenced in the Amended and Restated Declaration as Lot 2A-2 and Lot 16 of the Arlington Downs Office Center into the Future Lot 6. The references in the Declaration are to accommodate that proposed modification.

16. For Village certificate, change Director of Engineering to Village Engineer.

    RESPONSE: Completed

PLAN COMMISSION PC #23-009
Arlington Downs Four Plat of Resubdivision
3400 Stonegate Boulevard
Petitioner Response to Round 1 Comments

Planning & Community Development Department

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
    a. Preliminary and Final Plat of Subdivision.
    b. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

    Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and include signatures obtained from all parties except those to be coordinated by the Village, must be submitted ***no less than one week*** prior to the targeted Plan Commission hearing date. Additionally, prior to scheduling Final Plat approval with the Village Board, all benchmark and recording fees must be paid.

    RESPONSE: Understood and Agreed. Mylar is out for signatures.

8. Please provide data on the floor area that will be located on Lot 1B upon conclusion of the proposed subdivision. The calculation of floor area shall be based on Section 28-3.64 of the zoning code. Please note that Lot 1B is restricted to 350% FAR per the Euclid/Rohlwing Overlay District and any overage beyond this limitation would require a Variation.

    RESPONSE: Arlington Downs Four Plat does comply with the 350% FAR. The gross building area, per the Issued for Construction Plans, is 294,846 square feet. Per ADR4, the land area of Lot 1B is 86,266 square feet. 86,266/294846 = 340.9% FAR.

9. All owners within the PUD must sign on as co-applicants to this subdivision. Please provide a signed Letter of Authority to proceed with the proposed subdivision and amendments to the Declarations from the owner or owners of the other lots within the PUD.

    RESPONSE: This request is inconsistent with the previous subdivision requests for Arlington Downs whereby only the affected Lots were required to authorize proceeding with the proposed subdivision amendments. All other Lot Owners within Arlington Downs are signatories to the Amended and Restated Declaration. The current draft of the Declaration is out for review by all Lot Owners and we will deliver written acceptance of each of those Lot Owners prior to the Plan Commission hearing.

10. Please clarify the ownership of each lot within the PUD, including information clarifying which developer owns each lot if a lot is owned by an LLC.

    RESPONSE: This information is provided in great detail on the signature pages and exhibits to the proposed Amended and Restated Declaration. For clarities sake, the Lot Owners are:

Lot 1B	**Arlington Downs Residential, LLC**
Outlot 1C	**Arlington Downs Master Association, Inc.**
Lot 1D	**Arlington Downs Master Association, Inc.**
Lot 2A-1	**Store Master Funding XVI, LLC**
Lot 2A-2	**SB ADR IV Property Owners, LLC**
Lot 3A	**Arlington Downs Residential II, LLC**
Lot 4B	**AD Hotel, LLC**
Lot 4C	**CIMA Developers, LP**
Lot 5A	**3401 Payton Place LLC**

11. Please review all applicable conditions of approval from the prior PUD approval ordinances that govern the Arlington Downs PUD. The below comments relative to the proposed amended Declarations are not intended to be a complete list of all applicable conditions of approval/master association responsibilities.

    RESPONSE: Petitioner has reviewed all applicable conditions of approval from the prior PUD approval ordinances that govern the Arlington Downs PUD. Understood and Agreed.

Amendment and Restated Declarations:

12. Please provide all exhibits referenced in the revised Declarations.

    RESPONSE: Exhibits B, E, F-2, G, I, J,K, and L are to be submitted with this response from Petitioner and no later than August 22, 2023.

13. The 24 parking stalls along Stonegate Boulevard (in front of One Arlington) appear to fall within Outlot 1C. Please confirm that parking within these spaces will be open and available to all lots within the PUD.

    RESPONSE: Confirmed on both fronts and as shown in the new parking study.

14. Page 1, recital A, change ("Lot 1A") to ("Lot 1B").

    RESPONSE: This change has been included in the Amended and Restated Declaration attached.

15. The definition of "PUD" includes an ordinance #23-____. Please be aware that the proposed Plat of Resubdivision does not trigger the need to amend the PUD, provided that the proposed Declarations are revised to allow the appropriate shared parking within the PUD.

    RESPONSE: The reference has been removed in the attached Amended Declaration. Based on the revisions to the Amended Declaration and the various easements, the shared parking in front of the tower is clearly shown in Section 3(b)(i) and 3(b)(ii).

16. The definition of "Parking Lots" exempts the Lot 1B Parking Lot, which is required to be open for shared parking by other users in the PUD, per condition #6 in Ordinance #18-036 and per stipulation #2 in the Shepard-Parke Substantial Compliance Letter. The Declarations should not prohibit shared parking in this area and a future PUD amendment would be required to do so.

RESPONSE: The Lot 1B Parking Lot has been removed from the definition of Parking Lots in the Amended Declaration. Any future amendment to the PUD that may modify this will address any amendments to the overall parking arrangements at such time a PUD amendment is submitted.

17. The definition of "Parking Lot Easement" is contrary to the PUD approval requiring shared parking.

RESPONSE: The definition of Parking Lot Easement is not in contradiction to the various amendments to the PUD since 2012. The 'shared parking' does not include each and every parking space on the development, just those areas that are not included in separate garages for each building. The Declaration as drafted includes the cross access for parking and pedestrian access across all Lots except for the Lot 1B parking garage, the Lot 5A parking garage and what was planned as a future parking garage (lot) for Lot 3A based on comments from a prior submittal to develop that parcel as requiring them to be self-parked. If the Village would require the removal of Lot 3A Parking Lot from the definitions and Sec 3(b)(ii), that would be acceptable. As part of this response to the Village comments, Petitioner is submitting a current parking/traffic study that references shared parking is no longer a viable concept as originally contemplated since the traffic counts for the entire parcel, based on usage changes, are much less than the Village parking requirements. In addition, this study shows that the actual use on Lots 1A and 2A are less than the parking required by the Village.

18. Section 4b, "Barriers and Traffic Control" allows the Lot 2B owner to construct a barrier to restrict access into the parking lot on Lot 2B. This is contrary to the PUD approval requiring shared parking.

RESPONSE: The definition of Barriers and Traffic Control includes islands, curbing, signals and pavement markings. These traffic control devices do not affect shared parking. ADR IV, as recently submitted for review, also includes plans to accommodate their parking needs within their own property and only any surface spots would fall under the cross access between the Lots.

19. There is a drive aisle on the southern portion of Lot 3A which could be used by patrons of Lot 5A, and there is a drive aisle on the east side of Lot 5A that could be used by patrons of Lot 3A. Please confirm that the amended Declarations allow cross access along these drive aisles for all users within the PUD. Additionally, should Lot 3A develop with proposed curb cuts onto the N/S drive aisle on Lot 5A, would the Declarations allow such additional curb cuts or could the owner of Lot 5A prevent them?

RESPONSE: This access road was built as part of the development approvals of Lot 5A and was intended to access both Lot 3A and Lot 5A since no other curb cuts would exist on Salt Creek Lane. Petitioner will add language that future access to the N/S drive on the east of Lot 5A can be used by Lot 3A under the definition Access Drives.

20. There is a shared drive aisle leading from proposed Outlot 1C north to Salt Creek Lane. Portions of this drive aisle cross Lot 2A-2, Lot 2A-1, and Lot 16. Please confirm that the amended Declarations allow cross access along this drive aisle for all users within the PUD.

RESPONSE: This is the future road to Salt Creek on the east of Lot 16. There currently exists a recorded easement between Lots 2A-1 and 2A-2 that is intended to serve as the southern half of this access road. Petitioner will add in the definition of Access Drives that this future connection to Salt Creek will benefit the entire PUD, which is the intent and defined as an Access Drive.

21. There is a common access drive on Lot 1B leading from the Outlot 1C to Lot 2A-1. Please confirm that the amended Declarations allow cross access along this drive aisle for all users within the PUD.

    RESPONSE: This access road was included as part of the Lot 2A site plan approvals and was rebuilt during their construction. Petitioner will add a note that this Access Drive is available for the entire PUD.

22. While the parallel parking stalls along Payton Place adjacent to Lot 3A and 5A are not required to be installed by the Master Association, the amended Declarations should include language that acknowledges that when development on Lot 3A proceeds, if required by the Village, the Lot 3A developer is allowed to construct parallel parking stall and/or a pick-up/drop-off area within Outlot 1C.

    RESPONSE: Petitioner will add this to the Declaration in Section 4(e).

23. What is the plan for the pavilion area within Outlot 1C, which is opposite the front entrance to the One Arlington tower? This area is currently improved with a hardscaped area and columns anchored into the roof of the garage, including exposed bolts. This area was meant to accommodate a pavilion utilizing the roof-anchored columns. The area has an unfinished appearance and was always intended to serve as an amenity area for the PUD. Completion of this area would become the responsibility of the Association as they would become the owners of proposed Outlot 1C. Please note that Building, Site, and Landscaping Condition #1 from Ordinance 12-006 required that the plaza/pavilion and associated landscaping be installed as part of the Phase 1 improvements. Ordinance 18-036 further clarified that the completion of the plaza area, which includes the pavilion, must be constructed once construction on Lots 4C or 4B (Zone D) begin. The plaza and pavilion area shall be completed when development in Zone D begins.

    RESPONSE: The pavilion that was originally planned in 2012 had a design that mimicked the Arlington Park equestrian theme. During construction of the One Arlington tower, it was agreed that any future design of this area, which is a part of Outlot 1C, would be done at the same time as the 'plaza' area that will be required as part of the development of the retail parcel. Lot 4C is responsible for any future plaza/pavilion design, but Petitioner will add a section in the Declaration that provides for access to Lot 4C to this area in Outlot 1C for future construction as approved by the Village.

24. Section 5.C.i appears to assign the sole cost of constructing the Euclid Avenue traffic signal to the owner of Lot 4C. This should be an expense borne by the Master Association as any future need for this traffic signal is a product of the sum of traffic generated by the overall PUD, not just the traffic within Lot 4C. Please note that condition #3 within Ordinance 12-039 requires that the Declaration of Covenants, Conditions and Restrictions, be modified to include a provision requiring the property owner/master association to be responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with the traffic signal along Euclid Avenue.

    RESPONSE: The attached parking study done by Erickson Engineering addresses the lack of warrant for a traffic signal at Euclid Ave upon full development of the site. The agreement between the Lot owners is that if a signal is required, Lot 4C would bear the cost of installation. Future maintenance and energy costs, while unlikely, would be borne by the Association as currently drafted in the Declaration.

25. When development on Lot 2A-2/16 proceeds, or when any development on Lots 4B or 4C proceeds, a

sidewalk along the eastern side of Rohlwing Road from Euclid to Salt Creek Lane, must be constructed per Ord. 12-039. This requirement must be included within the revised Declarations and the responsibility for construction of this improvement should fall with the Master Association.

RESPONSE: The costs of any sidewalks required by the Village upon development of any of the remaining parcels is a cost to be borne by the adjacent lot owner as agreed between the lot owners. Petitioner will add a provision in the Declaration acknowledging such. Section 3(e) addresses this.

26. Condition #2c from Ord. 12-039 requires construction of a sidewalk and pedestrian activated signal on the east side of Euclid Ave/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road form Cardinal Street to Euclid Avenue. This requirement should be outlined in the revised Declarations and the responsibility for construction of this improvement should fall with the Master Association.

    RESPONSE: The pedestrian activated signal already exists at Rohlwing Road and Euclid Avenue and was done when the bike path was rebuilt.

27. Condition #3 from Ord. 15-049 requires that the petitioner install a right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5, if any of those phases precede Phase 2. Implementation may occur at a later phase, or may not be required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows. The requirement for implementation of this improvement, if determined to be warranted, should be reflected within the revised Declarations and costs for this improvement should fall with the Master Association.

    RESPONSE: Based on the attached current parking/traffic study, the right-hand westbound turn lane is no longer warranted, however, it was the agreement with the Village that all traffic and associated parking issues would be handled upon a future PUD amendment for either Future Lot 6 or Lot 4C when they are submitted to the Village. See Section 4(f).

28. Section 5.c.2.ii shall be revised as follows (new language underlined): if any governmental bodies require improvements to Euclid Avenue as a result of the development of nearby properties (not including the Development) <u>that render construction of said medians as infeasible (which shall be at the discretion of the Village),</u> then the obligations of the Development for the consideration of installing medians shall be terminated.

    RESPONSE: Petitioner will add this to the Declaration.

29. Please ensure that all plans/documents revised as a result of these comments include a revision date.

    RESPONSE: Petitioner will add a date footer to the revised documents. The plat already includes the revision date.

30. Provide all resubmittal documents in a USB/flash drive along with one hard copy.

    RESPONSE: Petitioner will provide all resubmittal documents in a USB/flash drive along with one hard copy.

Plat of Subdivision:

31. The note on Sheet 1 should read: This property is subject to the Amended & Restated Declaration of Easements, Covenants and Restrictions.

    RESPONSE: Done

32. Section 29-201b.13 of Chapter 29 requires the names and last known addresses of the owners of land immediately adjoining the land to be subdivided. Please add this information to the Plat.

    RESPONSE: According to the Surveyor, this requirement is for Preliminary Plats, not final Plats of Subdivision, therefore he has not included this information on this Plat. Additionally, all three prior Arlington Downs Plats did not include this information.

33. Please provide the County Clerk endorsement on the Plat per Section 29-209L of Chapter 29.

    RESPONSE: This will be added as a stamp during the signature process.

34. Please provide the PINs on the Plat per Section 29-209S of Chapter 29.

    RESPONSE: Done

35. Sheet 3 should be revised so that the "Return Plat To" section has the Village of Arlington Heights, not Stoneleigh.

    RESPONSE: Done. Lot 1B owner will require a copy of the recorded Plat when received as Petitioner's lenders require it.

PLAN COMMISSION PC #23-009
Arlington Downs Four Plat of Resubdivision
3400 Stonegate Boulevard
Round 2

17. The petitioner's response to comment nos. 11-16 are acceptable.

18. With regard to the August 4, 2023 Parking Study prepared by Eriksson Engineering:

    a. At this time the minimum warrants for a traffic signal at Euclid Avenue and Stonegate Boulevard are not met; however, the warrants for a traffic signal will need to be reevaluated in the future as the development continues towards full buildout of the Arlington Downs PUD.
    b. The potential right turn lane on Rohlwing Road at Euclid Avenue will need to be evaluated as development continues towards full buildout of the Arlington Downs PUD.
    c. The petitioner shall acknowledge that they accept this understanding.

8-24-23

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

August 27, 2023

REVIEW ROUND 1

Project: Arlington Downs Plat Amendment
Lot 1A in Arlington Downs Two Subdivision

Case Number: PC 23-009

Zoning:

7. The response to comment #7 is noted. The final list of required zoning approvals is identified below:
    a. Preliminary and Final Plat of Subdivision to subdivide one lot into three lots.
    b. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

8. The response to comment #8 is acceptable.

9. The response to comment #9 is noted. Please confirm that all owners (and individuals who have property within the PUD under contract) aware of and amenable to the requested subdivion.

10. The response to comment #10 is acceptable.

11. The response to comment #11 is acceptable.

Amendment and Restated Declarations:

12. The response to comment #12 is acceptable.

13. The response to comment #13 is acceptable.

14. The response to comment #14 is acceptable.

15. The response to comment #15 is noted. Provided that the final version of the Amended and Restated Declarations does not establish restictions that are contrary to the approved PUD, no PUD amendment shall be required at this time.

16. The response to comment #16 is acceptable. Lot 1B is now open to parking for all within the PUD.

17. The response to comment #17 is noted. Based on the revised Declarations, exclusive parking is only allowed within the One Arlington underground garage, the residential garage and surface parking lot as part of ADR-II (Lot 5A), any future parking area for residential uses on Lot 3A, and any future parking area for the residents within the future ADR-IV building. Please confirm this to be accurate.

18. The response to #18 is noted. Section 4.(b), Barriers and Controls, add language to clarify that the Access Drives are not exempted from the restrictions on segregations/barriers.

19. The responses to comments #19, #20, and #21 are noted. Section 3(b)(ii) exempts the use of the Lot 3A Parking Lot and 5A Parking Garage for ingress/egress/access. For the avoidance of any doubt, this section should state that the Access Drives are not exempted from Parking Lot Easement.

20. The response to comment #22 is noted. The Village does not take issue with the Affected Lot Owner having to construct any parallel parking installed within Outlot 1, the maintenance and repair of any such parking area

should fall with the Master Association as the parking would be within the Master Association OUtlot 1C and would be available for all users within the PUD to use for parking.

21. The respone to comment #23 is not acceptable. The Village is still evaluating whether the design and construction of the pavilion (and the portion of the plaza that falls on Outlot 1C) should be deferred until the design of the larger portion of the plaza on Lot 4C is finalized and constructed. The cost of the improvements that fall within Outlot 1C must be borne by the Master Association. This should be clarified in the revised Declarations.

22. The response to comment #24 is unacceptable. As discussed, the obligation for the Euclid Avenue signal falls with the Master Association as per condition #3 in Ordinance #12-039, and the petitioner is willing to modify the Declarations to make this clear, and shall do so in a forthcoming revision and resubmission.

23. The response to comment #25 is not acceptable. The remaining sidewalks should have been constructed during the next phase of development after the rehabilitation of the One Arlington tower. These sidewalks are a cost that must be borne by the Master Association and the Declarations should be revised to make this clear.

24. The response to comment #26 is unacceptable. As discussed, the crosswalk and pedestrian signal are a Master Association cost, and per the existing PUD (Ord 12-039), they shall be constructed at such time as the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from Cardial Street to Euclid Avnue. This must be made clear in the revised Declarations.

25. The response to comment #27 is noted. The Declarations have been revised to include the right-hand turn lane on Rohlwing Road as a cost to be borne by the Master Association if approved by the Village and the City of Rolling Meadows after a traffic warrant analysis requires it.

26. The response to comment #28 is noted. Please make the following additional change: Section 5(c).ii, remove the word "required" from the following: "…if such median is approved and required by Cook County DOT…"

27. The responses to comments #29 and #30 are acceptable.

Plat of Subdivision:

28. The responses to comments #31-#35 are acceptable.

Additional Comments Based on Revised Declarations:

29. The definition of "Access Aisles" is very specific. Does the petitioner forsee the potential for future access drives constructed within the PUD that may require an amendment to the Declarations?

30. On the definition of "Traffic Signal", please remove the language "may be" and "after sufficient traffic warrants are met from the PUD"

31. Section 4.f, please remove "parallel" and substitute with "future on-street parking".

32. The definition of "Lots" does not appear to contemplate the Future Lot 6 lot. Please either revise the definition of "Lots" to contemplate the Future Lot 6, or include within Section 34 language that clarifies Future Lot 6 shall be included within the definition of Lots if and when it is created.

33. Section 34: Please remove reference to Lot 16 not being part of the PUD. Lot 16 was added to the PUD in 2014 via Ord. 14-025.

34. The definition for "Lot 1B Garage" should be changed to "Lot 1B Parking Garage" for consistency with the recent redlined changes. Section 5(b) title should reference Lot 1B Parking Garage.

Prepared by:

PLAN COMMISSION PC #23-009

Arlington Downs Four Plat of Resubdivision 3400 Stonegate Boulevard

Round 2

17. With regard to the August 4, 2023 Parking Study prepared by Eriksson Engineering:

    a. At this time, the minimum warrants for a traffic signal at Euclid Avenue and Stonegate Boulevard are not met; however, the warrants for a traffic signal will need to be reevaluated in the future as the development continues towards full buildout of the Arlington Downs PUD.
    b. The potential right turn lane on Rohlwing Road at Euclid Avenue will need to be evaluated as development continues towards full buildout of the Arlington Downs PUD.
    c. The petitioner shall acknowledge that they accept this understanding.

Response: Acknowledged and understood.

Planning & Community Development Dept. Review

August 27, 2023

Zoning:

7. The response to comment #7 is noted. The final list of required zoning approvals is identified below:

   a. Preliminary and Final Plat of Subdivision to subdivide one lot into three lots.
   b. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

   RESPONSE: Acknowledged and understood.

9. The response to comment #9 is noted. Please confirm that all owners (and individuals who have property within the PUD under contract) [are] aware of and amenable to the requested subdivi[si]on.

   RESPONSE: Confirmed.

17. The response to comment #17 is noted. Based on the revised Declarations, exclusive parking is only allowed within the One Arlington underground garage, the residential garage and surface parking lot as part of ADR-II (Lot 5A), any future parking area for residential uses on Lot 3A, and any future parking area for the residents within the future ADR-IV building. Please confirm this to be accurate.

    RESPONSE: Confirmed.

18. The response to #18 is noted. Section 4.(b), Barriers and Controls, add language to clarify that the Access Drives are not exempted from the restrictions on segregations/barriers.

    RESPONSE: Requested language added.

19. The responses to comments #19, #20, and #21 are noted. Section 3(b)(ii) exempts the use of the Lot 3A Parking Lot and 5A Parking Garage for ingress/egress/access. For the avoidance of any doubt, this section should state that the Access Drives are not exempted from Parking Lot Easement.

    RESPONSE: Requested language added.

20. The response to comment #22 is noted. The Village does not take issue with the Affected Lot Owner having to construct any parallel parking installed within Outlot 1, the maintenance and repair of any such parking area should fall with the Master Association as the parking would be within the Master Association Outlot 1C and would be available for all users within the PUD to use for parking.

    RESPONSE: Requested language added.

21. The respon[s]e to comment #23 is not acceptable. The Village is still evaluating whether the design and construction of the pavilion (and the portion of the plaza that falls on Outlot 1C) should be deferred until the design of the larger portion of the plaza on Lot 4C is finalized and constructed. The cost of the improvements that fall within Outlot 1C must be borne by the Master Association. This should be clarified in the revised Declarations.

    RESPONSE: Petitioner disagrees with the Village requiring that the cost of improvements for Outlot 1C must be borne by the Association. The Village has no legal right to require one party or another to be responsible for the cost of improvements in a PUD, except as a part of the PUD approval process, and so long as the parties affected have not agreed otherwise.

22. The response to comment #24 is unacceptable. As discussed, the obligation for the Euclid Avenue signal falls with the Master Association as per condition #3 in Ordinance #12-039, and the petitioner is willing to modify the Declarations to make this clear, and shall do so in a forthcoming revision and resubmission.

    RESPONSE: The Village continually misstates that the Master Association is required to do certain things under the various Arlington Downs PUD Ordinances, specifically, Ordinance 12-009. Ordinance refers to the "Petitioner," which was the one entity that owned all of Arlington Downs Lots at the time Ordinance 12-009 was enacted. The "Association" did not exist until its legal creation on January 7, 2019. Since the "Petitioner" has since changed and it, and/or it's successor Lot Owners have sold various Lots to other parties, the "Petitioner" also assigned, and the various lot owners accepted, the responsibilities to complete and satisfy the requirements under the Ordinances. Nowhere do any of the Ordinances affecting Arlington Downs require or state that the "Association" would be responsible for the various additions and improvements to the Arlington Downs PUD.

23. The response to comment #25 is not acceptable. The remaining sidewalks should have been constructed during the next phase of development after the rehabilitation of the One Arlington tower. These sidewalks are a cost that must be borne by the Master Association and the Declarations should be revised to make this clear.

    RESPONSE: Sidewalks are ALWAYS built when adjacent land is developed. Current users of the affected Lots do not use the sidewalks around the site because they do not go anywhere. Also, historically, the Village required One Arlington to build the sidewalks when the One Arlington building and improvements were constructed. The Village required that the developer of Payton Place build the sidewalks along Payton Place Drive to Salt Creek Lane, as part of their building permit process. Also required was that Payton Place make the Euclid improvements and bike path conditions precedent to Payton Place receiving its Certificate of Occupancy. There are easements, blockages, fences, etc. over which the

Association has not control in order to build. The Lot owners making the improvements to their Lot should do the adjacent work.

24. The response to comment #26 is unacceptable. As discussed, the crosswalk and pedestrian signal are a Master Association cost, and per the existing PUD (Ord 12-039), they shall be constructed at such time as the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from Cardi[n]al Street to Euclid Av[e]nue. This must be made clear in the revised Declarations.

RESPONSE: The Master Association did not exist until January, 2019. The obligor and this obligation has been passed down to the respective Lot Owners. As set forth in response to the Village's comment #23 the Lot owners making the improvements to their Lot should do this work. The whole timing of the crosswalks and pedestrian signal is a Cook County issue.

26. The response to comment #28 is noted. Please make the following additional change: Section 5(c).ii, remove the word "required" from the following: "…if such median is approved and required by Cook County DOT…"

RESPONSE: Requested language added.

Additional Comments Based on Revised Declarations:

29. The definition of "Access Aisles" is very specific. Does the petitioner for[e]see the potential for future access drives constructed within the PUD that may require an amendment to the Declarations?

RESPONSE: The only additional Access Drive will be associated with Future Lot 6. When Lot 6 is developed there will be an extension of the existing 27' Access Drive from Stonegate Boulevard directly north to Salt Creek Lane, which is presently the easternmost 27 feet of Lot 16 of Arlington Downs Office Center Subdivision.

30. On the definition of "Traffic Signal," please remove the language "may be" and "after sufficient traffic warrants are met from the PUD."

RESPONSE: Requested change made.

31. Section 4.f, please remove "parallel" and substitute with "future on-street parking."

RESPONSE: Requested language added.

32. The definition of "Lots" does not appear to contemplate the Future Lot 6 lot. Please either revise the definition of "Lots" to contemplate the Future Lot 6, or include within Section 34 language that clarifies Future Lot 6 shall be included within the definition of Lots if and when it is created.

RESPONSE: Please review <u>Section 34</u> of the proposed Amended & Restated Declaration, which covers this issue in detail.

33. Section 34: Please remove reference to Lot 16 not being part of the PUD. Lot 16 was added to the PUD in 2014 via Ord. 14-025.

    RESPONSE: Requested change made.

34. The definition for "Lot 1B Garage" should be changed to "Lot 1B Parking Garage" for consistency with the recent redlined changes. Section 5(b) title should reference Lot 1B Parking Garage.

    RESPONSE: Requested change made.