



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 12, 2018
6:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Taco Bell Redevelopment - 6/27/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Arlington Executive Plaza - 3335-3395 N. Arlington Heights Rd.
- T1638
PUD Amendment
- B. 1104 S. Arlington Heights Rd. - T1640
PUD Amendment

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Taco Bell Redevelopment - 6/27/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Taco Bell Redevelopment - 6/27/18	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

June 27, 2018

Project Title: Taco Bell Redevelopment
Address: 1530 W. Algonquin Rd.
Petitioner: Mario Valentini
MRV Architects, Inc.
5105 Tollview Dr. – Suite 209
Rolling Meadows, IL 60008

Requested Action:

1. Amendment to Special Use Permit Ordinances #83-14 and #91-082 to allow for redevelopment of the site

Variations Required:

- None identified at this time

Attendees:

Mario Valentini, Petitioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is 28,750 square feet in size (0.66 acres) and is currently occupied by a Taco Bell restaurant with a drive-thru. This restaurant and drive-thru were originally granted approval via a Special Use Permit in 1983, which was amended in 1991 to allow for an expansion of the seating area within the building. The current building is approximately 2,050 square feet and the site contains 26 parking spaces. Access to the site comes from a non-signalized full access driveway along Algonquin Road. The property is also served by a drive aisle at the rear of the site that provides non-signalized full ingress and egress to New Wilke Road. This drive aisle is located on property owned by the grocery store to the east, however, an existing easement over the drive aisle gives the subject property the rights for use of the drive aisle.

The petitioner is proposing the demolition of the current Taco Bell and redevelopment of the site with a new 2,112 square foot Taco Bell restaurant, which would include a drive-thru and 23 parking spaces. The building would contain 40 seats and hours of operation would be between 7:00am – 1:00am Sunday thru Thursday and 7:00am – 2:00am on Friday and Saturday. The dining room will close at 11:00pm daily, but the drive-thru would stay open until final closing of the restaurant for the evening. The building will feature the new proto-type design for Taco Bell, which includes an updated interior and exterior that would be an enhancement over the current dated design of the building.

Meeting Discussion:

Mr. Valentini thanked the Conceptual Plan Review members for the opportunity to appear before them with a redevelopment concept for the Taco Bell at 1530 W. Algonquin Rd. He explained that the franchisee had an obligation to remodel his stores after a certain amount of years. Therefore, the petitioner would like to demolish the existing Taco Bell building and rebuilt a new store in the same location. The style of the building was a very old “mission” style prototype from several decades ago and was now obsolete. Therefore, the building could not be remodeled, but instead had to be torn down and rebuilt.

The owner of the site was the same one who owned the gas station next door (Grahams C Store). At one point a redevelopment of that site had been contemplated, which would have moved the Taco Bell to where the gas station is

currently located, but that plan was no longer moving forward.

Commissioner Cherwin clarified that the subject property was leased from Graham's C Stores to the franchisee.

Mr. Valentini confirmed this to be true. He mentioned that the Graham's C Store site would likely be redeveloped in the future, and that the proposed plan would be designed to allow for cross access between the two properties if and when the gas station site was redeveloped. The existing curb cut from Taco Bell onto Algonquin Road would need to be refurbished as part of this redevelopment. The proposed architecture would create a new modern appearance for the building, which would be an enhancement to the site.

Mr. Hubbard explained that the subject property was developed in 1983 and had been approved via a Special Use Permit. That SUP had been amended in 1991 to allow for a small expansion to the seating area. The proposed demo and reconstruction of the building and drive-through would require another amendment to the SUP. The building was currently 2,000 square feet in size (approximately), and the new building would be around 2,100 square feet in size. There were 26 parking spaces on the site currently, and the proposed site would have only 23 spaces. The site was zoned B-2, which allowed for restaurants with drive-through's via the special use permit process. The Comprehensive Plan calls for commercial uses on the site.

Staff was asking for additional information on number of employees, hours of operation, hours for trash collection, and anticipated delivery times. **Mr. Hubbard** noted that directly behind the site across from the shared access drive was single-family homes and the proposed plan was showing that the garbage enclosure was being relocated closer to the rear of the property. A market study would not be required in this instance since the existence of the Taco Bell and their desire to redevelop was adequate to prove a market demand for this use.

A preliminary zoning analysis showed that the site would conform to all parking, setback, bulk, and height restrictions within the B-2 district, however, a comprehensive zoning analysis would be completed once detailed plans were submitted. Application to the Design Commission was required. Due to several existing trees towards the rear of the site, a landscape plan and tree preservation plan would be required with the proposed application. Staff would evaluate the removal of the trees at the rear of the site once a tree preservation plan was submitted. Preliminary engineering and photometric plans would also be required.

There is an existing drive aisle at the rear of the property, which gives the site access to New Wilke Rd. The drive aisle is owned by the property owner to the east, however, there is an easement across the drive aisle that gives the subject property the right to access the drive aisle. The petitioner should provide a copy of the easement document along with their application. He encouraged the petitioner to reach out to the owners of the grocery store to let them know of the Taco Bell redevelopment plans. Staff wanted the petitioner to re-evaluate the location of the proposed dumpster enclosure since it was being pushed further to the rear of the site and closer to the residential homes to the rear. A traffic and parking study would be required as part of the application, which study should analyze how the change of location of the drive through could impact stacking of vehicles. Final parking analysis would be completed once the floor plan size has been determined. Two bicycle parking spaces were required on the site. Staff was generally supportive of the application.

Commissioner Cherwin stated that he lived close to the Taco Bell and agreed that this was a good project and that the update in architecture would be a welcome enhancement for this area. He thought that stacking would be fine given the enlargement to the drive aisles and location of the drive through lane. He said he didn't have any major concerns and he was glad to see this project move forward.

Commissioner Sigalos asked about the drive through lane and if it would be a double lane drive through.

Mr. Valentini responded that the drive through would not be a double lane drive through with two ordering stations, but would include a second "bypass" lane now.

Commissioner Sigalos asked about proposed building versus the existing building.

Mr. Valentini replied that the proposed building would be in the area where the existing building was located (approximately). The existing building would be closed and demolished to accommodate the new building.

Commissioner Cherwin asked about the floorplan

Mr. Valentini explained that nationally, Taco Bell had a new prototype that was more narrow and a little longer than the existing building, so there would be a slight change to the floorplan but nothing that was substantial.

Commissioner Sigalos asked about construction time.

Mr. Valentini replied that he would like to have asphalt complete by November. They are currently studying stormwater management for the site. They have also reached out to IDOT to make sure that IDOT was aware of what they were planning.

Commissioner Cherwin said that he thought that IDOT approval shouldn't be too extensive since they weren't really proposing any changes to the access.

Mr. Valentini stated that they would still need a permit from IDOT for work in the ROW.

Mr. Hubbard mentioned that the Village Engineer thought that IDOT may be planning for an additional lane on Algonquin, and so the petitioner should make sure they discuss this with IDOT so that the site can be designed appropriately if this improvement is being planned for the future.

Mr. Valentini stated that, based on his understanding, the additional lane to Algonquin was being contemplated for the future but that there was no plan for it now. He said he's asked IDOT and they've stated that they don't have any substantial plan for it at this time.

Commissioner Cherwin asked if the site could go down to a single lane along the front if land for IDOT was required along the front of the site.

Mr. Valentini made the point that the only reason the lane is double up now is to accommodate for the future reciprocal access to the gas station site. If IDOT took some ROW in the future, the reciprocal access would have to become one-directional.

Commissioner Jensen asked about the rear access road.

Mr. Hubbard stated that he was asking for documents from the petitioner to understand who was responsible for maintenance of that area.

Commissioner Jensen replied that the access road floods when it rains. He said that if there is an opportunity to improve this rear drive aisle, he would like to see that opportunity taken.

Mr. Valentini said that the maintenance responsibility of that drive aisle rested with the grocery store.

Commissioner Green said that he thought it was a great project and encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



Item: Arlington Executive Plaza - 3335-3395 N. Arlington Heights Rd. - T1638

Department: Planning & Community Development

Requested Action

Amendment to PUD Ordinances #79-166, #80-105, #81-028, and #81-035

Variations Required

Variation to Chapter 28, Section 10.4-2, Retail – Commercial and Service Uses, to reduce the required off-street parking from 270 spaces to 238 spaces.

Recommendation

The Staff Development Committee (SDC) has reviewed the proposed PUD amendment and parking variation and is generally supportive of the application subject to the following items:

1. The petitioner must provide written justification outlining conformance to the following hardship criteria:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - The proposed variation is in harmony with the spirit and intent of this Chapter.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
2. The petitioner shall survey the existing onsite parking over a two week period. Each week shall including three days of survey (including one Saturday each week).
3. The petitioner shall provide additional details on the tenants and unit sizes within the 3395 N. Arlington Heights Road building.
4. The petitioner shall verify the number of existing bicycle parking spaces within

the PUD. If there are less than 14 bicycle parking spaces on the property, the property shall be brought up to code requirements relative to the amount of required bicycle parking spaces.

5. The property owner shall provide written acknowledgement of the existing PUD approval condition requiring Village notification when any space is proposed to be leased to a medical office tenant.

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

ATTACHMENTS:

Description

Staff Report
Aerial
Project Narrative
Plat of Survey
Floor Plan

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits



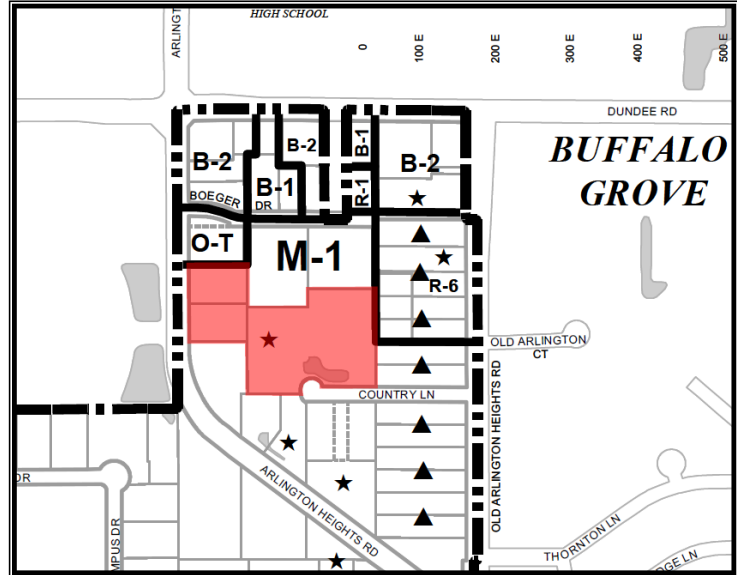
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1638
Project Title: Arlington Executive Plaza PUD
 Amendment
Address: 3335-3395 N. Arlington Heights Rd.
PIN: 03-08-100-035, -036, and -040

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: September 12, 2018
Date Prepared: August 24, 2018

Petitioner: Karissa McCallum
Address: Family Tree Holistic Health
 3345 N. Arlington Heights Rd.
 Suite D
 Arlington Heights, IL 60004

Existing Zoning: M-1: Research, Development, and
 Light Manufacturing District
Comprehensive Plan: R&D, Mfg., Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1: Research, Development, and Light Manufacturing District, OT: Office Transitional	Johler Demolition, Office building, Cell Tower	R&D, Mfg, Warehousing
South	M-1: Research, Development, and Light Manufacturing District	Office Buildings	R&D, Mfg, Warehousing
East	M-1: Research, Development, and Light Manufacturing District, R-6: Multi-Family Dwelling District	Townhomes, Office Building	R&D, Mfg, Warehousing, Moderate Density Residential
West	Village of Buffalo Grove		

Requested Action:

- Amendment to PUD Ordinances #79-166, #80-105, #81-028, and #81-035

Variations Required:

- Variation to Chapter 28, Section 10.4-2, Retail – Commercial and Service Uses, to reduce the required off-street parking from 270 spaces to 238 spaces.

Project Background:

The subject property is approximately 7.60 acres and is located south of the intersection of North Arlington Heights Road and Dundee Road on the northern side of the Village. The property is occupied by an existing office development composed of seven one-story buildings totaling approximately 73,000 square feet of floor space. The development was approved as a PUD in 1979 with three subsequent amendments in 1980 and 1981. Access to the site comes from two full access non-signalized curb cuts onto Arlington Heights Road (one of which being on the neighboring property to the north but accessible through a driveway connection to that property and authorized via an existing easement), and a curb cut on Country Lane.

The petitioner, Karissa McCallum of Family Tree Holistic Health, is a tenant within one of the buildings and recently applied for a building permit to expand into a vacant unit located adjacent to their existing space. The current size of the business is approximately 1,018 square feet and the proposed expansion would result in a total unit size of approximately 2,030 square feet. During the building permit review process it was determined that the PUD does not conform to parking requirements and therefore a variation (via a PUD amendment) is required to allow for the proposed expansion.

Family Tree Holistic Health provides adult and pediatric acupuncture and reiki; herbal therapy, essential oils, and supplements; doula services and HypnoBirthing® education; as well as community-based workshops and support groups. As such, it is defined by the Zoning Code as a “medical office”. Hours of operation are generally 9:00am – 8:00pm on Mondays, Tuesday’s, and Thursdays, and 12:00pm - 7:00pm on Wednesdays, 9:00am – 2:00pm on Friday, and 8:00am – 1:00pm on Saturday. There are currently three employees working at Family Tree.

Zoning and Comprehensive Plan

The subject property is within the M-1, Research, Development, and Light Manufacturing District. Medical offices are a permitted use within the M-1 District. The Comprehensive Plan identifies this site as suitable for research and development, manufacturing, and warehousing. The proposed medical office is compatible with this classification as medical offices are a permitted use within the M-1 District.

Building, Site, Landscaping:

The petitioner is not proposing any changes to building other than the buildout of the adjacent unit to allow for the proposed expansion, nor are they proposing any changes to the site. As part of the Plan Commission review process, staff will inspect the existing site landscaping to ensure that it complies with code requirements.

Traffic and Parking:

Section 6.12-1 of the Zoning Code does not require a parking and traffic study by a qualified Traffic Engineer on projects that are less than 5,000 square feet in floor area and located along a major arterial. However, three days of parking surveys (including one Saturday) per week over a two-week period shall be required to verify the current parking usage within the PUD. Relative to code requirements, 270 off-street parking spaces are required within PUD and only 238 spaces exist on the site (the detailed breakdown of the parking calculations is provided within **Exhibit 1** at the end of this report). Therefore, the following variation is required:

- Variation to Chapter 28, Section 10.4-2, Retail – Commercial and Service Uses, to reduce the required off-street parking from 270 spaces to 238 spaces.

In order to demonstrate conformance with the standards of approval for a variation, the petitioner must provide written justification to the following hardship criteria:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Out of the seven office buildings within the PUD, one of these buildings has been sold to a separate owner (3395 N. Arlington Heights Rd.), and therefore the petitioner has not yet been able to provide a list of tenants and square footages of tenant spaces within that building. For the purposes of estimating parking, staff has assumed that this building is entirely filled with non-medical office tenants. As part of the Plan Commission process, the petitioner will need to verify the uses and sizes of each tenant space within that building to allow staff to clarify the extent of the parking variation. If the building at 3395 N. Arlington Heights Road includes medical offices, then the requested variation identified above will increase.

It should be noted that when the PUD was originally approved in 1979, it was discussed that the leasing of space for medical offices could potentially cause the PUD to fall below the parking requirements since medical offices require more parking than non-medical offices. A condition of approval that required the landlord to notify the Village if any space was leased to medical offices was included within the original PUD approval. As part of any Plan Commission process, the current owner shall acknowledge and abide by this condition of approval to avoid potential future parking problems on the site.

Relative to bicycle parking, the Zoning Code requires that when any change in use results in the requirement for additional off-street motor vehicle parking, conformance to the bicycle parking regulations shall be required. Therefore, since the addition of medical spaces within the development has resulted in the requirement for additional motor vehicle parking, the PUD must provide the code required bicycle parking spaces (14 spaces). The petitioner shall provide information on whether there are any bicycle parking spaces within the PUD, and if there are less than 14 spaces, the addition of bicycle parking spaces, up to 14, shall be required.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed PUD amendment and parking variation and is generally supportive of the application subject to the following items:

1. The petitioner must provide written justification outlining conformance to the following hardship criteria:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

2. The petitioner shall survey the existing onsite parking over a two week period. Each week shall including three days of survey (including one Saturday each week).
3. The petitioner shall provide additional details on the tenants and unit sizes within the 3395 N. Arlington Heights Road building.
4. The petitioner shall verify the number of existing bicycle parking spaces within the PUD. If there are less than 14 bicycle parking spaces on the property, the property shall be brought up to code requirements relative to the amount of required bicycle parking spaces.
5. The property owner shall provide written acknowledgement of the existing PUD approval condition requiring Village notification when any space is proposed to be leased to a medical office tenant.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

August 23, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1638

Exhibit 1 – Parking Calculations

Tenant	Bldg	Suite#	SF	Parking Ratio	Stalls Required
Mycomp Computer Center, Inc.	3335	A	1,724	300	6
Northwest Suburban Pediatrics (medial)	3335	C	1,878	200	9
Nikolay Tokmakov	3335	E	730	300	2
Coinnie Vitale (counselor)	3335	F	850	300	3
Dr. Kordas Pediatric Health	3335	G	2,060	200	10
Michael Ventura State Farm	3335	J	1,570	300	5
Arlington Insurance Services	3335	M	1,620	300	5
Market Max Realty, Inc.	3335	A	660	300	2
Bact Process Systems, Inc.	3345	B	2,816	300	9
Family Medical Supply	3345	C	756	300	3
Family Tree Holistic Health (medical)	3345	D	1,018	200	5
Arlington Counseling Associates	3345	E	1,600	300	5
Vacant	3345	F	800	300	3
Bact Process Systems, Inc.	3345	J	1,015	300	3
Family Tree Holistic Health (medical)	3345	K	1,015	200	5
Vacant	3345	L	715	300	2
Dr. Mary Doxas Weber	3345	M	800	200	4
Dawe's, LLC (accounting)	3355	H	4,832	300	16
Cooperative Computer Service	3355	J	5,518	300	18
Morris Shafran (counseling)	3365	A	800	300	3
FG Engineered Solutions, LLC	3365	B	440	300	1
Tactical Security, LLC	3365	C	1,422	300	5
Midwest Allergy Relief	3365	D	968	200	5
The Perfect Workout, Inc.	3365	E	800	250	3
Vacant	3365	F	800	300	3
Safeguard Business Management	3365	G	1,600	300	5
Murray Grishaber, LLC (accountant)	3365	J	1,005	300	3
Dr. Mikhail Berfman, MD (medical)	3365	K	1,025	200	5
Authentic Self Psychological	3365	L	795	300	3
Vacant	3365	M	800	300	3
Vacant	3375	A	1,500	300	5
Vacant	3375	B	1,483	300	5
New Look Laser Center (medical)	3375	C	2,455	200	12
Arlington Counseling Associates	3375	E	3,200	300	11
Vacant	3375	J	757	300	3
Neuropsychological Services PC (counseling)	3375	K	1,045	300	3
Dina Kaner, MD, SC (medical, pediatrician)	3385	A	1,583	200	8
Autism Home Support Services (office/counseling)	3385	C	1,015	300	3
Autism Home Support Services (office/counseling)	3385	D	1,320	300	4
Autism Home Support Services (office/counseling)	3385	E	737	300	2
Autism Home Support Services (office/counseling)	3385	F	620	300	2
Premier Foot & Ankle, PC (medical)	3385	G	1,617	200	8
Autism Home Support Services (office/counseling)	3385	J	1,015	300	3
Autism Home Support Services (office/counseling)	3385	K	2,473	300	8
Unknown	3395		10,360	300	35
TOTAL SQUARE FOOTAGE			73,612	TOTAL PARKING PROVIDED	270
TOTAL NUMBER OF PARKING SPACES PROVIDED					238
SURPLUS / (DEFICIT)					(32)

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Family Tree Holistic Health (previously Sassack Family Acupuncture) is an acupuncture and healing center in Arlington Heights, IL dedicated to helping families achieve their highest level of health and wellness through natural and holistic practices. We provide affordable adult and pediatric acupuncture and reiki; the highest quality herbs, essential oils, and supplements; doula services and HypnoBirthing® education; and community-based workshops and support groups. At Family Tree Holistic Health, we treat a wide variety of conditions including, but not limited to, colds and flu, muscle and joint pain, headaches and migraines, asthma, allergies, anxiety and depression, gastrointestinal issues, women's health.

Hours of Operation:

Monday, Tuesday and Thursday 9AM-8PM

Wednesday 12-7PM

Friday 9AM- 2PM

Saturday 8AM-1PM

There are currently three practitioners:

Michael Sassack, L.Ac

Mon 3-8PM

Tues & Thurs 9AM-3PM

Wed 12-7PM

Friday 9AM- 2PM

Saturday 8AM-1PM

Karissa McCallum, L.Ac, DC(DONA)

Mon 9AM-3PM

Tues & Thurs 3-8PM

Jasmine Sassack, Reiki Practitioner, HBCE, CBE

Jasmine more recently started practicing out of the space and comes in when someone schedules an appt. She does not have set hours.

At this time there is not any additional staff. We have discussed having a front desk employee once we expand but haven't made a final decision on that.

In suite D, there are currently three treatment rooms, which allow for a maximum of four patients to be treated at one time (One room is "shared" with two treatment tables, so it's usually siblings, a parent and a child or partner treatments.); however, it's more common to be treating three patients at the same time.

I, Karissa, was an employee of Sassack Family Acupuncture but made the decision to become a partner in the spring of 2018. As a result, we are looking to double our number of treatment rooms (3-->6), to add a bathroom, to have a small space for older children to spend time while their parents are being treated, to have a classroom space for education and to have a larger space for employees by expanding into suite K. This allows me to have more hours to see patients. We would love to bring other qualified, trusted practitioners in, but it's hard to say how many. If it's another acupuncturist, there would probably be a maximum of two practitioners in the space at a time, three if Jasmine is using a room. If we brought someone like a massage therapist in, who can only use one room at a time, there could be more than three practitioners in the office at one time. We don't have anyone specific in mind at this point in time.

Attached to email is the original architectural drawing. We are making the necessary changes for our permit to be approved. Please let me know if you need any other information.

Best,
Karissa McCallum

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE NO. 184-005322

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / ACSM Land Title Survey

PARCEL 1:

LOT 3 IN NORTH RIDGE SUBDIVISION IN ARLINGTON HEIGHTS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

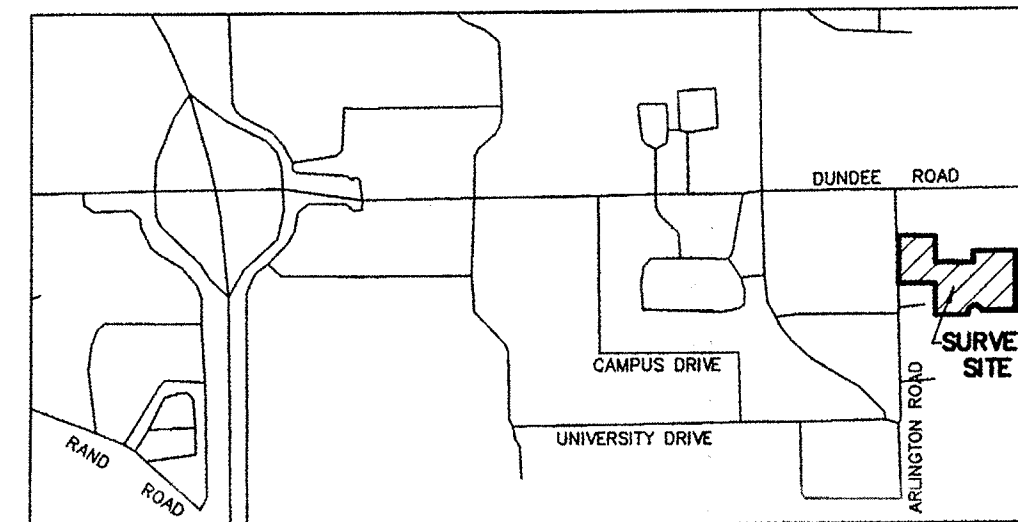
PARCEL 2:

LOT 3 IN TSCURTZ'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

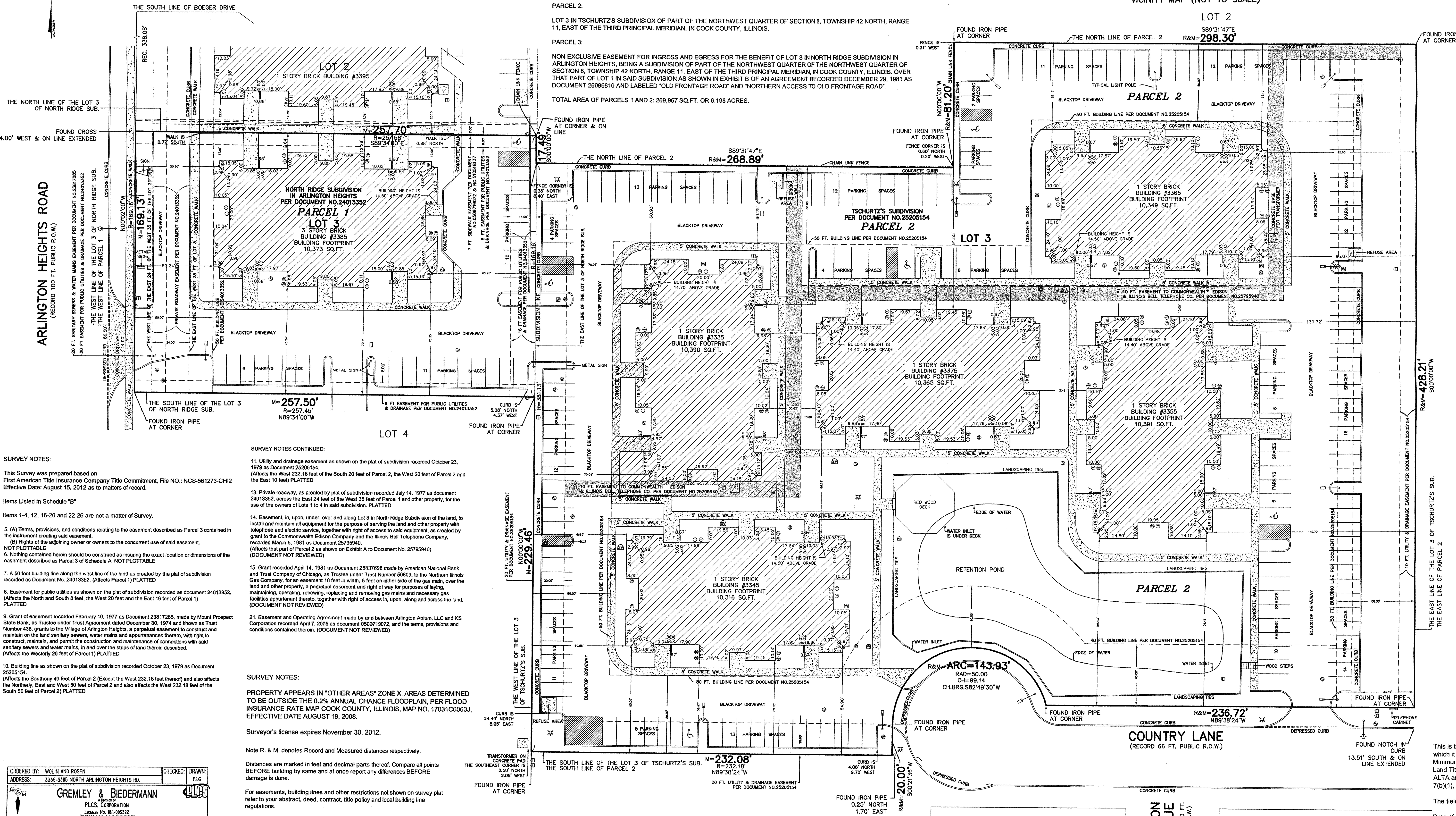
PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 3 IN NORTH RIDGE SUBDIVISION IN ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, OVER THAT PART OF LOT 1 IN SAID SUBDIVISION AS SHOWN IN EXHIBIT B OF AN AGREEMENT RECORDED DECEMBER 29, 1981 AS DOCUMENT 26096810 AND LABELED "OLD FRONTAGE ROAD" AND "NORTHERN ACCESS TO OLD FRONTAGE ROAD".

TOTAL AREA OF PARCELS 1 AND 2: 269,967 SQ.FT. OR 6.198 ACRES.



VICINITY MAP (NOT TO SCALE)



SURVEY NOTES:

This Survey was prepared based on First American Title Insurance Company Title Commitment, File NO.: NCS-561273-CH2 Effective Date: August 15, 2012 as to matters of record.

Items Listed in Schedule "B"

Items 1-4, 12, 16-20 and 22-28 are not a matter of Survey.

5. (A) Terms, provisions, and conditions relating to the easement described as Parcel 3 contained in the instrument creating said easement.
(B) Rights of the adjoining owner or owners to the concurrent use of said easement.
NOT PLOTTABLE.
6. Nothing contained herein should be construed as insuring the exact location or dimensions of the easement described as Parcel 3 of Schedule A. NOT PLOTTABLE.
7. A 50 foot building line along the west line of the land as created by the plat of subdivision recorded as Document No. 24013352. (Affects Parcel 1) PLATTED
8. Easement for public utilities as shown on the plat of subdivision recorded as document 24013352. (Affects the North and South 8 feet, the West 20 feet and the East 16 feet of Parcel 1) PLATTED
9. Grant of easement recorded February 10, 1977 as Document 23817285, made by Mount Prospect State Bank, as Trustee under Trust Agreement dated December 30, 1974 and known as Trust Number 438, grants to the Village of Arlington Heights, a perpetual easement to construct and maintain on the land sanitary sewers, water mains and appurtenances thereto, with right to construct, maintain, and permit the construction and maintenance of connections with said sanitary sewers and water mains, in and over the strips of land therein described. (Affects the Westerly 20 feet of Parcel 1) PLATTED
10. Building line as shown on the plat of subdivision recorded October 23, 1979 as Document 25205154. (Affects the Southerly 40 feet of Parcel 2 (Except the West 232.18 feet thereof) and also affects the Northern, East and West 50 feet of Parcel 2 and also affects the West 232.18 feet of the South 50 feet of Parcel 2) PLATTED

SURVEY NOTES CONTINUED:

11. Utility and drainage easement as shown on the plat of subdivision recorded October 23, 1979 as Document 25205154. (Affects the West 232.18 feet of the South 20 feet of Parcel 2, the West 20 feet of Parcel 2 and the East 10 feet) PLATTED
13. Private roadway, as created by plat of subdivision recorded July 14, 1977 as document 24013352, across the East 24 feet of the West 35 feet of Parcel 1 and other property, for the use of the owners of Lots 1 to 4 in said subdivision. PLATTED
14. Easement, in, upon, under, over and along Lot 3 in North Ridge Subdivision of the land, to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment, as created by grant to the Commonwealth Edison Company and the Illinois Bell Telephone Company, recorded March 5, 1981 as Document 25795940. (Affects that part of Parcel 2 as shown on Exhibit A to Document No. 25795940). (DOCUMENT NOT REVIEWED)
15. Grant recorded April 14, 1981 as Document 25837698 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 50809, to the Northern Illinois Gas Company, for an easement 10 feet in width, 5 feet on either side of the gas main, over the land and other property, a perpetual easement and right of way for purposes of laying, maintaining, operating, renewing, replacing and removing gas mains and necessary gas facilities appurtenant thereto, together with right of access in, upon, along and across the land. (DOCUMENT NOT REVIEWED)
21. Easement and Operating Agreement made by and between Arlington Atrium, LLC and KS Corporation recorded April 7, 2005 as document 0509719072, and the terms, provisions and conditions contained therein. (DOCUMENT NOT REVIEWED)

SURVEY NOTES:

PROPERTY APPEARS IN "OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0063J, EFFECTIVE DATE AUGUST 19, 2008.

Surveyor's license expires November 30, 2012.

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

No dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2012 "All Rights Reserved"

PARKING SPACES:

REGULAR PARKING - 199
HANDICAPPED - 6

ORDERED BY: WOLIN AND ROSEN	CHECKED: DRAWN
ADDRESS: 3335-3345 NORTH ARLINGTON HEIGHTS RD.	PLG
GREMLEY & BIEDERMANN	
PLCS CORPORATION	
LICENSE NO. 184-005322	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2012-16827-001	PAGE NO. 1 OF 1
DATE: AUGUST 28, 2012	SCALE: 1" = 30' FEET

G:\CAD\2012\2012-16827\2012-16827-001.dwg

Legend:

- Storm MH
- Storm CB
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree - Deciduous
- Tree - Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Sprinkler Control Valve
- Hose Connection
- Fire Alarm
- Flag Pole
- Handicapped Parking

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, and 11(a) of Table A thereof.

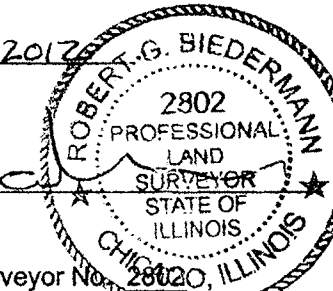
The field work was completed on AUGUST 28, 2012.

Date of Plat Sept. 14, 2012

By: R. G. Biedermann

Robert G. Biedermann

Professional Illinois Land Surveyor No. 2802



FAMILY TREE HOLISTIC HEALTH

3345 N ARLINGTON HEIGHTS RD, UNITS D & K
ARLINGTON HEIGHTS, IL 60004

DRAWING INDEX

COVER

G101 - COVER

ARCHITECTURAL

- D101 - DEMOLITION PLAN
- A101 - FLOOR PLAN
- A121 - ELECTRICAL AND LIGHTING PLAN

ARCHITECT:
CARLSON ARCHITECTURE, LTD.

334 E COLFAX ST.
PALATINE, ILLINOIS 60067

PHONE: 847.845.6946

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DRAWINGS; DIMENSIONS TAKE PRECEDENCE. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS OF VARIOUS TRADES, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- PERIMETER OF ALL OPENINGS TO BE BACKED AS NECESSARY AND CAULKED OR SEALED, INTERIOR AND EXTERIOR.
- WOOD BLOCKING IS SHOWN GENERICALLY TO ACHIEVE AN OVERALL CONFIGURATION OF FINISHED MATERIALS. ITS RELATIONSHIP TO OTHER MATERIALS CAN BE ALTERED OR REPLACED AS REQUIRED BY APPROPRIATE CONSTRUCTION PRACTICES TO ACHIEVE THE FINAL APPEARANCE INDICATED ON DRAWINGS.
- NOTHING CONTAINED IN THESE NOTES OR DRAWINGS SUPERCEDES OR RELIEVES THE CONTRACTOR(S) OF THEIR RESPONSIBILITIES FOR THE MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, SAFETY PRECAUTIONS AND PROGRAMS, SAFETY OF PERSONS AND PROPERTY.
- REVIEW ALL SHEETS THOROUGHLY AS EACH SHEET MAY HAVE INFORMATION CONCERNING EACH TRADE OR SYSTEM TO BE USED.

PROJECT SCOPE : RENOVATION

COMPLIANCE STATEMENT:

- DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN ACCORDANCE WITH THE LOCAL CODES AND AMENDMENTS LISTED BELOW:

- 2014 State of Illinois Plumbing Code
- 2005 National Electric Code
- 2009 International Building Code (IBC)
- 2009 International Fire Code (IFC)
- 2009 International Mechanical Code (IMC)
- 2009 International Fuel Gas Code (IMC)
- 2009 International Property Maintenance Code (IPMC)
- 2015 International Energy Conservation Code (IECC)

CARLSON ARCHITECTURE LTD.



11-18
LIC. EXP. DATE
06-07-18
DATE

THESE DRAWING WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE REQUIREMENTS OF ARLINGTON HEIGHTS. THIS STAMP APPLIES TO ARCHITECTURAL DRAWINGS ONLY - SEE DRAWING INDEX.

FAMILY TREE HOLISTIC HEALTH
3345 N ARLINGTON HEIGHTS RD, UNITS D & K
ARLINGTON HEIGHTS, IL 60004

CARLSONARCHITECTURE
334 E COLFAX ST - UNIT D
PALATINE, ILLINOIS 60067
Phone 847.845.6946
WWW.CARLSONARCHITECTURE.COM

PROJECT NUMBER:
18005

DATE	REVISION REMARKS	PERMIT ISSUE	NO.
06-07-18			

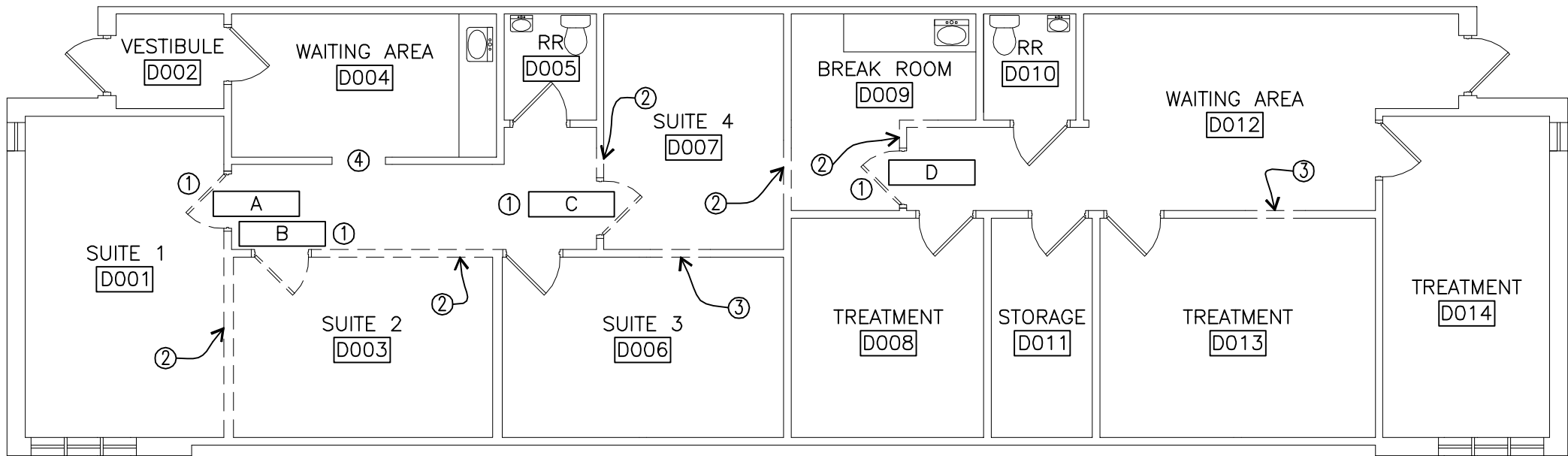
DATE:
06.07.2018

COVER

SHEET NUMBER:
G101

KEY NOTES

- 1. RE-USE EXISTING DOOR. SEE PROPOSED PLAN FOR NEW LOCATION.
- 2. REMOVE WALL AND ASSOCIATED CONSTRUCTION. SEE PROPOSED PLAN FOR LIMITS.
- 3. REMOVE PORTION OF WALL FOR NEW DOOR OPENING.
- 4. ADJUST OPENING FOR NEW DOOR AND FRAME SIZE.



11-18
LIC. EXP. DATE
06-07-18
DATE



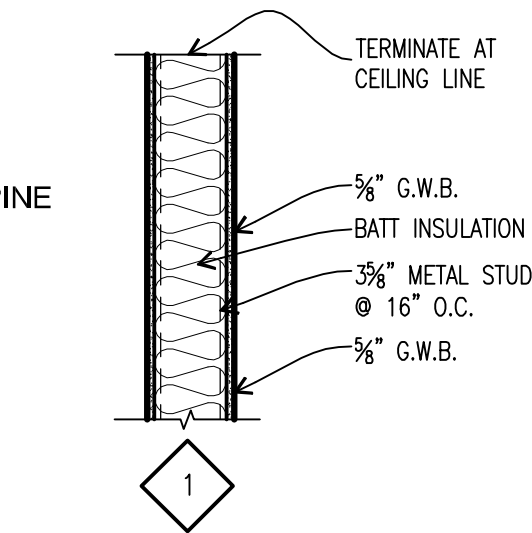
FAMILY TREE HOLISTIC HEALTH
3345 N ARLINGTON HEIGHTS RD, UNITS D & K
ARLINGTON HEIGHTS, IL 60004

PROJECT NUMBER:	
18005	
DATE	06-07-18
REVISION	
PERMIT ISSUE	
NO.	
DATE:	06.07.2018

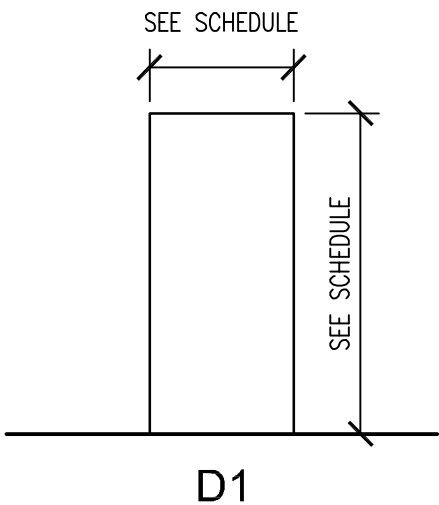
DEMOLITION PLAN

GENERAL NOTES

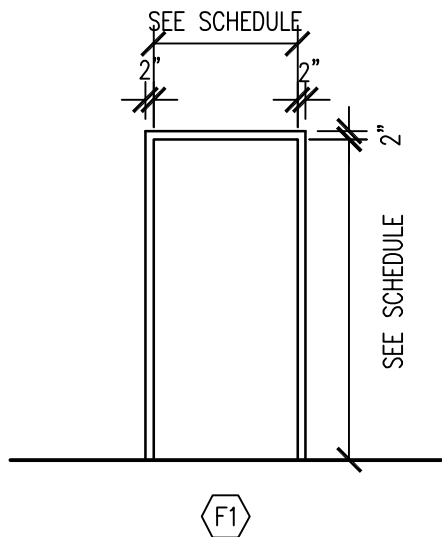
- A. NEW DOORS, FRAMES, AND
HARDWARE TO MATCH EXISTING.
- B. FLOORING: FAIR OAKS BARTLEY PINE
LAMINATE 7MM SKU#944101346
STANDARD UNDERLAY PADDING



1 WALL TYPES
Scale: 3/4" = 1'-0"



2 DOOR TYPES
Scale: 1/4" = 1'-0"

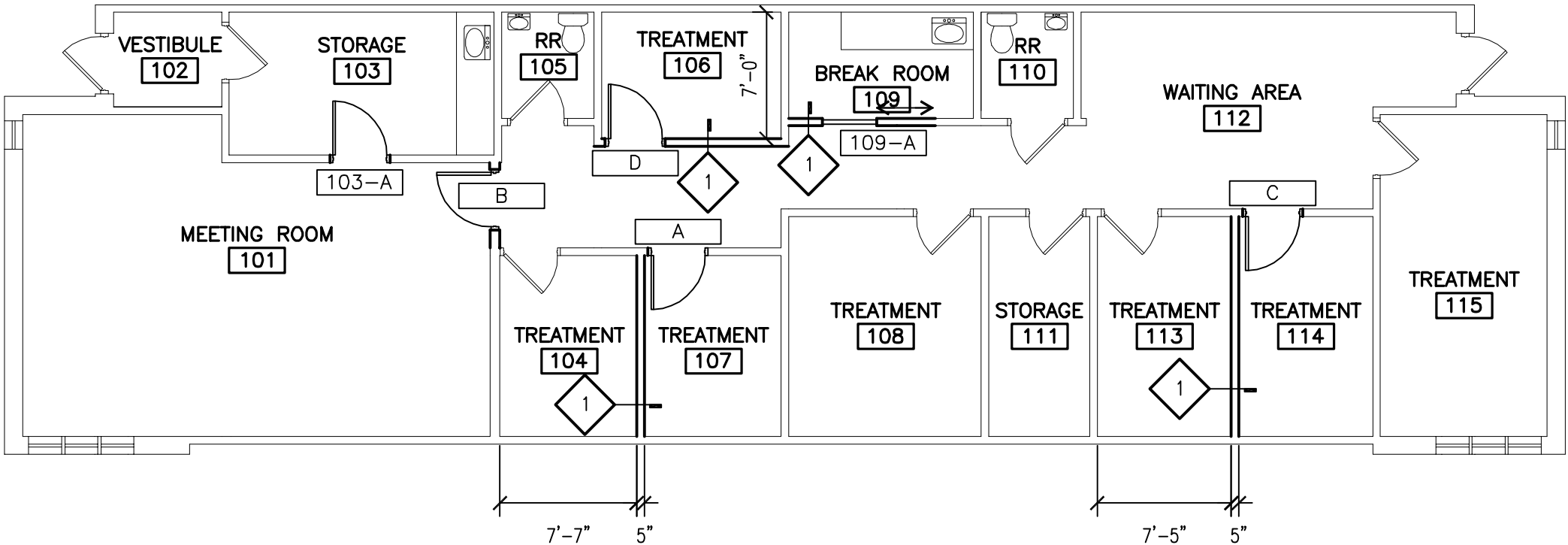


3 FRAME TYPES
Scale: 1/4" = 1'-0"



11-18
LIC. EXP. DATE
06-07-18
DATE

DOOR AND FRAME TYPE SCHEDULE															
DOOR No.	DOOR						FRAME							FIRE RATING	REMARKS
	SIZE			TYPE	GLASS	MAT'L	TYPE	GLASS	MAT'L	DETAIL					
	WD	HGT	THK							HEAD	JAMB	SILL			
103-A	3'-0"	*	1-3/4"	D1	--	WOOD	F1	--	WOOD	--	--	--		--	2
109-A	3'-0"	*	1-3/4"	D1	--	WOOD	F1	--	WOOD	--	--	--		--	1, 2



REMARKS

- 1 - POCKET DOOR
2 - MATCH EXISTING
DOOR HEIGHT

4 PROPOSED FLOOR PLAN
Scale: 1/8" = 1'-0"



FAMILY TREE HOLISTIC HEALTH
3345 N ARLINGTON HEIGHTS RD, UNITS K & D
ARLINGTON HEIGHTS, IL 60004

PROJECT NUMBER:		18005
DATE	06-07-18	
REVISION	REMARKS	
NO.	PERMIT ISSUE	
DATE:		06.07.2018

PROPOSED FLOOR PLAN
SHEET NUMBER:
A101

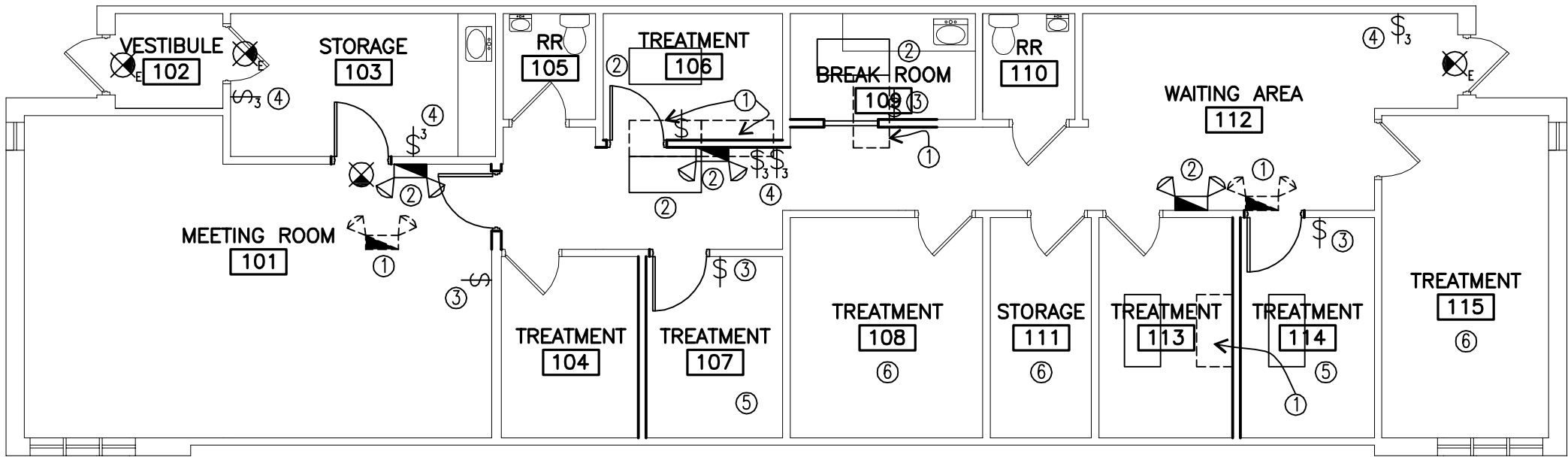
CARLSONARCHITECTURE
334 E COLFAX ST - UNIT D
PALATINE, ILLINOIS 60067
Phone 847.845.6946
WWW.CARLSONARCHITECTURE.COM

GENERAL NOTES

- A. COORDINATE ALL DEVICE LOCATIONS WITH OWNER IN FIELD.
- B. REMOVE AND DISCONNECT ALL DEVICES IN WALLS TO BE REMOVED.
- C. ADJUST LOCATIONS AND ADD RETURN AND SUPPLY AIR INTO NEW OR RENOVATED TREATMENT ROOMS SO THAT EACH TREATMENT ROOM CONTAINS ONE SUPPLY AND ONE RETURN.

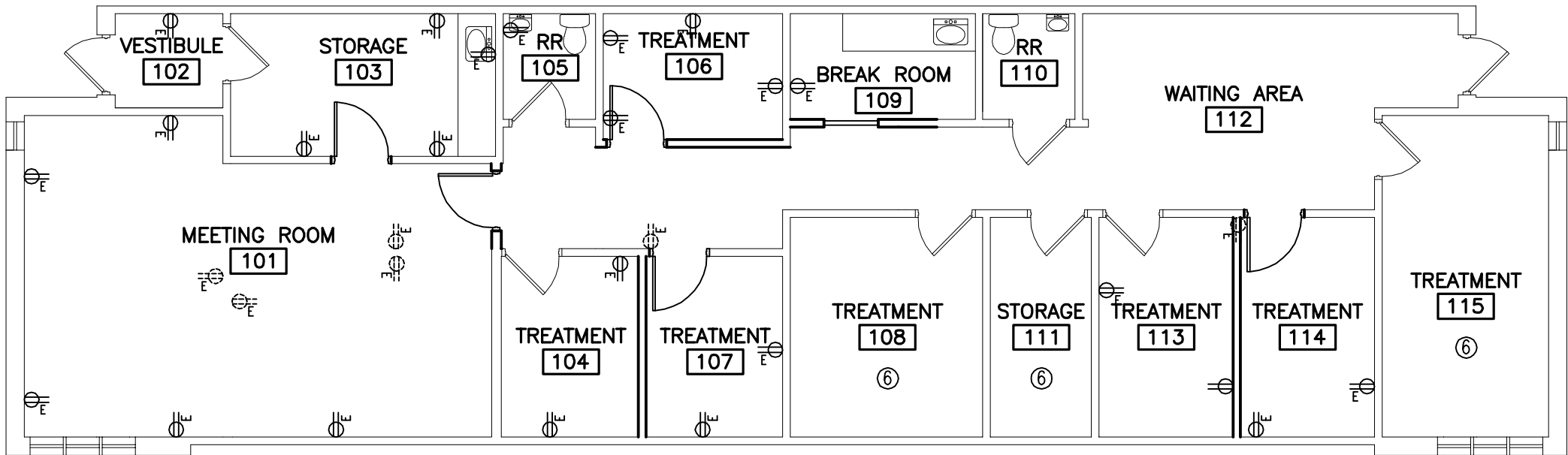
KEY NOTES

- 1. RELOCATE EXISTING LIGHT FIXTURE.
- 2. NEW LOCATION OF EXISTING LIGHT FIXTURE. CONNECT TO EXISTING CIRCUIT.
- 3. CONNECT NEW SWITCH TO EXISTING LIGHT FIXTURE.
- 4. NEW "3-WAY" SWITCH. CONNECT TO EXISTING LIGHT FIXTURE.
- 5. DISCONNECT EXISTING LIGHT FIXTURE FROM EXISTING SWITCH.
- 6. POWER AND LIGHTING TO REMAIN UNCHANGED.



1 ELECTRICAL LIGHTING PLAN

Scale: 1/8" = 1'-0"



2 ELECTRICAL POWER PLAN

Scale: 1/8" = 1'-0"

KEY



EXIT



EMERGENCY LIGHTING



11-18
LIC. EXP. DATE
06-07-18
DATE



FAMILY TREE HOLISTIC HEALTH
3345 N ARLINGTON HEIGHTS RD, UNITS D & K
ARLINGTON HEIGHTS, IL 60004

PROJECT NUMBER:	18005
DATE	06-07-18
REVISION	
PERMIT ISSUE	
DATE	06.07.2018

ELECTRICAL POWER
AND LIGHTING PLAN

SHEET NUMBER:
A121

CARLSONARCHITECTURE
334 E COLFAX ST - UNIT D
PALATINE, ILLINOIS 60067
Phone 847.845.6946
WWW.CARLSONARCHITECTURE.COM



Item: 1104 S. Arlington Heights Rd. - T1640

Department: Planning & Community Development

Requested Action

Amendment to Land Use Variation Ordinance 07-036.

Variations Requested

None

Recommendation

The Staff Development Committee has reviewed the petitioner's request, and is supportive of eliminating the following condition from Ordinance 07-036:

1. The land use variation granted by this ordinance shall only apply to The People's Bank.

The remaining conditions as set forth in Ordinance 07-036 shall remain in full force and effect.

ATTACHMENTS:

Description

Staff Report
Survey-Site Plan
Project Description
AAEC Brochure

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits



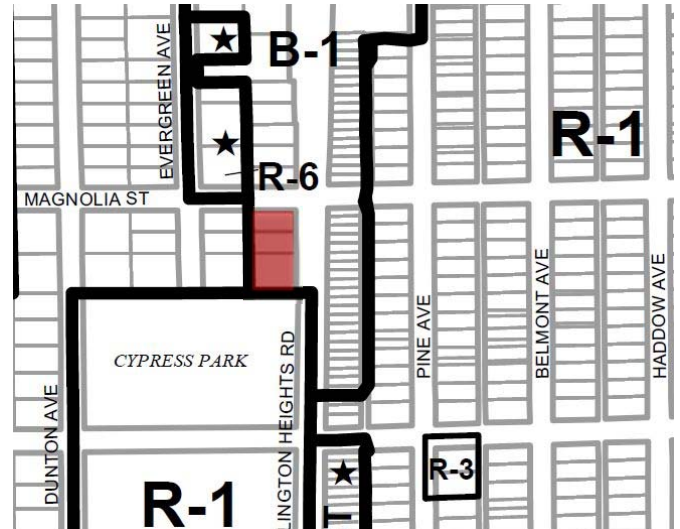
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

File Number: Temp File Number: T-1640
Project Title: 1104 S. Arlington Heights Rd.
 Land Use Variation Amendment
Address: 1104 S. Arlington Heights Rd.
PIN: 08-09-215-008

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: September 12, 2018
Date Prepared: August 22, 2018

Petitioner: Patrick Brankin – Schain Banks
Address: 70 W. Madison St. Suite 5300
 Chicago, IL 60602

Existing Zoning: B-1, Business District Limited Retail
Existing Comp. Plan Designation: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail	Retail Building	Commercial
South	R-1, One-Family Dwelling District	Community Park/Garden	Parks
East	B-1, Business District Limited Retail	Retail Building	Commercial
West	R-3, One-Family Dwelling District	Single Family Homes	Single Family Detached

Requested Action:

1. Amendment to Land Use Variation Ordinance 07-036.

Variations Requested:

1. None

Project Background:

The subject property is located at the southwest corner of Arlington Heights Road and Magnolia Street. The site is developed with a one-story, 4,508 square foot banking facility with drive-through. The structure has two drive-through lanes along the north building elevation, and an ancillary parking lot with a total of 17 parking stalls along the south property line. The parking lot is accessible via one driveway along Magnolia Street, and one driveway along Arlington Heights Road. The building is currently occupied by First Midwest Bank, and was previously occupied by the People's Bank of Arlington Heights.

The property is zoned B-1, Business District Limited Retail, which does not permit drive-through banking facilities by right or via a Special Use permit. Thus, to construct and operate this facility, the property was granted a Land Use Variation in 2007 via Ordinance 07-036. As part of this Land Use Variation, a condition was included in the Ordinance which restricted the variation to The People's Bank of Arlington Heights. Due to the fact that the People's Bank merged with First Midwest Bank, occupation of the facility by First Midwest Bank was considered compliant with this condition, as via the merger it was the same banking entity.

The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to purchase and move into the facility. Due to the fact that AAEC is a separate entity from First Midwest Bank and the former People's Bank, per the aforementioned condition in Ordinance 07-036 they are not permitted to occupy the facility. The petitioner is proposing no modifications to the building or site at this time.

AAEC is a local credit union, currently located in Arlington Heights at 115 S. Wilke Road. AAEC serves employees, students, alumni, and families of Districts 21, 23, 25, 26, 57, and 59, in addition to NSSEO and any private schools which feed into District 214 or Harper College.

Zoning and Comprehensive Plan

As mentioned above, the property is currently zoned B-1, Business District Limited Retail. The present use as a banking facility with drive-through is not compliant with this designation, however operates lawfully under the Land Use Variation granted via Ordinance 07-036 in 2007.

With respect to the Comprehensive Plan, the site is designated "Commercial". The current use as a bank is compliant with this designation.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of this review process, Staff will verify that all existing landscaping complies with Village code. Any landscaping that is deficient or missing per code shall be replaced.

The petitioner is not proposing any changes to the building or site at this time.

Parking

Staff conducted a parking assessment based on the required parking ratios outlined in the Village's Zoning Ordinance. Per code, one parking stall is required for every 300 square feet of floor area. Using this ratio, the 4,508 square foot bank requires 15 total parking spaces. The provided site plan shows 17 stalls, which results in a surplus of two parking stalls.

Traffic

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code.

While Section 6.12-1 also states that all developments with a drive through require a full traffic study, since the drive through is already constructed, and no expansion or additional lanes are proposed, there is in essence no new drive-through proposed. Therefore, a full Traffic Study by a certified traffic engineer is not required

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request, and is supportive of eliminating the following condition from Ordinance 07-036:

- 1. The land use variation granted by this ordinance shall only apply to The People's Bank***

The remaining conditions as set forth in Ordinance 07-036 shall remain in full force and effect.

August 24, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File Number T-1640

ALTA/NSPS LAND TITLE SURVEY

BY
JOHN M. HENRIKSEN
415 E. GOLF ROAD, SUITE 100 ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 312-475-1633 FAX: 312-475-1634
WWW.HENRIKSEN-SURVEY.COM

RECEIVED

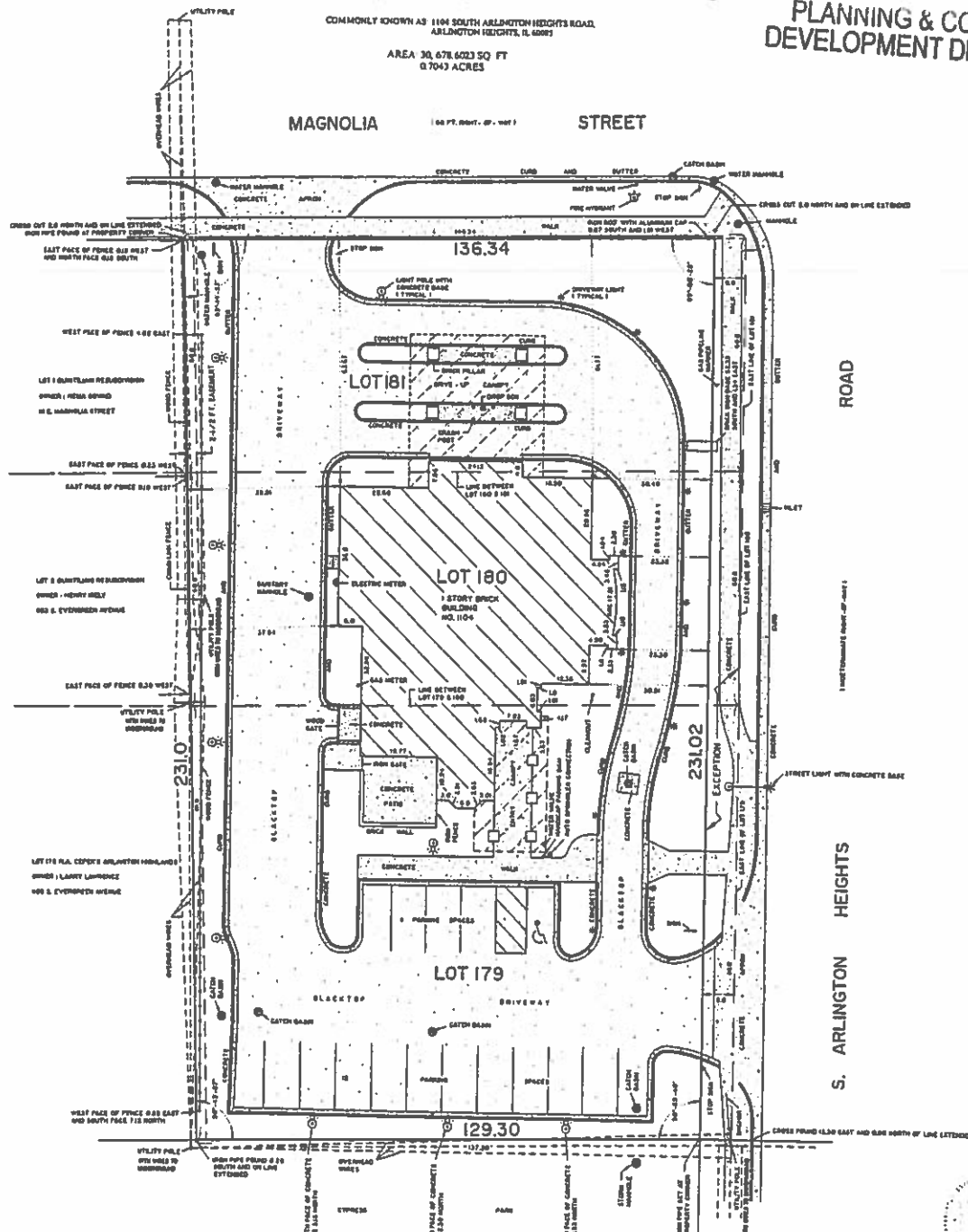
AUG 17 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

LOTS 179, 180 AND 181, EXCEPT THE EAST 646 FEET OF SAID LOTS AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF, IN BLACKEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 1104 SOUTH ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

AREA 30,678.6023 SQ. FT.
0.7043 ACRES



ORDER NUMBER: **150256 - U**

SCALE: 1 INCH = 15 FEET

ORDERED BY: **SCHAIN BANKS**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SURVEY MAP PLAY EXHIBIT LOCAL AUTHORITY FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCE.
PLEASE CHECK 1/4" MAP REPRESENTATION WITH (3) 1/4" SCALE.
COMPARE ALL PLANTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.
IMAGINATIONS ARE NOT TO BE ASSUMED FROM SCALING.

NOTES:

REFERENCE HAS BEEN MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 1811254777 HAVING A COMPLETION DATE OF JULY 20, 2018 IN THE PREPARATION OF THIS SURVEY

REGARDING ITEM 1 OF TABLE "A"

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, BEING COMMUNITY NUMBER 17054, MAP NUMBER 17010301A, EFFECTIVE AUGUST 18, 2006, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA WITHIN THE PROPERTY HEREON DRAWN LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X"

REGARDING ITEM 2 OF TABLE "A"

SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDING AT GROUND LEVEL 4,494 SQUARE FEET

REGARDING ITEM 3 OF TABLE "A"

AS SHOWN ON SURVEY.

REGARDING ITEM 4 OF TABLE "A"

THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.

STATE OF ILLINOIS
COUNTY OF COOK, ILL.

HEREBY CERTIFIED TO: FIRST MIDWEST BANK
ABC CREDIT UNION
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MIDWEST STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11 AND 16 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON: **AUGUST 9, 2018**

DATE OF PLAN OR MAP: **AUGUST 13, 2018**

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2666
LICENSE EXPIRES NOVEMBER 26, 2018

PROJECT DESCRIPTION

The Petitioner AAEC Credit Union is the contract purchaser for the property located at 1104 South Arlington Heights Road, Arlington Heights, Illinois. The site was previously occupied by The People's Bank and then First Midwest Bank upon the merger between The People's Bank and First Midwest Bank and is subject to PUD 07-036.

AAEC Credit Union will not make any changes to the layout, existing exterior of the building, or drive thru configuration. AAEC was established in 1955 and serves the financial needs of school district employees and their families.

The request to the amendment to PUD 07-036 is to remove Section Three Condition Number 1 that states: "The land use variation granted by this Ordinance shall only apply to The People's Bank" The remainder of the ordinance will remain intact.

RECEIVED

AUG 17 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

WELCOME TO AAEC

THE EDUCATION CREDIT UNION

One of the valuable benefits of your affiliation with the school district is that you are eligible for membership in AAEC Credit Union.

We're here to provide friendly, convenient financial services with the best rates possible for the entire educational community. Whether you're a saver or a borrower, a school district employee, a student, an alumni, or a relative, we're ready to provide you the best interest and dividend rates, an escape from high bank fees, and helpful staff who care about your financial success.



AAEC, your Credit Union
COME JOIN US
847-392-1922

WHAT'S A CREDIT UNION?

A credit union is a non-profit cooperative formed by a group of people to provide low cost financial services. It is owned and controlled by its members. Credit unions offer the same services as banks, but with very low costs and better rates. Unlike banks, who pay their profits to their stockholders, credit unions return our profits to our members.

WHO IS AAEC?

Since 1955 when a small group of northwest suburban educators realized they could help provide their co-workers with a low cost way to save and borrow, AAEC has been serving the financial needs of school district employees and their families.

We have grown significantly and can now welcome the entire school district family – employees, students, alumni, and families of all schools that feed into District 214 and Harper College.

JOINING IS EASY

As part of the District 214 and Harper College extended family (employee, student, alumni, or family) which includes Districts 21, 23, 25, 26, 57, 59, and NSSEO, as well as private schools that feed into District 214 or Harper College, you are eligible for AAEC membership.

Simply follow the instructions on the enclosed membership form or visit us at www.aaeccu.com.

Your spouse, children, siblings, grandchildren, parents, grandparents, nieces, nephews, in-laws, and step-relatives are eligible for membership, too. Thanks to you, they can take full advantage of all the services AAEC provides.

CHECKING ACCOUNTS

AAEC Checking Accounts combine the best of everything – free services and dividends for all your deposits, large or small. No minimum balance is required. There is no monthly maintenance fee and no per check charge. Your account will be paid dividends based on your average daily balance, regardless of how low your balance may drop during the month. We'll even provide you with a free starter pack of checks.

With your AAEC Checking Account, you'll have free access to your account online, Bill Pay, and remote deposit. Choose either a Debit card or an ATM card. Your payroll, social security, TRS, SURS, IMRF, or other check can be direct deposited for total convenience. Overdraft protection from your AAEC Savings Account is provided automatically.

ATM ACCESS

Access cash 24 hours a day from all corners of the world with your AAEC ATM or Debit Card.

Either card can be used surcharge-free at any of the hundreds of ATM machines in our networks. Visit www.co-opnetwork.org or www.allpointnetwork.com for a complete list of locations near you, or use any Village Bank & Trust ATM.

CALL TODAY 847-392-1922

SAVINGS ACCOUNTS

AAEC members are required to have a savings account with a minimum \$25 balance.

Kids' Accounts for children under age 13 earn 5.0%APR* on the first \$500 of deposits.

Teen Accounts for 13 to 18 year olds earn 2.5%APR* on the first \$1000 of deposits. Other accounts may be opened to help you save for special needs or projects.

Call for details about our holiday club, tax, education, vacation, or special accounts.

Deposits can be made in person, via remote deposit, direct deposit, an ATM, or through payroll deduction for school district employees.

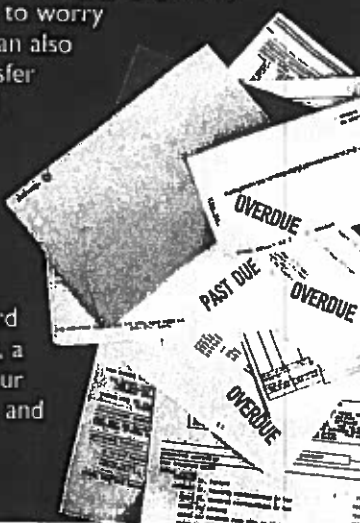
*Dividends are paid on the average daily balance, are determined and posted quarterly, and are subject to change without notice. Each member's savings account is insured up to \$250,000 by the National Credit Union Administration (NCUA), an agency of the federal government.

BILL PAY

Tired of writing checks? Now you don't have to.

Use our Bill Pay Service – for free!

Make a single, one-time payment or set up a recurring item (like your mortgage payment) so that you never have to worry about being late. You can also use this system to transfer funds from your AAEC account to another financial institution or to transfer money securely to anyone who has an email address. For small fee, you can even have a card sent along with a check, a terrific option for all your grandchildren's, nieces', and nephews' birthdays.



LOANS

When you need money, call AAEC. We make the process simple and painless. Whether you're paying off those high interest credit cards, going on vacation, taking college classes, looking for a home equity loan, or are just in need of a little extra money, we can help. If you are purchasing a car, boat, truck, motorcycle, or you want to replace your current bank note with a lower cost AAEC loan, call us. We even offer a loan for people with credit problems. Whatever your needs, we have great financing options with flexible terms to fit your budget.

Tuition
Personal
New & Used Vehicles
Bill Consolidation
Ea\$y Money
Mortgages
Home Equity Line of Credit

VISA CARDS

Our no annual fee Visa Card carries a low 11.9% interest rate for all purchases, cash advances, and balance transfers.



OTHER SERVICES

Call for...

Cashier's Checks
Notary Services
Remote Deposit

Wire Transfers
Gift Cards
Financial Counseling

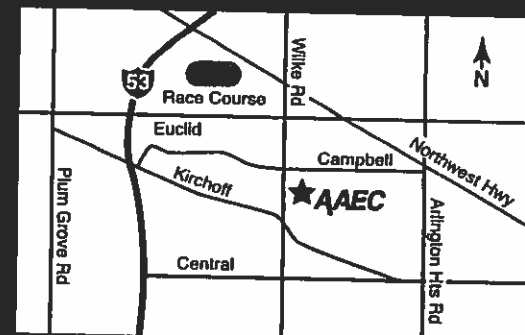
ONLINE ACCESS

Manage your account online at www.aaeccu.com or download our TouchBanking app. Choose to receive your statement electronically for convenience and safety.

PHONE ACCESS

Automated 24hr phone access to your account is available at no cost with Teller Express.

855-605-9178



AAEC is conveniently located at
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(in Plaza Office Park, behind
West Gate Shopping Center)

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Teller Express 855-605-9178

www.aaeccu.com

Business Hours

Monday – Friday 9am – 5pm

Outdoor drop box accessible 24/7
Indoor drop slot M – F, 6am – 9pm

**Providing friendly
financial service
for OVER
60 YEARS!**