



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
August 25, 2021
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Ridgeline/Rohrman Development - 12/2/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Little Paw Animal Rescue - 1457 E. Palatine Rd. - T1747
Land Use Variation for Kennel, Commercial

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.



**Conceptual Plan Review Committee
8/25/2021**

Item: Ridgeline/Rohrman Development - 12/2/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Ridgeline/Rohrman - 12/2/20

Type

Minutes

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE**

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

December 2, 2020

Project Title: Ridgeline Distribution Center & Rohrman Auto Mall PUD

Address: 1100,1400 W. Dundee Rd. and 1510-1530 W. Dundee Rd

Petitioner: Mark J. Battista
Bob Rohrman Auto Group

Address: 1510 W. Dundee Road
Arlington Heights, IL 60004

Requested Action:

1. Amendment to PUD Ordinance numbers 99-031, 07-072, and 09-041 to allow modifications to the approved development plan.
2. Preliminary and Final Plat of Subdivision approval to re-subdivide the subject property into four lots.
3. Rezoning of the entirety of the proposed Lot 3 into the M-1 District.

Variations Required:

- Chapter 28 of the Municipal Code, Section 6.12.1(1), to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
- Chapter 28 of the Municipal Code, Section 10.2-9, Access, to allow tandem parking spaces.
- Additional Variations may be identified upon submittal of a formal Plan Commission application.

Attendees: Mark J. Battista, Bob Rohrman Auto Group
Jim Condon, J. Condon & Associates, Inc.
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is the former Honeywell research/development and manufacturing campus located on the northwest side of the Village. Upon the departure of Honeywell, the property was impressed with a PUD in 1999, which allowed construction of the approximately 94,000 square foot building at the northeast corner of the site that is under separate ownership from the Rohrman Auto Mall and is currently occupied by Curtiss Wright (3602 N. Kennicott). The total size of the 1999 PUD is 52.65 acres.

The Bob Rohrman Group is now proposing the demolition of the two-story approximately 80,000 square foot “Motorola” building that is adjacent and connected to the Lexus Dealership. This building was formerly used to store cars for BRG, but has sat vacant for several years. This building is also attached, via an elevated walkway, to the larger approximately 300,000 square foot industrial building at 1400 W. Dundee Road. As part of this project, the elevated walkway would also be demolished. In the place of the “Motorola” building, the petitioner is proposing the construction of approximately 166 parking spaces. Finally, the petitioner has also proposed adjustments to the lot lines within the Bob Rohrman Auto Mall campus, which requires Plat of Subdivision approval. No new structures are proposed for construction at this time.

Meeting Discussion:

Mr. Condon introduced himself and explained that his company was retained by the Bob Rohrman Auto Group to resubdivide

RIDGELINE DISTRIBUTION CENTER & ROHRMAN AUTO MALL PUD – TEMP FILE 1713

the Rohrman property. As part of that project, the Rohrman Group was proposing to remove the existing building addition attached to the Lexus Dealership and replace it with a car storage area. The proposed subdivision would include a lot in the northwest of the site, which would be used for a future car dealership, a separate lot for the Lexus Dealership, and a third lot with the former Honeywell manufacturing building, and a fourth lot with the Nissan Dealership which would include the entrance drive just north of that dealership. He turned the floor over to Mr. Battista to outline recent changes to the proposal.

Mr. Battista explained that the site consisted of around 46 acres and included the Lexus Dealership, the former Honeywell building, and what is called the "Motorola Building", which is attached to the Lexus Dealership and connected to the Honeywell building by an elevated walkway, as well as the Nissan Dealership to the east. The Rohrman Group has always been interested in constructing additional dealerships on the property, however, there were no franchises currently available due to the Illinois Franchise Act. For several years they've tried to obtain a franchise, however, there were no franchises that would fit on the lots as currently designed. As such, the Rohrman family has offered a portion of the property for sale, which portion is the former Honeywell building. For many years the Rohrman family had tried to lease the building, however, they were not successful in this endeavor; no users were interested in the existing building. Over the last several months they have been approached by several large development groups such as Ridgeline Property Group, Bridge Development, Torburn Partners (a local company), and Midwest Industrial Funds, which is a developer of warehouse and office properties. All of these groups have been interested in the former Honeywell site. They have now accepted an offer to purchase 31 acres of property, which offer was for the former Honeywell manufacturing plant. A concept had been recently sent to staff for their preliminary review. Rohrman would retain approximately 10.5 acres for the Lexus Dealership. The Lexus Dealership was tremendously successful and was the #2 dealership in the country based on the volume of sales. However, one of the issues they face is that one of their car display areas is located at the far northwest side of the site and customers did not want to travel that far to look at a vehicle. Therefore, the demolition of the Motorola building addition attached to the Lexus Dealership would allow a new vehicle display area in close proximity to the dealership building. The potential purchaser of the 31-acre site would be approaching the Village to obtain zoning entitlements for their project.

Commissioner Jensen requested that staff display an aerial of the property to outline where the different portions of the proposed development would be located.

Mr. Hubbard explained that the revised plan referenced by the petitioner this evening had not been circulated to the Conceptual Plan Review Committee as it arrived this afternoon and he didn't want there to be any confusion with some of the Conceptual Plan Review Committee members having the opportunity to review it and others not. He shared an aerial of the property and outlined each building and where they were located. The Nissan property was not a part of the PUD and needed to be incorporated into the PUD, which would occur as part of this process. The Curtiss Wright building was already part of the PUD but was under separate ownership. The project would require a resubdivision. He outlined some of the zoning history on the site, which began in 1999 when a PUD was granted to allow development of the Curtiss Wright building in the northeast corner of the site. In 2005, the Nissan Dealership was constructed in the southeast corner and a subdivision was approved at that time to create the Nissan lot. In 2007, the PUD was amended and the site was further subdivided. The 2007 PUD amendment allowed the current Lexus building. The proposed demolition of the Motorola building and replacement of that building with a new parking lot for Lexus required a PUD amendment, and adjusting the lot lines required a resubdivision. Given the proposed resubdivision and new ownership group being introduced to the PUD, it would be important for shared access and shared parking to be defined as part of that process. The previous zoning approvals required certain shared access and established certain shared parking arrangements, which must be re-analyzed as part of the requested PUD amendment. The petitioner was requested to analyze the potential for a new traffic signal and access point along Dundee Road, which could align with the Napleton entrance drive on the opposite side of the street. The petitioner should prepare a warrant analysis for this signal, and if determined necessary, they would need to work with the Village on design, installation, and possible cost sharing for that signal. Staff also requested that the petitioner reach out to the owners of the Curtiss Wright building to make them aware of their plans, given the shared access and common drives that serve this overall PUD.

Commissioner Jensen asked what a geometric site plan was.

Mr. Hubbard replied that a geometric site plan was a detailed site plan that was scaled and included dimensions on the

proposed improvements.

Commissioner Jensen asked for further detail on the Village request for a warrant study for a traffic signal.

Mr. Hubbard explained that the petitioner would need to hire a consultant to prepare the warrant study and it would need to get submitted to IDOT. Ultimately, IDOT would review the warrant study to determine if a traffic signal was necessary. If the proposed development generated enough traffic to warrant a signal, then the Village would ask that the petitioner contribute to the cost of said signal.

Commissioner Jensen asked if the new information discussed this evening about a buyer and possible redevelopment of 31 acres on the Rohrman property would cause the project to return back before the Conceptual Plan Review Committee.

Mr. Hubbard replied that the Village would be interested in hearing more about the future property owner and what they were proposing for redevelopment. A new owner for the site would not necessarily preclude Rohrman from going through the subdivision process, however, the Village would likely need additional information on the future redevelopment in order to process any subdivision on this site.

Commissioner Jensen stated that he did not have any issues with the Motorola building demolition and parking lot replacement.

Commissioner Sigalos asked for clarification on the location of a potential future traffic signal.

Mr. Hubbard shared the site aerial and pointed out the location of the possible future traffic signal.

Commissioner Sigalos said that the future traffic signal would be in close proximity to the existing signals at Dundee/Kennicott and Dundee/Wilke and questioned the need for the signal.

Mr. Hubbard explained that it would depend on the future uses proposed on the site and the anticipated traffic that they would generate. If it didn't meet IDOT standards for safety, then they would not permit it. But if the expected traffic, trip distribution, and turning movements showed that the signal was necessary for safety, then it would be a benefit for all involved.

Commissioner Sigalos agreed that IDOT would need to evaluate it. He asked about the existing Rohrman parking/vehicle display spaces at the northwest of the site.

Mr. Hubbard responded that he believed many of those spaces would become part of the future 31-acre development.

Commissioner Sigalos asked for clarification from the developer.

Mr. Condon confirmed that Mr. Hubbard was correct.

Commissioner Jensen asked what would happen to the large Honeywell building.

Mr. Condon replied that he suspected the buyer would be tearing that building down to accommodate for their redevelopment.

Commissioner Jensen asked if the Nissan dealership would undergo any changes.

Mr. Condon responded that the only reason they had included the Nissan dealership in the subdivision was to incorporate the existing the drive aisle connection out to Kennicott into the Nissan lot.

Commissioner Sigalos thanked the petitioner for their explanation and said that he understood the need to add additional

RIDGELINE DISTRIBUTION CENTER & ROHRMAN AUTO MALL PUD – TEMP FILE 1713

spaces to the east of the Lexus Dealership. He said he was in favor of the petitioner moving forward.

Commissioner Cherwin stated that he believed the petitioner should come back before the Conceptual Plan Review Committee once further details were known on the redevelopment of the 31 acre site. He echoed the comments from Commissioner Jensen.

Commissioner Green said that future redevelopment of the 31 acres was an exciting redevelopment possibility and was in support of future redevelopment of the vacant portions of the site. He invited anyone in attendance to provide their comments.

No public raised their hands to comment.

RECOMMENDATION

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

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



**Conceptual Plan Review Committee
8/25/2021**

Item: Little Paw Animal Rescue - 1457 E. Palatine Rd. - T1747

Department: Planning & Community Development

Requested Action

Land Use Variation for a "Kennel, Commercial"

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee has reviewed the proposed Land Use Variation Request to allow a "Kennel, Commercial" at the subject property, and requires additional information in order to make a recommendation.

The additional information required is as follows:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Land Use Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
2. More detailed, scaled floor plans shall be provided.
3. The petitioner shall provide information on any proposed sound attenuation and air purification improvements, as well as sanitation practices. The proposed use shall not create any objectionable odor or noise for the neighboring tenants and residents.
4. The petitioner shall provide details on where the dogs' outdoor recreation area will be, and information on the maintenance of this area.
5. These are just 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

Business Summary

Plat of Survey

Floor Plan

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits



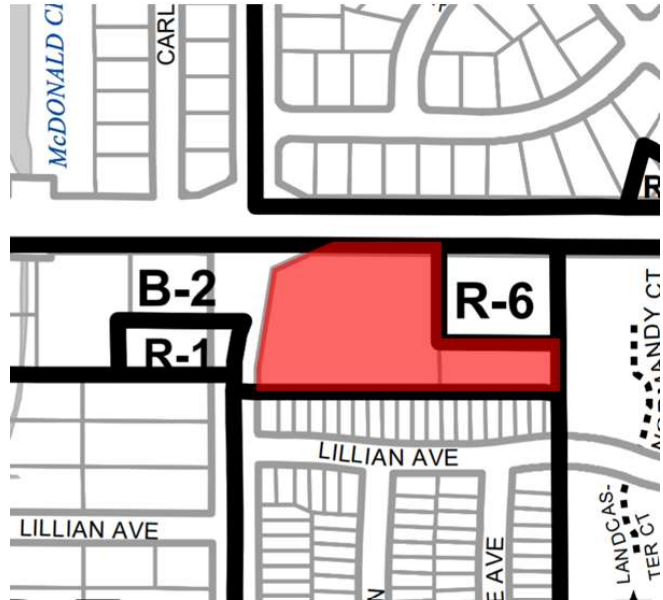
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1747
Project Title: Little Paw Animal Rescue
Address: 1457 E. Palatine Road
PIN: 03-21-100-012-0000

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: August 25 2021
Date Prepared: August 20 2021

Petitioner: Ray Balfanz
 Outlook Management Group, LLC
Address: S74 W16853 Janesville Rd.
 Muskego, WI 53150

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3/R-2, One Family Dwelling District	Single Family Homes	Single Family Detached Estate
South	R-6, Multiple Family Dwelling District	Duplex Homes	Single Family Attached
East	R-6, Multiple Family Dwelling District; R-4, Two-Family Dwelling District	Arbor Lane Townhomes	Single Family Attached, Moderate Density Multi-Family
West	R-1/R-E, One Family Dwelling District; B-2, General Business District	Single Family Homes, Gas Station	Commercial, Single Family Detached Estate

Requested Action:

1. Land Use Variation for a "Kennel, Commercial"

Variations Required:

1. None identified at this time.

Project Background:

The subject property is located within the Pal-Win Shopping Center at 1401-1457 E. Palatine Road. The site is currently developed with an 35,735 square-foot multi-tenant single-story shopping center with 164 parking spaces. The site is accessible via four driveways, two abutting the eastbound Palatine Road frontage road and two abutting Windsor Drive.

The petitioner is proposing to reoccupy the space at 1457 E. Palatine Road with Little Paw Animal Rescue, an animal shelter focusing on the adoption of small dogs no larger than 15 pounds. Adoption fees would be assessed, with pricing starting at \$350 and extending to over \$800. This tenant space is currently occupied by Pocket Puppies, a pet store selling boutique tiny dogs.

The shelter's hours of operation would be 9:00 AM to 7:00 PM Monday through Sunday, with visiting hours of 11:00 AM to 5:00 PM on Sunday and Monday, and 11:00 AM to 7:00 PM Tuesday through Saturday. The peak number of employees on-site at any time would be 5. There would be no more than 20 dogs on-site for adoption.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District. The proposed use is classified as a "Kennel, Commercial". This use is not a permitted or special use in the underlying B-2 Zoning District; therefore, a Land Use Variation is required. While the existing use, Pocket Puppies, is also classified as a "Kennel, Commercial", a Land Use Variation was never approved for this existing business, and therefore an existing Land Use Variation cannot be assumed by the proposed shelter. Staff has determined that unclear plans provided as part of Pocket Puppies' business license application resulted in this zoning issue remaining unidentified.

To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation for the subject property. In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner must provide a written justification to the following criteria, as cited in Chapter 28, Section 12.2 of the Municipal Code:

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and**
- 2. 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; and**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter; and**
- 4. The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use is compatible with this designation.

Building, Site Plan, and Landscaping

The petitioner is not proposing any changes to the site or building as part of this petition. Existing on-site screening and landscaping must conform to current code requirements. During the formal Plan Commission review process, staff will evaluate the condition of the parking lot and landscaping to determine if any additional landscaping, repairs, resurfacing, or restriping is needed. The petitioner shall also provide details on where the dogs' outdoor recreation area will be, and information on the maintenance of this area.

While there is an existing similar use in the subject tenant space, and Staff have not received any complaints relative to the existing business, Staff still has concerns regarding sanitation, sound proofing, and air handling.

The petitioner shall provide information on any proposed sound attenuation and air purification improvements, as well as sanitation practices. This is especially important as it is anticipated that during colder times of the year the dogs' bodily functions will be taking place within the building envelope. The proposed use shall not create any objectionable odor or noise for the neighboring tenants and residents.

Traffic and Parking

The total parking requirement for the proposed shelter is assessed at ratio of 1 space per 300 square-feet, the ratio for retail space. A total of 6 spaces would be required for the proposed tenant.

Per the tenant list provided by the applicant, the combined required parking for Pal-Win Plaza would be 133 spaces. As the subject site is improved with 164 spaces, this results in a code-required parking surplus of 31 parking spaces, as shown in **Table I** below.

Table I: Required Parking

Tenant Space	Address (E. Palatine Rd.)	Business	SF	Unit		Total Parking Required
1	1457	Little Paw Animal Rescue (Proposed)	1,800	1	300	6
2	1453	VACANT	3,000	1	300	10
3	1451	Osaku Asian Kitchen	900	1	300	3
4	1449	VACANT	1,100	1	300	4
5	1447	Farmers Insurance	700	1	300	2
6	1429	Anytime Fitness	7,000	1	250	28
7	1427	VACANT	5,230	1	300	17
8	1425	VACANT	1,750	1	300	6
9a	1423	VACANT	1,400	1	300	5
9b	1421	VACANT	1,050	1	300	4
10	1419	Sunny's Nail Salon & School	1,050	1	250	4
11	1417	Shear Design Beauty Shop	975	1	250	4
12	1415	Edward Jones	1,200	1	300	4
13	1411-13	Euro Experts (tailor)	596	1	300	2
14	1409	Health First Chiropractor	2,070	1	200	10
16	1405	Liquor Store	3,000	1	300	10
17	1403	The Spot Ice Cream Shop (aka the Pal-Win Ice Cream Shop)	1114 (363 SF "Seating" Area)	1	45	8
18	1401A	DeCarlucci's Pizza	900	1	300	3
19	1401B	All Pets Groomed	900	1	300	3
Total Required						133
Total Parking Provided in Front of Center						136
Total Parking Provided in Back of Center						28
Total Parking Provided on Site						164
Surplus (Deficit)						31

A traffic and parking study from a Certified Traffic Engineer is only required for land use variations on land abutting a major arterial that includes over 5,000 square feet of floor area. Since the subject unit is only 1,800

square feet in floor area, no formal traffic and parking study is required. Given the existing surplus of onsite parking relative to code requirements, no additional parking surveys are recommended.

With respect to bicycle parking, bicycle parking is only required when a change in use results in an increase in code-required vehicular parking. As the proposed shelter does not result in a change of use or a change in required vehicular parking, no additional bicycle parking spaces are required. There are existing bicycle racks on-site, on the west end and near the center of Pal-Win Plaza, with capacity for 4 to 6 bicycles.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation Request to allow a “Kennel, Commercial” at the subject property, and requires additional information in order to make a recommendation. The additional information required is as follows:

1. The petitioner shall provide a written justification demonstrating compliance with the standards for Land Use Variation approval as outlined in Chapter 28, Section 12.2 of the Arlington Heights Municipal Code.
2. More detailed, scaled floor plans shall be provided.
3. The petitioner shall provide information on any proposed sound attenuation and air purification improvements, as well as sanitation practices. The proposed use shall not create any objectionable odor or noise for the neighboring tenants and residents.
4. The petitioner shall provide details on where the dogs’ outdoor recreation area will be, and information on the maintenance of this area.
5. These are just 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 20, 2021

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1747



0.03 mile
1 inch equals 167 feet

Map created on July 20, 2021.

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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.

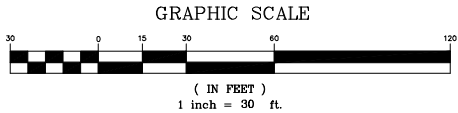
Little Paw Rescue will obtain the dogs through a transport company which specializes in transporting small dogs. Generally dogs will be dropped off one time per week or every other week. We have no plans for public surrenders to our location. All will be planned transports. Our Rescue isn't a 24 hr operation but will have visiting hours from 11 am to 5 pm Sunday and Monday and Tuesday-Sunday 11am to 7 pm. Workers and volunteers will be on site from 9am-7pm. Noon to 5 are peak visiting hours but max staff at any one time will be 5 staff members. Little Paw is a small dog rescue, and our older geriatric dogs will be no larger than 15lbs so exercise and enrichment areas will be totally in the building no outdoor exercise area or walking are needed. Often it is too cold for our small dogs to be outside. Our staff will concentrate on pee pad training. Our max number of dogs will be around 20 at any one time.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

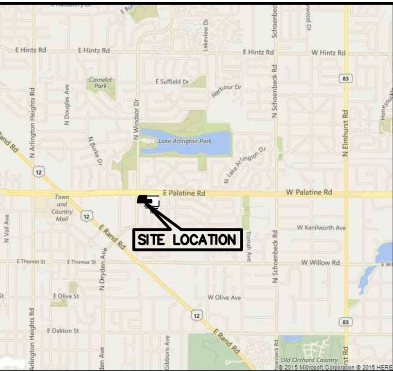
PARCEL 1: THE EAST 260.00 FEET OF THE SOUTH 110.74 FEET OF THE NORTH 364.74 FEET (AS MEASURED ALONG THE NORTH AND EAST LINES RESPECTIVELY) OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID TRACT OF LAND THE EAST 260 FEET AS MEASURED ALONG THE NORTH LINE THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THE NORTH 60 FEET THEREOF) (AND ALSO EXCEPTING FROM SAID TRACT OF LAND THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION, THENCE EAST ON THE NORTH LINE THEREOF TO A POINT WHICH IS 260.0 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID NORTH WEST 1/4, THENCE SOUTH ON A LINE WHICH IS PARALLEL TO SAID EAST LINE 60.0 FEET THENCE WEST PARALLEL TO SAID NORTH LINE TO A POINT 120 FEET EAST OF THE WEST LINE OF SAID SECTION, THENCE SOUTH WESTERLY TO A POINT 93.0 FEET SOUTH OF AND 40.0 FEET EAST OF THE NORTH WEST CORNER OF SAID SECTION, THENCE SOUTHERLY TO A POINT ON THE WEST LINE OF SAID SECTION 333.0 FEET SOUTH FROM THE NORTH WEST CORNER THEREOF, THENCE NORTH ON SAID WEST LINE TO THE PLACE BEGINNING) IN COOK COUNTY, ILLINOIS.



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.



VICINITY MAP
NO SCALE

SCHEDULE B EXCEPTIONS

RIGHTS OF THE PUBLIC IN THE NORTH 30 FEET OF SAID PREMISES BEING TAKEN FOR PALATINE ROAD AS SHOWN ON TORRENS CERTIFICATE NO. 904242 RECORDED 7/23/2001 AS DOCUMENT NO. 0010656338.

AFFECTS UNDERLYING LAND

SUBJECT TO AN EASEMENT FOR ENCROACHMENT OF AN EXISTING ONE-STORY BRICK BUILDING OVER THE WEST 2.0 FEET OF THE EAST 390.0 FEET OF THE SOUTH 91.0 FEET OF SAID NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21 AFORESAID, AS SET FORTH IN EXHIBIT A IN DOCUMENT NO. 122437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 COVERED HEREIN

RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 1 HEREIN

RECIPROCAL PARKING EASEMENT AGREEMENT BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28718, OWNER OF PREMISES SHOWN AS EXHIBIT A, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT NO. 36044, OWNER OF PREMISES SHOWN AS EXHIBIT B ATTACHED TO SAID INSTRUMENT, WHEREIN EACH GRANTS AND CONVEYS TO EACH OTHER, THEIR SUCCESSORS AND ASSIGNS, AND ALL TENANTS AND CONCESSIONAIRES THEREOF, THEIR RESPECTIVE OFFICERS, AGENTS PATRONS, CUSTOMERS AND INVITES, A NON-EXCLUSIVE RIGHT AND EASEMENT TO USE ANY AND ALL ROADS AND PARKING AREA ETC., FOR ACCOMMODATION AND PARKING OF MOTOR VEHICLES NOW EXISTING OR FROM TIME TO TIME LOCATED ON PREMISES DESCRIBED IN EXHIBITS A AND B, AND FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS; SUBJECT TO COVENANTS AND AGREEMENTS HEREIN CONTAINED RECORDED FEBRUARY 25, 1969 AS DOCUMENT NO. 2437094, RECORDED 8/28/1997 AS DOCUMENT NO. 97634376.

AFFECTS PARCEL 2 COVERED HEREIN

EASEMENT GRANT RUNNING WITH THE LAND RECORDED 7/18/1967 AS DOCUMENT NO. 122356909 MADE BY LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 28718 TO LASALLE NATIONAL BANK OF CHICAGO, ILLINOIS, AS TRUSTEE UNDER TRUST NO. 36044 ITS SUCCESSORS AND ASSIGNS, OF AN EASEMENT OVER, UPON AND UNDER THE WEST 2.0 FEET OF THE EAST 390.0 FEET OF THE SOUTH 91.0 FEET OF THE NORTH 364.74 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, AFORESAID, OF THE FREE RIGHT AND AUTHORITY TO PERMIT THAT PORTION OF BUILDING LOCATED ON PROPERTY ADJOINING FOREGOING PREMISES, TO BE AND REMAIN ON SAID HEREINAFORE DESCRIBED TRACT, AND TO MAINTAIN AND REPAIR AND TO RECONSTRUCT SAID PORTION OF BUILDING FOR SO LONG AS SAID BUILDING OR ANY PART THEREOF SHALL REMAIN THEREON, AND INCLUDING THE RIGHT TO REMOVE TREES, BUSHES, ETC., AND OTHER OBSTACLES INTERFERING WITH THE LOCATION, MAINTENANCE, REPAIR AND RECONSTRUCTION TO SAID PORTION OF THE BUILDING.

AFFECTS PARCEL 2 COVERED HEREIN

EASEMENT IN, UPON, UNDER, OVER, AND ALONG THE DESIGNATED AREAS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND CABLE SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND LINCOLN BELL TELEPHONE COMPANY AND FILED JANUARY 30, 1975 AS DOCUMENT NO. 122793234, (FOR THE EXACT LOCATION OF SAID EASEMENT REFERENCE IS MADE TO SAID INSTRUMENT)

EASEMENT AND RIGHT OF WAY IN, UPON, UNDER, ALONG AND ACROSS THE EAST 15 FEET OF THE LAND FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, AS CREATED BY GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 28718 TO NORTHERN ILLINOIS GAS COMPANY, DATED DECEMBER 13, 1967 AND RECORDED JANUARY 10, 1968 AS DOCUMENT 20375144.

NOTE: SAID INSTRUMENT SHOULD BE FILED IN THE OFFICE OF THE REGISTRAR OF TORRENS

SCHEDULE B EXCEPTIONS V, U, R, T, S, Z, E, X, W, P, Q, Y, J, N, C AND D ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLAGGED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- 8" BOX
- SON
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- DOWNSPOUT
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONFEROUS TREE
- W/APPROX. DIAMETER
- DECIDUOUS TREE
- W/APPROX. DIAMETER
- MS-MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL
- TELEPHONE NETWORK INTERFACE
- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

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

LINE LEGEND

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

NOTES:

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 15N220055955 ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 26, 2015.
- THIS SITE FALLS WITHIN "OTHER AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17031020203, HAVING A REVISED DATE OF AUGUST 19, 2008.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- IN ACCORDANCE WITH TABLE A ITEM 6(B), THE ZONING INFORMATION WAS NOT PROVIDED TO THE SURVEYOR.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. THE EASEMENT DEPICTED HEREON IS BASED ON THE DESCRIPTION CONTAINED IN DOCUMENT 97634376.
- DOCUMENT 2437094 AS PROVIDED TO THE SURVEYOR, IS A DEED RECORDED SEPTEMBER 3, 1896 FOR LAND LOCATED SOUTH OF THE SUBJECT SITE. NOT PLOTTABLE.

STRIPED PARKING DATA

REGULAR SPACES = 131
HANDICAP SPACES = 5
TOTAL SPACES = 136

AREA SUMMARY

(TO HEAVY LINES)
142,892 SQUARE FEET
OR
3.280 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: PAL WIN RETAIL INVESTORS, LLC, AFFILIATED REALTY AND MANAGEMENT COMPANY; CORP. 33, LLC, CHICAGO TITLE INSURANCE COMPANY; GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC AND HOFF, LTD.; AND NORSTATS BANK

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, 6(B), 7(A), 7(B), 7(C), 8, 9, AND 11(A), 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2015.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

DATE OF PLAT OR MAP: OCTOBER 30, 2015

BY: DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/18



G:\PSDATA\2015PROJECTS\15.0289\15.0289LS.DWG



DATE	10-30-15	IS	JC	DRAWN BY	ITS	CHECKED BY	DW	PG	58
NO.	1.								
REVISIONS									
DATE	6-7-16								
BY	ITS								
REVISIONS	5-7-18								
DATE	6-6-16								
BY	ITS								
REVISIONS	5-7-18								
DATE	6-6-16								
BY	ITS								
REVISIONS	5-7-18								

PROJECT
1401-1457 E. PALATINE ROAD
Arlington Heights, Illinois

CLIENT
Affiliated Realty & Management Co.
C/o GOLDSTINE, SKRODZKI, RUSSIAN, NEMEC & HOFF, LTD.
835 McClellan Drive, Second Floor
Burr Ridge, Illinois 60521-0860



SCALE: 1" = 30'

1 OF 1

PROJ. NO.: 15.0289

