AGENDA
DESIGN COMMISSION
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
February 11, 2025
6:30 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

IV. OLD BUSINESS

V. NEW BUSINESS

A. DC24-090 - 502 E. Haven St. - SF/New

B. DC24-092 - Golf VX - 644 E. Rand Rd. / Sign Variation

VI. OTHER BUSINESS

VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
2/11/2025

Item: DC24-090 - 502 E. Haven St. - SF/New
Department: Planning & Community Development

Item Description:
Requested Action
Approval of the proposed architectural design for a new single-family residence.

Recommendation
It is recommended that the Design Commission evaluate the proposed new single-family residence to be located at 502 E Haven Street. This recommendation is based on the site plan & elevations received 1/14/25, floor plans received 1/7/25, material list & samples received 12/9/24, and the following:

1. Evaluate the bold modern materials, colors, and details against the surrounding context.

2. Consider revising and simplifying the busy palette of exterior materials to better fit with the surrounding context.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:
1. Staff Report
2. Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 502 E. Haven St.
Project Address: 502 E. Haven St.
Prepared By: Steve Hautzinger
Date Prepared: February 5, 2025

PETITION INFORMATION:

DC Number: 24-090
Petitioner Name: Sergei Safonov
Petitioner Address: Forma Nova Architects
1750 Charles Drive
Wheeling, IL 60090
Meeting Date: February 11, 2025

Requested Action(s): Approval of the proposed architectural design for a new single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to build a new two-story residence with a three-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,551 square feet and the proposed residence will have approximately 4,254 square feet. The project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 27 feet Side: 7.1 feet Side: 7.1 feet Rear: 30 feet	Front: 27.1 feet Side: 7.1 feet Side: 9.4 feet Rear: 35.1 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,258 SF	4,254 SF
Building Lot Coverage	3,343 SF	3,133 SF
Impervious Surface Coverage Total	4,776 SF	4,742 SF

The subject property is part of a four-lot subdivision that was approved in 1990. This lot was never developed and has remained vacant.

The proposed design is required to comply with the Single-Family Design Guidelines, which state that the house should fit with the existing context. The subject property is located on a street where all of the existing homes have a consistent appearance with a traditional style, a mix of masonry and siding, and earth tone color palettes. The massing of the proposed design fits very well with the surrounding context, but the materials, colors, and details have a very modern aesthetic that will stand out in this location.

The prominent three-car side load garage is primarily clad in a non-traditional, small format, black color, dry stack stone veneer with a large rooftop balcony and glass railing which overall will have a bold appearance. The main part of the houses is clad with non-traditional smooth limestone panels. The lighter limestone color is more contextual than the black stone, but the smooth, mortar free appearance is quite modern. If the Design Commission does not object to the limestone veneer, then consider changing the cladding on the garage from the black stone to the limestone for a softer appearance at the street frontage. The sides of the house have a horizontal striped appearance with white stucco, oak slat wall, and black stone, with vertical limestone bands at the corners. Overall, the proposed design is quite busy and will have a bold appearance that the Design Commission should evaluate against the surrounding context.

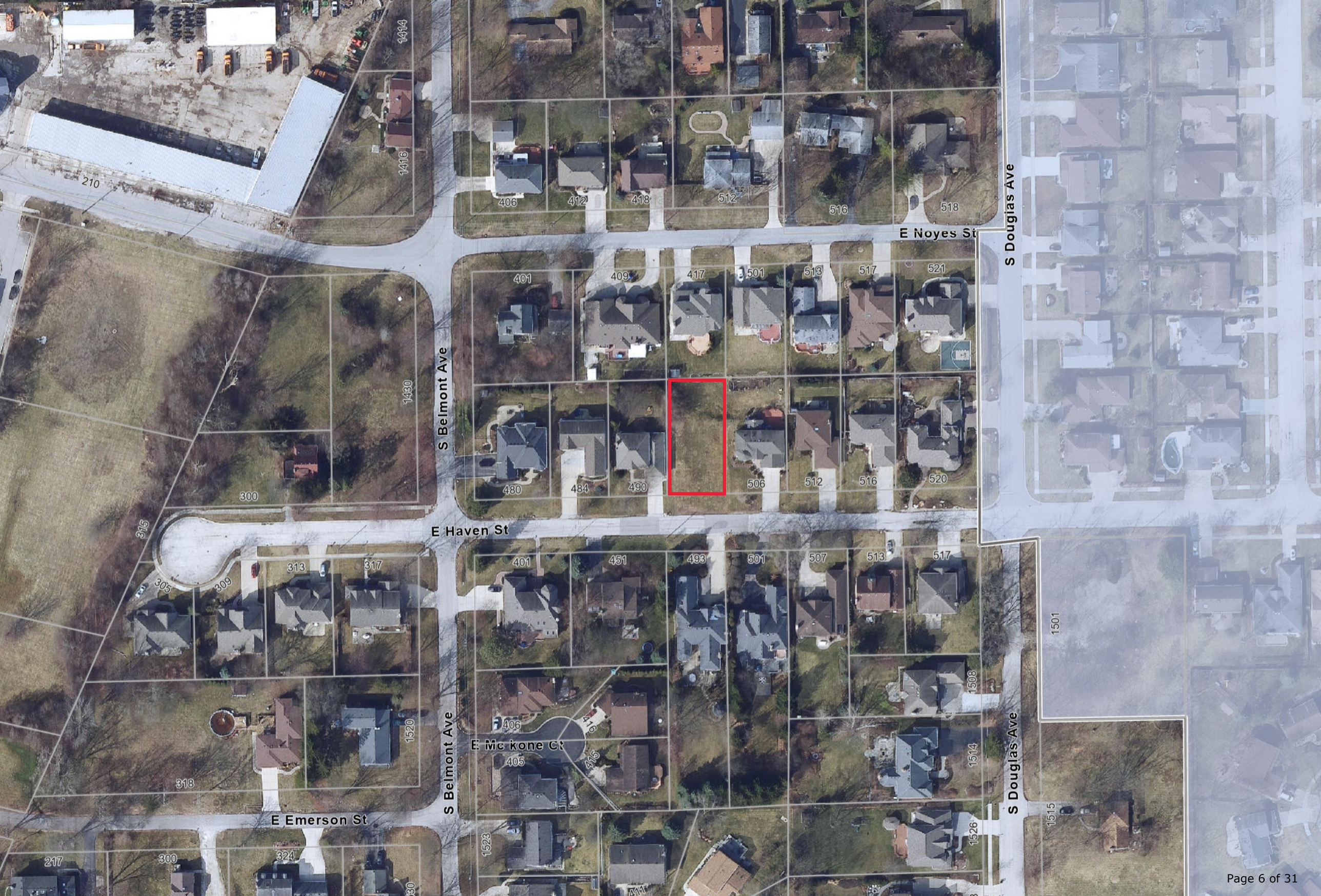
RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed new single-family residence to be located at 502 E Haven Street. This recommendation is based on the site plan & elevations received 1/14/25, floor plans received 1/7/25, material list & samples received 12/9/24, and the following:

1. Evaluate the bold modern materials, colors, and details against the surrounding context.
2. Consider revising and simplifying the busy palette of exterior materials to better fit with the surrounding context.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____ February 5, 2025
Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 24-090


1414
1416
210
406
412
418
512
516
518
E Noyes St
S Douglas Ave
401
409
417
501
513
517
521
S Belmont Ave
1430
480
484
490
506
512
516
520
300
E Haven St
315
313
317
305
309
401
451
493
501
507
513
517
1501
1508
406
E Mc kone Ct
415
405
1520
318
1514
S Douglas Ave
E Emerson St
1523
1526
1515
217
300
324
330
411

KABAL SURVEYING COMPANY
Land Surveying Services

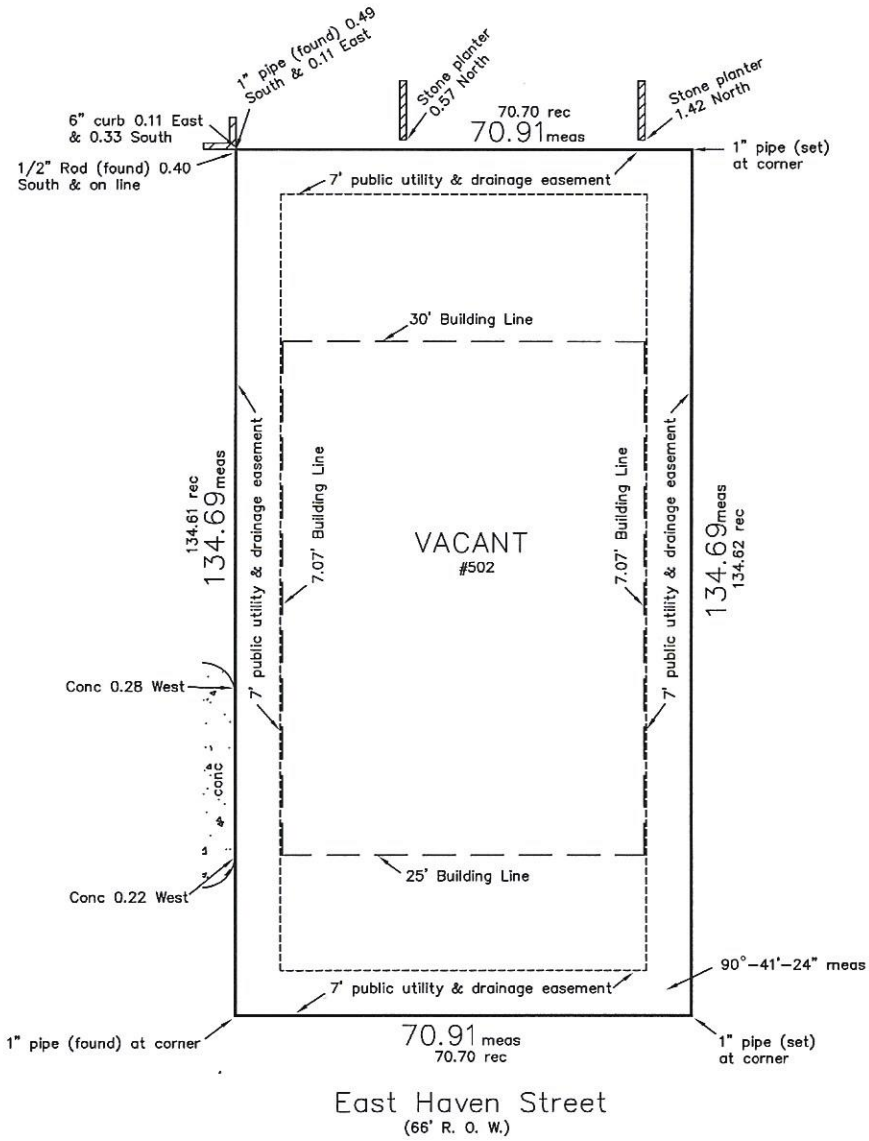
10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Plat of Survey

(assumed)

Lot 3 in Elwess Subdivision, being a Subdivision of part of the Northwest quarter of the Southwest quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded November 21, 1990 as Document 90569536, in Cook County, Illinois.

Address: 502 East Haven Street, Arlington Heights



LEGEND
R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

SURVEY UPDATED JULY 10, 2019

Area of property is approximately 9,550 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed June 19 ,20 19

Building Located ,20

Scale: 1 inch = 20 ft.
Order No. 190628
Ordered By: Fornaro Law

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

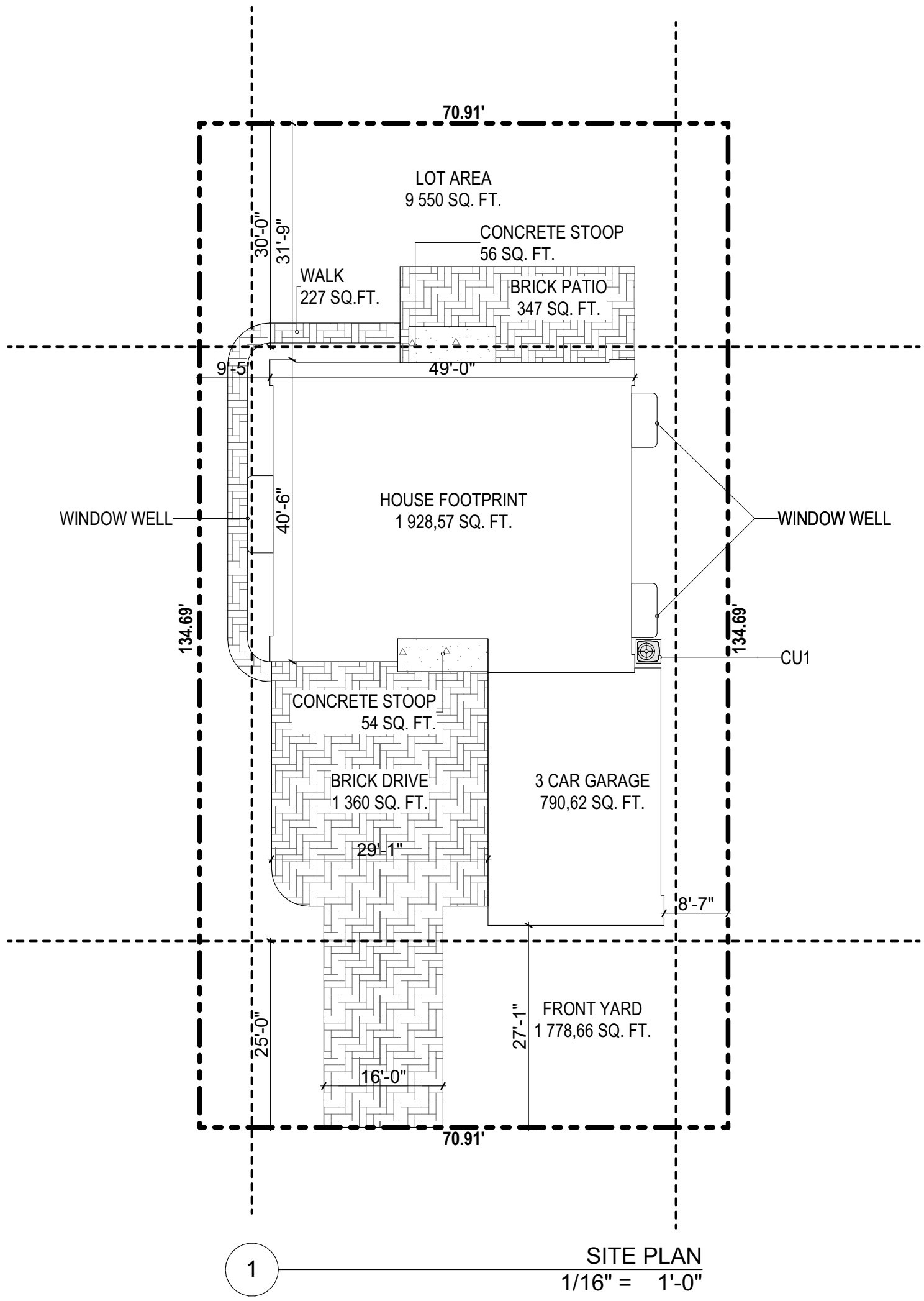
STATE OF ILLINOIS
COUNTY OF COOK } s.s.

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020


70.91'
LOT AREA
9 550 SQ. FT.
30'-0"
31'-9"
CONCRETE STOOP
56 SQ. FT.
WALK
227 SQ.FT.
BRICK PATIO
347 SQ. FT.
9'-5"
49'-0"
WINDOW WELL
40'-6"
HOUSE FOOTPRINT
1 928,57 SQ. FT.
WINDOW WELL
134.69'
134.69'
CU1
CONCRETE STOOP
54 SQ. FT.
BRICK DRIVE
1 360 SQ. FT.
3 CAR GARAGE
790,62 SQ. FT.
29'-1"
8'-7"
25'-0"
27'-1"
FRONT YARD
1 778,66 SQ. FT.
16'-0"
70.91'
1
SITE PLAN
1/16" = 1'-0"

SURROUNDING PROPERTIES

PROPERTY TO LEFT 1

480 E HAVEN ST

PROPERTY TO LEFT 2

484 E HAVEN ST

PROPERTY TO LEFT 3

490 E HAVEN ST

SUBJECT PROPERTY

502 E HAVEN ST

PROPERTY TO RIGHT 1

506 E HAVEN ST

PROPERTY TO RIGHT 2

512 E HAVEN ST

PROPERTY TO RIGHT 3

516 E HAVEN ST

EAST HAVEN STREET

PROPERTY ACROSS 1

451 E HAVEN ST

PROPERTY ACROSS 2

493 E HAVEN ST

PROPERTY ACROSS 3

501 E HAVEN ST

CONTEXT ELEVATIONS

1 SOUTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

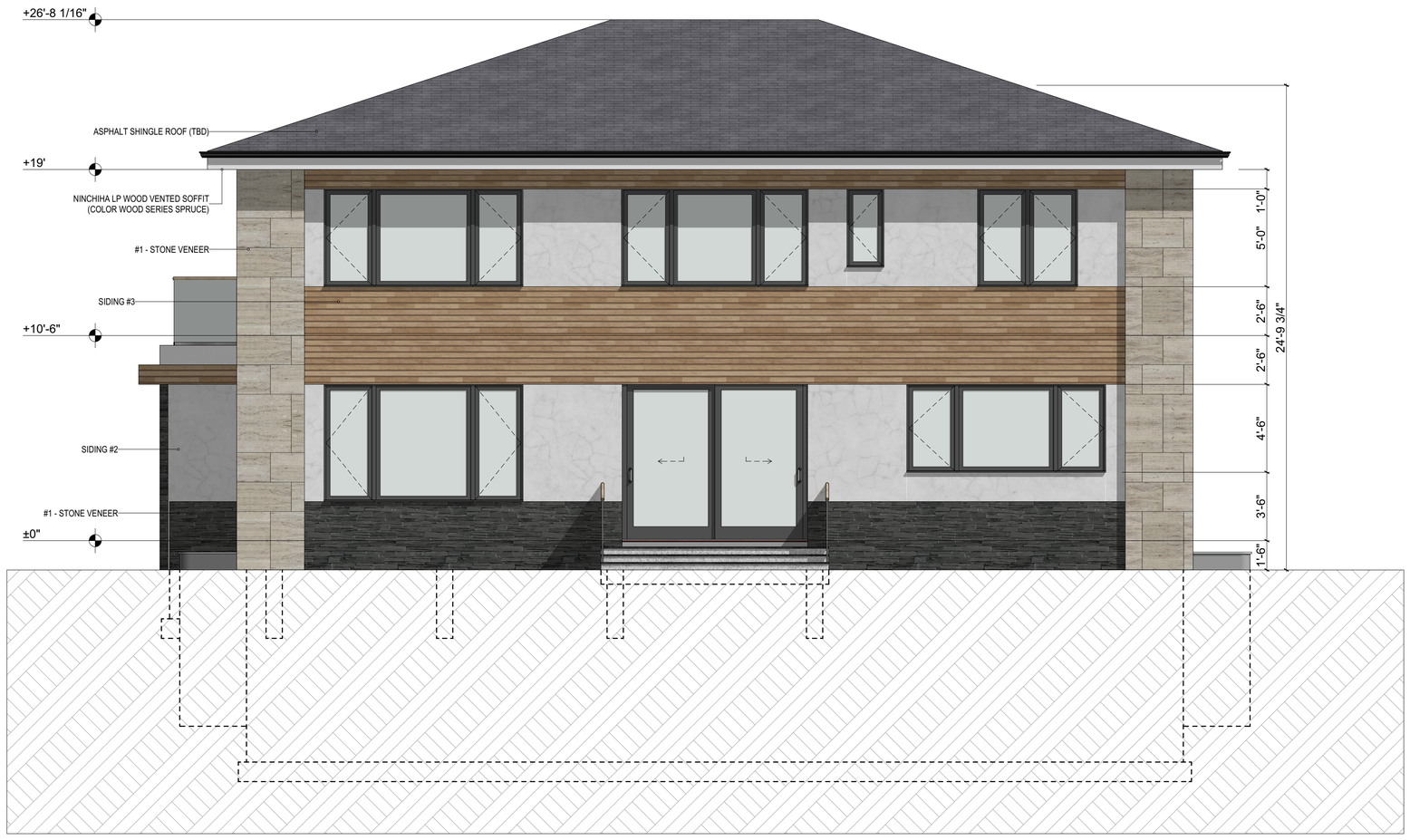
EXTERIOR FINISH

#1 - SPLIT FACE 4" IVORY CLASSIC VENEER
https://premiumtravertinepavers.com/product/split-face-4-ivory-classic-veneer/

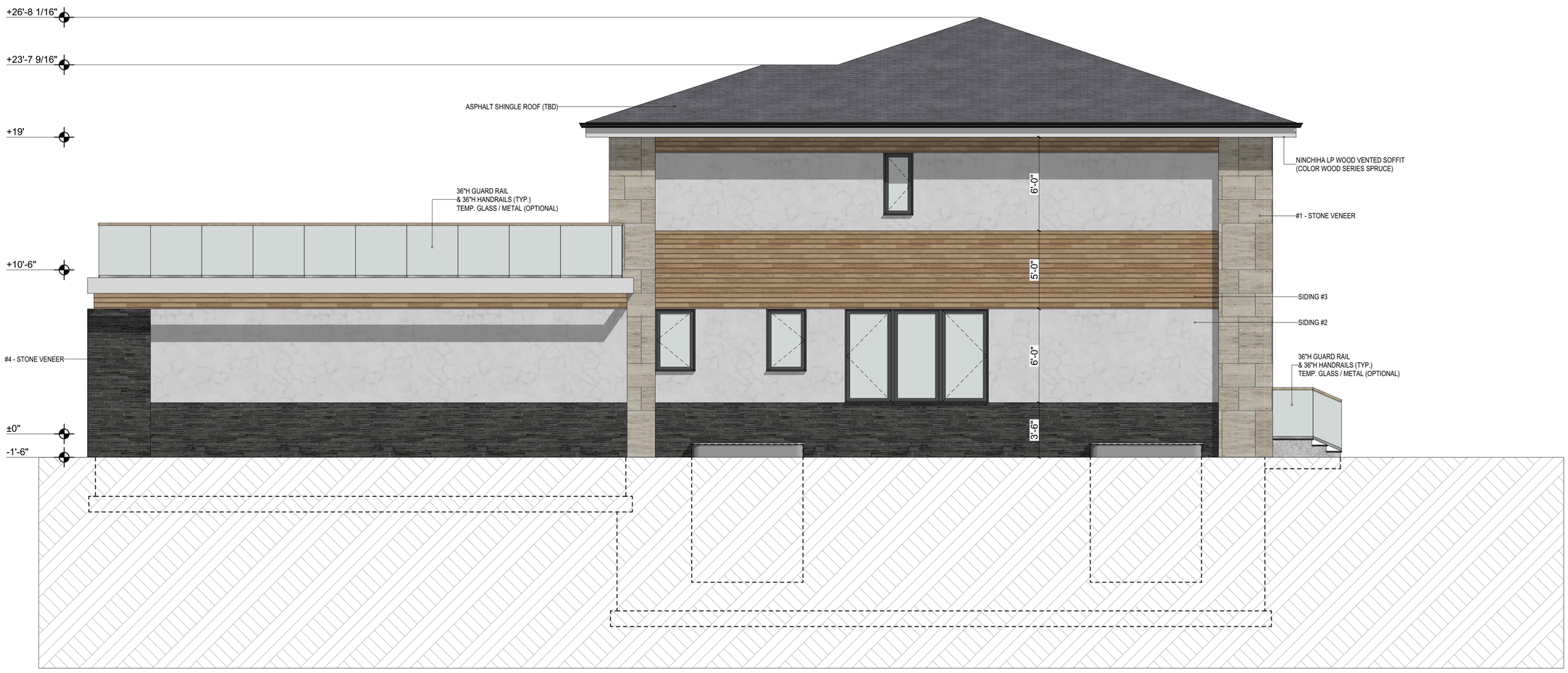
#2 - HARDIE® PANEL VERTICAL SIDING
STUCCO - Crisp White
https://www.jameshardie.com/products/hardiepanel-vertical-siding?loc=refresh

#3 - NINCHIHA VINTAGEWOOD
WOOD SERIES SPRUCE
https://www.nichiha.com/product/vintagewood

#4 - STACK STONE - BLACK FOREST
https://mountainviewstone.net/products/stack-stone-black-forest



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH

#1 - SPLIT FACE 4" IVORY CLASSIC VENEER
https://premiumtravertinepavers.com/product/split-face-4-ivory-classic-veneer/

#2 - HARDIE® PANEL VERTICAL SIDING
STUCCO - Crisp White
https://www.jameshardie.com/products/hardiepanel-vertical-siding?loc=refresh

#3 - NINCHIHA VINTAGEWOOD
WOOD SERIES SPRUCE
https://www.nichiha.com/product/vintagewood

#4 - STACK STONE - BLACK FOREST
https://mountainviewstone.net/products/stack-stone-black-forest

SAMPLE MATERIALS BOARD

502 E HAVEN STREET

ROOFING:

GAF Royal Sovereign Charcoal Roofing Shingles

BUILDING BASE AND GARAGE WALLS:

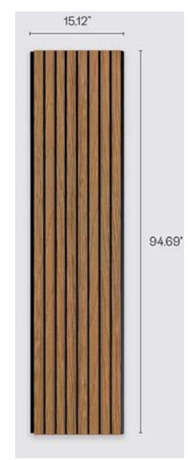
Coal Canyon Natural Stacked Stone Veneer Exterior Wall Tile

BUILDING WALLS / CORNERS:

Sun Valley STRATA Brushed Limestone Veneer

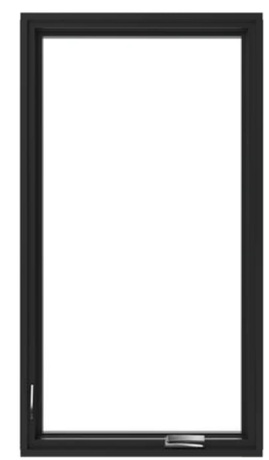
BUILDING WALLS:

James Hardie Panel Fiber Cement Stucco Siding Crisp White



BUILDING WALL INSERTS:

Slatpanel Oak Exterior Composite Wood-Effect Slat Wall Panels



WINDOWS / DOORS / GARAGE DOOR:

Pella Reserve – Contemporary Charcoal Aluminum-clad Wood Casement Windows

Canyon Ridge - Modern Faux Wood Insulated, Charcoal

ITEM	MATERIAL	MANUFACTURER	COLOR
STONE VENEER	NATURAL STONE TILE	MSI	COAL CANYON
STONE VENEER	NATURAL HURDY LIMESTONE	SURFACE SHOP	SUN VALLEY STRATA
SIDING	COMPOSITE PANEL	WVH	WOOD EFFECT OAK
PANELS	FIBER CEMENT STUCCO	JAMES HATDIE	CRISP WHITE
WINDOWS	ALUMINUM-CLAD WOOD	PELLA RESERVE	CHARCOAL
GARAGE DOOR	STEEL MODERN FAUX WOOD INSULATED	CLOPAY	CHARCOAL
ENTRY DOOR	MODERN EUROTECH	DOOR FOR BUILDERS	GRAY OAK FINISH
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL
GUTTERS / TRIM / FASCIA	ALUMINUM	ACM	CHARCOAL

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Design Commission
2/11/2025

Item: DC24-092 - Golf VX - 644 E. Rand Rd. / Sign Variation
Department: Planning & Community Development

Item Description:
Requested Action
1. A variation from Chapter 30, Section 30-402.a, Number, to allow three wall signs where only two wall signs are allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 44.54 sf wall sign on the west wall of the building, where 0 sf is allowed.

Recommendation
It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Golf VX at 644 E. Rand Road:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow three wall signs where only two wall signs are allowed.

2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 44.54 sf wall sign on the west wall of the building, where 0 sf is allowed.

This recommendation is subject to compliance with the plans dated 9/6/24, received on 1/13/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

1. Staff Report
2. Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Golf VX	DC Number:	24-092
Project Address:	644 E. Rand Rd.	Petitioner Name:	Gina Choi
Prepared By:	Steve Hautzinger	Petitioner Address:	1945 Techny Rd, Suite 8 Northbrook, IL 60062
Date Prepared:	February 4, 2025	Meeting Date:	February 11, 2025

Requested Action:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow three wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 44.54 sf wall sign on the west wall of the building, where 0 sf is allowed.

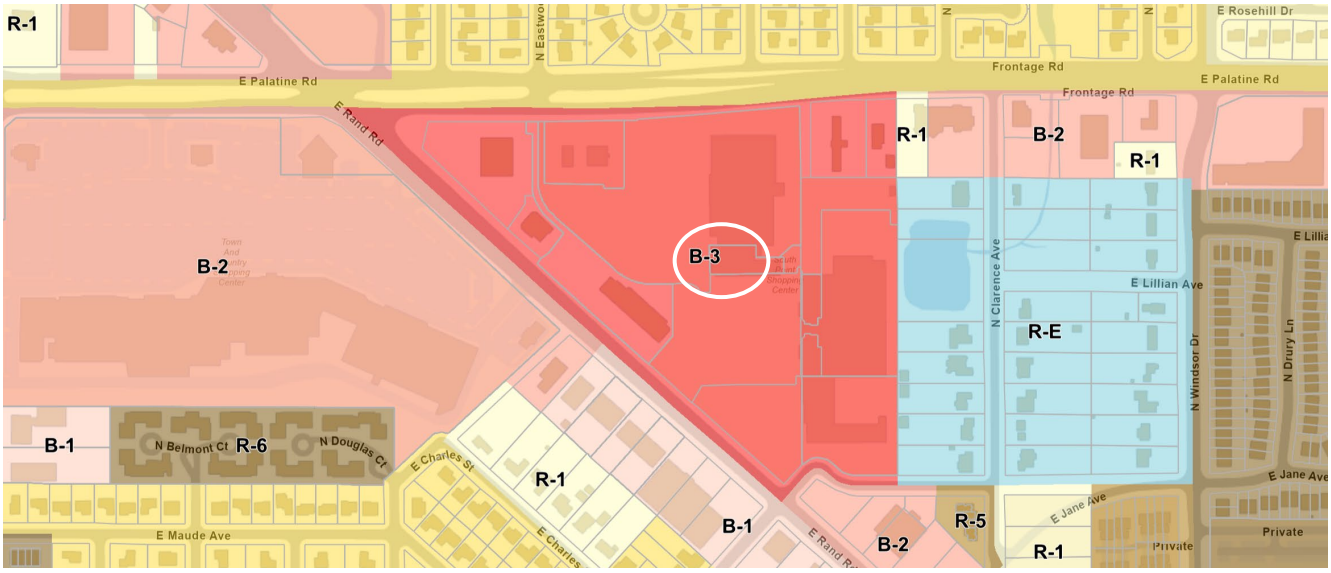
ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Summary:

Golf VX is an indoor golf simulator business located in the Southpoint Shopping Center. The property is located in a B-3, General Service, Wholesale and Motor Vehicle District. Golf VX has two street frontages facing Rand Road and Palatine Road. Per code, one wall sign is allowed per street frontage, and the business currently has two code-complaint wall signs. One existing wall sign is on the south wall, and the other existing wall sign is above the main entrance at the southwest corner of the building. A third wall sign is proposed on the west wall, which will match the existing sign on the south. The petitioner is seeking a sign variation to allow three wall signs where only two wall signs are allowed.

Zoning Map:



Surrounding Land Uses:

Direction	Existing Zoning	*Existing Use*
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Retail
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Proposed Wall Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% OF SIGNABLE AREA	SIGN SIZE	REMARKS
Existing Sign – South	South Elevation / Rand Road	303 sf	76 sf	44.54 sf	Complies with code.
Existing Sign – Southwest	Southwest Elevation / facing parking area	230 sf	58 sf	47.33 sf	Complies with code.
Proposed Sign – West	West Elevation / Palatine Road	225 sf	56 sf	44.54 sf	Variation Required for Quantity
TOTAL				148.52 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter stating that the proposal for the third wall sign is due to a specific hardship related to visibility and customer access, particularly from Palatine Road. The petitioner stated that the building appears vacant for customers approaching from Palatine Road due to limited visibility. They feel that the third sign is essential for their business to function. The petitioner feels that the proposed wall sign will integrate seamlessly with the aesthetics of the building and the context.

Staff Comments:

Staff agrees that the business has limited visibility for customers approaching from Palatine Road, and that the need for the third wall sign is justified due to the unique location in the middle of the shopping center. Additionally, the unique angled entrance creates an arrangement where three wall signs make sense for visibility from the different approaches to the business, as well as to highlight the front entry doors. Staff agrees that the design of the proposed sign fits seamlessly with the building, and the overall composition looks out of balance without it. The three wall signs are not excessive or overly large, and Staff has no objections.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Golf VX* at 644 E. Rand Road:

1. A variation from Chapter 30, Section 30-402.a, Number, to allow three wall signs where only two wall signs are allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 44.54 sf wall sign on the west wall of the building, where 0 sf is allowed.

This recommendation is subject to compliance with the plans dated 9/6/24, received on 1/13/25, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

_____ February 4, 2025

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Emily Rodman, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Petitioner, DC File 24-092

Subject: Request for Variation under Chapter 30, Article IX

Dear Members of the Design Commission,

I am writing to formally request a variation under **Chapter 30, Article IX** of the Village Code for the property located at **644 E Rand Road, Arlington Heights, IL 60005**. This variation seeks approval for the addition of a third sign at our venue to address a specific hardship related to visibility and customer access.

Nature of the Variation

We are proposing an additional sign to enhance visibility for customers and visitors approaching our facility, particularly from Palatine Road. The sign is designed to integrate seamlessly with the aesthetic of the surrounding area and adhere to the design guidelines established by the Village.

Explanation of the Hardship

Our business faces a unique challenge: customers have reported that the building appears vacant when entering from Palatine Road due to limited signage visibility. This directly impacts our ability to attract and guide patrons to the venue.

Compliance with Variation Standards

1. **No Self-Created Hardship**:
   The hardship arises from the lack of adequate visibility and is not due to actions taken by the applicant.

2. **No Adverse Effects**:
   Granting the variation will not create traffic hazards, lower property values, or negatively impact public health, safety, morals, or welfare.

3. **Relief from Difficulty**:
   The additional sign is essential to address the visibility challenges caused by the building's location and surrounding conditions. The request is not intended to provide an unfair advantage but rather to ensure reasonable functionality.

4. **Preservation of Local Character**:
   Approval of this variation will not alter the character of the neighborhood. The sign will be designed to complement the area and maintain its visual harmony.

5. **Reasonable Functionality**:
   The current limitations on signage hinder our ability to operate effectively and meet the needs of our customers. This variation is critical to ensuring that our business functions as intended.

Supporting Information

Enclosed with this letter are supporting documents, including a site plan and photographs. These materials demonstrate the necessity of the requested variation and the efforts we've taken to align with community standards.

I kindly request that the Design Commission review this application and provide a recommendation to the Village Board of Trustees for approval. I am available to provide additional information or attend a hearing to discuss this matter further.

Thank you for your time and thoughtful consideration of this request.

Gina Choi,

Project Manager

SHEET 1 OF 2

ALTA / ACSM LAND TITLE SURVEY

OF

Alta Certificate

PARCEL 1:

PART OF LOT 1 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 150.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 40.30 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 90.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 240.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO THAT PART OF LOT 1 IN SAID CUB ADDITION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 240.00 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 13.45 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST 56.99 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 33.80 FEET TO THE POINT OF BEGINNING;

ALSO LOT 3 IN SAID CUB ADDITION, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE SOUTH 47 DEGREES, 48 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES, 57 MINUTES, 10 SECONDS EAST; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 22.68 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES, 32 MINUTES, 37 SECONDS WEST, THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 192.04 FEET TO THE NORTH LINE OF LOT 3, THENCE SOUTH 89 DEGREES, 59 MINUTES, 29 SECONDS EAST 20.00 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING FROM SAID LOT 3 THAT PORTION FALLING WITHIN SOUTHPOINT RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2017 AS DOCUMENT NO. 1706929022, IN COOK COUNTY, ILLINOIS:

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT 27090321, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION; THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES, 11 MINUTES, 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 45.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES, 32 MINUTES, 37 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 6.42 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 341.95 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 11.77 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES, 11 MINUTES, 49 SECONDS WEST 62.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS:

PARCEL 3:

LOTS 58 THROUGH 66 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, VACATED PRAIRIE AVENUE (33 FEET WIDE), LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66, AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 58 (BEING ALSO THE NORTH LINE OF JANE AVENUE); ALSO VACATED LILLIAN (66 FEET WIDE), LYING BETWEEN LOTS 63 AND 64 ALL IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174 AND FILED JULY 14, 1989 AS DOCUMENT LR3809529 IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 61 THROUGH 65, INCLUSIVE, IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 62 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 62 AND LOT 61, A DISTANCE OF 179.19 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 0.33 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 94.96 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 10.96 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.26 FEET TO THE WEST LINE OF VACATED PRAIRIE AVENUE, AFORESAID; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ALONG SAID WEST LINE 341.95 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 3.23 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTES, 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID LOTS 63, 64 AND 65, A DISTANCE OF 313.40 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 63; THENCE SOUTH 89 DEGREES, 42 MINUTES, 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 53.60 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES, 41 MINUTES, 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.32 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 39.80 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 14.57 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 44, 45, AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO THAT PART OF VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, LYING BETWEEN SAID LOTS 45 AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531 FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES OVER THAT PART OF THE LAND DESIGNATED "SERVICE EASEMENT" ON THE SITE PLAN ATTACHED TO SAID DECLARATION AS EXHIBIT C, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 4, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531, FOR INGRESS, EGRESS AND PASSAGE BY PEDESTRIANS, AND INGRESS, EGRESS, PASSAGE AND PARKING BY MOTOR VEHICLES OVER THE LAND NORTH AND EAST AND ADJOINING PARCELS 1 AND 2, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT.

PARCEL 7:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321 FOR INGRESS AND EGRESS, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED "ACCESS EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 8:

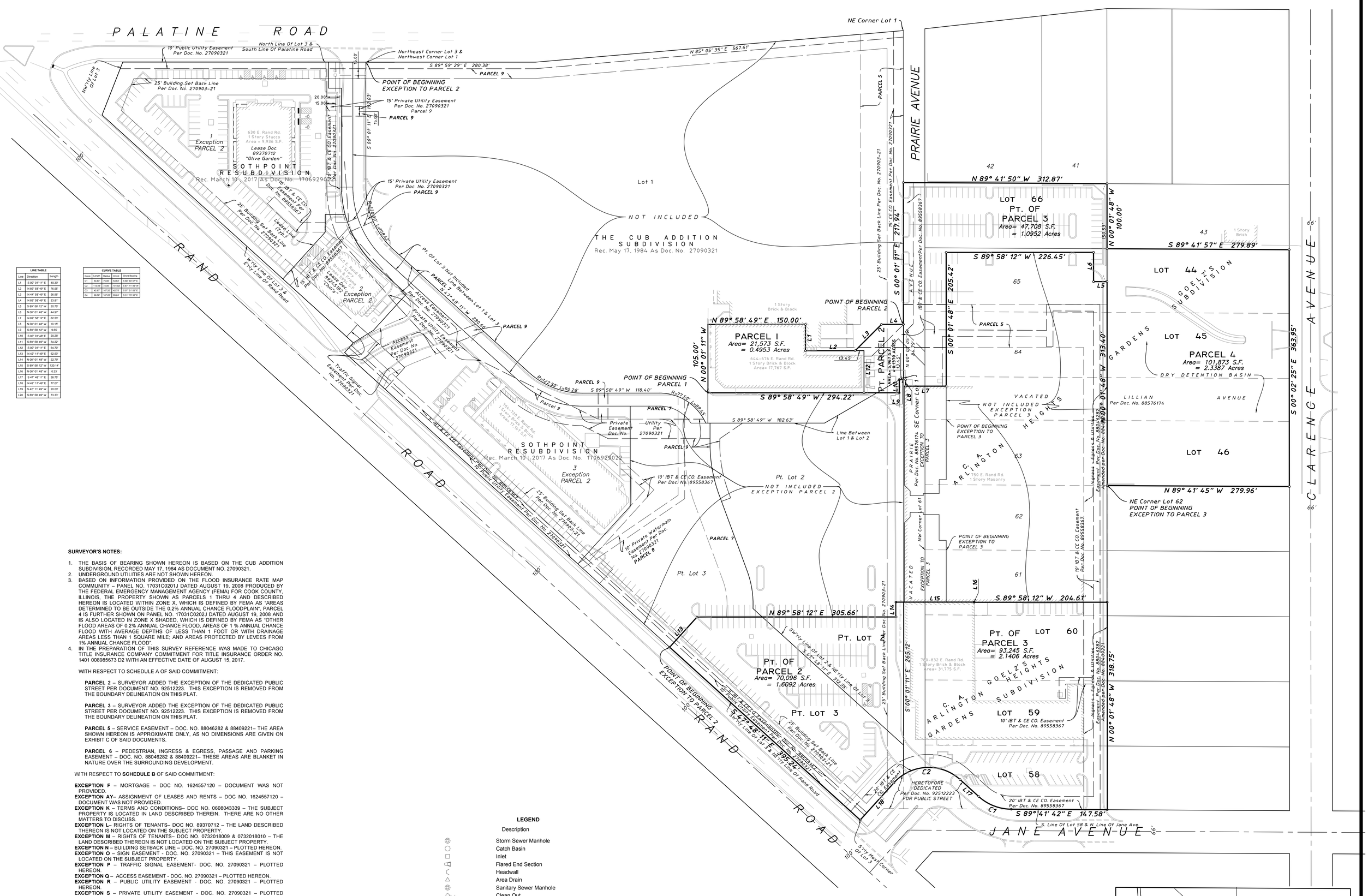
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR PRIVATE WATER MAIN, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE WATER MAIN EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 9:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR UTILITIES, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE UTILITY EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

60' 30' 0 60'

SCALE: 1" = 60'



SURVEYOR'S NOTES:

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE CUB ADDITION SUBDIVISION, RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321.
2. UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
3. BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031C0201J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AS PARCELS 1 THRU 4 AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PARCEL 4 IS FURTHER SHOWN ON PANEL NO. 17031C0202J DATED AUGUST 19, 2008 AND IS ALSO LOCATED IN ZONE X SHADED, WHICH IS DEFINED BY FEMA AS "OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
4. IN THE PREPARATION OF THIS SURVEY REFERENCE WAS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008985673 D2 WITH AN EFFECTIVE DATE OF AUGUST 15, 2017.

WITH RESPECT TO SCHEDULE A OF SAID COMMITMENT:

PARCEL 2 – SURVEYOR ADDED THE EXCEPTION OF THE DEDICATED PUBLIC STREET PER DOCUMENT NO. 92512223. THIS EXCEPTION IS REMOVED FROM THE BOUNDARY DELINEATION ON THIS PLAT.

PARCEL 3 – SURVEYOR ADDED THE EXCEPTION OF THE DEDICATED PUBLIC STREET PER DOCUMENT NO. 92512223. THIS EXCEPTION IS REMOVED FROM THE BOUNDARY DELINEATION ON THIS PLAT.

PARCEL 5 – SERVICE EASEMENT – DOC. NO. 88046282 & 88409221– THE AREA SHOWN HEREON IS APPROXIMATE ONLY, AS NO DIMENSIONS ARE GIVEN ON EXHIBIT C OF SAID DOCUMENTS.

PARCEL 6 – PEDESTRIAN, INGRESS & EGRESS, PASSAGE AND PARKING EASEMENT – DOC. NO. 88046282 & 88409221– THESE AREAS ARE BLANKET IN NATURE OVER THE SURROUNDING DEVELOPMENT.

WITH RESPECT TO **SCHEDULE B** OF SAID COMMITMENT:

EXCEPTION F – MORTGAGE – DOC NO. 1624557120 – DOCUMENT WAS NOT PROVIDED.
EXCEPTION AY– ASSIGNMENT OF LEASES AND RENTS – DOC NO. 1624557120 – DOCUMENT WAS NOT PROVIDED.
EXCEPTION K – TERMS AND CONDITIONS– DOC NO. 0608043339 – THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS.
EXCEPTION L– RIGHTS OF TENANTS– DOC NO. 89370712 – THE LAND DESCRIBED THEREON IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION M – RIGHTS OF TENANTS– DOC NO. 0732018009 & 0732018010 – THE LAND DESCRIBED THEREON IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION N – BUILDING SETBACK LINE – DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION O – SIGN EASEMENT - DOC. NO. 27090321 – THIS EASEMENT IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION P – TRAFFIC SIGNAL EASEMENT- DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION Q – ACCESS EASEMENT - DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION R – PUBLIC UTILITY EASEMENT - DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION S – PRIVATE UTILITY EASEMENT - DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION T – EASEMENT – DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION U – UTILITY EASEMENT - DOC. NO. 90206325 – IS BLANKET IN NATURE. DOC. NO. 97068821– THE LAND DESCRIBED THEREIN IS NOT LOCATED ON THE SUBJECT PROPERTY. DOC. NO. 0011137549 - THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS. DOC. NO. 98602202 – DOCUMENT WAS NOT PROVIDED.
EXCEPTION V – ON-SITE UTILITY AND ROADWAY MAINTENANCE AGREEMENT – DOC NO. 27089855 – BLANKET IN NATURE IN THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION W – DECLARATION OF EASEMENT AND COVENANT– DOC NO. 27089856 – BLANKET IN NATURE IN THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION X– EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS– DOC NO. 88046282 – THE SUBJECT PROPERTY IS LOCATED WITH THE LAND DESCRIBED IN EXHIBIT B AND IS BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION Y – DECLARATION OF RESTRICTIVE COVENANTS – DOC NO. 89033626 – THE SUBJECT PROPERTY IS LOCATED WITH THE LAND DESCRIBED IN EXHIBIT D. ADDITIONALLY THERE ARE NO DEFINED EASEMENT ONLY SCHEMATIC DEPICTION OF EASEMENT LOCATION FOR SERVICE ACCESS, THIS SURVEY SHOWS THE APPROXIMATE LOCATION OF SAID SERVICE ACCESS EASEMENT ACCORDING TO EXHIBIT C. WHICH IS NOT LOCATED ON THE SUBJECT PROPERTY, ALL OTHER EASEMENTS ARE NOT PLOTTABLE OR BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION Z – TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS– DOC NO. 27189765 – THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED THEREIN AND IS BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
**E

Psychic Readings by Jacqueline
N Pinetree
N Eastwood
N Bright
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E Palatine Rd
E Palatine Rd
E Palatine Rd
E Palatine Rd
Olive Garden Italian Restaurant
Italian
AT&T Store
Cell phone store
Floor & Decor
Unmatched Selection
Care Animal Hospital
Happy Cars
Lakewood Chapel
The Heights Church in Arlington Heights
N Clarence Ave
N Clarence Ave
N Clarence Ave
E Rand Rd
12
Chili's Grill & Bar
Golf VX Arlington Heights
Dogtopia of Arlington Heights
Pearle Vision
Optician
At Home
Home goods store
Next Door and Window
AYDIN Hides
Mark Berberick - RE/MAX Suburban
Burger King
Southpoint Shopping Center
Shopping mall
Casey Automotive
Auto repair shop
Best Buy
Electronics store
Burlington
Clothing store
king Sewing Gallery
wing machine store
Consumers Credit Union
VIP NAILS STUDIO IN ARLINGTON HEIGHTS
Gina Renee's Salon
N Douglas Ct
Dorothy Ave
E Charles St
Habitat for Humanity ReStore...
Home improvement store
Amazon Locker - Portage
Jane Ave
Dunkin'

CONTEXT PHOTOS

Floor & Decor

SUBJECT PROPERTY

Olive Garden Restaurant

Dogtopia

At Home

Chili's Restaurant

Multi-Tenant Retail

Consumers Credit Union

PROPOSED SIGN - WEST WALL
EXISTING SIGN - SOUTHWEST WALL
EXISTING SIGN - SOUTH WALL

IMAGES OF EXISTING GOLF VX FACADES

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CLIENT & LOCATION
GOLF VX
644 E. Rand Rd, Arlington Heights, IL

CLIENT APPROVAL:	LEAD NO.:	DATE STARTED: 09.06.2024	REVIEWED BY:	SHEET NO.: 7 OF 7
LANDLORD APPROVAL:	SM - PM	DRAWN BY: KEN	SEG. NO.:	

PROPOSED SIGN - WEST WALL

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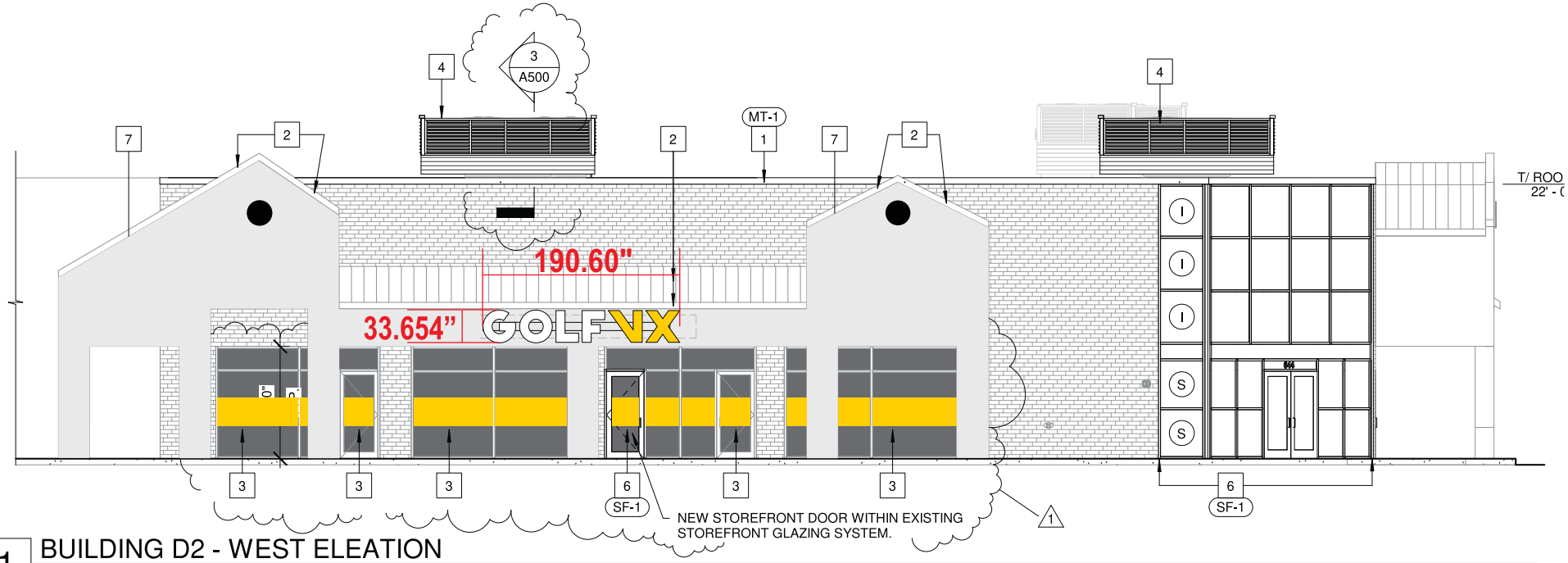

1 BUILDING D2 - WEST ELEATION

1/8" = 1'-0"

PROPOSED SIGN - WEST WALL

#ffcd00

SW code TBC by client

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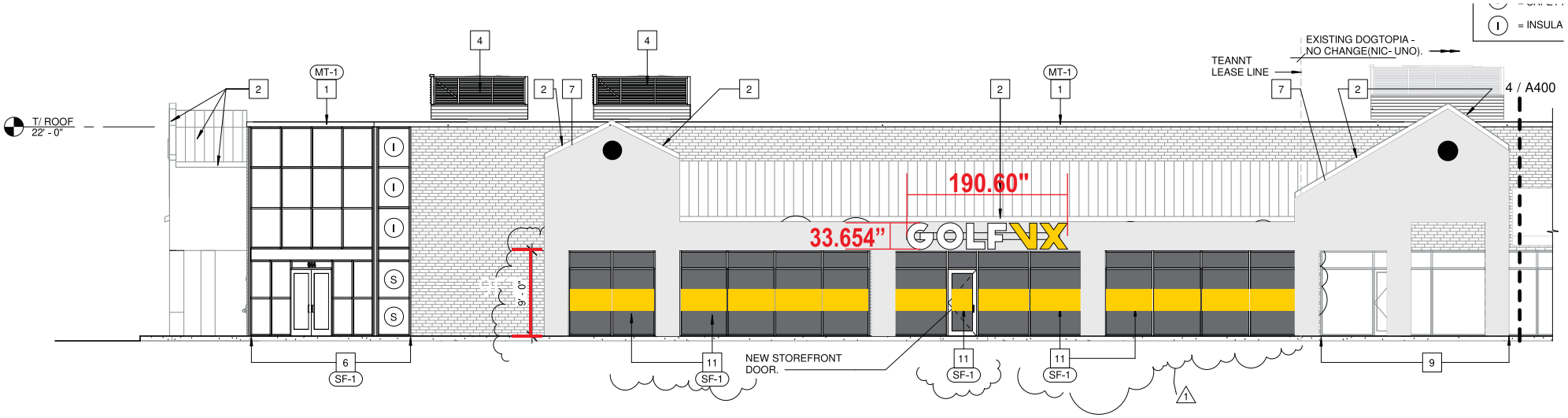

3 BUILDING D2 - SOUTH ELEVATION
1/8" = 1'-0"

EXISTING SIGN - SOUTH WALL

#ffcd00

SW code TBC by client

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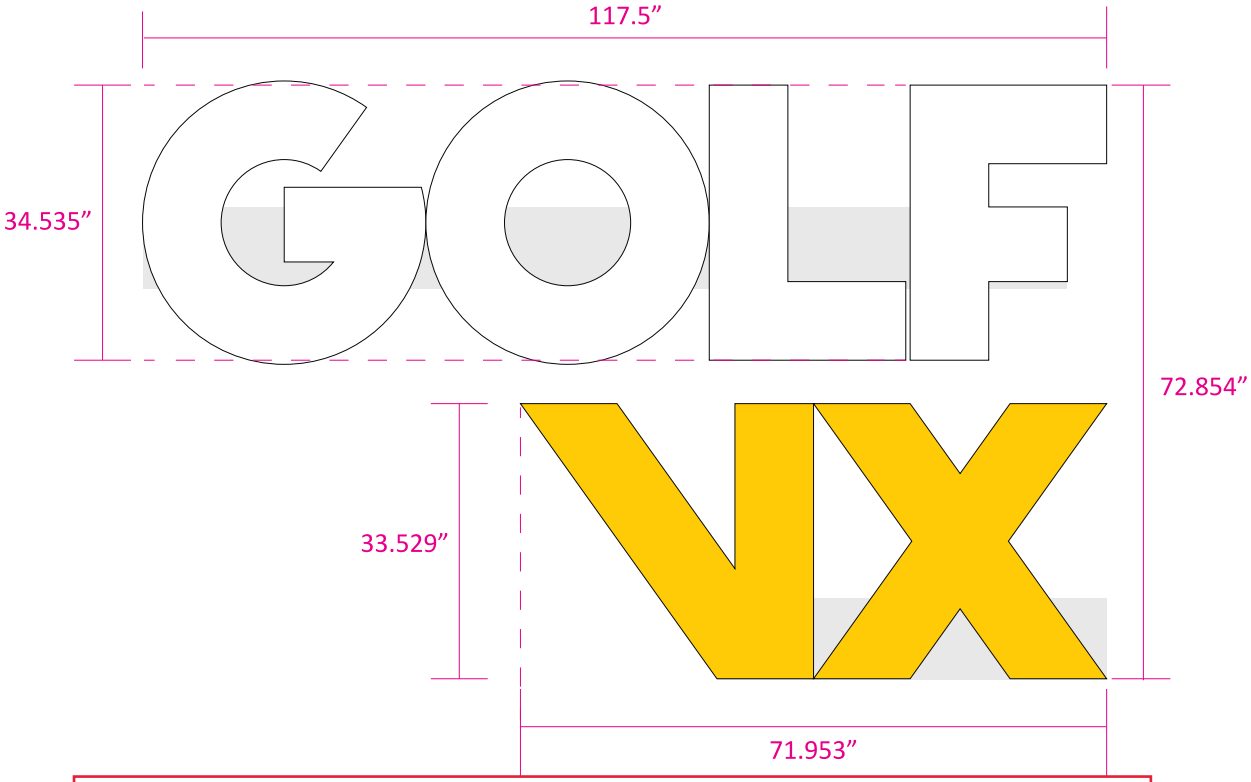


EXISTING SIGN - SOUTHWEST WALL

SOUTH-WEST ELEVATION

NOTE: SITE SURVEY NEEDED

1 Front-Lit, Plex-Face Channel Letters, Raceway Mounted • Front View

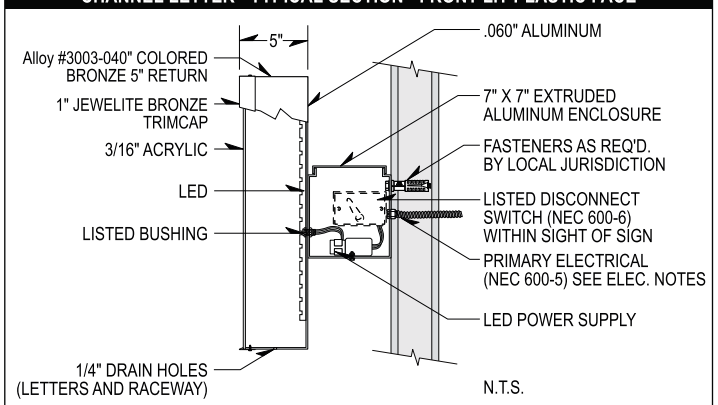
INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY: ONE (1)
Overall Height: 72.854”
Overall Length: 117.5”
Total Sq.Ft.: **47.33 ft²**

Returns: Alum Black
Backs: .060 White Aluminum
Trimcap: 1” Black
Face: #7328 White
First-surface translucent vinyl: Yellow
Illumination: White LED
Raceway: To match on existing wall color

NOTES:
- Raceway Mounted
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:
1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

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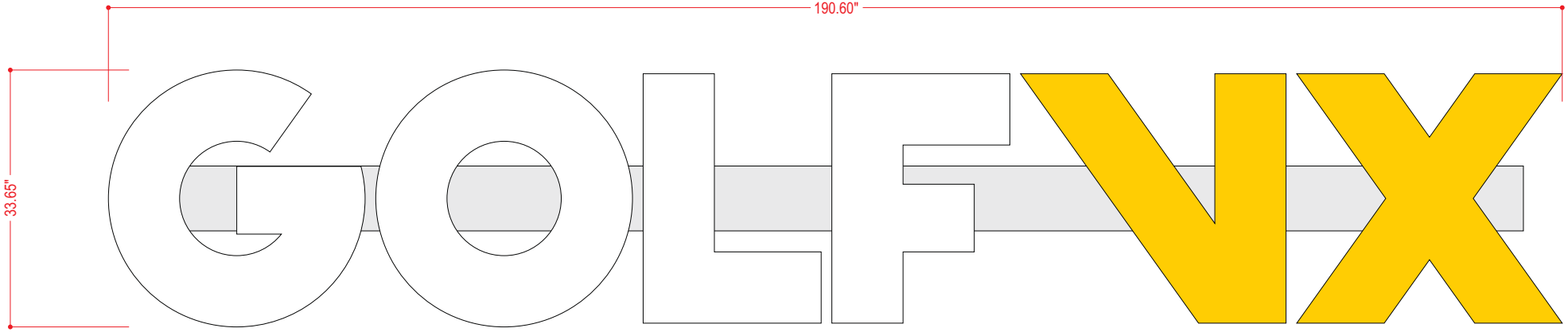
LANDLORD APPROVAL:	SM - PM	DRAWN BY: KEN	SEG. NO.:	



SIGN DETAIL - SOUTH AND WEST WALLS

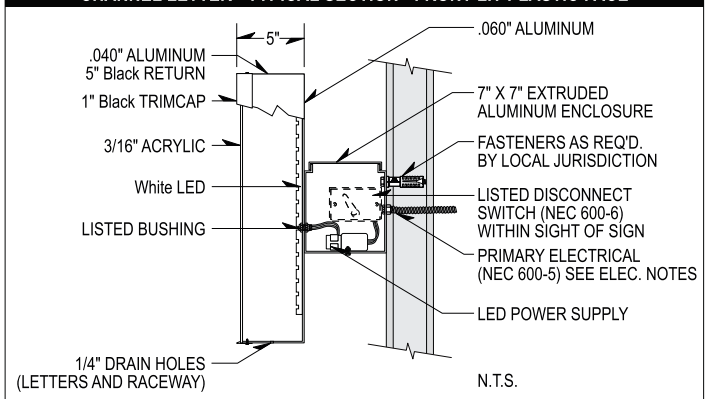
A Front-Lit, Plex-Face Channel Letters, Raceway Mounted • Front View

INTERNALLY ILLUMINATED PLASTIC FACE CHANNEL LETTERS

QUANTITY:	ONE (1)
Overall Height:	**33.65 in**
Overall Length:	**190.60 in.**
Total Sq.Ft.:	**44.54 ft²**
Returns:	Alum Black
Backs:	.060 White Aluminum
Trimcap:	1" Black
Face:	#7328 White Acrylic
First-surface translucent vinyl:	Yellow
Illumination:	White LED
Raceway:	To match on existing wall color

NOTES:
- Raceway Mounted
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



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