



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
January 14, 2026
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 81 W. Golf Rd. - 10/22/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 155 E. Algonquin Rd. - Parking Garage - T1895
Special Use for Parking Garage, Variations, Rezoning
- 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.

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MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS OCTOBER 22, 2025 AT 6:00 P.M.

MEMBERS PRESENT:

Bruce Green, Chairman
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Rachel Hitzemann & Dan Osoba

ALSO PRESENT: Bhan Al Abosy and Rana Khamraeva

Call to Order

Chairman Green called the meeting to order at 6:01 p.m.

Approval of Minutes

The meeting minutes of September 24, 2025 meeting were reviewed.

SIGALOS MOVED AND SCHURTZ SECONDED A MOTION TO APPROVE THE SEPTEMBER 24, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1894 – Bish House, 81 W. Golf Road

The petitioner proposes to renovate a vacant 6,892 square-foot tenant space within the Arlington Towne Center shopping center at 81 W. Golf Road. The property is currently improved with three buildings that have a combined floor area of 88,665 square-feet and is situated on 6.67 acres of land. The shopping center is at the southwest corner of S. Arlington Heights Road and W. Golf Road. The site has two restricted right-in, right-out accesses on W. Golf Road, one full movement access on W. Golf Road, and one restricted right-in, right-out access on S. Arlington Heights Road.

The petitioner proposes an amusement facility land use which will include computer video gaming stations and billiards tables. A commercial kitchen is not proposed as part of the interior renovation. However, pre-packaged snacks and non-alcoholic beverages available will be for sale on the premises. The petitioner shall provide information on the proposed business hours and estimated number of staff with a formal Plan Commission application.

Ms. Khamraeva explained that want to open a game room with pool tables and computers for game playing. Help gather community after school for homework and after work for people coming together in a healthy environment.

Mr. Osoba gave an overview of the staff report explain the petitioner's intent for usage of the property. This amusement facility greater than 5,000 square feet in area, requires an approval of a special use permit in order to operate within the B-2 District. The petitioner would need to provide a letter that demonstrates compliance with the three criteria for approval for a special use permit. Additionally, with their Plan Commission application they will need to provide a fully detailed and dimensioned demolition plans, floor plans, reflected ceiling plans, life safety plans, and other specified floor plans as required by the SDC as part

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of their application. If any facade modifications or building signage are proposed, a Design Commission application may be required. The shopping center did receive a parking variance of pursuant to Ordinance 23-059 which allows a parking deficit of up to 78 spaces. Staff provided a parking analysis within the staff report that shows that the shopping center has enough parking currently, so there is not a deficit and they would not need to provide any additional parking variations. The SDC reviewed the proposed special use permit and is generally supportive of the application subject to the resolution of the items that are listed in the staff report.

Commissioner Schurtz inquired about the age of the users.

Ms. Khamraeva explained that it is for both children and adults with no alcohol service. Thinking of being open from 4 pm to 10 pm or 11 pm, with six employees. We will have a big community of Kyrgyzstani people.

Commissioner Sigalos asked if the petitioner would be providing the computer set up for the patron coming into the facility, and charge an hourly rate for gaming?

Ms. Khamraeva yes, charge by the hour, or a set price for gaming. Their idea came from a friend who has a smaller space just like this in Mt. Prospect.

Commissioner Cherwin asked if the space need to be retrofit for any sprinklers or HVAC?

Ms. Khamraeva is aware after discussing with the building department what needs to be done, and they will be hiring someone to bring the space up to code.

Commissioner Cherwin confirmed that this will be for a Kyrgyzstani community. The petitioner confirmed, yes. And inquired about the floor layout of the space.

Ms. Khamraeva the area up front will be designated for the children and computer games and supervised. The billiards towards the back with the separation between the two.

Commissioner Cherwin do you have a security plan around the children.

Ms. Khamraeva these will be teenagers and young adults will be using the gaming.

Commissioner Green this is unique and if you can make it work you can move forward to a Plan Commission application.

PUBLIC COMMENT

None.

Adjournment

SIGALOS MOVED AND CHERWIN SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:17 p.m.

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



1/14/2026

Item: 155 E. Algonquin Rd. - Parking Garage - T1895
Special Use for Parking Garage, Variations, Rezoning

Department: Planning & Community Development

Item Description:

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Rezoning, Planned Unit Development and Special Use parking garage, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall submit an application to the Design Commission for the proposed parking garage and any building modifications.
2. Responses to the three Special Use criteria will be required;
 - a. That said special use is deemed necessary for the public convenience at this location.
 - b. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - c. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
3. Any variation requests, including the Rezoning, must be identified and written justification provided based on the criteria for approval.
 - a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. 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.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter 28.
 - d. The variance requested is the minimum variance necessary to allow reasonable use of the property.
4. The Petitioner shall provide on-site detention in conformance with Village requirements.

5. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements that details the Fire Department Connections (FDC), Knox box, no parking – fire lane signage, autoturn diagram, and fire apparatus access route.

6. A traffic and parking study will be required with a formal submittal of a Plan Commission application.

7. A photometric plan shall be provided.

8. A snow removal plan shall be provided.

9. Current parking lot will be improved to meet current Village standards.

10. 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:

1. CPRC Staff Report_155 E Algonquin Rd_1.9.26
2. Petitioner Letter_155 E Algonquin Rd Garage
3. Aerial
4. Alta Survey 155 E Algonquin Road
5. Plans



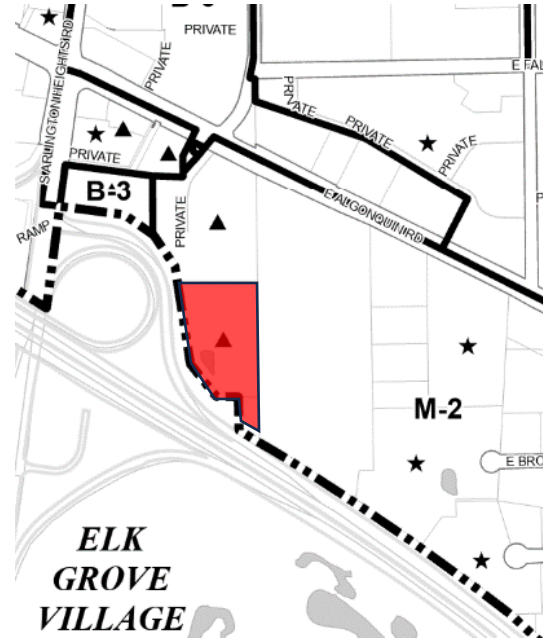
**VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT**

Temp File Number: T1895
Project Title: 155 E Algonquin Rd. - Garage
Address: 155 E Algonquin Rd
PINs: 08-16-401-033

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: January 14, 2026
Date Prepared: December 23, 2025

Petitioner: Bradford Allen
Address: 300 S Wacker Dr., 35th Floor
 Chicago, IL 60606

Existing Zoning: M-2 Limited Heavy Manufacturing
Comprehensive Plan: Mixed- Use



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	M-2 Limited Heavy Manufacturing District	Path Construction, I-Pure Med Spa, Best Brains Online Learning	Mixed Use
South		I-90	
East	M-2 Limited Heavy Manufacturing District	Warehousing/ Manufacturing	Mixed Use
West		I-90 Ramp	

Requested Action:

1. Planned Unit Development for a parking garage and medical building.
2. Rezoning to either M-1 or OT
3. Special Use for Parking Garage

Variations Required:

1. Setback Variation to allow a rear yard of 0ft where 15ft is required.
2. Additional variations may be required upon review of a full Plan Commission submittal.

Project Background:

In 1981, as part of the 3-lot Lincoln Executive Plaza Subdivision, 155 E Algonquin Rd. received approval to construct a 5-story, 150,000sf office building and a 172-space two-story parking garage with skywalk. Previously, the Daily Herald was the long-term tenant of the building, but within the last 10 years has vacated the property. Access to the site is provided from S. Tonne Rd., which is a private street that connects to E Algonquin Rd.

In 2018-2019, Bradford Allen purchased the property as a piece of their overall development plan for the S. Arlington Heights corridor. The building is currently being marketed towards medical office tenants.

The property is located within the South Arlington Heights Overlay District, the current use fits the intent of the overlay. However, the overlay does note that PUDs are required for development.

At the time of acquisition, Bradford Allen performed inspections on the parking garage. It was determined that the garage was in serious disrepair and not currently in a usable condition. The garage was blocked off for safety reasons. In 2023, Bradford Allen received a demo permit (23-00003989) to remove the parking garage, which was demolished by April 2024. As noted within the demolition permit, the site was legal nonconforming due to being under parked after the parking garage was removed. Planning staff advised at the time that the petitioner would need to provide a new parking garage to meet the parking requirements if the intent was for the building to contain all medical office users. Parking garages require a Special Use under Zoning Code.

Bradford Allen is requesting to construct a new 6-story parking garage in the same location as the previous garage to support their transition of the building from an office building to a medical office building. The proposal includes 573 spaces, but the petitioner may request a reduction in parking space size for floors 3-5 to accommodate additional spaces. They are also proposing to construct a covered walkway connecting the first floor of the parking garage to the existing building.

Zoning and Comprehensive Plan

The property is currently zoned M-2 Limited Heavy manufacturing, which permits parking garages as a Special Use. However, the intended use as medical offices is not permitted within the M-2 Zoning District. The SDC suggest a rezoning of the property from M-2 to either the M-1 or OT Zoning District, as both permit medical office uses. The SDC is supportive of the rezoning as a medical office would be an appropriate use for the site.

Additionally, since the property is located within the South Arlington Heights Overlay District, a PUD is required. Therefore, the Petitioner is requesting to create a PUD for the property and receive a Special Use for the parking garage. As part of this application, the Petitioner shall provide a written response to the three criteria for approval for Special Uses.

- 1. That said special use is deemed necessary for the public convenience at this location.**
- 2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- 3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

At least one variance request has been identified by Staff. The Petitioner will need to provide responses to the four variation criteria below for that variance and any additional variances requested as part of the formal Plan Commission application.

- 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.**
- 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.**
- 3. The proposed variation is in harmony with the spirit and intent of this Chapter 28.**

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

The Comprehensive Plan designates the property as appropriate for Mixed-Use land uses. The proposed parking garage and medical office use aligns with the Comprehensive Plan.

Building Improvements

The Petitioner has proposed to construct a 6-story parking garage, with covered walkway that would connect to the existing office building proposed to be used as medical offices. The garage would sit in the same footprint as the previously demolished parking garage. The proposal includes 573 spaces, but the petitioner has expressed interest in requesting a reduction in parking space size for floors 3-5 to accommodate additional spaces.

When the building was originally approved, it was determined that the front lot line is along I-90 and the rear lot line is the northern property line. Based on the location, the proposed garage will have a zero-foot rear setback. This setback will require a rear yard variation, as the overlay requires a parking setback of at least 15ft. Additionally, staff will require the Petitioner to provide proof of construction and access easements. Consideration should also be given to the impact of the zero setback on the potential future redevelopment of the lot to the north that was proposed as part of the Arlington Gateway PUD approval.

The Building and Fire Departments have indicated that the covered walkway will need to be moved higher to accommodate the required 13.5ft clearance needed for emergency vehicles.

A Design Commission application will be required for the garage. Any changes to the office building should also be included within the Design Commission submittal. The design should match the existing building materials and color palette and be consistent with the Commercial Building Design Guidelines. The Petitioner is encouraged to discuss the architectural proposal with Planning & Community Development Department staff prior to submittal.

If any exterior lighting is proposed, a photometric plan will be required.

Site Improvements & Landscaping

With the new construction, the SDC is requiring that the existing parking lot be upgraded to meet current Village standards, which includes paving, curbing and landscaping. A snow removal plan will also be required.

The Petitioner shall also provide a Fire / Life Safety Plan detailing the Fire Department Connections (FDC), Knox box, no parking – fire lane signage, autoturn diagram, and fire apparatus access route.

On-site detention is required to meet Village detention requirements.

Parking and Traffic:

Code requires a traffic and parking study be provided with any application for PUD or PUD amendment greater than 5,000 square-feet. The Petitioner shall provide a traffic study with the formal application to evaluate site access, business operations including loading and deliveries, and internal site circulation. The study should analyze the increased traffic at Tonne Rd. The parking study shall provide analysis of parking requirements based on the proposed floor plan and parking demand estimates based on ITE demand for a medical office use, but initial plans suggest a parking surplus of 24 spaces.

The off-street parking code requirements are shown in the table below.

Use	Square-Footage	Employees	Parking Ratio	Required Parking
Medical Office	<i>147,878sf</i>		One space per 200sf of floor area.	740

Total			740
	Total Provided		764
	Surplus / (Deficit)		24

The Petitioner will need to meet the Village’s bicycle parking requirement. Medical Office is required to provide one space for every 4,000 square feet of floor area, with a minimum of two spaces and a maximum of 12 spaces. Based on the square footage provided, the Petitioner will need to provide 12 parking spaces.

RECOMMENDATION

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1. The petitioner shall submit an application to the Design Commission for the proposed parking garage and any building modifications.
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3. Any variation requests, including the Rezoning, must be identified and written justification provided based on the criteria for approval.
 - a. **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - b. **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.**
 - c. **The proposed variation is in harmony with the spirit and intent of this Chapter 28.**
 - d. **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
4. The Petitioner shall provide on-site detention in conformance with Village requirements.
5. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements that details the Fire Department Connections (FDC), Knox box, no parking – fire lane signage, autoturn diagram, and fire apparatus access route.
6. A traffic and parking study will be required with a formal submittal of a Plan Commission application.
7. A photometric plan shall be provided.
8. A snow removal plan shall be provided.
9. Current parking lot will be improved to meet current Village standards.
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January 14, 2026

PlanGreatCities, LLC

November 6, 2025

Emily Rodman
Director of Planning & Community Development
Village of Arlington Heights
33 S Arlington Heights Road, IL 60005

Re: 155 E Algonquin Road/Medical Office Building (MOB) Proposed Special Use for a Parking Garage

Dear Emily:

As you know, Bradford Allen owns the above-mentioned property formerly occupied by the Daily Herald. The property was approved and developed as phase II of Lincoln Executive Plaza and developed with a 5-story office building and an adjacent parking garage.

Bradford Allen is requesting Staff Development Committee (SDC) review of the attached preliminary concept plans for Special Use approval for a new parking garage in the exact location on the property as the previously approved garage. The proposed garage is 6 stories with 573 parking spaces and 191 surface spaces for the approximately 147,000 square foot office building.

Background: Bradford Allen continues to work diligently in efforts to prepare the office building for leasing activity. In summary, the following key activities have taken place:

- The original parking garage adjacent to the building was structurally compromised and has been demolished.
- The interior building, including the lobby entrance, was demolished.
- A medical office vignette was fully built as a medical office model to promote the property to medical office users.
- Office Real Estate brokers have been actively marketing the property.
- The attached medical office marketing brochure was developed and actively distributed. Also, see <https://www.arlingtonmed.com/>
- A Broker open house was held at the property earlier this summer.
- Design firm bKL Architecture has been retained to develop detailed plans for the building.

Preliminary Garage Proposal: A few notes on the garage design and preliminary SDC review request:

- The garage as illustrated was sized to provide 1 space for every 200 SF Medical Office per the zoning requirements, however, a parking variation may be included in the formal application to reduce the parking requirement. If such a request is made it will be submitted with supporting analysis to justify a reasonable parking reduction.
- While not illustrated in the plans it is requested that the Village consider approval of a parking space size reduction for employee parking on levels 3, 4 and 5 for the west/east parking rows. This could allow for an additional approximate 12 spaces total subject to further evaluation of column spacing in the final garage design. Chapter 28, Section

10.2-8 States: *Certain required off street parking spaces mandated by this Section may be satisfied by spaces eight and one-half feet in width by 18 feet in length if the petitioner provides an analysis that justifies the narrower spaces to the satisfaction of the Director of Engineering. Spaces predominantly patronized by rapid-turnover parkers do not qualify for the narrower width.* This would be reflected in future submittals along with incorporating preliminary comments received from the Village.

- The garage was situated at the same location of the previously approved parking garage for the property.
- Bradford Allen is still exploring different structural and façade systems.

As you know the office market is not a strong business sector with many office buildings being demolished. Bradford Allen is aggressively marketing the property in the hopes of maintaining and substantially improving the existing office building. As timing will be critical if/when a major medical tenant is secured the concept plans are being forwarded to the Village now for preliminary review.

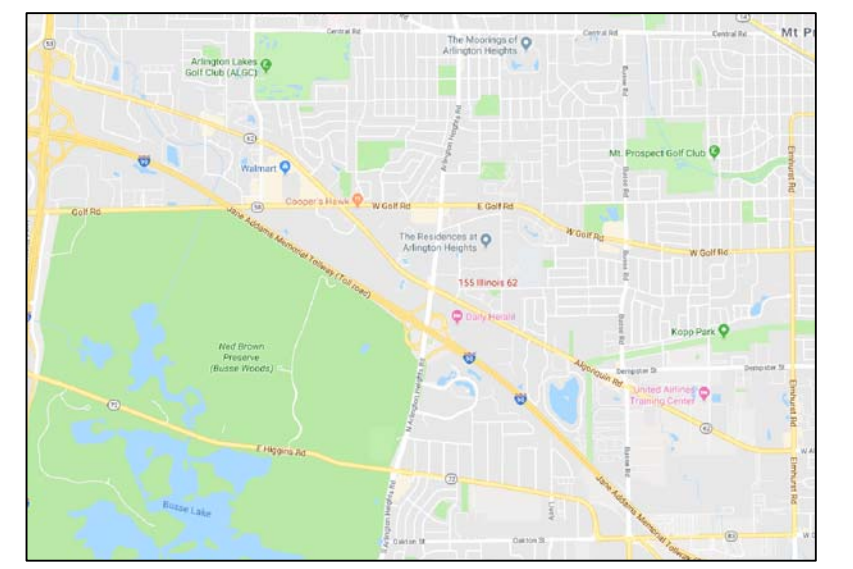
We look forward to receiving your feedback and preliminary review comments shortly.

If you should have any questions during the review of these plans, please do not hesitate to contact me.

Thank you for your assistance in this important matter.

Charles Witherington-Perkins
PlanGreatCities, LLC

Randy Recklaus, Village Manager
Michael Lysicatos, Director of Planning & Community
Brian Carley, Bradford Allen
Megan Ferns, Bradford Allen
Andy Guth, Bradford Allen



VICINITY MAP
Not to Scale

LEGAL DESCRIPTION:

PARCEL 1:
LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 10-23953-08, AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED ON APRIL 29, 1985 AS DOCUMENT 27528475, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197 AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307.

PARCEL 3:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

CONTAINING 187,660 SQ. FT., 4.308 ACRES MORE OR LESS

SCHEDULE B ITEMS

THERE ARE SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER: CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO.: CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.

- N 22. BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020, OVER THE SOUTH 15 FEET OF THE LAND. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- O 23. 10 FOOT PUBLIC UTILITY EASEMENT AND SIDE YARD, OVER THE WEST, SOUTHWESTERLY AND THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- P 24. 10 FOOT STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- Q 25. EASEMENT IN FAVOR OF COMMONWEALTH EDISON, ILLINOIS BELL, TELEPHONE AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 26056020. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- R 26. 10 FOOT GAS EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020, AND THE TERMS AND PROVISIONS CONTAINED THEREIN. AFFECTS LOT 1 OF PARCEL 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
- T 27. EASEMENT FOR DRIVEWAY AND EGRESS AND INGRESS FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS LOT 1 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
- S 28. EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF LOTS 1 AND 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS LOT 2 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
- U 29. CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 29, 1985 AS DOCUMENT 27528475 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 91184438, GRANTING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PART OF THE LAND DESCRIBED IN SAID GRANT, WHICH EASEMENT IS TO BE AN EASEMENT APPURTENANT TO OTHER PROPERTY. SECOND AMENDMENT RECORDED AS DOCUMENT 96291197, WHICH RELOCATES SAID EASEMENT, THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307. RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
- V 30. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE NORTH 235 FEET OF THE EAST 51 FEET AS WELL AS THE WEST 5 FEET OF THE EAST 15 FEET OF THE NORTH 225 FEET, ALSO 10 FEET ALONG THE EAST BOUNDARY, 15 FEET ALONG THE SOUTH BOUNDARY AND 10 FEET ALONG THE WESTERLY BOUNDARY TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MARCH 24, 1982 AS DOCUMENT 26181687. (AS SHOWN ON MAP)
- W 31. GRANT OF EASEMENT TO CONSTRUCT A SIGN FOR THE BENEFIT OF LOT 1 OF LINCOLN EXECUTIVE PLAZA AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE TERMS AND PROVISIONS RELATING THERETO. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- Z 32. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 10, 1979 AS DOCUMENT 25185686. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

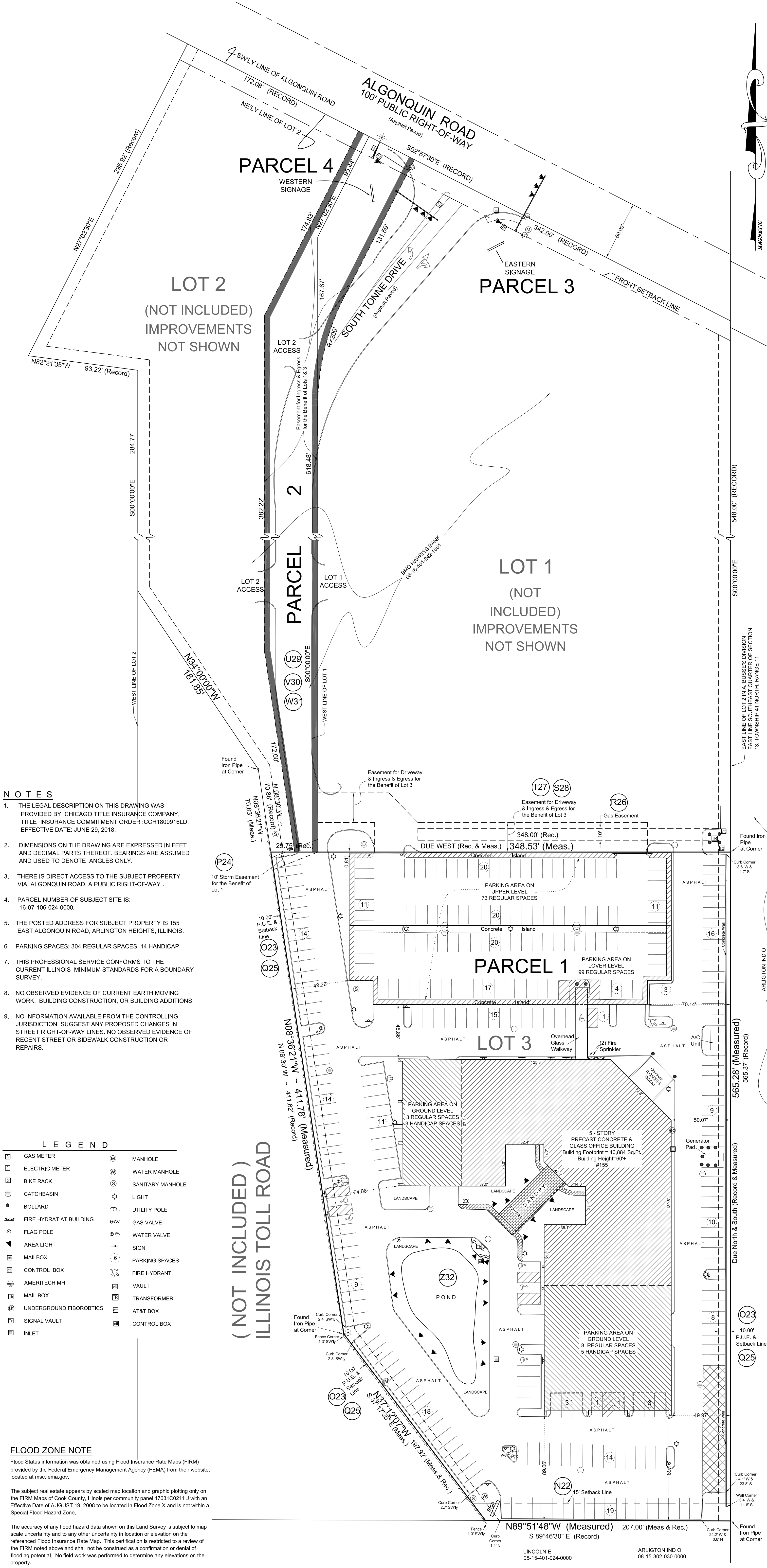
TO: CHICAGO TITLE INSURANCE COMPANY
PADDOCK PUBLICATIONS, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6A, 7A, 7B-1, 7C, 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2018.

DATE OF DRAWING OR MAP: SEPTEMBER 3, 2018

RUSSELL WAID DILLON,
ILLINOIS LAND SURVEYOR NUMBER 3153
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING. BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED. THIS DRAWING IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.

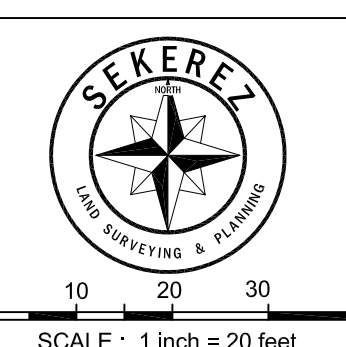


- NOTES
- THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.
 - DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
 - THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ALGONQUIN ROAD, A PUBLIC RIGHT-OF-WAY.
 - PARCEL NUMBER OF SUBJECT SITE IS: 16-07-106-024-0000.
 - THE POSTED ADDRESS FOR SUBJECT PROPERTY IS 155 EAST ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.
 - PARKING SPACES: 304 REGULAR SPACES, 14 HANDICAP
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGEND

[Symbol]	GAS METER	[Symbol]	MANHOLE
[Symbol]	ELECTRIC METER	[Symbol]	WATER MANHOLE
[Symbol]	BIKE RACK	[Symbol]	SANITARY MANHOLE
[Symbol]	CATCHBASIN	[Symbol]	LIGHT
[Symbol]	BOLLARD	[Symbol]	UTILITY POLE
[Symbol]	FIRE HYDRANT AT BUILDING	[Symbol]	GAS VALVE
[Symbol]	FLAG POLE	[Symbol]	WATER VALVE
[Symbol]	AREA LIGHT	[Symbol]	SIGN
[Symbol]	MAILBOX	[Symbol]	PARKING SPACES
[Symbol]	CONTROL BOX	[Symbol]	FIRE HYDRANT
[Symbol]	AMERITECH MH	[Symbol]	VAULT
[Symbol]	MAIL BOX	[Symbol]	TRANSFORMER
[Symbol]	UNDERGROUND FIBROBOTICS	[Symbol]	AT&T BOX
[Symbol]	SIGNAL VAULT	[Symbol]	CONTROL BOX
[Symbol]	INLET		

FLOOD ZONE NOTE
Flood Status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at msc.fema.gov.
The subject real estate appears by scaled map location and graphic plotting only on the FIRM Maps of Cook County, Illinois per community panel 17031C0211 J with an Effective Date of AUGUST 19, 2008 to be located in Flood Zone X and is not within a Special Flood Hazard Zone.
The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential. No field work was performed to determine any elevations on the property.



ALTA / NSPS MAP
PREPARED FOR
LOCKE LORD
111 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS, 60606

155 EAST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS
Parcel Number: 08-16-401-033

ZARKO SEKEREZ & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)728-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312)236-8906 IND. FAX: (219)663-7282
WWW.SEKEREZ.COM

DATE:	SEPTEMBER 3, 2018
DRAWN BY:	C.D.
CHECKED BY:	R. S.
ORDER NO.:	10945

155 E ALGONQUIN RD

NOVEMBER 2025

FOR VILLAGE STAFF DEVELOPMENT
COMMITTEE PREIMINARY REVIEW

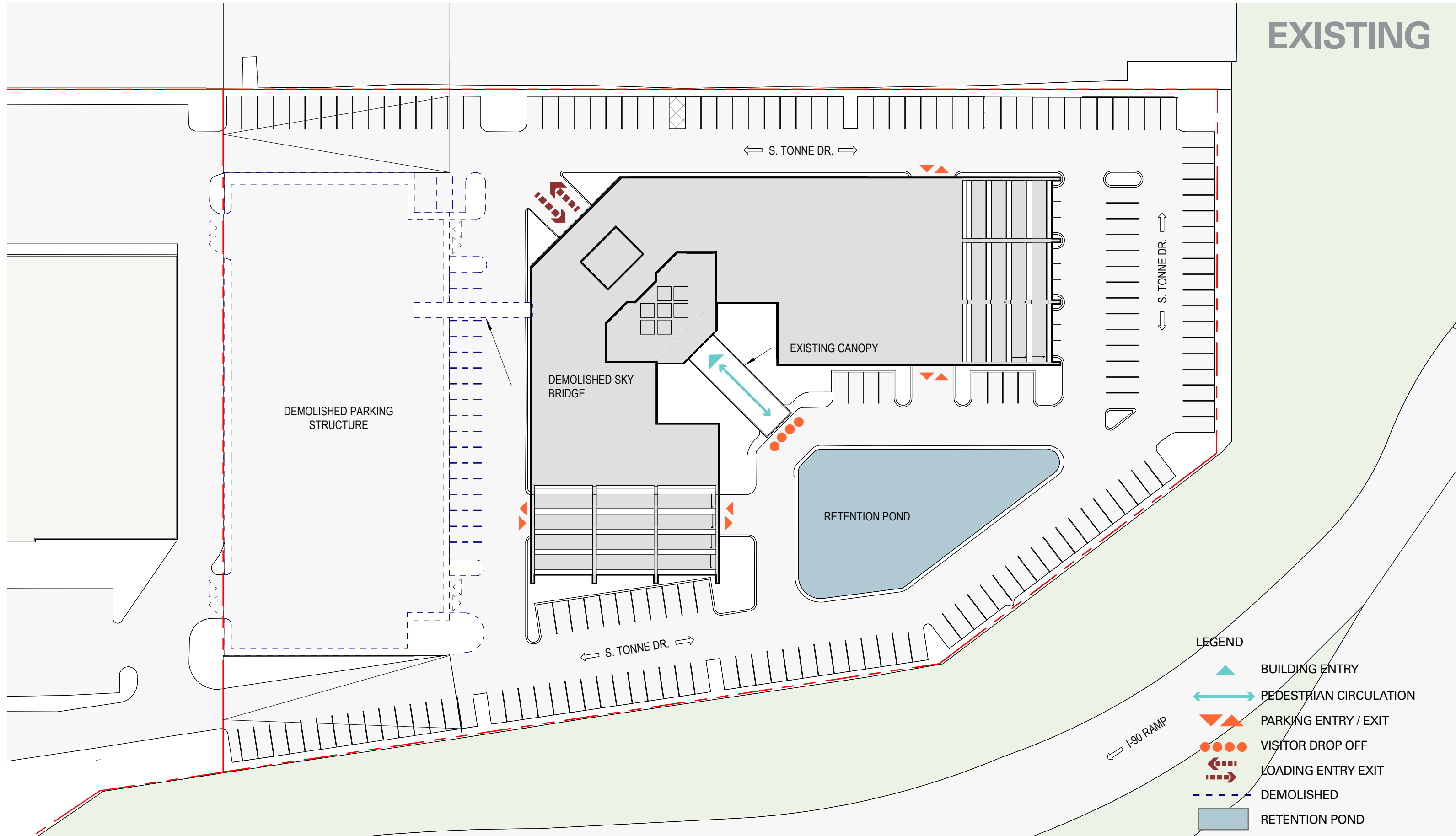
② SITE CIRCULATION AND NEW PARKING GARAGE STUDY



PROPOSED

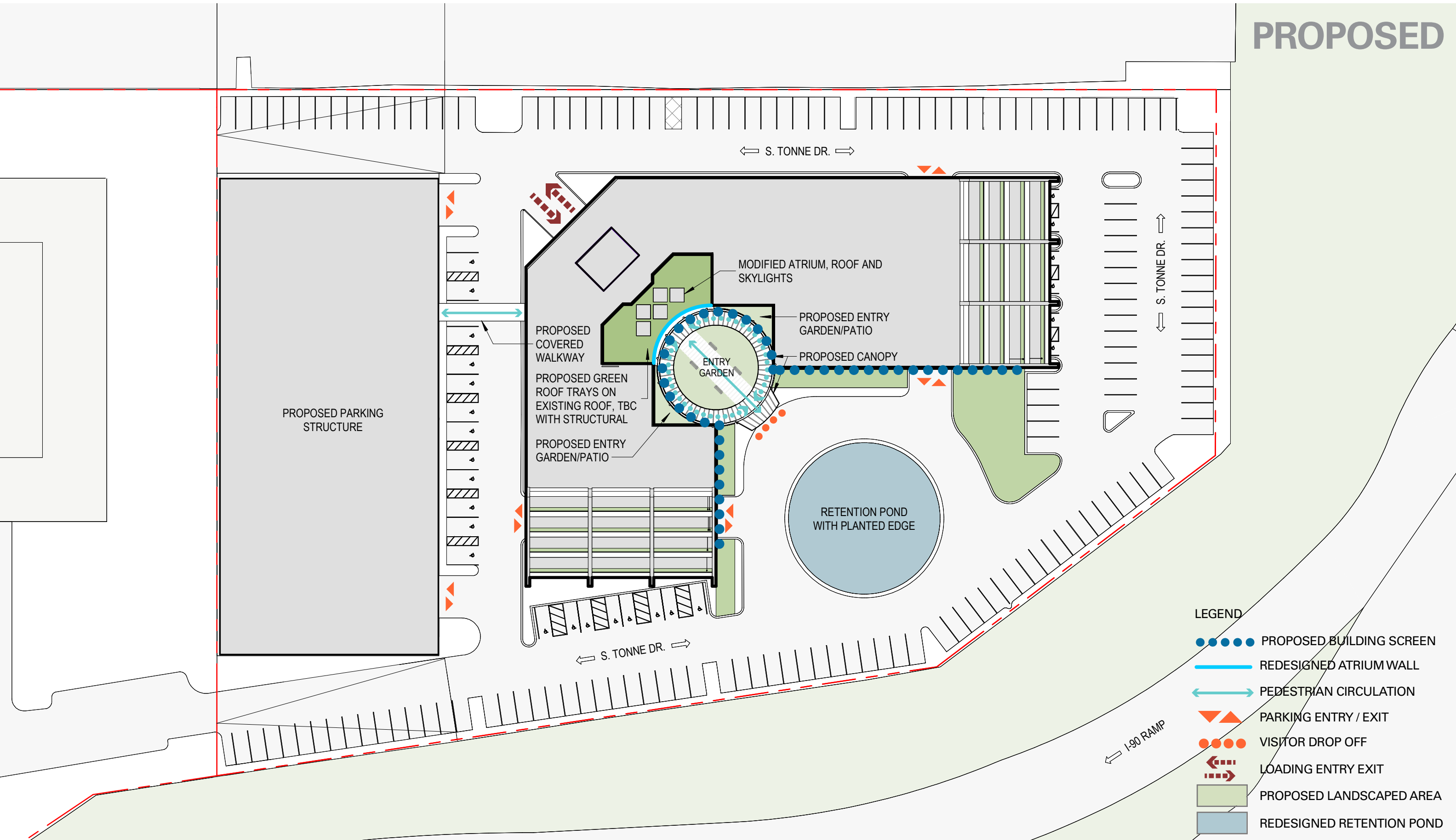


1"=50'-0"



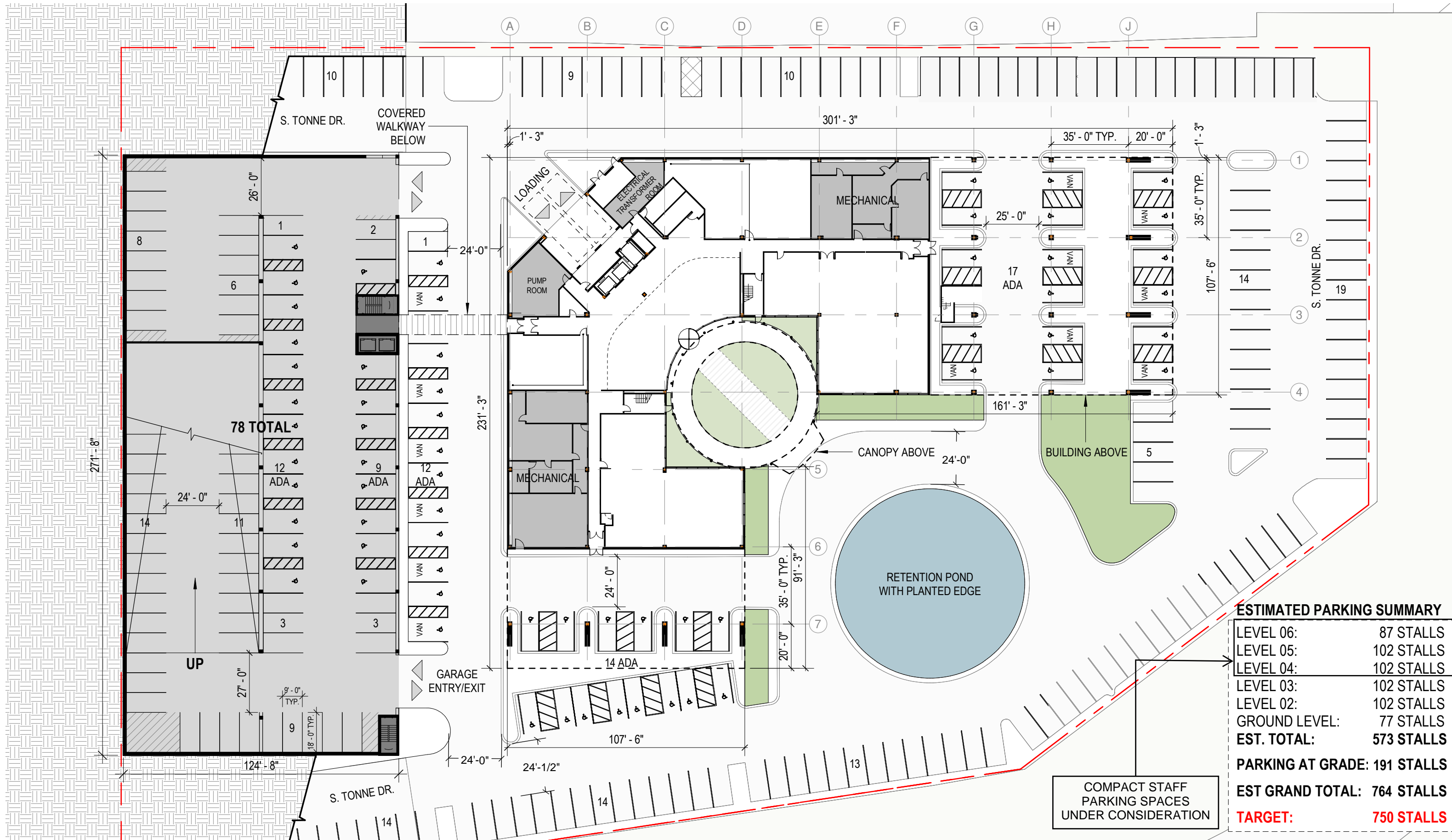
- LEGEND**
- BUILDING ENTRY
 - PEDESTRIAN CIRCULATION
 - PARKING ENTRY / EXIT
 - VISITOR DROP OFF
 - LOADING ENTRY EXIT
 - DEMOLISHED
 - RETENTION POND

1"=50'-0"



- LEGEND**
- PROPOSED BUILDING SCREEN
 - REDESIGNED ATRIUM WALL
 - ↔ PEDESTRIAN CIRCULATION
 - ▲▲ PARKING ENTRY / EXIT
 - VISITOR DROP OFF
 - ↔↔ LOADING ENTRY EXIT
 - PROPOSED LANDSCAPED AREA
 - REDESIGNED RETENTION POND

1"=50'-0" ←

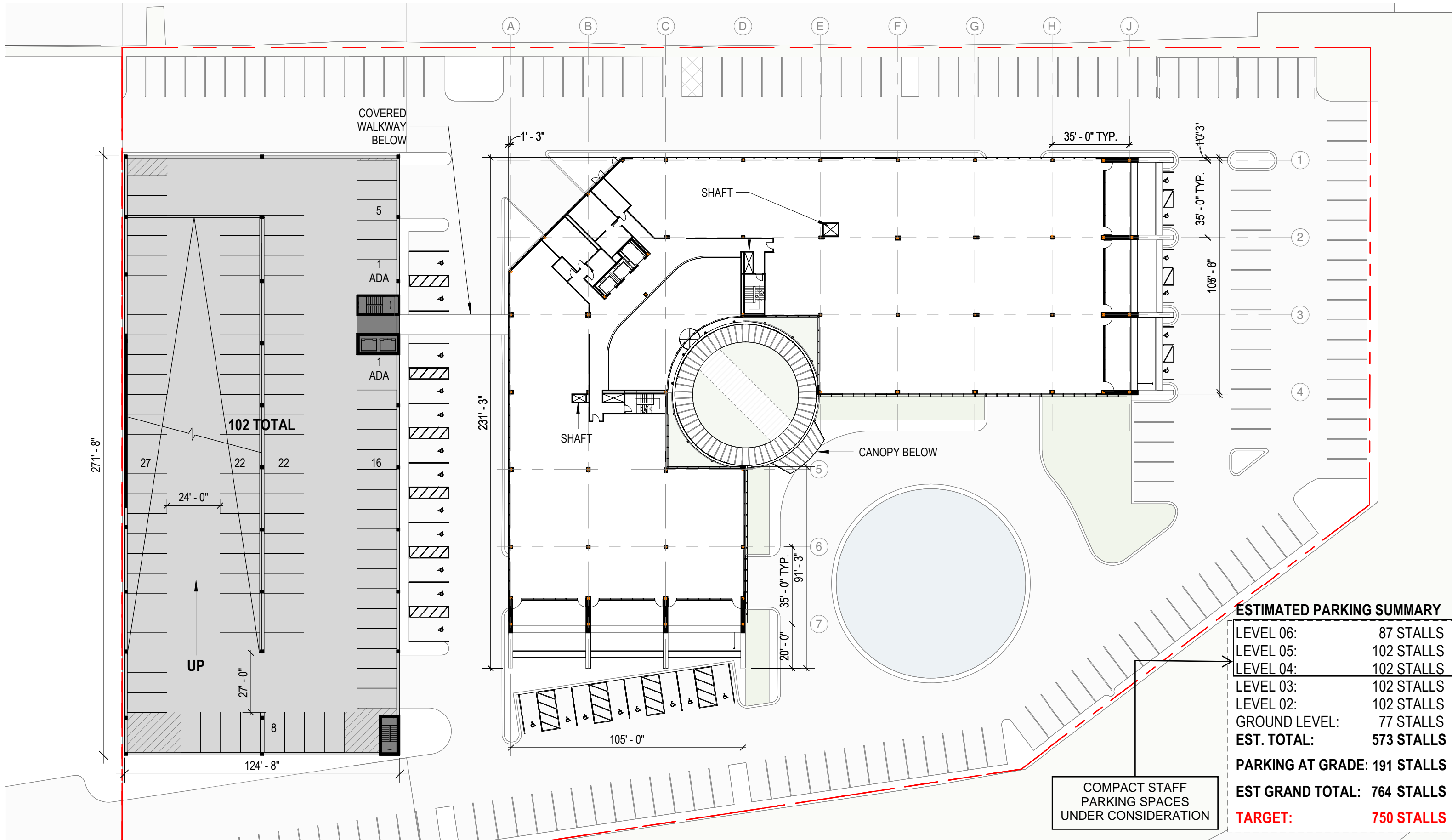


ESTIMATED PARKING SUMMARY	
LEVEL 06:	87 STALLS
LEVEL 05:	102 STALLS
LEVEL 04:	102 STALLS
LEVEL 03:	102 STALLS
LEVEL 02:	102 STALLS
GROUND LEVEL:	77 STALLS
EST. TOTAL:	573 STALLS
PARKING AT GRADE:	191 STALLS
EST GRAND TOTAL:	764 STALLS
TARGET:	750 STALLS

COMPACT STAFF
PARKING SPACES
UNDER CONSIDERATION

NOTE: BASED ON HOSPITAL OUTPATIENT FACILITIES, 10% ADA STALLS PER IBC 1106.3

1"=40'-0"

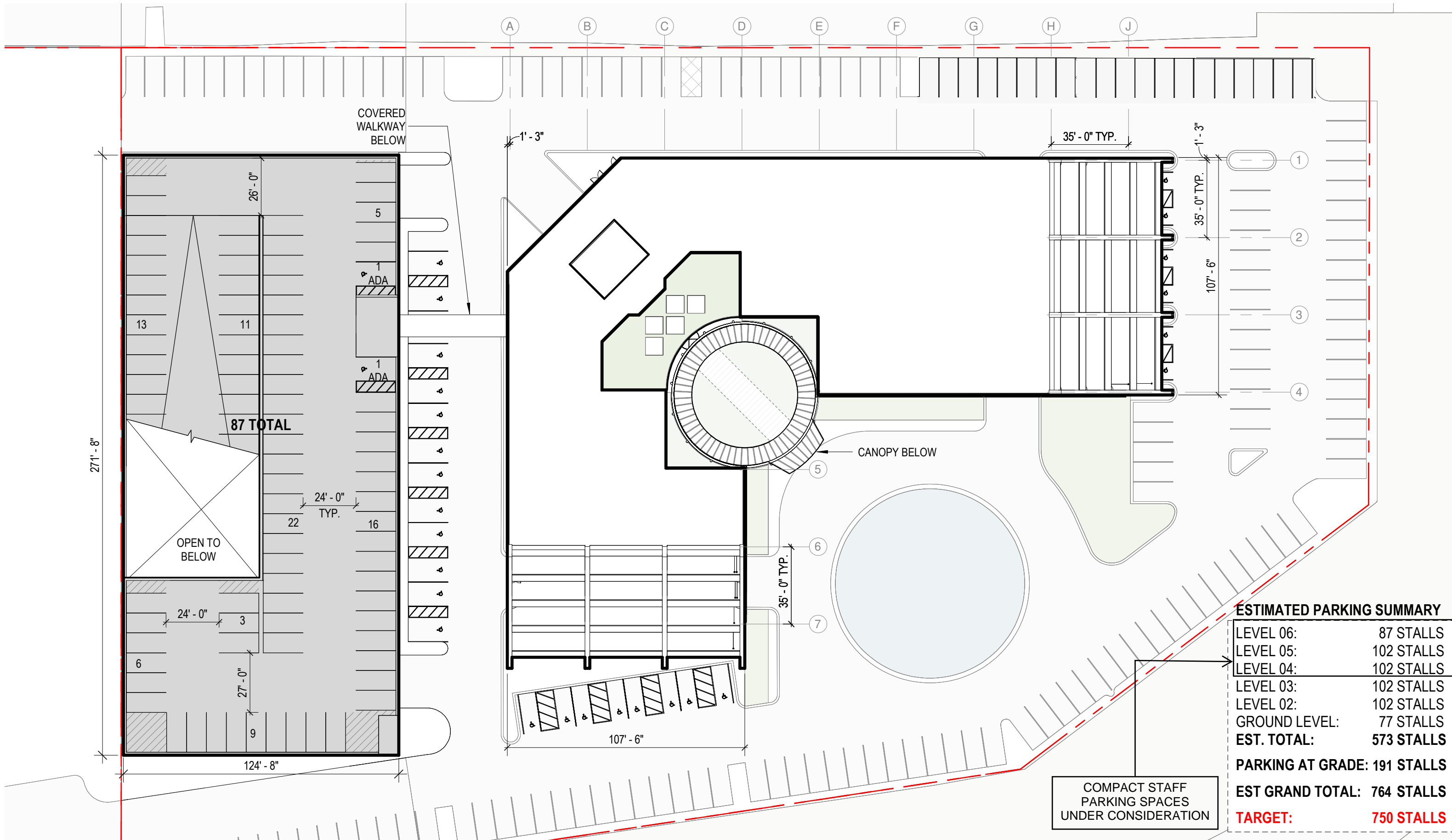


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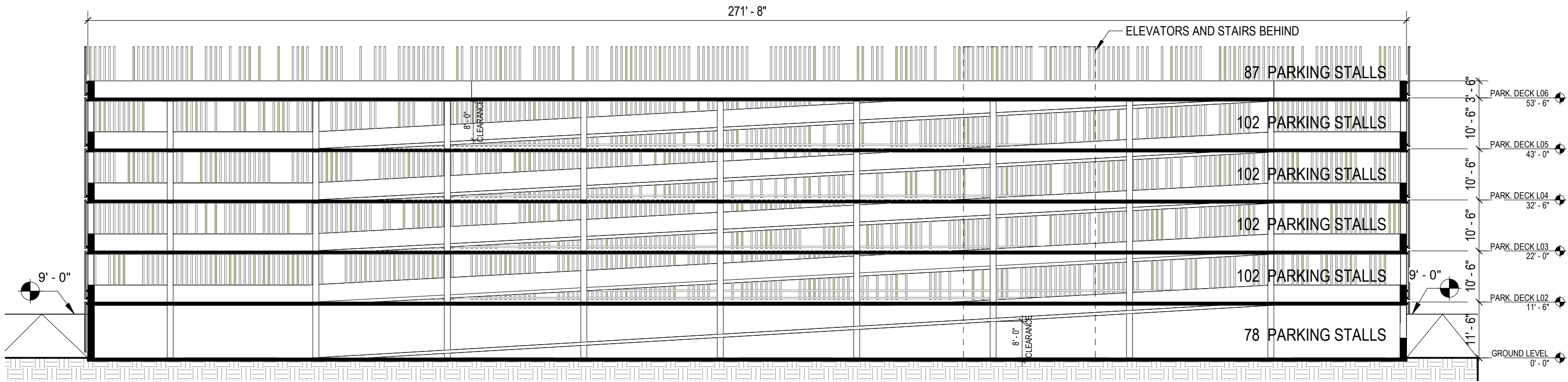


ESTIMATED PARKING SUMMARY

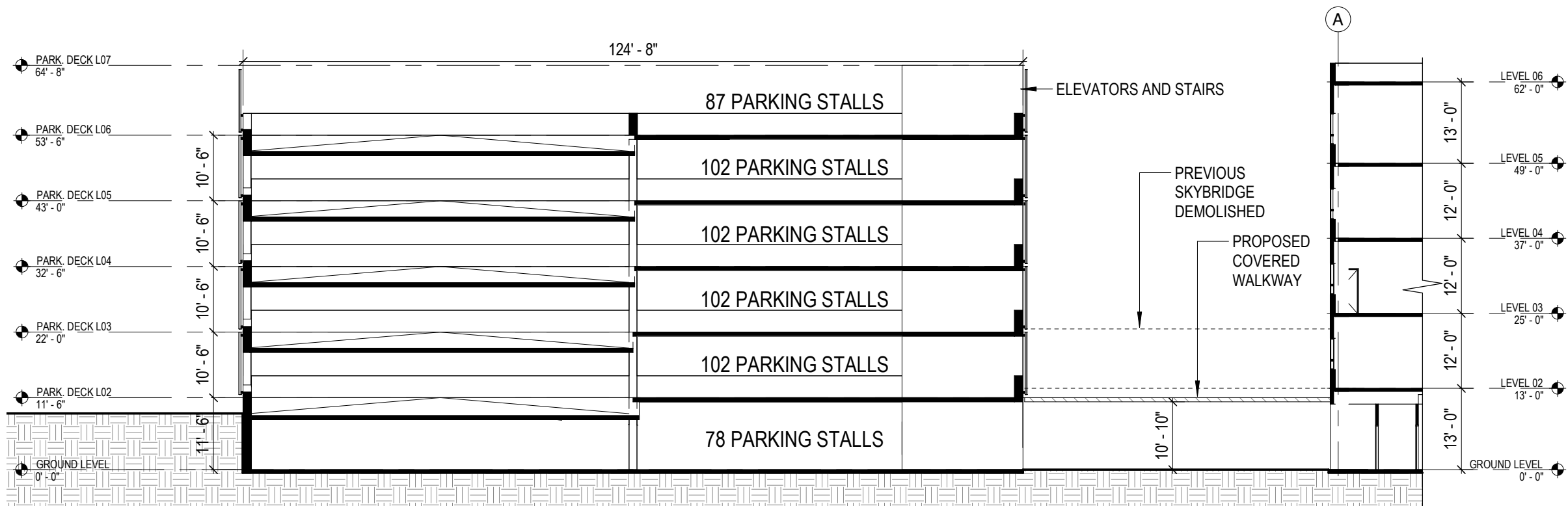
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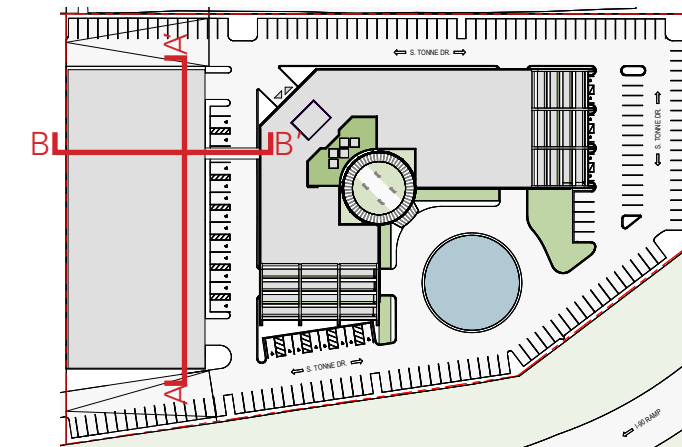
1"=40'-0"

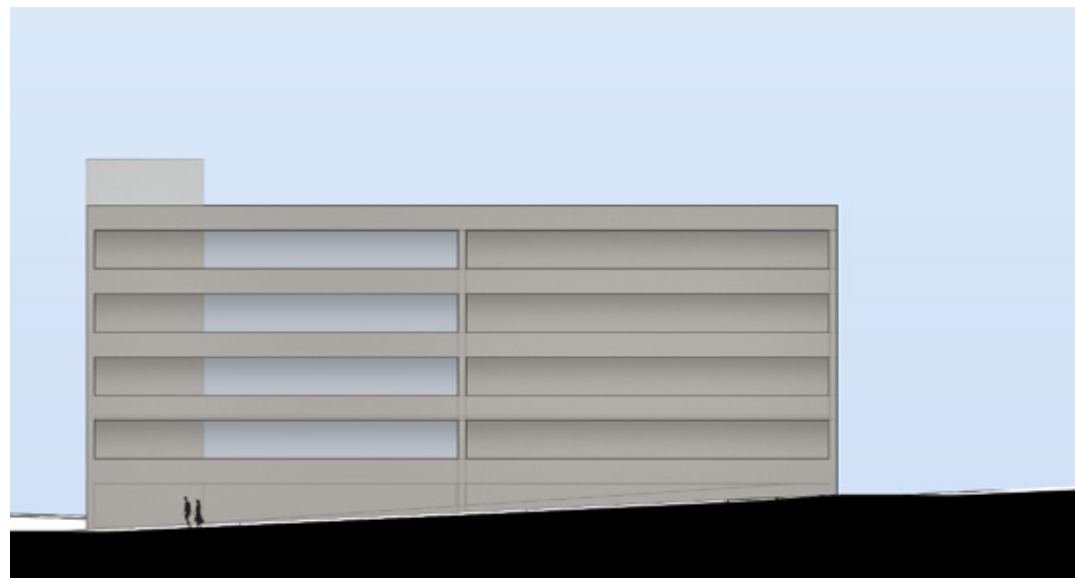


SECTION A - A'

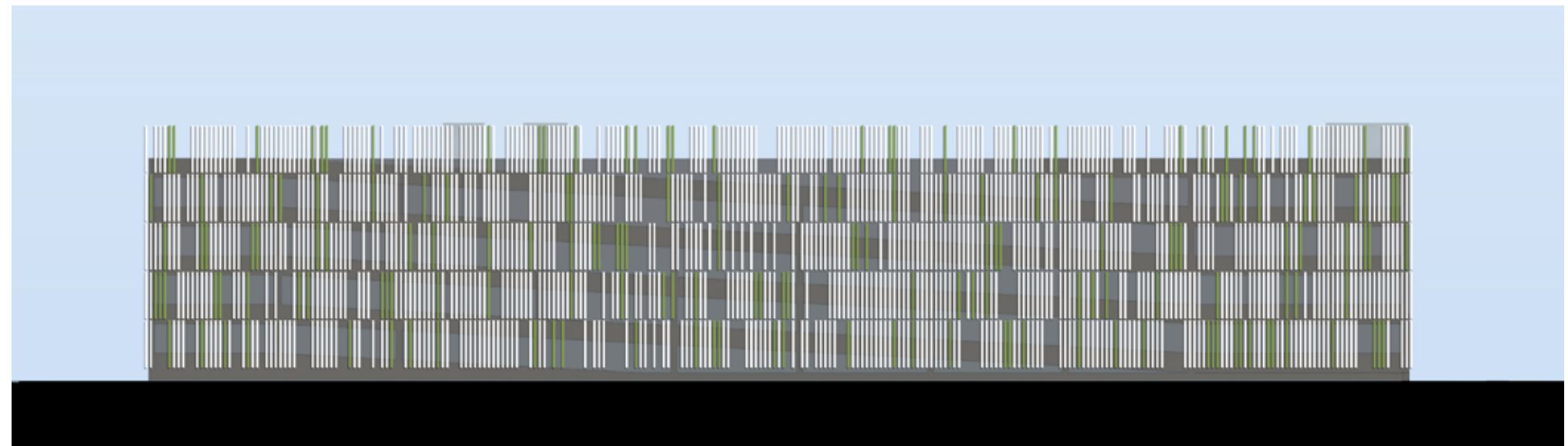


SECTION B - B'

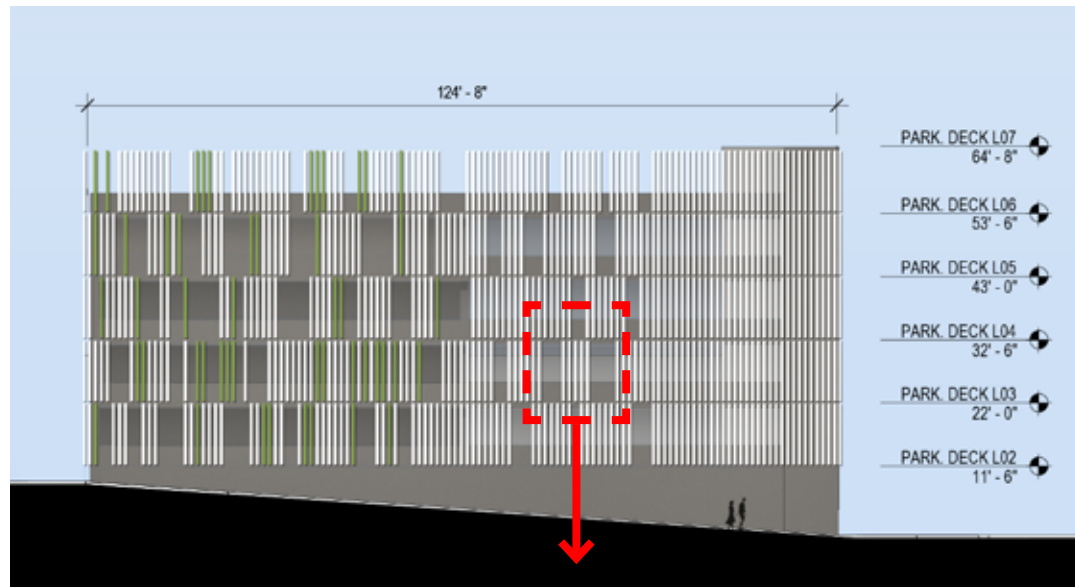




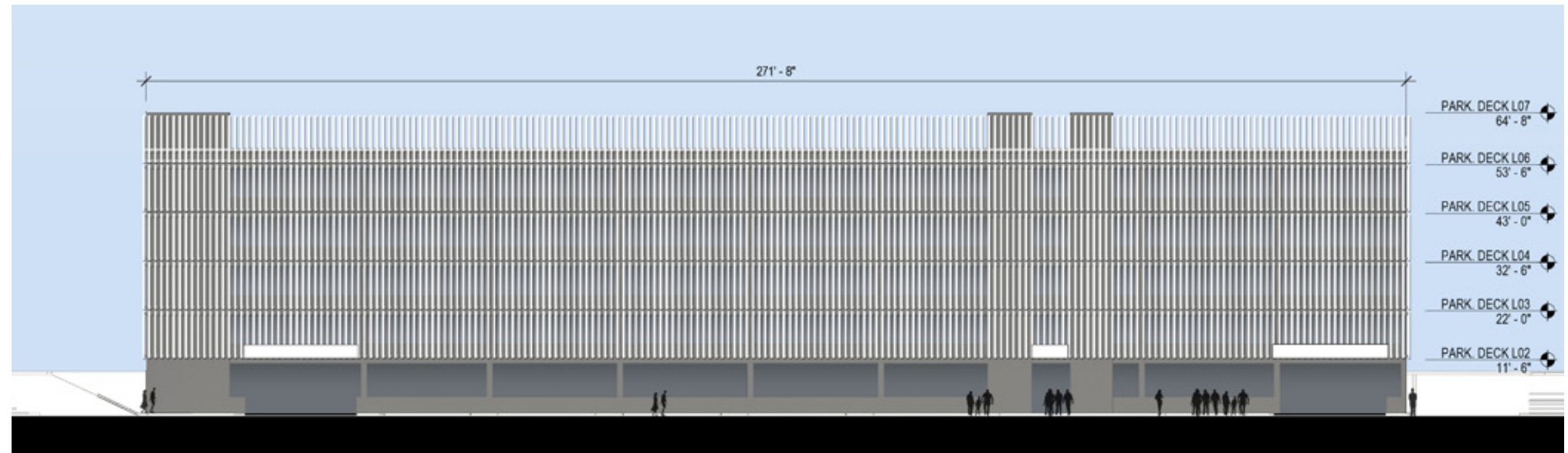
EAST ELEVATION



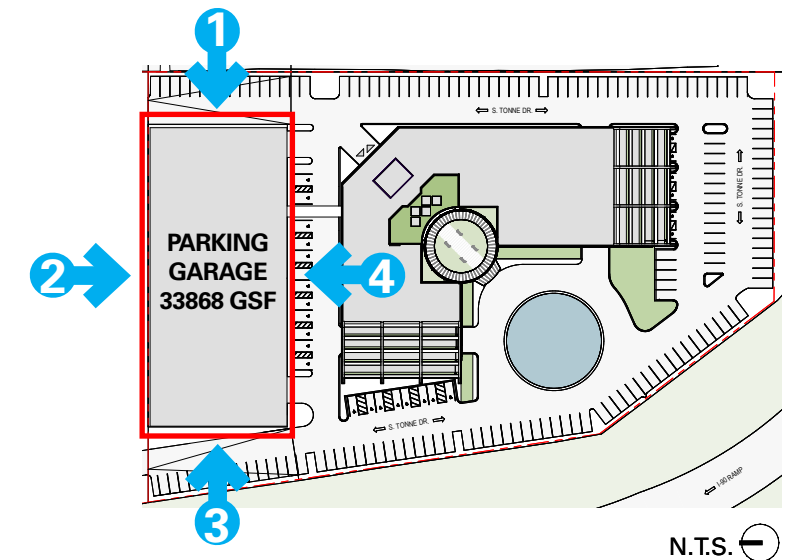
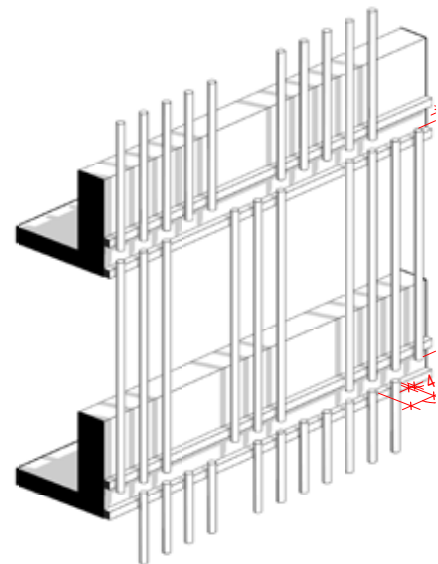
NORTH ELEVATION



WEST ELEVATION

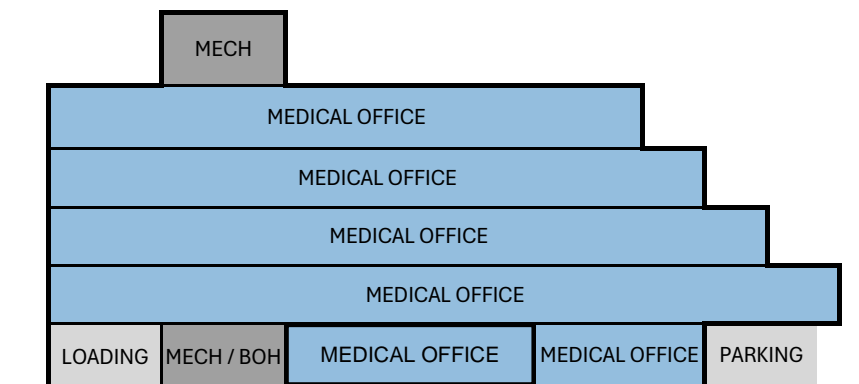


SOUTH ELEVATION



LEVEL	FLOOR TO FLOOR HEIGHT	ELEVATION (FT)	PARKING GROSS ENCLOSED AREA (GSF)	PARKING COUNT
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6	10.5	53.5	29,921	87
5	10.5	43	33,868	102
4	10.5	32.5	33,868	102
3	10.5	22	33,868	102
2	10.5	11.5	33,868	102
1	11.5	0	33,868	78



LEVEL	FLOOR TO FLOOR HEIGHT	ELEVATION (FT)
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LEVEL	FLOOR TO FLOOR HEIGHT	ELEVATION (FT)
T/MECH	8.5	68.5
MECH/ROOF	6.5	62
5	13	49
4	12	37
3	12	25
2	12	13
1	13	0

GROSS ENCLOSED AREA (GSF)	BALCONY AREA (GSF)	COVERED OPEN AIR PARKING / LOADING (GSF)	LOADING (GSF)
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669	0	0	0
27,306	3,212	0	0
29,814	3,177	0	0
32,356	3,141	0	0
34,865	3,072	0	0
22,868	0	16,498	644

TOTAL PARKING IN GARAGE	199,261	573
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TOTAL PARKING AT GRADE	191
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ESTIMATED GRAND TOTAL	764
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TARGET TOTAL	750
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Target parking count is based on Village of Arlington Heights Municipal Code section 28-10 Off Street Parking and Loading; table 10.4-2 Retail- Commercial and Services Uses.

For a Medical Office; one(1) space is required for every 200 square feet of floor area.

147,878 GSF / 200sf per stall = 740 stalls + 10 extra = 750

NOTES:

1. GROSS ENCLOSED AREA MEASURED FROM OUTSIDE FACE OF EXTERIOR WALL
2. BUILDING NUMBERS BASED ON AS BUILT DRAWINGS RECEIVED FROM CLIENT ON 2024.03.05.
3. PARKING GARAGE NUMBERS BASED ON CURRENT DRAWINGS.