

Village of Arlington Heights, IL  
Department of Building & Life Safety

Fire Safety Division



Date: 1/11/2018

P.C. Number: 17-013 Round 3

Project Name: Hamilton Partners PUD and Subdivision

Project Location: 703-723 W. Algonquin Rd.


Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

No additional comments.

RECEIVED  
JAN 12 2018  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT


Date January 11, 2018

Reviewed By: 

Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: January 23, 2018  
Subject: 703-723 W Algonquin Rd, PC #17-013 Round 3



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Regarding the proposed utility installation, PW has the following comments:

1. As noted in 1/10/18 responses from MHC, please provide a maintenance plan for all existing and proposed detention systems.
2. As noted in 1/10/18 responses from MHC, VAHPW will specify Water Meter and RPZ's once architectural plans have been submitted.
3. The proposed sanitary line starting with sanitary manhole #22 to existing will be considered private. Therefore, the Village will not maintain it. It will be within an existing public easement.
4. The perforated drainage tile (starting with cleanout C-5) that runs within the existing public easement needs to be maintained by the owner.
5. Any future maintenance that disturbs curb or asphalt that lies within the existing 30' easement on the south side of the property adjacent to the tollway will result in the owners' responsibility to restore concrete, asphalt or landscaping.

CC: Scott T. Shirley, Director of Public Works

**PLAN COMMISSION PC #17-013**  
**Hamilton Partners – Arlington Heights Subdivision**  
**703-723 W. Algonquin Road**  
**PUD, Prelim/Final Plat of Subdivision**  
**Round 3**

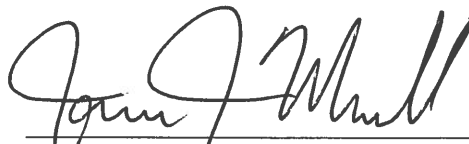
- 49. The response by the petitioner to comments #37, 39, 43 & 45-48 are acceptable.
- 50. The response provided by the petitioner to Comment #38 is noted. The trap configuration shown is not recommended. The restrictor should be a drilled stainless steel plate, similar to the one proposed for MH#49. The trap should be a removable hood to provide easy maintenance of the restrictor opening. This can be finalized for the permit.
- 51. The response provided by the petitioner to Comment #40 is noted. Sidewalk takes precedence through the driveway, with curb stopping on either side of the sidewalk. This can be finalized for the permit.
- 52. The response provided by the petitioner to Comment #41 is acceptable. We obtained confirmation that the ADA rules do not specify the depth of the parking stall. A 16.5' depth is acceptable.
- 53. The response provided by the petitioner to Comment #42 is noted. The easement rights for the offsite pavement improvements must be cleared up before Plan Commission approval can be recommended.

**Traffic:**

- 54. The response provided by the petitioner to Comment #44 is noted. This comment is directly linked to some of the IDOT permit review comments dated December 19, 2017. Please provide us with copies of all correspondence to and from IDOT on this matter.

**Final Plat of Subdivision:**

- 55. The "Village Engineer" certificate can be removed, since the Director of Engineering signs in the Village certificate.
- 56. The plat provided is labeled "Preliminary Plat". Provide a final plat.

 1/17/18  
James J. Massarelli, P.E.                      Date  
Director of Engineering

**Items needed for Village permit:**

OUMA

Provide hours of operation when tenant is selected



## Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-013

Project Name

Hamilton Partners PUD & Subdivision

Project Location

703-723 W. Algonquin Road

Planning Department Contact Sam Hubbard

### General Comments

Round 3

1) Please provide a signage for Fire Department Connection so that it can easily be located.

**NOTE: PLAN IS CONCEPTUAL ONLY  
SUBJECT TO DETAILED PLAN REVIEW**

Date January 11, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

# Planning & Community Development Dept. Review

January 24, 2018



## REVIEW ROUND 3

Project: 703-723 W. Algonquin Rd  
Hamilton Partners Distribution Facility

Case Number: PC 17-013

64. The response to comments #44, #45, #51, #53, #55-57, #60, #61, #62 and #63 are acceptable.
65. The response to comment #46 is noted. Please coordinate with IDOT relative to the proposed construction entrance along Algonquin Road, as well as with Weber Marking Packaging Solutions (711 W. Algonquin Rd.) relative to the construction fence within the shared access drive.
66. Per approval Ordinance #02-094 (attached), approval condition #6 requires that the ownership and maintenance of "Outlot A" be transferred to Oak Pointe. Please reach out to Weber Packaging Solutions to arrange the transfer of this outlot.
67. The response to comments #47-#50 is not acceptable. Document #0608244082 states that no parking is allowed within the easement area. Therefore, please remove the two parking spaces that are proposed within the easement area at the southwest corner of the site.  
Prior to a building permit being issued for this development, the easement for "Outlot A" must be revised to allow the proposed driveway encroachment within the stormwater easement.  
The petitioner shall provide a written statement acknowledging that they have analyzed all of the easement agreements related to the subject property and proposed development and that the proposed development will comply with all applicable easement conditions and restrictions.  
Prior to Final Plat of Subdivision approval, the petitioner shall cite the provisions of all applicable easements that clearly outlines the allowance for any proposed improvement within the specific easement areas.  
It should be noted that the petitioner is proposing improvements that fall outside of the subject property and onto land owned by Weber Packaging Solutions. All improvements on their land shall be subject to their review and approval.
68. The response to comment #54 is noted. However, there is still one landscape island that is shown as concrete with no shade tree (located at the southwest corner of Phase II). This island shall be converted to greenspace and the required shade tree shall be incorporated.
69. The response to comment #58 is noted. Please note that Meijer Drive is under the jurisdiction of the Village of Rolling Meadows and any proposed improvements to the Meijer Drive ROW must be reviewed and approved by the City of Rolling Meadows and IDOT.
70. The response to the comment #59 is noted. Final Plat of Subdivision approval will be conditioned upon IDOT's review and approval.
71. Please revise the traffic study and plans to reflect the changes required by IDOT in their preliminary review letter. In addition, please provide an update on the status of the IDOT review process, including information on when the revisions requested by IDOT were provided to IDOT for their further consideration.

72. Please provide a summary of the outcome of the meeting with Weber Packaging Solutions.

Prepared by:

SAM JUREK

City of Rolling Meadows  
Meijer Drive  
Weber's Resubdivision

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5487/0156 41 001 Page 1 of 7

2003-02-27 10:07:40

Cook County Recorder 36.50



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**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE VILLAGE OF ARLINGTON HEIGHTS,  
GRANTING PRELIMINARY APPROVAL OF A  
PLANNED UNIT DEVELOPMENT AND GRANTING A  
PRELIMINARY APPROVAL OF A PLAT OF RESUBDIVISION**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 02-026, pursuant to notice, has on October 9, 2002, conducted a public hearing on a request for rezoning a portion of the property to a B-2 General Business District, preliminary approval of a planned unit development and preliminary approval of a plat of resubdivision, for the property located at 711 W. Algonquin Road, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from an M-2 Limited Manufacturing District to a B-2 General Business District, the property legally described in Exhibit "A" attached hereto and made a part hereof, and commonly described as proposed Lot 1 in Weber's Resubdivision, Arlington Heights, Illinois.

SECTION TWO: That preliminary approval is hereby granted for a planned unit development to permit an existing industrial facility for the property legally described in Exhibit "B" attached hereto and made a part hereof. Said property is commonly known as proposed Lot 2 in Weber's Resubdivision, Arlington Heights, Illinois, which property is hereby designated as a planned unit development and the Zoning Map is hereby amended accordingly.

SECTION THREE: That a preliminary plat of resubdivision for Weber's Resubdivision, prepared by Christopher B. Burke Engineering, Ltd., Illinois registered land surveyors, dated January 31, 2002 with revisions through October 24, 2002, is hereby approved for the following property legally described in Exhibit "C," attached hereto and made a part hereof, and commonly known as 711 W. Algonquin Road, Arlington Heights, Illinois.

**RETURN TO:  
BOX 111**

**LEGAL DEPARTMENT  
VILLAGE OF ARLINGTON HEIGHTS  
33 South Arlington Heights Rd.  
Arlington Heights, IL 60007**

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02-094

02-094

SECTION FOUR: That development of the property shall be in substantial compliance with the following plans:

The following plans have been prepared by Christopher B. Burke Engineering, Ltd.:

**Title Sheet**, consisting of one sheet;  
**Summary of Quantities**, dated October 1, 2002, consisting of sheet G-02;  
**General Notes**, dated October 1, 2002, consisting of sheets G-03 & G-04;  
**Typical Sections**, dated October 1, 2002, consisting of sheet TYP-1;  
**Meijer Drive Overall Plan**, dated October 26, 2002, consisting of sheet PLN-01;  
**Meijer Road Existing Conditions and Removal Plan**, dated October 1, 2002, consisting of sheets REM-01 & REM-02;  
**Meijer Drive Roadway Plan and Profile**, dated October 11, 2002, consisting of sheet RPP-01;  
**Meijer Drive Roadway Plan and Profile**, dated October 1, 2002, consisting of sheet RPP-02;  
**Meijer Drive Roadway Plan and Profile**, dated October 26, 2002, consisting of sheet RPP-03;  
**Meijer Drive Roadway Plan and Profile**, dated October 1, 2002, consisting of sheet RPP-04;  
**Weber Drive Roadway Plan and Profile**, dated October 1, 2002, consisting of sheet RPP-05;  
**Meijer Drive Utility Plan and Profile**, dated October 15, 2002, consisting of sheet DPP-01;  
**Meijer Drive Utility Plan and Profile**, dated October 11, 2002, consisting of sheet DPP-02;  
**Meijer Drive Utility Plan and Profile**, dated October 26, 2002, consisting of sheet DPP-03;  
**Meijer Drive Utility Plan and Profile**, dated October 1, 2002, consisting of sheet DPP-04;  
**Weber Drive Utility Plan and Profile**, dated October 1, 2002, consisting of sheet DPP-05;  
**Pond Plan and Grading**, dated October 1, 2002, consisting of sheet GRA-01;  
**Proposed Landscaping Plan** dated October 26, 2002, consisting of one sheet;  
**Tree Preservation Plan**, dated September 30, 2002, consisting of one sheet;  
**Meijer Drive Lighting General Notes**, dated September 27, 2002, consisting of sheet GE-01;  
**Meijer Drive Lighting Plan**, dated September 27, 2002, consisting of sheets E-01, E-02, E-03 and E-04;  
**Meijer Drive Lighting Details**, dated September 3, 2002, consisting of sheet EDET-01, EDET-02, EDET-03, and EDET-04;  
**Meijer Drive Construction Details**, dated October 11, 2002, consisting of sheet DET-01;  
**Meijer Drive Construction Details**, dated September 3, 2002, consisting of sheet DET-02;  
**Meijer Drive Cross-Sections**, dated September 27, 2002, consisting of sheets XS-01 through XS-08;

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**Intersection Design Study**, dated June 24, 2002 with revisions through August 15, 2002, consisting of five sheets;

**Geometric Plan – Weber Marking Systems**, dated October 1, 2002 consisting of one sheet;

**Geometric Plan – Pappadeaux**, dated October 8, 2002, consisting of one sheet;

**Geometric Plan – Oak Pointe Office Park**, dated October 1, 2002 consisting of one sheet;

**Golf/Algonquin & Meijer Drive Improvements Overall Exhibit**, dated October 1, 2002, consisting of one sheet,

copies of which shall be on file and available for inspection in the Village Clerk's office.

SECTION FIVE: That the rezoning, preliminary approval of the planned unit development and preliminary plat of resubdivision granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall submit for and obtain approval of a final plat of resubdivision.
2. The petitioner shall submit for and obtain approval of a final planned unit development for proposed Lot 2 of the resubdivision (Weber Marking).
3. Prior to Village Board approval of the final plat of resubdivision and final planned unit development, the Pearle Vision and Midas parcels shall be disconnected from the City of Rolling Meadows and annexed into the Village of Arlington Heights.
4. The petitioner shall submit for and obtain approval of a plat of dedication for the segment of Meijer Drive that is located on the Oak Pointe Office Center property.
5. Any future development on proposed Lot 1 of the resubdivision shall be required to be heard by the Plan Commission and approved by the Village Board of Trustees.
6. Ownership and maintenance responsibilities for Outlot A shall be conveyed to the owner(s) of the Oak Pointe Office Center located to the east.
7. Ownership and maintenance responsibilities for Outlot B shall be conveyed to the owner(s) of proposed Lot 2 (Weber Marking).
8. A non-exclusive cross-access easement shall be provided along the western property line of proposed Lot 2.
9. The petitioner shall provide a non-exclusive detention easement agreement so that the owner(s) of Lot 1 and the parcels pending annexation have perpetual access to the detention pond that is located immediately west of Lot 1 and located in the City of Rolling Meadows.
10. A detention easement along the western property line of Lot 1 shall be provided in order to accommodate the embankments of the adjacent detention pond.

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11. Prior to final engineering approval, the petitioner shall continue to work with the Village to attempt to minimize the amount of land area on Lot 1 needed for the detention embankments.

12. Prior to Village Board consideration, the landscape plan shall be revised as follows:

- a. To include a three-foot high row of shrubs to screen the reconfigured parking lot near the northeast corner of proposed Lot 2 (Weber Marking) from Meijer Drive and the realigned private drive located on Outlot B.
- b. To include one curbed island in the reconfigured row of parking and loading area located along the northern property line of proposed Lot 2 (Weber Marking). Each of the new islands on the proposed Lot 2 shall also include a four-inch caliper shade tree.

13. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies, as well as the terms and conditions that are outlined in the intergovernmental agreement (R01-051/A01-036) between the City of Rolling Meadows and the Village of Arlington Heights.

SECTION SIX: That the approval of the preliminary plan granted in SECTION TWO of this ordinance shall continue in effect for a period of twelve months from the approval of this ordinance, during which period the petitioner may submit to the Plan Commission the materials required by the Zoning Ordinance for final approval of the planned unit development.

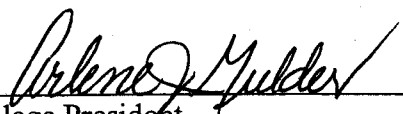
SECTION SEVEN: That the approval of the preliminary plat of resubdivision granted in SECTION THREE of this ordinance authorizes the submission and detailed plans for the proposed resubdivision and detailed plans and specifications for the public improvements therein; and further, that approval of the preliminary plat shall be effective for a period no longer than twelve months, unless extended by the President and Board of Trustees during that period.

SECTION EIGHT: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the office of the Recorder of Cook County.

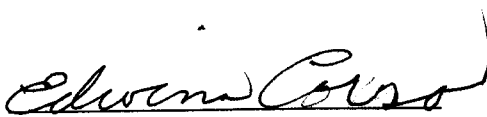
AYES: **STENGREN, FARWELL, HAYES, ROSENBERG, TOLJANIC, JENSEN, KUCERA, DADAY, MULDER**

NAYS: **NONE**

PASSED AND APPROVED this 2nd day of December, 2002.

  
Village President

ATTEST:

  
Village Clerk

LEGLB:PUD.Rolling Meadows Meijer Dr.

EXHIBIT "A"

**LEGAL DESCRIPTION**  
**(PROPOSED WEBER RESUBDIVISION)**

**LOT 1:**

THAT PART OF LOT "B" IN WEBER ATRIUM RESUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1978 AS DOCUMENT NO. 24731232 IN COOK COUNTY, ILLINOIS, AND THAT PART OF (VACATED) ELK GROVE ROAD AS PER DOCUMENT NO. 93782809 RECORDED SEPTEMBER 30, 1993 IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID VACATED ELK GROVE ROAD ( SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN CAUDILL'S SUBDIVISION BEING A SUBDIVISION IN THAT PART OF SAID NORTHWEST QUARTER ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1943 AS DOCUMENT NO. 13160398. ); THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID (VACATED) ELK GROVE ROAD HAVING A ILLINOIS EAST ZONE GRID BEARING OF SOUTH 18 DEGREES 35 MINUTES 34 SECONDS WEST 365.77 FEET; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH RADIUS 217.00 FEET, CENTRAL ANGLE 01 DEGREES 45 MINUTES 35 SECONDS, 6.66 FEET, (THE CHORD BEARS SOUTH 70 DEGREES 31 MINUTES 56 SECONDS EAST 6.66 FEET); THENCE SOUTH 71 DEGREES 24 MINUTES 43 SECONDS EAST 233.49 FEET ALONG TANGENT; THENCE SOUTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST RADIUS 217.00 FEET, CENTRAL ANGLE 43 DEGREES 10 MINUTES 08 SECONDS, 163.50 FEET, (THE CHORD BEARS NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 159.66 FEET); THENCE NORTH 24 DEGREES 34 MINUTES 51 SECONDS WEST 7.00 FEET ALONG THE RADIAL OF SAID CURVE; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST RADIUS 210.00 FEET, CENTRAL ANGLE 36 DEGREES 29 MINUTES 37 SECONDS, 133.76 FEET, (THE CHORD BEARS NORTH 47 DEGREES 10 MINUTES 19 SECONDS EAST 131.51 FEET); THENCE NORTH 28 DEGREES 55 MINUTES 30 SECONDS EAST 189.79 FEET ALONG TANGENT; THENCE NORTH 08 DEGREES 17 MINUTES 44 SECONDS WEST 31.84 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST RADIUS 9489.34 FEET, CENTRAL ANGLE 00 DEGREES 31 MINUTES 08 SECONDS, 85.95 FEET (THE CHORD BEARS NORTH 45 DEGREES 52 MINUTES 03 SECONDS WEST 85.95 FEET), TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF BORKE'S SUBDIVISION BEING A SUBDIVISION IN THE AFORESAID NORTHWEST QUARTER ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 1981 AS DOCUMENT NO. 25965232 ( SAID SOUTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF HEISE'S SUBDIVISION BEING A SUBDIVISION IN THAT PART OF THE AFORESAID NORTHWEST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1971 AS DOCUMENT NO. 24119807); THENCE NORTH 80 DEGREES 59 MINUTES 29 SECONDS WEST 394.32 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**LEGAL DESCRIPTION**  
**(PROPOSED WEBER RESUBDIVISION)**

**LOT 2:**

THAT PART OF LOT "B" IN WEBER ATRIUM RESUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1978 AS DOCUMENT NO. 24731232 IN COOK COUNTY, ILLINOIS, AND THAT PART OF (VACATED) ELK GROVE ROAD AS PER DOCUMENT NO. 93782809 RECORDED SEPTEMBER 30, 1993 IN COOK COUNTY, ILLINOIS; DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID VACATED ELK GROVE ROAD ( SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN CAUDILL'S SUBDIVISION BEING A SUBDIVISION IN THAT PART OF SAID NORTHWEST QUARTER ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1943 AS DOCUMENT NO. 13160398. ); THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID (VACATED) ELK GROVE ROAD HAVING AN ILLINOIS EAST ZONE GRID BEARING OF SOUTH 18 DEGREES 35 MINUTES 34 SECONDS WEST 431.79 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 18 DEGREES 35 MINUTES 34 SECONDS WEST 1029.83 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE-90 TOLLWAY; THENCE SOUTH 58 DEGREES 25 MINUTES 06 SECONDS EAST 581.89 FEET, TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT "B"; THENCE NORTH 18 DEGREES 41 MINUTES 30 SECONDS EAST 773.63 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 71 DEGREES 27 MINUTES 57 SECONDS WEST 8.50 FEET, ALONG SAID EASTERLY LINE; THENCE NORTH 18 DEGREES 41 MINUTES 30 SECONDS EAST 378.85 FEET, ALONG SAID EASTERLY LINE; THENCE NORTH 25 DEGREES 52 MINUTES 33 SECONDS WEST 71.54 FEET; THENCE NORTH 70 DEGREES 58 MINUTES 11 SECONDS WEST 118.42 FEET, TO A POINT ON A 283.00 FEET CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 13 DEGREES 44 MINUTES 05 SECONDS WEST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE 159.65 FEET, CENTRAL ANGLE 32 DEGREES 19 MINUTES 22 SECONDS (THE CHORD BEARS NORTH 87 DEGREES 34 MINUTES 24 SECONDS WEST 157.54 FEET); THENCE NORTH 71 DEGREES 24 MINUTES 43 SECONDS WEST ALONG TANGENT 233.49 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTH RADIUS 283.00 FEET, CENTRAL ANGLE 01 DEGREES 21 MINUTES 01 SECONDS, 6.67 FEET, (THE CHORD BEARS NORTH 70 DEGREES 44 MINUTES 13 SECONDS WEST 6.67 FEET), TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**P.I.N. 08-16-102-033**

**08-16-102-034**

## EXHIBIT C

That part of Lot B in the Weber Atrium Resubdivision, being a subdivision in that part of the northwest quarter of Section 16, Township 41 North, Range 11 East of the third principal meridian, according to the plat thereof recorded November 21, 1978 as Document Number 24731232 in Cook County, Illinois, and that part of (vacated) Elk Grove Road as per Document Number 93782809 recorded September 30, 1993 in Cook County, Illinois; described as follows:

Beginning at the northwest corner of said vacated Elk Grove Road (said northwest corner also being the northeast corner of Lot 1 in Caudill's Subdivision being a subdivision in part of said northwest quarter according to the plat thereof recorded October 18, 1943 as Document Number 13160398.); thence southerly along the westerly line of said (vacated) Elk Grove Road having an Illinois east zone grid bearing south 18 degrees 35 minutes 34 seconds west 431.79 feet; thence southeasterly along a tangential curve concave to the north radius 283.00 feet, central angle 01 degrees 21 minutes 01 seconds, 6.67 feet, (the cord bears south 70 degrees 38 minutes 53 seconds east 6.67 feet); thence south 71 degrees 24 minutes 43 seconds east 233.49 feet along tangent; thence southeasterly along a tangential curve concave to the north radius 283.00 feet, central angle 32 degrees 19 minutes 22 seconds, 159.65 feet, (the cord bears south 87 degrees 34 minutes 24 seconds east 157.54 feet); thence south 70 degrees 58 minutes 11 seconds east 118.42 feet, along a not tangent line; thence south 25 degrees 52 minutes 33 seconds east 71.54 feet to a point intersection with the easterly line of said Lot B; thence north 18 degrees 41 minutes 30 seconds east 433.43 feet along said easterly line to a point of intersection with the southwesterly right of way line of Algonquin Road (Il. Route 62) as recorded February 2, 1933 as Document Numbers 11195785 and 1119782; thence northwesterly along said southwesterly right of way line being a tangential curve concave to the northeast radius 9499.34 feet, central angle 01 degrees 02 minutes 14 seconds, 171.96 feet, (the cord bears north 45 degrees 31 minutes 18 seconds west 171.96 feet) to a point of intersection with the southwesterly line of Borke's Subdivision being a subdivision in the aforesaid northwest quarter according to the plat thereof recorded August 11, 1981 as Document Number 25965232 (said southerly line also being the southerly line of Heise's Subdivision being a subdivision in that part of aforesaid northwest quarter according to the plat thereof recorded September 23, 1971 as Document Number 24119807); thence north 80 degrees 59 minutes 29 seconds west 411.79 feet along said southerly line to the point of beginning in Cook County, Illinois.

P.I.N. 08-16-102-031, -032, -033, -034

Hamilton Partners PUD Subdivision  
702-723 W. Algonquin Road  
PC 17-013  
January 17, 2018

**Landscape Comments**

- 1) Must provide a four inch caliper shade tree in the island located in the southwest corner adjacent to the building.
- 2) A landscape compliance bond in the amount of 30% of the landscaping costs is required at time of building permit. In addition, a \$4 tree fee is required for each lineal foot of frontage.