



# Memorandum

---

**To:** Chairman Ennes and Members of the Plan Commission  
**CC:** Randy Recklaus, Village Manager  
All Department Heads  
**From:** Sam Hubbard, Development Planner  
**Date:** 9/21/2018  
**Re:** PC #17-013: 703-709 & 715-723 W. Algonquin Rd.

---

On May 21, 2018, the Village Board approved Ordinance #18-014 authorizing Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. This approval was subject to ten conditions, one of which had to be resolved prior to Final Plat of Subdivision approval. This condition is outlined below:

1. Final Plat of Subdivision approval shall be required. Prior to Final Plat of Subdivision approval, the following items shall be required:
  - a. IDOT review and approval of the proposed development.
  - b. Petitioner shall be responsible for design, construction, and installation of all off-site roadway improvements required by the proposed development. This may include, but shall not be limited to, proportional contributions towards any improvements required to Meijer Drive as determined necessary by the Village of Arlington Heights.
  - c. Petitioner shall work with the Village of Arlington Heights to resolve issues raised by the City of Rolling Meadows, to the satisfaction of the Village of Arlington Heights.

Relative to condition 1a, IDOT has signed the Final Plat of Subdivision document and therefore this condition has been met.

Relative to condition 1b, the petitioner has verbally agreed to an Estoppel Agreement that would restrict their right to object to a future special assessment on the property for roadway improvements to Meijer Drive. The execution of this document will satisfy the Village's concerns regarding off-site improvements, however, since the document has not yet been executed, a condition of Final Plat of Subdivision approval will require the execution of this document prior to appearing before the Village Board.

Relative to condition 1c, the petitioner has been working with both the City of Rolling Meadows and the Village of Arlington Heights to address concerns raised by Rolling Meadows relative to certain improvements within the Meijer Drive Right-of-Way, construction traffic, and permitting for the project. The petitioner has responded to comments from the City of Rolling Meadows and revised their plans in accordance with these comments and in accordance with communications with Village staff. The Village is satisfied that all concerns have been addressed at this point and this condition has been met.

The petitioner has completed the Final Plat document and obtained all of the necessary signatures to proceed with final approval. All conditions of approval as outlined in Ordinance #18-014 shall continue to apply.

**Recommendation:** Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision, subject to the following condition:

1. Prior to appearing before the Village Board for Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall state that the Petitioner will not object to the establishment of a Special Assessment for public improvements within the Meijer Drive Right-of-Way.