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December 3, 2018

VIA EMAIL

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Petition for Final Plat of Subdivision Approval
Floor & Décor at Southpoint Shopping Center
Response to Round 2 Review Comments

Dear Mr. Hubbard:

On behalf of 600 Rand Rd, LLC (“Applicant”), as owner of the Floor & Décor retail property that is a portion of Lot 1 in The Cub Addition subdivision and commonly known as 600 East Rand Road (“Subject Property”), this letter is in response to your December 2nd email correspondence transmitting the Village’s “Round 2” review comments (“Round 2 Comments”) and our related email and phone communications today regarding Applicant’s petition for Final Plat of Subdivision approval to create a new 53,590 square-foot outlot (“Outlot”) from a portion of the Subject Property for the purpose of enabling the Outlot’s sale and, subject to subsequent Village approval, intended redevelopment as a catalyst for revitalization of the Southpoint Shopping Center.

Our responses to the Round 2 Comments are provided below in the same order in which they were presented by the Village’s Planning & Community Development Department, and with the same item numbers then assigned to those comments. Although included with the Round 2 Comments, we have not provided any responses to the review notes from the Village’s Engineering, Fire and Police departments because they did not provide any comments necessitating a response.

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Comment: 25. *The response to comment #7 is noted. The necessary approvals have been amended to include the following:*

- a. *Preliminary and Final Plat of Subdivision to subdivide one lot into two lots.*
- b. *Variation to Chapter 29, Section 29-206, to defer the requirement for detailed plans and specifications of all improvements required to be constructed and installed, if any, until a development proposal for the Subject Property is presented to the Village for approval.*
- c. *Variation to Chapter 29, Section 29 201(a)(5), to waive the requirement for an approving opinion of a qualified professional traffic engineer as part of subdivision.*

Response: Applicant acknowledges and agrees with the approvals identified as necessary.

Comment: 26. *The response to comment #9 is noted. Please note that the fees as outlined within the November 27th letter from Mike Pagonos must be paid prior to appearance before the Village Board for approval of the Final Plat of Subdivision.*

Response: Applicant acknowledges and agrees to the required \$222 payment to the Village prior to Village Board approval of Applicant's proposed Final Plat of Subdivision.

Comment: 27. *The response to comment #15 is noted. However, please note that there have been changes to the parking lot since the ALTA survey was completed in August of 2017. Based on staff's survey of the parking space within the Floor and Décor site (i.e., the subject property), there are 560 spaces currently located on the site. If redevelopment consistent with sheet A-02a occurs, the number of parking spaces on the subject property would decrease to 484, resulting in a net loss of 76 parking spaces.*

Response: Applicant acknowledges and agrees with staff's conclusion based on an assessment undertaken today by the project architect for the contract purchaser of the Outlot.

Comment: 28. *The response to comment #18 is noted. The revisions made to the site plan do not fully address the concerns about landscape islands. When a development is formally proposed for the outlot, further modifications to the site plan will be required.*

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Response: Applicant understands further modifications to the landscape islands shown in the concept site plan for future redevelopment of the Outlot will be required if and when that site plan is finalized and submitted for Village consideration of a development proposal for the Outlot.

Comment: 29. *The response to comment #19 is noted. The relocated dumpster enclosure is now proposed along the secondary front yard along Palatine Road. Further modifications to the dumpster enclosure location will be required when a formal development for the outlot is proposed.*

Response: Applicant understands further modifications to the dumpster enclosure shown in the concept site plan for future redevelopment of the Outlot will be required if and when that site plan is finalized and submitted for Village consideration of a development proposal for the Outlot.

Comment: 30. *The response to comment #20 is noted. The relocated transformer is now within a parking lot landscape island and no screening of the transformer has been proposed. Further modifications to the transformer location and screening will be required when a formal development for the outlot is proposed.*

Response: Applicant understands further modifications to the transformer location and screening shown in the concept site plan for future redevelopment of the Outlot will be required if and when that site plan is finalized and submitted for Village consideration of a development proposal for the Outlot.

Comment: 31. *The response to comment #21 is noted. Staff will continue to evaluate the acceptability of the exit only lane when a development for the outlot is formally proposed.*

Response: Applicant understands further collaboration with Village staff regarding the exit-only lane shown in the concept site plan for future redevelopment of the Outlot will be required if and when that site plan is finalized and submitted for Village consideration of a development proposal for the Outlot.

Comment: 32. *The response to comment #22 is noted. Staff will continue to evaluate the acceptability of the landscape buffer when a development for the outlot is formally proposed.*

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Response: Applicant understands further collaboration with Village staff regarding the landscape buffer shown in the concept site plan for future redevelopment of the Outlot will be required if and when that site plan is finalized and submitted for Village consideration of a development proposal for the Outlot.

We trust that the above responses sufficiently address the Village's Round 2 Comments, and we look forward to continued communications with Village staff regarding Applicant's petition for Final Plat of Subdivision approval. Please contact me at (312) 461-4302 if you wish to discuss.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Enclosures