

Existing Conditions of Approval from 2018, with analysis of their status and current applicability in **RED**.

New Conditions of Approval from 2021, shown in **GREEN**:

Final Plat of Subdivision:

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. **IDOT approval received for Phase I. Still applicable for Phase II of the 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. **To satisfy this condition, the petitioner entered into an Estoppel Agreement to waive their rights to object to a Special Assessment.**
 - 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. **Still applicable.**

Site Plan:

2. The Petitioner shall install a decorative fence around any detention area as requested by the Public Works Department. **Still applicable.**
3. The Petitioner shall install a paved waiting area for PACE customers in the right-of-way adjacent to Algonquin Road. The location of such paved waiting area shall be determined in coordination with PACE and the Village of Arlington Heights. **Completed as part of Phase I construction.**
4. The Petitioner shall revise the site plan to incorporate greenspace and a shade tree within the parking lot island located at the southwest corner of the Phase II building. **No longer applicable as the Phase II development plan will be modified to where this is no longer an issue. Condition should be eliminated.**
5. The Petitioner shall revise the site plan to remove the two parking spaces in the southwest corner of the site that encroach into the shared access drive easement. **No longer applicable as the Phase II development plan will be modified to where this is no longer an issue. Condition should be eliminated.**

Outlot A:

6. The Petitioner shall take the following actions relative to Outlot A:
 - a. If ownership of Outlot A has been transferred to the Petitioner prior to Final Plat of Subdivision approval, the Petitioner shall incorporate Outlot A within the subdivision area. **Shall be amended as shown in green below.**
 - b. Prior to issuance of a building permit, the Petitioner shall cause to be recorded an amendment to, or abrogation of, the stormwater easement over Outlot A to accommodate for the proposed driveway improvements within the easement area, if the Village determines such amendment or abrogation is needed. **Permit was**

issued and the Village did not require any amendment or abrogation of the stormwater easement.

Shared Private Access Drive:

7. The Petitioner shall either reconstruct or repave, as determined by the Village, the entire portion of the existing approximately 22 foot wide shared access driveway that is located on the Weber Packaging Solutions property, only if approved by Weber Packaging Solutions. This reconstruction/repavement shall be to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights. **Still applicable.**
8. The Petitioner shall continue to work with the Weber Packaging Solutions and the Village of Arlington Heights on acceptable improvements, as determined by the Village of Arlington Heights, to the shared private access roadway to provide for adequate passenger vehicle/truck traffic separations. This may include, but is not limited to, striping of the access driveway and landscape barriers to separate and protect vehicular movements. **Still applicable.**

Meijer Drive Improvements:

9. If approved by the City of Rolling Meadows, the Petitioner shall install an extension to the raised barrier median in the center of Meijer Drive located adjacent to the subject property, as well as certain improvements to the sidewalk on Meijer Drive adjacent to the subject property. If the City of Rolling Meadows does not grant approval for such barrier median extension and sidewalk improvements, then the extension and sidewalk improvements will not be required at this time. However, the Petitioner shall be required to install the barrier median extension and sidewalk improvements, upon request of the Village, when jurisdiction of Meijer Drive (within the corporate limits of Arlington Heights) is transferred to Arlington Heights. **CRM allowed construction of barrier median and sidewalk improvements as part of Phase I building permit.**

General:

10. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies. **Still applicable.**

Recommended New Conditions as part of PUD Amendment:

1. Prior to appearing before the Village Board for approval of the PUD amendment, the truck turning exhibits shall be revised to show the landscaped area on the western side of the site and the correct location of the fence/gates, for review and approval by the Village.
2. The 22' wide portion of the shared access drive located on the subject property shall be reconstructed/repaved to a standard suitable to accommodate heavy truck traffic, for review and approval by the Village of Arlington Heights. This shall occur prior to no later than November of 2023, and would require approval from Weber Packaging Solutions.
3. Condition 6a of Ordinance 18-014 shall be amended to read: Pursuant to condition #6 of Ordinance 02-094, the Petitioner shall accept ownership and maintenance responsibilities for Outlot A, provided that the current owner deeds Outlot A to the petitioner.
4. Conditions #4 and #5 from Ordinance 18-014 shall be repealed.

5. The maintenance/vehicle repair structure shall keep all overhead doors closed while repair operations are occurring. No non-Frito Lay (or future tenant) vehicles shall be repaired on the subject property – all repair and maintenance occurring onsite shall be for the vans and trucks stored on the subject property. The automobile repair is considered an ancillary use and only minor automobile repair (either trucks/vans/automobile) is permitted.
6. Any tenants on the subject property utilizing the gated parking area shall operate/use the truck and van gates as presented within the petitioners' departmental responses, so as not to cause conflicts within the shared parking drive aisle.
7. At the expense of the petitioner, a landscaped island (inclusive of landscaping) or similar barrier feature in the general location as shown in red on **Exhibit 3**, shall be constructed to prevent vehicle movements from encroaching outside of the easement area and into the Weber Packaging Solutions property. Final design of said feature shall be as determined by the Village in cooperation with the Petitioner and Weber Packaging Solutions. This shall only be required if approved by Weber Packaging Solutions.