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April 9, 2021

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

Re: Proposed PUD Amendment, Redevelopment, Rezoning and Subdivision of +/- 46.225 Acres,  
Located at 1400-1500 W. Dundee, Arlington Heights, IL.

Dear Plan Commission of Arlington Heights,

Ridgeline Property Group (RPG) and the Bob Rohrman Auto Group are jointly submitting the application materials to the Plan Commission of the Village of Arlington Heights for the subdivision and redevelopment of 46.225 Acres located at 1400-1500 W. Dundee Road, Arlington Heights. The location of the property is within a Planned Unit Development (PUD). RPG and Bob Rohrman Group are requesting the following zoning approvals from the Plan Commission and Village Board:

- Amendment to PUD Ordinance numbers 99-31, 07-072 and 09-041 to allow modifications to the approved development plan.
- Rezoning of RPG's back lot from B-3 to M-1.
- Amendment to the Comprehensive Plan to reclassify the RPG's property from "Commercial" to "R&D, Mfg., Warehousing."
- Preliminary and Final Plat of Subdivision approval to re-subdivide the subject property to three lots.
- Variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow tandem parking spaces on the Lexus lot.

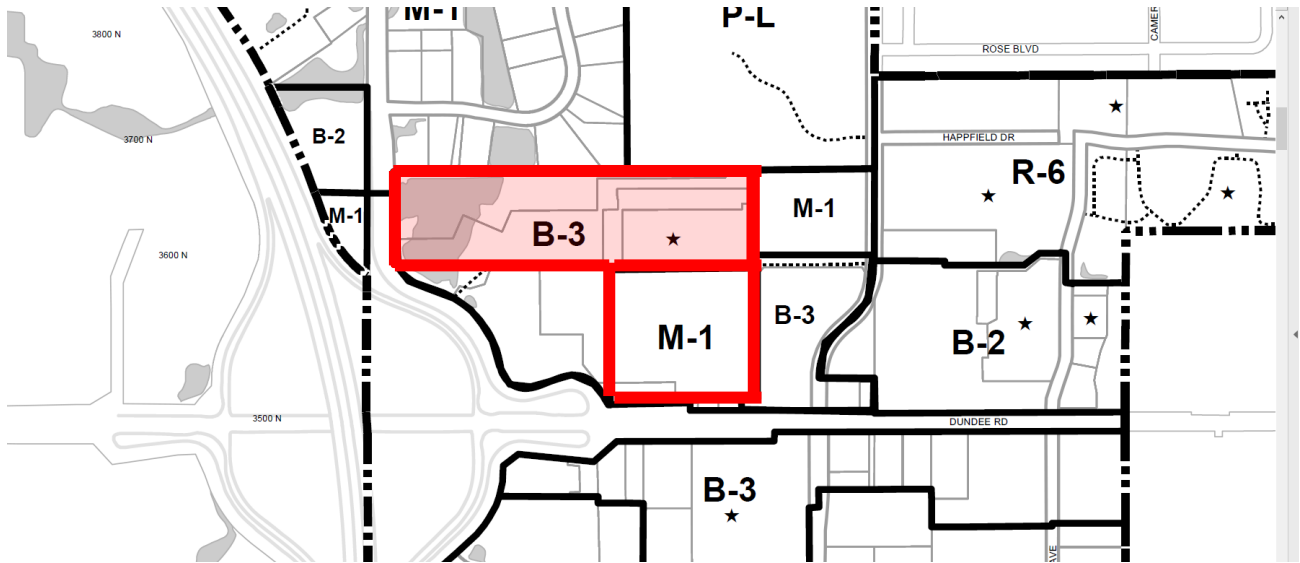
RPG will acquire 33.48 acres from Bob Rohrman Auto Group to redevelop the property into two Class A, state-of-the-art, industrial buildings designed for research and development, manufacturing, warehousing, and distribution. The redevelopment entails demolishing the former Honeywell Building and will be a speculative development. Bob Rohrman Auto Group will continue to operate the Lexus Dealerships as-is. Below is a more thorough description of the RPG development with timeline.

#### **RPG'S DEVELOPMENT**

The property that RPG plans to redevelop is located at 1400-1500 W. Dundee Road and the size is 33.58 acres. It is inclusive of the former Honeywell building and the vacant land directly behind the Lexus dealership.

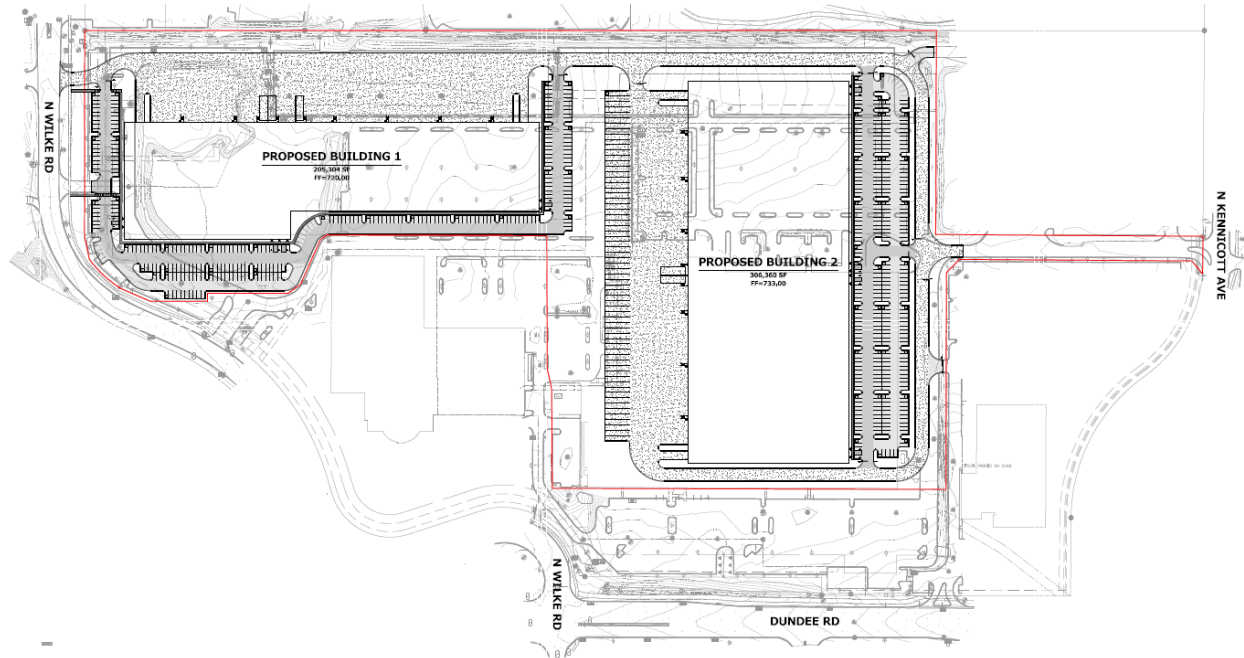
#### **CURRENT ZONING**

The site currently has a mixed zoning of B-3 in the back piece and M-1 in the front piece. The goal is to get the site rezoned to M-1 Industrial Zoning and to obtain Village approval for the proposed development of two Class A industrial buildings. Please see zoning map below:



### **PROJECT DESIGN AND SITE PLAN**

Of the +/-46 Acre site, RPG designed is acquiring +/-33.58 acres for a two-building, Class A, industrial development. The two-buildings are designed to attract both smaller users, ranging between 20,000 and 60,000SF in Building 1, and larger, distribution users that will be closer to 150,000SF in Building 2. Below is a breakdown of the two building design, highlighting key specs of the project:



|         | Bldg. Type       | Size (SF) | Office SF | Clear Height | Dock Doors | Parking Stalls | Trailer Stalls |
|---------|------------------|-----------|-----------|--------------|------------|----------------|----------------|
| Bldg. 1 | Rear Single Load | 205,304   | 20,530    | 32'          | 45         | 286            | 0              |
| Bldg. 2 | Rear Single Load | 306,360   | 30,636    | 36'          | 47         | 308            | 65             |
| TOTAL   |                  | 511,664   | 51,166    |              | 92         | 594            | 65             |

The total building height for Building 1 will be 37 feet tall and the total building height for Building 2 will be 41 feet tall.

RPG believes the location of the development will receive major attention from smaller users who have greater office needs, desire to be closer to an abundance of amenities and want visibility to a high traffic counts from Dundee Road and Hwy 53. Additionally, because of the proximity to Hwy 53 and dense housing population, the location is an exceptional, last-mile delivery station for distribution companies in which Building 2 can facilitate with its additional trailer parking and dock positions.

Typically, developers underwrite 3-5% office space for industrial developments, but RPG believes the property will have a greater amount of office use and so underwrote the project to have 10% office space, equating to 51,166 SF for the entire 511,664 SF project. When evaluating the parking requirements for Arlington Heights, we are calculating 517 required parking spaces and we currently have 594 planned. Types of users we believe that will fill these buildings include eCommerce, tech and biotech related companies, and potentially light manufacturing.

### **PROJECTED JOBS**

At 100% occupancy, Ridgeline Property Group projects a total job count of 514 jobs. There are two different formulas applied to derive this calculation. To calculate office space, RPG is assuming 1 person for every 300 SF and to calculate industrial space, RPG is assuming 0.75 people for every 1,000 SF of industrial space (0.75/1,000 SF). RPG is applying 10% factor for total office space in each building.

#### **Building #1 Size: 205,304 SF**

Office Space: 20,530 SF

Industrial Space: 184,774 SF

#### **Building # 2 Size: 306,360 SF**

Office Space: 30,636 SF

Industrial Space: 275,724 SF

#### **Total Project Size: 511,664 SF**

Total Office Space: 51,166 SF

Total Industrial Space: 460,498 SF

| <b>Employee Formula</b> | <b>Office<br/>1/300 SF</b> | <b>Industrial<br/>.75/1,000 SF</b> | <b>Total</b> |
|-------------------------|----------------------------|------------------------------------|--------------|
| Bldg. 1 # of Jobs       | 68                         | 138                                | 206          |
| Bldg. 2 # of Jobs       | 102                        | 206                                | 308          |
| Total # of Jobs         | 170                        | 344                                | 514          |

\*Number of jobs represents an estimate based on similar properties and may be subject to change.

### **DEVELOPMENT TIMELINE**

RPG plans to acquire its 33.58 Acres from Rohrman General LLC on October 16, 2021. Below is a general development timeline subject to weather and other unforeseen conditions.

- Property Closing: 10/16/2021
- Building Demolition and Site Work: 11/1/2021 – 1/1/2022
- Pause for Winter Conditions: 1/1/2022 – 4/1/2022
- Resume Site Work: 4/1/2022 – 7/1/2022
- Building Construction: 7/1/2022 – 11/1/2022
- Anticipated Completion: 11/1/2022

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Harris'.

Ben Harris  
Vice President

cc: Greg Thurman  
CEO

Mike Gray  
COO