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November 17, 2016

VIA E-MAIL

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 of Final Plat of Subdivision Approval
Southpoint Shopping Center

Dear Mr. Hubbard:

On behalf of Inland Southpoint Venture LLC and Villa Bordeaux LLC (collectively, "Applicant"), as owners of the Olive Garden Italian Kitchen and Chili's Grill & Bar restaurant facilities located at 630 and 640 E. Rand Road, respectively, and the multi-tenant inline retail building located at 704 E. Rand Road (collectively, "Retail Properties"), we are pleased to submit the attached petition for Final Plat of Subdivision approval to create four new lots of record in the Southpoint Shopping Center in the manner illustrated and depicted by the Final Plat of Southpoint Resubdivision submitted herewith. More specifically, Applicant proposes to subdivide the Retail Properties and the adjacent, existing two-way vehicular access point to from Rand Road with that portion of the existing, internal, two-way vehicular access driveway owned by Owners (collectively "Access Point and Internal Drive," and together with the Retail Properties the "Proposed Lots") into four lots of record as follows:

- Proposed Lot 1 – Olive Garden Italian Kitchen, 80,220 s.f. lot area (1.84 acres)
- Proposed Lot 2 – Chili's Grill & Bar, 18,952 s.f. lot area (0.44 acres)
- Proposed Lot 3 – Multi-Tenant Inline Retail Bldg., 58,504 s.f. lot area (1.34 acres)
- Proposed Lot 4 – Rand Road "Access & Internal Drive," 26,559 s.f. lot (0.61 acres)

Applicant seeks to subdivide the Proposed Lots to (i) enhance capital investment in the Southpoint Shopping Center through introduction of two new owners to the shopping center's collective ownership and (ii) facilitate redevelopment opportunities for the remaining 7.69-acre portions of the shopping center's larger area that are currently owned by Owners.

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For these reasons, Applicant has entered into contracts to sell the Retail Properties, and Applicant intends to retain ownership of the Access Point and Internal Drive to provide continued, perpetual, two-way vehicular ingress and egress to and from the shopping center, including those portions of the shopping center currently held under ownership that is unaffiliated with the Owners, until such time as Applicant identifies and secures a redevelopment opportunity for the remainder of the Owners' interest in the shopping center.

Enclosed with this letter is a complete Application for Plan Commission Consideration and the following exhibits thereto: Exhibit A – Signature Page to Petitioner's Application for Plan Commission Consideration; Exhibit B – Owner Information in the form of a Commitment for Title Insurance, which reflects the Owners' fee title ownership interest in the Proposed Lots (and other portions of the shopping center); Exhibit C - Affidavit of Ownership; Exhibit D - Current Plat of Survey of the Proposed Lots and the remaining portions of the shopping center to which Owners hold title; Exhibit E – Subject Property Map with 250' Notification Radius, which identifies all properties within 250 feet of the Proposed Lots for use in providing notification of the public hearing; Exhibit F - List of Surrounding Property Owners within 250' of the Proposed Lots for such notification; Exhibit G - Proposed Final Plat of Southpoint Resubdivision; Exhibit H - Proposed Lot Lines in Relation to Existing Site Improvements; and a written response to your September 21st comment letter. I understand Applicant will send to you this week a check in the amount of \$1,120 as payment of the Village's subdivision petition fee for the proposed four lot subdivision along with the originally executed signature pages to the petition.

As previously discussed, we would greatly appreciate the opportunity to appear at the December 14, 2016 meeting of the Plan Commission for its consideration of the proposed subdivision at a public hearing such that this matter may be initially considered for approval at the January 3, 2017 meeting of the Village Board and considered for final approval at the January 17, 2017 meeting of the Village Board. As you can imagine Owners' ability to subdivide the Proposed Lots is of critical importance to Owners' ability to timely perform under its contracts for the sale of the Retail Properties and ultimately convey the Retail Properties to the contract purchasers thereof.

We look forward to working with you and the Village to bring this exciting project to fruition in the interest of revitalizing Southpoint Shopping Center. Please contact me at (312) 461-4302 when you are available to discuss this matter in further detail.

Sincerely,

MELTZER, PURTILL & STELLE LLC



Steven C. Bauer

Enclosures