

July 18, 2018 (rev.)

Plan Commission of Arlington Heights  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

Regarding: 2018 PUD application  
Arlington Downs | 3400 Stonegate Blvd. | Arlington Heights, IL

Commission Members:

This narrative is submitted in support of the application by Arlington Devco, LLC ("AD" or "Applicant") for amendments to the approved Planned Development Ordinance Numbers 12-006, 12-037, 12-039, 14-005 & 15-049 ("The PUD"), (the "Application"). AD requests these amendments the approved PUD for Arlington Downs (the "Project"), seeking modifications to proposed uses and locations, buildings sizes, and access points and orientation. The requested amendments also identify parcels for which future development of a specified intensity of use is planned, but not expressly detailed.

### **Project Challenges**

The Project as approved is partially realized, with the adaptive reuse of the former hotel tower into 214 dwelling units (One Arlington), associated parking, and streetscape infrastructure complete and occupied. The development area beyond though, continues to present numerous market-driven and financial obstacles inherent in a project of this size. Since the last PUD amendment was approved, specific tenant interest and commitments have shifted, but a based level of interest in the Project has been maintained. The following issues have been addressed in the Project Master Plan:

1. Residential – greater demand currently exists
2. Retail – lack of demand currently exists
3. Hotel – increased visibility on site desired

Applicant is actively working with development partners and end-users to occupy these uses and expects construction activity to commence shortly upon approval of the proposed amendments outlined below.

### **Requested PUD Revisions and Amendments**

1. Allowance for the elimination of the 442 dwelling unit residential high-rise tower within Zone C and the 12,000 sq. ft. retail building in Zone E, and their replacement with a 5-story 263 dwelling unit residential building located on Zone C and E, and a (future phase) 180 dwelling unit building on the remainder of Zone C;
2. Approval of a Land Use Variation to allow primarily residential use, and on the ground floors of buildings in zones B and E;
3. Approval of a Plat of Subdivision to reconfigure Lots 3 and 5 for the proposed uses and buildings (ADR-II);
4. Adjustment of the retail / medical offices in Zone D from 48,000 square feet to 33,300 square feet of commercial space divided among 4 one-story buildings ranging from 5,000 to 11,500 square feet;



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5. Amendment to the hotel Special Use to reduce the number of rooms from 161 to 116 and from 6 floors to 4 floors, as well as the relocation of that hotel from Zone B (lot 16) to Zone D;
6. In lieu of the Hotel in Zone B, a 360-unit residential development (on lots 16 and 2B).
7. Allowance for construction of the 263 dwelling unit residential building (ADR-II) to proceed prior to construction of the hotel.
8. Replacement of the 4,500 square foot restaurant space within the One Arlington residential tower with an expansion of the existing "2N" office space currently located within the building.
9. Amendment to the 70' setback at the east side of lot 3A to 25' as shown on the Plat of Survey.

Additional detail regarding specific use and density, proposed infrastructure improvements, parking and loading provided, and landscape coverage is provided on the respective supporting drawings enclosed.

### **Summary**

The continued development of the Arlington Downs project proposed will provide numerous positive benefits to the residents of Arlington Heights and surrounding communities, including:

- Attract quality new residents to the Village of Arlington Heights
- Create hundreds of construction jobs and full-time employment opportunities at the hotel, retail, and new residential complex
- Create additional real estate, hotel, and sales taxes for the Village of Arlington Heights
- The creation of a "gateway" feature from the west along Euclid Road
- Stimulate additional private investment on site and surrounding area
- Encourage the productive, adaptive reuse of underutilized and/or vacant property

Thanks in advance for your consideration and look forward to presenting the project in detail at the earliest possible scheduled public hearing.

Respectfully submitted,



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