

April 12, 2018

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

Regarding: 2018 PUD – Land Use Variation Request
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 consideration and approval of a Land Use Variation request to allow residential uses as the primary use within the B-2 District in Zones B and E, and to allow residential uses at the ground floor level.

Variation Criteria and Response

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Based on the current market conditions, the originally approved uses for these areas of the project have not yielded sufficient interest to develop each parcel as intended. AD is seeking new tenants and users that are compatible and in harmony with those currently on site, as well as surrounding properties.

2. The plight of the owner is due to unique circumstances.

The nature of this site as an adaptive re-use of a former hotel site into a mixed-use residential, retail and entertainment project is in and of itself unique, seeking to re-envision a large-scale development aligned with the current general character of the local, compatible existing uses, and market conditions that support a mix of high quality tenants and users.

3. The variation, if granted, will not alter the essential character of the locality.

The current character of this site is primarily residential with some with an auxiliary retail / office use. Surrounding properties are mainly low-intensity commercial office users to the east, north, and west, with residential uses across Euclid Ave. to the south. Allowing more residential development on the subject property is aligned with this character, and its placement offers the remaining parcels to be developed with uses also in character with the local.

When fully realized, this development will provide needed additional residential capacity to the area. Additionally, the other retail, entertainment and hotel uses will meaningfully contribute to existing community



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amenities found nearby in Arlington Heights, bringing both temporary and permanent jobs and larger tax base to the local economy.

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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