



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 3400 W Euclid Ave – PUD Amendment, Prelim/Final Plat of Subdivision, Land Use Variation to allow residential uses below the 1st floor in the B-2 District
PC#: 18-010 – Round 1
Date: April 17, 2018

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Deferred submittals are required for Elevators, Fire Suppression and Fire Alarm.

Residential Building II

1. All currently adopted codes and Village amendments shall apply.
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
3. This review is based on the R-2 / S-2 Use Groups.
4. Provide the proposed construction type of the building.
5. Provide a height and area calculation.
6. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way doorframe.
7. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.
8. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

9. The electrical rooms shall be properly identified.
10. All bedrooms are required to have a properly sized egress window, which provides a minimum net clear opening of 5.7 square feet obtained in the normal operation of the window.
11. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.
12. Shaft enclosures for stairways, elevators and trash chute shall be 2-hour fire barriers.
13. Trash room shall have a minimum fire-resistance rating of a 1-hour fire barrier and 1-hour horizontal assembly.

VIB Hotel by Best Western

1. All currently adopted codes and Village amendments shall apply.
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
3. This review is based on the R-1, and A-2 Use Groups.
4. Provide the proposed construction type of the building.
5. Provide a height and area calculation.
6. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way doorframe.
7. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.
8. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.
9. The electrical room shall be properly identified
10. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

11. Shaft enclosures for stairways, elevators and trash/linen chute shall be 2-hour fire barriers.
12. Any room/space of assembly with an occupant load of 50 or more shall have panic hardware on all exit doors from the room/space.
13. Each room or space that is an assembly occupancy shall have to occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 4/16/2018

P.C. Number: 18-010

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. Sprinkler access/equipment room should be located on the first floor.
4. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
6. Fire protection equipment and service rooms shall be identified in an approved manner.
7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
8. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
9. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
10. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
11. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

12. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
13. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
14. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
15. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.
16. Exit signs shall be illuminated at all times and have emergency power backup.
17. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
18. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.
19. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal.
20. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
21. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
22. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
23. Buildings shall have approved address numbers.
24. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
25. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

26. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.
27. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
28. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
29. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Date 04-16-18

Reviewed By: 
Fire Safety Supervisor



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division

Date: 4/23/2018

P.C. Number: 18-010 Round 2

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

There are several outstanding concerns which were discussed at the planning meeting. It was requested and agreed the developer would provide a scaled site plan showing several items regarding FD access. As of this time this has not been provided.

Additional information requested:


1. Location of the proposed fire dept. connection and how fire apparatus will negotiate access to the FDC.
2. Dimensions of the surrounding streets and fire lanes showing widths of those existing streets and proposed pavement.
3. The drawing discussed showed a dead end on the east side of the building. The revised plan shows this fire lane being extended eastward along the property line. What is the proposed width of this lane?
4. It was requested that a drawing showing the ability for the FD truck to negotiate turns onto and from the site to include the fire lane.

Date 04-23-18

Reviewed By: _____

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: May 7, 2018
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 1

Regarding the proposed PUD Amendment, PW has the following comments:

1. Provide a plan detail that shows method of abandonment of all existing sanitary and storm lines that are connected to sanitary and storm sewers that are going to remain.
2. Provide a profile detail for all sanitary and storm crossings of proposed water main installation.
3. Are the proposed water and sewer lines connecting to the north side of the parking structure going to supply and convey all flows to the proposed development? If so, the water main needs to be metered as it enters the parking structure. Future maintenance to lines poured into the foundation are going to be difficult.
4. I would suggest a fire flow test before proceeding with water main sizing and design. This can be coordinated with the Village Public Works Department. At 847-368-5800 and a contractor for the owner or general contractor.
5. Sheet C5.04 was not included and cannot be reviewed.

VAHPW has no further comments at this time.

C: File

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-010
 Petitioner: ARLINGTON DEVELO, LLC

Owner: ARLINGTON DEVELO, LLC

Contact Person: CHRIS GIBBS
 Address: 350 W. HUBBARD ST., SUITE 640
CHICAGO, IL 60654

Phone #: 312 477-8022

Fax #: 312 377-8351

E-Mail: C.GIBBS@ARLINGTONDEVELO.COM

P.I.N.# MULTIPLE PINS (SEE ATTACHMENT)

Location: 3400 W. EUCLID AVE

Rezoning: _____ Current: B-2 Proposed: _____

Subdivision: Reconfigure lots 3 and 5

of Lots: _____ Current: _____ Proposed: _____

PUD: Amendment For: _____

Special Use: _____ For: _____

Land Use Variation: For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 27 ACRES

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water

Sanitary Sewer

Storm Sewer

b. Surface Improvement

Pavement

Curb & Gutter

Sidewalks

Street Lighting

c. Easements

Utility & Drainage

Access

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

b. IDOT _____

c. ARMY CORP

d. IEPA

e. CCHD

YES NO COMMENTS

3. R.O.W. DEDICATIONS?

4. SITE PLAN ACCEPTABLE?

5. PRELIMINARY PLAT ACCEPTABLE?

6. TRAFFIC STUDY ACCEPTABLE?

7. STORM WATER DETENTION REQUIRED?

8. CONTRIBUTION ORDINANCE EXISTING?

9. FLOOD PLAIN OR FLOODWAY EXISTING?

10. WETLAND EXISTING?

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENG.

DATE OF PLANS: 4-4-18

Jan J. Mull 4/23/18
 Director Date

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
15. The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. There is an existing Onsite Utility Maintenance Agreement recorded as Doc #1410049002.
16. The Stormwater Management Report is acceptable. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. Clearly show the overflow route for the site.
17. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.


18. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
19. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

Traffic

20. Will the new hotel contain any space for meetings, parties, events, etc. that may place additional demands on parking?
21. Please define the proposed number of drive-thru restaurants.
22. The breakout of different zoning uses and a comparison of the shifts between these uses for trip generation would be helpful to understand the traffic projection and parking changes occurring. This most recent revision provided for creating an additional 361 housing units. It would be nice to see in a chart format the addition/reductions in gross retail, restaurant, housing, modifications from each P.U.D. request, to clarify the shifts for traffic and parking for the total site.
23. Lot 16 proposing 360 units does not seem to be able to handle the parking requirement for this density.
24. The traffic signal and lane modifications for the Rohlwing Road at Euclid Avenue intersection are mentioned but there is no firm identification for when these modifications are going to be provided, and in what phase of project this work will commence. Please clarify. All work within the Rohlwing Road ROW and the Euclid Avenue ROW requires a permit from the City of Rolling Meadows. In addition, all work in the Euclid Avenue ROW requires a permit from the Cook County Department of Transportation and Highways.
25. There will be a condition formulated for the PUD ordinance covering responsibilities for signalization of Stonegate Boulevard at Euclid Avenue if traffic signal warrants are met. The developer/property management company will be responsible for design, engineering, and construction of a traffic signal if ever required.
26. The plans attached for this PUD amendment include the residential proposal in Lot E, however the traffic report and parking analysis do not cover this part of the development into the trip analysis or parking count.
27. If this part of the proposal is being included, a detailed plan showing the proposed floor layouts for each level of the proposed parking garage needs to be provided for review.
28. It is unclear in the parking study why the parking ratios utilized in Table 7 were not the Village Code required parking rates. Required parking per Village Code is necessary to determine if a variation is necessary, and the magnitude of the variation. The values used provide for fewer required parking stalls than are required by Code.

Preliminary Plat of Subdivision:

29. There was no new Plat of Resubdivision to review. Complete all the items on the attached Preliminary Plat of Subdivision Checklist.
30. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #15, Township High School District #211, Township High School District #214, and Harper Community College District #512. Include the utility signature blocks. The plat should show the boundary line for the high school districts.

 4/23/18
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

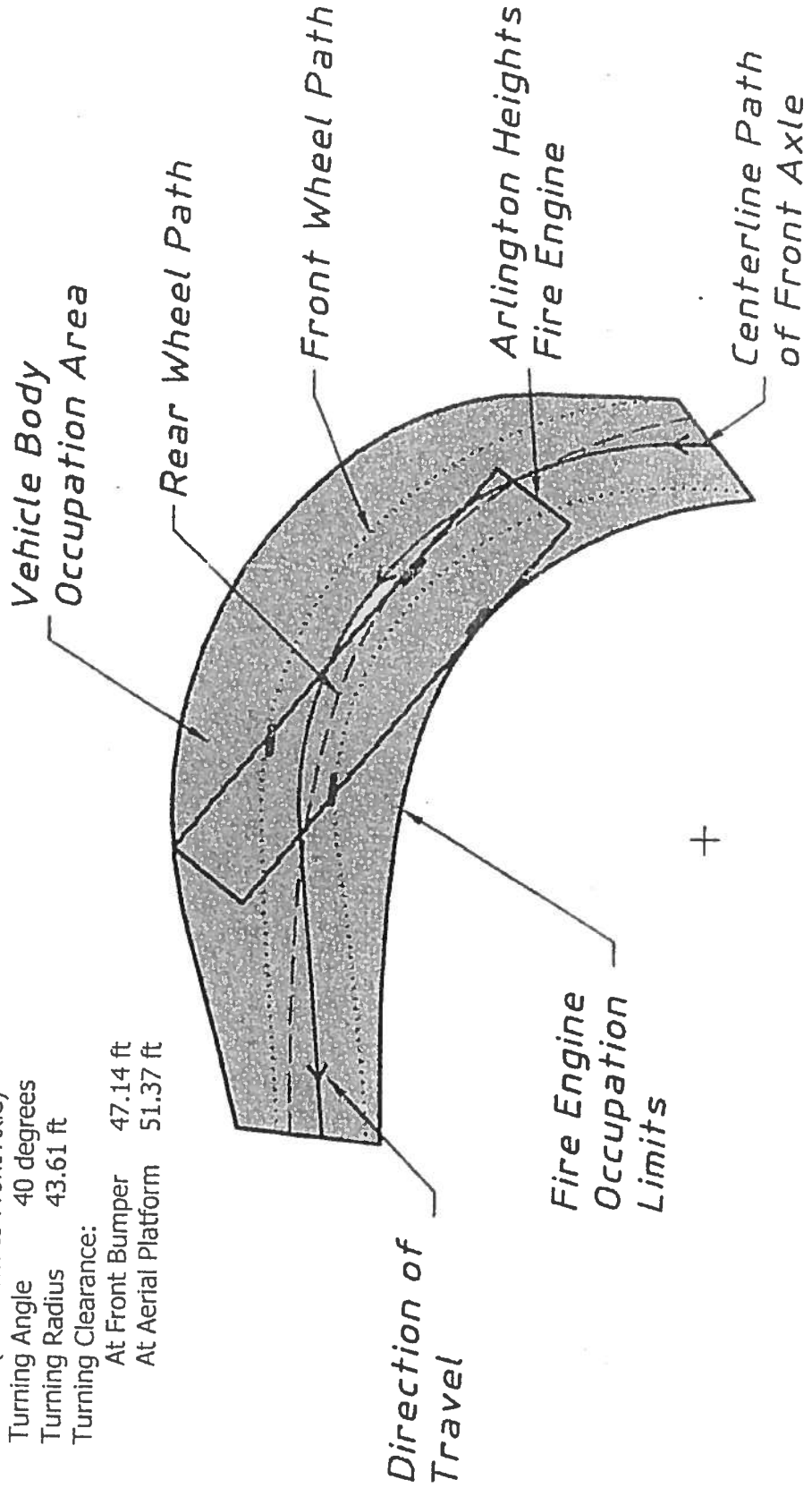
- Fire Apparatus Tower 131 Specifications (1 page)
- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft



Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

1. The name of the proposed subdivision.
2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
9. The layout, number, dimensions and area of each lot of the proposed subdivision.
10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
12. The location and dimensions of all building setback lines in the proposed subdivision.
13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- a. The date of preparation of the final plat and by whom prepared.
- b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- c. All permanent survey monuments, markers and bench marks.
- d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- h. All easements for rights of way established for public use and utilities.
- i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20_____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

Notary Public"

- o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering

- p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

- q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@cable.comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@cable.comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-010

Project Name Arlington Downs

Project Location 3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 1

1) Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible, and located within 100 feet of the nearest fire hydrant.

3) A Knox Box containing keys shall be mounted at the main front entrance of the building.

4) A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building.

5) The Fire Department requests an auto-diagram.

6) Please review section 503 of the 2009 International Fire Code and any applicable codes to ensure all Fire Apparatus roads will comply.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date April 25, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

3400 W. Euclid Ave.

PC#18-010

Round 1 Review Comments

04/17/2018

1. Character of use:

The character of use is consistent with the area.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development will create an increase in traffic volume. This increase is unlikely to cause any problems since there will be vehicle access off Rohlwing Rd (3), Euclid Ave (2) and Salt Creek Ln (1).

6. General comments:

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

FR RECEIVED

APR 18 2018
Brandi Romag, Crime Prevention Officer
Community Services Bureau
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Approved by:

[Signature] #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

[Print Form \(To Mail\)](#)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18 - 010</u>	P.I.N.# <u>MULTIPLE PINS (SEE ATTACHED)</u>
Petitioner: <u>ARLINGTON DEVELO, LLC</u>	Location: <u>3400 W. GULCH</u>
Owner: <u>ARLINGTON DEVELO, LLC</u>	Rezoning: _____ Current: <u>B-2</u> Proposed: _____
Contact Person: <u>CHRIS GOZUBO</u>	Subdivision: <u>Reconfigure lots</u>
Address: <u>350 W. HUBBARD ST, SUITE 640</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>CHICAGO, IL 60654</u>	PUD: <u>Amendment</u> For: _____
Phone #: <u>312 477-8022</u>	Special Use: _____ For: _____
Fax #: <u>312 377-8351</u>	Land Use Variation: <input checked="" type="checkbox"/> For: _____
E-Mail: <u>C.GOZUBO@TARRANTREALTYGROUP.COM</u>	Land Use: _____ Current: _____ Proposed: _____
	Site Gross Area: <u>27 ACRES</u>
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

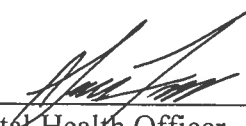
The Village Code requires that recycling be provided in all multi-family properties. A recycling plan will need to be submitted during the Building permit phase.

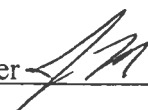
Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.
- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Building permit plans must comply with the attached Food Service Plan Review Requirements.

See the attached accessibility comments.

Sean Freres  4/20/18
 Environmental Health Officer Date

James McCalister  4/20/18
 Director Date

Plan Review

Project: 3400 W. Euclid Avenue
PUD Amendment, Prelim/Final Plat of Subdivision, Land Use
Variation to allow residential uses below the 1st floor in the B-2
District

PC# 18-010 Round 1

From: David Robb, Disability Services Coordinator
Health & Human Services Department
(847) 368-5793



To: Sam Hubbard

Date: April 19, 2018

Re: Illinois Accessibility Code (IAC) Requirements

Sheet C-2.02

1. Seven Reserved Accessible Parking Spaces are required in parking lots with a total of 201 to 300 total parking spaces. Per IAC Section 400.310(c)(1).
2. Identify the depressed curb/curb ramps from the Reserved Accessible Parking Spaces to the sidewalk. Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).
3. Identify the curb ramp at the curb leading to the "FRC Entrance." Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

Sheet C-2.04

4. Curb ramps are required at all locations where a sidewalk crosses a curb. Per IAC section 400.310(d)(1).

Sheet C-2.05

5. Identify the depressed curb/curb ramps from the Reserved Accessible Parking Space to the sidewalk. Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

Sheets A101 and A102

6. Identify the Areas of Rescue Assistance serving occupiable levels above and below grade equal to the number of required exits. Per IAC Section 400.310(b)(5).

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APR 23 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Sheets A302

7. Identify the Area of Rescue Assistance serving occupiable levels above and below grade equal to the number of required exits. Per IAC Section 400.310(b)(4).

Sheet ADRII DD Progress Set Architectural – Revised

8. IAC Section 400.350 Multistory Housing New Construction and
9. IAC Section 400.360 Requirements for Adaptable Dwelling Units apply.

Sheet A103

10. Entrance doors to all individual dwelling units shall comply with IAC Section 400.310(j) and 400. Illustration B Figure 25 Maneuvering Clearances at Doors in accordance with Section 400.350(a).
11. Note: The “Seven Requirements of Accessibility” of the Federal Fair Housing Accessibility Guidelines apply to 100 percent of the dwelling units in elevator buildings. Per the Fair Housing Amendments Act, 42 U.S.C. §3601 et seq. See HUD Fair Housing Equal Opportunity at:
https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/accessibilityR

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

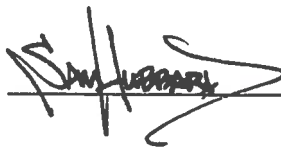
Petition #: P.C. <u>18-010</u>	P.I.N.# <u>MULTIPLE PINS (SEE ATTACHED)</u>
Petitioner: <u>ARLINGTON DEVELO, LLC</u>	Location: <u>3400 W. GULLY</u>
Owner: <u>ARLINGTON DEVELO, LLC</u>	Rezoning: _____ Current: <u>B-2</u> Proposed: _____
Contact Person: <u>CHRIS GEORGE</u>	Subdivision: <u>Reconfigure Lot 3 and 5</u>
Address: <u>350 W. HUBBARD ST., SUITE 640</u>	# of Lots: _____ Current: _____ Proposed: _____
Phone #: <u>312 477-8022</u>	PUD: <u>Amendment</u> For: _____
Fax #: <u>312 377-8351</u>	Special Use: _____ For: _____
E-Mail: <u>C.GEORGE@TAXMANEBATTYBANK.COM</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>Residential uses on 1st floor in B-2 District</u>
	Land Use: _____ Current: _____ Proposed: _____
	Site Gross Area: <u>27 ACRES</u>
	# of Units Total: _____
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | _____ | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <input checked="" type="checkbox"/> | _____ | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <input checked="" type="checkbox"/> | _____ | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | _____ | <input checked="" type="checkbox"/> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <input checked="" type="checkbox"/> | _____ | SUBDIVISION REQUIRED? |
| 6. | <input checked="" type="checkbox"/> | _____ | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

SEE ATTACHED COMMENTS



4-25-18

Date

Planning & Community Development Dept. Review

April 25, 2018



REVIEW ROUND 1

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

General:

7. Please acknowledge that zoning approval for the future residential uses (ADR-III and ADR-IV) cannot be granted at this time. Once formal plans have been developed for these sites, a PUD amendment will be required to grant zoning approval. Please note that staff does not have any objections to the proposed future use of ADR-III and ADR-IV as residential, however, based on the actual parking demand generated by the First Ascent/Funtopia facility, additional overflow parking areas may be required on Lot 2B, which could impact the number of units that could be constructed within ADR-IV.
8. Please clarify phasing for this project. Will all surface improvements (landscaping, parking lot and drive aisles, etc.) be constructed within Zone D as part of the hotel? If certain improvements will not be constructed at this time, please prepare a phasing plan outlining which improvements will be constructed when. Please note that the drive aisle exit north to Salt Creek Lane will need to be constructed as part of the First Ascent/Funtopia development.
9. The Plan Commission must review and approve the following actions:
 - a) Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
 - b) Land Use Variation to allow residential uses as a principal use in the B-2 District in Zones B and E.
 - c) Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
 - d) Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.
 - e) Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116, and to allow for development within Zone C prior to constructing the foundation of the hotel.
 - f) Chapter 28, Section 11.4, to reduce the required parking. The extent of this parking variation will be determined once additional information has been provided.
 - g) Chapter 28, Section 5.1-22.1(c), to reduce the required setback for parking areas along Rohlwing Road and Euclid Avenue from 15 feet to approximately 10 feet.
 - h) Chapter 28, Section 5.1-11.1(a), to allow dwelling units on the first floor within "ADR-II".
 - i) Chapter 28, Section 11.7, to reduce the required number of loading spaces. The extent of this variation will be determined once additional information has been provided.
10. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.
11. Per my email from April 9, 2018, the following items were missing from the application and must be provided in order to complete our review and proceed to the Plan Commission:
 - a) Project Description (including details on phasing, green design/sustainable features).
 - b) Preliminary and Final Plats of Subdivision
 - c) Photometric Plan (including catalog cuts for all fixtures)
 - d) Market Study (for residential)
 - e) Affordable Multi-Family Assessment

12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
13. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of any necessary engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
14. Will the proposed hotel be located on a separate subdivided lot? If so, the Plat of Subdivision should incorporate this lot.
15. Will any Bylaws or Covenants be established for the proposed development? Please provide these (in draft form) if so. How will shared parking and cross access be governed if individual lots will be sold off? Will easements be dedicated?
16. Impact Fee's will be required for the residential portion of the development, in accordance with Village Policy.
17. Please note that approval ordinances 12-006, 12-037, 12-039, 14-025, and 15-049 contain specific infrastructure requirements that must be completed along with "Phase II" of the development. Please familiarize yourself with these infrastructure requirements as outlined in the conditions of approval within each ordinance. Please note that staff is recommending a landscape median be installed within Euclid Avenue, subject to review and approval by Cook County and the City of Rolling Meadows, which was not part of the original approval conditions from 2012, 2014, and 2105.
18. For all variations and land use variations requested, please provide a written response to the hardship criteria for variation approval, as outlined on page 2B of the zoning application and summarized below.
Variations and Land Use Variations:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
 - The proposed variation is in harmony with the spirit and intent of this Chapter; and
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
19. The petitioner must meet with the Housing Commission prior to appearing before the Plan Commission. Once your response to the Affordable Housing criteria has been received, please work with Nora Boyer in scheduling the meeting with the Housing Commission.
20. Design Commission application documents are still needed on the Vib Hotel. Please note that Design Commission process must be complete prior to appearing before the Plan Commission.

Site Plan/Landscaping:

21. Please note that the Euclid/Rohlwing Overlay District requires a minimum 15' setback from parking lots and drive aisles abutting Euclid Avenue. The proposed drive-thru lane appears to be setback approx. 11' from the Euclid Avenue ROW, which would require a variation. Additional landscaping is needed within this setback

area. Finally, please note that any menu boards for a drive-thru in this location would also likely need a variation from the signage regulations as contained within Chapter 30 of the Municipal Code.

22. Sheet A010 needs revisions. Please clarify/revise the following:

- a) Does the overall square footage calculation include Lot 16? The lot acreage only seems to take into consideration the area of Lot 2B, but it does not seem to take into account the area in Lot 16. Please add this to the Lot Coverage table.
- b) The parking areas on do not match what is shown on the landscape and civil plans in multiple areas (orientation/layout of parking lots, location of loading areas/trash receptacles, etc.). Please revise so that the plan is coordinated with all other plans.
- c) Please provide a dimension for the minimum setback of the parking lot area along Rohlwing Road.
- d) Please provide a dimension for the minimum setback of the drive-thru lane along Euclid Ave.
- e) Please add a column to the Lot Coverage Table that outlines the proposed F.A.R. for each building, per the definition of F.A.R. in the zoning code.
- f) Please add a column to the Lot Coverage Table that outlines the maximum building height for each building.
- g) Please add a column to the Lot Coverage Table that outlines the impervious surface coverage in each zone except Zone C, Lot 2B, and Lot 16.
- h) Please incorporate the following density table to sheet A010

Density Table				
	One Arlington	ADR-II	ADR-III	ADR-IV
Lot Area				
Total Number of Units				
Studio & 1-Bdrm Units				
2-Bdrm Units				
3-Bdrm Units				

23. What is the object located northwest of the northwest corner of the hotel building?

24. Please provide details on all exterior dumpster enclosures (height, materials, etc.). Please note that exterior dumpster enclosures were never contemplated for the retail/office spaces in Zone B. Where feasible, interior dumpster enclosure spaces shall be provided in Zone D.

25. Please provide details on the corner “Sign Plaza” feature at the northeast corner of Rohlwing and Euclid. Please note that signage in this location was to include a “Welcome to Arlington Heights” sign.

26. What is the cross-hatched feature on sheet L-2.2 on the landscape plan?

27. Are any fences or retaining walls proposed as part of this development? Please indicate their locations and details on the site plan if so (heights, materials, etc.).

28. Other than the generator proposed within the garage of ADR-II, are there any other generators, transformers, AC units, mechanical equipment, or utility pedestals proposed to be ground mounted on the site? Please note that there are several existing utility pedestals at the south east corner of Stonegate Blvd and Rohlwing Road.

29. The engineering plans do not appear to take into account the recommended improvement needed to the access drive where it intersects with to Salt Creek Lane on the east side of the site. The traffic study recommended improvements to the lanes in these areas, which is not reflected on the site plans.

Buildings/Uses:

30. The plaza area connecting One Arlington to Zone D needs further development. Please reference previous concepts for this area, which included decorative paving, seat walls, bike racks, benches and seating areas, pergolas, etc. Please re-work this area to align it more with previous approvals.

31. Please address the previous comments which asked for commercial/active uses on the 1st floor of ADR-II where the building abutted Stonegate Blvd.
32. Please provide square footage of all meeting spaces/conference rooms within the hotel.
33. Please provide a dashed line outlining the seating area of the bar within the hotel and provide a square footage calculation. Will any food service be offered within the hotel?
34. How many employees will the hotel have at peak shift?
35. Where the drive aisle located on Lot 16 leads north from Lot 2B to Salt Creek Lane, additional landscape area should be provided on the east side of this drive aisle. Please shift the drive aisle on Lot 16 slightly to the west in order to provide a 10' wide planting area on the eastern side of Lot 16 (as measured from back of curb to property line). The width of the current planting area appears to be only 3'-4'.

Parking and Traffic:

36. Please provide a parking chart on sheet A010 that outlines the total number of parking spaces provided in each zone (excluding zones C, Lot 2B, and Lot 16). Please differentiate between surface parking and garage parking.
37. The "Lot Data Summary" chart indicates that a total of 1,549 parking spaces will be provided upon the completion of this phase of development (482 spaces in Zone D + 672 spaces in Zone A & B + 395 spaces in Zone E). Is this figure accurate?
38. Does the 395 parking spaces shown for ADR-II take into account the 24 surface parking spaces? Please note that the provision of handicap parking spaces in the ADR-II garage may reduce the total number of parking spaces provided.
39. Please provide a breakdown of the number of handicap accessible stalls required for each zone vs. the number of handicap spaces proposed for each zone. It appears that ADR-II may be short on the number of required handicap accessible stalls.
40. Please provide parking spaces dimensions for all parking rows, and please provide drive-aisle widths for all drive aisles. Additionally, the architectural plans for ADR-II must be revised to show the width and length of parking spaces in each parking row of the garage, and the width of all drive aisles within the garage.
41. Please explain how drop-off/pick-up, deliveries/loading, and trash collection will function at the hotel. Is the drop-off/pick-up area suitable? Please explore options to cut into the concrete plaza at the rear of the building to provide space for a small pull over area for drop-offs, or whether the row of 15 parking spaces at the rear of the building could be shortened to include a small drop-off area.
42. The loading area/trash collection area for ADR-II needs further development. Please rework this area and provide additional details. Where will dumpsters be stored? Where will the loading space be located? How will move-ins/move-outs function? Where will parcel delivery occur? Please explain where trucks will parking during these functions.
43. Per Section 11.7 of the zoning code, one 10' x 35' loading space is required for any multi-family dwelling that is between 10,000 sq. ft. and 200,000 sq. ft. in size. For each additional 200,000 sq. ft. of floor area (or fraction thereof), and additional 10' x 35' loading space is required. Please clarify the total square footage for ADR-II, and indicate on the plans where the required loading spaces are provided. If a variation is requested, please provide the necessary justification for the variation.
44. Per Section 11.7 of the zoning code, one 10' x 35' loading space is required for any hotel that is between 10,000 sq. ft. and 200,000 sq. ft. in size. For each additional 200,000 sq. ft. of floor area (or fraction

thereof), and additional 10' x 35' loading space is required. Please clarify the total square footage of the hotel and indicate on the plans where the required loading spaces are provided.

- 45. Per Section 11.7 of the zoning code, two 10' x 50' loading space is required for any retail or restaurant development that is between 25,000 sq. ft. and 40,000 sq. ft. in size. Please indicate on the plans where the required loading spaces are provided. If a variation is requested, please provide the necessary justification for the variation.
- 46. The Village has recently adopted a bicycle parking space requirement. Per Section 11.8 of the zoning code, the following bicycle parking spaces are required for each of the referenced developments:

One Arlington	21 spaces
25N Coworking	2 spaces
Funtopia/First Ascent	11 spaces
ADR-II	26 spaces
Commercial	5 spaces (if all retail), 17 if all restaurant (assuming seating area is 50% of total unit area)
Hotel	2 spaces (plus additional spaces for restaurant/bar area, TBD once details on the bar area are received)

Please outline the location of all bicycle parking spaces on the site plans and provide a table on sheet A101 outlining each development, how many bicycle parking spaces are required, and how many are proposed (distinguishing between interior bicycle parking spaces and exterior bicycle parking spaces).

- 47. Peak demand for visitor parking in ADR-II was estimated at 39 vehicles. It is noted that there is a "visitor" surface parking area at the entrance of the building which includes 24 spaces. Will the garage be open to guest parking as well?

Prepared by: 

Arlington Downs
3400 W. Euclid
PC 18-010
April 20, 2018

Landscape Comments

- 1) Please provide enlarged details of key areas in plan view that show the landscaping and design elements for various key areas throughout the site including:
 - Retail plazas and storefronts.
 - The corner focal element at the intersection of Euclid and Rohlwing Road. Per the design guidelines, the feature element at the corner of Euclid and Rohlwing, which will serve as a gateway, shall be heavily landscaped with evergreens, flowering shrubs and perennials. Provide a plan view and elevations of the proposed sign.
 - The crosswalks – incorporate decorative crosswalks throughout the site.
 - Loading areas and trash enclosures.
 - The pavilion/seating areas near retail 'D' and 'C'. The design shall be comparable to the plan approved in 2015. Provide a plaza area that consists of site furnishings, seat walls and landscaping.

- 2) Provide additional landscaping along the northeast property line adjacent to Funtopia. The landscaping should consist of a mix of evergreen trees in order to screen the loading, trash and mechanical area in the rear of Funtopia.

- 3) Provide foundation plantings on the south elevation of the retail buildings along Euclid Avenue and along the west elevations of the retail buildings along Rohlwing Road. The landscaping proposed is minimal. Per the Design Guidelines, the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.

- 4) Must provide screening for service areas/drive aisles along Euclid and Rohlwing Road. The service area south of the parking garage must be fully screened and consist of walls and landscaping. Please identify how the refuse will be screened for retail 'A' and retail 'B'.

- 5) Provide a detail and statement demonstrating that all landscaping above the parking garage or above the below grade detention is feasible. There is a storm detention system and sewer located below some of the parking lot islands. Please verify that this will not conflict with the code required shade trees within the islands and that it will not interfere with maintenance obligations.

- 6) Provide three foot high landscaping adjacent to the parking lots that are located along the drive aisle that connects Euclid, Rohlwing and Salt Creek Road.

- 7) Provide a three foot high screen along Euclid in front of retail 'A' and retail 'B'. In addition, provide a mix of perennials and shade trees. An abundance of landscaping must be provided along the corridor. The drive aisle must be fully screened. Identify what the cross hatch is along Euclid.
- 8) Full screening is required to enclose the trash corrals, loading areas, and utility/mechanical areas with a masonry wall or landscaping or a combination. There is mechanical equipment north of the hotel along Rohlwing Road. The equipment should be located away from the road and must be fully screened. Explore options for relocating the equipment.
- 9) Specialty pavement should be in the plaza areas in front of the retail and within the crosswalks. Please identify what material will be used for crosswalks, sidewalks, entrances and the plaza areas. In addition, please provide a plan that identifies where the specialty pavement is proposed.
- 10) Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.
- 11) Site furnishings are required on the parking side of all retail buildings per the Design Guidelines. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.
- 12) Provide cut sheets of the decorative light and the site furnishings. Please refer to the approved design guidelines regarding the site furnishings. The proposed furnishings must be compliment with the proposed architecture.
- 13) Per the approved design guidelines, the project entries are to be planted and heavily landscaped. Identify what will be planted within the crosshatch. The landscaping must be consistent with the prior approved plan.
- 14) For the drive aisle that connect Salt Creek Lane in the northwest corner of the property, provide three foot high shrubs and shade trees on the east side of the drive aisle. Move the drive so that there is a minimum of ten feet between the back of curb and the property line.
- 15) Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.
- 16) A landscape compliance bond in the amount of 30% of the landscaping costs will be required for each phase. A tree fee of \$200 is required for each tree identified for transplanting or preservation. In addition, a \$4 tree fee is required for each lineal foot of frontage.