

May 9, 2018

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

Regarding: 2018 PUD – Comments on Initial PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members:

These comments are submitted in response to the review comments received April 25th, 2018. Numbering is coordinated to the comments received from each reviewing department.

Building & Life Safety Department

Residential Building II

1. We acknowledged and will comply with all codes and amendments when submitting for permit.
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
3. Building II is a multi-family residential building of R2 occupancy with an attached parking structure of S2 occupancy.
4. The proposed construction type is IIIA for the residential building and IIB for the attached parking structure. This has been noted on sheet A100.
5. A height and area calculation has been added to sheet A100.
6. An elevator meeting the fire department emergency access will be provide when submitting for permit.
7. Two means of egress have been provided and the room will be rated appropriately when submitting for permit.
8. The service disconnect will be located within 5 feet of the point of entrance of the service conductors when submitting for permit.
9. All electric rooms will be properly identified at building permit submittal.
10. All egress windows will comply with the clear opening of 5.7 square feet when submitting for permit.
11. Acknowledged. The occupant load calculations and egress strategy will be provided for the building permit.
12. Acknowledged. Shaft enclosures will be provided as required and shown on design documents when submitting for building permit.
13. Acknowledged. Trash room enclosures will be provided as required and shown on design documents when submitting for building permit.



OKW ARCHITECTS
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Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

VIB Hotel by Best Western

Refer to comments from Gillespie Design Group.

Fire Safety Division

1. Acknowledged.
2. Fire department connections have been located on the plans in locations to meet requirements.
3. The sprinkler access/equipment room is located in the basement but will be accessible by Fire Department as the site grading allows exterior access to the portion of the basement in question.
4. Acknowledged. Such a fire suppression system shall be provided. Further information shall be provided on the building permit application drawings.
5. Acknowledged. Such a water supply shall be provided. Further information shall be provided on the building permit application drawings.
6. Acknowledged. Fire equipment and service rooms shall be identified appropriately.
7. Acknowledged. Access shall be provided and maintained appropriately.
8. Acknowledged. Such radio coverage shall be provided. Further information shall be provided on the building permit application drawings.
9. Acknowledged.
10. Acknowledged. Such an alarm and annunciator shall be provided. Further information shall be provided on the building permit application drawings.
11. Acknowledged. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
12. Acknowledged. Such visible alarms shall be provided. Further information shall be provided on the building permit application drawings.
13. Acknowledged. Such a panel shall be provided. Further information shall be provided on the building permit application drawings.
14. Acknowledged. A Knox Box shall be provided. Further information shall be provided on the building permit application drawings.
15. Acknowledged.
16. Acknowledged.
17. Acknowledged.
18. Acknowledged.
19. In ADR II, an alternating tread device shall be provided to access the roof. For VIB Hotel, please refer to comments from Gillespie Design Group.
20. Acknowledged. Aerial fire access roads shall be provided. A meeting with the Fire Department will be requested to ensure compliance.
21. Acknowledged. Aerial fire access roads shall be 26 feet wide.
22. Acknowledged. A meeting with the Fire Department will be requested to ensure compliance.
23. Acknowledged. Individual building addresses will be applied for and obtained.
24. Acknowledged. Such signs shall be posted.
25. Acknowledged. Such signs shall be provided.
26. Acknowledged. An approved opening device shall be provided.
27. Acknowledged. Such a phone shall be provided.
28. Acknowledged. Such a sign shall be provided.
29. Acknowledged. Such an elevator shall be provided.



Additional Information Requested

1. Locations of proposed fire department connections are indicated on updated plans.
2. Dimensions of surrounding streets and fire lanes both existing and proposed have been provided.
3. The width of the proposed fire lane extending eastward from ADR II is 26'-0".
4. A drawing shall be provided that illustrates the ability for a fire department truck to negotiate turns onto and from the site, including the fire lane.

Public Works Department

1. Please refer to Civil Engineering documents.
2. Please refer to Civil Engineering documents.
3. Please refer to Civil Engineering documents.
4. Acknowledged. A flow test will be conducted.
5. Acknowledged. It has been included in the revised set.

Engineering Department

1. Acknowledged. Please refer to Civil Engineering documents and responses.
2. Acknowledged. Please refer to Civil Engineering documents and responses.
3. Acknowledged. Please refer to Civil Engineering documents and responses.
4. Acknowledged. Please refer to Civil Engineering documents and responses.
5. Acknowledged. Please refer to Civil Engineering documents and responses.
6. Acknowledged. Please refer to Civil Engineering documents and responses.
7. Acknowledged. Please refer to Civil Engineering documents and responses.
8. Acknowledged. Please refer to Civil Engineering documents and responses.
9. Acknowledged. Please refer to Civil Engineering documents and responses.
10. Acknowledged. Please refer to Civil Engineering documents and responses.
11. Acknowledged. Please refer to Civil Engineering documents and responses.
12. EEA to provide estimate of construction cost.
13. Acknowledged. Please refer to Civil Engineering documents and responses.
14. Acknowledged. Please refer to Civil Engineering documents and responses.
15. Acknowledged. Please refer to Civil Engineering documents and responses.
16. Revised drawings will show overflow route.
17. A photometric lighting plan and cut sheets for lighting fixtures have been provided.
18. Such an exhibit shall be provided.
19. Acknowledged. Such a fire lane shall be provided.

Traffic

20. Refer to comments from Gillespie Design Group.
21. Tenants have not been finalized, but a maximum of two drive-through restaurants, one in Retail "A" and one in Retail "B" will be included.
22. A chart breaking down uses and parking requirements for this PUD application shall be provided.



23. Acknowledged.
24. On behalf of ownership, proposed phasing is as follows:
 - Phase 2A: Construction of ADR II and associated parking structures and access roads.
 - Phase 2B: Construction of parking for Zone D. Construction of the VIB Hotel and Retail Building "B". Concrete pads for Retail Buildings "A", "C" and "D" to be left unfinished for future construction.
 - Phase 2C: Construction of FRC and parking in lots 1A and 2A
 - Phase 3: Construction of Retail Buildings "A", "C" and "D"
 - Phase 4: Entitlement and construction of Residential Buildings ADR III and ADR IV.Roadway improvements shall be undertaken at the appropriate phase, and all necessary permits shall be obtained prior to construction.
25. Acknowledged.
26. Not sure how to handle this one.
27. Proposed floor layout for the parking garage will be provided.
28. Parking ratios will be adjusted to utilize Village Code required parking rates.
29. A new Plat of Subdivision shall be provided.
30. The revised plat shall be provided and include all requested information.

Fire Department

1. Building will be sprinklered per code.
2. Fire department Connection shall be located as required.
3. Acknowledged. A Knox Box will be provided. Further information shall be provided on the building permit application drawings.
4. Acknowledged. Such a panel shall be provided. Further information shall be provided on the building permit application drawings.
5. Acknowledged. Please refer to Civil Engineering documents.
6. Acknowledged.

Community Services Bureau

1. Acknowledged.
2. Acknowledged. A site lighting/photometric plan shall be provided.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged.

Health Services Department

1. Acknowledged. Solid waste storage sites will meet the outlined conditions.



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Health & Human Services Department

1. Acknowledged. Accessible parking shall be provided as required.
2. Acknowledged. Depressed curbs shall be identified on plans.
3. Acknowledged. Depressed curbs shall be identified on plans.
4. Acknowledged. Depressed curbs shall be identified on plans.
5. Acknowledged. Depressed curbs shall be identified on plans.
6. Acknowledged. Areas of Refuge shall be identified on plans.
7. Acknowledged. Areas of Refuge shall be identified on plans.
8. Acknowledged.
9. Acknowledged.
10. Acknowledged.
11. Acknowledged.

Planning and Community Development Department

General

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged.
7. Acknowledged.
8. On behalf of ownership, proposed phasing is as follows:
 - Phase 2A: Construction of ADR II and associated parking structures and access roads.
 - Phase 2B: Construction of parking for Zone D. Construction of the VIB Hotel and Retail Building "B". Concrete pads for Retail Buildings "A", "C" and "D" to be left unfinished for future construction.
 - Phase 2C: Construction of FRC and parking in lots 1A and 2A
 - Phase 3: Construction of Retail Buildings "A", "C" and "D"
 - Phase 4: Entitlement and construction of Residential Buildings ADR III and ADR IV.
9. Acknowledged.
10. Acknowledged. Revision dates have been included.
11. Acknowledged.
 - a. Project Description is included in resubmission documents
 - b. Preliminary and Final Plats of Subdivision will be submitted.
 - c. Photometric Plan has been included in resubmission documents.
 - d. Market Study has been included in resubmission documents.
 - e. Affordable Multi-Family Assessment will be submitted separately.
12. Acknowledged. A final plat will be produced in time to meet with the Plan Commission.
13. Acknowledged.
14. Yes, the hotel is proposed to be on a separate subdivided lot. The revised Plat of Subdivision will reflect this.
15. Provisionally, not Bylaws or Covenants will be created as part of this development.
16. Acknowledged.
17. Acknowledged.



18. A list of Variations to be requested has been included.
19. Acknowledged. A meeting with the Housing Commissioner will be arranged.
20. Acknowledged.

Site Plan/Landscaping

21. Parking and drive lanes have been relocated further into the interior of the property, beyond the minimum setback line, eliminating the need for a variation. Additional landscaping has been provided. Additional signage variations will be applied for as required when tenants are finalized.
22. Acknowledged. Clarifications and revisions have been provided on sheet A010.
23. The object is an exterior refuse enclosure. Details have been provided.
24. Acknowledged. Details have been provided.
25. Acknowledged. The sign plaza has yet to be designed or engineered. The "Welcome to Arlington Heights" message can be incorporated .
26. According to the key on Sheet L-2.2, the cross hatch refers to locations of proposed shrub/perennial plantings.
27. No.
28. Yes. The existing pedestals are to remain and additional equipment will be installed on the site.
29. Civil to address.

Buildings/Uses:

30. Acknowledged. Plaza shall be further developed.
31. It was previously resolved with staff that the ground floor along Stonegate need not require retail, in order to meet the necessary building unit count. Amenity space in the building is not of sufficient square footage to populate the entire length of the ground floor, and is instead located facing the courtyard on the interior of the building. The ground floor exterior along Stonegate is activated by resident patios and portico, providing an attraction to otherwise less-desirable units.
32. Refer to comments from Gillespie Design Group.
33. Refer to comments from Gillespie Design Group.
34. Refer to comments from Gillespie Design Group.
35. Acknowledged. Additional landscaping shall be provided as requested.

Parking and Traffic

36. Acknowledged. Such a parking chart has been provided.
37. No. The chart has been revised to reflect the current accurate design.
38. No it did not. Noted.
39. A breakdown of handicap accessible parking spots is provided in the revised parking chart.
40. Requested dimensions have been added to the plans
41. Refer to comments from Gillespie Design Group.
42. This area has been re-worked and revised plans will be submitted.
43. Required loading zones are included on revised plans to be submitted.
44. Required loading zones are included on revised plans to be submitted.
45. Required loading zones are included on revised plans to be submitted.





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.
RESPONSE BY OTHERS
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
RESPONSE BY OTHERS
3. This review is based on the R-2 / S-2 Use Groups.
RESPONSE BY OTHERS
4. Provide the proposed construction type of the building.
RESPONSE BY OTHERS
5. Provide a height and area calculation.
RESPONSE BY OTHERS
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.
RESPONSE BY OTHERS
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.
RESPONSE BY OTHERS
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. _____

RESPONSE BY OTHERS

9. The electrical rooms shall be properly identified.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

11. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.

RESPONSE BY OTHERS

12. Shaft enclosures for stairways, elevators and trash chute shall be 2-hour fire barriers.

RESPONSE BY OTHERS

13. Trash room shall have a minimum fire-resistance rating of a 1-hour fire barrier and 1-hour horizontal assembly.

RESPONSE BY OTHERS

VIB Hotel by Best Western

1. All currently adopted codes and Village amendments shall apply.

RESPONSE BY OTHERS

2. Design Firm Registration numbers shall be provided on the plans for all design firms.

RESPONSE BY OTHERS

3. This review is based on the R-1, and A-2 Use Groups.

RESPONSE BY OTHERS

4. Provide the proposed construction type of the building.

RESPONSE BY OTHERS

5. Provide a height and area calculation.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

9. **The electrical room shall be properly identified**

RESPONSE BY OTHERS

10. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.

RESPONSE BY OTHERS

11. Shaft enclosures for stairways, elevators and trash/linen chute shall be 2-hour fire barriers.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS



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.

RESPONSE BY OTHERS

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.

Locations of FDC connections are shown on the Site Plan. All FDC connections have a fire hydrant located within 100' of the connection.

3. Sprinkler access/equipment room should be located on the first floor.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.

The existing on-site water main will be extended through the site using stubs provided during Phase 1 construction. The on-site loop will include connections to all buildings. All building services will be sized for the necessary fire protection to each building. A Fire Flow test will be obtained for the site to demonstrate necessary fire flows prior to building permitting.

6. Fire protection equipment and service rooms shall be identified in an approved manner.

RESPONSE BY OTHERS

7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

9. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.

RESPONSE BY OTHERS

10. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.

RESPONSE BY OTHERS

11. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

14. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

16. Exit signs shall be illuminated at all times and have emergency power backup.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

Access roads exceeding 26' width are provided for the hotel and ADR2 parking garage. Note that the existing boulevard west of ADR2 is proposed as the fire access road for that structure. Although each travel direction contains 21' clear width, the availability of the second portion of the boulevard (an additional 21' clear width) is also available. Refer to the dimensioned Site Geometry Plan Sheets for dimensions of adjacent access roads

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.

The hotel and ADR2 parking structure contain access routes meeting this requirement. Note that ADR2 is located approximately 36' from the boulevard pavement. Refer to the dimensioned Site Geometry Plan Sheets for dimensions of adjacent access roads.

23. Buildings shall have approved address numbers.

RESPONSE BY OTHERS

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.

Signs have been added to Fire Lanes

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.

Signs will be placed per noted requirements

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS



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.

Refer to enclosed AutoTurn exhibits for fire truck turning movements throughout the site. Please advise if additional turning movements are necessary. Refer to the Site Utility drawings for FDC and Hydrant locations, and Site Geometry drawings for additional geometric dimensioning.

2. Dimensions of the surrounding streets and fire lanes showing widths of those existing streets and proposed pavement.

Refer to Site Geometry drawings for geometric dimensioning.

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?

The proposed lane extending to Salt Creek Lane has been revised to 26' Face-Face.

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.

Refer to enclosed AutoTurn exhibits for fire truck turning movements throughout the site. Please advise if specific additional turning movements are necessary.

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.

Notes to require abandonment of sewers at existing structures/sewers to remain have been added to require minimum 2' long non-shrink concrete/mortar plug.

2. Provide a profile detail for all sanitary and storm crossings of proposed water main installation.

Crossing information has been included on the Site Utility Drawings.

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.

The proposed water line north of the parking structure will connect to the 12" water main in Salt Creek Lane (meter vault provided in Drawings) and will also connect around the north side of the private drive to the 8" water main north of the existing water park (connects to main at Rohlwing) and at the west side of ADR2 to the existing 10" main (connects to Euclid). Note that the existing 10" site water main also will be connected to the 10" main west of Phase 1, which also connects to Rohlwing. All existing connections to the Village main in Rohlwing, Salt Creek Lane, and Euclid include meter vaults.

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.

Fire flow tests on the existing site hydrants and public hydrant in Salt Creek Lane are being acquired. Fire flow data will be provided to prior to Construction.

5. Sheet C5.04 was not included and cannot be reviewed.

Sheet C5.04 is enclosed.

VAHPW has no further comments at this time.

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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:	
False_Northing:	984250.00000000
Central_Meridian:	0.00000000
Scale_Factor:	
Latitude_Of Origin:	-88.33333333
Linear Unit:	0.99997500
Geographic Coordinate System:	Prime
Datum:	36.66666667
Meridian:	Angular
Unit:	Foot_US
	GCS_North_American_1983
	D_North_American_1983
	Greenwich
	Degree

Noted

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.

RESPONSE BY OTHERS

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.

Noted. Additionally, a Schedule R will be required to be recorded with Cook County as per MWRD WMO requirements.

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.

Overflow routes will be included in the Permit Submittal. The StormTech detention system proposed meets HS25 loading with the provided aggregate section.

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.

RESPONSE BY OTHERS

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.

AutoTurn Exhibits have been included in the Drawings. Please advise if additional locations/movements are necessary.

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.

Pavement sections meeting the required pavement thicknesses have been provided.

Traffic

20. Will the new hotel contain any space for meetings, parties, events, etc. that may place additional demands on parking?

RESPONSE BY OTHERS

21. Please define the proposed number of drive-thru restaurants.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

23. Lot 16 proposing 360 units does not seem to be able to handle the parking requirement for this density.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS



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.

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS

5) The Fire Department requests an auto-diagram.

Enclosed are AutoTurn Exhibits showing truck movement throughout the site. Please advise if additional tuning locations are required.

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

Noted

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

Date April 25, 2018

Reviewed By: LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

3400 W. Euclid Ave.
pc#18-olo

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 1 - b t O
Petitioner: 142tAb`-b-rtT4 D6 Jcp

Owner: AjuAmr-It.) p b.) (0

Contact Person: Chus Ir6cevtr6

Address: 3s`o L`o• HV9136129 4r_i 5..Ift49⁴⁰
Ateiti,o_i It- 6 OtS`-1

Phone #: ? 1 t. 4-71- to/.z

Fax #: 3) z 377- 1331

E-Mail: C. 6-6-o1266 el-4,1,1440 QL-A011 triv-A oh **1B13:** 2BR: 3BR:
4BR:

P.I.N.# M Lr- IP 147 (s&6 ii-rrifento) Location: Squo v4.) .

Rezoning: Current: ?-2. Proposed:

Subdivision: Retoin Aspire- 191.5

of Lots: Curren _____ Proposed:

PUD: AmesAck6.4 For: _____

Special Use: _____ For: _____

Land Use Variation: r For: _____

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 7 / f4cri--(ri

of Units Total: _____

HEALTH SERVICES DEPARTMENT

6

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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

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

See the attached accessibility comments.

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 Coordina
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).

Note that the parking lot referenced is a portion of the 1A/2A lot referenced in the Parking Study. The combination of the lots provides a total aggregate accessible parking of 15 spaces within the zone, exceeding the number required by code. Regardless, an additional ADA space has been added to the staff lot east of the existing Water Park.

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).

Locations for ADA truncated domes (and associated depressed curb) have been included.

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).

The curb ramp is delineated by the truncated domes at the entrance. Detailed grading elevation data in the area will be provided at time of permit submittal.

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).

Noted

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).

Locations for ADA truncated domes (and associated depressed curb) have been included.

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).

RESPONSE BY OTHERS

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).

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

Sheet A103

10. Entrance doors to all individual dwelling units shall comply with IAC Section 400.310(j) and 400.11 Illustration B Figure 25 Maneuvering Clearances at Doors in accordance with Section 400.350(a).

RESPONSE BY OTHERS

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:

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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
- h) the required setback for parking areas along Rohlwing Road and Euclid Avenue from 15 feet to approximately 10 feet.
- i) Chapter 28, Section 5.1-11.1(a), to allow dwelling units on the first floor within "ADR-II".
- j) 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.

RESPONSE BY OTHERS

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:
- k) Project Description (including details on phasing, green design/sustainable features).
 - l) Preliminary and Final Plats of Subdivision
 - m) Photometric Plan (including catalog cuts for all fixtures)
 - n) Market Study (for residential)
 - o) Affordable Multi-Family Assessment

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

14. Will the proposed hotel be located on a separate subdivided lot? If so, the Plat of Subdivision should incorporate this lot.

RESPONSE BY OTHERS

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?

RESPONSE BY OTHERS

16. Impact Fee's will be required for the residential portion of the development, in accordance with Village Policy.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

The drive lanes and parking has been shifted to provide the necessary 15' setback from Euclid.

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 Arlinton	ADR-II	ADR-III	ADR-IV
Lot Area				
Total Number of Units				
Studio & 1-Bdrm Units				
2-Bdrm Units				
3-Bdrm Units				

RESPONSE BY OTHERS

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

These are existing electrical units (switchgear) and associated clear distances.

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS

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.).

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

The turn lane striping on Salt Creek Lane has been incorporated.

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

32. Please provide square footage of all meeting spaces/conference rooms within the hotel.

RESPONSE BY OTHERS

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?

RESPONSE BY OTHERS

34. How many employees will the hotel have at peak shift?

RESPONSE BY OTHERS

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'.

The drive has been shifted accordingly

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.

RESPONSE BY OTHERS

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?

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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).

RESPONSE BY OTHERS

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?

RESPONSE BY OTHERS

Arlington Downs

3400 W. Euclid

PC 18-010

April 20, 2018

Landscape Comments

1) Please provide enlarged details of keys 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 gateway, shall be heavily landscaped with evergreens, flowering shrubs and perennials. Provided 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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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.

RESPONSE BY OTHERS

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'.

RESPONSE BY OTHERS

5) Provide a detail and statement demonstrating that all landscaping above the parking garage or above the below grade detention is feasible. There is 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 7) Provide a three foot high screen along Euclid in front of retail 'A' and retail 13'. 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 10) Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS

- 15) Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.

RESPONSE BY OTHERS

- 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.

RESPONSE BY OTHERS



May 8, 2018

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

RE: Application for PUD Amendment: Responses to VAH comments
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter stating our responses to the Village of Arlington Heights comments for the Special Use application that has been submitted for the above referenced Arlington Downs Planned Development. The responses to follow will be referenced by department and number as requested.

BUILDING & LIFE SAFETY DEPARTMENT
VIB Hotel by Best Western

1. All currently adopted codes and village amendments shall be followed and shall be listed on the construction documents when submitted for permit review.
2. Design firm registration numbers shall be added to the construction documents when submitted for permit review.
3. The building is considered mixed occupancy with use groups as A-2 Assembly and R-1 Residential and shall be noted on the construction documents when submitted for permit review.
4. The construction type of the building is Type IA and Type VA and shall be noted on the construction documents when submitted for permit review.
5. Building height and area shall be calculated based on code requirements and final calculations shall be noted on the construction documents when submitted for permit review.
6. An elevator shall be provided for use by the fire department that meets all requirements for size, arrangement and signage and shall be noted on the construction documents when submitted for permit review.
7. The electrical room shall meet all code requirements and shall be noted on the construction documents when submitted for permit review.

8. The service disconnecting means shall meet all code requirements and shall be noted on the construction documents when submitted for permit review.
9. Electrical room shall be identified on the construction documents when submitted for permit review.
10. Occupant load calculations, minimum required egress width, and provided egress width shall be noted on the construction documents when submitted for permit review.
11. Shaft enclosures for stairways, elevators, and trash/linen chutes shall be designated on the construction documents when submitted for permit review.
12. All doors, including rooms/spaces of assembly, shall have the required exit/panic hardware designated on the construction documents when submitted for permit review.
13. Signage stating maximum occupancy loads for all assembly spaces shall be posted as required and signage details shall be noted on the construction documents when submitted for permit review.

ENGINEERING DEPARTMENT

Traffic

20. The hotel will contain two meeting rooms to be used by hotel patrons and therefore will not place additional demands on parking.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

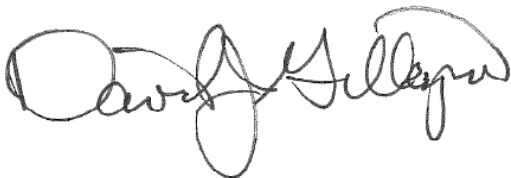
1. Phasing of the construction for this project is at the discretion of the developer, therefore this question should be directed to them.
1. At this time a trash enclosure is located at the northwest corner of the building.
2. Location of the trash enclosure has been addressed. Please refer to Civil drawings and Architectural Master Site Plan A010. Details for a typical trash enclosure have been provided. Please note that final configuration and details for the enclosure shall be included in the hotel construction documents when submitted for permit review.
32. The square footage of meeting spaces/conference rooms in the hotel are 687 SF on the first floor and 665 SF on the mezzanine for a total of 1352 SF.
33. A dashed line indicating the extent of the bar area has been shown, please refer to partial floor plan sketch provided. The total bar area, including the bar itself, is 530 SF. There will be no food service offered at the hotel as there is no kitchen.
34. The hotel will typically have 8 employees on a shift.

41. The trash collection/loading space is located at the northwest corner of the building. Drop off/pick up will occur at the southeast corner of the building. The plaza areas at the south and east sides of the building have seating areas and canopy structures that connect to the building. Cutting in to the plaza for a drop off area would crowd these structures. There is extensive curb area at the edge of the plaza that can accommodate the occasional drop off/pick up with little impact to traffic flow. Please note that a similar layout with no drop off was proposed at the previous site of the hotel.
44. Location of the loading space has been addressed. Please refer to Civil drawings and Architectural Master Site Plan A010. The total area of the hotel is 54,598 SF, requiring one 10'x35' loading space.
46. Location of the bicycle parking spaces has been addressed. Please refer to Civil drawings and Architectural Master Site Plan A010.

We trust these responses will satisfy the requirements of the Village of Arlington Heights for this step in the application process. Please advise if you have any questions.

Sincerely,

GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

May 8, 2018

Village of Arlington Heights
Department of Planning and Community Development

Re: Arlington Downs
3400 W. Euclid Ave

Attached are our responses to the landscape comments dated April 20, 2018.

1. Enlargements have been provided for the sign plaza, the entrance drive and plazas.
2. Evergreen trees have been added along Funtopia's northwest property line.
3. Foundation plantings have been added to the south sides of Retail Bldgs A and B.
4. Plantings have been added around the refuse enclosures and service drive. The plantings around the refuse enclosures shall be 5' tall, the plantings along the service drives will be 3' tall.
5. There will be 3' of soil above the underground detention areas, which will be adequate for supporting the trees and shrubs in the parking lot islands. There is currently approximately 8" of topsoil above the parking garage. Only perennials will be planted above the parking garage.
6. Plantings have been added between the parking lots and the inner drives. This landscaping will be 3' tall.
7. Plantings have been added along Euclid in front of Bldgs A and B. The landscaping will be 3' tall.
8. Plantings have been added around the refuse enclosures. The plantings around the refuse enclosures shall be 5' tall.
9. Specialty paving has been added to the Residential Plaza. Other areas will be reviewed at a later date, once the Retail Bldgs have been designed.
10. Lighting locations have been added to the landscape plans. See the lighting drawings for fixture types.
11. Benches are shown in the Parking Lot Plaza. Bike Racks have been added throughout the site. See landscape drawings for product information.
12. See lighting drawings for all light fixture information. Bench and Bike Rack product information is on the drawings.
13. The 'cross' hatching throughout the landscape plans denotes shrub and perennial plantings. These will be shown as specific shrubs and perennials at a later time.
14. Plantings have been added between the parking lots and the inner drives. This landscaping will be 3' tall.
15. Landscaping in Euclid Avenue's median will be discussed directly with Cook County at a later date.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Ferguson". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

William Ferguson, RLA
Associate

53 West Jackson Blvd., Suite 250
Chicago, Illinois 60604
(312) 427-2888
Fax: 427-7648

46. Locations of all bicycle parking spaces is noted on plans and counts are noted in parking chart.
47. Yes, the garage will be open to visitor parking.

Landscape

(Responding on behalf of Ownership)

1. Enlarged details of key elements shall be provided for requested site elements including
 - Retail plazas
 - Crosswalks
 - Loading areas and trash enclosures
 - Park/seating area near retail buildings "D" and "C"
 - Detail of corner focal element, along with plans and elevations of proposed sign will be submitted at a later date.
2. Additional landscaping will be provided along northeast property line adjacent to Funtopia as requested.
3. Minimal foundation plantings will be added to drawings as requested.
4. Refer to responses and drawings by Weinbach Partners.
5. The loading zone will be screened with landscaping. Refer to responses and drawings by Weinbach Partners.
6. Refer to responses and drawings by Weinbach Partners.
7. Refer to responses and drawings by Weinbach Partners.
8. Refer to responses and drawings by Weinbach Partners.
9. Acknowledged. Information shall be provided on landscaping plans
10. Some pedestrian lighting has been added to the site and has been included on photometric plans. Additional site lighting will be managed as part of the retail buildings to be constructed, not with bollards.
11. Refer to responses and drawings by Weinbach Partners.
12. Cut sheets of proposed lighting fixtures have been included.
13. Acknowledged. Revised landscape drawings will address.
14. Acknowledged. Drive aisle will be moved and landscaping shall be provided.
15. Subject to agreements between Arlington Heights, Cook County and Rolling Meadows, landscaping shall be added to median design when a final decision on whether or not they are required is reached.
16. Acknowledged.

Respectfully Submitted,

Mark Kluemper, AIA
Managing Director
OKW Architects

Cc: D. Trandel
M. Parker
D. Reichl
C. George
A. Koglin



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