



# Village of Arlington Heights Building & Life Safety Department

## Interoffice Memorandum

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**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 1<sup>st</sup> floor in the B-2 District  
**PC#:** 18-010 – Round 2  
**Date:** May 14, 2018

Sam...

I have reviewed the resubmittal and have no additional comments.

**RECEIVED**  
MAY 14 2018  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



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

Fire Safety Division

Date: 5/10/2018

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

While the information contained in the drawings and other documents address many of the concerns previously raised it should be understood that many specific concerns (location of FDC's) will need to be addressed and complied with as the process continues.

Date 05-10-18

Reviewed By:

Fire Safety Supervisor

## Memorandum

To: Sam Hubbard, Planning and Community Development  
From: Cris Papierniak, Assistant Director of Public Works  
Date: May 25, 2018  
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 2

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

1. Meter and RPZ sizes will be determined upon receipt of plumbing plans.

VAHPW has no further comments at this time.

C: File

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

31. The responses by the petitioner to comments #13, 15-17, 19-21 & 25 are acceptable.
32. The response to comment #11, "Response by Others" is not acceptable. There is no other written response. To reiterate: 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.
33. The response to Comment #12, "Response by Others" is not acceptable. There is no other written response. To reiterate: 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.
34. The response to Comment #14, "Response by Others" is not acceptable. There is no other written response. To reiterate: 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.
35. The response to Comment #18 is noted. The circular drive for the new ADR-II building can only accommodate ambulances, not the tower truck. Verify with the Fire Department if this is acceptable.
36. The plans show the roadway widening to be done along Euclid Avenue. This work must be coordinate with the City of Rolling Meadows and the Cook County Department of Transportation and Highways. The proposed sidewalk along Rohlwing Road must also be coordinated with the City. What is the anticipated schedule of permitting and construction for Euclid Avenue?
37. Sheet C-2.01: Sidewalk shall go through the driveway at Salt Creek Lane. Curb to stop on either side. Same comment for Sheet C-2.05.
38. Sheet C-5.01: The improvements to southbound Rohlwing Avenue at Euclid Avenue are shown on this plan sheet, but are not shown on any of the other plan sheets. Is this work to be included anywhere in this project, and what is the anticipated timeline?
39. Sheet C-2.15: The proposed ADR-II building is shown to be constructed on top of the existing 60" storm sewer. Relocate the storm sewer.

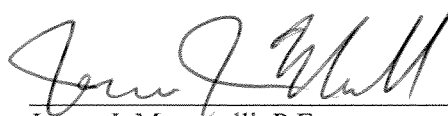
Traffic

40. The response to comment #22 is not acceptable. No detailed chart for the intensity of zoning uses has been provided, although the traffic report gives gross trip generation values for the site.

41. The response to comment #23 is not acceptable. The answer 'acknowledged' does not address the parking density concern about this parcel. Also, all figures should provide trip generation values for the Saturday roadway conditions as well.
42. The response to comment #24 is not acceptable. While a detailed account of private property development has been provided, the specific question was to identify when exactly the 'public offsite' roadway and traffic signal modifications are scheduled and in what Phase of Development.
43. The response to comment #26 is not acceptable. While the trip generation projections for the entire site have been addressed, the evaluation for the intersection levels of service need to explain how projected 2023 delays are decreasing. In addition, the parking stall count indicated for the total site is providing 600 more parking spaces than are required, which also is not understood.
44. The response to comment #27 is not acceptable. Stall depths, aisle widths, ADA stall layout, etc. all need to be have dimensions shown, as well as column intrusions into affected stalls. Additionally, the following comments need to be answered:
  - a) The driveways for the 312 stall underground lot for the 1A/2A parcel, the ADR II 400 stall garage and surface lot all come out to a single two-lane driveway onto the site roadway leading to Salt Creek Lane. The operation and functionality of this area is a concern. Consider additional signage to adequately inform drivers of potential conflicts.
  - b) The sight distance for the ADR II site traffic to see cars coming up the ramp from underground out of the Lot 1A/2A garage may be an issue. Consider additional signage to warn drivers of potential conflicts.
  - c) It looks as though the underground parking of the basement level of the garage into the ADR II parcel is on a down ramp that may be covered. Is this ramp coming to grade at a site roadway intersection at the northwest corner of the elevated garage? What is the site distance?
  - d) The east service driveway is also labeled as a Fire Lane, but if it is an underground ramp, how do both of these functions happen geometrically?
45. The response to comment #28 is not acceptable. The values provided on the parking table on sheet A010 and the values provided in Table 1 of the Traffic Consultant's calculation of code-required parking must agree. Also, there are discrepancies for the square footages shown for the Funtopia/First Ascent parcels compared to what is shown in the trip generation analysis report.

Preliminary Plat of Subdivision:

46. The response provided by the petitioner to Comment #29 is unacceptable. Again, there was no new Plat of Resubdivision to review. Complete all the items on the previously attached Preliminary Plat of Subdivision Checklist.
47. The response provided by the petitioner to Comment #30, "Response by Others" is unacceptable. There is no other written response. To reiterate: 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.

  
James J. Massarelli, P.E.      5/25/18  
Director of Engineering      Date



# 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

1. Your response to round one comments stated that the "Fire Department Connection shall be located as required". Please show exact location of the FDC and the hydrant for each proposed building with distances. Currently a detailed review of the plans show four different FDCs for one of the buildings. The FDC 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. The fire apparatus shall be able to access the FDC and hydrant without obstructing other arriving apparatus.

2. Please provide a more visible auto turn exhibit that allows a better view of direction of travel. There are areas on the auto turn exhibit that need to be addressed showing that the Arlington Heights Tower 131 can navigate. It appears that the fire apparatus is entering against traffic off of Rohlwing road. Please make sure the template being used is readable. Please use Arlington Heights Tower 131 for the Auto Turn Exhibit. Using an Ambulance for the auto turn exhibit is not acceptable for the circle drive in front of the residential building with a circle. The fire department would consider allowing one of Arlington Heights fire engines as a template provided that the Tower Truck would be able to pull in and back out. The Engine would need to drive through the entire circle without needing to back up.

3. Continued on next page

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

Date June 14, 2018 Reviewed By: LT. Mark Aleckson



# 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

3. On the first round comments it was asked that you review section 503 of the 2009 International fire Code and any applicable codes to ensure all Fire Apparatus roads comply to which you stated "acknowledged". I am concerned that some issues have not been addressed. I would like to see more detailed drawings with measurements shown. For example if public roadways are to be used as fire lanes it appears the criteria of the "fire lane" must be located within a minimum of 15 feet and maximum of 30 feet from the building is not being met.

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

Date June 14, 2018

Reviewed By: LT. Mark Aleckson

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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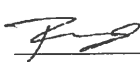
### DEPARTMENT PLAN REVIEW SUMMARY

**3400 W. Euclid Ave.**  
**PC#18-010**

#### Round 2 Review Comments

**05/14/2018**

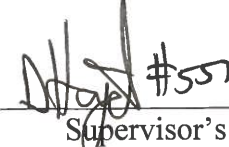
- 1. Character of use:**  
Nothing further.
- 2. Are lighting requirements adequate?**  
Nothing further.
- 3. Present traffic problems?**  
Nothing further.
- 4. Traffic accidents at particular location?**  
Nothing further.
- 5. Traffic problems that may be created by the development.**  
Nothing further.
- 6. General comments:**  
Nothing further.

 #272

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Brandi Romag, Crime Prevention Officer  
Community Services Bureau

Approved by:

 #557

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Supervisor's Signature

**RECEIVED**

MAY 15 2018

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT





**Village of Arlington Heights  
Health & Human Services Department**

# Memorandum

**To:** Sam Hubbard, Development Planner

**From:** Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "S. Freres", written over the "From:" line.

**Date:** May 17, 2018

**Re:** PC# 18-010. Arlington Downs PUD Amendment, 3400 W. Euclid Ave. Round 2

- 
- See attached accessibility comments.

**RECEIVED**  
MAY 17 2018  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

Plan Review

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

PC# 18-010 Round 2

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



To: Sam Hubbard

Date: May 16, 2018

Re: Illinois Accessibility Code (IAC) Requirements

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More detail is requested for the items below per the Petitioner's reply of "**RESPONSE BY OTHERS:**"

Sheet ADRII DD Progress Set Architectural – Revised

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

Sheet A103

3. 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).
4. 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](https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/accessibilityR)

# Planning & Community Development Dept. Review

May 23, 2018



## REVIEW ROUND 2

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

Case Number: PC 18-010

### **General:**

48. The response to comments #1-#7, #12-#14, #16, #19-#21, #26, #29, #30, #32, #34, #38, #41, and #44 are acceptable.
49. The response to comment #8 is noted. However, please confirm that each phase will include all improvements as shown in that phase. Additionally, please provide a timeline for each phase, including the estimated start date and completion date of each phase. Please note that the northern driveway connection from Stone Creek Blvd. to Salt Creek Lane must be constructed as part of Phase 2B. It is recommended that the retail pads for buildings A, C, and B be left as grass pads as opposed to putting in the concrete foundations for these buildings. Please confirm that this is viable. Also, please note that Phase 2B includes the construction of retail building B, which will require a Design Commission application.
50. The response to comment #9 is noted. Please note that delay on submission of the Plat of Subdivision will push back the ability to proceed at the tentative June 27<sup>th</sup> Plan Commission date. Based on the re-submitted material, 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, and to create a new lot for the hotel building.
  - 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 and all plans show consistent data on parking.
  - g) Chapter 28, Section 5.1-11.1(a), to allow dwelling units on the first floor within "ADR-II".
  - h) 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.
  - i) Chapter 28, Section 5.1-11.7, Maximum Floor Area, to increase the maximum allowable floor area from 250% to 260% for the ADR-II building.
  - j) Variation may be required to the parking area in front of ADR-II, pending revisions to the plans to eliminate this variation (see the diagram in Section 11-2.8 of the Zoning Code).

51. The response to comment #10 is noted. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 2 Department review comments include a revision date.
52. The response to comment #11 is unacceptable. The following items need to be addressed:
- The Project Description did not include any details green design/sustainable features. Please revise the letter accordingly.
  - Preliminary and Final Plats of Subdivision have yet to be submitted.
  - Photometric Plan was provided, however no catalog cuts for site lighting was included. Please provide catalog cuts for all parking lot and street lighting.
  - The market study was provided. However, no details on the rent ranges or rent per square foot was provided. Please provide details on the expected rent ranges for each type of unit in ADR-II and provide details on the average rent per square foot.
53. The response to comment #15 is noted. Is there a Reciprocal Easement Agreement for this development? Please provide a copy of this document. Will this document need to be revised to clarify shared parking, access, and maintenance of common utilities and common elements since portions of the development will be subdivided? Because portions of this development will be sold off to other entities as part of this process, shared parking and access must be defined, established, and provided as part of the PUD amendment process. Please outline how this will be established.
54. The response to comment #17 is noted. Please note that the engineering plans show this landscaped median area as striped pavement. A condition of approval requiring this median to be a landscaped median, subject to City of Rolling Meadows and Cook County approval, will be recommended.
55. The response to comment #18 is noted. However, separate responses to the hardship criteria for the parking variation, loading zone variation, and F.A.R. variation is required.

**Site Plan/Landscaping:**

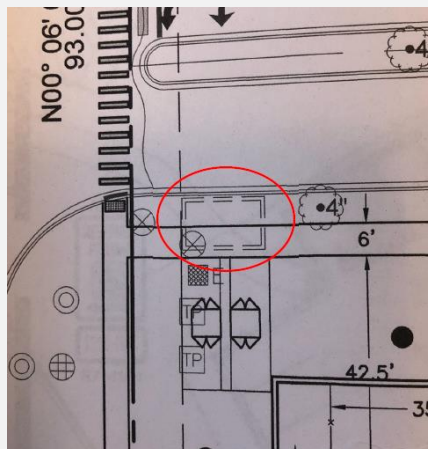
56. The response to comment #22 is not acceptable as outlined below:
- The response to #22a did not address the lack of clarity within the table. Within the Lot Coverage table, "Zone 2B" should read "Zone 2B/Lot 16" since the data within includes both of those properties. The dwelling unit value in this zone should be 360 and not 180 since 360 units are proposed on 2B/Lot 16.
  - Please cross-check all data within the tables on sheet A010. The square footage of retail/restaurant buildings A, B, C, and D as shown on the site plan equates to 30,300 square feet, however, the data within the table shows it as "General Retail, 29,800 sq. ft.", then there is a breakout showing 19,995 square feet for restaurants and the building footprint is listed at 29,900 sq. ft. The data in this table should clearly indicate the overall square footage of the retail/restaurant buildings and the estimated restaurant square footage out of the total.
  - The civil plans, architectural plans, floor plans, and landscape plans are still uncoordinated. The parking in Zone D is shown as 474 stalls on the architectural plans and 479 spaces on the civil plans and the locations of parking stalls don't match. The locations of bicycle parking racks are inconsistent across all plans. The central plaza area on the landscape plan is different compared to all other plans. There are areas on sheet A010 that are proposed as grass on the landscape plan but shown with a concrete pattern on sheet A010. The trash enclosures in Zone D appear to have solid walls on the civil plans but a note on sheet A010 calls for these enclosures to be constructed of wood. The refuse collection area for ADR-II is shown in different configurations on the civil plans, architectural site plan, and floor plans. To reiterate, please make sure all plans are consistent.

- d) The response to comment #22e is noted. Based on the F.A.R for ADR-II, a variation is required. Please provide the necessary justification for this variation.
- e) The response to comment #22g is noted. Actual values (not approximate) are required. The value for impervious surface in Zone A is inaccurate. Please revise.

57. The responses to comment #23 are noted. Please see the picture below, which depicts existing electrical equipment in this area. The plans show this equipment to be in a different layout than existing. Are changes to this equipment proposed? Please note that any existing or proposed electrical/utility equipment in this area must be screened and the landscape plan must be updated accordingly.



Additionally, please confirm what the following object is, which appears at both entrances of Stonegate Blvd.



58. The response to comment #24 is not acceptable. No details on the dumpster enclosures were provided within the plan set other than a note on sheet A010 that stated the enclosures in Zone D would be 6' tall wood enclosures. If enclosures are proposed for the exterior of the buildings, they must be of a masonry style to match the retail buildings. No details were provided for the dumpster enclosure for the hotel building. To reiterate this comment, please provide the details (not a note) on all enclosures, including height, gates, materials, etc. Staff continues to recommend that all retail buildings be designed to have interior dumpster enclosures and will incorporate a condition of approval that requires the developer to work with the Village on the final locations for the dumpster enclosures for the retail buildings. Finally, please note the standards for Infrastructure, Utilities, and Equipment as per the Arlington Downs Design Guidelines, which are attached at the end of this document. Compliance with these standards will be required.
59. The response to comment #25 is not acceptable. Details on the sign plaza must be provided as part of the Plan Commission review process.
60. The response to comment #27 is not acceptable. There appears to be a fence around the detention area to the east of the First Ascent/Funtopia building. Please provide details on said fence. Please note that this area is also meant to accommodate a future parking deck per previous PUD approvals, should there ever be a parking shortage on site.
61. The response to #28 is not acceptable. Please note that a separate landscape plan has been provided by Gillespie Design detailing landscaping around the hotel (that doesn't match the landscape plan submitted in conjunction with this application), which shows several AC units in the front yard along Rohlwing Road. Details on the location of all generators, transformers, AC units, mechanical equipment, or utility pedestals must be indicated on the site and landscape plans and properly screened from view with landscaping or other elements.

**Buildings/Uses:**

62. The response to comment #31 is noted. Please note that staff has had conversations with the developer, who expressed interest in activating the 1<sup>st</sup> floor with retail uses. Please confirm if the residential uses proposed on the 1<sup>st</sup> floor is what is proposed.
63. The response to comment #33 is noted. However, no dashed line on the partial floor plans was present. The square footage calculation should be based only on the seating area in front of the bar and the seating area in front of the coffee station. Please add the dashed line in front of each of these seating areas to clearly delineate where these seating area are located. Please provide details on any food that will be served (will continental breakfast be offered? what items? will food be catered in for a full breakfast buffet?). A liquor license will be required for the hotel bar and you're encouraged to reach out to Diana Mikula in the Village Managers office to coordinate the appropriate liquor license.
64. The response to comment #35 is noted. Although the 10' wide area is now shown on the plan, no landscaping in this area was provided. Additionally, this 10' area was not picked up on the landscape plan.
65. The plans for Retail Building B were omitted from your 2<sup>nd</sup> Round submittal. Please includes these plans.

**Parking and Traffic:**

66. The response to comments #36 and #37 are noted. However, please make changes to the table as based on the final parking count, which is not yet clear. Please coordinate between both civil and architectural for the actual parking count figure since each plan shows different parking counts. Double

check handicap parking figures as they are different in the table than what is shown on the plans. An accurate overall parking count must be provided. Please make sure to include the 13 stalls along the east leg of the access drive that leads from Stonegate Blvd to Salt Creek Lane. The parking study must also be revised to reflect the changes to the parking once the overall count it has been determined.

67. The response to #39 is not acceptable. There are errors in the data provided within the table on Sheet A010. For example, Lot 1A and Lot 2B include 647 total parking spaces, which requires 13 handicap stalls (2% of 647). There are 10 surface handicap stalls, and your data indicates there are 2 in the underground garage, which would bring the total count to 12, but the table indicates there are 16 handicap stalls provided. The plans for ADR-II and the count in the table also don't match. Please double check these numbers to make sure they match what is shown on the plans
68. The response to comment #40 is not acceptable. No parking stall and drive aisle dimensions were included for the parking garage. Please revise the plans to include this data. Additionally, please verify the angle of the proposed parking within the motor court in ADR-II. For 60-degree angled parking, drive aisles must be a minimum of 18' and stall depth must be a minimum of 20'. As proposed, it does not appear the motor court parking stalls and drive aisles conform to this requirement. It is suggested that this motor court be enhanced by eliminating the middle row of parking for more landscaping, provided that those parking stalls can be accommodated within the garage. Please evaluate further enhancements to this focal motor court/primary gateway to the building.
69. The response to comment #42 is unacceptable. This area is shown as different on the civil plans, architectural site plan, and floor plans. All plans must be revised to be consistent with what is shown on sheet A101. Screening of the loading area must be provided, please reference sheet L.2.4 which appears to show a wall around this area (details will be needed on any screen wall or landscaping proposed). Please provide a moving truck turning exhibit showing how trucks can back into this area.
70. The response to comment #43 is unacceptable. The total square footage for ADR-II was not provided. A reverse calculation using the FAR figure puts the floor area at 428,872 sq. ft. Is this figure accurate? Based on this figure, three loading spaces are required. Was the garage included in the floor area calculation? Garage space should not be include in the F.A.R. floor area calculation or in the floor area calculation for determining off-street parking and loading space requirements. Please refer to the definitions in the zoning code.
71. The response to comment #45 is not acceptable. The areas indicated for loading do not meet the code required 10' x 50' loading berth size requirement and are not dedicated loading spaces. A variation will be required if the loading spaces cannot be incorporated into the site plan and the necessary justification for the variation will be required. Please provide an explanation as to how loading will function for the retail buildings. As proposed, loading spaces will block drive-thru lanes.
72. The response to comment #46 is noted. Please coordinate the location of bike parking spaces as they are shown in different locations on different plans.
73. The response to comment #47 is not acceptable. How will visitor parking function within the ADR-II garage? Will there be dedicated visitor spaces? Will residents have assigned parking spaces? Is access to the garage controlled or can anyone enter? The traffic study must be revised to address this issue. Staff notes that there are now 19 surface parking spaces in ADR-II and a peak visitor parking demand of 39 cars.

74. The Traffic and Parking study should be revised to reflect the proposed parking amounts once all plans have been modified to show consistent data on the total number of parking spaces for the development and within each phase. Additionally, since the developer has estimated that only approx. 20,000 square feet of the 30,300 sq. ft. commercial buildings will be restaurant uses, the traffic and parking study should be modified to accommodate for this figure. Please have Steve Corcoran reach out to me so that I can provide him with the actual required parking amounts based on code requirements, which can be incorporated into the parking study.

Prepared by: SAM JUBAZZI



# MEMO

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TO: Sam Hubbard, Development Planner  
CC: Mike Pagones, P.E.  
FROM: Nanci Julius, PE *NJ*  
DATE: June 15, 2018  
SUBJECT: Arlington Downs Three (Re-subdivision of lots 3 & 5)  
PC NO: 18-010

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## Final Plat of Subdivision Checklist

The requirements of checklist items a, b, c, f, g, h, i, k, l, m, o, q, r, s, and t are met. I have the following comments regarding the remaining checklist items:

- d. **Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.**

Rohlwing Rd, Euclid Ave and Salt Creek Lane are shown on the plat, however; the width was not provided. TFW Surveying has indicated that they will add what information is available for these streets to the Final Plat.

- e. **True angles and distances to the nearest established street lines or official monuments, not less than three.**

The Final Plat provided shows only one monument, an iron pipe at the intersection of Rohlwing Rd and Euclid Ave. The Surveyor's Certificate on page 2 indicate that two (2) concrete monuments will be set in place upon recordation of the plat. The Surveyor's Certificate also states that within 12 months of the date of recording, all interior lot corners will be staked with iron pipe survey monuments. TFW Surveying has confirmed that the two concrete monuments and the interior lot corners will be set in place. It is assumed that this is acceptable.

- 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.**

The Final Plat provided is a re-subdivision and all easments shown are existing.

**n. A deed of dedication in the form set forth in Section 29-217 (a).**

It is assumed that this is not applicable since no publicly dedicated streets are part of the proposed re-subdivision of lots 3 and 5. There is a question of ingress/egress through Lot 3A to service Lot 5A. TFW Surveying is confirming with the owner if any revisions need to be made to the language included on the Final Plat to address this.

**p. A certification by a registered surveyor in the form set forth in Section 29-217 (c).**

The language included on the Final Plat is slightly different than what is shown in the checklist, however; it is consistent with the Surveyor's Certificate provided with the Final Plat for Arlington Downs Two Re-subdivision from October, 2013. It is assumed that this language is acceptable.

**u. Provide a location to identify the address of each new lot.**

Addresses are not shown on the Final Plat. TFW Surveying has indicated that this information can be added if the Village has determined what the addresses should be for Lot 3A and 5A.

There is a typo on page 1 for the recorded date of Doc. 25466742, TFW Surveying is aware of this and will correct it on resubmittal of the Final Plat.

# Planning & Community Development Dept. Review

June 15, 2018



## REVIEW ROUND 2 – SUPPLEMENTAL PLAT OF SUBDIVISION COMMENTS

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

Case Number: PC 18-010

### **General:**

1. Please provide a copy of the document that established reciprocal access/parking amongst all properties in the Arlington Downs PUD (document #1316322014?). Will any changes be needed to this document given that a new lot will be created/configured?
2. It is our understanding that a separate lot was to be created for the hotel pad. Please clarify if this is the intent. If this separate lot is to be created, please accommodate for it on the Plat of Subdivision. Furthermore, see #1 above relative to reciprocal access/parking and outline any changes to this agreement that may be needed given that another lot is being introduced to the PUD.
3. Lot area for Lot 2A and 1A should be added to the Plat. Please clarify why portions of the boundaries of the former lots in the Arlington Downs Subdivision are shown in lot 4A and 1A? Is there a need to show these former lot lines in 4A and 1A? If they are unnecessary, please remove them from the Plat.
4. The existing 25' BSL along the east side of Lot 3A should be abrogated as part of this subdivision. A 70' BSL in Lot 3A along Salt Creek Lane should be added in it's place.
5. A 15' BSL should be established on the southern end of Lot 5A, adjacent to Rohlwing Rd.
6. Double check PIN 02-25-100-038 as shown on Page 2 of the Plat. Current records show this PIN as 02-25-100-021.
7. Per Section 29-209 of the Subdivision Regulations, the widths of adjoining streets must be shown on the Plat. Please add these street widths to the Plat.
8. On page 2, please clarify the need for the "Ingress and Egress Easement Provisions". This section references a "Lot 2", which is not shown on the Plat. If this section is unnecessary, please remove it.
9. Per Section 29-209(n), please provide the Deed of Dedication consistent with Section 29-217(a). This can be added onto the left-hand side of page two, on top of the three signature blocks for the owners of Lot 3A, 5A, and the mortgagee, which signature blocks can be incorporated into the end of the Deed of Dedication. Paragraphs 2 and 3 of the Deed of Dedication can be removed if no additional dedications/protective covenants, or private restrictions are proposed. However, if none are proposed, please move the note on page 1 regarding the Easement, Covenants, and Restrictions to appear where paragraph 2 and 3 would appear in the Deed of Dedication.
10. Please make sure all revisions to the Plat include a revision date.

Prepared by: SAM HUBBARD

LT.S.

### Landscape/ Hardscape Design and Elements

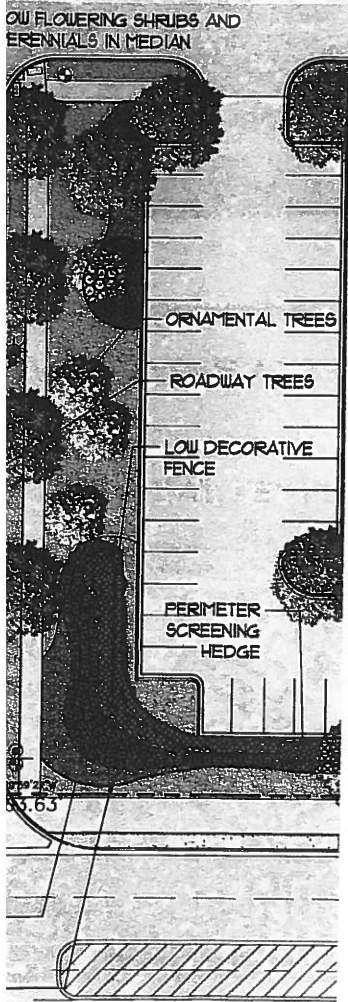
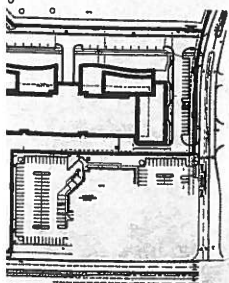
- The internal roadway system will be planted with street trees at a similar spacing to the public parkway trees at 40' to 60' on center, and will be 3" caliper. The medians will be planted with low shrubs and perennials.
- The remaining perimeter of the site will be planted with a mixture of shade trees at 3" caliper, and ornamental and evergreen trees at 8' height
- The parking lot islands will be planted with drought tolerant shrubs, perennials and grasses.
- Specialty paving including integrally colored concrete with a distinct scoring pattern will be used to mark major building entries and to unify the retail uses.

### Infrastructure, Utilities and Equipment

All mechanical equipment and all other appurtenances such as satellite dishes and telecommunications gear at the top of the building shall be designed as an integral a part of the building, or otherwise screened from public view. Mechanical Equipment, Utility Equipment, Meters, Generators & Other Power Devices ground or roof mounted units, must be screened from view by architectural elements such as screen walls, louvers, parapets, or grilles, and densely planted landscape will also be considered. Trash, roof top mechanical units and utility areas to be architecturally integrated with the building and not to be visible from surrounding residential or street views.

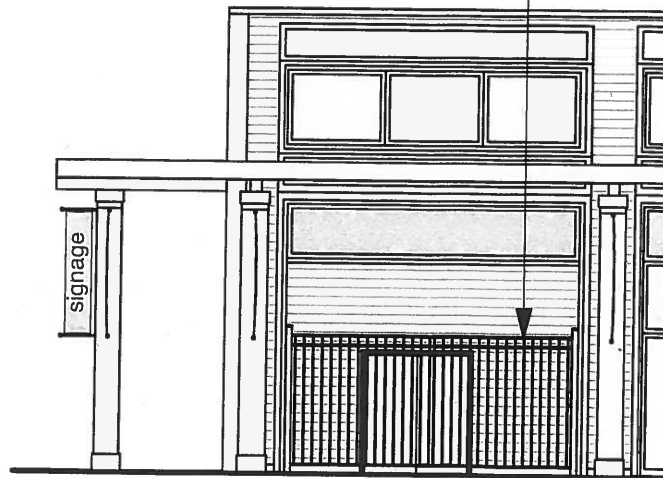
— ROHLWING ROAD ENTRY

— EUCLID AVENUE ENTRY



PE PLAN

Painted Metal Gate for Loading and trash



## Landscape Details

### Section IV

# Arlington Downs

3400 West Euclid Avenue  
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required zoning, life safety improvements and coordination with existing systems.

Arlington Downs  
3400 W. Euclid  
PC 18-010  
May 24, 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 landscaping proposed is minimal. Provide an abundance of landscaping. Per the Design Guidelines, the feature element at the corner of Euclid and Rohlwing Road, which will serve as a Village gateway, will be heavily landscaped with evergreens, flowering shrubs and perennials.**
  - The crosswalks – incorporate decorative crosswalks throughout the site.  
**Provide a detail of the pedestrian crosswalk that includes specialty pavement. The crosswalk with specialty pavement must be provided 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.  
**The response to comment #2 is acceptable.**
  
- 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.  
**The response indicates that additional landscaping has been provided; however, the plans do not reflect the revision. If there are any mechanical units along the south or west elevation, they must be identified on the plan and fully screened. Must provide a screen that consists of dense landscaping for the north/south drive aisle in the southwest corner.**

- 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'.  
**Per the design guidelines trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views.**
- 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.  
**The response to comment #5 is acceptable which indicates that there is 3 feet of soil clearance above the detention.**
- 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.  
**The response to comment #6 is acceptable.**
- 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.  
**Additional landscaping must be provided in order to buffer the drive aisle and soften the large spans of masonry along the rear elevation of retail buildings 'A' and 'B'. A detailed landscape plan has been provided for the hotel. Please incorporate the plan into the landscape plans as part of the PUD amendment.**
- 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.  
**The existing mechanical equipment north of the hotel must be fully screened with landscaping. Per the design guidelines trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views. Please indicate how the trash area near the parking garage will be screened.**
- 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.

**Per the design guidelines provide specialty pavement in front of the ADR II at the entrance and at the entrance of the hotel. In addition, incorporate specialty pavement in the crosswalks, entrances, and as part of the retail.**

- 10) Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.  
**The response indicates that lighting has been added to the landscape plan; however, the plans do not show the lighting. Identify the location of the lighting and provide a legend which shows the proposed lighting. The lighting should be consistent with the design guidelines.**
- 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.  
**Per the Design Guidelines the pedestrian areas will have a family of site furniture including benches, litter receptacles, bike racks, bollards and lighting the compliment the architecture of the development. The proposed bench does not compliments the architecture and must be evaluated. Provide details and identify the location of the 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.  
**The lighting plan does not show the proposed light fixtures. The fixtures must be consistent with the design guidelines. Please provide cut sheets or details for the proposed lighting.**
- 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.  
**The response to comment #13 is acceptable.**
- 14) For the drive aisle that runs north/south adjacent to ADR IV and connect Salt Creek Lane in the northwest corner of the property, provide 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.  
**The geometry plan shows a 10 foot setback; however, the landscape plan does not reflect the revision and does not include the shade trees. Revise the plans so that they are consistent and show the trees.**
- 15) Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.  
**The response to comment #15 is acceptable.**