



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

Fire Safety Division

Date: 7/12/2018

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

1. The pavement of the added fire lane needs to be of such strength to accommodate the fire apparatus. Typical "pavers" are not an acceptable surface for this use. I'm not certain what type of "paver" is planned but it may not meet the weight requirements needed. Please clarify.
2. The drawing indicates a "pergola" above the proposed fire lane. The purpose of the fire lane is to accommodate the truck for aerial operations. A pergola would encumber fire operations if were to protrude into the fire lane. More information is needed to clarify what the proposed pergola is and where it would be placed.
3. The placement of a new "decorative wall" is indicated. A wall at this location may interfere with fire operations or set-up of the outriggers on the truck. Please clarify the type and location of the wall in relation to the fire lane.


Date 07-12-18

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 10, 2018
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 3



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

1. There must be a utility maintenance agreement on file for the utility distribution and collection systems not metered by the specific buildings being served. The agreement must address payment responsibility for the water loss between the master meters serving the entire property and the sum of the individual meters that will not likely be added as construction progresses.
2. Meter and RPZ sizes will be determined upon receipt of plumbing plans.

If you have any questions, please feel free to contact me.

C: File

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
Round 3 (revised)

- 48. The response to Comment #32 is acceptable.
- 49. The response to Comment #33 is acceptable as a cost estimate was provided. The Engineering Department will be reviewing the cost estimate to complete the calculation for plan review, inspection, and other fees. Upon completion of this review, the fee letter will be prepared for the petitioner to assemble the proper documents.
- 50. The response to Comment #34 is acceptable as a Final Plat of Subdivision was provided and all comments from Round 2 review of the Final Plat have been addressed. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village.
- 51. The response to Comment #35 is noted. The plans for the Autoturn Exhibit Fire Truck were revised on July 3, 2018 per the Fire Department's comments. The amended response to Comment #35 is acceptable.
- 52. The response to Comment #36 and Comment #38 is acceptable. It should be noted that the City of Rolling Meadows will be constructing a bike path along the north side of Euclid Ave, west of Salt Creek Lane. Any modifications to the Arlington Downs Phase 2 plans as a result of this bike path can be addressed at Final Engineering.
- 53. The response to Comment #37 is noted. The sidewalk through the driveway for the new east entrance is not shown on all of the Civil sheets, this can be addressed at Final Engineering.
- 54. The response to Comment #39 is noted. The original plan for lot 5 was for retail space and for a surface parking lot over the existing 60" storm sewer. With the changes shown in Phase 2, the Engineering Department reiterates for the Plan Commission their position that the proposed ADR-II building should not be constructed on top of the existing 60" storm sewer. The storm sewer should be relocated or the layout of the building be modified.

Traffic

- 55. The response to comment #40-#45 are acceptable.

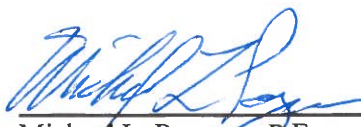
Preliminary Plat of Subdivision:

- 56. The responses provided by the petitioner to Comments #46 & 47 are acceptable.

RECEIVED

JUL 10 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**


Michael L. Pagonis, P.E. 7/9/18
Interim 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

Round 3-Amended Submittal:

1. The Fire Department did receive revised plans. We don't see any issues with the auto turn exhibit.
2. One thing that is a concern is the permeable paver Fire Lane on the plans which is not allowed. The Fire Department will defer to Don Lay the code official on the fire lane requirements.
3. The building ADR-II has the FDC in an acceptable location. The developer stated they were aware of the requirements to have them located at the main front entrance of each bundling in the development, be fully visible and accessible, and within 100 feet of a hydrant.

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

Date July 10, 2018

Reviewed By: LT. Mark Aleckson



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 "SF", is written over the name "Sean Freres".

Date: June 26, 2018

Re: PC# 18-010. Arlington Downs PUD Amendment, 3400 W. Euclid Ave. Round 3

-
- No comments at this time.

RECEIVED
JUN 27 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

July 10, 2018



REVIEW ROUND 3

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

Case Number: PC 18-010

General:

75. The response to comments #48, #51, #54, #55, #57, #58, #62, #64-#66, and #70-#74 are acceptable.
76. The response to comment #49 is not acceptable. Please note that there are certain infrastructure/off-site improvements that must be implemented when Phase II of construction begins (Phase II constitutes any new construction on the property beyond One Arlington), as per previous conditions of approval. Only the right hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue may be deferred to a later phase, but only if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows. To date, no discussions on this have taken place. Please note that construction of the parking areas in each phase will trigger the requirement for implementation of all landscaping and plaza areas (where applicable) in those phases.
77. The response to comment #50 is noted. Based on the re-submitted material, the Plan Commission must review and approve the following actions:
- Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019 to allow modifications to the approved development plan for Arlington Downs.
 - Land Use Variation to allow residential uses as a principal use in the B-2 District in Zones B and E.
 - Preliminary and Final Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
 - Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D, and to allow for development within Zone C prior to constructing the foundation of the hotel.
 - Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
 - Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
 - Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.
 - Section 10.2-8, to reduce the parking row widths for 60 degree angled parking from 20' to 17.5' within the motor court area of ADR-II, and to reduce the width of certain drive aisles within the ADR-II garage to 23.5' in width where code requires 24' in width.
78. The response to comment #52 is noted. The project narrative states that a Land Use Variation for 1st floor residential units is requested for Zone B, however, since no plans have yet been submitted, the variation will only apply to Lot 5A (ADR-II). Furthermore, the narrative includes the wrong figures for size of the proposed commercial in Zone D (states that 29,000 sq. ft. will be built when 30,300 sq. ft.

has been proposed). Finally, please note that no formal approval will be granted for the 360 units in Zone B and the 180 senior living units proposed in Zone C. Although the Village is generally supportive of the concept for the proposed future uses in these zones, an amendment to the PUD will be required when these developments are proposed. No catalog cuts for site lighting have been provided. Please provide these catalog cuts prior to final Village Board consideration of this project.

79. The response to comment #53 is noted. Prior to building permit approval for any future development, any necessary revisions to the Declaration of Easements, Covenants, and Restrictions for the subdivision must be recorded, which shall provide for suitable shared access, parking, and maintenance of common elements within the PUD area.

80. The response to comment #55 is noted. Please provide the necessary justification to the hardship criteria for the parking row width for the 60 degree angled parking (where 20' wide parking rows are required and 17.5' are proposed) and for the 23.5' drive aisle width for the interior garage for ADR-II (where 24' width is required).

Site Plan/Landscaping:

81. The response to comment #56 is not acceptable as outlined below:

- a) Addressed.
- b) Addressed.
- c) The civil plans, architectural plans, floor plans, and landscape plans are still uncoordinated. The front entrance to ADR-II is shown differently in the landscape plans and civil/paving plans. Please clarify if the landscape plan shall represent what is constructed in this area. The landscape plans show a different configuration for the proposed pergola and 3' tall decorative wall along the west side of ADR-II in comparison to what is shown on the civil plans. The loading areas are shown as different on the ADR-II floor plans and civil plans. The landscape plan shows mechanical units in this area that are not shown on other plan sets. Please note that a masonry wall will be required to screen the loading area of ADR-II, and where feasible, shall also enclose the proposed mechanical units in this area (as shown only on the landscape plans).
- d) Addressed.
- e) Addressed.

82. The response to comment #59 is noted. Please note that the proposed LED signage will require a variation from the Design Commission and no approval of such variation will be granted as part of this PUD amendment process (a separate application to the Design Commission will be required). This signage/entryway feature will require further review by staff.

83. The response comment #60 is noted. Please clarify what the object is that encircles this detention area as shown on the civil plans. If it is not a fence, what is it?

84. The response to comment #61 is not acceptable. All AC units must be setback a minimum of 15' from Rohlwing Road. It is strongly encouraged to locate these units on the roof. Alternatively, a masonry wall (setback no less than 15' from Rohlwing Rd) on three sides of the units that is buffered with dense landscaping to screen the units would be required if they are ground mounted.

Buildings/Uses:

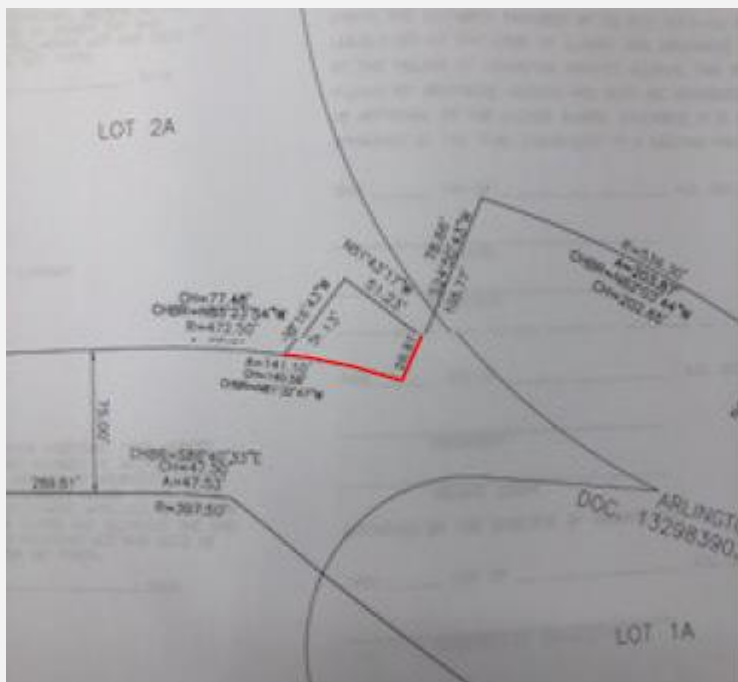
85. The response to comment #63 is noted. Please be aware that since the hotel will not have a kitchen for food service, a special liquor license classification may be required for the hotel bar. Please reach out to Diana Mikula in the Village Managers office to coordinate this.

Parking and Traffic:

86. The response to comments #67 is noted. Please note that there is still an inaccuracy in the parking table relative to handicap parking provided on lots 1A/2A (the table states that there are 16 handicap parking spaces provided, yet the plans indicate 10 surface handicap parking spaces and the table indicates 3 within the underground parking garage, which totals 13 handicap parking spaces). Code requires only 13 handicap spaces. Additionally, the parking table has duplicate info for Lot 16/2B.
87. The response to #68 is noted. Please note that the motor court area still requires a variation, and the proposed 23.5' width for the ADR-II interior garage drive aisles require a variation.
88. The response to comment #69 is noted. Please see comment #81c.
89. The response to comment #73 is noted. Although the response states that garage parking will be available for guests and will not be restricted via access gates or checkpoints, the plans show gates at the entrance for restricting traffic. Please clarify. How will public parking within the garage be restricted for persons other than tenants or their guests if no assigned parking is designated and entrance into the facility is not restricted?

Plat of Subdivision:

11. The response to Plat of Subdivision comments #2, and #6-#10 are acceptable.
12. The response to comment #1 is noted. Please refer to comment #79 above.
13. The response to comment #3 is noted. Please remove the small hangover of the previous portion of Lot 2 (indicated in red below), which is no longer relevant since Lot 2 no longer exists.



14. The response to comment #4 is not acceptable. The code required setback along the east side of Lot 3A is 70', and a building setback indicating this must be added to the Plat, and the current 25' setback shall be abrogated. If relief from this code required setback is sought when development on Lot 3A is proposed, a variation can be requested at that time.

15. The response to comment #5 is noted. To clarify, the 15' BSL to the southern side of Lot 5A should be added along Euclid, not Rohlwing as previously indicated. This is a code requirement and must be added similar to #14 above.

16. Please continue to make sure all revisions include a revision date.

Prepared by: SAM JUBARI

Arlington Downs
3400 W. Euclid
PC 18-010
May 24, 2018

Landscape Comments

1) Round 1 and 2

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.

Round 3

Provide a detail of the proposed specialty pavement including pattern and color. At the corner of Euclid and Rohlwing 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.

2) Round 1

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.

Round 2

The response to comment #2 is acceptable.

3) Round 1

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.

Round 2

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.

Round 3

The response to comment #3 is acceptable.

4) *Round 1*

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'.

Round 2

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.

Round 3

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) *Round 1*

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.

Round 2

The response to comment #5 is acceptable

6) *Round 1*

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.

Round 2

The response to comment #6 is acceptable.

7) *Round 1*

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.

Round 2

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.

Round 3

Along Euclid between the sidewalk and pavement incorporate 12 evergreen trees to soften the drive aisle, buffer the rear of the buildings and to help screen the trash areas.

8) *Round 1*

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.

Round 2

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.

Round 3

Trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and are not to be visible from the surrounding residential or street views. In order to screen the air conditioning units along Rohlwing Road provide a masonry screen wall that matches the building and provide landscaping in front of the wall.

The trash enclosures that are part of retail 'A' and 'B' open towards Euclid and must be reoriented so that they open towards the center parking area (east / west). Incorporate the trash enclosures as part of the building by extending the south elevation wall.

9) *Round 1*

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.

Round 2

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.

Round 3

Provide a detail of the proposed specialty pavement including pattern and color.

10) *Round 1*

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

Round 2

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.

Round 3

Provide details and cut sheets of the proposed light fixture. Include a legend on the landscape plan that identifies the proposed light fixtures.

11) *Round 1*

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.

Round 2

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.

Round 3

The response to comment #11 is acceptable.

12) *Round 1*

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.

Round 2

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.

Round 3

Please include a legend on the landscape plan and provide details of the proposed light fixture.

13) Round 1

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.

Round 2

The response to comment #13 is acceptable.

14) Round 1

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.

Round 2

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.

Round 3

The response to comment #14 is acceptable.

15) Round 1

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

Round 2

The response to comment #15 is acceptable.