

July 18, 2018

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

Regarding: 2018 PUD – Comments on Round 3 PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members:

These comments are submitted in response to the review comments received July 12th, 2018. Numbering is coordinated to the comments received from each reviewing department.

Building & Life Safety Department

Residential Building II

- No additional comments

VIB Hotel by Best Western

- No additional comments

Fire Safety Division

1. The pavement will be designed to comply with HS25 loading.
2. The pergola will be designed to not encroach on the fire lane
3. The wall will be of masonry construction to match the building and will be located a minimum of 6” from the edge of the fire lane.

Public Works Department

1. The Utility maintenance agreement will be included within the revised declaration that is referenced in Planning and Community Development #79
2. Acknowledged that meter and RPZ sizes will be determined upon receipt of plumbing plans.

Engineering Department

48. Acknowledged
49. Acknowledged
50. A digital copy of the plat will be provided to the village as requested
51. Acknowledged
52. Acknowledged
53. Acknowledged. The sidewalk will be shown at Final Engineering



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54. Acknowledged. Per conversations with the Village Engineering Department, the ADR II building will be constructed on top of the existing 60" storm sewer. Because of its large size this pipe will be easier to maintain than the alternate 24" pipe.

Traffic

55. Acknowledged
56. Acknowledged

Fire Department

1. Acknowledged
2. Acknowledged. Refer to Fire Safety response #1 above.
3. Acknowledged

Community Services Bureau

- No additional comments

Health Services Department

- No additional comments

Health & Human Services Department

- No additional comments

Planning and Community Development Department

General

75. Acknowledged.
76. Phasing Schedule
- o Phase 1: ADR I (Complete)
 - o Phase 2: FRC (Commence Q# 201/, Completion Q3 2019)
 - o Phase 3: ADR II along with associated parking structures and access roads (including northern driveway connection from Stone Creek Blvd to Salt Creek Ln) (Commence Q4 2018, Completion Q4 2020)
 - o Phase 4: Construction of Parking in Zone D (zone with hotel and retail buildings) and Hotel (Commence Q4 2018, Completion Q1 2020)
 - o Phase 5: Retail Building B (Commence Q1 2019, Completion Q4 2019)
 - o Phase 6: Off-site Improvements (commence Q3 2019, Completion Q4 2019)
 - o Phase 7: Construction of Retail Buildings "A", "C" and "D" (TBD depending on Tenant interest)
 - o Phase 8: ADR III/IV (TBD depending on market interest)
- Acknowledge that landscaping and plaza areas will be installed when parking is installed at each phase.
 - Acknowledged that when construction begins in one area that the landscaping and parking will also be constructed in that zone.



77. Acknowledged. Given delays it is now the intention to appear before the July 25th Plan Commission date.
 - a. Acknowledged
 - b. Acknowledged
 - c. Acknowledged.
 - d. Acknowledged.
 - e. Acknowledged
 - f. Acknowledged.
 - g. Acknowledged.
 - h. Acknowledged. Parking spaces within the ADR II entry will be revised to comply with the required parking space dimensions. The garage drive aisle will comply with the 24' width.
78. Acknowledged. Please see updated narrative attached
79. Acknowledged
80. Acknowledged. See 77h above

Site Plan / Landscaping

81. Acknowledged
 - a. Acknowledged
 - b. Acknowledged
 - c. The landscape plans correctly show the paving at the entry of ADR II
 - d. Acknowledged
 - e. Acknowledged
82. Acknowledged.
83. The object is representing a guardrail due to slop on the site. The barrier fence/guardrail at the top of the basin slope has been eliminated as the curb at the end of the parking spaces will act as the barrier to protect from vehicles pulling beyond the top of the slope.
84. Verify plans (civil) Hotel coordination if needed
85. Acknowledged. The hotel team has been notified and will coordinate with Diana Mikule with the Village Managers office.

Parking and Traffic

86. Acknowledged. The parking table will be revised to reflect the drawings.
87. Acknowledged see response to 77h above
88. Acknowledged see response to 81c above
89. The 20 spaces at the main entry will be unrestricted and dedicated for visitor parking. The remaining guest parking will be inside the garage. For access to the garage guest will need to contact the resident they are visiting to maintain security.

Plat of Subdivision

11. Acknowledged.
12. Acknowledged. See response to 79 above
13. Acknowledged. This has been relayed to the surveyor and will be updated on the final Plat of Subdivision
14. Acknowledged. The developer is seeking a front setback variation from the required 70' to 25' along Slat Creek, as shown on the Plat of Survey. A 70' front yard setback severely limits potential future development on this portion of site and directly impacts the economic goals of the entire development.



15. Acknowledged. This has been relayed to the surveyor and will be updated on the final Plat of Subdivision
16. Acknowledged. The revisions will include a revision date

Landscape

- See attached responses from Daniel Weinbach & Partners, LTD.

Respectfully Submitted,



Mark Kluemper, AIA
Managing Director
OKW Architects

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



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DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

July 17, 2018

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

Re: 2018 PUD – Comments on Round 3 PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members,

Here are our responses to the landscape review comments received July 12, 2008.

Site Plan / Landscaping

These comments pertain to the site plan, not the landscape plan, and will be responded to by OKW.

Landscape Comments

1. Specialty paving throughout the development shall be colored and stamped concrete to match the same color and pattern in front of One Arlington Apartments. This will be noted on the next submittal.

The landscape around the entrance sign includes 3 shade trees, 5 evergreen trees, a shrub bed screening the parking lot to the north, 15 large deciduous shrubs, 16 low deciduous shrubs, 53 evergreen shrubs, 30 ornamental grasses, and over 530 sf of annuals / perennials. We feel this is an abundant and appropriate amount of landscaping for this area. If this is not acceptable to the village, please provide us with more direction. The Design Guidelines do not provide specific quantities.

4. The landscape plan shows landscaping on all sides of trash enclosures, that can be landscaped.
7. It is our belief that we have provided an abundance of landscaping in this area. 12 evergreens trees could be provided however we will need more direction. The only location we see appropriate for these trees would fall in the utility easement that we have been directed to avoid.
8. The landscape plan shows landscaping on all sides of trash enclosures, that can be landscaped.

Currently, the landscape plan for the hotel has deciduous shrubs that reach 6' tall in front of the AC units, along with a row of evergreen shrubs. Adding a low screen wall is unnecessary, and would be blocked from view by the landscaping.

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9. Specialty paving throughout the development shall be colored and stamped concrete to match the same color and pattern in front of One Arlington Apartments. This will be noted on the next submittal.
10. Lighting is not within the Landscape Architect's scope of work. Although, light locations have been provided on the landscape plans for reference and coordination. See the lighting drawings for all specific light information.
12. Lighting is not within the Landscape Architect's scope of work. Although, light locations have been provided on the landscape plans for reference and coordination. See the lighting drawings for all specific light information.

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.

William Ferguson, ASLA
Senior Landscape Architect