



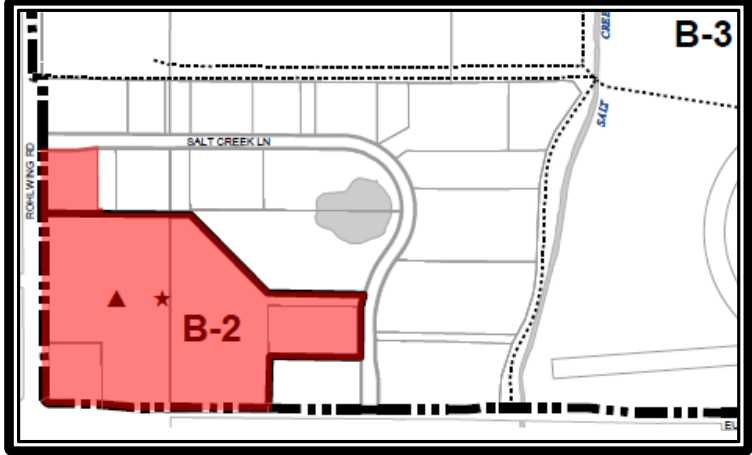
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC 18-010
Project Title: Arlington Downs PUD Amendment
Address: 3400 W. Euclid Ave.
PIN: Multiple PIN's

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 25, 2018
Date Prepared: July 20, 2018

Petitioner: Arlington Devco, LLC
Address: 3400 W Stonegate Blvd.
 Suite #2128
 Arlington Heights, IL 60005

Existing Zoning: B-2: General Business District,



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District
South	The City of Rolling Meadows; Single Family Homes		
East	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

Requested Action:

1. 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.
2. Land Use Variation to allow a residential use as a principal use in the B-2 District for "ADR-II".
3. Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
4. 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 residential development within Zone C prior to constructing the foundation of the hotel.

Variations Required:

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
2. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
3. 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.

Project Background:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 27 acres. In 2012, and subsequent amendments in 2014, 2015, and 2018, the Village Board of Trustees approved the Arlington Downs mixed use development. The master development plan for the Arlington Downs mixed use development includes 5 different use zones; Zones A and C: Residential / Mixed Use, Zone B: Hotel and Entertainment (former waterpark), and Zones D and E: Commercial. When combined, the 2015 version of the Arlington Downs Mixed Use Development includes:

- 656 total luxury apartment units, combined between in One Arlington (214 units) and a proposed highrise tower in Zone C (442 units);
- 161 limited service hotel rooms;
- The reopening of the waterpark with a 1,000 person occupancy and a new entry addition along the west building elevation to include an arcade;
- 71,100 square feet of commercial/retail space;
- 2,028 parking spaces.

In 2018, the PUD was amended again to allow for the occupancy of First Ascent/Funtopia where the proposed waterpark was to be located.

Current Request

The petitioner is requesting further amendment to the existing PUD with the primary changes outlined below:

- Elimination of the 442 dwelling unit residential high-rise tower within Zone C and the 12,000 sq. ft. retail building in Zone E, and their replacement with a 5-story 263 dwelling unit residential building located on Zone C and E;
- Adjustment of the retail/medical offices in Zone D from 48,000 square feet to 30,300 square feet of commercial space;
- Amendment to the hotel Special Use to reduce the number of rooms from 161 to 116 and from 6 floors to 4 floors, as well as the relocation of that hotel from Zone B (lot 16) to Zone D (proposed hotel is the Vib Hotel – a part of the Best Western chain);
- Allowance for the 263 dwelling unit residential building to proceed prior to construction of the hotel.
- Replacement of the 4,500 square foot restaurant space within the One Arlington residential tower with an expansion of the existing “2N” office space currently located within the building.

In future phases, the developer is contemplating a 360 unit residential development (on lots 16 and 2B) in the portion of Lot B where there the hotel had originally been proposed, and a 180 dwelling unit age restricted living facility on the remainder of Zone C.

Staff is supportive of these changes as the original development plan (and subsequent plan amendments) has experienced difficulty moving beyond the first phase, which was the renovation of the former Sheraton Hotel. Staff believes that the proposed amendment will better align the project with the market conditions for the area and give the project momentum to move forward. Additionally, shifting the hotel down to Zone D will provide synergy with the commercial/retail locations within that zone.

Existing PUD Conditions

Due to the scope of the changes to the plan, several revisions to the previous approval ordinances are required. A comprehensive list of these changes are summarized within **Exhibit I**. Most of these changes are administrative, such as clarifying the extent of the parking variation or repealing conditions that are no longer applicable. Some of the more notable changes are outlined below:

- The preliminary PUD approval for Arlington Downs required that prior to the issuance of a building permit for the high-rise residential within Zone C, the petitioner must first construct the foundation for the proposed hotel. Since the petitioner has an interested residential developer for “ADR-II”, they are requesting the elimination of this condition in order to commence ADR-II prior to beginning construction of the hotel. Staff is supportive of this amendment as it will help to move this project forward, which has been stalled since completion of the One Arlington residential tower.
- When the preliminary PUD was granted approval on February 20th of 2012, a condition of approval required that, if after five years the developer has not commenced construction on a zone by zone basis, then that zone shall be cleared of debris, dilapidated concrete, and all dead landscaping shall be replaced. This condition should be repealed and shall be restated as part of the proposed PUD amendment to clarify that if construction within any zone has not started within 12 months of approval of the PUD amendment, then that zone shall be cleared of debris, dilapidated concrete, etc.
- During the amendment to the PUD in 2015, conceptual approval for was granted for 26,825 square feet of restaurant spaces and 6,400 square feet of outdoor restaurant spaces. Since the size of this restaurant and outdoor dinner has been reduced, this conceptual approval will be amended to be consistent with the new sizes proposed. Per approval ordinance 12-006, all restaurants must obtain a Special Use Permit.
- During the 2015 amendment, a variation was granted to allow a reduction in the required 15 foot setback for parking lots located on Rohlwing Road. Since all setbacks along Rohlwing Road are now compliant with the overlay regulations, this variation should be repealed.
- The 2015 amendment also restricted the amount of medical and non-sales tax / food and beverage tax generating uses. Since medical office uses are no longer proposed, and since the amount of overall retail/restaurant square footage has been reduced to 30,300 square feet, staff believes that this restriction should be amended to allow no more than 10,305 square feet of non-sales tax/food and beverage tax generating uses within Zone D.

Affordable Housing

The PUD requires that affordable housing is provided pursuant to the Housing Commission and Village Board prior approvals. With the original PUD approval in 2012, the petitioner obtained approval from the Housing Commission and Village Board to waive the requirement for both affordable units and the fee-in-lieu of affordable units within the Phase 1 residential tower. On June 12, 2018, the petitioner appeared back before the Housing Commission as the overall number of residential units within the development had changed. Pursuant this meeting, the developer will provide 15% of the units within ADR-II as affordable units (39 units), or provide a fee-in-lieu of providing those units at \$25,000 per unit. The developer indicated that they were interested in paying the fee-in-lieu of including those units for a total payment of \$975,000 to the affordable housing trust fund, however, in approving the proposal the Housing Commission strongly encouraged the developer to provide some affordable units within the development. Since this meeting, the Village Board has indicated that they would also like to see developers include more affordable units within each project as opposed to paying the full fee-in-lieu of providing affordable units on-site. Staff will continue to work with the developer to outline how many affordable units will be required on site at ADR-II, and the developer will

be required to maintain these units as affordable and pay the fee-in-lieu of for the difference, which is consistent with the Housing Commission's motion.

Conceptual Plan Review Committee

The Conceptual Plan Review Committee (CRPC) met on February 28th to discuss the proposed development. The CRPC was generally excited for the project and understood that as the market changed, the demand for different portions of the development could also change. There was some discussion of the portion labeled as "future senior living" within Zone C. While staff is generally supportive of a senior living facility in this location, it should be noted that this portion of the development will not be given formal approval at this time. If and when a senior living facility is proposed for this location, the Village review and determine the viability of that proposal, and a amendment to the PUD will be required.

Zoning and Comprehensive Plan

The petitioner is seeking an amendment to the underlying PUD Ordinances 12-006, 12-037, and 12-039, and the amended PUD Ordinances 14-025, 15-049, and 18-019 to allow for certain modifications to the previously approved Arlington Downs site development plan. Because the petitioner has proposed an additional residential-only use in Zone E, a Land Use Variation to allow residential as a principal use within the B-2 District is required.

The Arlington Downs multi-use concept was presented and approved as a unique development that offered a variety of different land uses (commercial, entertainment, residential), incorporated pedestrian friendly amenities and plazas, included a prominent and centralized open space pavilion, and created interesting focal points and visual alignments that linked the five different development zones in a cohesive, unified and interconnected manner. The Staff Development Committee is supportive of the proposed modifications as the unified site planning features will continue to be maintained.

Since the layout of buildings in Zone C and Zone E have changed, a plat of subdivision to reconfigure those lots is required. The petitioner has provided a code compliant preliminary plat of subdivision and staff is supportive of preliminary plat of subdivision approval. Final Plat approval will be required at a future Plan Commission meeting. To accommodate for the newly reconfigured lots and for shared parking given the change of uses within the PUD, an amendment to the Declaration of Easements, Covenants, and Restrictions for the development shall be required. Prior to building permit approval for ADR-II, the petitioner will need to provide a recorded copy of the revised Declaration of Easements, Covenants, and Restrictions and restrictions so that staff can ensure that shared parking and access is adequately provided through-out the development. Finally, as required by the Public Works Department, the revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development. Alternatively, the developer can enter into a separate onsite utility and maintenance agreement to address the concerns from Public Works, for review and approval by the Village.

As mentioned above, a land use variation is required due to the introduction of the ADR-II residential use within the overall PUD. Specifically, because the petitioner is proposing this new residential area of development that is within the B-2 District, the following variation is required:

- Land Use Variation to allow a residential use as a principal use in the B-2 District for ADR-II.

Dwelling units on the ground floor are not allowed within the B-2 district as the B-2 district is a business district meant to accommodate ground floor commercial uses with upper story residential units. The

proposed building does not contain any ground floor commercial uses; instead, the overall mixed use PUD accommodates for this commercial space within Zone D. Because the proposed ADR-II building contains 43 residential units on the first floor, the following variation is required:

- Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.

The petitioner’s response to the hardship variation criteria is included within the materials provided to the Plan Commission. This criteria is summarized below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **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.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee is supportive of both variations and agrees with the petitioner that the necessary criteria for approval have been met. Specifically, ADR-II is compatible to the existing multi-family building located on the subject property (One Arlington) and will not alter the essential character of the locality. The property is unique in that it is the former site of a hotel and waterpark, and both Zones C and E have been vacant since the property obtained original PUD approval in 2012. The proposed land use change will help to align the PUD with current market conditions and facilitate the redevelopment of this area. Finally, the proposed variation is in harmony with the spirit and intent of the Zoning Code. As outlined in Section 28-2 (Intent and Purpose), one of the goals of the zoning code is to “protect the character and stability of the residential, business, and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas.” The proposed development, as outlined above, is compatible to its surroundings and the proposed residential building will help to stabilize redevelopment of the Arlington Downs PUD and create a market for the commercial portions of the development. Staff believes that this development will be beneficial to this area, and therefore, the proposed development meets the spirit and intent of the Zoning Code.

Project Phasing and Off-site Improvements

Construction is scheduled to proceed in the following manner:

Phase 1: ADR I (Complete)

Phase 2:

- First Ascent/Funtopia (Commence Q3 2018, Completion Q3 2019)
- Off-site Improvements (commence Q3 2018, Completion Q3 2019)
- ADR II along with associated parking structures and access roads (Commence Q4 2018, Completion Q4 2020)
- Hotel (Commence Q4 2018, Completion Q1 2020) including construction of all parking and landscaping in Zone D

Phase 3: Retail Building B (Commence Q1 2019, Completion Q4 2019)

Phase 4: Construction of Retail Buildings “A”, “C” and “D” (TBD depending on tenant interest)

Phase 5: ADR III/IV (TBD depending on market interest and subject to a future PUD amendment)

As previously mentioned, a condition of approval is recommended that will require the removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone if construction within that zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.

Staff notes that several off-site improvements are required once construction on the next phase of development begins. These improvements are:

- A sidewalk along the east side of Rohlwing Road (per Ord. 12-039)
- Southbound left turn lanes on Rohlwing Road for the two northernmost private drives. This improvement is no longer applicable since there is only one entrance proposed on Rohlwing Road, (which is the existing Stonegate Blvd. entrance and it already has a dedicated left turn lane). Therefore, this condition can be repealed. When future developments are proposed for Lots 16 and 2B with access proposed from Rohlwing Road, the need for dedicated left turn lanes can be evaluated.
- Crosswalk and pedestrian activated signal on the north side of Euclid Ave./Rohlwing Rd. intersection, unless the City of Rolling Meadows obtains a grant that includes that improvement.
- Left-hand turn lane from eastbound Euclid Avenue to the Stonegate Blvd. entrance. Staff notes that Ord. 12-006 requires the developer to pay 100% of all costs associated with a warrant study and future construction and maintenance of a traffic signal at this intersection, if such warrant study and traffic signal is required by Cook County.
- A bike path on the north side of Euclid Avenue, unless the City of Rolling Meadows obtains a grant that includes this improvement.
- A crosswalk and pedestrian activated signal on the east side of the Euclid Avenue/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from Cardinal Street to Euclid Avenue.
- A right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue. Staff notes that this improvement can be deferred to a later time if agreed to by the Village and the City of Rolling Meadows.

Site Plan and Building Design

The developer has retained OKW Architects to provide a new design concept that is a more contemporary architecture with larger window openings to enhance the retail appeal of the development. A modern theme for the retail portion of Arlington Downs is appropriate and consistent with the modern aesthetic of the renovated One Arlington residential tower. The petitioner has provided a detailed list of the green features that will be included within ADR-II. The Design Commission has reviewed and approved ADR-II, the First Ascent/Funtopia renovation of the waterpark, and the Vib hotel building. Future PUD approvals will be needed for the ADR-III and ADR-IV buildings.

Since ADR-II replaces a retail building in Zone E, which building would have provided an active streetscape along the ring road and Euclid Avenue. The developer worked with staff to provide amenity spaces and common areas in the first floor adjacent to Stonegate Blvd., which helps to keep the building active at its base.

The following chart compares the current PUD approval and the proposed changes to the PUD.

Arlington Downs 2018 PUD Amendment: Current and Proposed PUD			
		Current PUD (Ord 15-049)	Proposed Amendment
Zone A	Residential tower	214 dwelling units	no change
		Day Care 6,600 sf; Restaurant 4,500 sf	Offices 11,100 sf
Zone B	Hotel	161 rooms / conference rooms	360 dwelling units (future phase)
	Water Park	Water Park	Climbing Wall / Family Entertainment Facility (already approved via Ord. 18-019)
Zone C	Residential Tower Phase 2	442 dwelling units	443 dwelling units (263 units in ADR-II plus 180 age restricted units in future phase)
Zone E	Commercial	12,000 sf commercial	
Zone D	Commercial	48,000 sf	30,300 sf
		(15,000 sf medical)	No medical proposed
			116 room hotel
	Total Commercial (excluding Zone B)	71,100 sf (15,000 sf medical)	41,400 sf (no medical)

Staff has recommended that the developer construct a landscaped median within the Euclid Avenue ROW in areas where this landscape median would be viable as per the City of Rolling Meadows and Cook County Department of Transportation. A condition of approval requiring this median has been included below. Staff notes that the developer would need to be responsible for maintenance of said landscape median.

The Building Department and Fire Department have asked for certain alterations to the east leg of Stonegate Boulevard that is adjacent to ADR-II to allow for enhanced emergency personnel access. In response to this request, the developer has shifted the location of the building slightly to the west to bring it closer to Stonegate Boulevard, which allows for better fire protection. However, the petitioner is still working out a final design for this area in order to address all Village concerns. A condition approval requiring further modifications to the plans has been included below.

Landscape

The petitioner has submitted a landscape plan that has been reviewed by staff. Overall, the site is well landscaped with a mix of trees, shrubs, and evergreens to provide for year round screening. However, there are certain items within the plan that still need to be addressed. First, the developer has not yet provided details on the decorative crosswalks and street lighting that will enhance the pedestrian linkages throughout the site. Prior to Final Plat of Subdivision approval, the petitioner shall provide a detail of the proposed specialty pavement including the pattern and color, as well as catalog cuts for the decorative street lights, for review and approval by staff.

Staff is also requesting 12 additional evergreen trees along Euclid Avenue, which will help to soften the rear drive aisle of the Retail Buildings A and B and further screen the refuse enclosure areas. Staff believes that the proposed enclosures for Retail Buildings A and B should be flipped so that they don't face outwards towards the street. Additionally, the dumpsters should be moved closer to the building so that a wing wall can be extended out to make up part of the dumpster enclosure, which will integrate nicely with the architecture of the building. A condition of approval requiring these changes as part of Final Plat of

Subdivision approval has been recommended. Staff notes that the previously approved version of this project designed the refuse areas to be inside the buildings, which provided superior screening.

Further details will be required on the rear loading area for ADR-II. The plans showing this area do not yet present a coordinated vision for functionality and screening of this element, and additional details will be needed prior to Final Plat of Subdivision approval. The petitioner shall provide further details on the landscaping in this area, and a wing wall to screen deliveries/loading/mechanical units may be required depending on final design.

Regarding the Vib hotel, the plans depict several AC mechanical units to be in the front yard along Rohlwing Road. Staff believes that if AC units are allowed to be within the front yard along a primary street frontage, these elements must be screened with a small screen wall of sufficient size to screen the units and the wall must be architecturally compatible with the building. Additionally, it is recommended that these enclosures maintain the 15’ required setback from Rohlwing Road.

Finally, the proposed signage at the corner of Euclid Avenue and Rohlwing Road needs further development. The proposed sign includes an LED screen, which will require a variation through the Design Commission. No such variation will be granted via this PUD amendment process, and the sign will require separate review as staff would like to work further with the petitioner on the design and size of this feature. A previous condition of approval from Ord. 15-049 requires the developer to work separately with staff on this sign.

Traffic & Parking

The petitioner submitted a detailed traffic and parking study that assesses the impacts of the development. A shared parking model has been used to evaluate the parking requirements for this development as was done with the original PUD and subsequent amendments thereto. Below is a comparison of the current approved PUD and the proposed amendment (**Chart I** below illustrates the parking on use by use basis).

Parking	Current PUD (Per 2015 Amendment)	Proposed PUD
Required by Code	2,526	2,768
Supply	2,028	2,333
Deficit by Code	-498	-435
Peak Demand (Shared Parking Analysis)	1,858	2,106
Supply	2,028	2,333
Surplus based on Peak Demand	170	227

Chart I: Parking Required and Provided per Use

Location	Parking Required	Parking Provided	Anticipated Peak Demand
One Arlington/25N	349	336	311
Funtopia/First Ascent	342	311	285
ADR-II	526	400	395
ADR-III	360	270	270
ADR-IV	720	540	540
Vib Hotel and Commercial	471	476	459
TOTAL	2,768	2,333	N/A

Staff notes that a previous variation was granted to One Arlington and the residential high-rise that had originally been proposed in Zone C (but never constructed), which allowed these two residential uses to provide parking at a ratio of 1.45 spaces per unit. Prior to construction of the residential high-rise in Zone C, the developer was required to provide a parking study that illustrated the parking demand of the residential in One Arlington to ensure that the 1.45 space per unit ratio was viable. This study was completed in 2017 and showed that One Arlington only required parking at a ratio of 1.31 spaces per unit. Therefore, staff believes that the 1.5 spaces per unit ratio provided in ADR-II is sufficient to accommodate for its expected parking demand.

However, the following variation to parking is still required:

- **Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.**

Staff is supportive of the variation as the petitioner has provided an extensive shared parking analysis which demonstrates that the peak parking demand is estimated at 2,106 cars at 7:00pm on weekdays and 1,849 cars at 10:00pm on weekends. Overall, the parking supply of 2,333 parking spaces is adequate to meet peak demand. Analyzing parking on a zone by zone basis, all zones contain enough parking to accommodate peak demand, and so overflow onto other zones is not expected, which was something that was necessary in all previous iterations of the plans. In order for the parking within Zone A to succeed (One Arlington and 25N Coworking), the employees, tenants, and guests of 25N must parking within the underground garage utilized by One Arlington. This was a required condition of approval when First Ascent/Funtopia was approved earlier this year.

The petitioner has proposed no dedicated loading zone for the 30,300 square feet of restaurant/retail within Zone D. Therefore, the following variation is required:

- **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.**

The petitioner has indicated that separate loading spaces are not warranted as deliveries will be scheduled to occur at off-peak hours when customers are not around. Given the large shared parking field for the uses in Zone D, staff believes that a waiver for the loading zones will not be problematic provided that deliveries do not occur during peak operations. If deliveries occur during the morning there will still be leftover parking spaces for customers, and staff is supportive of this variation.

With regards to traffic, the proposed development will generate less traffic than previous versions of the plan as more residential and less commercial space has been included in the present proposal (residential uses generate less traffic). Peak traffic will occur during weekends where there will be an estimated 907 trips to and from the subject property during the peak hour. In comparison to previous plans, the 2015 amendment forecast 976 trips during the weekend peak hour, and the 2014 amendment forecast 1,613 trips during the weekend peak hour. The surrounding street network and internal site circulation has been designed to accommodate for these peaks.

Since a significant portion of the overall development and parking demand will come from future phases of construction (ADR-III and ADR-IV), the developer will need to demonstrate that the existing parking is viable prior to approval being granted for these future phases of development. Specifically, the developer will need to survey the parking in both One-Arlington and ADR-II to demonstrate that the parking for those residential

uses are adequately served by the 1.45 and 1.5 spaces per unit parking ratios. Additionally, when First Ascent/Funtopia was approved, a condition of approval required the developer to survey the First Ascent/Funtopia parking to determine if additional overflow parking was needed on lot 2B. This condition still stands and will be required when development is proposed on Lot 2B (ADR-IV).

The proposed development is compliant with all bicycle parking space requirements.

RECOMMENDATION

The Staff Development Committee is supportive of the proposed 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, the Land Use Variation to allow a residential use as a principal use in the B-2 District for “ADR-II”, Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed “ADR-II” and “ADR-III” residential buildings, an 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, along with the following variations:

- 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.

Staff recommends approval of this application subject to the following conditions:

1. Final Plat of Subdivision approval is required.
2. A PUD amendment will be required for the ADR-III and ADR-IV development sites when a project for those properties has been proposed.
3. The previous approval ordinances shall be amended as outlined in **Exhibit I**.
4. Prior to Final Plat of Subdivision approval, the petitioner shall:
 - a. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - b. The petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
 - c. Provide a revised site plan that shows the dumpster enclosure for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Ave.
 - d. Provide better screening for the mechanical and loading/delivery area at the rear of ADR-II. Such screening may require a screen wall.
5. The developer shall work with staff to include a certain portion of the 39 required affordable units on-site and shall pay a fee-in-lieu for the difference, compliant with the Housing Commission motion from June 12, 2016
6. Prior to Building Permit issuance, the petitioner shall provide the Village with a copy of the amended Declarations, Covenants, and Restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD. The revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development to the satisfaction of the Public Works Department, or alternatively, the developer can enter into a separate onsite utility

and maintenance agreement to address the concerns from Public Works (for review and approval by the Village).

7. Impact Fees will for ADR-II shall be required at time of building permit issuance, compliant with Village Code.
8. The removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone will be required if construction within any zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.
9. The petitioner shall explore construction of a landscaped median in the Euclid Avenue Right-of-Way, and shall construct said median if determined to be feasible by the City of Rolling Meadows and Cook County Department of Transportation. All maintenance costs for this landscaped median will be the responsibility of the property owner.
10. The AC units located in the front yard of the hotel building shall be screened with a screen wall that is architecturally compatible with the hotel building and provides complete screening of the units (3 sides). Alternatively, these units can be relocated to the roof of the building and appropriately screened.
11. Prior to zoning approval being granted for future development of ADR-III and ADR-IV, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand.
12. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

July 20, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: List of Amendments to Previous Approval Ordinances

Ordinance 12-006:

That the special use approved in Ordinance number 12-006, and amended via Ordinance 14-025, be further amended to allow a 116 room hotel in Zone D.

That the land use variation granted in Ordinance 12-006 to allow residential uses as the principal use in Zone C, is hereby amended to allow residential uses as the principal use in Zone E, Zone C, and Zone 2B (inclusive of lot 16).

That the variation granted by Ordinance 12-006 to allow lodging rooms below the 2nd floor is repealed.

That the variation granted by Ordinance 12-006 to waive the requirement for landscape islands underneath all light poles in Zone D is repealed.

That the variation granted by Ordinance 12-006 to allow a reduction in the number of required onsite parking spaces, is hereby amended to allow 2,333 parking stalls where 2,768 parking stalls are required.

General Condition #1 be modified to clarify that Zone A shall be developed mixed use, Zone B shall be developed as residential and entertainment, that Zone C and E shall be developed as residential, that Zone D shall be developed as commercial and hotel.

General Condition #2 be modified to clarify that residential dwelling units shall only be allowed in Zones A, B, C, and E.

General Condition #3 be modified to clarify that the maximum number of dwelling units in Zone A shall be 214, that the maximum number of dwelling units in Zone C and E shall be 443, and that the maximum number of dwelling units in Zone B shall be 360.

General Condition #9 be amended to limit the maximum number of occupants within the First Ascent/Funtopia building to 1,275 occupants.

General Condition #10 be amended to clarify that the project shall comply with the Design Commission motions from May 22nd and June 12, 2018.

General Condition #11 be repealed.

Traffic and Parking Condition #2 be amended to allow parking for residential uses in Zones A, B, and C.

Traffic and Parking Condition #8 be amended to clarify that Salt Creek Lane roadway improvements shall be implemented in conjunction with the development of ADR-II.

Traffic and Parking Condition #11 be repealed.

Traffic and Parking Condition #14 be repealed.

Building, Site, and Landscape Related Condition #1 shall be amended to clarify that the plaza area and associated landscaping, as well as the Village gateway sign located at the southwest corner of Zone D, shall be constructed once construction within Zone D begins.

Building, Site, and Landscape Related Condition #2 shall be amended to clarify that the landscaping along the primary drive that extends west to Rohlwing Road shall be required when development in Zone D begins.

Building, Site, and Landscape Related Condition #4 shall be repealed.

Ordinance 12-037:

That the variation granted by Ordinance 12-037 be amended to clarify that the parking variation is to allow a reduction in required parking to allow 2,333 parking stalls where 2,768 parking stalls are required.

Ordinance 12-039:

That condition #1c be repealed.

Ordinance 14-025:

That the Special Use Permit granted for a large amusement device arcade in the B-2 district be repealed.

That the variation to allow lodging rooms below the second floor in the B-2 district be repealed.

That the parking variation granted by Ordinance 14-025 be amended to clarify that the parking variation is to allow a reduction in required parking to allow 2,333 parking stalls where 2,768 parking stalls are required.

Condition of approval #1 be repealed.

Condition #4 be amended to clarify that the petitioner shall comply with the Design Commission motions from May 22nd and June 12, 2018.

Ordinance 15-049:

That the conceptual approval for 26,825 square feet of restaurant spaces and 6,400 square feet of outdoor restaurant spaces be amended to grant conceptual approval for 20,000 square feet of restaurant space and 3,000 square feet of outdoor restaurant space.

That the variation granted to allow a reduction in the required 15 foot setback for parking lots located on Rohlwing Road be repealed.

That the variation to reduce the parking requirements be amended to clarify that the variation is to allow 2,333 parking stalls where 2,768 parking stalls are required.

That condition #1 be repealed.

That condition #2 be amended to clarify that no less than 10,305 square feet of non-sales tax/food and beverage tax generators shall be permitted in Zone D.

Condition #7 shall be amended to require that the petitioner comply with the Design Commission motions from May 22nd and June 12, 2018.