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November 8, 2018

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

Re: Request for Concept Plan Review of Arlington 425 Development

Dear Charles,

Please consider this letter the formal request of CCH, LLC (the "Petitioner") to be placed on the November 28, 2018 agenda for the Concept Plan Review Committee of the Plan Commission for the project commonly known as "Arlington 425". The property is located on the south side of Campbell Street between Chestnut Avenue and Highland Avenue. It currently consists of 17 separate lots, 13 of which are currently zoned B-5, and 4 of which are currently zoned R-3. The Petitioner is requesting the following actions:

1. A rezoning of the four R-3 lots to B-5 so that all lots within the development are zoned B-5;
2. Approval of a Planned Unit Development (PUD) to allow the construction of a primarily residential multi-family development consisting of three separate residential buildings; and
3. Preliminary and Final Plat of Resubdivision to consolidate 17 lots into one lot.

As you may be aware over the last several months, the Petitioner has presented its original conceptual development plans to your staff, the Village President, the Village Trustees (both individually and at Early Review), and as well as to the neighboring residents at an open public meeting. Based on the feedback and comments Petitioner has received, Petitioner has made revisions to the original concept plans, and would like to present the attached plans for this development to the Concept Plan Review Committee for initial review and comments at its next scheduled meeting.

Petitioner believes that for informational purposes, the members of the Concept Plan Review Committee be made aware of some of the modifications and enhancements based on the most welcome and constructive comments Petitioner has received to date.

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1. Petitioner has reduced the height of the building along Chestnut Avenue from 6 to 4 stories, and has removed a large dormer gabled roof. This modification will reduce the overall height of this building by 21 feet. The current plan as presented will have a greatly reduced impact on the neighboring residences.
2. In order to retain the economic viability of the project one floor of additional residential units have been added to the Campbell Street building which will now consist of primarily 8 residential floors, plus one story of retail on the first floor as required by Village Code. The additional one floor addition will compensate for two floors removed from the Chestnut Street building. In addition, Petitioner is proposing to make the east half of the second floor of the Campbell Street building additional commercial space. This will provide additional flexibility and possibilities as Petitioner moves forward with the leasing of the retail/commercial space in the Campbell Street Building.
3. The initially proposed traffic circulation around the project was reviewed and analyzed very carefully, and the Petitioner concurs that the previously proposed entry into the development and the 454 space parking deck immediately off of Highland Avenue would create very additional significant traffic issues, and exacerbate an already problematic and congested area of the downtown. Therefore, the main access point into the development and parking deck be relocated on to Campbell Street, west of Highland Avenue in the middle of the block through the Campbell Street building. This entryway would allow the implementation two covered drop-off areas for the Campbell Street Building on both sides of this drive into the project, thereby obviating the necessity for any drop-off areas on Campbell Street.
4. The current site plan shows 2 recessed and easily accessible internal loading docks, as well as one back-in loading dock off of Highland Avenue (to serve the Highland Avenue building), which is located south of the one-way right-turn only drive in to the development.

Petitioner believes that the current plans being reviewed enhance the viability and the impact of this project on the downtown. Of very significant importance is that the Petitioner is not requesting any Village Code variances relating to three of the most impactful issues relating to a development of this type, namely, density, height and parking. The current 4 variances being requested include the elimination of mandated first floor retail in the Chestnut Street building and minor setback issues, of the type and nature that are fairly common requests to downtown transit-oriented high-density zoned projects.



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Please confirm if we are able to be placed on the November 28, 2018 Concept Plan Review Committee agenda so that we can present and discuss these plans with the Committee, and move this exciting and most impactful project forward through the Village approval process.

Thank you for your cooperation and consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Michael D. Firsell'. The signature is fluid and cursive, with the first name 'Michael' being the most prominent part.

Michael D. Firsell

MDF/djm