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Mr. Terrence Ennes and  
Members of the Plan Commission of the  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005-1403

**Re: REVISED - Request of CCH LLC ("Petitioner") for Plan Commission Hearing and  
Recommendation - Arlington 425 / CCH LLC - Temporary File Number T1599**

Dear Terrence:

Please consider this letter the revised formal request of CCH LLC, the Owner of the property referenced herein, to present Petitioner's proposed project, known as "**Arlington 425**", before the Plan Commission of the Village, for review and recommendation to the Village Board.

As you are aware, Petitioner is proposing a new Class A mixed-use development on the 2.868 acre parcel of vacant land identified as "Block 425" in the Village of Arlington Heights Downtown Master Plan (the "**Property**"), located between Campbell Street on the north, Highland Avenue (and the Vail Street parking garage) on the east, Chestnut Avenue on the west, and 150' north of Sigwalt Street on the south. The undersigned has been authorized to submit this letter to the Village for and on behalf of the Owner/Petitioner of the Arlington 425 project (the "**Project**").

The Project will involve the construction of three new buildings on the currently vacant Property.

1. One building located along Campbell Street (the "**Campbell Building**"), will be a nine-story building with commercial (including retail, restaurant and office space on the first two floors, and 182 rental apartments on the top seven floors, consisting of 42 studios, 98 one-bedroom and 42 two-bedroom apartments.
2. A second building located along Highland Avenue (the "**Highland Building**"), will be a thirteen-story building with the first six floors consisting of a 460-space parking garage, the next six floors containing 125 apartments consisting of 41 studios, 60 one-bedroom,

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and 24 two-bedroom, with the top floor containing a 12,894 square foot amenity space (possibly including a restaurant).

3. The third building (the “**Chestnut Building**”), located along Chestnut Avenue, will be a four-story building currently planned all multi-family residential, including 54 units, consisting of 4 studios, 20 one-bedroom and 30 two-bedroom units. Two levels of underground parking will consist of approximately 84 parking spaces.

It is currently contemplated that the Project will be constructed in two phases. The first phase will include the Campbell Building, the Highland Building, a portion of the underground parking garage for the Chestnut building, as well as all project infrastructure and common areas, with only the construction of the Chestnut Building (and the remaining portion of the underground parking garage) as the second phase.

The parcel on which the Project is located currently consists of 17 lots, of which 13 are zoned B-5, and four are zoned R-3. Owner is seeking to consolidate the 17 lots into a one lot Planned Unit Development, with B-5 as the underlying zoning for the entire Property. As a result of this consolidation, Owner is seeking a variation to Chapter 28, § 5.1-14.4 to allow the inclusion of the proposed all residential Chestnut Building containing dwelling units below the second floor within the B-5 District. The Chestnut Building will be located directly across the street from several single-family residences. Please see Petitioner’s “**Written Justification for Land Use Variations**” for a more in-depth explanation of the necessity for this variance.

In addition to the above, Petitioner is seeking very few variances to the Village’s Zoning Code, each of which Petitioner believes are justified and necessary. Three variations are also being sought to Chapter 28, §5.1-14.6, Required Minimum Yards: (i) to reduce the required interior yard setback (south) from 25 feet to 12.9 feet for the building along Highland Avenue, (ii) to reduce the required public street frontage setback (west) from 20 feet to 7 feet for the Campbell Building, and (iii) to reduce the required public street frontage from 20 feet to 12.2 feet for the Chestnut Building. A final variation is sought to Chapter 28, § 10.2-7, Size, to allow certain parking spaces (approximately 10) within the Highland Building garage to be 15.3’ in depth (for motorcycles and compact cars) where code requires 18’ in depth. Please see Petitioner’s “**Written Justification for Land Use Variations**” for a more in-depth explanation of the necessity of these variances.

Petitioner is not seeking any parking variances. Based on the number and type of residential units being proposed, 386 parking spaces are required for the Project’s residential uses, and approximately 67 parking spaces are required for the currently contemplated commercial uses for a total of 453 parking spaces. Petitioner currently plans to construct a six-story parking structure

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as well as underground parking spaces totaling 544 parking spaces. The surplus of 91 spaces is well in excess of code requirements.

Petitioner is not seeking any Zoning Code variances for height or density.

Green features and sustainable design are, or will be, included in the final plans, which will include, but not be limited to:

1. Owner will use its best reasonable efforts to obtain Leadership in Energy and Environmental Design (LEED) certification for the Project;
2. Large sections of the roof on each of the Chestnut Building and the Campbell building will include greenspaces, as shown on the renderings provided by Petitioner;
3. There will be multiple trees along Campbell Street, Highland Avenue, and Chestnut Avenue, all as depicted in Petitioner's landscape plans;
4. All required above-ground utilities will be properly screened;
5. Permeable pavers to allow infiltration, reducing runoff volume and improving water quality;
6. Many recommended products are manufactured locally, or are produced using recycled content;
7. Full cut-off lighting will be used to reduce light pollution,
8. LED light source will be reduced throughout to reduce energy consumption and extend lifespan of fixtures;
9. Smart control irrigation system will reduce water consumption;
10. Windows will meet minimum U-factors per the energy code;
11. Originally contemplated PVC trim elements have been removed;
12. All appliances will be energy star rated;
13. Bicycle racks are being provided throughout to encourage less automobile use and therefore, less petroleum usage;
14. Vehicle electrical charging stations will be included in the garages to accommodate and promote the use of energy efficient vehicles; and
15. Owner will continue to promote and implement green features and sustainable design elements during the final planning and design process.

Petitioner looks forward to presenting this project before the Village Plan Commission and Board of Trustees for review and approval.

Sincerely,  
  
Michael D. Firsell