

THIS SPACE FOR RECORDERS USE ONLY

VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2021- _____

AN ORDINANCE AMENDING
AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING A SPECIAL USE PERMIT FOR A PRIVATE GARAGE
FOR THE PROPERTY AT 217 W. CAMPBELL STREET,
13-33 S. CHESTNUT AVENUE, AND 26-34 HIGHLAND AVENUE

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS ____ DAY OF _____, 2021.

AN ORDINANCE AMENDING
AN APPROVED PLANNED UNIT DEVELOPMENT
AND GRANTING A SPECIAL USE PERMIT FOR A PRIVATE GARAGE
FOR THE PROPERTY AT 217 W. CAMPBELL STREET,
13-33 S. CHESTNUT AVENUE, AND 26-34 HIGHLAND AVENUE

WHEREAS, CCH LLC (“*Applicant*”) is the owner of record of that certain property located in the Village’s B-5 Downtown Business District (“*B-5 District*”), commonly known as 217 W. Campbell Street, 13-33 S. Chestnut Avenue, and 26-34 Highland Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance (“*Property*”); and

WHEREAS, on June 3, 2019, the Village Board of Trustees adopted Ordinance No. 19-019, approving: (1) the re-zoning of the Property from the R-3 One Family Dwelling District to the B-5 District; (2) approving a planned unit development for the Property; (3) approving a preliminary plat of subdivision for the Property; (4) approving a land use variation for the Property to allow residential uses as a primary use in the B-5 District; and (5) approving variations from certain provisions of the “Municipal Code of Arlington Heights, Illinois 1995” (“*Village Code*”) for the Property, all subject to certain conditions (“*PUD Ordinance*”); and

WHEREAS, the PUD Ordinance permits the development of the Property as a mixed use development, consisting of 361 residential units, and commercial and office uses, including the construction of three buildings and related facilities, with one building located along Highland Avenue (“*Highland Building*”), one building located along Campbell Street (“*Campbell Building*”), and one building located along Chestnut Avenue (“*Chestnut Building*”) (collectively, the “*Approved Planned Development*”); and

WHEREAS, Section 2 of the PUD Ordinance requires that the Approved Planned Development on the Property must be developed, used, and maintained in substantial accordance with those plans identified in Section 2 of the PUD Ordinance (collectively, the “*Site Plan*”); and

WHEREAS, the Applicant now desires to amend the Approved Planned Development and the Site Plan to: (i) reduce the density of the Approved Planned Development from 361 units to 319 units; (ii) limit commercial uses within the Approved Planned Development to a designated portion of the first floor of the Campbell Building, totaling 7,962 square feet; (iii) eliminate all second floor office uses throughout the Approved Planned Development; (iv) reduce the size and use of the Highland Building from a 13-story garage and apartment tower to a four- or five-story garage; (v) increase the height of the Campbell Building from nine floors to ten floors; and (vi) increase the size of the Chestnut Building from four floors to five floors (collectively, the “*Proposed Amendment*”); and

WHEREAS, pursuant to Section 5-5.1 of “The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights,” as amended (“*Zoning Code*”), property in the B-5 District may not be used for a private garage except upon issuance by the Village Board of Trustees of a special use permit therefor; and

WHEREAS, the Applicant has filed an application with the Village for an amendment to the Approved Planned Development, and for all additional zoning relief necessary, to allow the development of the property in accordance with the Proposed Amendment; and

WHEREAS, a public hearing of Plan Commission of the Village to consider the Proposed Amendment to the Approved Planned Development was duly advertised in the Daily Herald on March 16, 2021, and held on March 31, 2021; and

WHEREAS, on March 31, 2021, the Plan Commission recommended that the Board of Trustees approve the Proposed Amendment, subject to certain conditions; and

WHEREAS, the Board of Trustees has determined that the Proposed Amendment complies with the required standards for planned unit developments, as set forth in Sections 9-1 through 9-13 of the Zoning Code, and the required standards for special use permits, as set forth in Sections 8-1 through 8-7 of the Zoning Code; and

WHEREAS, consistent with the Plan Commission recommendation, the Board of Trustees has determined that it will serve and be in the best interests of the Village and its residents to approve the Proposed Amendment to the Approved Planned Development for the Property, in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. APPROVAL OF AMENDMENT TO APPROVED PLANNED DEVELOPMENT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Village Board hereby approves the Proposed Amendment to the Approved Planned Development for the Property, in accordance with, and pursuant to, Section 9-11 of the Zoning Code and the home rule powers of the Village.

SECTION 3. APPROVAL OF AMENDED SITE PLAN DOCUMENTS.

A. Approval of Amended Site Plan Documents. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Village Board hereby amends the Site Plan for the Approved Planned Development (as amended pursuant to Section 2, the “*Amended Planned Development*”) to include the following documents, all of which are attached to this Ordinance as Exhibit B (collectively, the “*Amended Site Plan Documents*”):

The following plans prepared by Tinaglia Architects:

Cover Sheet and Architectural Site Plan, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheet CS;

Highland Parking Garage Floor Plans, dated December 4, 2020 with revisions through February 25, 2021, consisting of sheet HL.1;

Highland Parking Garage Elevations, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheet HL.2;

225 W Campbell Building Floor Plans, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheets CA.1 and CA.2;

225 W Campbell Building Elevations, dated November 17, 2020 with revisions through February 25, 2021, consisting of sheets CA.3;

225 W Campbell Building Elevations, dated September 15, 2020 with revisions through February 25, 2021, consisting of sheets CA.4;

Elevated Pedestrian Bridge Plans and Elevations, dated February 19, 2021 with revisions through February 25, 2021, consisting of sheet PB.1;

33 S. Chestnut Building Floor Plans, dated December 8, 2020 with revisions through February 25, 2021, consisting of sheet CH.1;
33 S. Chestnut Building Elevations, dated December 8, 2020 with revisions through February 25, 2021, consisting of sheet CH.2
Site Section Comparison, dated November 20, 2020 with revisions through February 25, 2021, consisting of sheet SCS;
Highland Alt Garage w/5th Floor, dated March 22, 2021, consisting of sheet HL.A;
Parking Allocation Diagram, dated December 4, 2020 with revisions through March 12, 2021, consisting of sheet PA.1;

The following plans prepared by Spaceco Inc.:

Cover Sheet, dated September 21, 2018, consisting of sheet P-CS;
Existing Conditions, dated September 21, 2018, consisting of sheet P-EC;
Preliminary Geometric Plan, dated September 21, 2018 with revisions through February 25, 2021, consisting of sheet P-GM;
Preliminary Grading Plan, dated September 21, 2018 with revisions through February 25, 2021, consisting of sheet P-GR;
Preliminary Utility Plan, dated September 21, 2018 with revisions through February 25, 2021, consisting of sheet P-UT;

The following plans prepared by Hitchcock Design Group;

Overall Plan, dated February 26, 2021, consisting of one sheet;
Landscape Plan, dated February 26, 2021, consisting of one sheet

The following plans and documents submitted as part of the Proposed Amendment Plan Commission application;

Arlington 425 Managing from the Inside Out document, dated March 2021, consisting of four sheets;
Petitioner Responses to Round 1 Comments, dated February 26, 2021, consisting of twenty-three sheets;
Petitioner Responses to Round 2 Comments, dated March 11, 2021, consisting of nine sheets;
B. Conflicts. In the event that any of the Amended Site Plan Documents conflict with the plans and documents identified in the PUD Ordinance or the Site Plan, the Amended Site Plan Documents control.

SECTION 4. APPROVAL OF SPECIAL USE PERMIT. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 5 of this Ordinance, the Board of Trustees hereby grants a special use permit for a “Private Garage, Customer/Employee” in the B-5 District to allow for the construction and operation of the garage in the Highland Building pursuant to the Proposed Amendment, in accordance with, and subject to, Section 8.3 of the Zoning Code and the home rule powers of the Village:

SECTION 5. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Zoning Code or any other rights the Applicant may have, the approvals granted in Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the following conditions.

A. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the

Property and the Amended Planned Development must comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance and the PUD Ordinance.

B. Compliance with Amended Site Plan Documents. The redevelopment, use, operation, and maintenance of the Property and the Amended Planned Development must comply with the Amended Site Plan Documents, except for minor changes and site work approved by the Director of Planning and Community Development and the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards.

C. Prerequisites to Beginning Construction of Chestnut Building. The Village may determine, during the course of construction of the Amended Planned Development and prior to commencement of construction of the Chestnut Building, that the Applicant must incorporate additional parking spaces within the Amended Planned Development through one or both of the following options: (i) adding a fifth parking story (90 Spaces) to the Highland Building garage (“*Highland Parking Addition*”) and (ii) providing an additional 44 parking spaces in an underground garage below the Chestnut Building (“*Chestnut Parking Addition*”). The Applicant may not commence construction of the Chestnut Building prior to: (1) submission by the Applicant to the Village Director of Planning & Community Development of data concerning the parking usage of the then-completed portion of the Amended Planned Development, and of nearby on-street and off-street parking facilities; and (2) the written determination by the Director of Planning & Community Development concerning whether Applicant must provide the Highland Parking Addition or the Chestnut Parking Addition, or both, as part of the Amended Planned Development. The Applicant may appeal, in writing, the determination of the Director of Community Development to the Village Manager within 15 days after receipt of the Director’s written determination. Within 30 days after receipt of the appeal, the Village Manager must review the appeal and the data submitted by the Applicant, and the determination of the Director, and either uphold, modify, or reject the Director’s determination. The Applicant may further appeal, in writing, the decision of the Village Manager to the Village Board of Trustees, within 15 days after receipt of the Village Manager’s decision. The Board of Trustees may uphold, modify, or reject the Manager’s decision in its discretion.

D. Fire/Safety Conditions.

1. The Applicant must modify the interior access drives of the Amended Planned Development as necessary to comply with all fire lane concerns as outlined by the Building Department-Fire Safety Division and the Fire Department in the Amended Site Plan Documents. Details of all pavers that will be used in the Amended Planned Development must be provided to the Village to assure the Village that the pavers will support fire apparatus load and the point load of any fire apparatus outriggers.

E. Building Conditions.

1. The Applicant must enter into an indemnification agreement with the Village, in a form to be approved by the Village Manager and the Village Attorney, in the event that any balcony or portion of any building encroaches into the public right-of-way.

2. All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within structures.
3. The Amended Planned Development must not damage or threaten the structural integrity of the publicly owned Vail Avenue garage located at 22 S Vail Venue. Prior to building permit issuance, the Applicant must provide a structural analysis and soil borings that address potential impacts to the Vail Avenue garage. The Village reserves the right to review any proposed modifications to the Vail Avenue garage and the ability to require certain upgrades to the garage as the Village determines necessary to facilitate the Amended Planned Development. The costs of any required modifications to the Vail Avenue garage will be borne by the Applicant, and any required insurance, bonds, and deposits will be the Applicant's responsibility. The Village reserves the right to reject any proposed modifications, or require the removal of any completed modifications, that the Village determines may negatively impact the Vail Avenue garage.
4. The Applicant will provide a schedule for the timing of the phases of construction of the Amended Planned Development in consultation with Village staff.

F. Site Conditions.

1. All utility service lines must be underground. Prior to final plat of subdivision approval, the Applicant must provide a plan for burial of any overhead utilities that need to be relocated to accommodate the Amended Planned Development.
2. Prior to final plat of resubdivision approval, the Applicant must provide final detailed plans concerning the Chestnut Building garage ramp wall (materials, height, etc.) for review and approval by the Village.
3. Prior to final plat of resubdivision approval, the Applicant must provide final detailed plans concerning all site fencing, including the height, style and materials of all fences proposed on the Property. Final fence details will be subject to review and approval by the Village. Additionally, the loading space screen walls must be revised to be a solid masonry material to match the buildings. Where required, the fence along the southern property line must be a decorative black metal style open fence.
4. Prior to final plat of resubdivision approval, the Applicant must incorporate the following revisions to the Amended Site Plan Documents, as identified within the departmental review comments:
 - a. The median within the porte cochere must be extended south, and on the north side must be revised so that it does not encroach into the pedestrian way.
 - b. Additional striping, signage, or other modification must be added to delineate turning movements near the Highland Building garage northwest access point.

- c. “No Right Turn” signage must be added to the Highland Building garage exit to direct vehicles to the traffic circle/interior motorcourt.
 - d. Burial of fiber optic and copper cable located in the east parkway of Chestnut Avenue to provide a minimum of 30 inches of cover for those cables, if required by the Village.
 - e. Any other revisions as necessary to address any other comments raised within the departmental review comments of the Village.
- 5. The Applicant must explore options to minimize or eliminate the retaining wall along the southern property line, and if it is determined that a retaining wall is necessary, the retaining wall may not exceed three feet in height. Additionally, any retaining wall must be set back from the southern property line no less than one foot to allow for maintenance.
 - 6. The Applicant must explore further enhancements to the northeast corner of the site to provide a focal point for this prominent corner.

G. Parking and Loading Conditions.

- 1. The Highland Building garage must be operated as presented within the Amended Site Plan Documents.
- 2. Parking within the PUD is subject to the following additional conditions:
 - a. Phase One – Development of Campbell Building with 234 residential rental units, 7,962 square feet of commercial space, and 345 parking stalls within the four-story Highland Building garage:
 - i. 56 spaces must be dedicated and reserved on the first floor of the garage for the commercial uses within the Campbell Building. Residential guests or residential tenants must not be permitted to park in these spaces.
 - ii. 289 spaces must be dedicated and reserved for the residential uses. Of these spaces, 12 must be open to residential tenants and their guests, and 277 must be open to residential tenants only.
 - b. Phase One A – if required by the Village, construction of the Highland Parking Addition to provide a total of 435 parking spaces within the garage. This may be completed as a separate phase or may be combined with Phase One or Phase Two.
 - c. Phase Two – As described in Section 5.C of this Ordinance, the Village may determine, during the course of construction of the Amended Planned Development and prior to commencement of construction of the Chestnut Building, that the Applicant must incorporate additional parking spaces within the Amended Planned Development through construction of the Highland Parking Addition or the Chestnut Parking Addition. The Applicant may not commence construction of the Chestnut Building prior

to completion of the prerequisites provided in Section 5.C of this Ordinance. Upon authorization to commence construction of the Chestnut Building, the development of Chestnut Building would include a maximum of 85 residential rental units..

- d. Parking Spaces for Commercial Users.
 - i. Parking spaces within the Highland Building garage must not be individually assigned to specific commercial tenants/individuals/employees and must be open to any commercial user/customer/employee.
 - ii. Leases for commercial tenants must specify that parking is provided within the Highland Building garage and that all employees must park within the Highland Building garage.
 - iii. Employee parking rates must not exceed employee parking rates set by the Village for the Vail Avenue garage.
 - iv. Part-time employees of the commercial uses on the Property must be provided free parking within the Highland Building garage, consistent with the free parking provided by the Village within the Vail Avenue garage.
 - v. Customer parking for customers and patrons of the commercial uses on the Property must be free of charge.
 - vi. Customer parking must be restricted to a maximum of four hours. No long-term parking will be allowed within the 56 commercial use parking spaces.
 - vii. Valet parking for restaurants on the Property must be provided on Thursday through Saturday within the spaces dedicated for commercial uses.
- e. Parking Spaces for Residential Users. All residential parking within the Highland Building garage must be rented separately and must not automatically be included with a residential lease
- f. At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the Highland Building garage. If parking issues arise, the Applicant must work with the Village to modify the parking plan to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce said Highland Building garage parking conditions and restrictions, and will have the ability to adjust the above referenced conditions so long as the project is in substantial conformance and the Amended Planned Development continues to adequately

accommodate the developments' parking demand to the satisfaction and approval of the Village.

- g. In the event of a conflict between the Amended Site Plan Documents and Section 5.G of this Ordinance, Section 5.G will control.
- 3. Except for the allowance of one parking permit for each actual affordable housing unit provided, no employee or residential parking permits for parking within the Vail Avenue garage will be issued to tenants, residents or guests of the Property, unless determined acceptable by the Village.
 - 4. Prior to building permit issuance, the property owner must provide a parking signage plan outlining how shoppers, employees, and residents will be guided to appropriate parking spaces. Signage must clearly indicate what spaces are available for public customers. The plan must also include garage safety measures such as emergency call boxes.
 - 5. Loading operations for the Amended Planned Development are restricted to the following:
 - a. Commercial/restaurants/offices: 7:00 am to 3:00 pm on Monday through Saturday. No loading permitted on Sundays.
 - b. Residential: 7:00 am to 6:00 pm on Monday through Saturday.
 - c. Street deliveries are prohibited, with exception to the on-street loading space in front of the Chestnut Building.
 - d. All trash must be loaded onto trucks within the loading area or within the base of the Chestnut Building ramp. No on-street trash collection is permitted.
 - e. All tenants must be provided with access to the loading and trash areas.
 - 6. Should portions of the property be sold to separate property owners, the property owners must draft and record provisions for shared parking, shared access, and shared maintenance of common elements and utilities.

H. Traffic/Street Infrastructure Conditions.

- 1. Intersection improvements are required at the following intersections:
 - a. Highland Avenue/Campbell Street. This intersection must be under three-way stop sign control. The Applicant must install high-visibility crosswalks across Highland Avenue within this intersection. The Village will relocate the proposed mid-block crosswalk to the eastern leg of this intersection, which will extend across Campbell Street.
 - b. Highland Avenue/Sigwalt Street. This intersection must be under four-way stop sign control. The Applicant must install high-visibility crosswalks within this intersection.

- c. The Applicant must install bump-outs for the on-street parking spaces along the southern side of Campbell Street between Highland and Chestnut Avenues. This may include the relocation of an existing fire hydrant and installation of required streetscape improvements. Additionally, the Applicant is responsible for installing bump-outs for the proposed crosswalk at the eastern leg of the Campbell Street/Highland Avenue intersection.
 - d. The Applicant must install bump-outs for the on-street parking spaces along the western side of Highland Avenue between Campbell Street and the access drive to the Subject Property.
2. The Applicant is responsible for the expansion of Chestnut Avenue and installation of the parking lane as depicted on the engineering plans, which must occur as follows:
- a. Between Campbell Street and the drive aisle exit of the Amended Planned Development as part of phase one of construction;
 - b. Between the exit drive of the Amended Planned Development and the south property line at the earliest of the following:
 - i. During Phase Two of construction;
 - ii. Concurrent with the widening of Chestnut Avenue from Sigwalt Street to the south property line of the Subject Property. If Phase Two has not commenced, the curb bump out may be omitted (but must be constructed when either event identified in Section 5.H.2.b.i or 5.H.2.b.iii have occurred); or
 - iii. Within four years of adoption of this Ordinance.
3. The Applicant is required, as a condition of approval for a final plat of resubdivision, to provide within the final plat for the dedication of eight feet of public right- of-way along Chestnut Avenue and along a portion of Highland Avenue, as shown on the preliminary plat of resubdivision.
4. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the Property, the Applicant must modify the driveway access along Highland Avenue so that the driveway can accommodate two-way travel. Prior to making this determination, the Village will consult with the Applicant.
5. The Applicant must provide visible warning beacons on the garage ramp for the Chestnut Building, as well as on the Highland Building garage entrances/exits, as determined necessary by the Village.
6. The Applicant must ensure full streetscape compatibility with the rest of the downtown and must ensure that all disturbed public sidewalks are restored in conformance to all applicable downtown streetscape requirements. Furthermore, prior to building permit issuance, the Applicant will be required to provide a

complete site furnishings package for review and approval by the Village.

7. The Applicant must revise the one-way exit to Chestnut Avenue to bump-out the curb so that the exit tapers down to discourage southbound egress along Chestnut Avenue.

I. Inclusionary Housing Conditions.

1. The Applicant is responsible to ensure that the Amended Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of the Village Code, being the Village's Inclusionary Zoning Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitation, the following:
 - a. Providing, at a minimum, 16 actual affordable on-site units in the Amended Planned Development (5% of the total number of units) and fee-in-lieu payments for 8 units (2.5% of total number of units) in compliance with Section 7-1707(b)(1)(b) of the Village Code;
 - b. Satisfying all conditions and requirements necessary for Applicant to obtain development cost offsets pursuant to Section 7-1709 of the Village Code, including, without limitation, obtaining a proportional fee waiver for the affordable units actually provided within the Amended Planned Development pursuant to Section 7-1709(b) of the Village Code, and obtaining one parking permit in the Village garage for each on-site affordable unit provided pursuant to Section 7-1709(c) of the Village Code.
 - c. Ensuring compliance with all other provisions of the Inclusionary Zoning Ordinance and the Inclusionary Housing Guidelines as applicable.

J. General Conditions.

1. At time of application for approval of a Final Plat of resubdivision, the Applicant must provide a construction phasing plan, which must include details on all infrastructure that will be constructed in each phase of the Amended Planned Development, as well as a phased landscape plan, all for final review and approval by the Village.
2. At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses and patrons of the downtown vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. Emergency access must be maintained at all times during each phase.
3. The Applicant must install and maintain a gateway sign at the northwest corner of the Property within the public right- of-way, as part of the required streetscape improvements within Phase One of the Amended Planned Development. The

design of said sign must be in substantial compliance with the sign details document dated April 4, 2019.

4. Conversion of any building to condominium units will require an amendment to the Amended Planned Development and the provision of sufficient parking for such change as determined by the Village.
 5. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
 6. The Applicant must comply with all of the requirements set forth in the March 30, 2021 motion of the Village's Design Commission concerning approval of the design revisions for the buildings within the Amended Planned Development, as provided in the Amended Site Plan Documents.
 7. All restaurants that desire to operate within the Amended Planned Development must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.
 8. Medical office uses within the Amended Planned Development will only be allowed after review and approval by Village staff of their projected parking impact. If it is determined by Village staff that parking for medical offices uses cannot be adequately accommodated on the Property, medical office uses will not be allowed.
 9. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.
- K. Deadline for Issuance of Building Permits; Expiration of Preliminary Plat. Building Permits to commence construction of the Amended Planned Development must be obtained by the Applicant on or before May 2, 2023, and the preliminary plat of resubdivision will remain effective through May 2, 2023.
- L. Expiration of Authority to Commence Construction of Chestnut Building. The authorization in this Ordinance to commence construction of the Chestnut Building will automatically expire unless the Applicant files a completed application for a building permit on or before April 30, 2028.

SECTION 6. CONTINUED EFFECT; CONFLICTS. Except as provided otherwise in this Ordinance, all terms, provisions, and requirements of the Amended Planned Development remain unchanged and in full force and effect. In the event of a conflict between this Ordinance and the Amended Site Plan Documents on the one hand, and the PUD Ordinance and the Site Plan on the other, this Ordinance and the Amended Site Plan Documents will control. Specifically, and without limitation of the foregoing, the conditions set forth in Section 3 of the PUD Ordinance are hereby superseded by the conditions in Section 5 of this Ordinance, and, upon the effective date of this Ordinance, the conditions set forth in Section 3 of the PUD Ordinance will be of no further force or effect.

SECTION 7. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded in the Office of the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property and will inure to the benefit of, and be binding upon, Applicant and its personal representatives, successors, and assigns.

SECTION 8. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the Village, the approvals granted in this Ordinance, and in the Amended Planned Development (as amended) (collectively, the "Approvals"), will, at the sole discretion of the Village Board, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board may not so revoke the Approvals unless it first provides Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Board. In the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances.

SECTION 9. AMENDMENTS. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code for the granting of planned unit developments.

SECTION 10. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 11. EFFECTIVE DATE.

1. This Ordinance will be effective only upon the occurrence of all of the following events:
 - a. Passage by the Village President and Board of Trustees in the manner required by law; and
 - b. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
2. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 11.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED THIS 3rd day of May, 2021.

(SIGNATURES ON FOLLOWING PAGE)

Village President

ATTEST:

Village Clerk

EXHIBIT A

Legal Description of the Property

Lots 12, 13, 14, 15, 16 and 17 in Block 2 in a subdivision of Lots 26, 27 and 28 and 29 in Assessor's Subdivision of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-30-425-012, -013, -014, -021, 022, -023

EXHIBIT B

Amended Site Plan Documents

CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
 ARLINGTON HEIGHTS, ILLINOIS
 MIXED-USE DEVELOPMENT

DRAWING TITLE

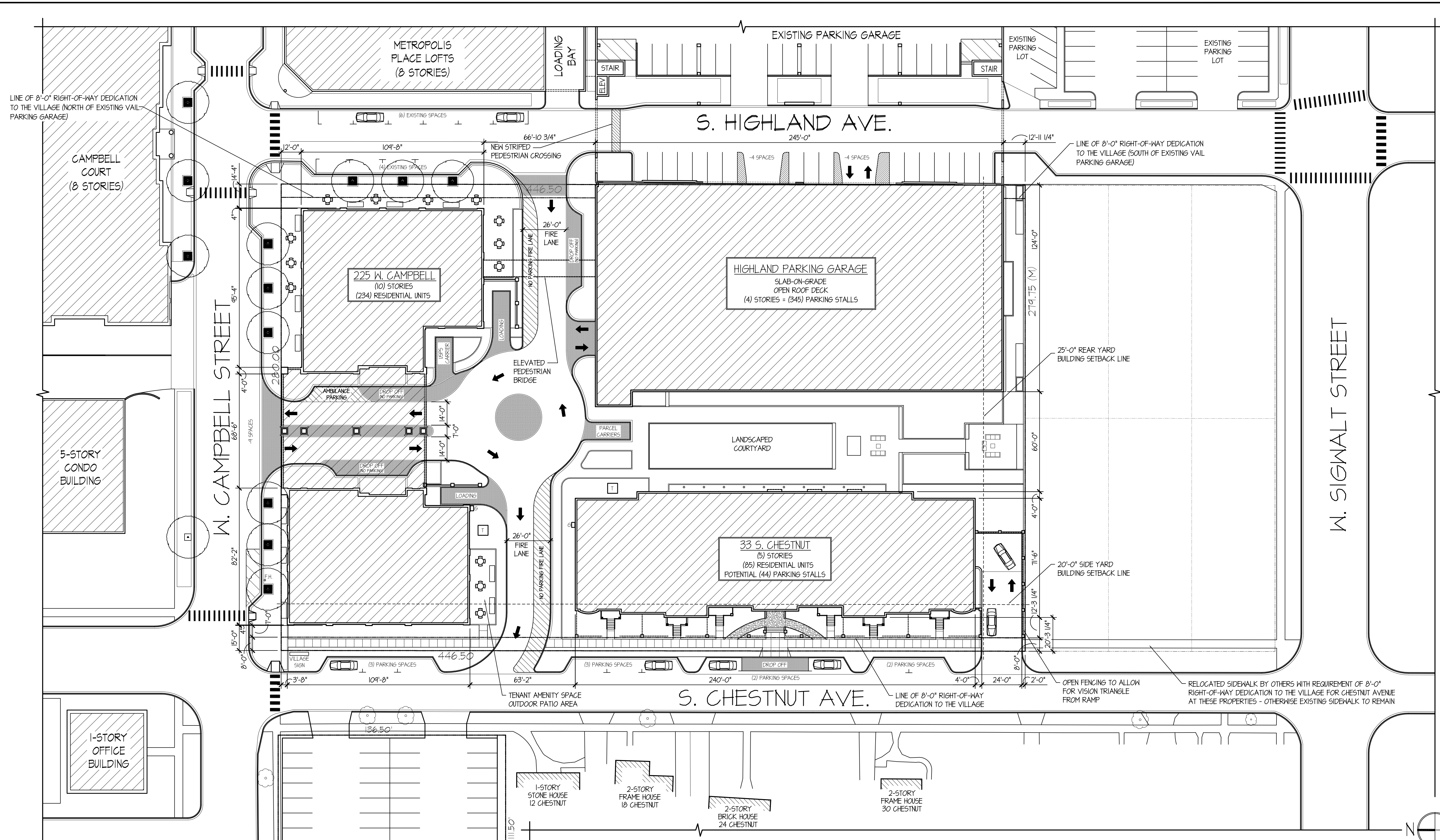
ARCHITECTURAL
 SITE PLAN

FILE NAME 3883-31P Site Plan
 DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KGB
2	DESIGN DEVELOPMENT	12.21.20	KGB
3	PC/DC SUBMITTAL	2.25.21	KGB

JOB NO. 388315

SHEET NO. **CS**
 OF 11



ARLINGTON 425: ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

ARLINGTON 425

A NEW B-5 DISTRICT PUD DEVELOPMENT PRESENTED BY:
 CCH LLC * 838 BUSSE HIGHWAY * PARK RIDGE, ILLINOIS

DRAWING INDEX

NO.	DESCRIPTION
CS	COVER SHEET AND ARCHITECTURAL SITE PLAN
HL.1	HIGHLAND PARKING GARAGE FLOOR PLANS
HL.2	HIGHLAND PARKING GARAGE ELEVATIONS
CA.1	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.2	225 W. CAMPBELL BUILDING FLOOR PLANS
CA.3	225 W. CAMPBELL BUILDING ELEVATIONS
CA.4	225 W. CAMPBELL BUILDING ELEVATIONS
PB.1	ELEVATED PEDESTRIAN BRIDGE PLANS AND ELEVATIONS
CH.1	33 S. CHESTNUT BUILDING FLOOR PLANS
CH.2	33 S. CHESTNUT BUILDING ELEVATIONS
SCS	SITE SECTION COMPARISON

CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
 ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

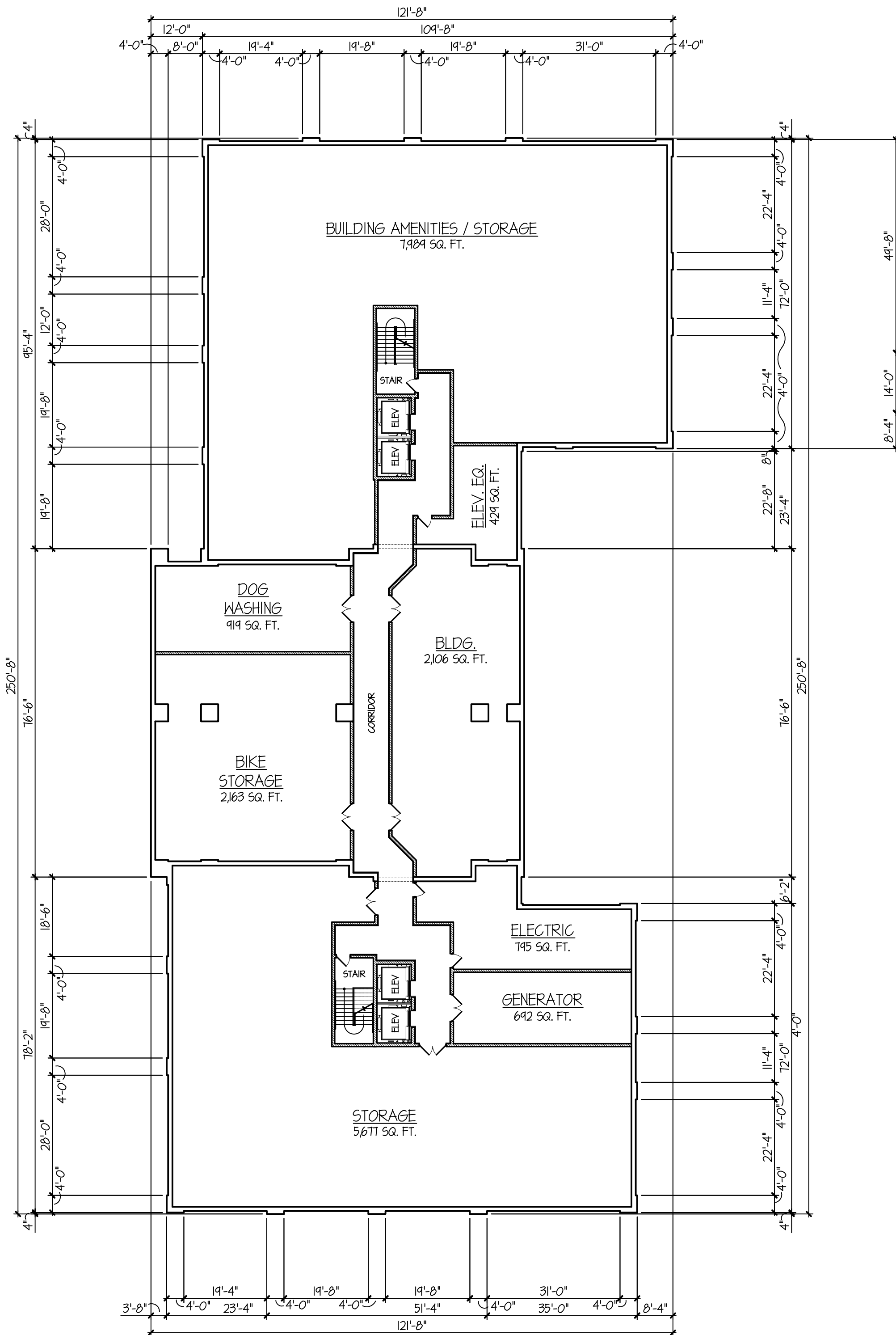
**225 W. CAMPBELL
 FLOOR PLANS**

FILE NAME 3883-33P Campbell
 DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KGB

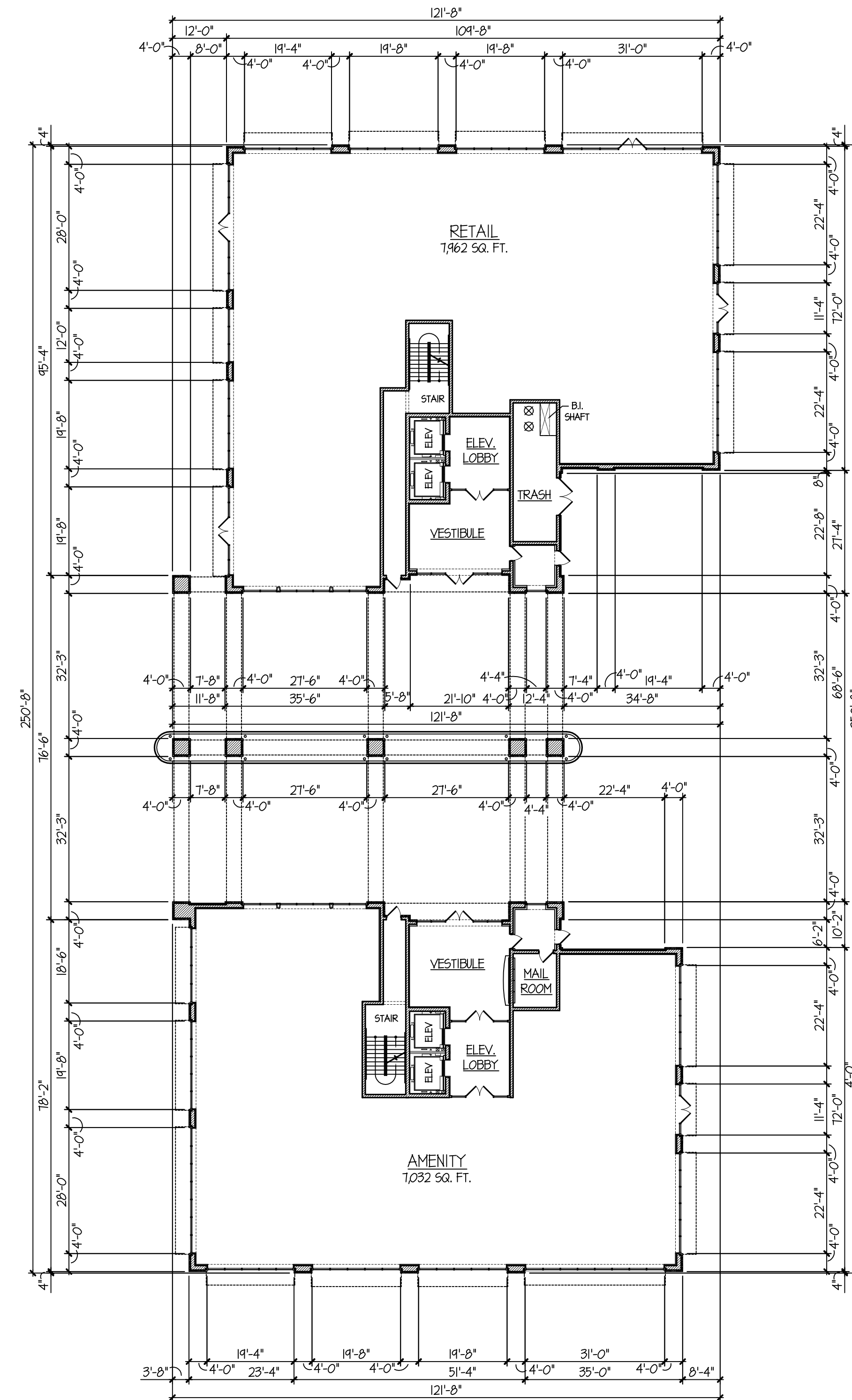
JOB NO. **388315**

SHEET NO. **CA.1**
 OF 11



FOUNDATION PLAN

24,515 SQ. FT. FOOTPRINT



FIRST FLOOR PLAN

10,300 SQ. FT.

CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
 ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

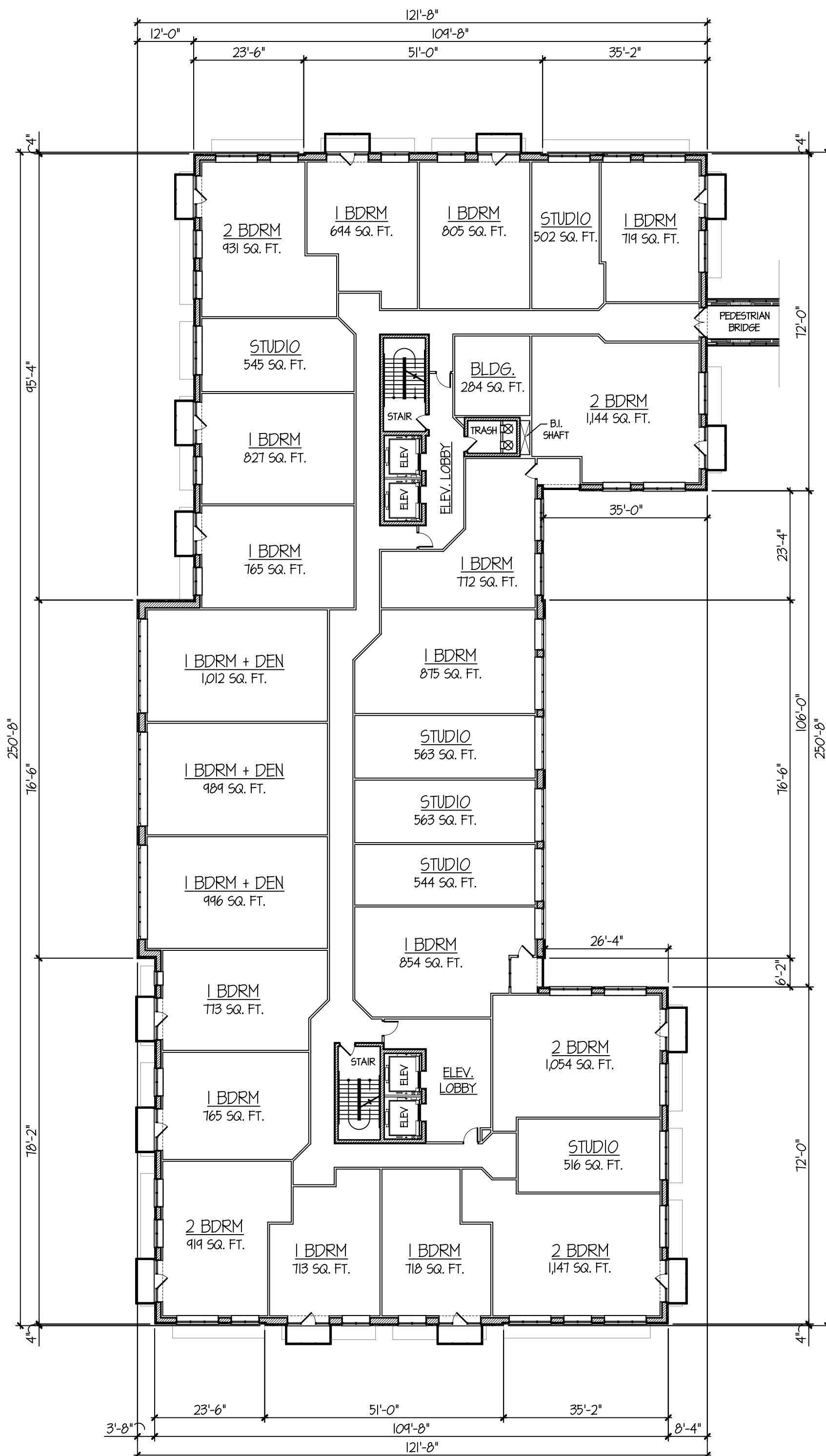
225 W. CAMPBELL
 FLOOR PLANS

FILE NAME 3883-33P Campbell
 DRAWN BY RDL DATE 9.15.20

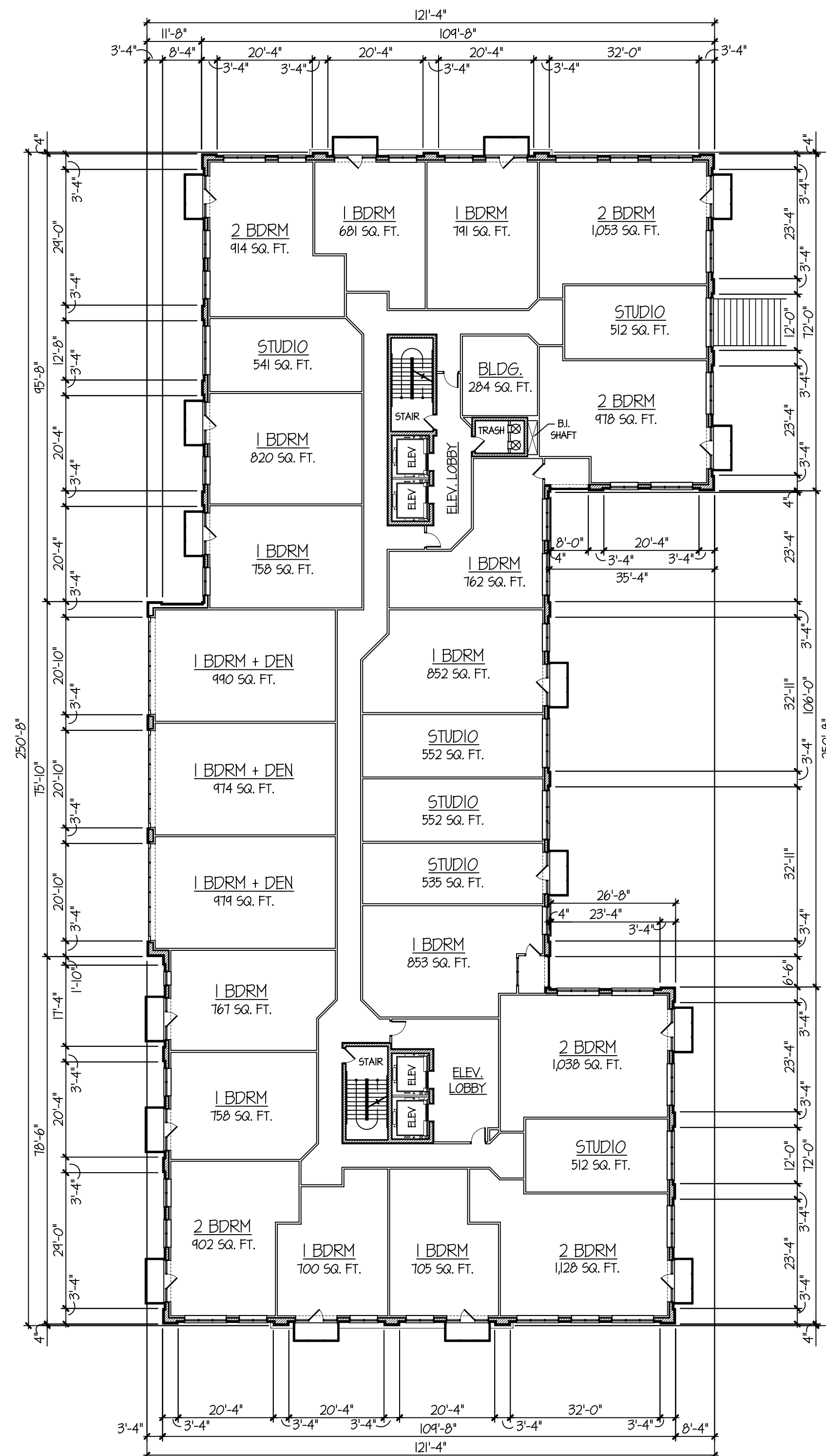
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

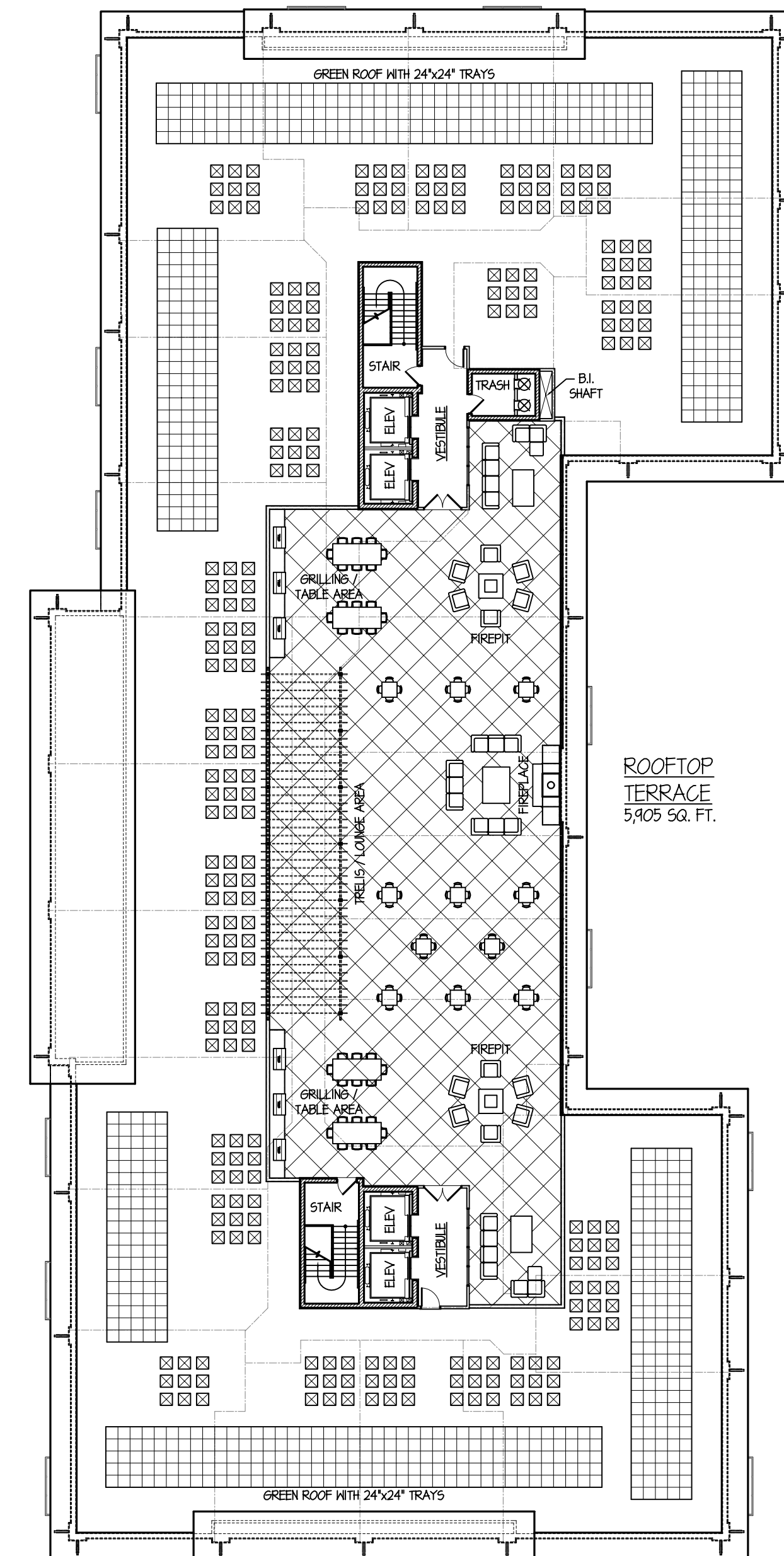
SHEET NO. OF 11 CA.2



SECOND FLOOR PLAN



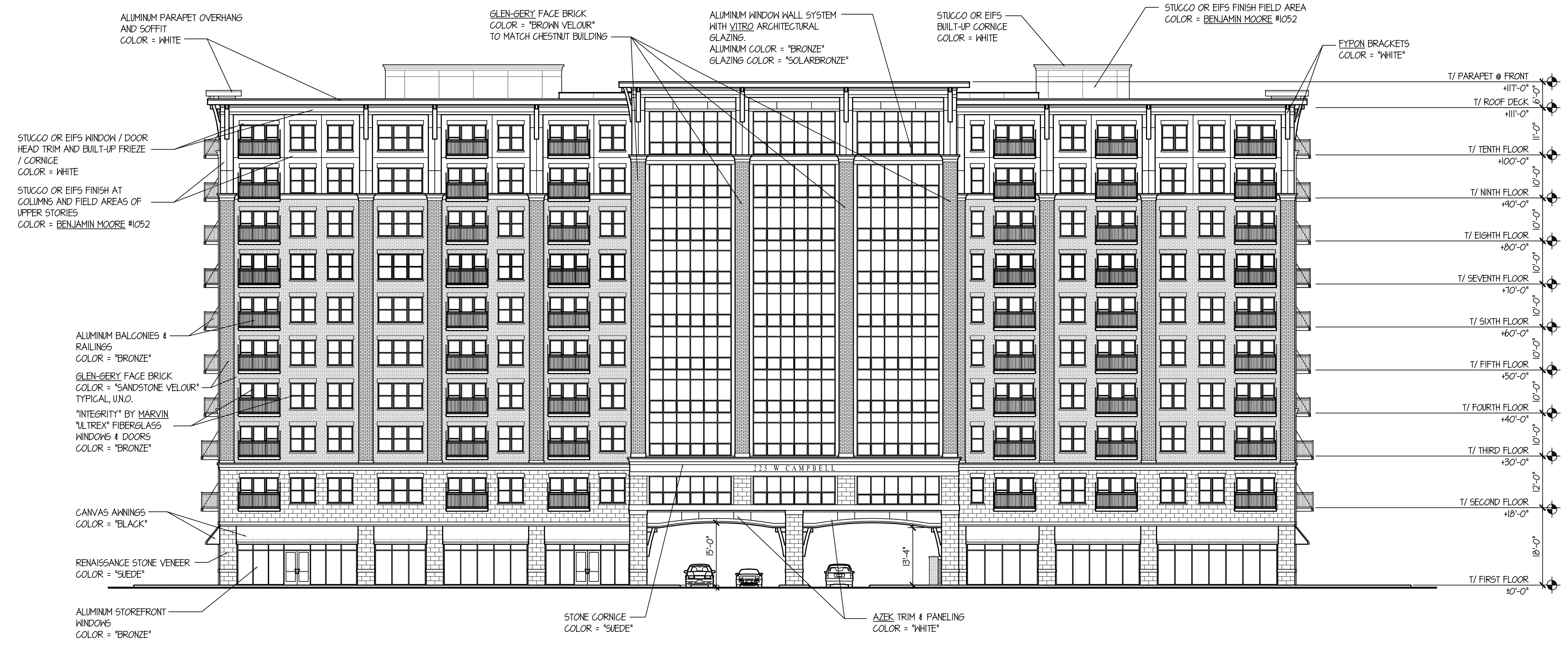
TYPICAL RESIDENTIAL FLOOR PLAN (FLOORS 3-10)



ROOF TERRACE PLAN

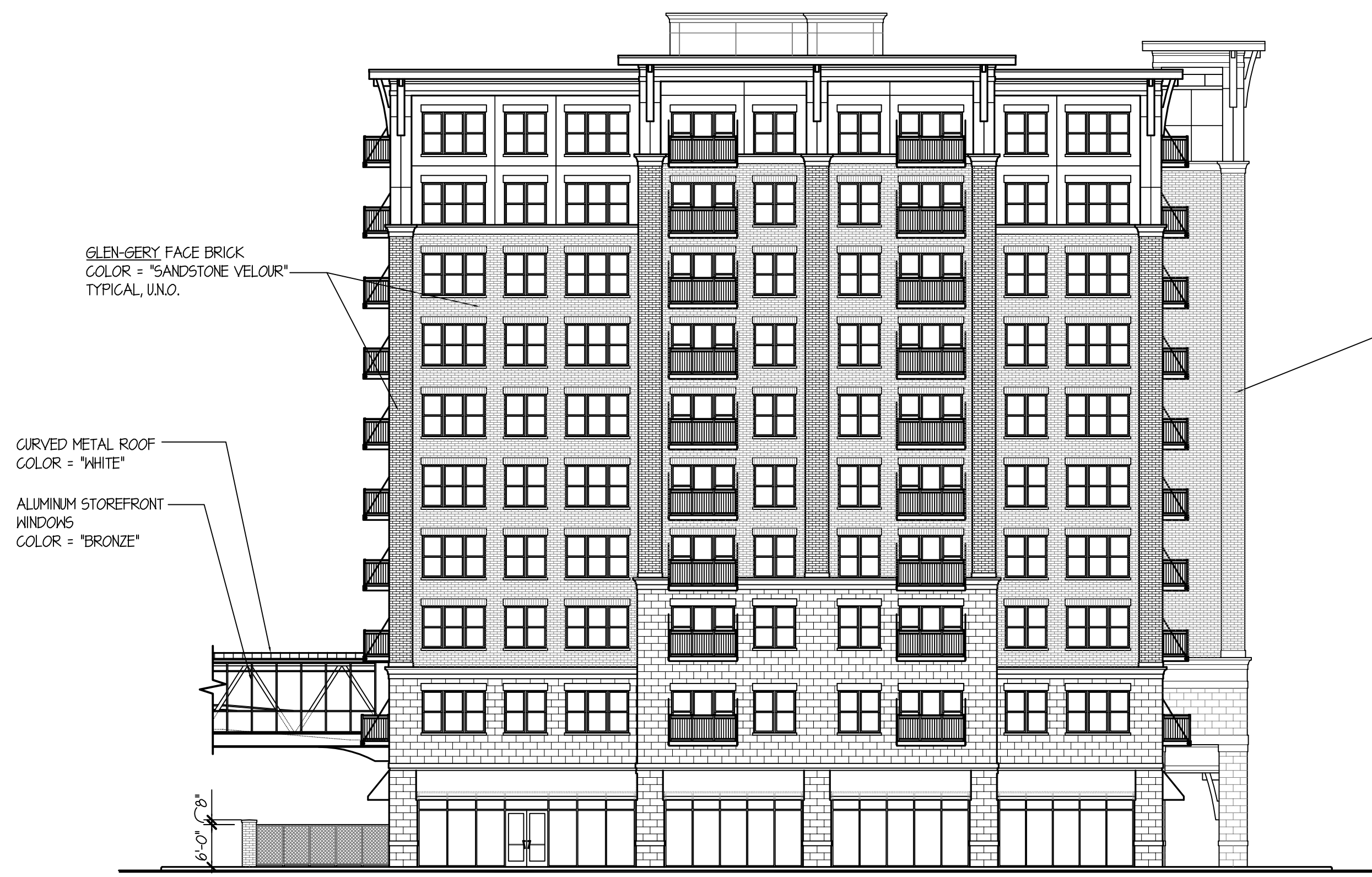
ARLINGTON 425 DEVELOPMENT: 225 W. CAMPBELL FLOOR PLANS

SCALE: 1" = 20'-0"



ARLINGTON 425: 225 W. CAMPBELL NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL EAST ELEVATION

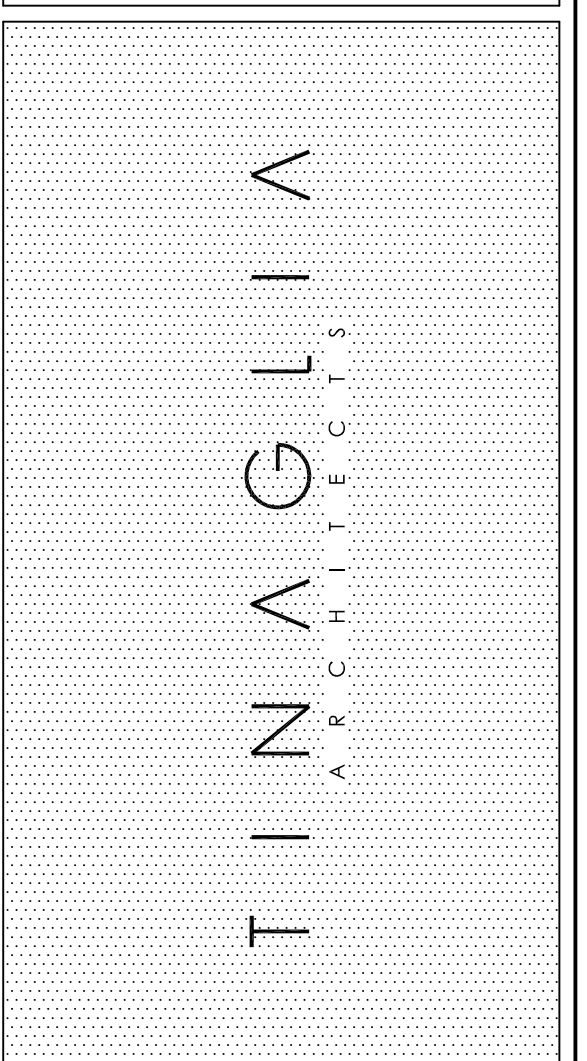
SCALE: 1" = 15'-0"



ARLINGTON 425: 225 W. CAMPBELL WEST ELEVATION

SCALE: 1" = 15'-0"

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com



CLIENT
CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT
ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE
225 W. CAMPBELL ELEVATIONS

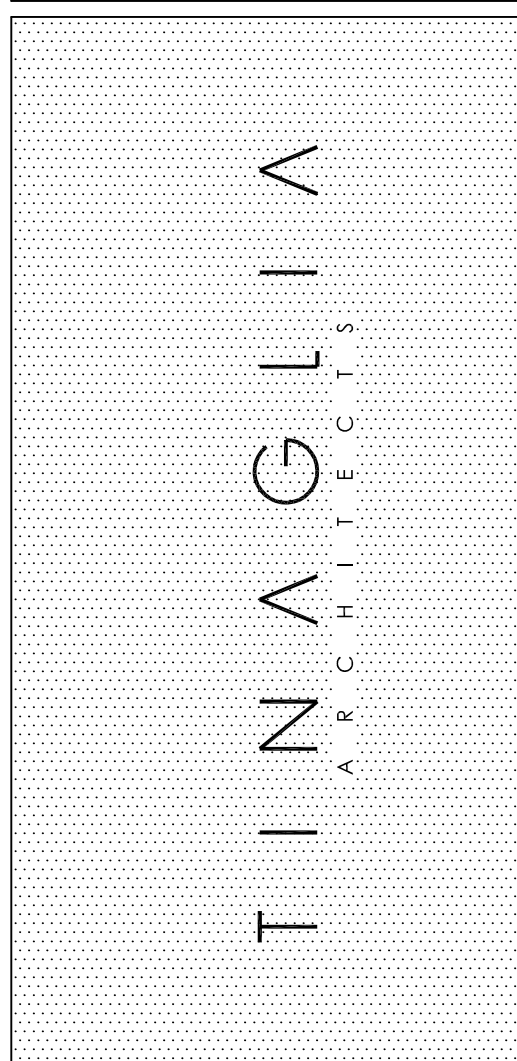
FILE NAME 3883-33P CAMPBELL
DRAWN BY RDL DATE 11.17.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KG8

JOB NO. **388315**

SHEET NO. **CA.3**
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
 ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

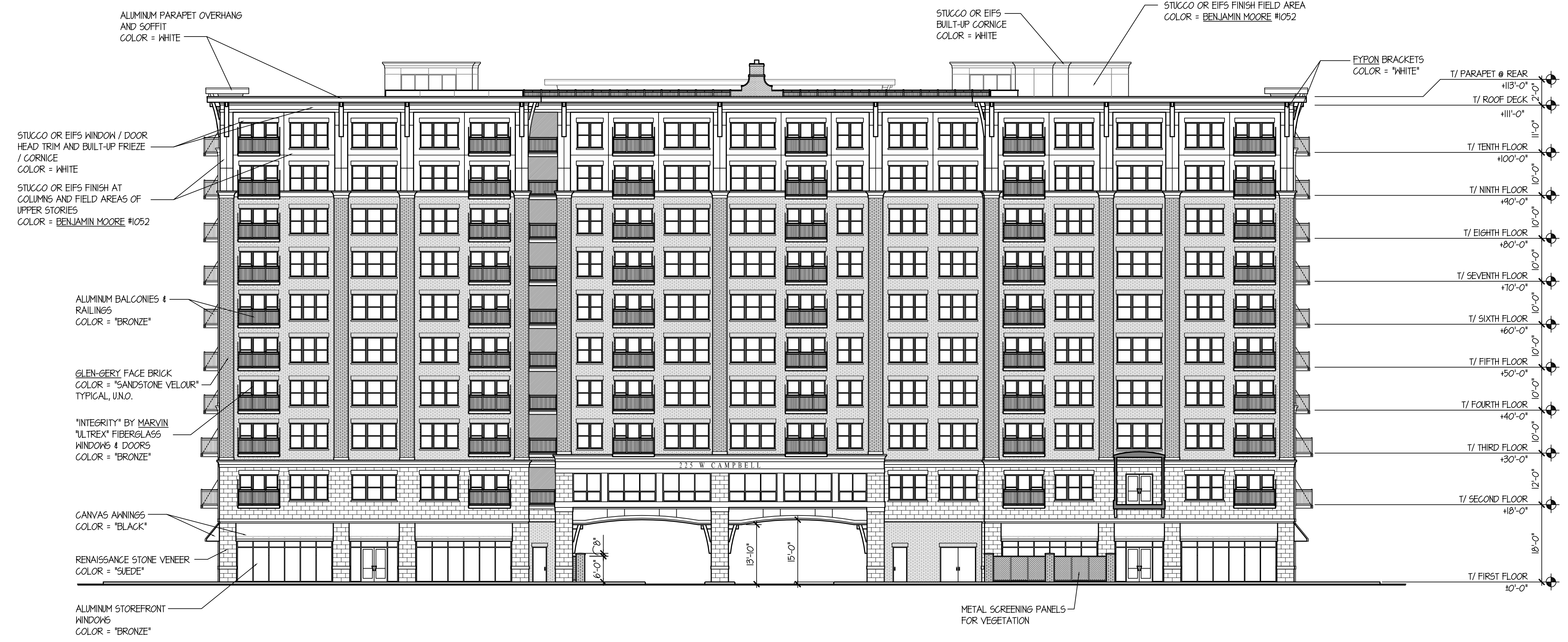
225 W. CAMPBELL ELEVATIONS

FILE NAME 3883-33P CAMPBELL
 DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KGB

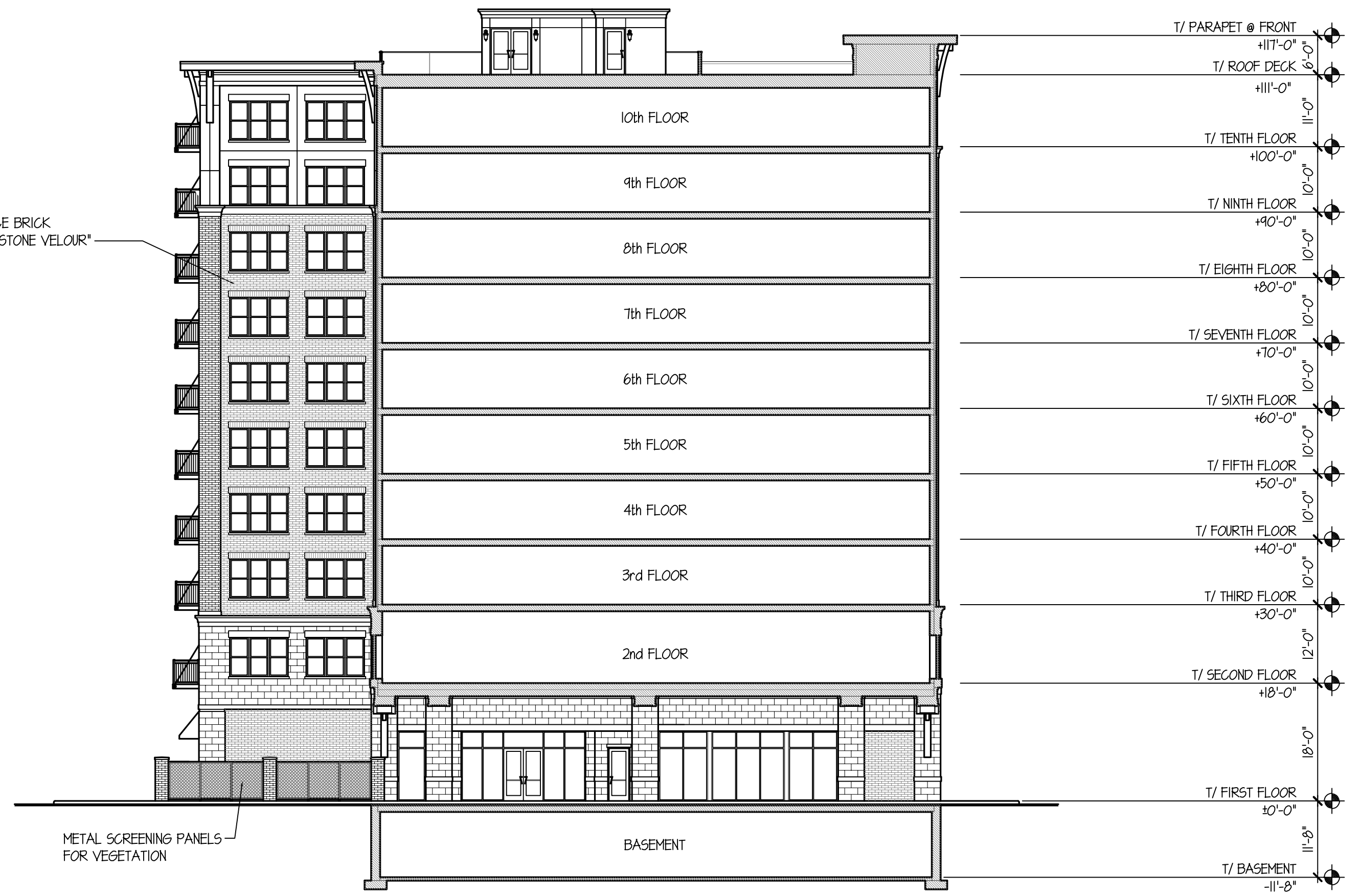
JOB NO. **388315**

SHEET NO. **CA.4**
 OF 11



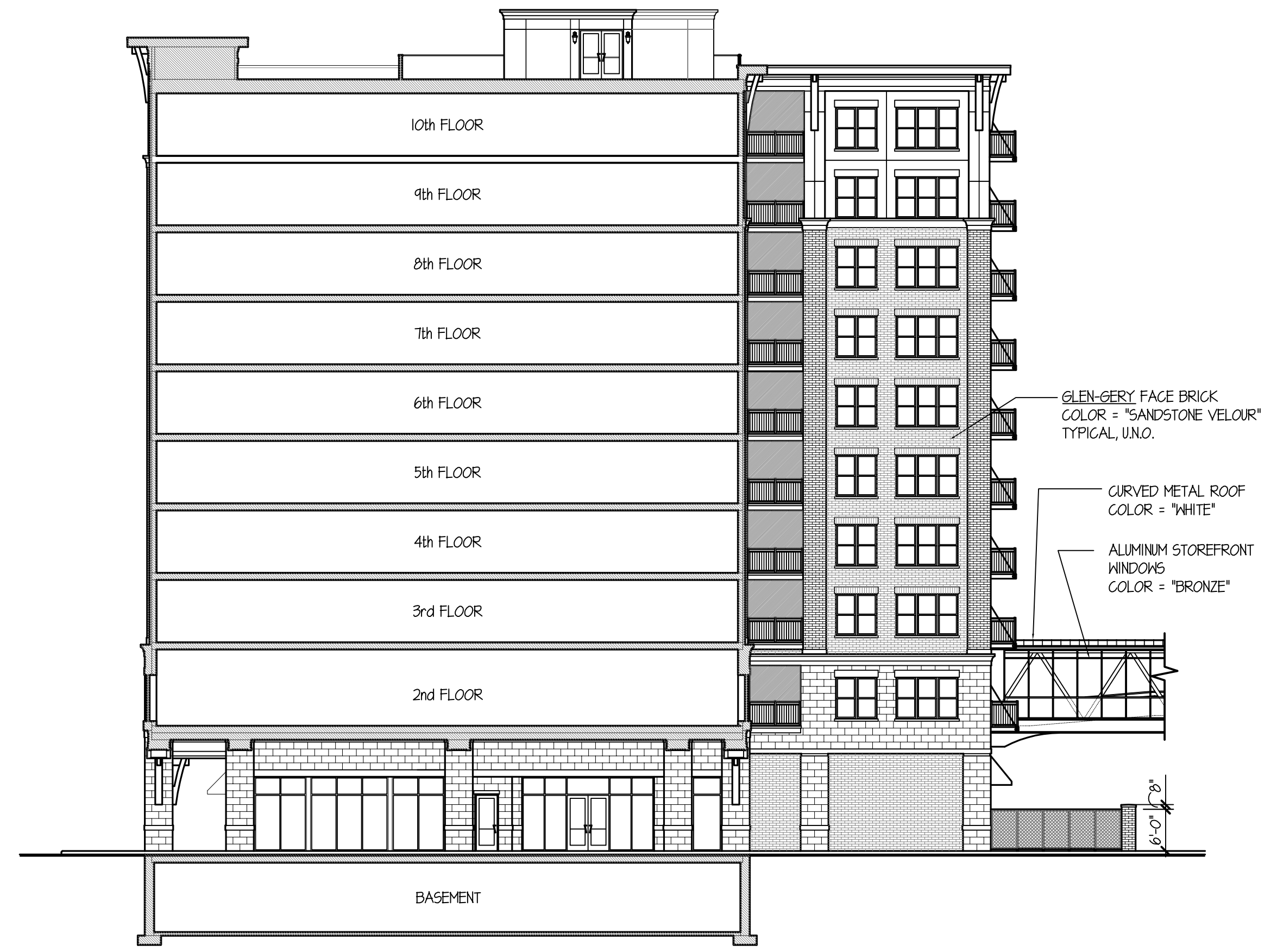
ARLINGTON 425: 225 W. CAMPBELL SOUTH ELEVATION

SCALE: 1" = 15'-0"



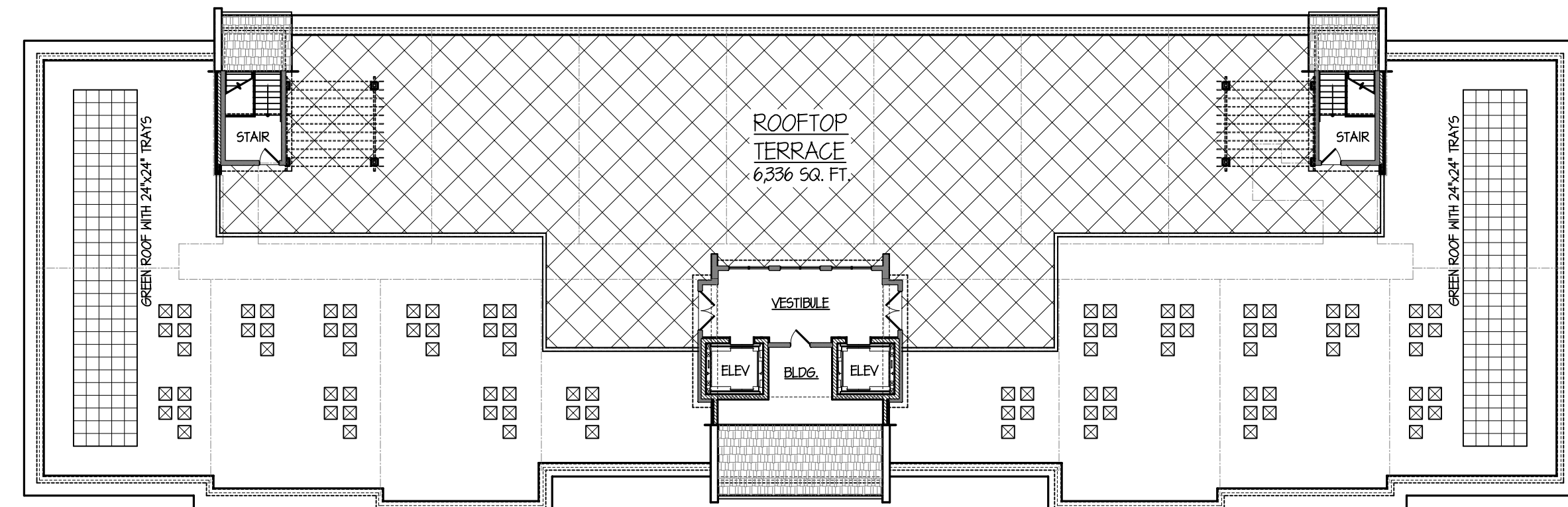
ARLINGTON 425: 225 W. CAMPBELL DRIVE-THRU UNDERPASS LOOKING WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



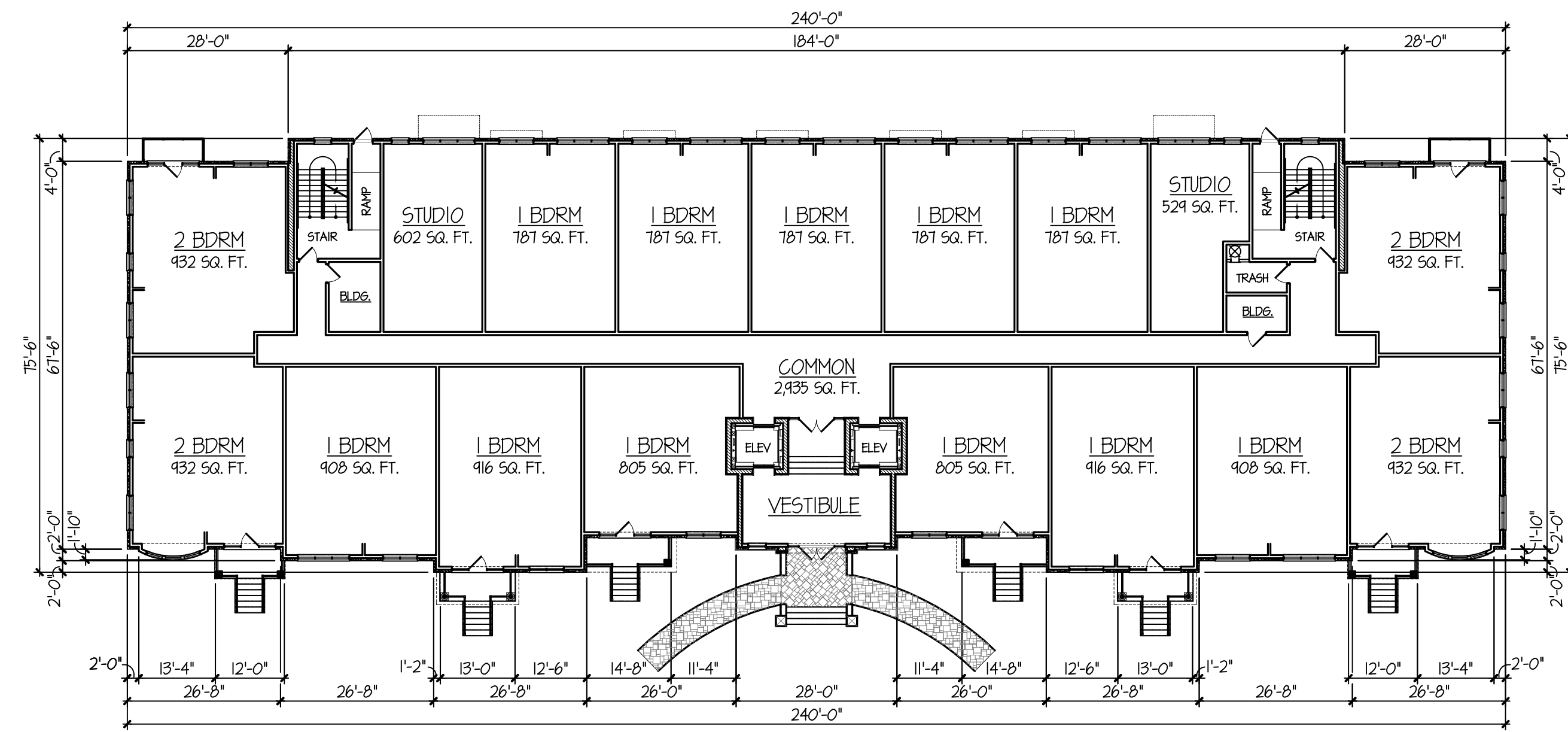
ARLINGTON 425: 225 W. DRIVE-THRU UNDERPASS LOOKING EAST SECTION ELEVATION

SCALE: 1" = 15'-0"



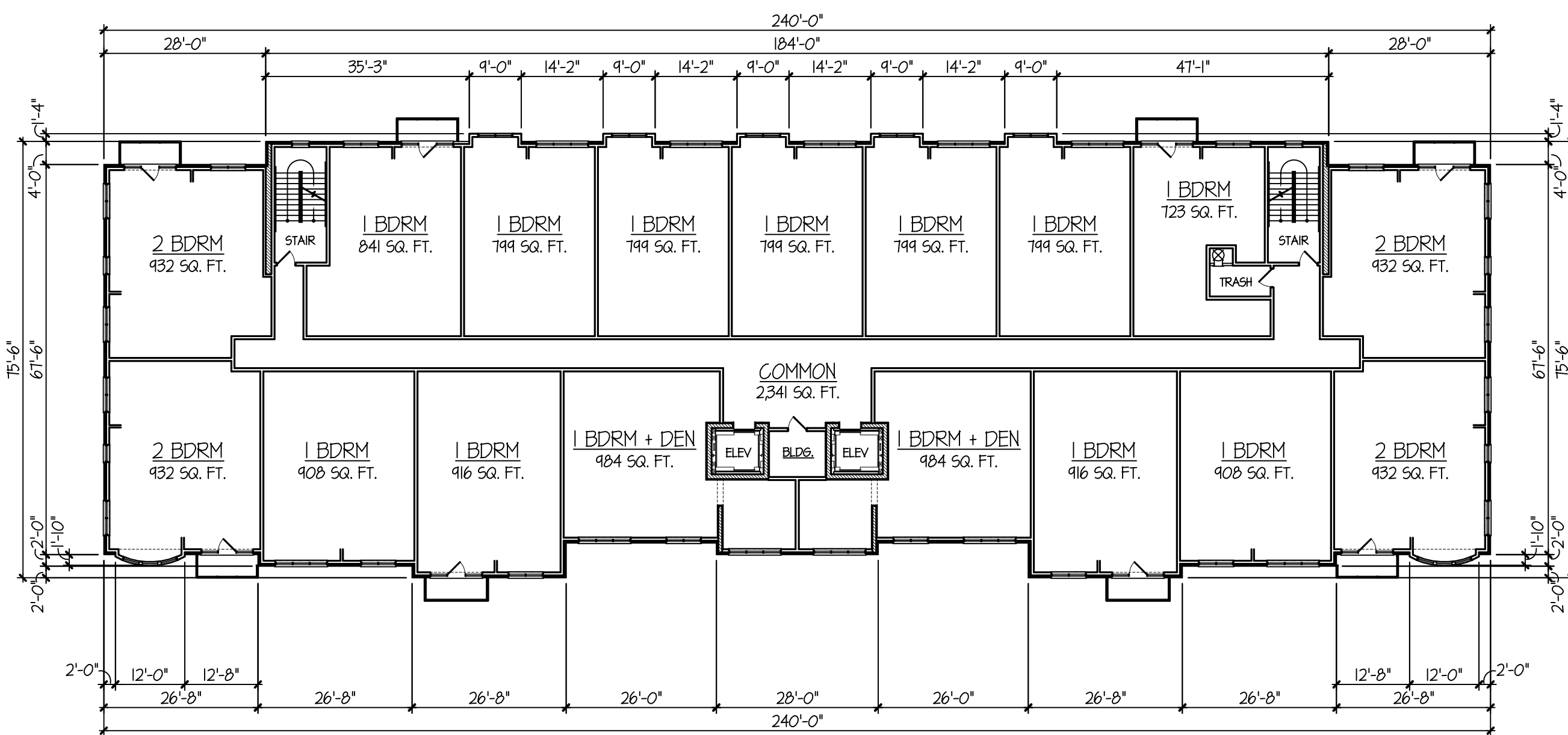
ROOF / ROOFTOP TERRACE PLAN

11,223 SQ. FT.



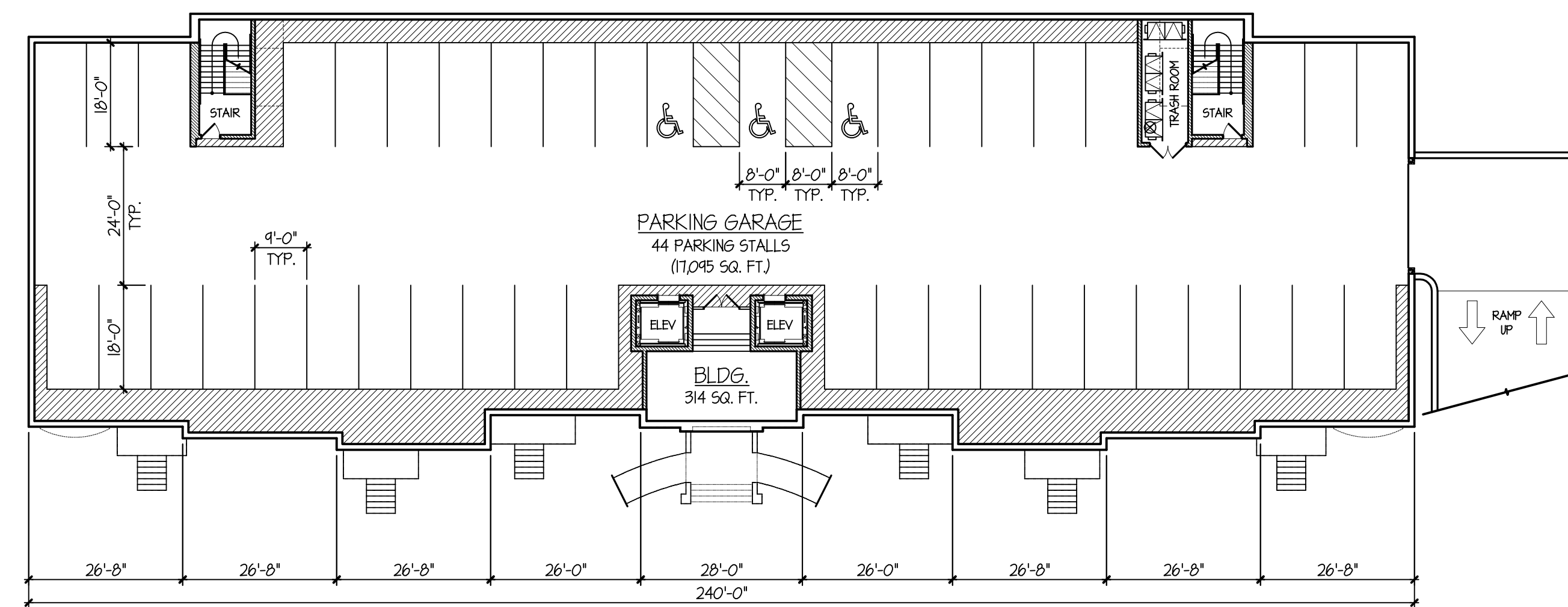
FIRST FLOOR PLAN

17,184 SQ. FT.



TYPICAL 2nd, 3rd, 4th & 5th RESIDENTIAL LEVEL FLOOR PLANS

11,212 SQ. FT. AT FLOOR 5
 11,244 SQ. FT. AT FLOORS 2, 3 AND 4



UNDERGROUND PARKING GARAGE PLAN

17,167 SQ. FT. FOOTPRINT

CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

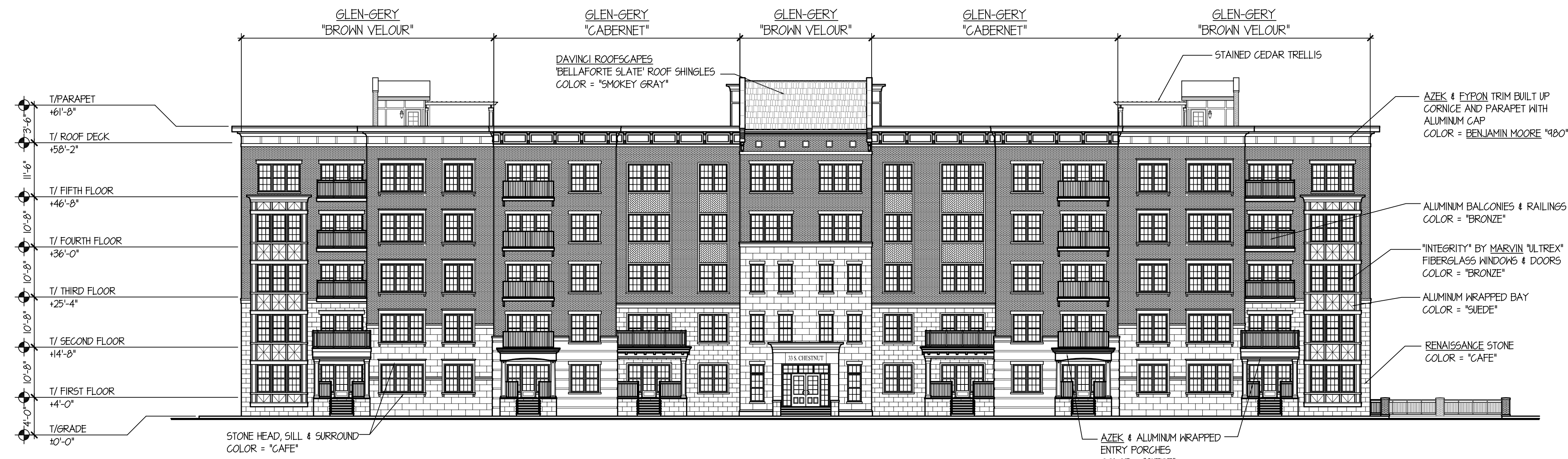
33 S. CHESTNUT
 FLOOR PLANS

FILE NAME 3883-33P Chestnut
 DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

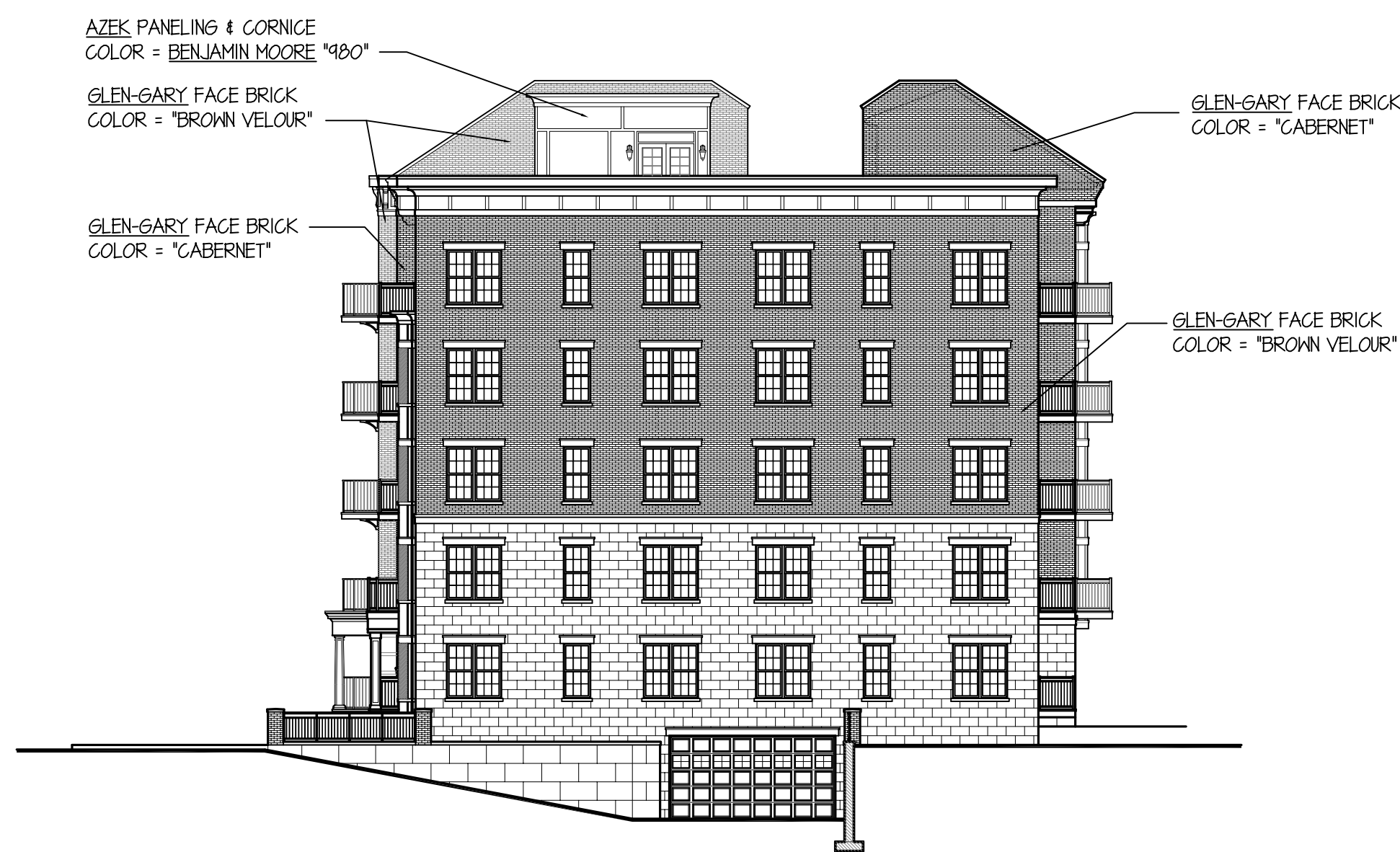
JOB NO. 388315

SHEET NO. CH.1
 OF 11



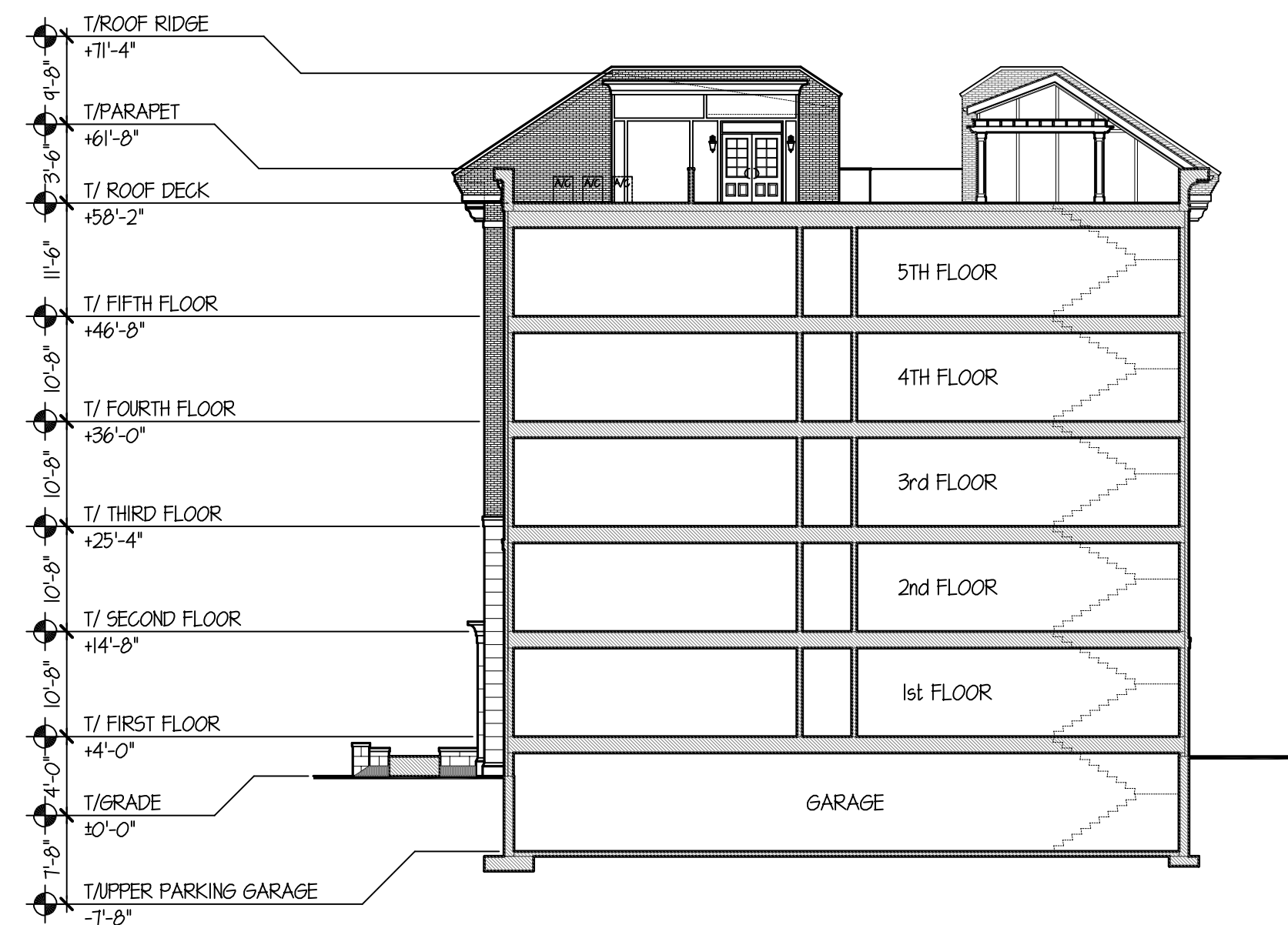
ARLINGTON 425: 33 S. CHESTNUT WEST ELEVATION

SCALE: 1" = 15'-0"



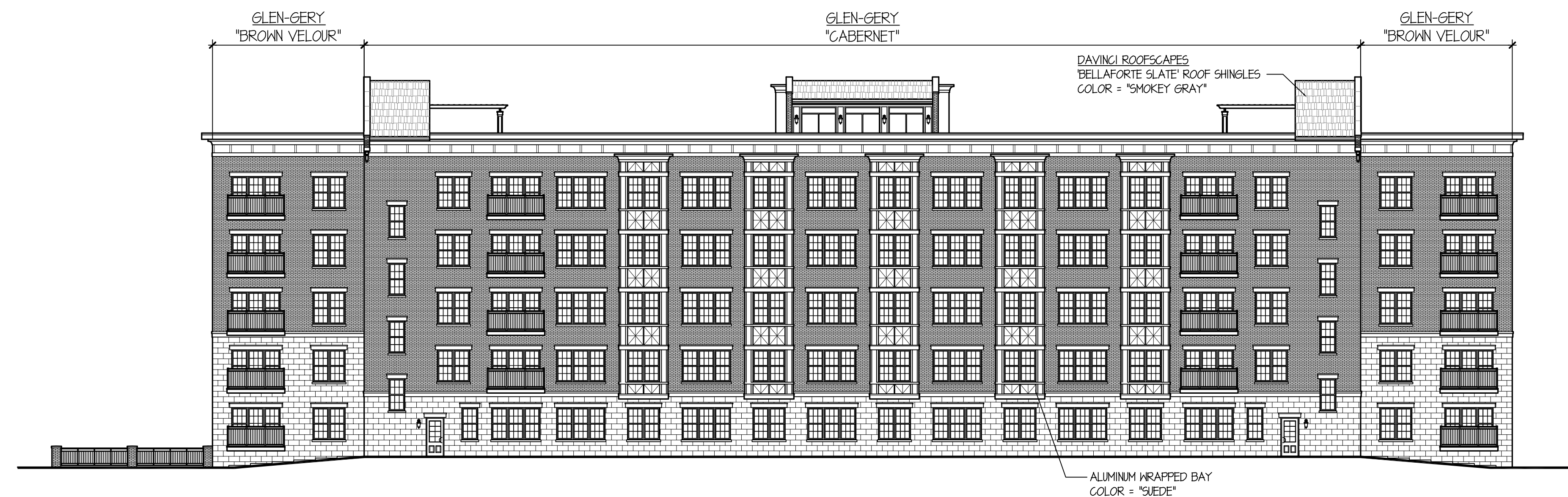
ARLINGTON 425: 33 S. CHESTNUT SOUTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST-WEST SECTION ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT EAST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: 33 S. CHESTNUT NORTH ELEVATION

SCALE: 1" = 15'-0"

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ARLINGTON HEIGHTS • IL 60004
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ARCHITECTS

CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

33 S. CHESTNUT
ELEVATIONS

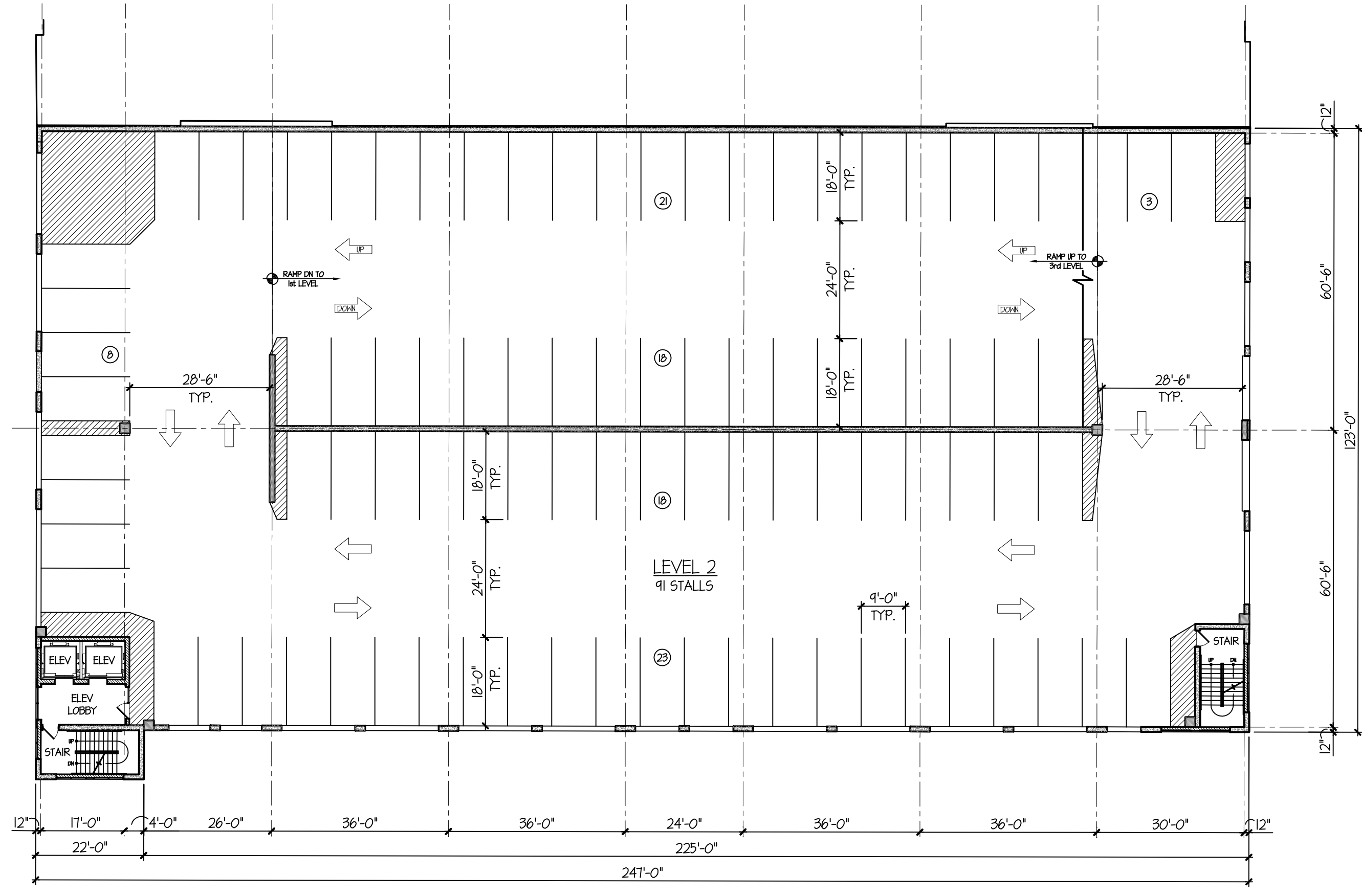
FILE NAME 3883-33P Chestnut
DRAWN BY RDL DATE 12.8.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITAL	2.25.21	KGB

JOB NO. 388315

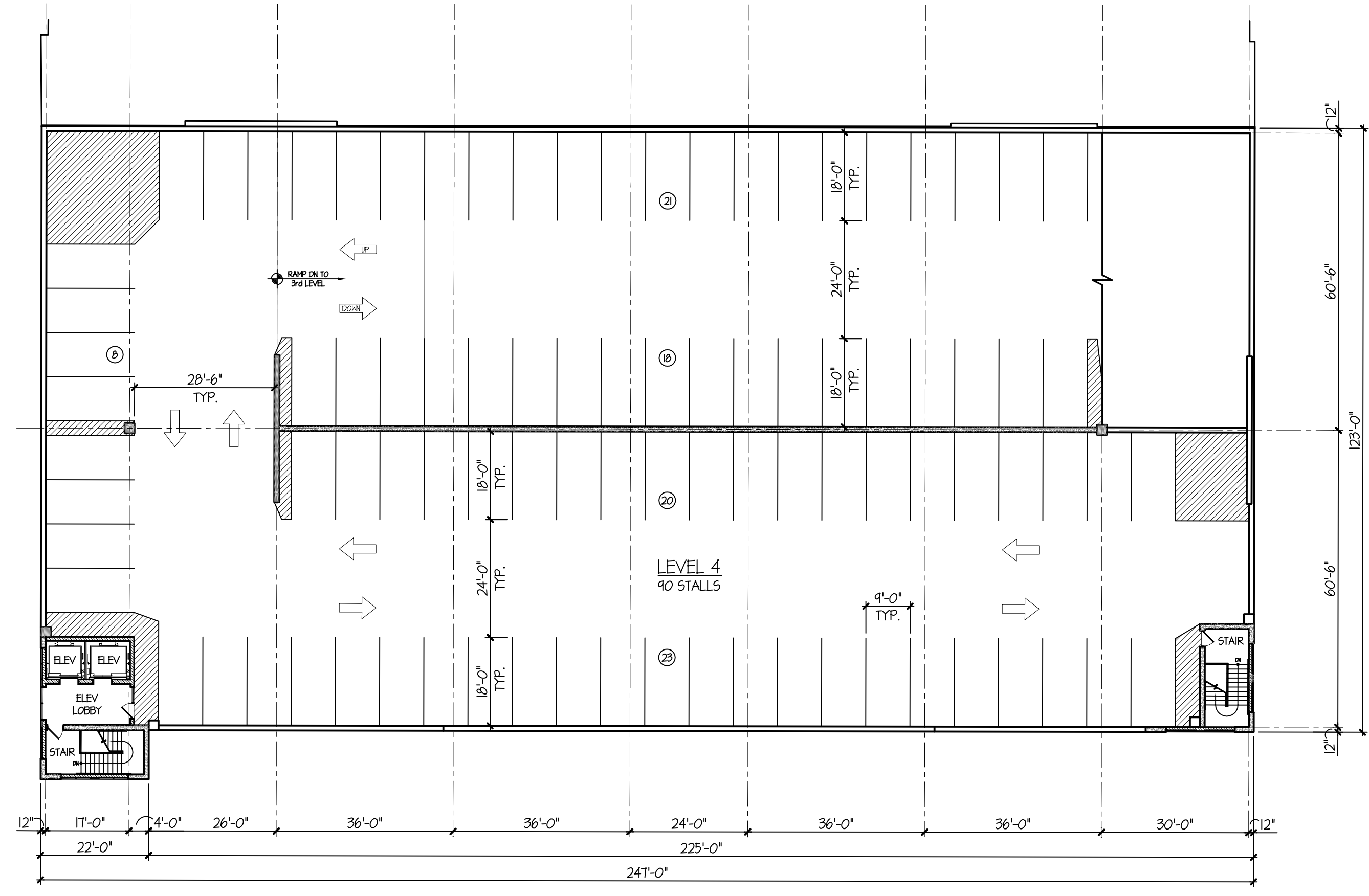
SHEET NO. CH.2
OF 11

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



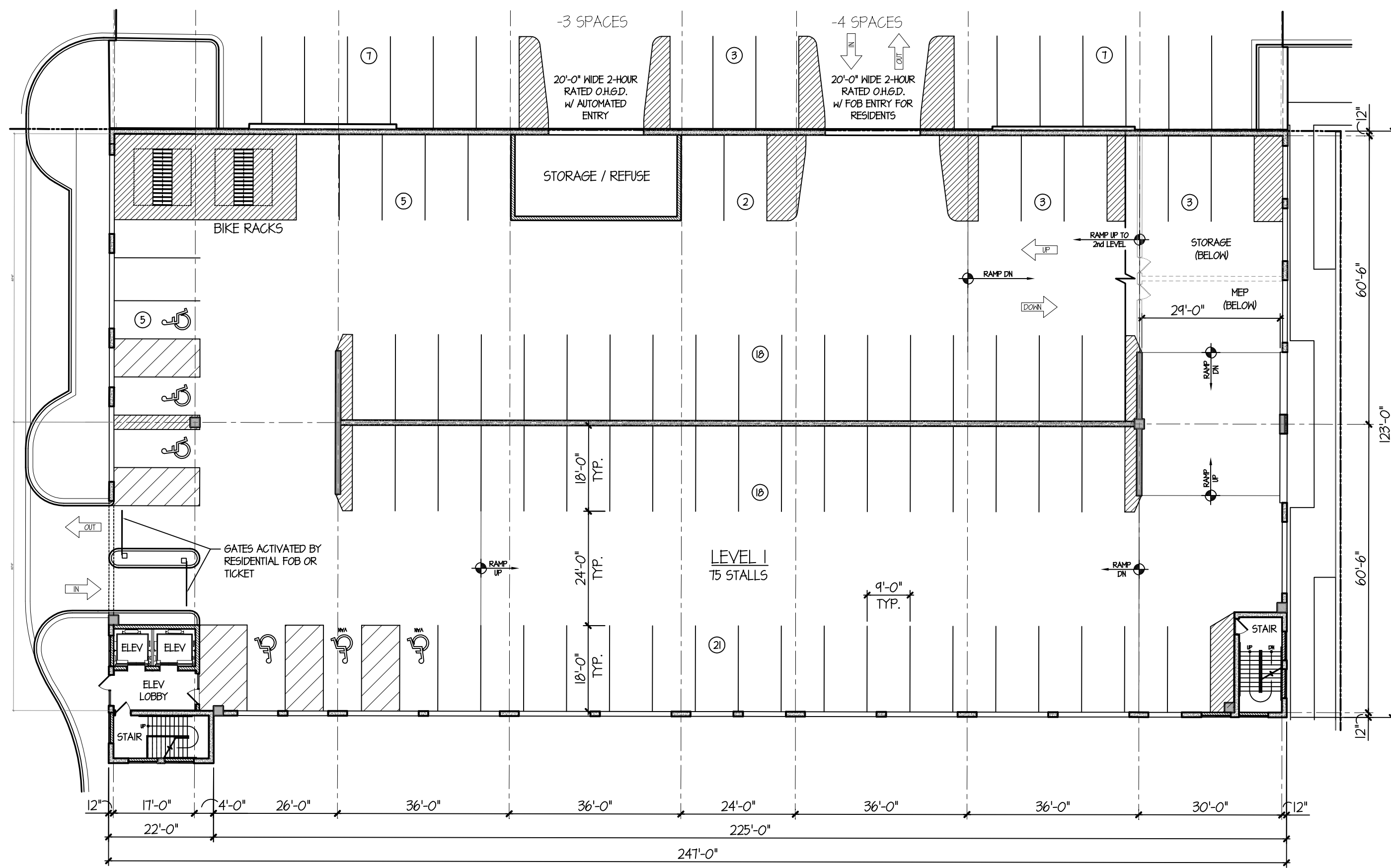
SECOND LEVEL PARKING GARAGE PLAN

30600 SQ. FT.



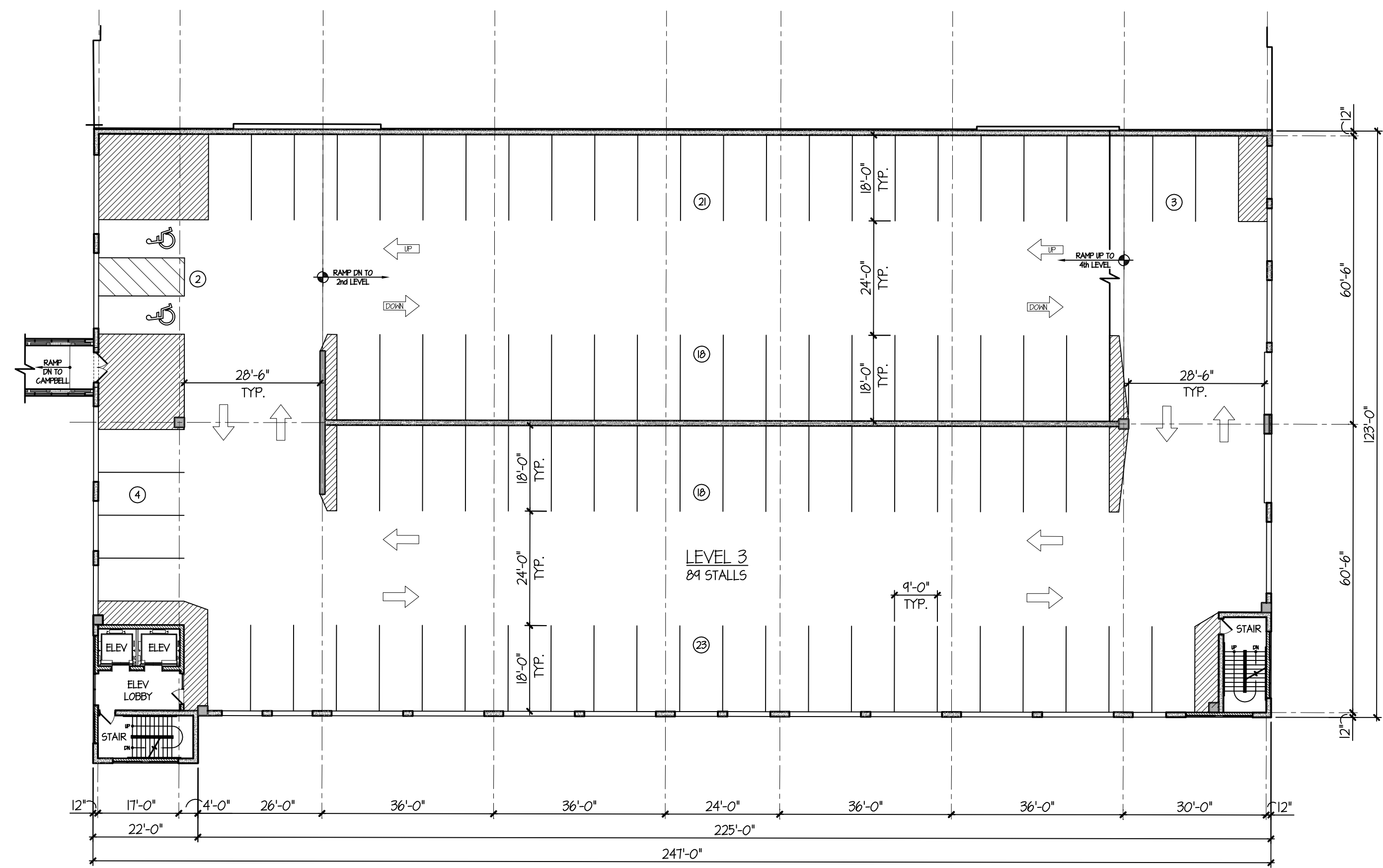
FOURTH LEVEL PARKING GARAGE PLAN

30600 SQ. FT.



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30600 SQ. FT.



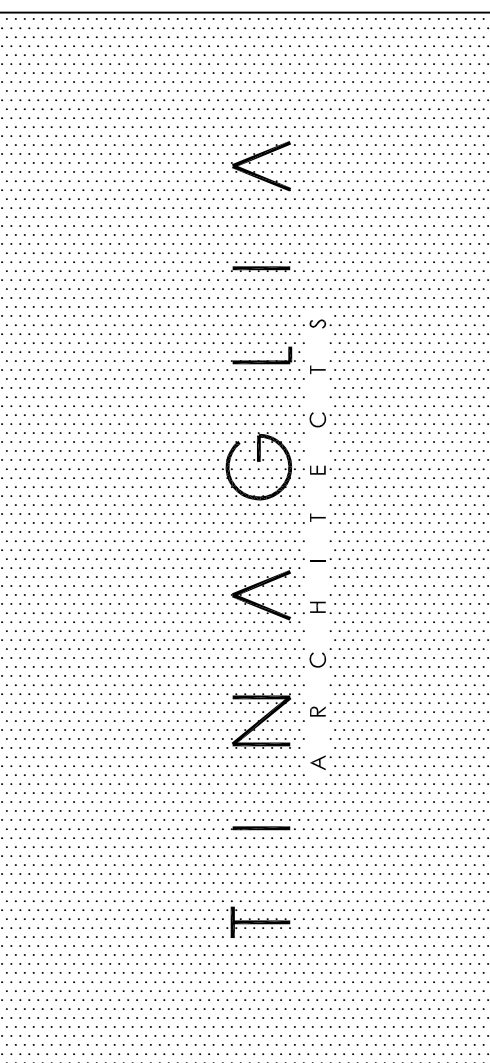
THIRD LEVEL PARKING GARAGE PLANS

30600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE FLOOR PLANS

SCALE: 1" = 20'-0"

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838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

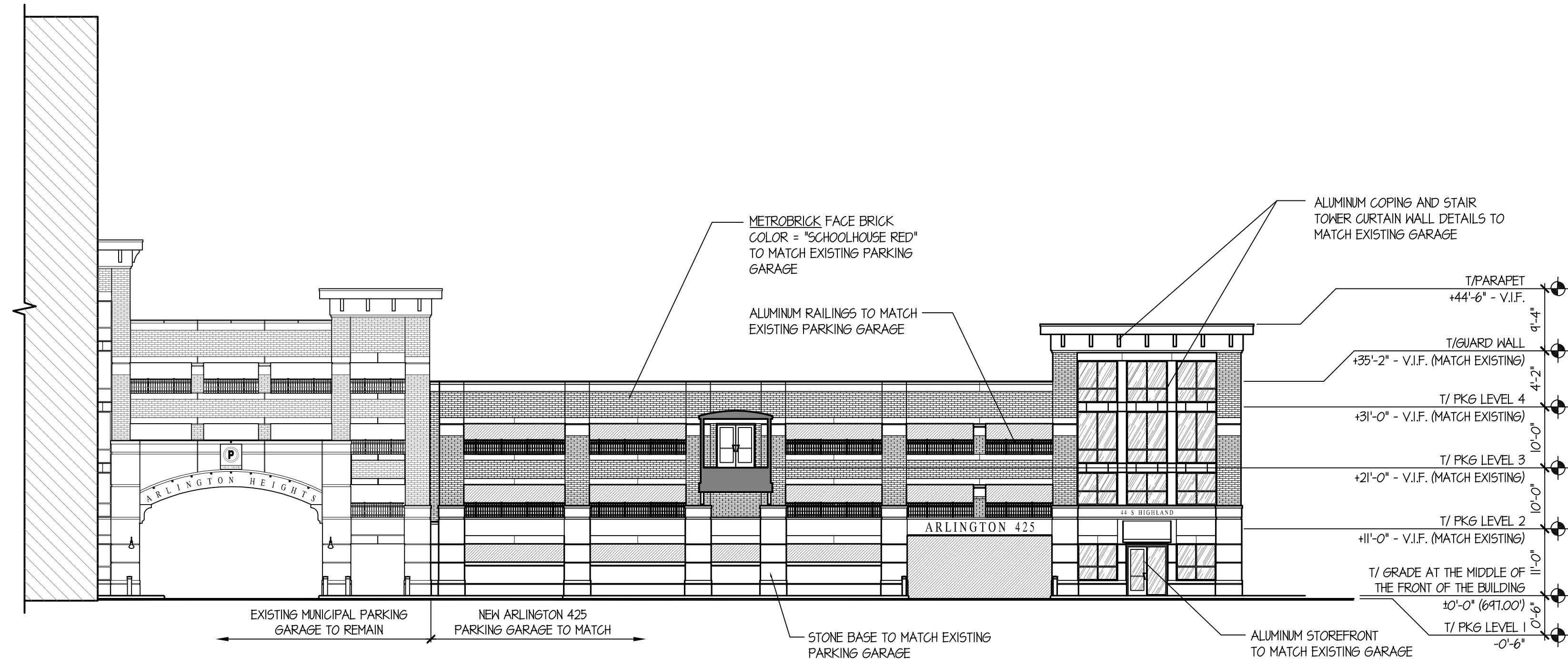
HIGHLAND
GARAGE PLANS

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
1	DC SUBMITTAL	2.10.21	KGB
2	PC REVISIONS	2.19.21	KGB
3	PC/DC SUBMITTAL	2.23.21	KGB

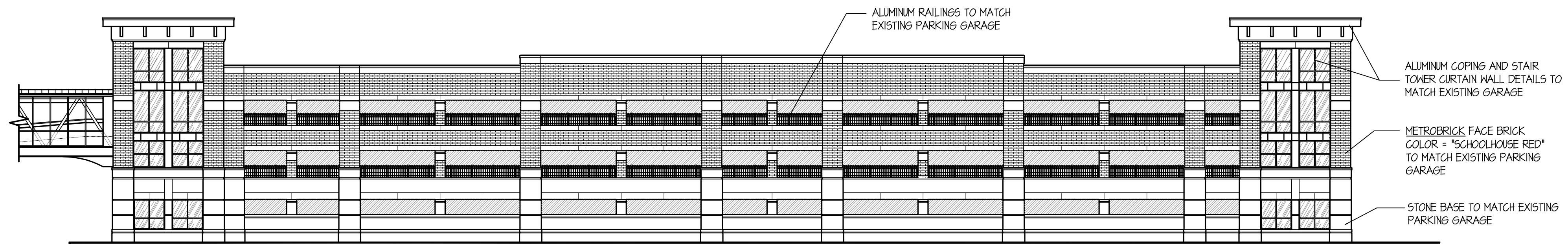
JOB NO. 388315

SHEET NO. OF 11 HL.1



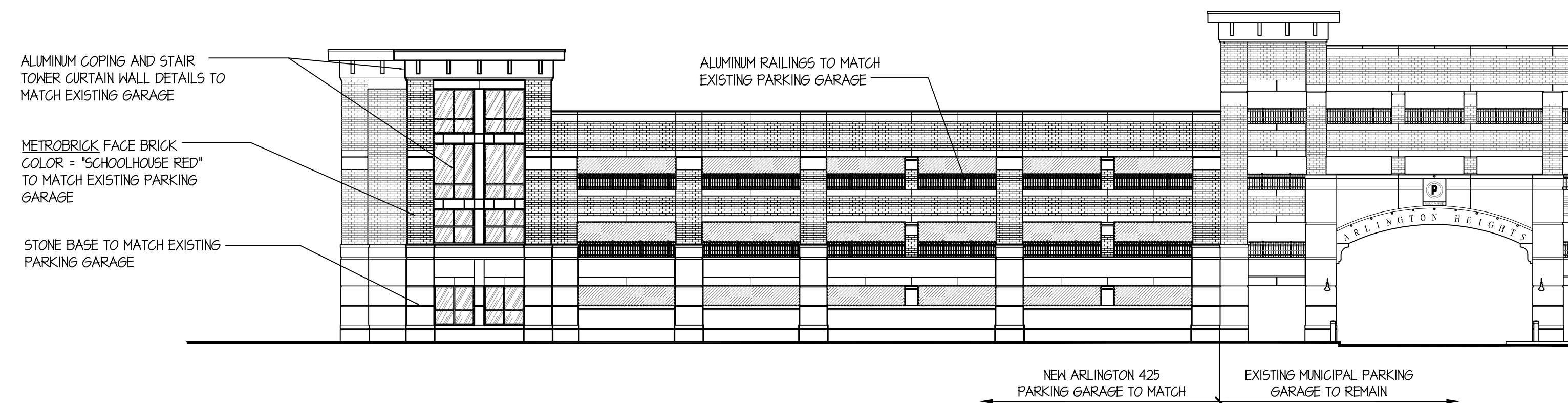
ARLINGTON 425: HIGHLAND PARKING GARAGE NORTH ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE WEST ELEVATION

SCALE: 1" = 15'-0"



ARLINGTON 425: HIGHLAND PARKING GARAGE SOUTH ELEVATION

SCALE: 1" = 15'-0"

CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

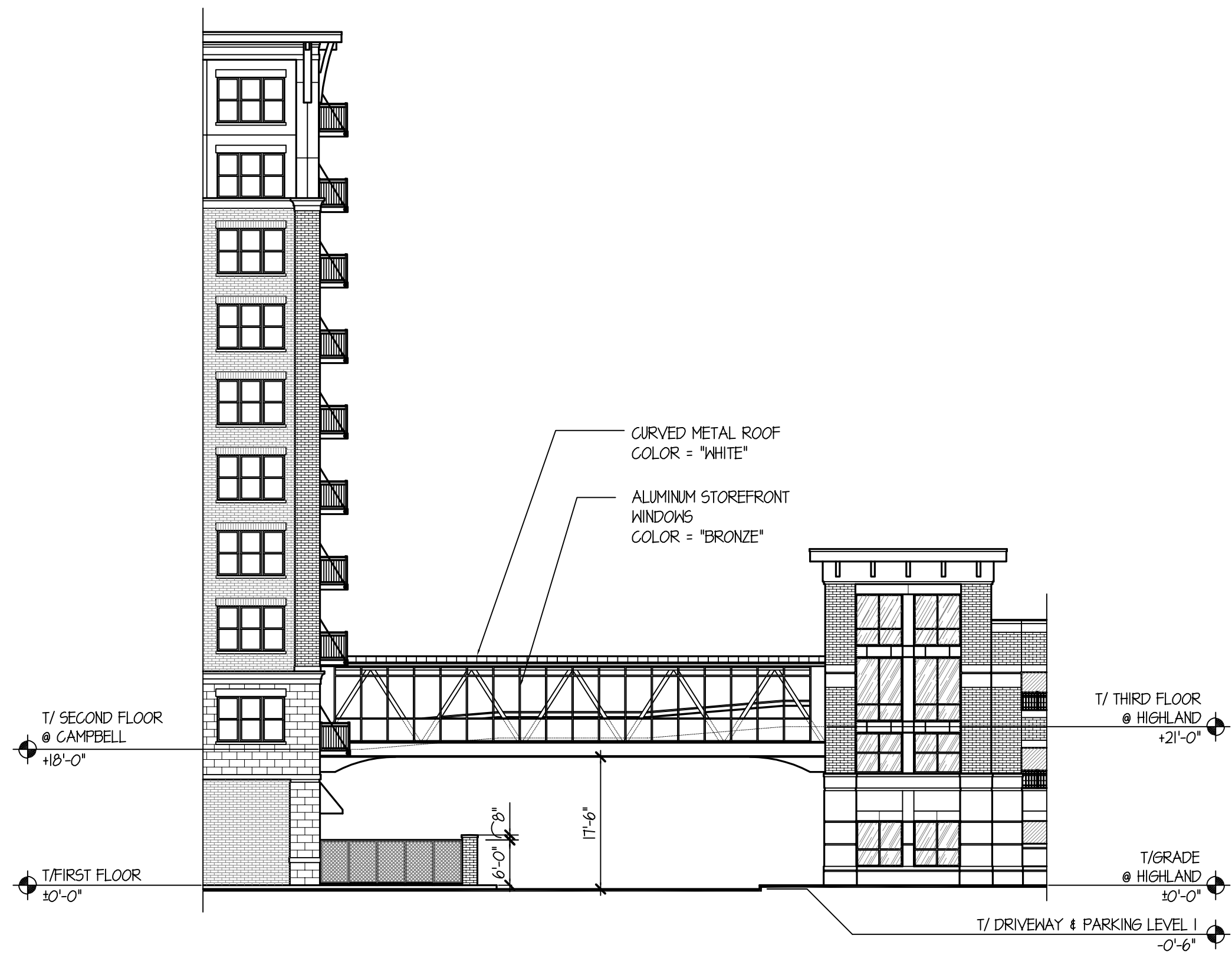
HIGHLAND
 GARAGE ELEV'S

FILE NAME 3883-33P Highland
 DRAWN BY RDL DATE 9.15.20

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.2.20	KGB
3	PC/DC SUBMITTAL	2.25.21	KGB

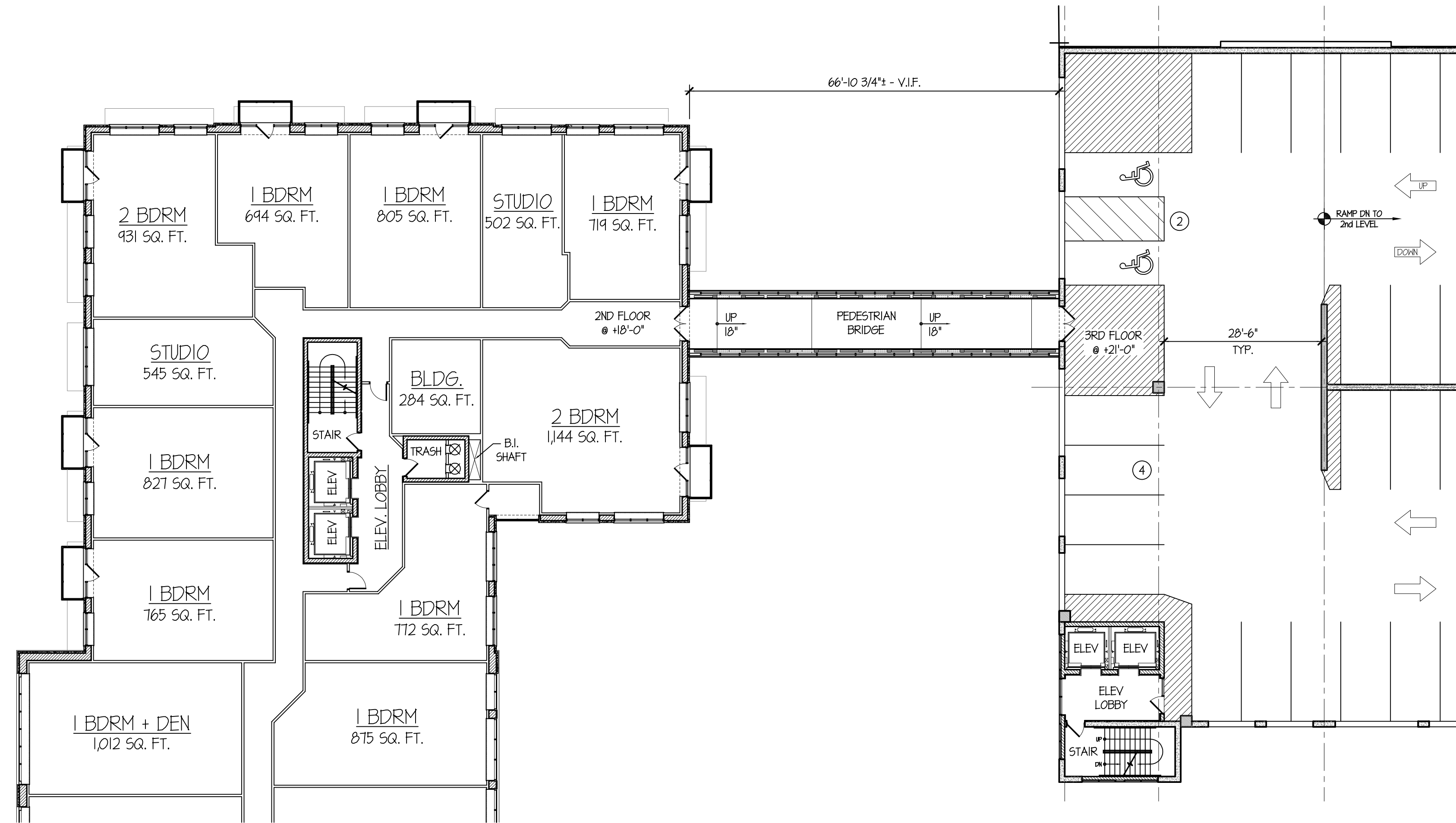
JOB NO. 388315

SHEET NO. OF 11 HL.2



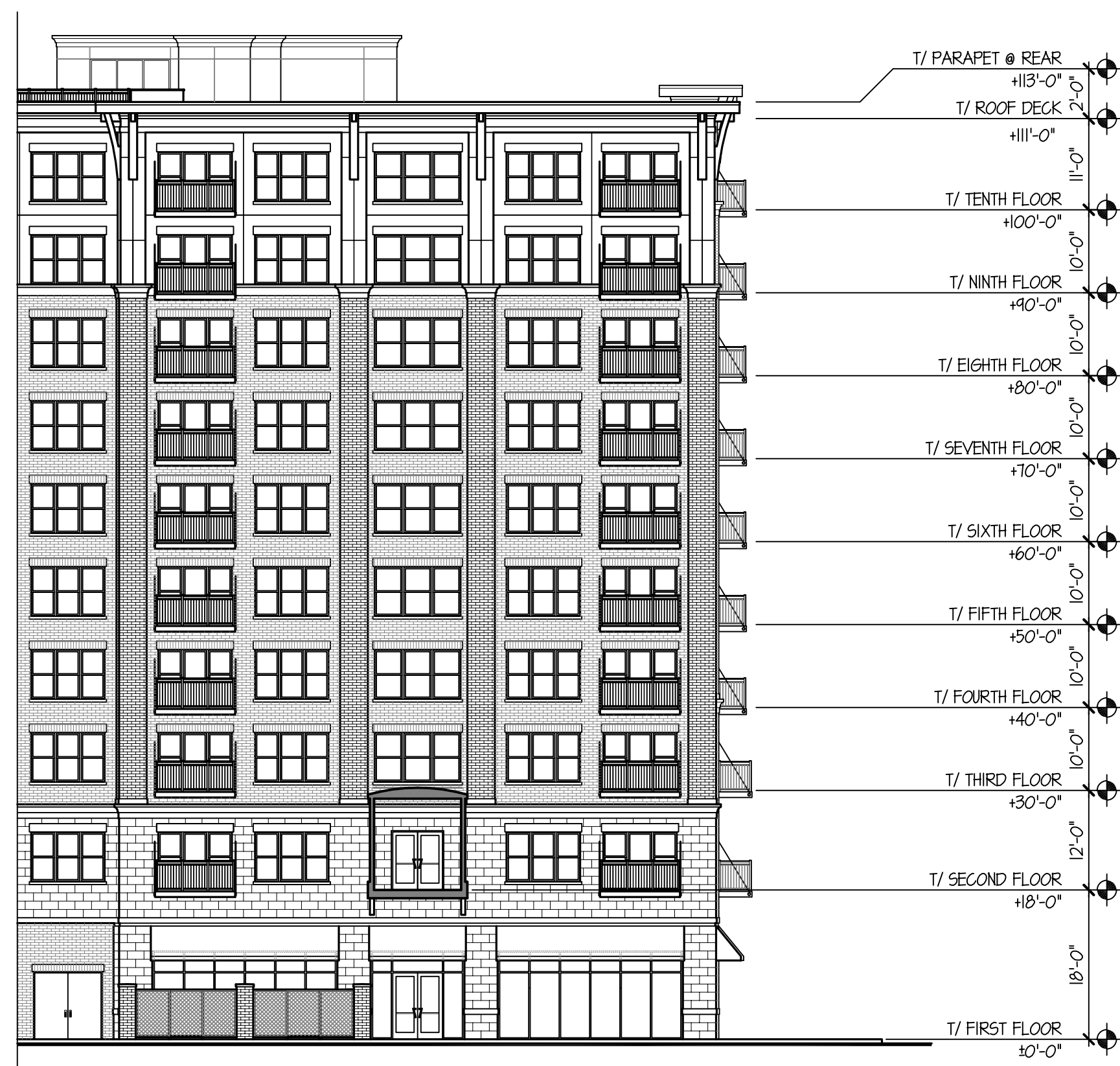
PARTIAL CAMPBELL/HIGHLAND WEST ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



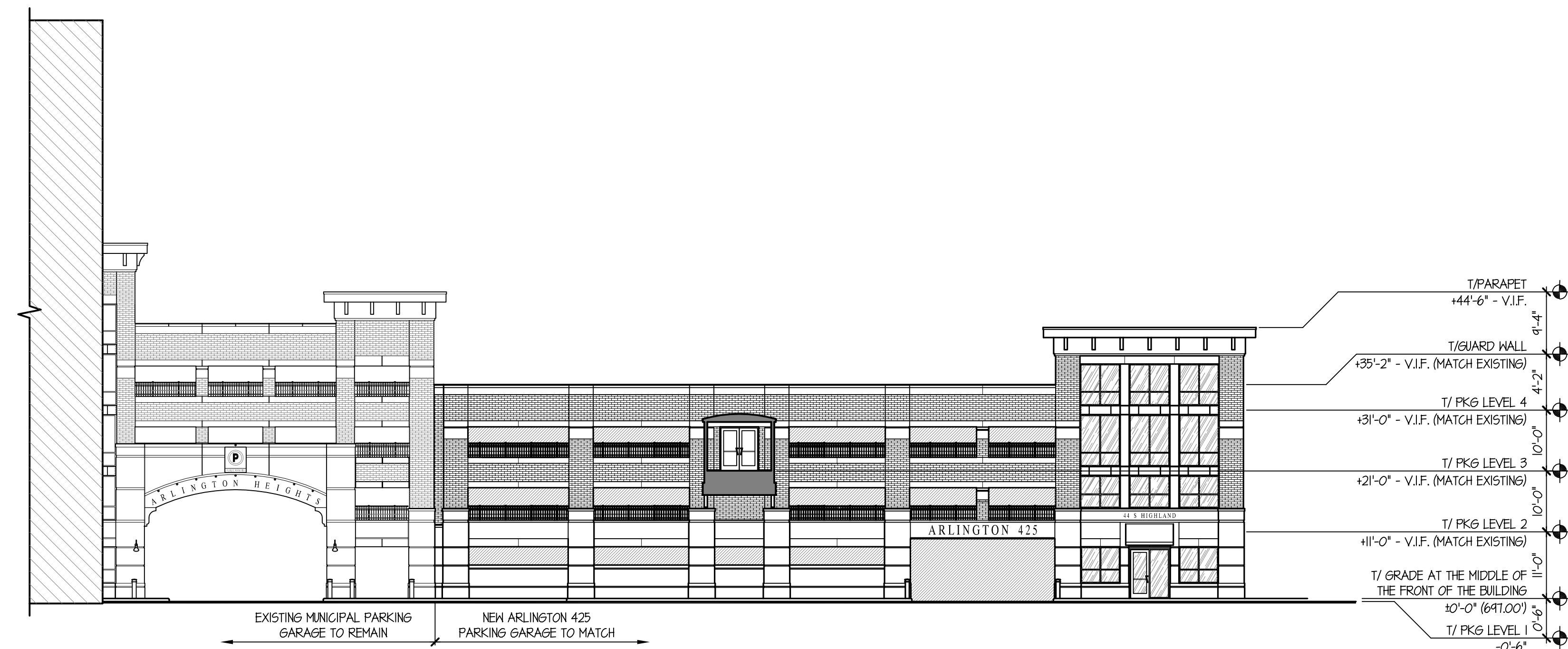
ARLINGTON 425: PARTIAL 2ND FLOOR CAMPBELL / 3RD FLOOR HIGHLAND PLAN WITH PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"



PARTIAL CAMPBELL SOUTH ELEVATION W/ PEDESTRIAN BRIDGE

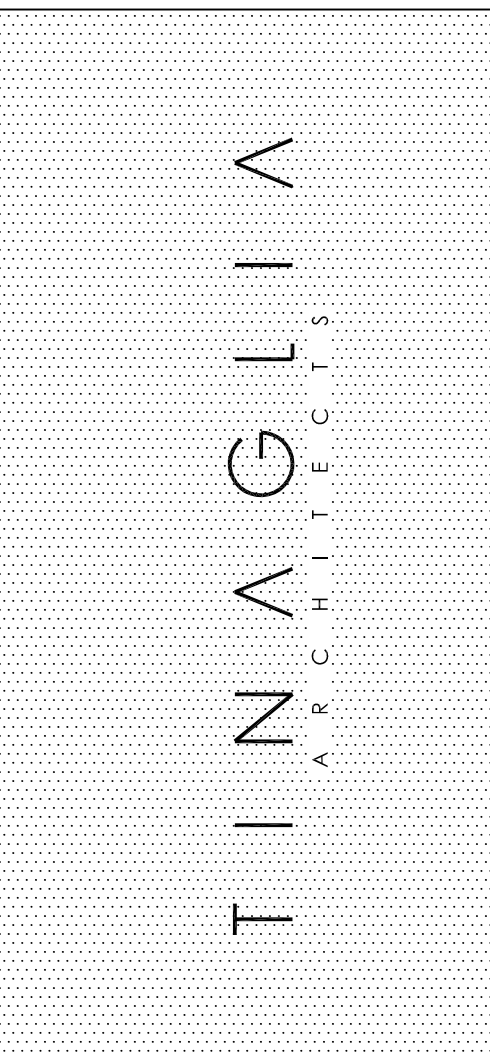
SCALE: 1" = 15'-0"



HIGHLAND NORTH ELEVATION W/ PEDESTRIAN BRIDGE

SCALE: 1" = 15'-0"

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814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
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CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425

ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

PED. BRIDGE
PLANS & ELVs.

FILE NAME 3883-PedBridge_2-19-21
DRAWN BY RDL DATE 2.19.21

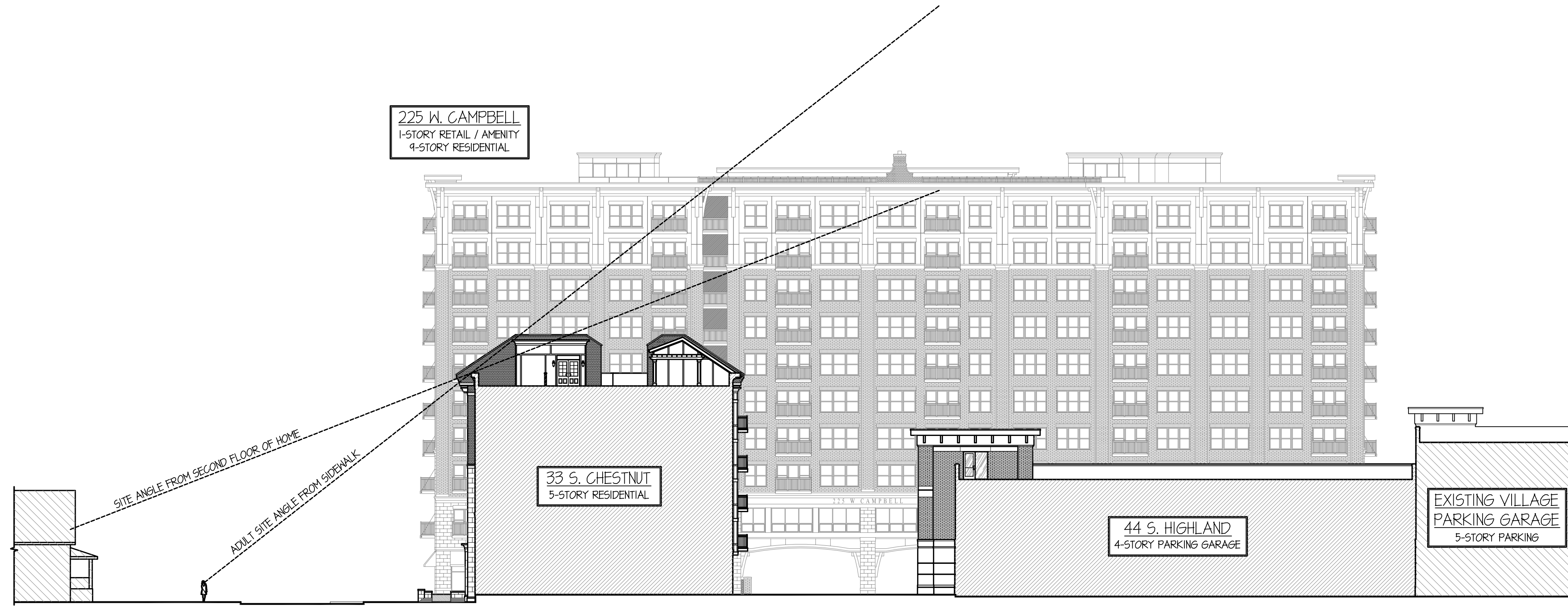
NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KGB

JOB NO. 388315

SHEET NO. OF 11 PB.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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ARLINGTON 425 DEVELOPMENT: EAST - WEST SITE CROSS SECTION - REVISED DESIGN

SCALE: 1" = 20'-0"

CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
 ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

SITE SECTION
 COMPARISON

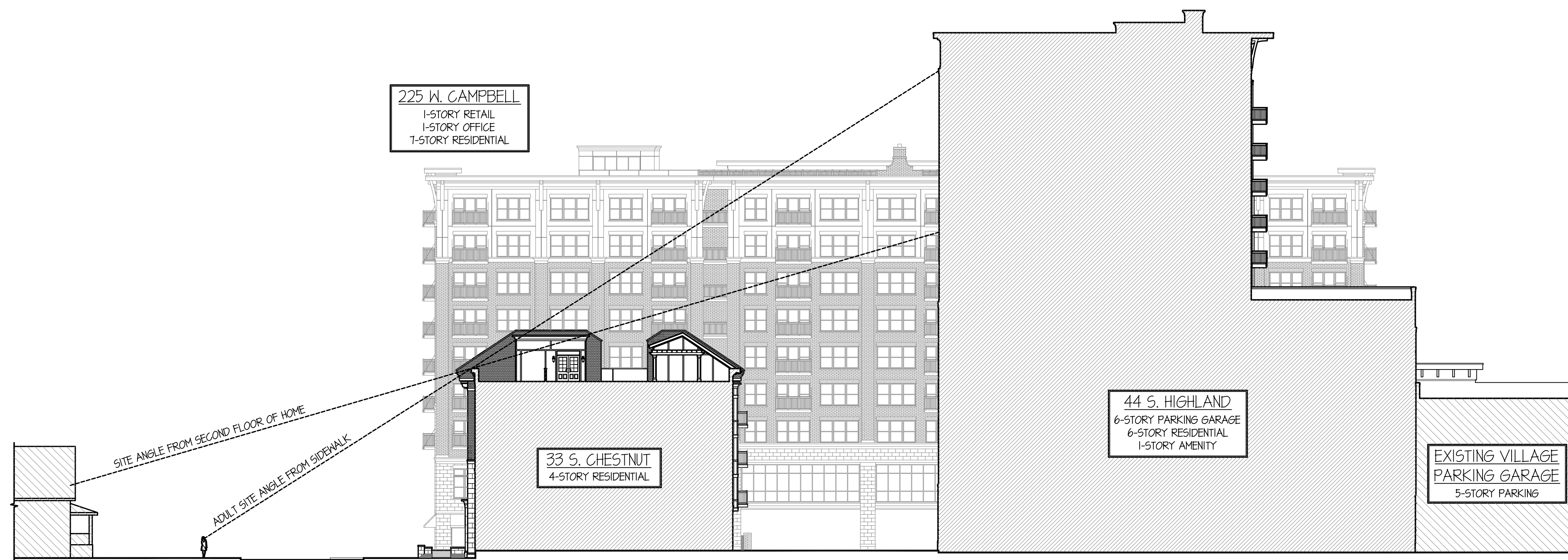
FILE NAME 3883-31P Site Plan
 DRAWN BY RDL DATE 11.20.20

NO.	REVISED PER	DATE	BY
3	PC/DC SUBMITTAL	2.25.21	KQB

JOB NO. 388315

SHEET NO. OF 11 SCS

PROFESSIONAL DESIGN FIRM LICENSE #184-002934



ARLINGTON 425 DEVELOPMENT: EAST - WEST SITE CROSS SECTION - ORIGINAL DESIGN

SCALE: 1" = 20'-0"

PRELIMINARY SITE IMPROVEMENT PLANS

for

ARLINGTON 425

**VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS**
PROJECT NO:3514.02

**ARLINGTON 425
DEVELOPMENT**

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**



FILENAME: 3514.02P-TITLE
DATE: 09/21/18
JOB NO. 3514.02
SHEET P-CS
1 OF 5

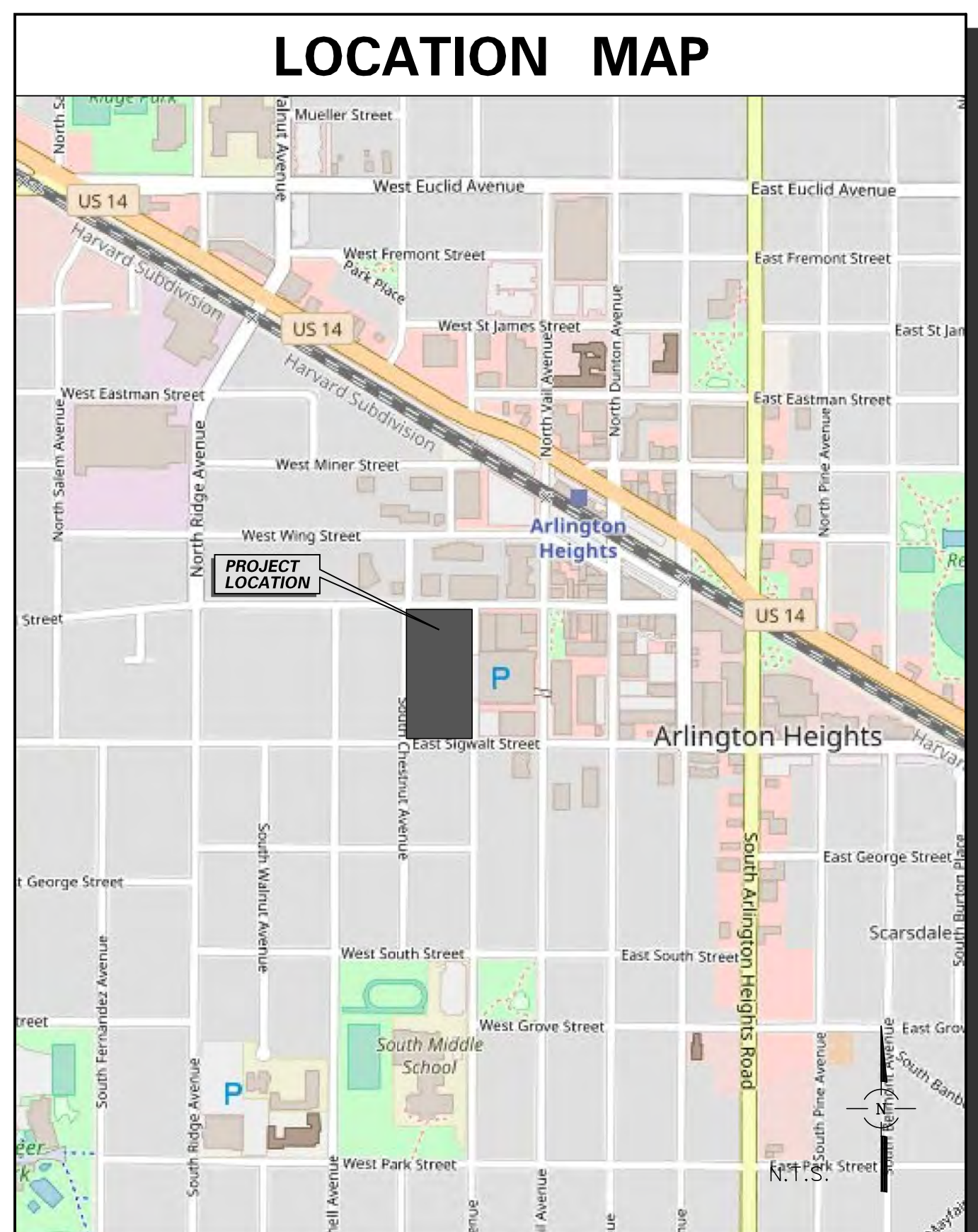
DEVELOPER
CCH, L.L.C.
7458 N. HARLEM AVE.
CHICAGO, IL 60631
PH: 773-775-5400
FAX: 773-775-4433

ARCHITECT
TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
PH: 847-253-0002

**CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:**
COUNTY **COOK**
CITY, TOWNSHIP **VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP**
SEC. & 1/4 SEC. NO. **SE 1/4 OF SEC. 30, T42N, R11E**
**48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS**

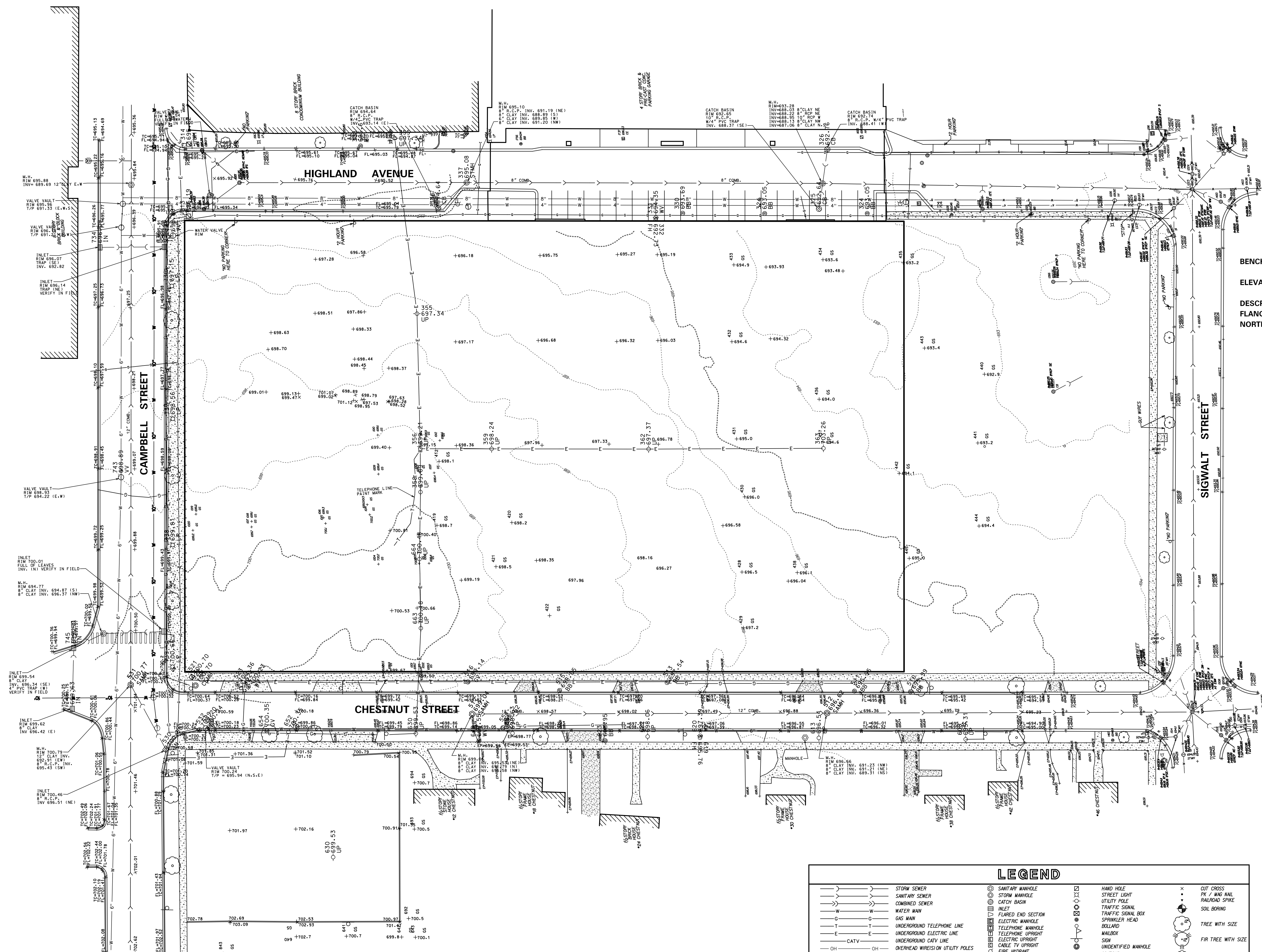
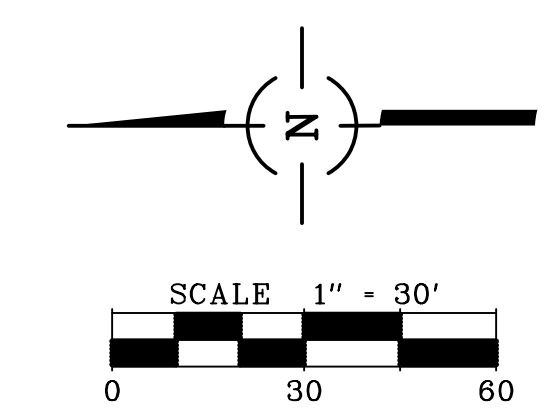
BENCHMARK
ELEVATION:
DESCRIPTION: **SEE SHEET P-ET FOR
BENCHMARK INFORMATION**

INDEX		
SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	P-CS	COVER SHEET
2	P-EC	EXISTING CONDITIONS
3	P-GM	PRELIMINARY GEOMETRIC PLAN
4	P-GR	PRELIMINARY GRADING PLAN
5	P-UT	PRELIMINARY UTILITY PLAN



REVISIONS			
ORIGINAL PLAN DATE: SEPTEMBER 21, 2018			
#	SHEET #	REMARKS	DATE
1	3-5	REVISED SITE LAYOUT	11/08/18
2	3-5	REVISED SITE PLAN FROM ARCHITECT	01/16/19
3	3-5	REVISED SITE PLAN FROM ARCHITECT	02/18/19
4	3-5	REVISED SITE PLAN FROM ARCHITECT	03/14/19
5	3-5	PER ROUND 3 VILLAGE COMMENTS	04/03/19
6	3-5	PER AMENDED PUD	01/14/21
7	3-5	PER AMENDED PUD VILLAGE COMMENTS	02/25/21

S:\Projects\3514.02\PRELIM\3514.02P-TITLE.dgn Default: User=jkapustak

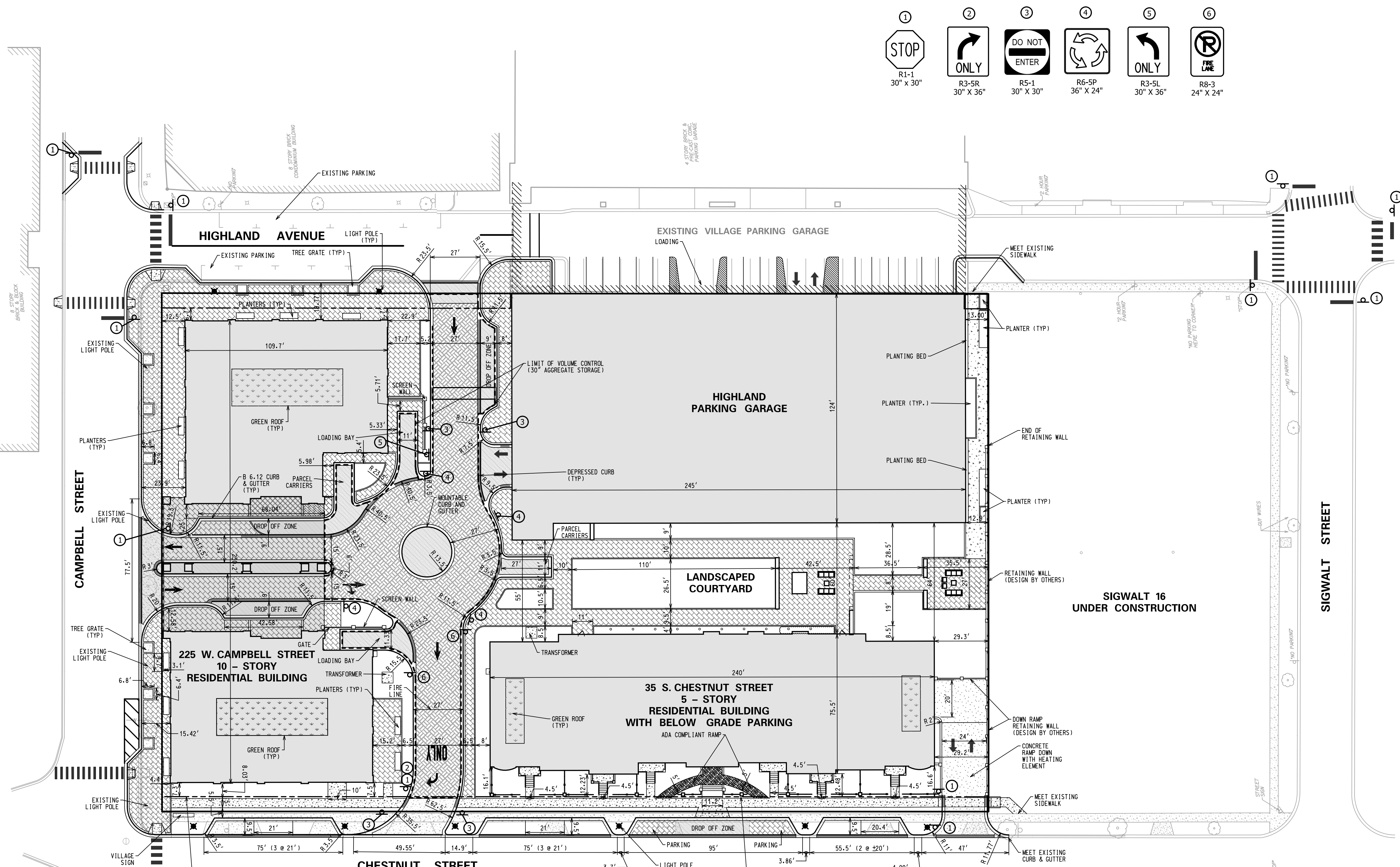


BENCHMARK
 ELEVATION = 693.47'
 DESCRIPTION: " X " MARKER X ON NORTHEAST PART OF FLANGE IN BETWEEN BOLTS OF THE FIRE HYDRANT AT THE NORTHWEST CORNER OF HIGHLAND & SIGWALT STREETS.

LEGEND	
	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
	WATER MAIN
	GAS MAIN
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRIC LINE
	CATV
	OVERHEAD WIRE ON UTILITY POLES
	FIBER OPTIC LINE
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	SPRINKLER HEAD
	MAILBOX
	SIGN
	UNIDENTIFIED MANHOLE
	SPOT ELEVATION
	RIGHT-OF-WAY MONUMENT
	DISC
	IRON / STEEL ROD
	IRON PIPE
	CUT CROSS
	SOIL BORING
	TREE WITH SIZE
	FIR TREE WITH SIZE
	BUSH
	ASPHALT
	CONCRETE
	GRAVEL

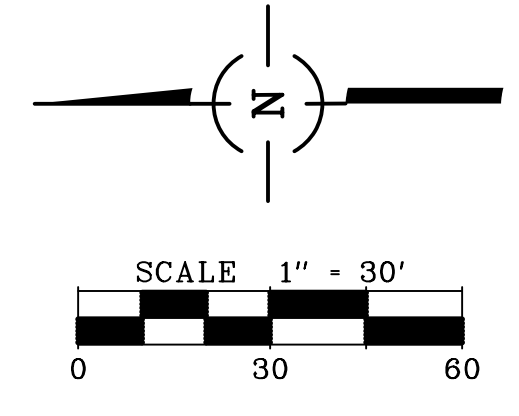
NOTE:
 UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.
 PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE. IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.
 LAST DAY OF FIELD WORK: SEPT. 23, 2002
 THE BOUNDARY SHOWN IS FROM AN A.L.T.A. / A.C.S.M. LAND TITLE SURVEY COMPLETED BY CE DESIGN, LTD. DATED OCTOBER 25, 1995
 EXISTING ON-SITE IMPROVEMENTS NOT SHOWN AT REQUEST OF CLIENT.

EXISTING CONDITIONS ARLINGTON 425 ARLINGTON HEIGHTS, ILLINOIS	CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 676-4060 Fax: (847) 676-4065
SPACECO INC. FILENAME: 3514.02P-SE03 DATE: 09/21/18 JOB NO. 3514.02 SHEET P-EC 2 OF 5	NO. DATE REMARKS NO. DATE REMARKS NO. DATE REMARKS



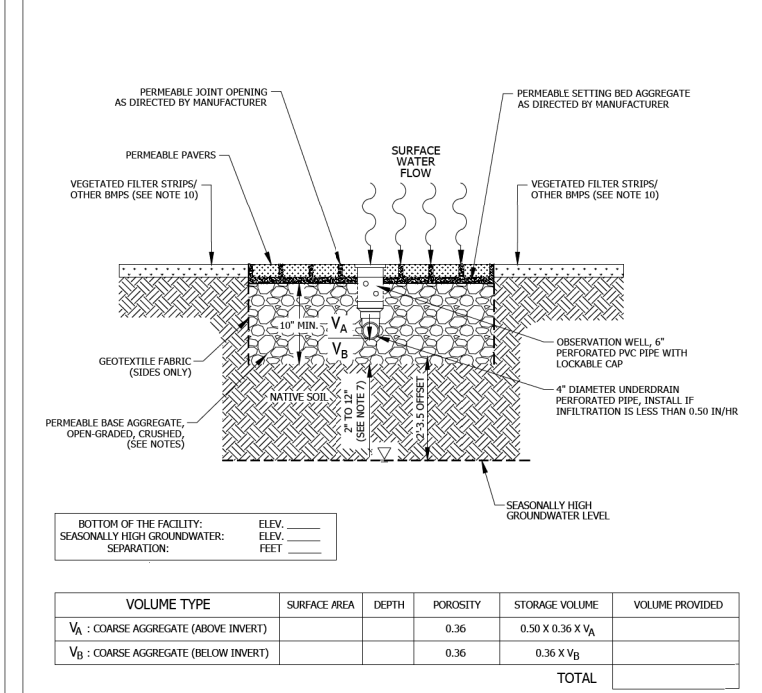
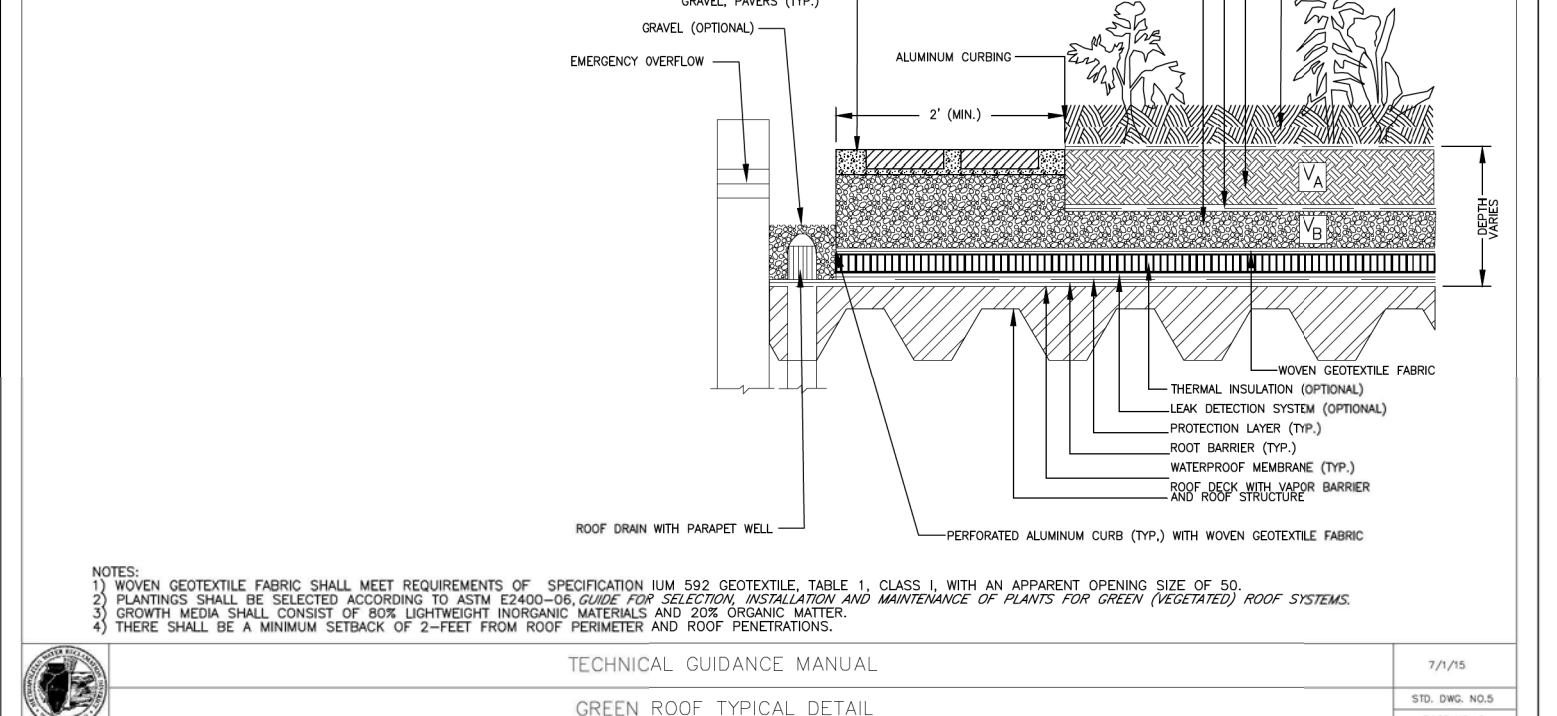
SIGN LEGEND:

①	②	③	④	⑤	⑥
R1-1 30" x 30"	R3-5R 30" x 36"	R5-1 30" x 30"	R6-5P 36" x 24"	R3-5L 30" x 36"	R8-3 24" x 24"



- LEGEND**
- BUILDING FOOTPRINT
 - CONCRETE PAVEMENT OR APRON
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT WITH HEATING ELEMENTS (GARAGE RAMP)
 - BRICK PAVERS
 - PERMEABLE PAVEMENT
 - GREEN ROOF
 - CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
 - CONCRETE CURB AND GUTTER
 - DEPRESSED CURB & GUTTER
 - LIGHT POLE
 - FENCE

VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME	VOLUME PROVIDED
GROWTH MEDIUM	0.25	3000 CF	0.25 x V_v	750 CF
DRAINAGE LAYER	0.25	3000 CF	0.25 x V_v	750 CF
TOTAL				1500 CF



NOTES:

- PERMEABLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND ALL OTHER RELEVANT REGULATIONS.
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TECHNICAL GUIDANCE MANUAL PERMEABLE PAVERS DETAIL

PRELIMINARY GEOMETRIC PLAN

ARLINGTON 425
 ARLINGTON HEIGHTS, ILLINOIS

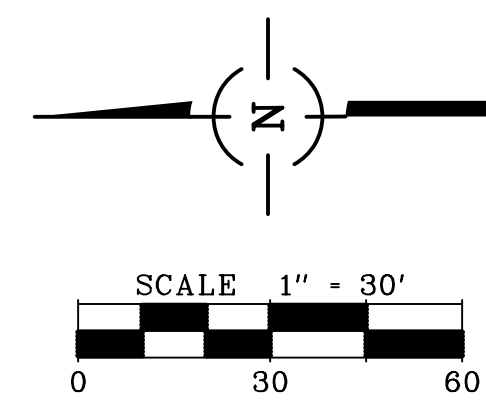
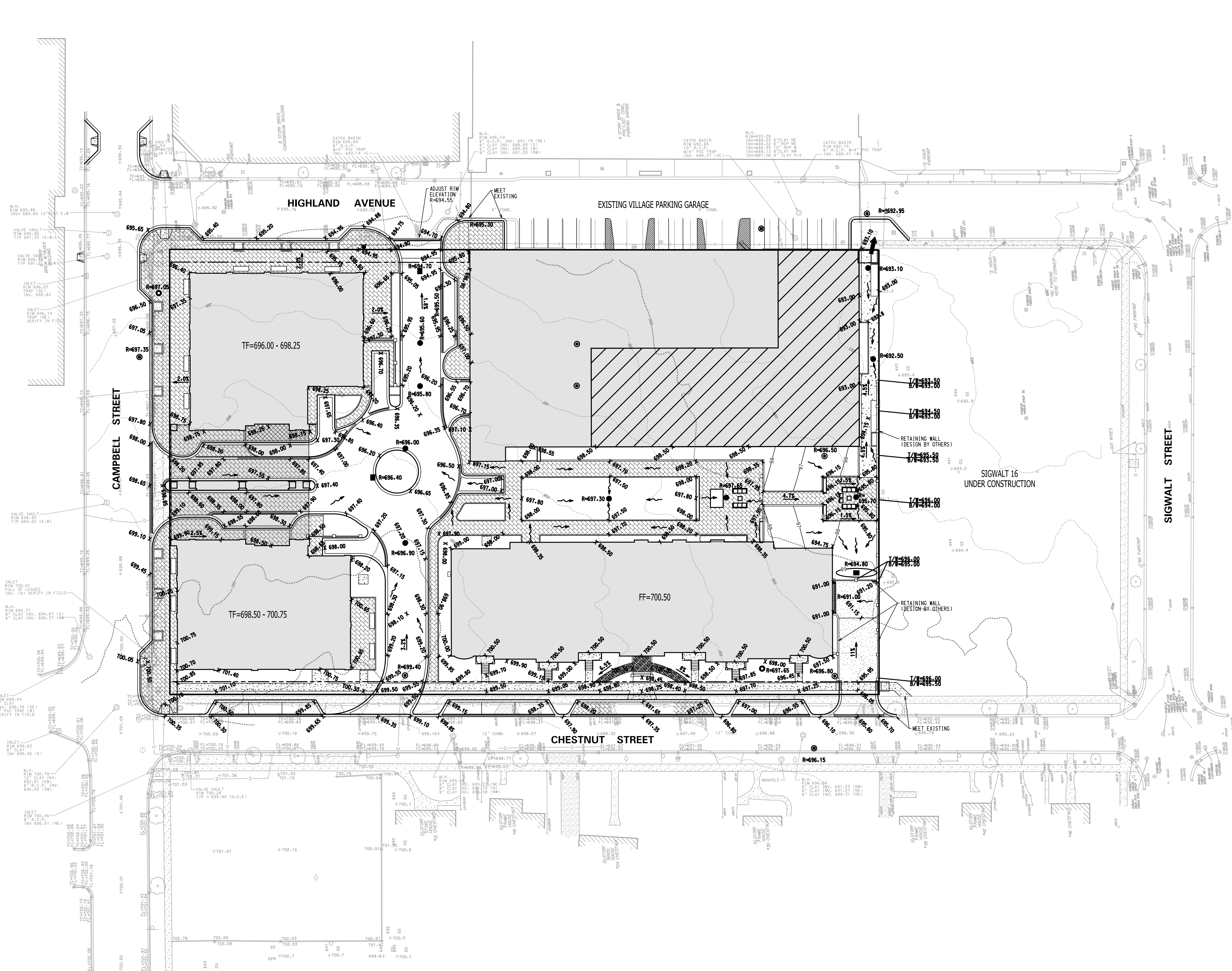
CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 676-4060 Fax: (847) 676-4065

SPACECO INC.

FILENAME: 3514-02P-GM
 DATE: 09/21/18
 JOB NO. 3514.02
 SHEET P-GM
 3 OF 5

NO.	DATE	REMARKS
5	04/03/19	PER ROUND 3 VILLAGE COMMENTS
4	03/14/19	REVISED SITE PLAN FROM ARCHITECT
3	02/18/19	REVISED SITE PLAN FROM ARCHITECT
2	01/16/19	REVISED SITE PLAN FROM ARCHITECT
1	11/08/18	REVISED SITE LAYOUT



- LEGEND**
- F/F FINISHED FLOOR
 - T/F FINISHED FLOOR
 - LOCAL DRAINAGE
 - 100-YEAR OVERLAND FLOW ROUTE
 - LOCAL DRAINAGE DIVIDE
 - TOP OF CURB
EDGE OF PAVEMENT
 - TOP OF WALL
BOTTOM OF WALL

NO.	DATE	REMARKS
7	02/25/21	PER AMENDED PUD VILLAGE COMMENTS
6	01/14/21	PER AMENDED PUD

NO.	DATE	REMARKS
5	04/03/19	PER ROUND 3 VILLAGE COMMENTS
4	03/14/19	REVISED SITE PLAN FROM ARCHITECT
3	02/18/19	REVISED SITE PLAN FROM ARCHITECT
2	01/16/19	REVISED SITE PLAN FROM ARCHITECT
1	11/08/18	REVISED SITE LAYOUT

PRELIMINARY GRADING PLAN
ARLINGTON 425
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

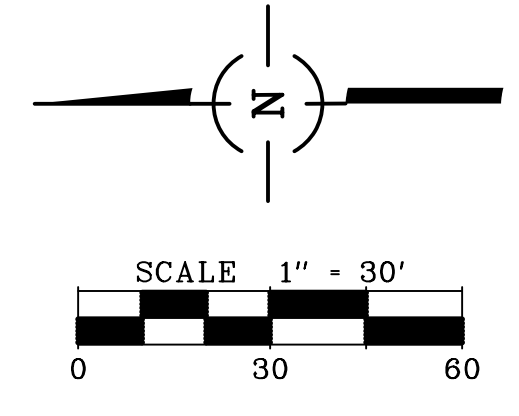
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME: 3514_02P-GR
DATE: 09/21/18
JOB NO. 3514_02
SHEET P-GR 4 OF 5

SITE STORMWATER MANAGEMENT SUMMARY		
	REQUIRED	PROVIDED
DETENTION STORAGE	1.03	1.20
VOLUME CONTROL	0.19	0.20

VOLUME CONTROL SUMMARY (PER MWRD)		
VOLUME CONTROL PRACTICE	AREA	STORAGE VOLUME
12" GREEN ROOF	3,000 SF	750 CF
PERMEABLE PAVEMENT AND DETENTION VAULT BOTTOM	20,000 SF	7,950 CF
TOTAL STORAGE		8,700 CF (0.20AC-FT)



STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER

M-100
A4D,1P

FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

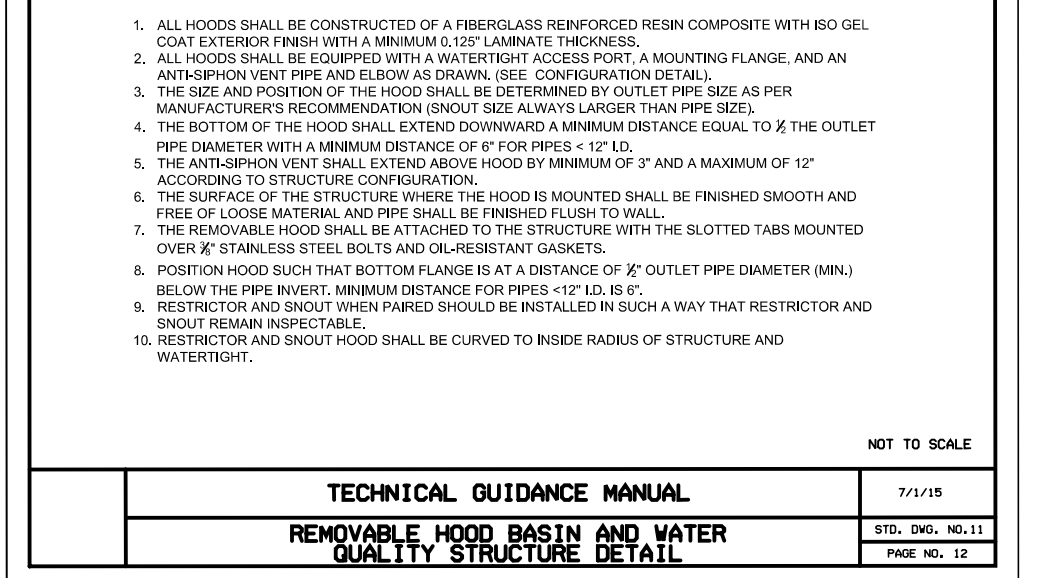
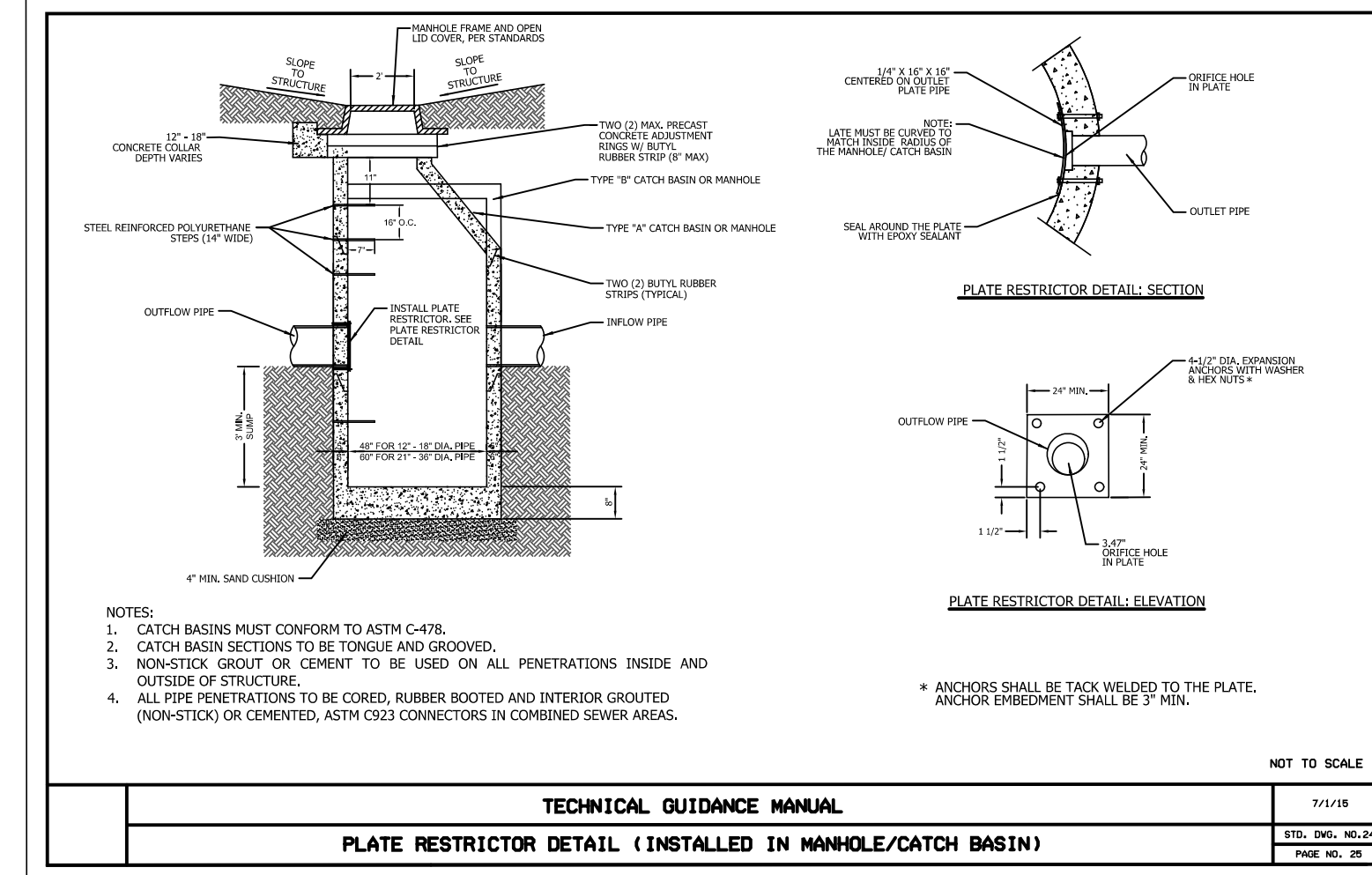
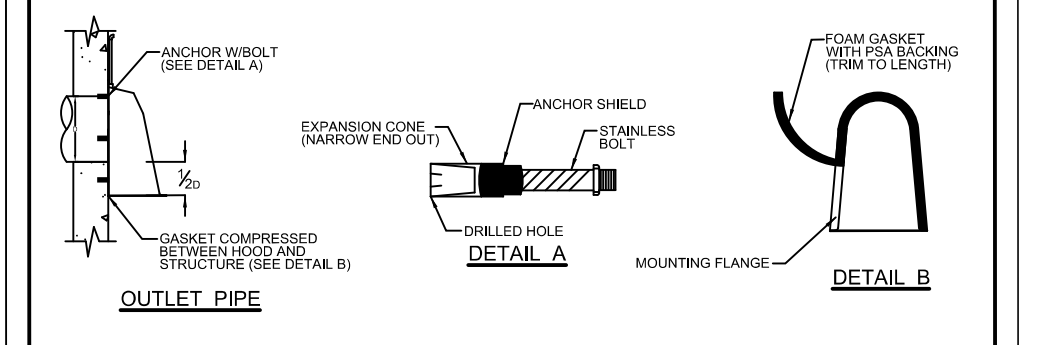
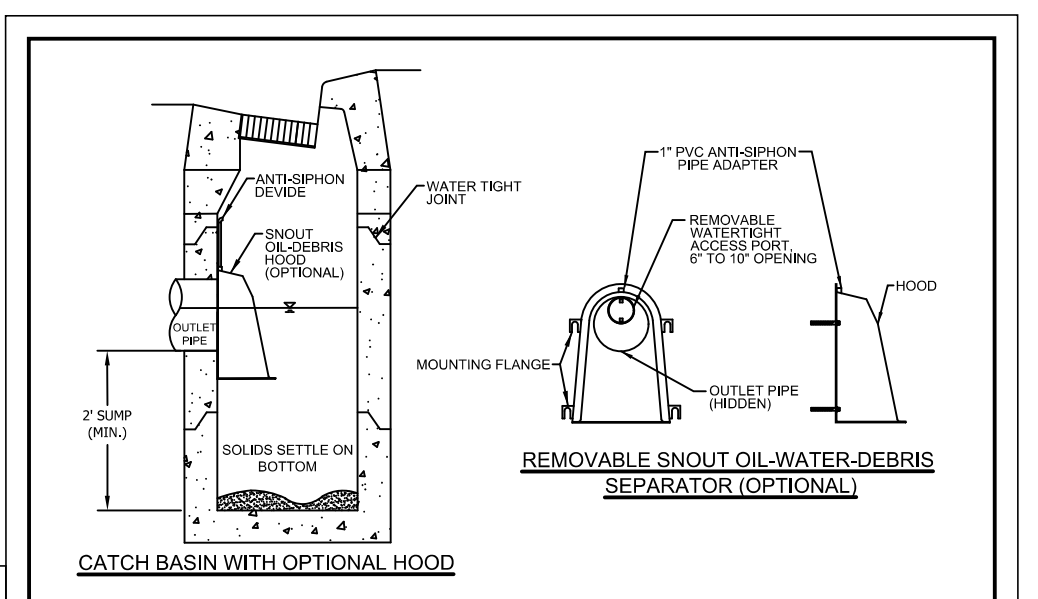
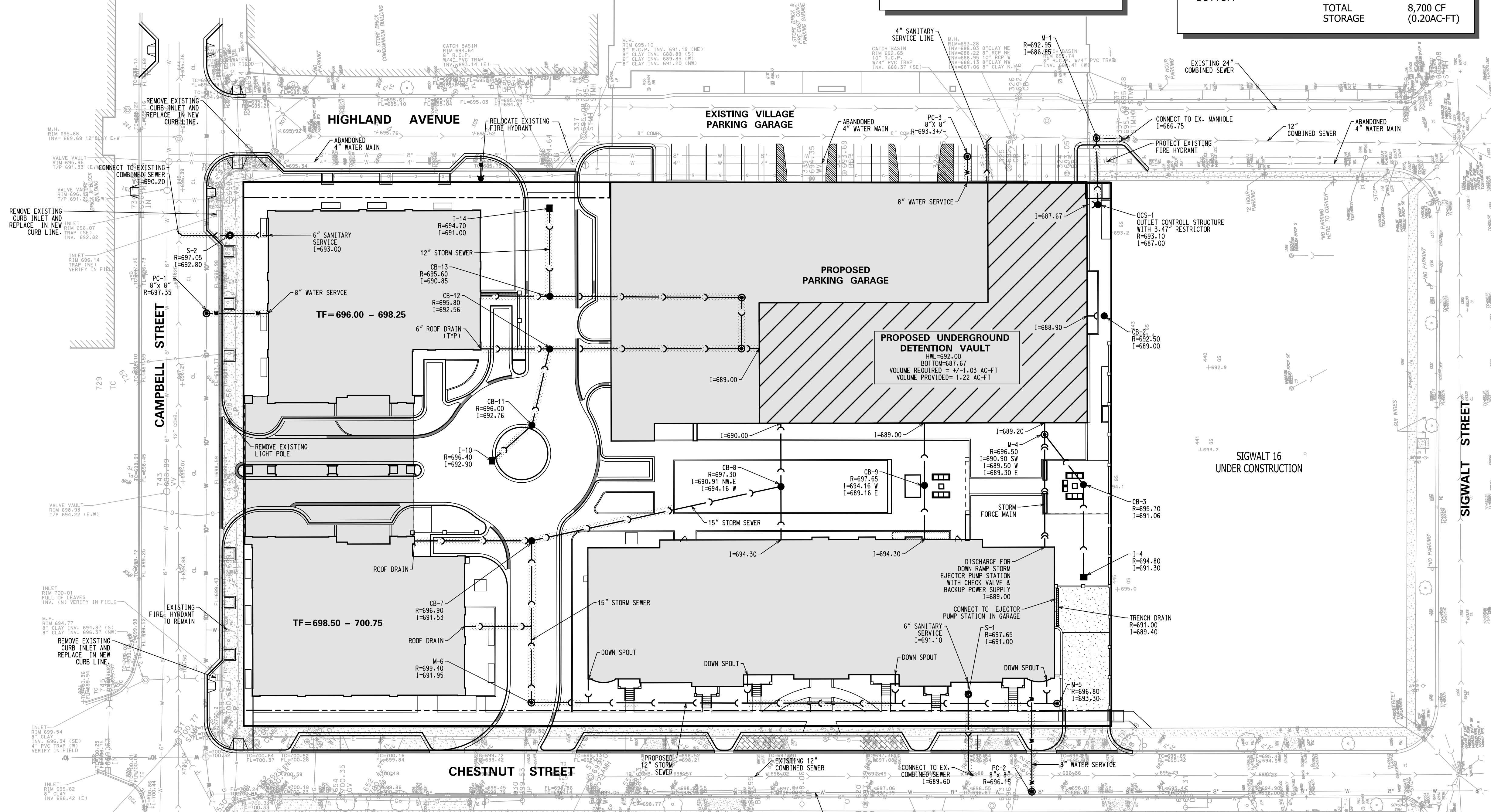
LEGEND

M = MANHOLE
CB = CATCH BASIN/DRY WELL
I = INLET
LS = STORM LIFT STATION
S = SANITARY MANHOLE
PC = PRESSURE CONNECTION

● STORM MANHOLE
● CATCH BASIN/DRY WELL
● YARD DRAIN/INLET
● PRESSURE CONNECTION
● SANITARY MANHOLE

— STORM SEWER
— STORM FORCE MAIN
— SANITARY SEWER
— WATER MAIN
— LIGHT POLE

▨ STORMWATER DETENTION VAULT



NO.	DATE	REMARKS
7	02/25/21	PER AMENDED PUD VILLAGE COMMENTS
6	01/14/21	PER AMENDED PUD

NO.	DATE	REMARKS
5	04/03/19	PER ROUND 3 VILLAGE COMMENTS
4	03/14/19	REVISED SITE PLAN FROM ARCHITECT
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2	01/16/19	REVISED SITE PLAN FROM ARCHITECT
1	11/08/18	REVISED SITE LAYOUT

PRELIMINARY UTILITY PLAN

ARLINGTON 425

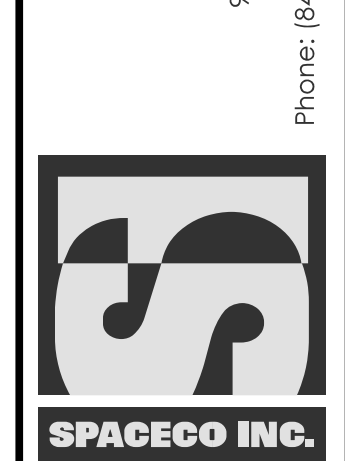
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



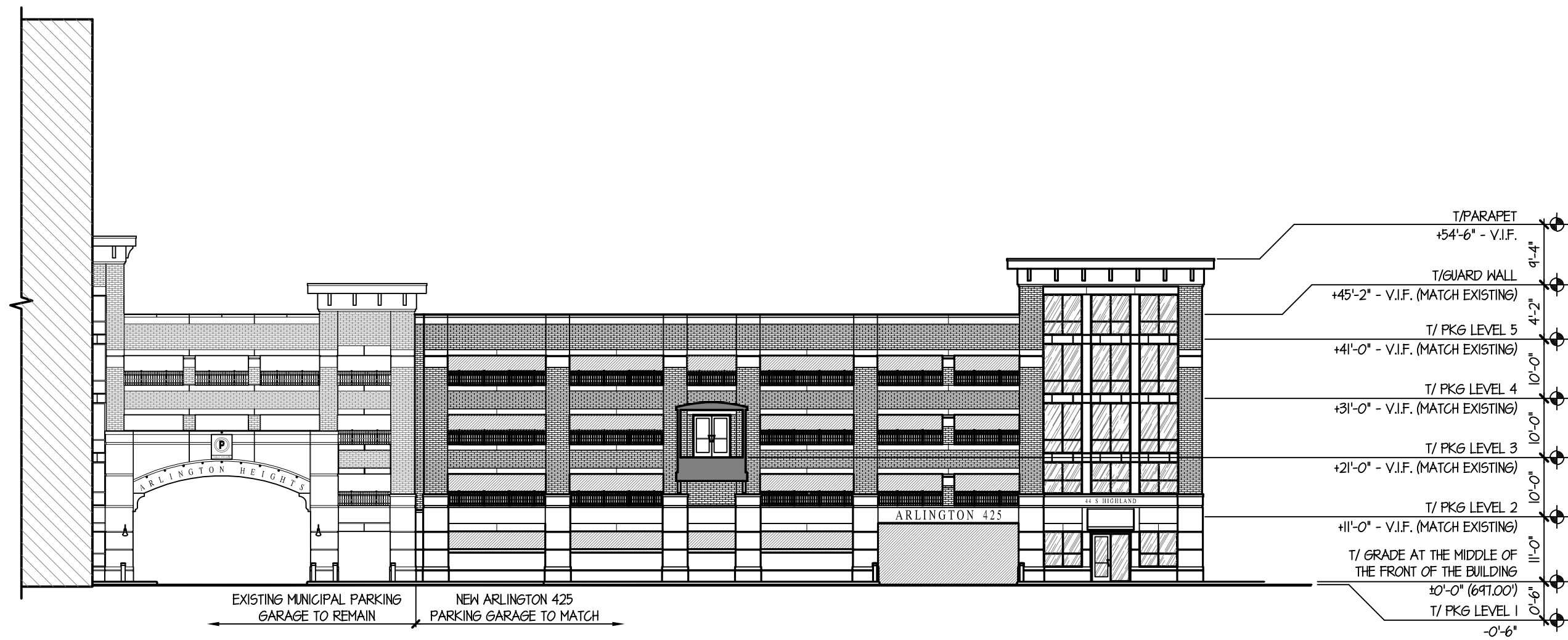
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3514.02P-UT

DATE:
09/21/18

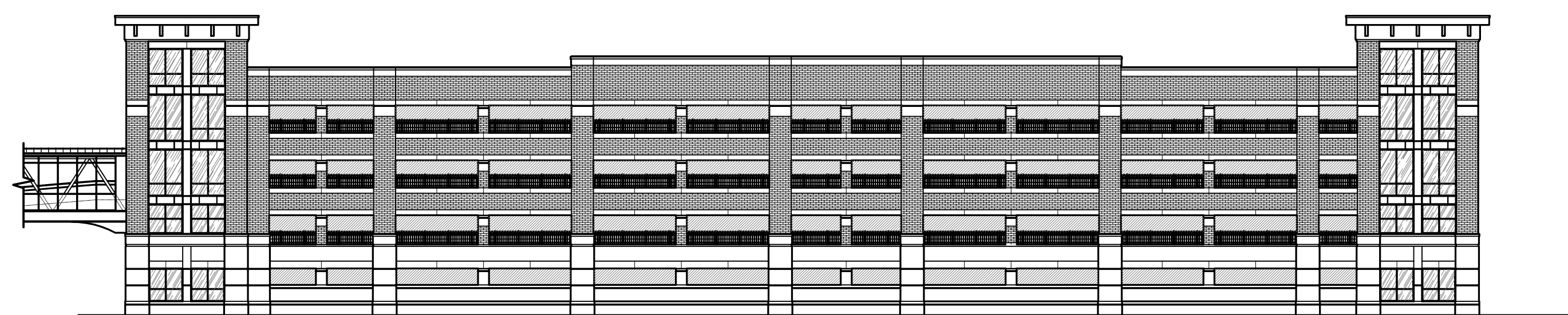
JOB NO.
3514.02

SHEET
P-UT

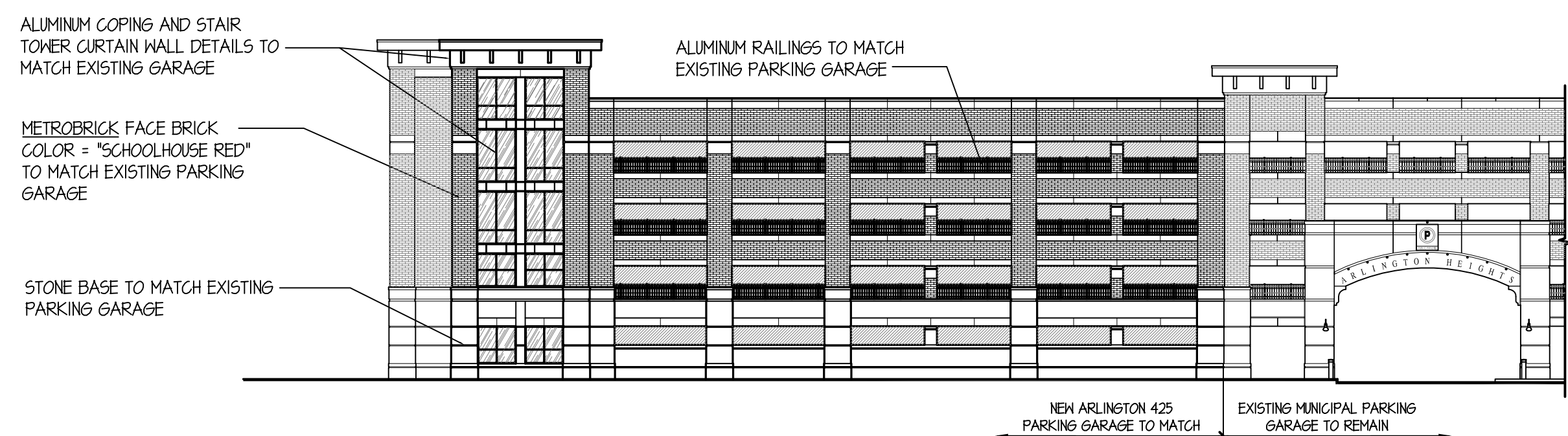
5 OF 5



NORTH ELEVATION



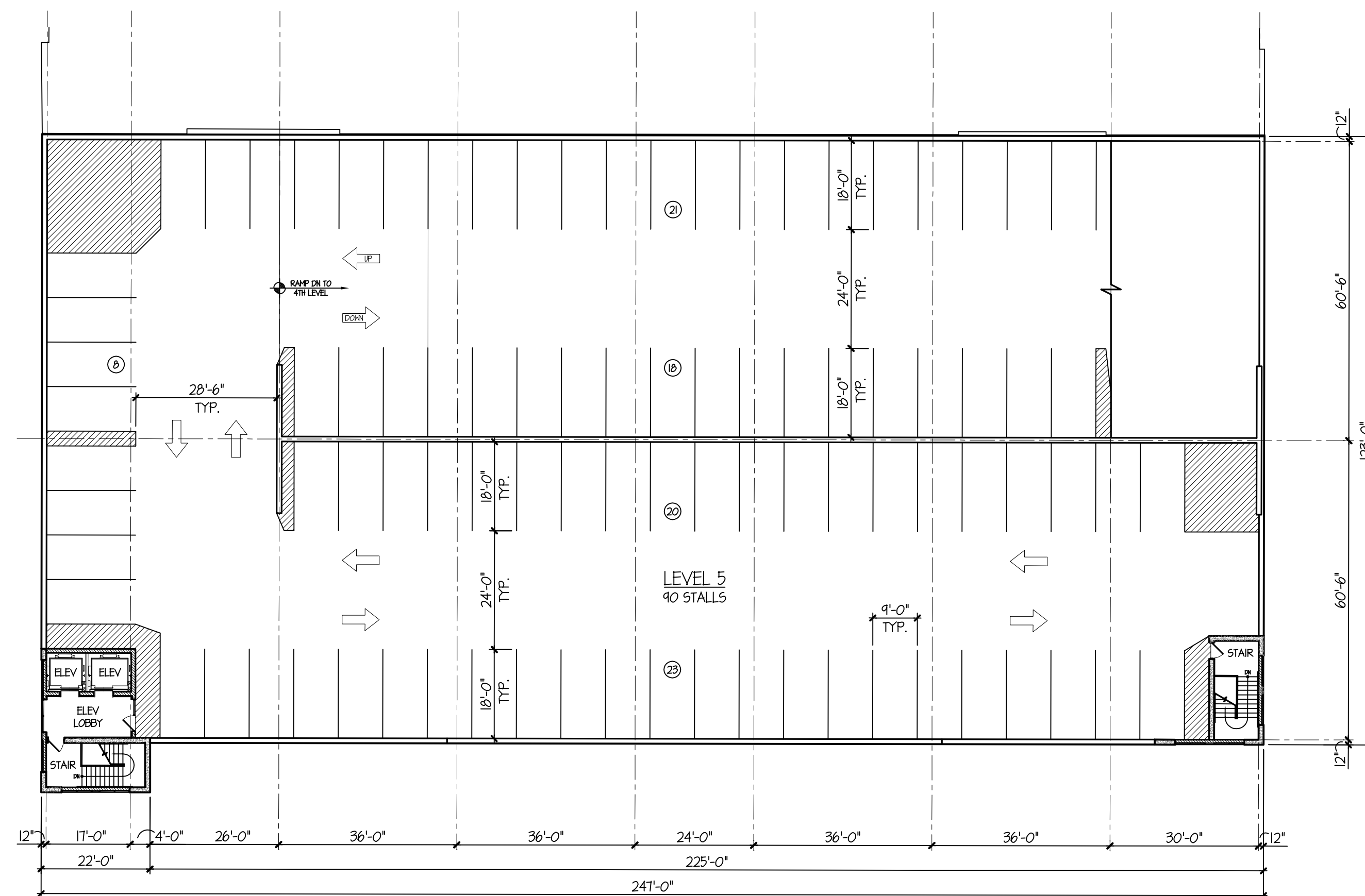
WEST ELEVATION



SOUTH ELEVATION

ARLINGTON 425: HIGHLAND PARKING GARAGE ELEVATIONS & FLOOR PLANS FOR ALTERNATE 5-STORY DESIGN

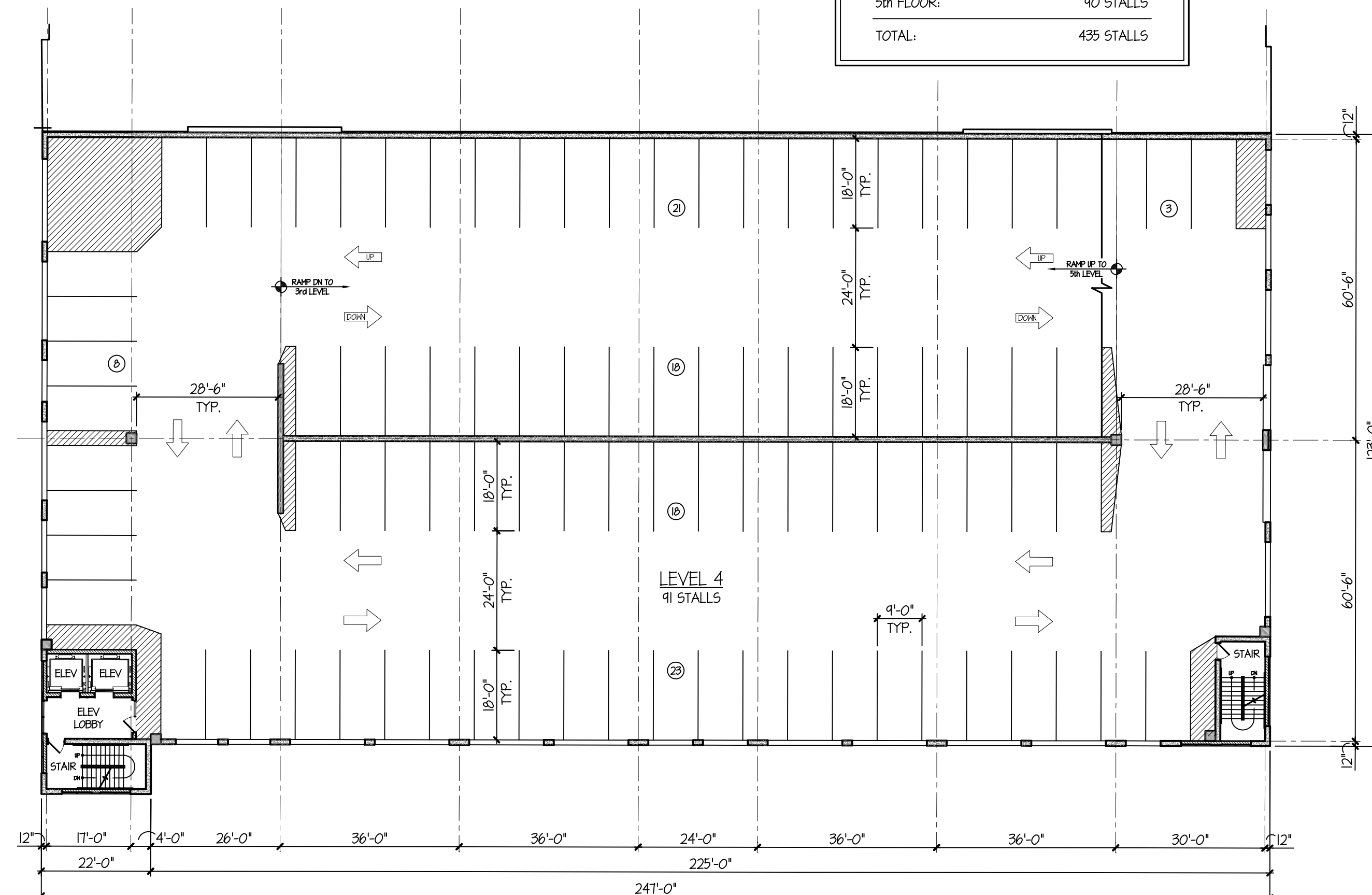
SCALE: 1" = 20'-0"



FIFTH LEVEL PARKING GARAGE PLAN

5-LEVEL PARKING GARAGE	
1st FLOOR:	75 STALLS
2nd FLOOR:	91 STALLS
3rd FLOOR:	88 STALLS
4th FLOOR:	91 STALLS
5th FLOOR:	90 STALLS
TOTAL:	435 STALLS

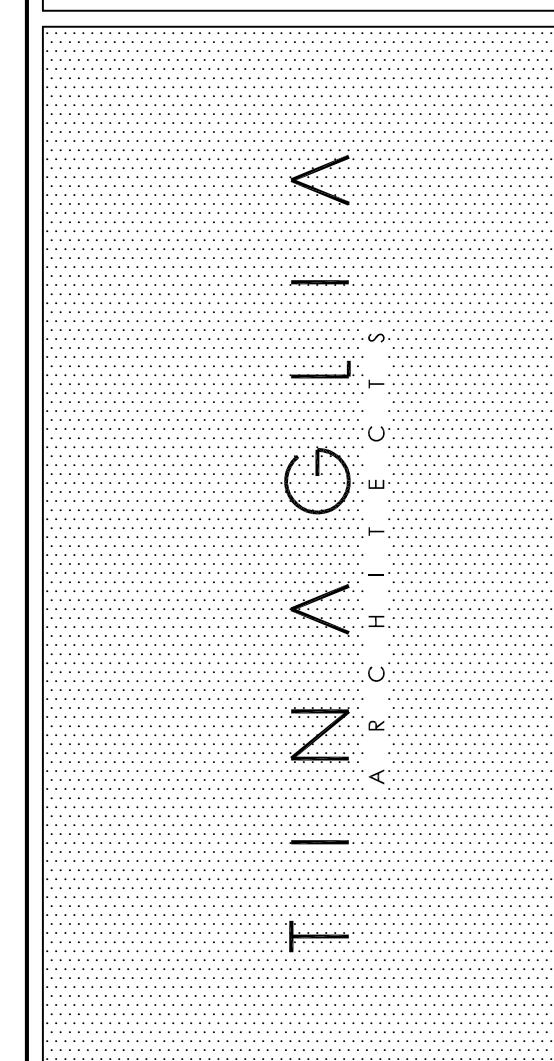
30,600 SQ. FT.



FOURTH LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.

TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com



CLIENT

CCH LLC
838 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
ARLINGTON HEIGHTS, IL 60005
MIXED-USE DEVELOPMENT

DRAWING TITLE

HIGHLAND ALT.
GARAGE w/ 5th FL.

FILE NAME 3883-33P Highland
DRAWN BY RDL DATE 3.22.21

NO.	REVISED PER	DATE	BY

JOB NO. 388315

SHEET NO. OF H.L.A

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

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CLIENT

CCH LLC
 838 BUSSE HIGHWAY
 PARK RIDGE, IL 60068

PROJECT

ARLINGTON 425
 ARLINGTON HEIGHTS, IL 60005
 MIXED-USE DEVELOPMENT

DRAWING TITLE

PARKING
 ALLOCATION DIAG.

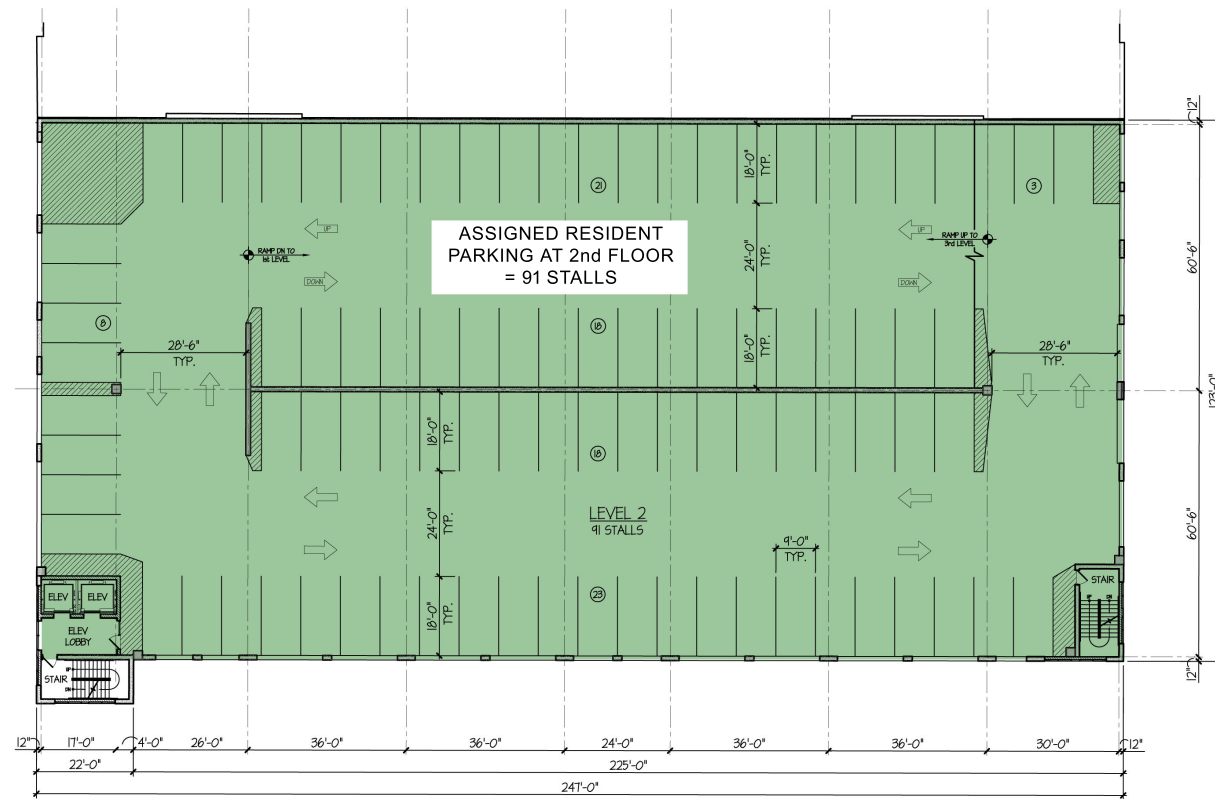
FILE NAME 3883-33P Highland
 DRAWN BY RDL DATE 12.4.20

NO.	REVISED PER	DATE	BY
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4	PC RESUBMITTAL	3.12.21	KQB

JOB NO. 388315

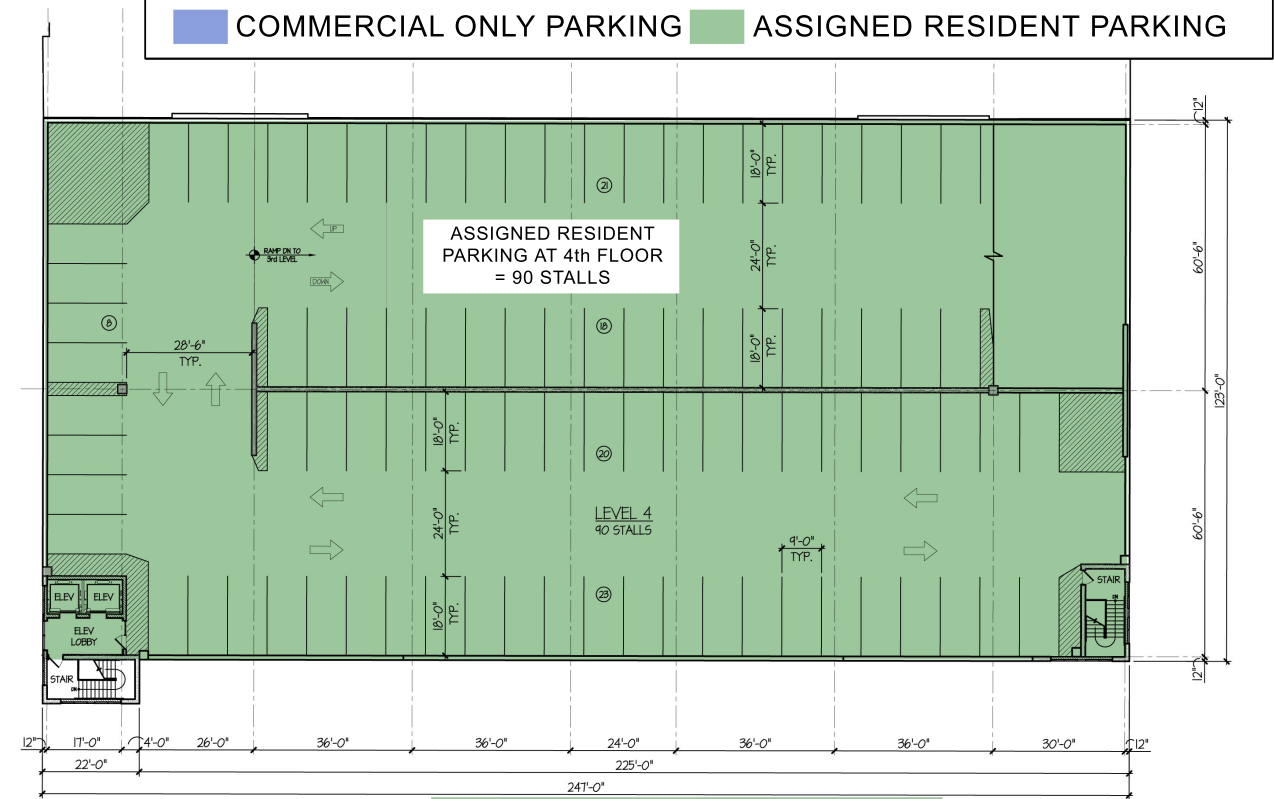
SHEET NO. PA.1
 OF --

COMMERCIAL ONLY PARKING ASSIGNED RESIDENT PARKING



SECOND LEVEL PARKING GARAGE PLAN

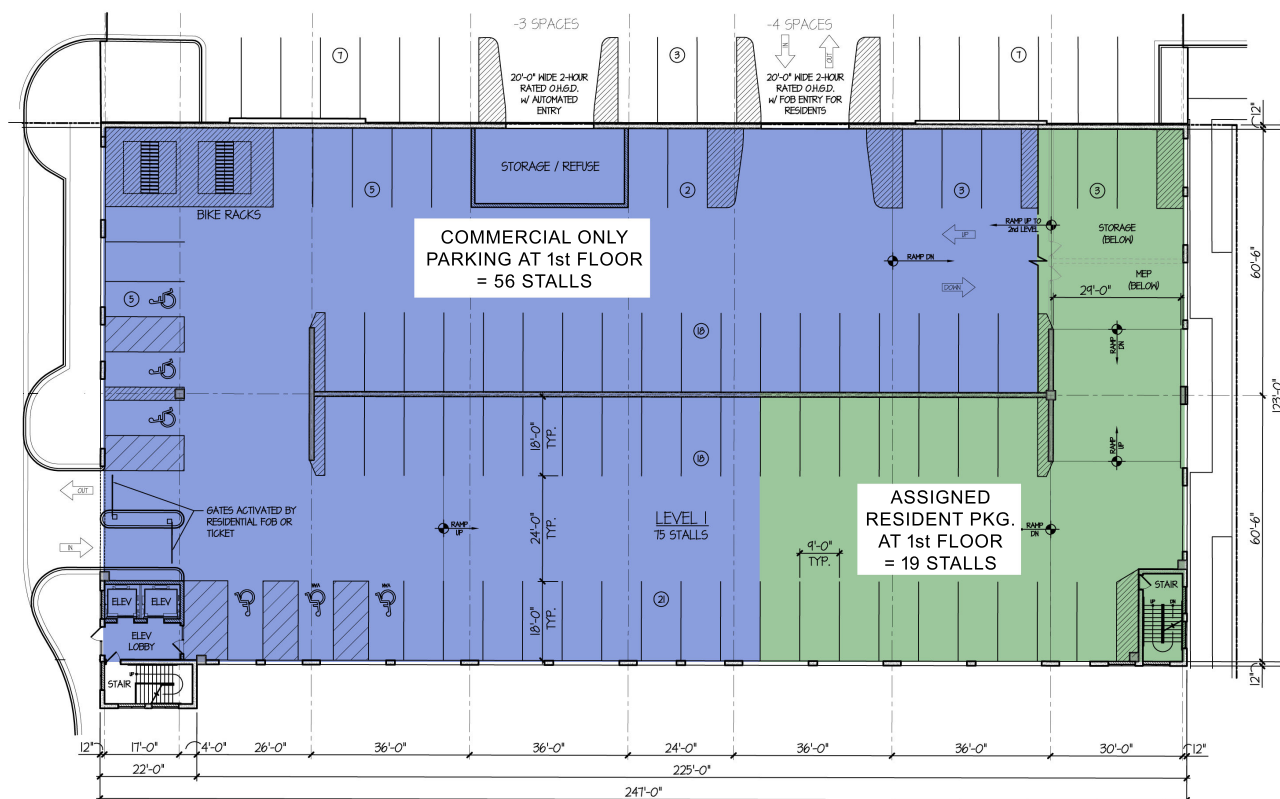
30,600 SQ. FT.



FOURTH LEVEL PARKING GARAGE PLAN

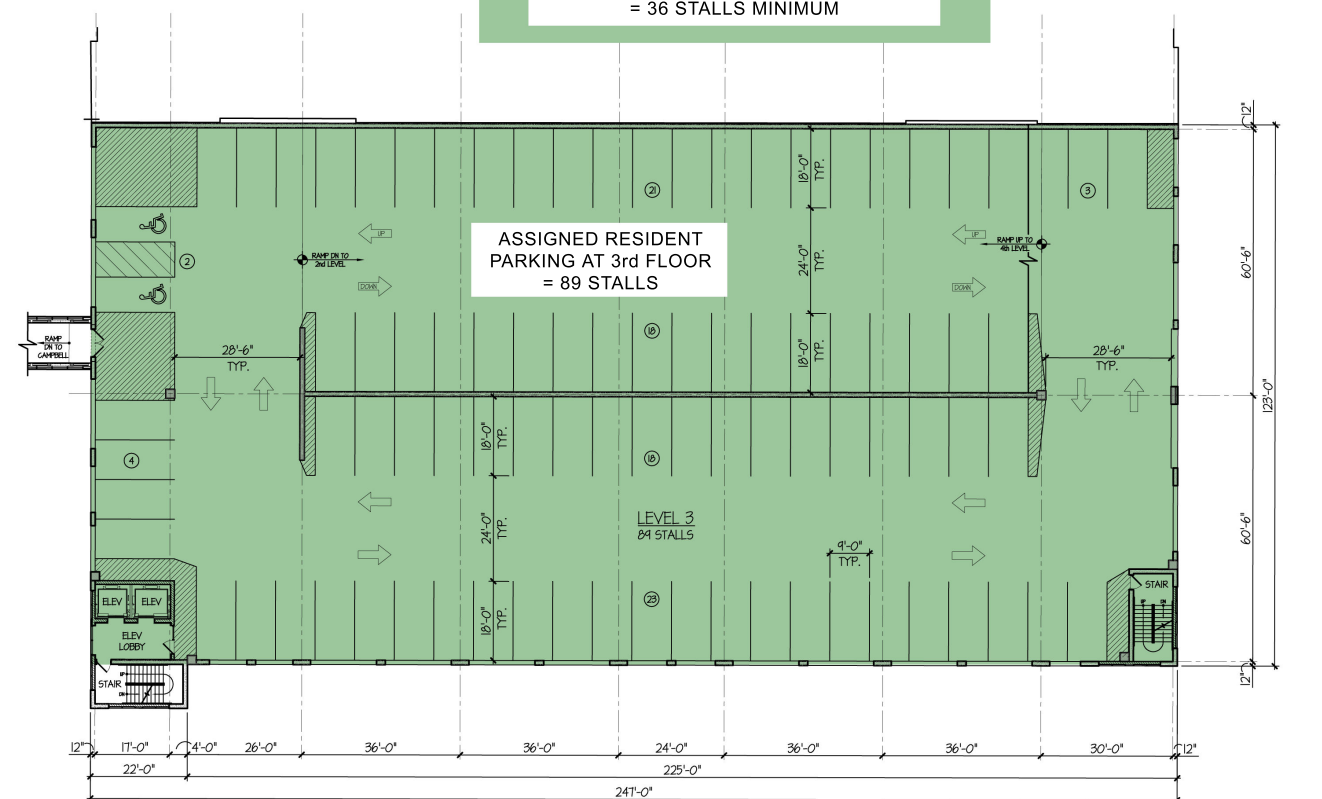
30,600 SQ. FT.

PHASE 2:
 POTENTIAL ADDITIONAL ASSIGNED
 RESIDENT PARKING STALLS TO MEET 25%
 ABOVE CODE REQUIREMENT WILL BE
 ADDED AT PARTIAL 5th LEVEL
 = 36 STALLS MINIMUM



GROUND FLOOR LEVEL PARKING GARAGE PLAN

30,600 SQ. FT.

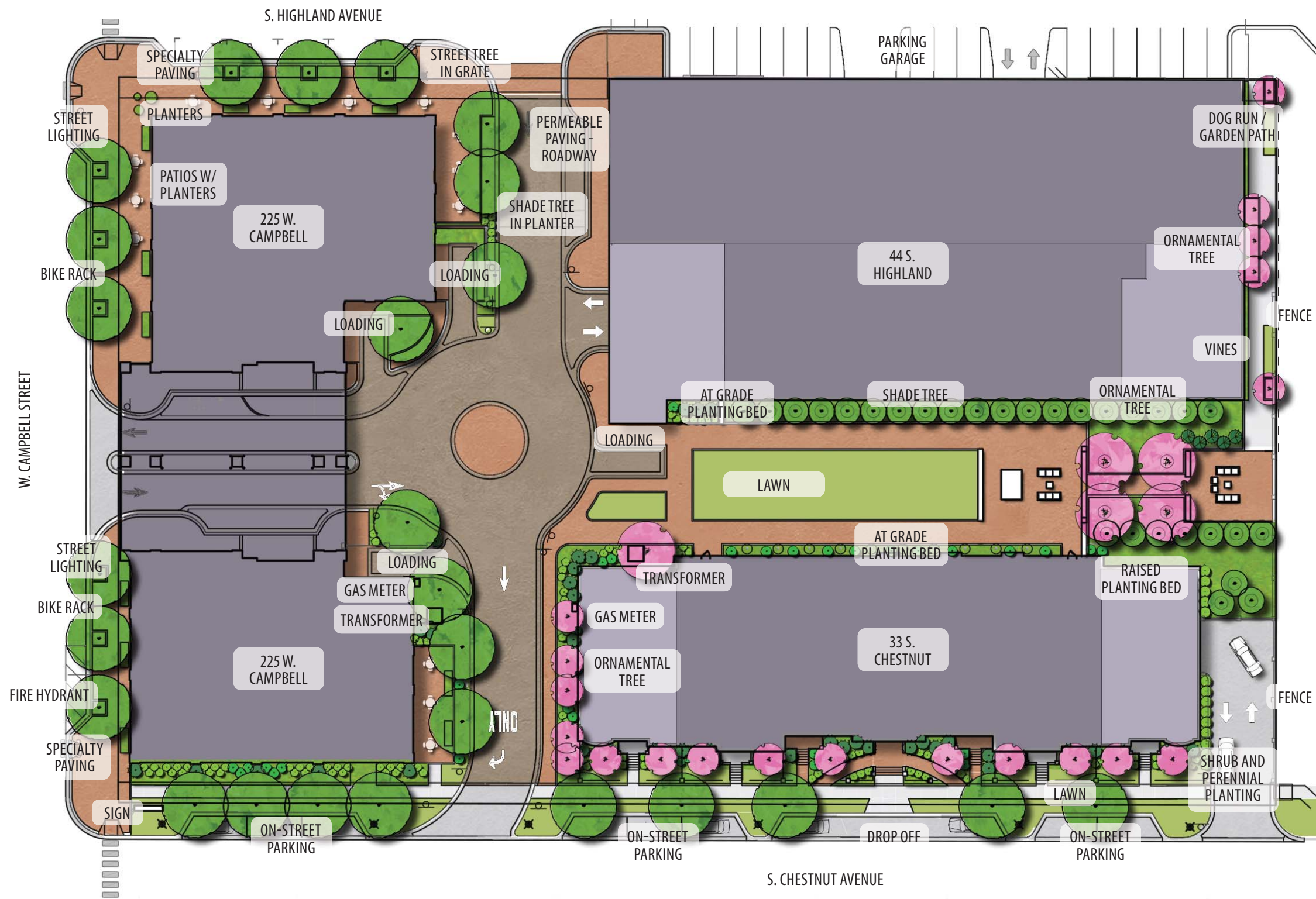


THIRD LEVEL PARKING GARAGE PLANS

30,600 SQ. FT.

ARLINGTON 425: HIGHLAND PARKING GARAGE - PARKING ALLOCATION DIAGRAM

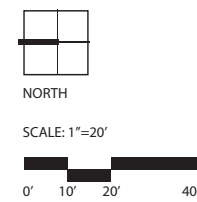
SCALE: 1" = 20'-0"



Overall Plan

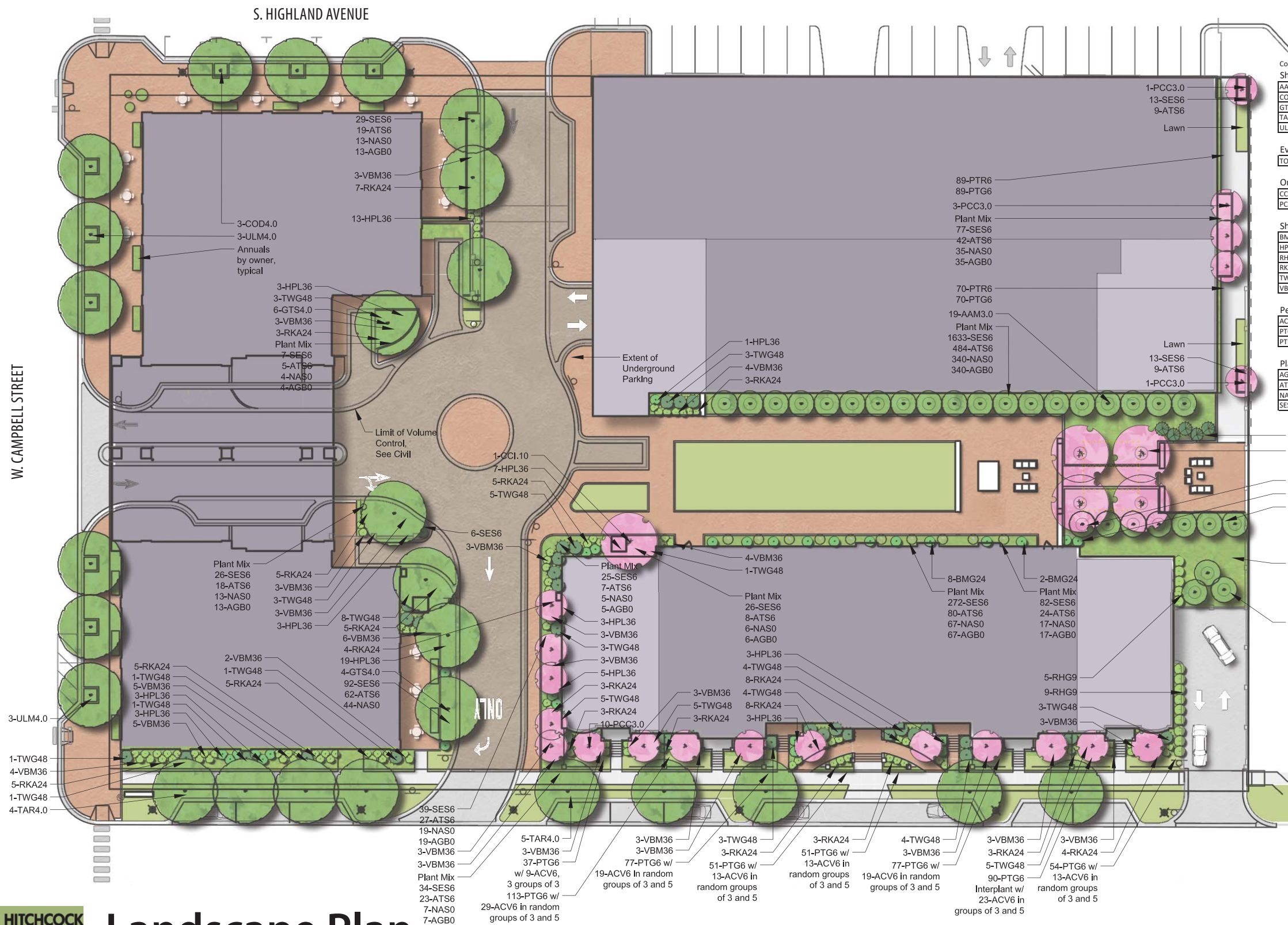
Arlington 425

Arlington Heights, Illinois



PREPARED FOR:
CCH LLC

ISSUE DATE: February 26, 2021
All drawings are preliminary and subject to change.
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Code	Botanical Name	Common Name	Size	Qty	Notes
Shade Trees					
AAM 3.0	Acer x freemanii 'Armstrong'	Armstrong Red Maple	3" C	29	
COD4.0	Celtis occidentalis	Common Hackberry	4" C	3	
GTS4.0	Gleditsia triacanthos var. inermis	Shademaker Honeylocust	4" C	10	
TAR4.0	Tilia americana 'Redmond'	Redmond American Linden	4" C	9	
ULM4.0	Ulmus japonica x wilsoniana 'Morton'	Accolade Elm	4" C	6	
Evergreen Trees					
TOW.08	Thuja occidentalis 'Hetz Wintergreen'	Wintergreen Eastern Arborvitae	8' HT	10	
Ornamental Trees					
CCI.10	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	10' HT	5	Multi-stem
PCC3.0	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	3" C	15	
Shrubs					
BMG24	Buxus x Glencoe	Chicagoland Green Boxwood	24" HT	12	Per plan
HPL36	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	36" HT	66	Per plan
RHG9	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 GAL	14	Per plan
RKA24	Rhododendron x Karen	Karen Gable Hybrid Azalea	24" HT	85	Per plan
TWG.04	Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitae	4' HT	64	Per plan
VBM36	Viburnum carlesii 'compactum'	Koreanspice viburnum	24" HT	81	Per plan
Perennials					
ACV6	Astibe chinensis 'Vision in White'	Vision in White Astilbe	1 GAL	138	18" O.C.
PTG6	Pachysandra terminalis 'Green Carpet'	Green Carpet Chinese Pachysandra	1 GAL	709	12" O.C.
PTR6	Parthenocissus tricuspidata	Boston Ivy	1 GAL	159	12" O.C.
Plant Mix					
AGB0	Allium 'Globemaster'	Globemaster Flowering Onion	BULB	721	24" O.C.
ATS6	Allium tanguticum 'Summer Beauty'	Summer Beauty Ornamental Chive	1 GAL	1145	40% @ 18" O.C.
NAS0	Narcissus 'All Spring Mix'	All Spring Daffodil Mix	BULB	801	24" O.C.
SES6	Sesleria autumnalis	Autumn Moor Grass	1 GAL	3481	60% @ 18" O.C.

W. CAMPBELL STREET

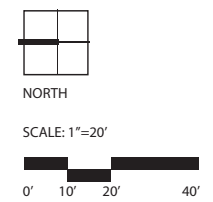
S. HIGHLAND AVENUE



Landscape Plan

Arlington 425

Arlington Heights, Illinois



PREPARED FOR:
CCH LLC

ISSUE DATE: February 26, 2021
All drawings are preliminary and subject to change.
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Arlington 425
Managing from the Inside Out
March, 2021

Major Focus on Site Management

- Staffing is planned to include 3-4 full-time employees, including on-site property manager, engineer, and maintenance personnel.
- Only minimum 1 year leases will be allowed.
- Rules and Regulations will be developed similar to surrounding buildings that will have a code of conduct, pet policy and vehicle registration policy.
- All move in/outs will require advanced scheduling within the hours of 8:00-4:00. Monday through Friday. Saturdays 8:00-1:00, and will be supervised by a staff member.

- Dedicated bike storage in Campbell building will promote bike usage within the Village.
- Dedicated floor recycling stage areas will encourage recycling.
- All delivery vendors will complete building orientation prior to opening.
- Compliance to rules and regulations will require all vehicles to be properly licensed, permitted and provide proof of insurance.
- Residents will be required to provide proof of renter's insurance.
- Pets will require yearly pet fee, proof of rabies vaccination, and a Village tag.
- Building staff will be ensuring full-time compliance.

- The top three floors of the Highland garage will be reserved and accessible to residential tenants only (270 spaces). If usage and experience dictates that more or less are needed for residents, such number will be adjusted accordingly.
- An additional 19 spaces on the first floor will be available for residential use, and the remaining 56 spaces on the first floor will be available to all guests, employees, and valet parking, via ticketed entry and exit gates. Validation tickets will be given upon entry and must be validated by a retailer, resident, employer, etc. for free parking. Many of the users are at the property daily and will be able to enter or exit by a scanned parking pass. Any other person will need to pay a fee for parking in the Highland garage if they enter the garage and take a ticket.
- The Highland Avenue entry and exit to and from the garage will be for residents only. There will be no access to commercial parking from Highland Avenue.
- All project restaurant valet parkers, if any, will be required to use the Highland garage.
- All project employees will be instructed to park in the Highland garage.
- All full-time or part-time commercial tenants will be asked to park in the Highland garage.
- There will be a full-time employee to monitor the Highland garage and make adjustment to parking allocations as deemed necessary.
- Surveillance cameras will be installed in the Highland garage to monitor activity in real time.

MICHAEL D. FIRSEL
MICHAEL E. ROSS
CHRISTINE S. BOLGER
KAREN JERWOOD
JESSICA T. COOPER

2801 LAKESIDE DRIVE, SUITE 207
BANNOCKBURN, IL 60015

O 847-582-9900
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www.firsellross.com

February 26, 2021

Mr. Charles Witherington-Perkins
Director of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Response to Staff comments - Proposed Amendment to Arlington 425 Planned Unit Development Ordinance 19-019 (the "Ordinance")

Dear Charles,

Submitted herewith are the responses and additional revised materials based on the staff comments received earlier this month. I am pleased to report that we have made many significant adjustments based on the staff comments. I want to highlight some of the more significant ones here.

1. The Petitioner will not be constructing the Highland Garage in phases. Petitioner is proposing to construct a 4-story parking garage containing 345 total parking stalls.
2. Petitioner will include an underground garage containing 44 parking stalls as part of the Chestnut Building. No parking, temporary or otherwise, is being proposed on the west side of Chestnut.
3. The pergola and firepits have been removed from the plans. As these may require variations and would not be constructed until Phase II is built, should Petitioner choose to include these amenities, Petitioner will seek approval of the required variations at that time.
4. There will be no underground connections between buildings. Petitioner is proposing a walkway between the Campbell Building and the Highland Garage as shown on the revised plans.
5. No portion of the basement level of the Campbell Building will be used for any residential or commercial occupancy. This level will be used strictly for building amenities, storage, and building mechanical, electric, plumbing, elevator and other systems.

Petitioner believes that it has gone the extra mile to satisfy and alleviate many of the various staff concerns. In light of our major compliance to Staff's comments and requests, we urge you to



Firsell Ross
ATTORNEYS AT LAW

Mr. Charles Witherington-Perkins

February 26, 2021

Page 2

include this matter on the March 31, 2021 agenda for public hearing. We have all of our mail notices ready to go and our sign installer is simply waiting to insert the date on the signs for posting.

Should you have any questions, please do not hesitate to contact the undersigned.

Thank you in advance for your cooperation and consideration in this matter.

Very Truly Yours,

Michael D. Firsell

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021

RESPONSES TO BUILDING & LIFE SAFETY DEPARTMENT COMMENTS

The following comments apply to 225 W. Campbell:

1. Compliance with the current village adopted codes, as well as 2015 NFPA 101-Life Safety Code, and the 2018 Illinois Accessibility Code is required.

Response: Petitioner will comply.

2. Each building shall be classified as high-rise, and meet all the requirements in 2018 IBC Section 403 and 420.

Response: Petitioner will comply.

3. Based on the number of stories above grade (10) the construction type shall be I-B with sprinklers per 2018 IBC Table 504.4.

Response: Petitioner will comply.

4. Exterior wall ratings shall meet the requirements of 2018 IBC Table 602 for I-B.

Response: Petitioner will comply.

5. Indicate if the buildings will be separated or non-separated mixed use of M (retail spaces), and R-2.

Response: Separated.

6. Separation for incidental use areas shall follow the requirements of 2018 IBC Table 509.

Response: Petitioner will comply.

7. Provide a height and area calculation for each building.

Response: Then height to the top of the roof deck is 111'. The height to the top of the parapet is 117'. The total area is 270,362 square feet.

8. A Fire Command Center shall be provided for each building per 2018 IBC Sections 403.4.6 and 911.

Response: A Fire Command Center will be provided on the east side on the ground floor and shown at Final Engineering.

9. The elevated pedestrian walk way and underground tunnel shall comply with 2018 IBC Section 3104.

Response: Underground walkway is no longer a part of the project, and any references will be removed from the plans. The elevated pedestrian walkway will comply.

10. At least one elevator in each building shall be provided for the fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than **60 inches by 85 inches**, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Response: Petitioner will comply.

11. One elevator in each building shall be part of the accessible means of egress. 2018 IAC 506.2.1. Stand-by power is required per 2018 IAC 506.4.

Response: Petitioner will comply.

12. The trash termination rooms shall comply with the requirements of 2018 IBC Table 509 and Section 713.

Response: Petitioner will comply.

13. Each building shall have a fire command Center that complies with 2018 IBC Sections 403.4.5 and 911.

Response: Comment #8 above references 2018 IBC Sections **403.4.6** and 911. Petitioner will comply.

14. Each building shall have a protected fire pump room that complies with 2018 IBC 913 and NFPA 20.

Response: Petitioner will comply.

Note: This is not a complete and all-inclusive list.

Response: Please provide additional items as soon as possible.

The following comments apply to 33 S. Chestnut:

1. Compliance with the current village adopted codes, as well as 2015 NFPA 101-Life Safety code, and the 2018 Illinois Accessibility Code is required.

Response: Petitioner will comply.

2. Indicate if the buildings will be separated or non-separated mixed use of S-2 and R-2.

Response: Not applicable; building is all residential. Floor area between underground parking and residential units above will be fire rated per code

3. Separation for incidental use areas shall follow the requirements of 2018 IBC Table 509.

Response: Petitioner will comply.

4. Provide a height and area calculation for each building.

Response: Then height to the top of the roof deck is 58'2". The height to the top of the parapet is 61'8". The total area is 111,665 square feet.

5. At least one elevator in the building shall be provided for the fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than **60 inches by 85 inches**, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Response: Petitioner will comply.

6. One elevator in each building shall be part of the accessible means of egress. 2018 IAC 506.21. Stand-by power is required per 2018 IAC 506.4.

Response: Petitioner will comply.

7. The trash termination rooms shall comply with the requirements of 2018 IBC Table 509 and Section 713.

Response: Petitioner will comply.

Note: This is not a complete and all-inclusive list.

Response: Please provide additional items as soon as possible.

The following comments apply to the **Highland Parking Garage**:

1. The parking garage shall have a stand pipe system per 2018 IBC 406.5.

Response: Petitioner will comply.

2. At least one elevator in the building shall be provided for the fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than **60 inches by 85 inches**, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Response: Petitioner will comply.

Note: This is not a complete and all-inclusive list.

Response: Please provide additional items as soon as possible.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021
RESPONSES TO FIRE SAFETY DIVISION COMMENTS

Some comments below were listed on the original review; however, the items are not indicated on the submitted drawings.

1. Where required and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided.

Response: Petitioner will comply.

2. Indicate the proposed location of the fire command center and the fire pump room.

Response: To be provided during Construction Documents. Will meet all code requirements and coordinate with the Fire Chief, as necessary.

3. The location and accessibility of the fire command center shall be located on the first floor and approved by the fire chief. The fire command center shall be separated from the remainder of the building by not less than a 1 hour fire barrier or horizontal assembly or both.

Response: Petitioner will comply.

4. The fire command center shall be a minimum of 200 square feet in area with a minimum dimension of 10 feet. A layout of the fire command center and all features required by this section to be contained therein shall be submitted for approval prior to installation.

Response: Petitioner will comply.

5. The fire command center shall comply with NFPA 72 and shall contain the following features:
 - a. The emergency voice/alarm communication system control unit.
 - b. The fire department communication system.
 - c. Fire detection and alarm system annunciator.
 - d. Annunciator unit visually indicating the location of the elevators and whether they are operational.
 - e. Status indicators and controls for air distribution systems.
 - f. The fire-fighter's control panel required for smoke control systems installed in the building.
 - g. Controls for unlocking stairway doors simultaneously.
 - h. Sprinkler valve and water-flow detector display panels.
 - i. Emergency and standby power status indicators.
 - j. A telephone for fire department use with controlled access to the public telephone system.
 - k. Fire pump status indicators.
 - l. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access,

- and the location of fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions.
- m. Work table.
 - n. Generator supervision devices, annual start and transfer features.
 - o. Public address system, where specifically required.
 - p. Elevator fire recall switch in accordance with ASMEA17.1.
 - q. Elevator emergency or standby power selector switch(es), where emergency or standby power is provided.

Response: Petitioner will comply.

- 6. All new fire alarm systems shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch.

Response: Petitioner will comply.

- 7. The parking garage shall have a full fire sprinkler system installed.

Response: The parking garage will comply with all Code requirements relating to sprinkler system in parking garages.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021

RESPONSES TO ENGINEERING DEPARTMENT COMMENTS

- 1-10. No response required. Part of Engineering Department form.
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Response: Understood and agreed.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The public improvements for this development would be sidewalk, brick sidewalk, curb and gutter, widening of Chestnut Ave for parking, street lighting, bump outs at Highland Ave and Campbell St, bump outs at Chestnut Ave and Campbell St, installation of a 3 way stop control at Highland Ave and Campbell St, and all way stop control at Highland Ave and Sigwalt St. These estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Response: Comment duly noted. The requested engineer’s opinions of probable construction cost will be provided as part of the final engineering submittal.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central Meridian:	-88.33333333
Scale Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich

Angular Unit: Degree

Response: Understood and agreed.

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Response: Petitioner agrees with the first sentence. The Petitioner does not agree with the second sentence as the executed plat as requested will be submitted with Petitioner's final engineering. A digital copy of the plat will be provided on disk to the Village.

15. The site storm water management summary and volume control summary appear acceptable.
- a. The storm water management report, detention calculations and restrictor calculations shall be updated at final engineering.
 - b. The detention storage system under the garage must be designed to AASHTO HS-25 loading standard.
 - c. In the event the project is constructed in phases, the underground detention must be installed during Phase I.
 - d. A maintenance plan shall be provided for the permeable pavers and underground detention.

Response: Understood and agreed.

16. Final subdivision approval will require final engineering plans.

Response: Understood and agreed.

17. A site photometric lighting diagram indicating lighting intensities and associated catalog cut sheets for all site and building mounted luminaires must be provided. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted. This can be provided at final engineering.

Response: This comment has been noted and the requested lighting information will be provided at final engineering.

18. An existing street light on Campbell St just west of the entrance may need to be relocated. This can be addressed at final engineering.

Response: This comment has been noted and the requested lighting information will be provided at final engineering.

19. There are concerns with the current layout of the median under the porte cochere:

- a. The median should be extended south, stopping just short the outer radius of the roundabout to help guide entering and exiting vehicles, and prevent prohibited movements.
- b. The north end of the median may encroach into the pedestrian access route along Campbell St. The median should be shifted south such that the pedestrian access route is maintained through the driveway.

- c. These items can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

20. Per the original approval, crosswalks are required to be installed on all legs at the intersections of Highland Ave. and Campbell St., and Highland Ave. and Sigwalt St. The original approval also required bump outs to be constructed on Campbell St. between Highland Ave. and Chestnut Ave., and on the western side of Highland Ave. between Campbell St. and the access drive. Revise the plans to include the conditions as noted in the previous approval. This can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

21. The all-way stop control at the intersections of Highland Ave. and Campbell St., and Highland Ave. and Sigwalt shall be completed. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

22. Sidewalk shall carry through all driveways, curb shall stop on either side of the sidewalk. For driveways that are under stop control, detectable warning panels are required.

Response: This comment has been noted and will be addressed at final engineering.

23. The fire lanes are to be constructed of permeable pavers. The structural number of the proposed cross section of the fire lane shall meet or exceed the Village's heavy-duty asphalt pavement cross section consisting of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick. This can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

24. The AutoTurn exhibits submitted do not include turning movements for an inbound tower engine entering from the Campbell St. driveway. Submit AutoTurn exhibit showing the inbound and outbound turning movements for a tower engine entering from Campbell St. This can be addressed at final engineering.

Response: Tower engine entering from the Campbell Street Drive is not included, and was not included in original approval.

25. The existing conditions survey is from the year 2002 and does not show the existing Vail Garage structure over Highland Avenue. Other surface and/or underground improvements have been made in the interim. The existing conditions must be checked and updated to enable cogent comments.

Response: This comment has been noted. An updated existing conditions survey will be prepared and included in the final engineering documents for Village review and comment.

26. Currently, westbound vehicles from Highland Ave. are aligned with vehicles attempting to enter the parking garage from the roundabout. Additional striping, signage or other modifications that help delineate turning movements are required near the Highland parking garage's northwest access in order to reduce potential conflicts. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

27. A "no right turn" sign is needed for the Highland Parking garage exit to direct vehicles to the traffic circle. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

28. Both the Highland Ave. Parking Garage and the underground parking for the Chestnut Ave. building have parking stalls located in areas that could be problematic to the residents. The two parking spaces that flank the storage/refuse/loading area on the ground level of the Highland St. parking garage will face sight obstructions when attempting to leave their parking spaces, while also being in close proximity to both entrances and exits where traffic may be more frequent. The northern most spaces in the Chestnut Ave. building abut a wall and restrict turning movements for vehicles attempting to leave these parking spaces. Alternative layouts should be considered for these locations.

Response: The parking spaces in question are no different than parking next to a large vehicle. Parking layout in those areas to remain as submitted.

29. A maintenance plan for the underground parking for the Chestnut Ave building shall be provided. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

30. A snow removal plan for the top deck of the parking garage shall be provided. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed at final engineering.

31. Regarding the proposed use of the surface lot located at the southwest corner of Chestnut Ave and Campbell St, additional information shall be provided at final engineering on the parking lot and on the phasing of construction on when the use of the lot would be eliminated.

Response: The use of the referenced surface lot is no longer being proposed.

32. The Village has an underground conduit for fiber optic and copper cable located in the east parkway of Chestnut Ave between the sidewalk and curb. The bump outs will not leave the minimum 30" cover over the conduit, which will require lowering the conduit from Sigwalt St. to Campbell St. The conduit must be shown on the site plan. Details on how the conduit will be lowered can be addressed at final engineering.

Response: The existing fiber optic and copper cable locations based on JULIE markings will be shown on the updated existing conditions survey that will be included in the final engineering documents. The requested lowering details will be addressed at final engineering.

33. Regarding the proposed pressure connections:
- a. All pressure connections must utilize an epoxy coated full circumference tapping sleeve with stainless steel bolts.
 - b. The size of the pressure connection for PC- I should show 8"x8", not 8'x8'.
 - c. This can be addressed at final engineering.

Response: These comments have been noted and will be addressed at final engineering.

34. The Village completed an extensive combined sewer project in the downtown in 2019. The plans must be updated to reflect the new utilities. This can be addressed at final engineering.

Response: This comment has been noted. These new utilities will be shown on the updated existing conditions survey that will be included in the final engineering documents.

35. The Sigwalt 16 development located in the southern portion of Block 425 is currently under construction. The final engineering plans for Arlington 425 shall be updated to reflect the as-built conditions along the south property line and along Chestnut Ave.

Response: This comment has been noted. Please provide Petitioner with the approved Sigwalt development plans. The Sigwalt 16 existing conditions along the south property line of the Arlington 425 project will be shown on the updated existing conditions survey that will be included in the final engineering documents.

36. A structural review and field verification of the existing Vail Garage footings is to be included in the design of the Highland Ave. garage. This can be addressed at final engineering.

Response: This was addressed in the original approved plans, but will be updated and included as part of the final design for the Highland Avenue garage.

37. The Village needs plans and structural approval of all modifications needed to existing garage. It appears that changes are needed to accommodate the loading bays and south entrance onto Highland. This can be addressed at final engineering.

Response: This comment has been noted and will be addressed as part of the final design drawings for the Highland Avenue parking garage.

38. The proposed bump out parking located on Chestnut will not be maintained by the Village. This shall be in the maintenance agreement.

Response: Chestnut is a Village street and is the Village's responsibility to maintain. Due to the difficulty removing snow from the parking areas, the Petitioner will be responsible for the removal of snow from the bump out parking areas. The balance of the maintenance shall be the responsibility of the Village.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021

RESPONSES TO FIRE DEPARTMENT COMMENTS

1. The apartment buildings are to be fully sprinkled. The Parking garage is to have a standpipe system with two FDC connections. One at the main front entrance and the second on the southeast corner of the parking garage near the Highland Ave hydrant.

Response: Petitioner will comply.

2. A Knox Box containing keys to access necessary parts of the building shall be at the main front entrance of the buildings and for each commercial/office space. Another Knox Box by the Chestnut underground garage with keys or key card to open garage door.

Response: Petitioner will Comply

3. The Fire Department Connections shall be located at the main front entrance of the buildings, be fully visible, and accessible. It shall be located within a maximum travel distance of 100 feet to the nearest accessible fire hydrant capable of delivering the required fire flows. See above for parking garage.

Response: Petitioner will comply.

4. Install a fully operational annunciator panel or alarm panel at the main front entrance of each building.

Response: Petitioner will comply.

5. Please provide status of current hydrant on Campbell near the northwest corner of the lot. It does not show up on current plans like the others on the property.

Response: Will be clarified and more clearly shown as part of the final engineering

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021

**RESPONSES TO POLICE DEPARTMENT
COMMUNITY SERVICES BUREAU COMMENTS**

1. **Character of use:**

The character of use is consistent with the area. It will be necessary to limit access to the grounds, especially the pergola / firepit / courtyard. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

Response: Agreed and Petitioner will comply.

2. **Are lighting requirements adequate?**

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- i.e. courtyard and parking garage. Landscaping must not create hiding locations and should provide for natural surveillance.

Response: Willy comply.

3. **Present traffic problems?**

A new parking impact study is recommended for this project due to the amended site plans.

Response: A revised parking impact study has been completed and is included in the current information being provided

4. **Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

Response: No response required.

5. **Traffic problems that may be created by the development.**

The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the available covered parking must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal that vehicles are exiting.

Response: Will comply as part of final engineering.

6. **General comments:**

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Emergency telephones and call boxes should be installed in the parking area for added safety.

- The storage area, lower level, should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

Response: Petitioner will comply.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021

RESPONSES TO HEALTH SERVICES DEPARTMENT COMMENTS

General Comment:

1. All owners of multi-family properties shall make recycling services available to all residents residing in the property. The owners must develop and implement a recycling plan with adequate procedures and management in order to stimulate participation. The recycling plan shall be submitted for approval to the Villages Health Department prior to residents moving in.

Response: Petitioner will comply.

Sheet H11 Parking Garage:

1. A minimum of 8 Reserved Accessible parking Spaces are required in parking facilities with more than 301 parking spaces per IAC Section 208.2 and in accordance with 208.3 Location.

Response: Petitioner will comply.

2. For every six or fraction of six parking spaces required by 208.2 to comply with 502 at least one shall have a vertical clearance complying with 502.5 (98-inches).

Response: Petitioner will comply.

3. Comments from P.C. 19-001 Round 1 still apply.

Response: Petitioner will comply with those comments to P.C. 19-001 that form a part of Village Ordinance 19-019.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 1 COMMENTS
FEBRUARY 26, 2021

**RESPONSES TO PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT COMMENTS**

7. The Plan Commission must review and approve the following actions:
- a) Amendment to Planned Unit Development Ordinance #19-019 to allow modifications to the approved development plan.
 - b) Special Use Permit to allow a “Private Garage, Customer/Employee” for the Highland garage.
 - c) Variation to Chapter 28, Section 6.5-2, to allow accessory structures (pergola and fire pits) within a side yard where accessory structures are only allowed within a rear yard.
 - d) A variation may be required for the proposed pergola size, height, and setback.

Response: a) Agreed.
b) Agreed. Petitioner will submit written justification for this Special Use.
c) Accessory structures have been removed from the plan.
d) Pergola has been eliminated

8. The proposed amendment to the PUD involves several different development alternatives and plans showing these alternatives must be provided:
- a) Floorplans and elevations for the Highland garage at 3 stories with 273 parking spaces. Elevations must show details on the east side appearance of the Highland garage.
 - b) Floorplans and elevations for the Highland garage at 4.5 stories with 388 parking spaces. Elevations must show details on the east side appearance of the Highland garage.
 - c) Floorplans for the Chestnut building if no basement/garage is built, which is necessary to understand where refuse and building structural/mechanical elements would be located.

Response: Petitioner has decided to show only one plan. That plan is a 4-story garage containing 345 spaces, and 44 spaces under the Chestnut building for a total of 389 parking spaces for the project.

9. There are several conditions of approval from Ordinance #19-019 that will need to be amended or eliminated as a result of this proposal. Please note that all conditions not amended or eliminated will remain applicable.

Response: Understood.

10. Submitted paper plansets show Highland garage at 4 stories with 344 parking stalls, submitted PDF plansets show Highland garage at 5 stories with 431 parking stalls. Please coordinate plans on forthcoming resubmission.

Response: Only one 4-story garage is being proposed which now contains 345 parking stalls. Revised plans submitted herewith reflects the foregoing.

11. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 review comments include a revision date. Additionally, all revised plans must incorporate any changes as recommended by the Design Commission.

Response: Understood and Petitioner will comply.

12. Impact Fee's will be required for the residential portion of the development, in accordance with Village Code.

Response: Understood.

13. To identify all PIN's within 250' (with all ROW's omitted), will you be working with a title company to compile the PIN list, or are you expecting to work through a PIN list provided by the Township Assessor?

Response: Obtained PINs from Title Company and searched each PIN individually within 250' (with all ROW's omitted) for changes in ownership since original approval.

14. Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Please outline, specifically, all infrastructure (both onsite and off-site) and site improvements that would be constructed in Phase 1 and full buildout.

Response: Will be provided with final engineering for Phase I.

15. A photometric plan shall be required at time of building permit. All photometric levels shall conform to code requirements.

Response: Will be provided as part of final engineering. All photometric levels will conform to code requirements.

16. Design Commission review and Housing Commission review shall be completed prior to appearing before the Plan Commission. Please provide an update on the status of the Design Commission applications and required Inclusionary Housing Plan necessary for Housing Commission appearance.

Response: Design Commission and Housing Commission applications are being contemporaneously submitted.

17. Please note that all future restaurants will be required to receive a Special Use Permit or will be required to obtain a Special Use Permit Waiver, if eligible.

Response: Understood.

18. Please ensure that all plans are coordinated. Engineering plans do not appear to match Landscape and Architectural plans with regards to paving at the southern end of the Highland garage.

Response: Petitioner will coordinate as part of final engineering.

19. There were several public improvements required by Ordinance 19-019 (bumped-out crosswalk at the eastern leg of Campbell/Highland, parking bump-outs on Campbell and Highland, crosswalks, modifications to the Chestnut egress curb, Village gateway sign, etc.). Please revise the plans to reflect

these required improvements. Additionally, please provide final details on the proposed Chestnut building garage ramp wall (materials, height, etc.) as was required in Ordinance 19-019.

Response: Will comply per previously approved plans. Plans submitted herewith have been revised to show these items. Final detail on materials for Chestnut Building garage ramp wall will be submitted with final engineering plans for Chestnut Building.

20. Details are needed on all proposed fences, retaining walls, dumpster enclosure walls (height, material, etc.). Dumpster enclosure walls are required to be masonry to match the building materials. The southern retaining wall is required to be reduced/eliminated and if determined necessary, shall be setback 1' minimum from the southern property line.

Response: There are no dumpster enclosures. All details on southern retaining wall, if necessary, will be provided as part of final engineering.

21. Please provide details on the connection to the Highland garage in a Highland garage basement floorplan.

Response: Highland basement connection to parking garage is being eliminated. Connection will be via overhead walkway shown on revised plans.

22. If parking for the Chestnut Building is contained entirely in the Highland garage, will an underground connection be proposed?

Response: Parking for Chestnut Building is no longer going to be contained entirely in the Highland garage. There will be no underground connection between the Chestnut Building and Highland Garage.

23. How would trash collection occur within the Chestnut Building? Will a scavenger truck access the underground garage to load trash, and if so, how would it fit/maneuver? If not, where would trash be stored on pick-up days? If the underground garage is eliminated, where would trash be stored and where would collection occur on pick-up days?

Response: Garbage truck will be back down ramp or into loading area, and trash bins will be wheeled to end of ramp or loading area on pick-up day. There will be an onsite maintenance engineer and a property manager to coordinate.

24. Architectural sheet "CS" indicates max number of spaces in Highland garage to be 344, project narrative indicates max number to be 388.

Response: Revised plans show 345 spaces.

25. Garages with 300-400 parking spaces are required to have 8 handicap accessible parking stalls.

Response: Petitioner will comply.

26. The Arlington 425 Unit Mix and Parking document does not reflect the 7,376 sq. ft. of retail space in the basement of the Campbell building.

Response: No portion of the Highland Building basement will be used for anything other than building amenities and storage. Therefore, no parking spaces are required.

27. Where will bike parking for the Chestnut building be located?

Response: Bike parking will be located on the ground level of the Highland Garage.

28. For all variations identified in these review comments, please provide a written response to the hardship criteria for variation approval, as outlined on page 2B of the zoning application and 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; and
- 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; and
- The proposed variation is in harmony with the spirit and intent of this Chapter; and
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

Response: No additional variations are being requested at this time.

29. For the required Special Use Permit, please provide a response to the approval criteria as outlined on page 2B of the zoning application and summarized below:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Response: Counsel for Petitioner will provide in separate a letter.

30. Please revise the plans to include details (height, size, setbacks) on the proposed pergola at the southern end of the property. Additionally, please note that pergolas are considered accessory structures, and as such must be located in a rear yard only (i.e. completely behind the rear of the building). Pergolas are also restricted to 300 square feet in size, 15' in height, and must be setback 5' from a rear lot line. Please clarify if a variation is requested and provide the necessary written justification for any such variation.

Response: The pergola has been removed from the current plans.

31. Please revise the plans to provide additional details on the proposed fireplace/firepits within the landscaped courtyard (setback, size, height, open fire pit? fireplace with chimney? outdoor grilling station? Permanent structure or moveable?).

Response: The proposed fireplace/firepits have been removed from the current plans.

Parking and Traffic:

32. It appears that the current plan does not provide sufficient parking. At a minimum, parking shall be provided as per the ratios within the approved PUD. Parking for both Phase 1 and full build-out fall short of the 1.3 parking spaces per unit approved within the 2019 PUD, and parking demand for commercial uses has not been factored in (see attached chart). Allocation of the affordable parking spaces in the Vail garage as noted is subject to Board approval. Per comment #37 below, provide hourly data on commercial demand, including basement space and the overall size of the restaurant space.

Response: All parking will be provided in accordance with Village Code requirements. Phase I, which includes only the Campbell Building, will be parked in the Highland garage which will contain 345 spaces. Required residential parking for the Campbell Building is now 247 spaces. Petitioner is requesting that 1 space for each of the 12 Inclusionary Housing unit be eliminated from the Parking requirements per Village's Inclusionary Housing Ordinance, leaving a required 235 residential parking space requirement. 19 spaces are required per Code for the commercial uses in the Campbell Building. Therefore that will leave 326 spaces available for residential parking of which 235 residential spaces for the Campbell Building are required. That will be an approximately 1.28:1 residential parking ratio, and an overall 1.36:1 parking ratio.

The Chestnut Building will contain 85 units requiring 90 parking stalls. The same request will be made to reduce the parking requirement for the 4 Inclusionary Housing units, leaving a requirement of 86 parking stalls. 44 parking stalls are being constructed under the Chestnut Building. The 345 spaces in the Highland garage plus the 44 spaces in the Chestnut garage total 389 total parking spaces. The total Code requirement for the project will then be 340 parking stalls (254 for the Campbell Building plus 86 parking stalls for the Chestnut Building. Since a total of 389 total parking stalls are being constructed, there will be an additional 49 parking stalls required over the Code requirement, for an overall parking ratio of 1.14:1.

No parking in the Highland Building basement is required. Petitioner will not be providing hourly data on commercial demand in addition to what was initially presented. Due to the Corona virus quarantine, current traffic and parking patterns for the last 12 months would not reflect normal conditions. The size of the restaurant space, including the seating area has not changed.

33. A detailed Parking Allocation and Management plan shall be required. This plan must provide a detailed explanation of how parking within the Highland garage will function for the commercial uses and residential tenants/guests, including details on the following:

- Where will spaces be located for commercial employees, commercial patrons, residential guests, and residential tenants and how many specifically for each use/group.
- How spaces and access will be restricted/identified/assigned/segregated to each use type.
- Rates and time limits for commercial usage.
- Valet parking for restaurant.
- Shared parking amongst the various users.
- Will residential spaces be assigned or on a first come first served basis? Please note that the Rich & Associates 2018 parking study recommended that residential parking spaces are not assigned to specific units (i.e. they are unbundled).

Response: Please see the attached proposed parking allocation plan. The Highland garage will be operated as previously proposed and approved. Petitioner is requiring that valet parking be included in any restaurant lease. As of this date, Landlord has not determined whether or not it will assign residential parking spaces or not. Since this will be a privately owned and operated garage, and restricted to use only by the tenants, their guests, and the commercial employees and customers, Petitioner reserves the right to determine whether or not it will allocate specific residential parking spaces in the Highland garage.

34. The KLOA study does not include the proposed 7,376 sq. ft. of retail space within the basement and must be revised to reflect this space. Furthermore, the project narrative indicates that the restaurant seating area size will be 3,000 sq. ft., meaning that the overall size of the restaurant will be greater than 3,000 sq. feet. A total size for the restaurant is needed for accurate parking and traffic projection purposes. Absent of this, the following assumptions were made:

- 7,962 sq. ft. retail/restaurant on 1st floor with 3,500 sq. ft. for retail, 3,000 sq. ft. for restaurant seating area, leaving 1,462 sq. ft. left for “back of house” restaurant size, all of which is consistent with and the same as in the existing Ordinance.
- 7,376 sq. ft. basement retail.

If these assumptions are incorrect, please clarify actual sizes of both restaurant space (overall size and seating area size) and retail spaces. Additionally, please clarify how the basement “auxiliary retail” space is intended to be utilized.

Response: Assumptions are correct as to the 7,962 square feet on the first floor. The basement of the Campbell Building will not be used for commercial use, and does not require any parking stalls.

35. Staff does not support the use of the southwest corner of Chestnut/Campbell for parking, either on a temporary basis or permanent basis. As such, the usage of parking here was not factored into our analysis of onsite parking. This property would need to have certain zoning approvals for offsite parking and no detailed plans have been submitted.

Response: Petitioner concurs. This request has been withdrawn.

36. Page 40 of the KLOA study concludes that parking is provided at a ratio of 1.22 spaces per unit, however, this does not factor in parking assigned to non-residential uses. Will all parking be shared? A similar ratio is provided for parking per bedroom. These ratio's must be revised to reflect parking assigned to non-residential uses.

Response: See response to question #32 above.

37. Similar to pages 37-43 in the 2019 KLOA study, a shared parking/hourly parking analysis must be provided. Please use the correct size for non-residential uses based on the utilization of the basement space and overall size of the restaurant space.

Response: Due to the very small amount of commercial usage, and the impact of the Corona virus, Petitioner will not be providing an updated shared parking/hourly parking analysis. Parking analysis has been done according to Village Code. Petitioner will provide parking for the commercial space required by Village Code.

38. The parking study does not match the plans submitted. The study references 390 spaces within the garage, whereas the project narrative references 388 spaces. The study also references the Chestnut Building as including two levels of underground parking.

Response: To clarify, the revised plans show 345 parking stalls in the Highland garage and only one level of underground parking containing 44 parking stalls in the Chestnut Building.

39. The proposed two-bay loading zone within the Highland garage is too far removed from the residential portions of the development and negatively impacts public parking given the loss of spaces along Highland. It shall be relocated to the north side of the garage to be closer to the buildings it serves with access from the internal motorcourt.

Response: This area will not be used for tenant or commercial loading. It will primarily be used for refuse and storage for the Highland garage.

40. Figure G within the Appendix should be updated to coordinate with the civil/architectural plans.

Response: This is reflected in the updated traffic study concurrently submitted.

41. Ordinance 19-019 required infrastructure improvements that are not reflected in the commentary of the study, such as curbed parking bump-outs, a crosswalk bump-out on

Campbell east of Highland, and curbed bump-outs on Highland. These improvements should be referenced in the study and included within Figures G and F in the appendix.

- Page 29: No reference to Campbell crosswalk east of Highland.
- Page 31 & 32: Provide number of spaces that will be lost on Campbell and Highland.
- Take into consideration required curbed bump-outs, crosswalks, and Highland garage access modifications.
- Page 34: Per comment #39, Highland loading zone should be relocated to the north side of the building with access from the internal motorcourt.
- Figure F and G should be revised to show curbed bump-outs, number of street parking spaces, and removal of Highland loading zone.

Response: All of the above items are reflected in the revised traffic study concurrently submitted

42. Should the Chestnut Building be proposed as a condominium, a PUD amendment shall be required. Alternatively, if a viable plan showing parking provided at a minimum ratio of 1.7 parking spaces per unit for this building, staff will evaluate the ability for administrative review for this request.

Response: Understood. At the present time, Petitioner is not proposing condominiums in the Chestnut Building.

43. It is not cost effective to construct the Highland garage in phases and phased construction will impact the ability to provide the necessary parking during construction. It is encouraged to construct the entire garage as one phase/buildout to avoid future costs and disruptions to parking.

Response: Petitioner concurs. A full four-story Highland garage will be constructed as a part of Phase I.

Landscaping Comments

- 1) Along Campbell and Highland incorporate bump outs at the corners and adjacent to each drive aisle.

Response: Petitioner concurs. This is now shown on the revised landscape plan concurrently submitted.

- 2) It is recommended that the corner space at Campbell and Highland be evaluated. This is a focal point and the space should be further developed. The proposed planters appear small and insignificant.

Response: This will remain as previously approved.

- 3) Provide an interim landscape plan for each phase.

Response: The Landscape Plan for both phases is attached. A landscape plan for Phase I comply with Code and will be submitted for approval prior to the completion of the Highland garage. Due to the use of the courtyard area west of the Highland garage being used for excavation and staging for the construction of the Chestnut

building, any landscaping done in that area will be destroyed. It is currently the Petitioner's intention to plant grass in the Phase II area.

- 4) The streetscape along Campbell and Highland must be consistent with the Downtown details/streetscape. Please provide a site furnishings package.

Response: Petitioner will comply with approved plans. The streetscape along Campbell and Highland will be consistent with the Downtown details/streetscape.

- 5) Provide additional landscaping on the east elevation of 33 S. Chestnut.

Response: This will be a part of the courtyard plan that will be submitted for approval for Phase II.

- 6) Along the south property line adjacent to the parking garage provide a decorative metal fence. This may require a variation and staff is supportive of the variation. Provide a detail of the fence and the retaining wall.

Response: Petitioner will comply. A detail of the fence was included in the original landscape drawings. It will be an ornamental fence, four feet high, with vertical pickets four inches apart, a double rail on the top, and a single rail on the bottom.

- 7) Along Campbell Street please include pavers within the drive aisle for the portion that is part of the pedestrian walkway. The pavers should match the downtown streetscape.

Response: Petitioner will comply.

- 8) As more detailed plans are provided additional comments may be forthcoming.

Response: Understood. Please submit as soon as possible.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 2 COMMENTS
MARCH 11, 2021

RESPONSES TO DEPARTMENT OF BUILDING & LIFE SAFETY
FIRE SAFETY DIVISION COMMENTS

1. High-rise buildings shall be provided with an automatic smoke detection system, a fire department communication system, and an emergency voice/alarm communication as required by the International Fire Code.

Response: Understood and agreed.

2. Fire Safety permits shall be obtained for the following: Fire suppression systems, fire alarm systems, generators for emergency backup systems.

Response: Understood and agreed.

3. Overhead utilities shall not interfere with tower/aerial fire operations.

Response: There will be no overhead utilities located or constructed on the Property.

4. The fire command center is not indicated on the submitted drawings. For confirmation, a fire command center shall be located on the first floor with the location to be approved.

Response: Confirmed and agreed

5. Plans show the roof has a proposed fireplace. The fire code prohibits open flame on a combustible deck unless the deck is protected by fire sprinkler. The fireplace would not be permitted.

Response: If any fireplace is placed on any roof will be fully compliant with all fire codes, or will not be provided.

ARLINGTON 425 – PC # 21-002
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MARCH 11, 2021

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Response: Confirmed and agreed

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Response: If any fireplace is placed on any roof will be fully compliant with all fire codes, or will not be provided.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 2 COMMENTS
MARCH 11, 2021

RESPONSES TO ENGINEERING DEPARTMENT COMMENTS

40. The petitioner's response to Comment No. 14 is unacceptable. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Response: Acknowledged by Petitioner

41. The petitioner's response to Comment No. 24 is unacceptable. The AutoTurn exhibit showing the inbound and outbound turning movements for a tower engine entering from Campbell St. shall be provided at final engineering. The prior Plan Commission approval for the PUD and preliminary plat does not exempt the Engineering Division from requiring additional information for final engineering. The petitioner shall acknowledge that they accept this understanding.

Response: There will be no inbound or outbound tower engine access from or to Campbell Street

42. The petitioner's response to Comment No. 28 is unacceptable. The parking spaces in question would be problematic for residents attempting to leave the parking space. Alternative layouts should be considered. This can be addressed at final engineering.

Response: This will be addressed at final engineering.

43. The petitioner's response to Comment No. 32 is noted. Fiber optic is not included in the requests for JULIE as it is a private utility. The conduit must be shown on the site plan. Details on how the conduit will be lowered can be addressed at final engineering.

Response: This will be addressed at final engineering.

44. The petitioner's response to Comment No. 35 is noted. Prior to final plat and final engineering, the petitioner shall be responsible for acquiring the as-built conditions from the developer of Sigwalt 16. This can be addressed at final engineering.

Response: Petitioner has no way of obtaining "

45. The petitioner's response to Comment No. 38 is noted. An agreement addressing the snow removal in the parking area of the bump outs along Chestnut Ave. shall be provided. The petitioner shall acknowledge that they accept this understanding.

Response: Petitioner acknowledges and accepts this understanding as to snow plowing in the parking area of the bump outs along Chestnut, so long as all other property owners similarly situated (i.e. Sigwalt 16) are also required to do the same.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 2 COMMENTS
MARCH 11, 2021

RESPONSES TO HEALTH SERVICES DEPARTMENT COMMENTS

1. At the time of building permit petitioner shall supply a unit by unit listing of the 20 percent Adaptable/Accessible dwelling units distributed throughout each building to provide a variety of sizes and locations as required by Illinois Accessibility Code Section 233.6 Multi-story thru 233.6.5.7.

Response: Understood and agreed

2. It is recommended that the above citation be added to the ordinance when amended.

Response: Petitioner has no objection.

ARLINGTON 425 – PC # 21-002
PETITIONER RESPONSES TO ROUND 2 COMMENTS
MARCH 11, 2021

**RESPONSES TO PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT COMMENTS**

45. The response to comment #7 is noted. Based on the revised plans, the Plan Commission must review and approve the following actions:
- a) Amendment to Planned Unit Development Ordinance #19-019 to allow modifications to the approved development plan.
 - b) Special Use Permit to allow a “Private Garage, Customer/Employee” for the Highland garage.

Response: Understood and agreed.

46. The response to comment #13 is noted. Please ensure that the notice will be sent to the current property owners/taxpayers of record at time of mailing, not the property owner/taxpayer of record that were of record prior to the application being submitted. Please submit a draft of the notification letter as soon as possible to allow sufficient time to review to ensure that the necessary language is included within the letter.

Response: Understood and agreed. The notification letter As approved by the Village has been sent as directed. Firsell Ross, attorneys for Petitioner, manually verified the taxpayer of record for each individual permanent index number on March 15, 2021.

47. The response to comment #14 is noted. As no preliminary construction schedule and phasing plan was submitted, staff is recommending a condition of approval that would require a construction schedule and phasing plan be submitted at time of Final Plat of Subdivision, for review and approval by staff. Said phasing plan shall include details on all infrastructure that will be constructed in each phase of development, as well as a phased landscape plan.

Response: Understood and agreed.

48. The response to comment #19 is noted. These items shall still be required per Ordinance 19-019, although many of them have now been shown on the plans. Please note that the 1-year extension granted by the Village Board for Preliminary Plat of Subdivision approval is set to expire on June 3, 2021. Any future request to extend the Preliminary Plat approval must first be discussed by the Plan Commission. As such, please acknowledge that, along with the proposed PUD amendment, you wish to request another 1-year extension to the Preliminary Plat of Subdivision approval for expiration on June 3rd of 2022.

Response: Along with the proposed PUD amendment, Petitioner hereby requests an additional 1-year extension to the Preliminary Plat of Subdivision approval for expiration on June 3rd of 2022.

49. The response to comment #20 is noted. Since no details were provided on the retaining walls, fences, or loading zone (dumpster) enclosure walls, staff is recommending a condition of approval that would require these details be submitted at time of Final Plat of Subdivision, for review and approval by staff.

Response: These details will be submitted at time of Final Plat of Subdivision for review and approval by staff.

50. The response to comment #23 is not sufficient. Trash collection at the base of the ramp does not appear viable as it would require the refuse truck to stop and stage on the public street for reversal into ramp, and collection on the ramp may not be possible due to grade differentials. Furthermore, the Chestnut Building does not contain a screened “loading area” for trash collection. Please clarify, specifically, where trash collection would occur, and how the dumpsters would be relocated to the loading area on collection days.

Response: Trash removal at the base of the ramp is definitely viable. The refuse truck will not “stage” on Chestnut, but simply stopping in order to back down the ramp in order to empty the refuse containers that will be kept inside the Chestnut Building, except at the time of trash removal when building management will insure that the refuse containers are moved to and from the base of the ramp.

51. The response to comment #27 is noted. There appear to be well over 50 bike storage stalls within the Highland garage for the 85 units within the Chestnut building. Bike parking regulations would only recommend around 1 stall per 10 multi-family units. A reduction in the number of bike stalls within the Highland garage may allow an additional parking space.

Response: Bicycle storage will be moved to the Campbell Building. There will be no less than 32 bicycle storage stalls, and possibly more based on demand and usage.

52. The response to comments #32 and #37 is not acceptable. Since no hourly parking data was provided, staff has prepared an hour by hour parking analysis. Please see the attached charts and revise the allocation plan as indicated below:

- a) Phase 1 appears to contain an adequate number of overall parking spaces, however, the allocation of those spaces needs some adjustments based on the modeling:
- i. The 277 allocated spaces for “Restricted Residential” can remain as is.
 - ii. The 32 “Restaurant/Retail & Residential Guest” parking spaces should be allocated as “Non- Residential Only”.
 - iii. 24 of the 36 “Residential & Resident Guest” parking spaces should be allocated as “Non-Residential Only”. This would bring the total number of “Non-Residential Only” spaces to 56, which should be viable to capture anticipated non-residential parking demand.
 - iv. The remaining 12 spaces can remain as “Resident & Resident Guest” spaces.

Response: The updated hour by hour parking analysis Kenig, Lundgren, O’Hara and Aboona is being submitted herewith. The revised parking allocation plan complying with the above requests is being submitted herewith.

- b) Based on the modeling, parking for Phase 2 does not appear to be sufficient. In order to move forward with construction of the Phase 2 Chestnut building, the developer would have to demonstrate that there is sufficient capacity within the Highland Garage to accommodate for the expected demand from the Chestnut building. Alternatively, at time of construction, the number of units could be decreased or the onsite parking supply could be increased.

Response: At the time of construction of Phase 2, Petitioner will provide 25% more parking than current Code requires, by: (i) adding more parking stalls below the Chestnut Building, or (ii) increasing the size of the parking garage, or (iii) a reduction of the number of units, and thereby reducing the number of parking stalls required, or (iv) providing a real time parking study of the Highland garage showing that such additional parking space ratio is not needed, or (v) a combination of any of the foregoing, all of which shall be subject to the review and approval of the Village.

- 53. The response to comment #33 does not address include enough detail. Please provide an updated Management and Allocation description similar to what was provided within the 2019 PUD. Please ensure that the plan include details on the following:

- a) How spaces and access will be restricted/identified/assigned/segregated to each use type.
- b) Rates and time limits for commercial usage.
- c) Valet parking for restaurant.
- d) How will shared parking spaces function?
- e) Will residential spaces be assigned or on a first come first served basis? Will commercial employee spaces be assigned or on a first come first served basis?

Response: A revised Management and Allocation Plan description is attached.

- 54. The response to comment #36 is noted, however, it is unclear how the study arrived at the 1.14 parking spaces per residential unit figure.

Response: Based on Petitioner's response to #52 above, this number is no longer relevant.

- 55. The response to comment #39 is not acceptable. There has been no demonstrated need to have an additional tenant/commercial loading zone within the garage, and refuse can be accommodated within a loading zone on the north side of the garage with access from the internal courtyard, or potentially elsewhere on the site. Parking spaces are key to the success of this project, both internal and external along Highland, and staff is recommending a condition of approval that the loading/storage area within the Highland garage be eliminated and replaced with parking spaces or relocated to the north side of the garage with access from the internal courtyard.

Response: Petitioner respectfully disagrees with staff. The loading zone and storage areas are essential to the operation of the project. The demonstrated need is that of the Petitioner and its management consultant. The construction of the Vail Street garage all the way on the property line of the Petitioner has posed significant financial and developmental challenges, limitations and consequences for Petitioner. The attempt to preserve three 90 degree parking spaces along Highland Avenue, where, but for the construction of the Vail Street garage, would be parallel parking and driveways, and forsake the efficient and necessary operations of the development, is not agreeable to the Petitioner.

56. The response to comments #40 and #41 is noted. Staff notes that Figures G and F were not updated. Per comment #55, if the Highland loading/storage area is necessary, it should be relocated to the north side of the of the garage building with access from the internal motorcourt.

Response: Petitioner believes that the storage area as indicated is the best place for it.

Landscaping Comments

- 2) It is recommended that the corner space at Campbell and Highland be evaluated. This is a focal point and the space should be further developed. The proposed planters appear small and insignificant. **It is recommended that the space be further evaluated.**

Response: Petitioner agrees that this space should be further evaluated and included in the Final Engineering plan.

- 3) Provide an interim landscape plan for each phase. **It is understood that the area will be used for staging; however, a plan must be provided for the interim between phases.**

Response: Petitioner will work with staff to accommodate interim landscaping plans, possibly by the use of movable planters or other methodology. In the event that Petitioner will be required to maintain a fully cut and maintained lawn area, that such area will likely be fenced and unavailable to the public for dog waking or any other purpose.

- 5) Provide additional landscaping on the east elevation of 33 S. Chestnut. **Please add additional landscaping along the east elevation of 33 S. Chestnut**

Response: A final landscaping plan for the east side of Chestnut will be provided at such time as final plans for the Chestnut Building are submitted for approval.

- 7) Along Campbell Street please include pavers within the drive aisle for the portion that is part of the pedestrian walkway. The pavers should match the downtown streetscape. **Please show the pavers on the plans.**

Response: Petitioner agrees and pavers will be included on the final plans.

- 8) Please evaluate the sign location. The sign should be located on the corner where it is more prominent and should include landscaping. Consider including the sign as part of a raised planter located outside of the vision triangle.

Response: Petitioner will evaluate the sign location and work out its exact location and accompanying landscaping with staff.

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("*Village*");

WHEREAS, CCH LLC ("*Applicant*") is the owner of record of that certain property located in the Village's B-5 Downtown Business District ("*B-5 District*"), commonly known as 217 W. Campbell Street, 13-33 S. Chestnut Avenue, and 26-34 Highland Avenue, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees on _____, 2021 ("*Ordinance*"), grants a Proposed Amendment to the Approved Planned Development for the Property as described in the Ordinance; and

WHEREAS, Section 11 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the Proposed Amendment for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2021

ATTEST:

CCH LLC

By: _____

By: _____

Its: _____

Its: _____