



"PROGRESS THRU PARTICIPATION"

Department of Public Works

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September 19, 2023

Village of Arlington Heights  
Sam Hubbard, Development Planner  
Village of Arlington Heights  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005

Via E-Mail: shubbard@vah.com

Dear Sam,

Thank you for forwarding information and for the opportunity to review and comment on the Arlington Downs Four Plat of Resubdivision, including Amended Declarations. We appreciate the opportunity to review and comment on these plans as we work together to ensure responsible development along our common boundary. Our comments outlined below are generally related to the following:

1. Defining the City (not Village) of Rolling Meadows in Paragraph 1(b), and then referencing as appropriate in Paragraph 3(f), and elsewhere if needed.
2. The future construction of sidewalks on the east side of Rohlwing, including what triggers them and who is responsible for constructing them and when, as well as the installation of pedestrian crossing signals across Euclid (discussed in more detail below).
3. The construction of south bound right turn lanes on Rohlwing at Euclid (discussed in more detail below).

**Sidewalks along the East side of Rohlwing and Pedestrian signals and crosswalks across the east leg of Euclid**

The construction of sidewalks along the east side of Rohlwing in the City's right-of-way is regulated by Paragraph 3(e) of the proposed Amended Declarations as shown below.

(e) Sidewalks to be Constructed in ROW. Lot 4C Owner and Lot 4B Owner hereby agree that any sidewalk to be constructed from Euclid Avenue to Stonegate Boulevard in the right of way of Rohlwing Road are their obligations as required by the PUD and the Village. Future Lot 6 Owner (Lot 2A-2 and Lot 16 Owner) hereby agrees that any sidewalk to be constructed from Stonegate Boulevard to Salt Creek Lane in the right of way of Rohlwing Road is its obligation as required by the PUD and the Village.

As it appears the properties north of Stonegate will likely be developed first with a multi-family development, it is recommended that the Village consider requiring construction of the entire sidewalk along the PUD down to Euclid at that time, with the future owners of the southern lots responsible for repayment of their share as part of a possible recapture agreement when that property is developed. I believe

this recommendation is consistent with the original intent of the PUD, as outlined in Section 2, Paragraph 1a of AH Ordinance 12-039, which required construction of the entire sidewalk with these phases.

The construction of the sidewalk down to Euclid will also require the installation of pedestrian activated signals on the east side of the Euclid/Rohlwing intersection across Euclid to the south. This appears to be regulated most recently as a requirement of the “PUD” in AH Ordinance 12-039 as shown below:

2. To clarify Planned Unit Development Ordinance Number 12-006, SECTION NINE, Traffic and Parking Condition #7, Euclid Avenue improvements shall be installed as follows by the Petitioner:
- a. a left- hand turn lane from eastbound Euclid Avenue to the main private drive that serves the development as part of Phase 1 – Residential Tower Conversion;
  - b. A bike path on the north side of Euclid Avenue as part of Phase 2 (water park-hotel), or with Phase 3, 4 or 5, if either precedes Phase 2, unless the City of Rolling Meadows obtains a grant that includes said improvement.
  - c. crosswalk and pedestrian activated signal on the east side of the Euclid Avenue/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from **Cardinal Street** to Euclid Avenue.

It is our assumption that the Ordinance incorrectly references Cardinal Drive, as highlighted above, instead of correctly referencing Freemont, which is the next east/west street one block south of Euclid. This is the only section along the east side of Rohlwing south of Euclid in Rolling Meadows (approximately 160’) that is not already improved with sidewalk.

Our City Engineer has advised us that the language in this Ordinance might actually be contradictory. Under current protocols, the first entity to an intersection is generally the one financially responsible for crosswalk and pedestrian activated signals. So, if the City were to construct the sidewalk first as indicated in the 2012 Ordinance, the petitioner/developer might argue in the future they’re not responsible to pay for the signal. The language could also be interpreted to require that the “petitioner” must take whatever means are necessary to pay for or reimburse the City of Rolling Meadows any time the City constructs the 160’ section of sidewalk. It might be worth clarifying so all parties are on the same page as to who is responsible for what costs. Given that the City of Rolling Meadows already maintains the bike/ped path on the west side of Rohlwing, as well as the crosswalk on the north leg of the intersection, we believe that construction of the east leg crossing should be the responsibility of the petitioner to construct, and that the responsibility should be clarified as part of these pending revisions to the declarations. The City can program the installation of this 160’ sidewalk segment upon completion of the sidewalk along the PUD.

#### **South Bound Right Turn Lane from Rohlwing to West Bound Euclid.**

Paragraph 4(f) of the proposed Amended and Restated Declaration (as shown below) amends AH Ordinance 12-039, paragraph 1a provided that “implementation may occur at a later phase if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.” (Emphasis added). Similar language requiring agreement by both Arlington Heights and Rolling Meadows was repeated in Section 4, Paragraph 3 of AH Ordinance 15-049.

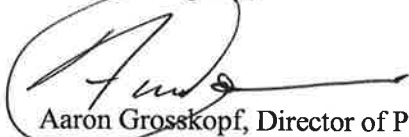
(f) Right Hand Turn Lane on Rohlwing Road. Any right hand turn lane from southbound Rohlwing Road onto westbound Euclid Ave, if approved by the Village and the Village of Rolling Meadows after a traffic warrant analysis requires it, shall be borne by the Association as an Association Cost.

The City recommends stronger language be required in the current proposed Declaration that clarifies the “after a traffic warrant analysis requires it” language, and the City continue to be a party to that review. Language similar to the following is suggested:

“The Association shall design, construct and pay for a right-hand turn lane from southbound Rohlwing Road onto westbound Euclid Avenue, upon acceptance by the Village and the City of any traffic warrant analysis that supports its construction. The improvement must be constructed no later than (insert criteria).

Again, I appreciate the opportunity to review and comment on the timing of these public improvements as part of your PUD development. If you have any questions, please do not hesitate to contact me at the contact information provided below, or Jo Ellen Charlton, Assistant Director at 847-870-2885.

Warmest Regards,



Aaron Grosskopf, Director of Public Works  
City of Rolling Meadows

Cc: Cris Papierniak, Director of Public Works, Arlington Heights  
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