



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: New PC Application - PC 23-009 (Arlington Downs Plat Amendment)

Date: June 22, 2023

General Comments:

The information provided is conceptual only and subject to a formal plan review.

After reviewing the referenced new Plan Commission application, PC 23-009 (Arlington Downs Plat Amendment), specifically the following:

- The Amended and Restated Declaration of Easements, Covenants and Restrictions for Arlington Downs.
- The Department Comment Sheets.
- The Plat of Resubdivision Sheets.
- The Plat of Survey Sheets.
- The Project Narrative.

The Building & Life Safety Department have no review comments.

PLAN COMMISSION PC #23-009
Arlington Downs Four Plat of Resubdivision
3400 Stonegate Boulevard
Round 1

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.
12. Since a subdivision is being proposed the plans must meet all subdivision requirements. The fee letter will be generated prior to the final Plan Commission meeting.
13. 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.

Final Plat of Subdivision:

14. Provide a signature block(s) for Outlot Lot 1D.
15. The Amendment and Restated Declaration of Easements, Covenants and Restrictions (Arlington Downs) includes two legal descriptions for Lot 2A-1 and Lot 2A-2; however, the plat only shows Lot 2A. Update the Plat or Amendment for Lot 2A.
16. For Village certificate, change Director of Engineering to Village Engineer.


Michael L. Pagones, P.E. 6/30/22
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Downs Development ADR IV Salt Creek & Rohlwing Rd

Preliminary Review Comments

06/28/2023

1. Character of use:

The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

2. Are lighting requirements adequate?

Lighting should be uniform and up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie walkways, courtyards, parking lots and parking garages. Landscaping must not create hiding locations and should provide for natural surveillance.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems.

6. General comments:

Lighting:

- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting needs to be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows

between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

- The interior of parking garages should be painted in light colors to increase reflectivity of the luminaries, which should use polycarbonate lenses for vandal- and break-resistance. The ceiling should be painted white to further increase the goal of reflectivity.

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices, building names, unit numbers and retail space.

- Include signage for “No Trespassing,” “No Loitering” and/or “No Solicitation.”

Address visibility:

- Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices, building names, unit numbers and retail space.

- Include signage for “No Trespassing,” “No Loitering” and/or “No Solicitation.”

- Interior and exterior of lobby space should utilize signage and increase visibility of addresses and unit numbers. All lobby spaces, elevator landings, etc. should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. Lobby areas should be equipped with interior signage indicating building number, floor plans, door numbers, etc.

- For each individual unit within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Parking Garage:

- Is the new parking garage going to have public access for customers of the retail spaces or is it a resident only parking garage? If yes, is there signage clearly distinguishing public access from private access? If no, is there access control to restrict non-residents/non-permitted driver's access?

- Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the multi-family development as well as the proposed retail space. Signage should be used whenever possible to increase access control. This includes clearly marked pedestrian entrances delineating public spaces from private spaces. Approved pedestrian entrances should be clear of obstructions and distractions to encourage use. Unapproved entrances on the ground floor should be securely locked in compliance with building, fire and life-safety codes. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters

are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

- Is the new parking garage designed in a way to reduce or eliminate members of our homeless population squatting there? Perimeter definition and access control are essential to deter unwanted pedestrian-level access to the parking lot or garage. (i.e. fencing, level changes, ground floor protection, and/or other architectural and environmental barriers that channel people to designated entry points and discourage others from hiding outside and inside the property or buildings). Are there going to be external electrical outlets? If yes, it is recommended to install outlet covers with locking mechanisms to prevent individuals from camping, loitering, storing property etc.

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

- Ground-level metal screening should be used to prevent or deter unauthorized access, while upper floors should be open with cable strung to prevent cars from overshooting the parking spaces and toppling off. Ground-level screening should not be floor to ceiling in order to deter climbing to higher floors. If space permits, place short bushes close to the perimeter wall to discourage people from climbing or cutting the screen.

- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

- Structural support elements should be round rather than rectangular. A round column allows for much greater visibility around the corners than a rectangular or square column.

- Elevators and stairwells should incorporate as much glass and high-visibility placement as structurally possible. Glass-walled elevators placed along the exterior of the building provide for good natural visibility by people on the street and within the garage.

- CCTV is an essential part of CPTED and is highly recommended in a parking garage as large as the one proposed for this project. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Balcony:

- Will there be balconies? If yes, balconies should be designed so it does not act as a natural ladder and with anti-climb features. The balcony must be adequately designed so it does not allow hand and foot holds to potential offenders trying to scale up the outside of the building. The railings should be designed so that foot or hand grips cannot be used by a potential offender.

Trash enclosure:

-Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Additional Resident Storage Space:

-Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities 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.

Emergency Contact Information:

-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.



358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:



Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-009
Petitioner: ARLINGTON DOWNS RESIDENTIAL, LLC

Owner: ARLINGTON DOWNS RESIDENTIAL, LLC

Contact Person: Richard F. Cavanaugh
Address: 760 W. Lake Cook Road, Suite 140
Barrington, Illinois 60010
Phone #: (224) 770-4601
Fax #: _____
Email: _____

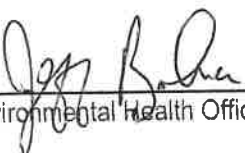
P.I.N.# 02-25-100-044, 048 & 049; 02-26-201-031, 034 & 035
Location: 3400 Stonegate Blvd.
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: Fourth Resubdivision of Arlington Downs
of Lots: _____ Current: one Proposed: three
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: _____
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department


Environmental Health Officer

6/16/23
May 2023
Date


Director

6/16/23
Date

Planning & Community Development Dept. Review

July 19, 2023



REVIEW ROUND 1

Project: Arlington Downs Plat Amendment
Lot 1A in Arlington Downs Two Subdivision

Case Number: PC 23-009

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
 - a. Preliminary and Final Plat of Subdivision.
 - b. Variation to Chapter 29, Section 29-307a.1, to allow Lot 1B without having its full frontage abutting a street.

Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and include signatures obtained from all parties except those to be coordinated by the Village, must be submitted **no less than one week** prior to the targeted Plan Commission hearing date. Additionally, prior to scheduling Final Plat approval with the Village Board, all benchmark and recording fees must be paid.

8. Please provide data on the floor area that will be located on Lot 1B upon conclusion of the proposed subdivision. The calculation of floor area shall be based on Section 28-3.64 of the zoning code. Please note that Lot 1B is restricted to 350% FAR per the Euclid/Rohlwing Overlay District and any overage beyond this limitation would require a Variation.
9. All owners within the PUD must sign on as co-applicants to this subdivision. Please provide a signed Letter of Authority to proceed with the proposed subdivision and amendments to the Declarations from the owner or owners of the other lots within the PUD.
10. Please clarify the ownership of each lot within the PUD, including information clarifying which developer owns each lot if a lot is owned by an LLC.
11. Please review all applicable conditions of approval from the prior PUD approval ordinances that govern the Arlington Downs PUD. The below comments relative to the proposed amended Declarations are not intended to be a complete list of all applicable conditions of approval/master association responsibilities.

Amendment and Restated Declarations:

12. Please provide all exhibits referenced in the revised Declarations.
13. The 24 parking stalls along Stonegate Boulevard (in front of One Arlington) appear to fall within Outlot 1C. Please confirm that parking within these spaces will be open and available to all lots within the PUD.
14. Page 1, recital A, change ("Lot 1A") to ("Lot 1B").
15. The definition of "PUD" includes an ordinance #23-____. Please be aware that the proposed Plat of Resubdivision does not trigger the need to amend the PUD, provided that the proposed Declarations are revised to allow the appropriate shared parking within the PUD.
16. The definition of "Parking Lots" exempts the Lot 1B Parking Lot, which is required to be open for shared parking by other users in the PUD, per condition #6 in Ordinance #18-036 and per stipulation #2 in the Shepard-Parker

Substantial Compliance Letter. The Declarations should not prohibit shared parking in this area and a future PUD amendment would be required to do so.

17. The definition of "Parking Lot Easement" is contrary to the PUD approval requiring shared parking.
18. Section 4b, "Barriers and Traffic Control" allows the Lot 2B owner to construct a barrier to restrict access into the parking lot on Lot 2B. This is contrary to the PUD approval requiring shared parking.
19. There is a drive aisle on the southern portion of Lot 3A which could be used by patrons of Lot 5A, and there is a drive aisle on the east side of Lot 5A that could be used by patrons of Lot 3A. Please confirm that the amended Declarations allow cross access along these drive aisles for all users within the PUD. Additionally, should Lot 3A develop with proposed curb cuts onto the N/S drive aisle on Lot 5A, would the Declarations allow such additional curb cuts or could the owner of Lot 5A prevent them?
20. There is a shared drive aisle leading from proposed Outlot 1C north to Salt Creek Lane. Portions of this drive aisle cross Lot 2A-2, Lot 2A-1, and Lot 16. Please confirm that the amended Declarations allow cross access along this drive aisle for all users within the PUD.
21. There is a common access drive on Lot 1B leading from the Outlot 1C to Lot 2A-1. Please confirm that the amended Declarations allow cross access along this drive aisle for all users within the PUD.
22. While the parallel parking stalls along Payton Place adjacent to Lot 3A and 5A are not required to be installed by the Master Association, the amended Declarations should include language that acknowledges that when development on Lot 3A proceeds, if required by the Village, the Lot 3A developer is allowed to construct parallel parking stall and/or a pick-up/drop-off area within Outlot 1C.
23. What is the plan for the pavilion area within Outlot 1C, which is opposite the front entrance to the One Arlington tower? This area is currently improved with a hardscaped area and columns anchored into the roof of the garage, including exposed bolts. This area was meant to accommodate a pavilion utilizing the roof-anchored columns. The area has an unfinished appearance and was always intended to serve as an amenity area for the PUD. Completion of this area would become the responsibility of the Association as they would become the owners of proposed Outlot 1C. Please note that Building, Site, and Landscaping Condition #1 from Ordinance 12-006 required that the plaza/pavilion and associated landscaping be installed as part of the Phase 1 improvements. Ordinance 18-036 further clarified that the completion of the plaza area, which includes the pavilion, must be constructed once construction on Lots 4C or 4B (Zone D) begin. The plaza and pavilion area shall be completed when development in Zone D begins.
24. Section 5.C.i appears to assign the sole cost of constructing the Euclid Avenue traffic signal to the owner of Lot 4C. This should be an expense borne by the Master Association as any future need for this traffic signal is a product of the sum of traffic generated by the overall PUD, not just the traffic within Lot 4C. Please note that condition #3 within Ordinance 12-039 requires that the Declaration of Covenants, Conditions and Restrictions, be modified to include a provision requiring the property owner/master association to be responsible for 100% of all costs associated with the traffic signal warrant analysis as well as pay 100% of all design, installation, maintenance and energy costs associated with the traffic signal along Euclid Avenue.
25. When development on Lot 2A-2/16 proceeds, or when any development on Lots 4B or 4C proceeds, a sidewalk along the eastern side of Rohlwing Road from Euclid to Salt Creek Lane, must be constructed per Ord. 12-039. This requirement must be included within the revised Declarations and the responsibility for construction of this improvement should fall with the Master Association.
26. Condition #2c from Ord. 12-039 requires construction of a sidewalk and pedestrian activated signal on the east side of Euclid Ave/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. This requirement should be outlined in the revised Declarations and the responsibility for construction of this improvement should fall with the Master Association.

27. Condition #3 from Ord. 15-049 requires that the petitioner install a right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5, if any of those phases precede Phase 2. Implementation may occur at a later phase, or may not be required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows. The requirement for implementation of this improvement, if determined to be warranted, should be reflected within the revised Declarations and costs for this improvement should fall with the Master Association.
28. Section 5.c.2.ii shall be revised as follows (new language underlined): if any governmental bodies require improvements to Euclid Avenue as a result of the development of nearby properties (not including the Development) that render construction of said medians as infeasible (which shall be at the discretion of the Village), then the obligations of the Development for the consideration of installing medians shall be terminated.
29. Please ensure that all plans/documents revised as a result of these comments include a revision date.
30. Provide all resubmittal documents in a USB/flash drive along with one hard copy.

Plat of Subdivision:

31. The note on Sheet 1 should read: This property is subject to the Amended & Restated Declaration of Easements, Covenants and Restrictions.
32. Section 29-201b.13 of Chapter 29 requires the names and last known addresses of the owners of land immediately adjoining the land to be subdivided. Please add this information to the Plat.
33. Please provide the County Clerk endorsement on the Plat per Section 29-209L of Chapter 29.
34. Please provide the PINs on the Plat per Section 29-209S of Chapter 29.
35. Sheet 3 should be revised so that the "Return Plat To" section has the Village of Arlington Heights, not Stoneleigh.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-009
 Petitioner: ARLINGTON DOWNS RESIDENTIAL, LLC

 Owner: ARLINGTON DOWNS RESIDENTIAL, LLC

 Contact Person: Richard F. Cavanaugh
 Address: 760 W. Lake Cook Road, Suite 140
Barrington, Illinois 60010
 Phone #: (224) 770-4601
 Fax #: _____
 Email: _____

P.I.N.# 02-25-100-044, 048 & 049; 02-26-201-031, 034 & 035
 Location: 3400 Stonegate Blvd.
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: Fourth Resubdivision of Arlington Downs
 # of Lots: _____ Current: one Proposed: three
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

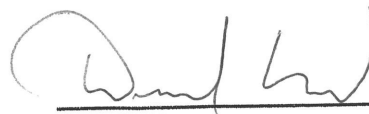
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

No comments


 Coordinator
 Date 6/30/23
 May 2023