



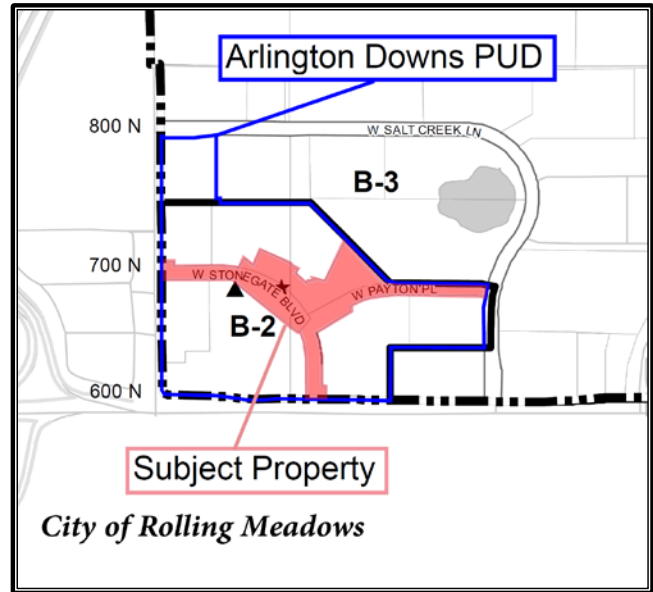
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**Project Number:** PC 23-009  
**Project Title:** Arlington Downs Plat Amendment  
**Address:** 3400 W. Stonegate Blvd.  
**PIN:** 02-25-100-044, -048, -049  
           02-26-201-031, -034, -035

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** September 27, 2023  
**Date Prepared:** September 22, 2023

**Petitioner:** Arlington Downs Residential, LLC  
                   Rick Cavanaugh  
**Address:** 760 W. Lake Cook Rd., Suite 140  
                   Barrington, IL 60010

**Existing Zoning:** B-2: General Business District  
**Comprehensive Plan:** Mixed Use



## **SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
<b>North</b>	B-2: General Business District B-3: General Service, Wholesale, and Motor Vehicles District	First Ascent Climbing Facility, Open space	Mixed Use
<b>South</b>	B-2: General Business District	ADR-II (multi-family residential building), Parking lots	Mixed Use
<b>East</b>	B-2: General Business District	Vacant land (ADR-III site)	Mixed Use
<b>West</b>	B-2: General Business District	Vacant land (ADR-IV site)	Mixed Use

## **Requested Action:**

1. Preliminary and Final Plat of Subdivision to subdivide the property into three lots.

## **Variations Required:**

1. Chapter 29, Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

**Project Background:**

The Arlington Downs PUD is located at the northeast corner of Euclid Avenue and Rohlwing Road, and is a master-planned development that was originally approved in 2012 and has been amended several times over the last ten years. The overall site consists of a combined area of 27 acres. The most recent amendment to the PUD granted zoning entitlements for the following areas of development, which have occurred in phases over the years since the original PUD approval:

- One Arlington Residential Tower conversion to include 214 luxury rental units and ground floor commercial space. This phase has been completed.
- Arlington Downs Residential II (ADR-II), a five-story 263-unit multi-family luxury rental building on Lot 5A. This phase has been completed.
- Conversion of the former Coco Keys Water Park into a First Ascent climbing facility (Lot 2A). This phase has been completed.
- Arlington Downs Residential III (ADR-III), future development of a 180-unit senior living facility on Lot 3A.
- Hotel/Commercial (Zone D), future development of a 116-key hotel on Lot 4B, and 30,300 square feet of commercial space dispersed within four separate buildings on Lot 4C.
- Arlington Downs Residential IV (ADR-IV), future development of up to 360 multi-family residential units on Lots 2A and Lot 16.

A map of the development zones and a map of the proposed lots are included at the end of this report.

Currently, the One Arlington Residential Tower sits on one platted lot that includes not only the tower and the 29-space parking lot to the east, but also the Stonegate Boulevard and Payton Place private roadways, which serve the entire Arlington Downs PUD as a common element. The petitioner, Arlington Downs Residential, LLC, is the owner of this lot and wishes to subdivide out the residential tower from the roadway so that the roadway will be located on a separate lot that will be transferred to the Master Association that governs the PUD. As part of this process, the underground parking structure which serves the One Arlington tower will also be subdivided into subterranean lots. Additionally, the overall Declarations of Easements and Covenants will be amended and restated to clarify maintenance responsibilities and establish updated regulations for governing the PUD. Any conflicts between the revised Declaration and PUD approvals shall be determined based upon the PUD zoning approvals and conditions.

**Zoning and Comprehensive Plan**

The property is currently within the B-2, General Business District, as well as the Euclid/Rohlwing Overlay District. No changes to the existing zoning districts are warranted as part of this petition. The Comprehensive Plan outlines that this property is suitable for mixed-use developments, and together with the remaining lots within the PUD, the Arlington Downs PUD is considered a mixed-use development. The proposal is consistent with the Comprehensive Plan land use designation. No physical modifications to the PUD are proposed and no amendment to the PUD is required as part of the proposed subdivision.

However, there are several outstanding elements of the previously approved PUD, which must be addressed within the modified Declarations that govern the PUD. Partly due to the modifications to the lots that have occurred over the years, as well as the introduction of new ownership groups within the PUD, the existing Declaration of Easements and Covenants is obsolete and must be revised to be consistent with the PUD conditions of approval. The original Arlington Downs PUD was proposed for development by one overall entity, and as part of the approval, this entity had certain infrastructure obligations that were to be implemented at various stages of the overall build-out. As multiple different owners have been introduced

to the development over the years, it is unclear which parties are responsible for which infrastructure improvements. In many instances, responsibility for these improvements should fall with the Master Association, which is comprised of all owners within the PUD, and this should be made clear in the revised Declarations. A summary of these issues will be outlined later within this report.

As this development borders the City of Rolling Meadows, the Village reached out to the city to make them aware of the application. The City of Rolling Meadows has provided a brief letter outlining certain comments/concerns with the modified Declarations, which letter has been included in the packet transmitted to the Plan Commission.

As mentioned above, the proposed subdivision would create one lot for the roads (Outlot 1C), and that lot would be transferred from the petitioner to the Arlington Downs Master Association. The One Arlington Tower would be located on a separate lot (Lot 1B), which would include the small 29-space parking area to the east. The subterranean levels of the underground garage would be separately platted/subdivided out as well. The lot including the One Arlington Tower, as well as the subterranean lot, would no longer have direct frontage along a public street, and accordingly, the following variation from Chapter 29 is required:

- **A Variation to Chapter 29, Section 29-307a.1, to allow Lots 1B and 1D without having their full frontage abutting a street.**

The Staff Development Committee (SDC) is supportive of this variation as Lots 1B and 1D have permanent access to a public right-of-way via a perpetual access easement as outlined within the revised Declarations.

#### **Building, Site, Landscaping:**

No changes are proposed to the site or buildings as part of this subdivision.

#### **Parking and Traffic:**

A traffic and parking study is only required in subdivisions that include 100 lots or more. The amended Declarations outline shared parking and access that aligns with the requirements and stipulations within the approved PUD. In general, the Declarations establish shared parking as outlined below:

- One Arlington residential (Lot 1B) has exclusive access to park in the underground garage. One Arlington commercial has access to parking within the underground garage as well.
- The parking area to the east of the One Arlington tower and located on Lot 1B, which currently consists of 29 parking stalls (with the potential for up to 73 parking stalls with land-banking), is open for parking to all users within the PUD.
- ADR-II (Lot 5A) has exclusive access to their parking garage and the surface spaces in their motor court.
- ADR-III (Lot 3A), if approved at a future date, will have exclusive access to their future parking lot/garage.
- ADR-IV (Lot 2A-2 and Lot 16), if approved at a future date, will have exclusive access to their future parking lot/garage.
- The future parking areas in Lots 4B and 4C will be open to parking for all users within the PUD.
- The First Ascent parking lot (Lot 2A-1) is open for parking by all users within the PUD.

It should be noted that future developments within the PUD shall be required to submit additional traffic studies/surveys as part of the zoning review process.

### **Infrastructure Obligations:**

There are several infrastructure obligations outlined below that were always intended to be costs borne by the master developer. Now that portions of the PUD have been sold off to multiple different owners, the responsibility for implementation of these improvements shall rest with the Master Association as that is the collective group of owners that is most similar to the original master developer. There are several areas of the revised Declarations that need modifications:

#### *Euclid/Stonegate Traffic Signal*

Original traffic projections for the development (as approved in 2012) indicated that a traffic signal may be warranted at the intersection of Euclid Avenue and Stonegate Boulevard. As such, when the final Planned Unit Development was approved, the following condition of approval was added to Ordinance #12-038:

3. Pursuant to Planned Unit Development Ordinance Number 12-006, SECTION NINE, Traffic and Parking Condition #16, the Declaration of Covenants, Conditions and Restrictions, shall be modified prior to the issuance of a building permit for Phase 1 — Residential Tower Conversion, 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, subject to Cook County Department of Highways' approval.

As the Declarations are proposed for revision, a provision must be added to the revised document that makes it clear the Master Association (all property owners) is 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 said traffic signal. The revised Declarations, as currently proposed, do not make this clear. A condition of approval to modify the proposed document has been included in the SDC recommendation below. If this modification is not made, the overall Planned Unit Development would be non-compliant with the original PUD approvals.

#### *Rohlwing Streetscape*

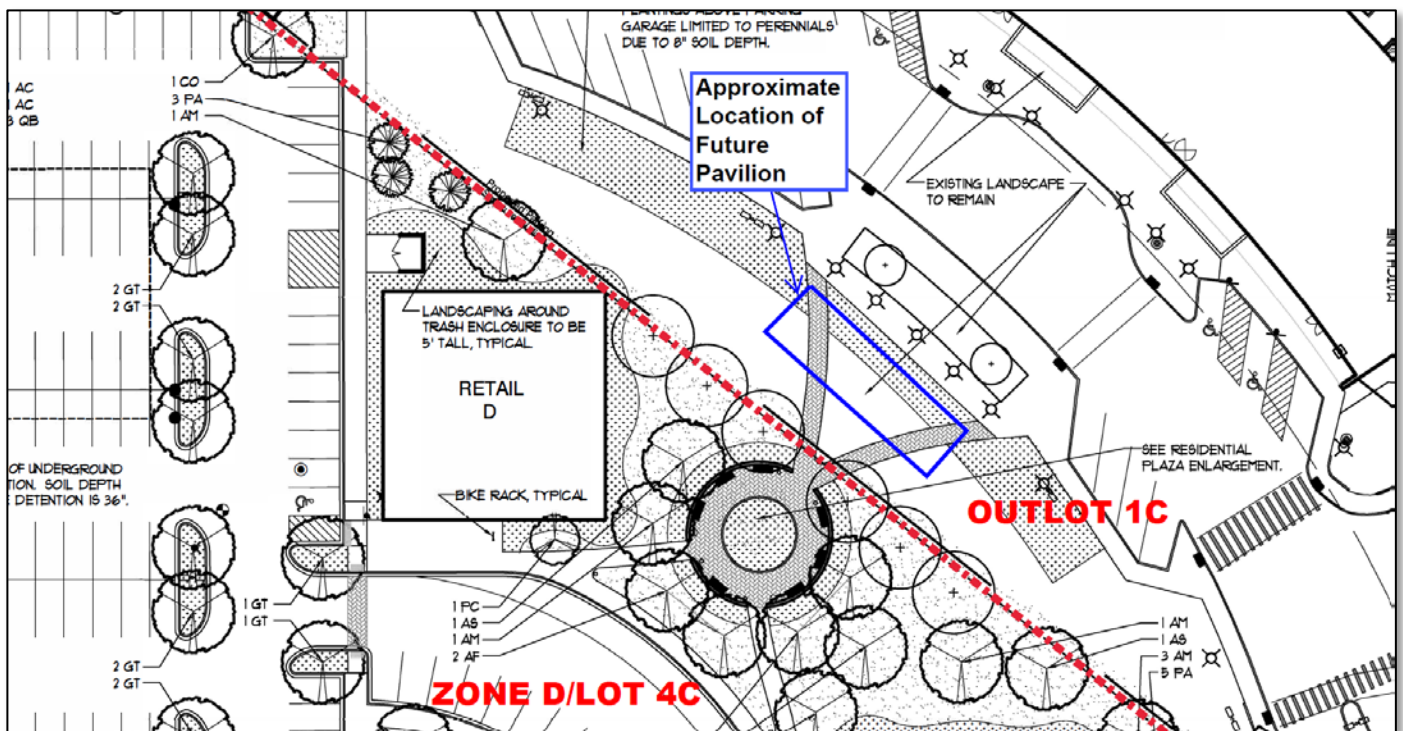
The east side of Rohlwing Road from Euclid Avenue north to Salt Creek Lane does not have a sidewalk or streetlights. During the second amendment to the PUD, which occurred in 2014, it was clarified in Ordinance 14-025 that the master developer must install the streetscape improvements along the east side of Rohlwing Road when the former water park is reoccupied. While First Ascent has now occupied the former water park, these streetscape improvements should be constructed with the first project to be developed on Lots 2A-2/Lot 16, 4B or 4C. It should be noted that the east side of Rohlwing Road is within the jurisdiction of the City of Rolling Meadows and the streetscape shall comply with all applicable requirements of the City of Rolling Meadows.

The Declarations should be revised to make it clear that whenever development occurs on Lot 2A-2/Lot 16, Lot 4B, and/or Lot 4C (whichever lot proceeds with development first) the full streetscape improvements shall be installed from Salt Creek Lane to Euclid Avenue, which shall include a pedestrian signal and crosswalk across Euclid Avenue on the east side of Rohlwing Road. The cost of these improvements shall be proportionately shared between the owners of Lots 4B, 4C, and 2A-2/16. A condition to modify the

Declarations to clarify such has been recommended below. The letter from the City of Rolling Meadows states that they agree on the timing of these improvements as recommended by the Village.

### *Plaza/Pavilion Area*

To the southwest of the One Arlington Tower there is a partially completed pavilion, which has 8 stubbed columns that are anchored into the roof of the underground garage below. These columns are meant to accommodate a future pavilion structure, which was a component of the larger plaza area that would be located in “Zone D” (now known as Lot 4C) and would function as a pedestrian pathway between the One Arlington Tower and the commercial uses in Zone D/Lot 4C. However, the pavilion columns are located on proposed Outlot 1C, which lot will be transferred to the Master Association. The revised declarations do not make it clear who is responsible for completing the pavilion area, although they do assign future maintenance costs for the pavilion to the Master Association. The Declarations state that the Master Association will “coordinate final pavilion design” with the Lot 4C owner when a development is proposed on that lot (which will include the portion of the plaza area that falls on Lot 4C). The most recent approved development concept and lot lines/future improvements are shown below:



While it makes sense that the pavilion would be completed with the associated plaza on Lot 4C, the Declarations should make it clear that Lot 4C has the authority to enter upon Outlot 1C to complete construction of the pavilion and any elements of the plaza that fall on Outlot 1C. A condition of approval to add this language to the revised Declarations has been recommended below.

### *Land-banked Parking*

There are two areas of land-banked parking within the PUD, one located on Lot 2A-1, and the other on proposed Lot 1B. These land-banked parking areas are generally depicted within **Exhibit I** at the end of this report. Should the Village observe a parking shortage on the site, the land-banked parking areas would need to be constructed, and the Declarations should make it clear that the property owners of each lot would need to bear the cost of construction for this land-banked parking should the Village determine that it is necessary.

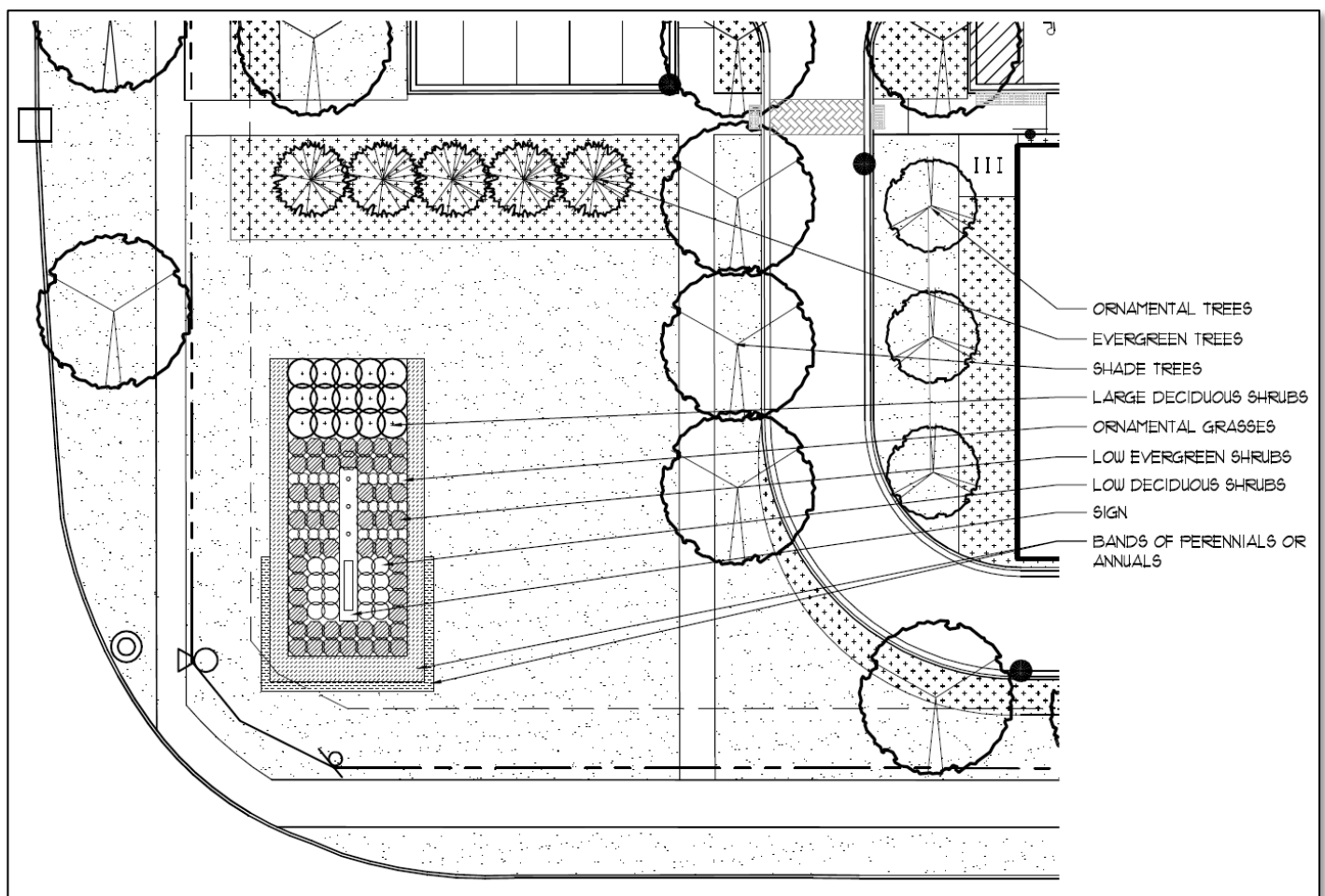
The Declarations shall be revised accordingly and a condition of approval requiring such has been recommended below.

#### *Rohlwing Road Right-Turn Lane*

Traffic projections provided as part of the original PUD approval indicated that a dedicated right-turn lane may be necessary as the development moved towards full build-out. The original master developer was required to pay for a warrant analysis to determine if this turn-lane is necessary, and if determined to be necessary, is required to design, engineer, and construct said turn-lane. While the revised Declarations assign this responsibility to the Master Association, both the City of Rolling Meadows and the Village of Arlington Heights recommend further modifications to the language to clarify this requirement and outline when it must be satisfied.

#### *Village Entry Sign*

Since its original approval, all iterations of this PUD have included a Village Entry Sign at the corner of Euclid Avenue and Rohlwing Road, which was to be installed by the master developer. Per the most recent 2018 PUD amendment, the conceptual design for this entry feature is approved as generally shown below (it should be noted that Ord. 15-049 requires review and approval of a finalized design for this entry feature prior to construction):



The proposed Declarations assign the construction, cost and future maintenance obligations for this sign to the owner of Lot 4C. While the sign falls within the boundaries of Lot 4C, the original PUD was structured to

require construction of this sign when development in “Zone D” began, which zone consists of Lots 4B and 4C. The Declarations must be revised to clarify that this sign shall be constructed when development occurs on either Lot 4B or Lot 4C (whichever comes first), and that the cost of construction of this sign shall be shared between the owners of Lots 4B and 4C.

### **Recommendation**

The Staff Development Committee (SDC) reviewed the proposed re-subdivision to create three lots, as well as the following variation from Chapter 29 of the Municipal Code:

- Section 29-307a.1, to allow Lot 1B and Lot 1D without each lot having their full frontage abutting a street.

The SDC recommends APPROVAL of the application subject to the following conditions:

1. The Amended and Restated Declarations shall be revised as follows:
  - a. *Rohlwing Road Streetscape Improvements*: The Declarations shall be revised to make it clear that whenever development occurs on Lot 2A-2/Lot 16, Lot 4B, and/or Lot 4C (whichever lot proceeds with development first) the full streetscape improvements shall be installed from Salt Creek Lane to Euclid Avenue, which shall include a pedestrian signal and crosswalk across Euclid Avenue on the east side of Rohlwing Road. The cost of these improvements shall be proportionately shared between the owners of Lots 4B, 4C, and 2A-2/16.
  - b. *Rohlwing Road Right-Turn Lane*: The Declarations shall be revised to require that the Master Association pay for the warrant study for said right-turn lane, as well as design, engineer, and construct said turn lane if determined to be warranted as outlined in Ord 215-049 condition 3. Furthermore, the Master Association shall provide said study upon the request of the Village.
  - c. *Land-Banked Parking*: The Declarations shall be revised to clearly state that the owners of Lots 1B and 2A-1 shall bear the cost of construction of the land-banked parking on their respective lots should it be determined by the Village that there is a parking shortage occurring within the PUD.
  - d. *Plaza/Pavilion*: The Declarations shall be revised to allow any of the other lot owners the right to construct the pavilion and any elements of the plaza area that fall within the boundaries of Outlot 1C.
  - e. *Euclid/Stonegate Turn Signal*: The Declarations shall be revised to require the Master Association 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 said traffic signal.
  - f. *Village Entry Sign*: The Declarations shall be revised to clarify that the Village Entry Sign shall be constructed when development occurs on either Lot 4B or Lot 4C (whichever comes first), and that the cost of construction of this sign shall be shared between the owners of Lots 4B and 4C.
2. Any conflicts between the declaration and PUD approvals shall be determined based upon the PUD zoning approvals and conditions.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

September 22, 2023

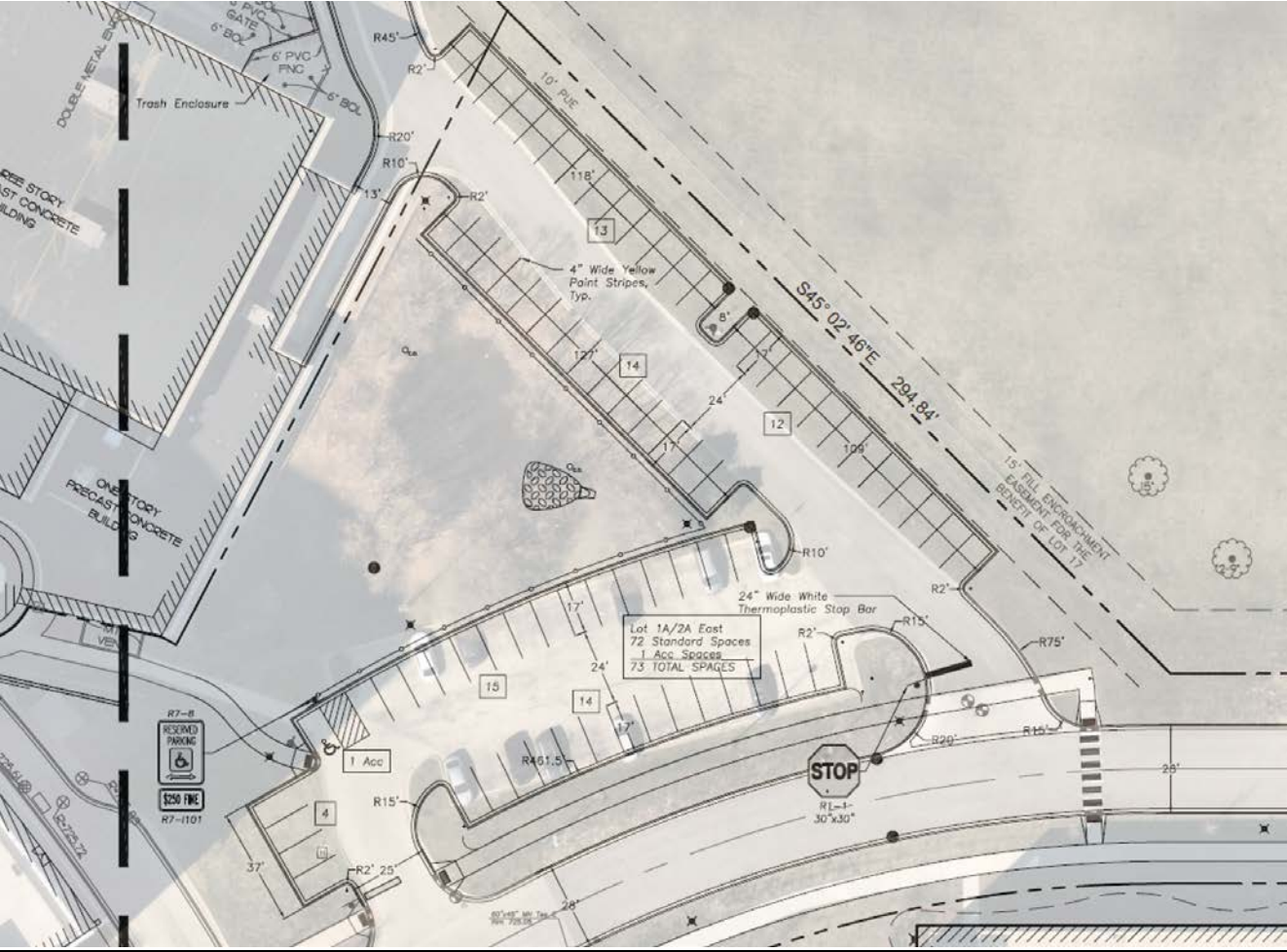
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads

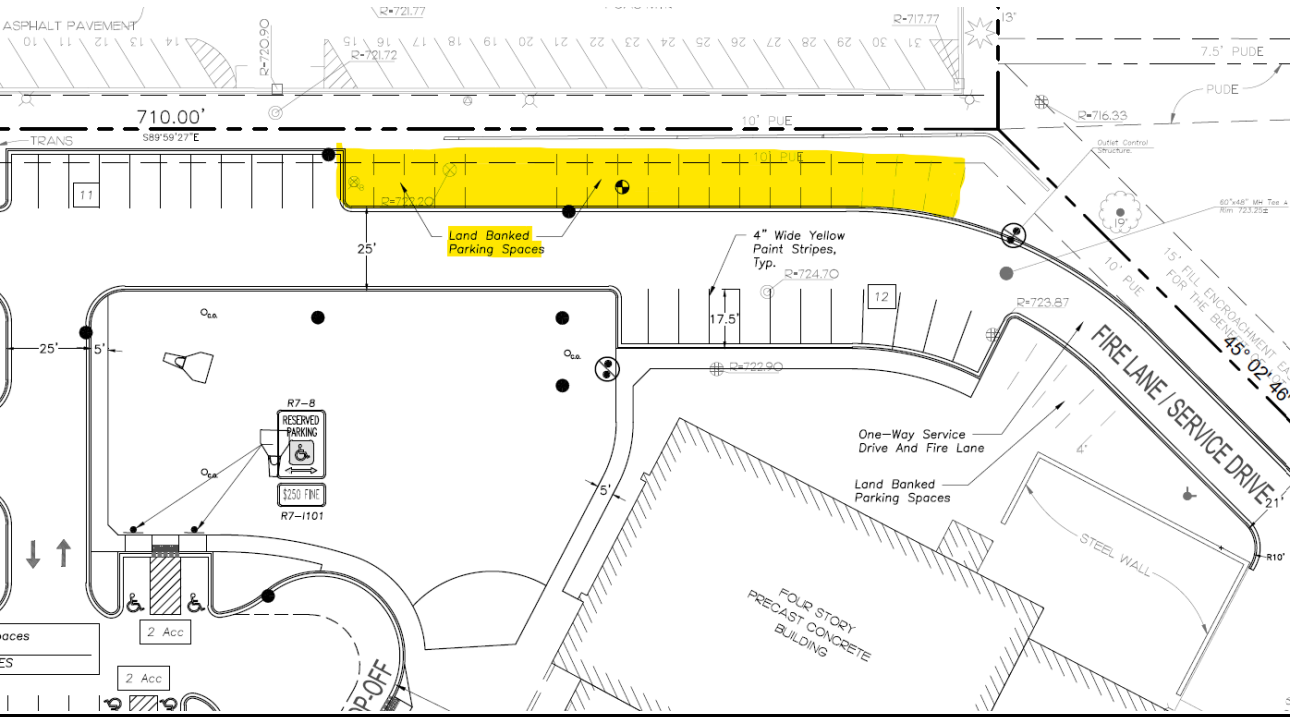


**Exhibit I – Land-banked Parking Areas**


**Lot 1B**



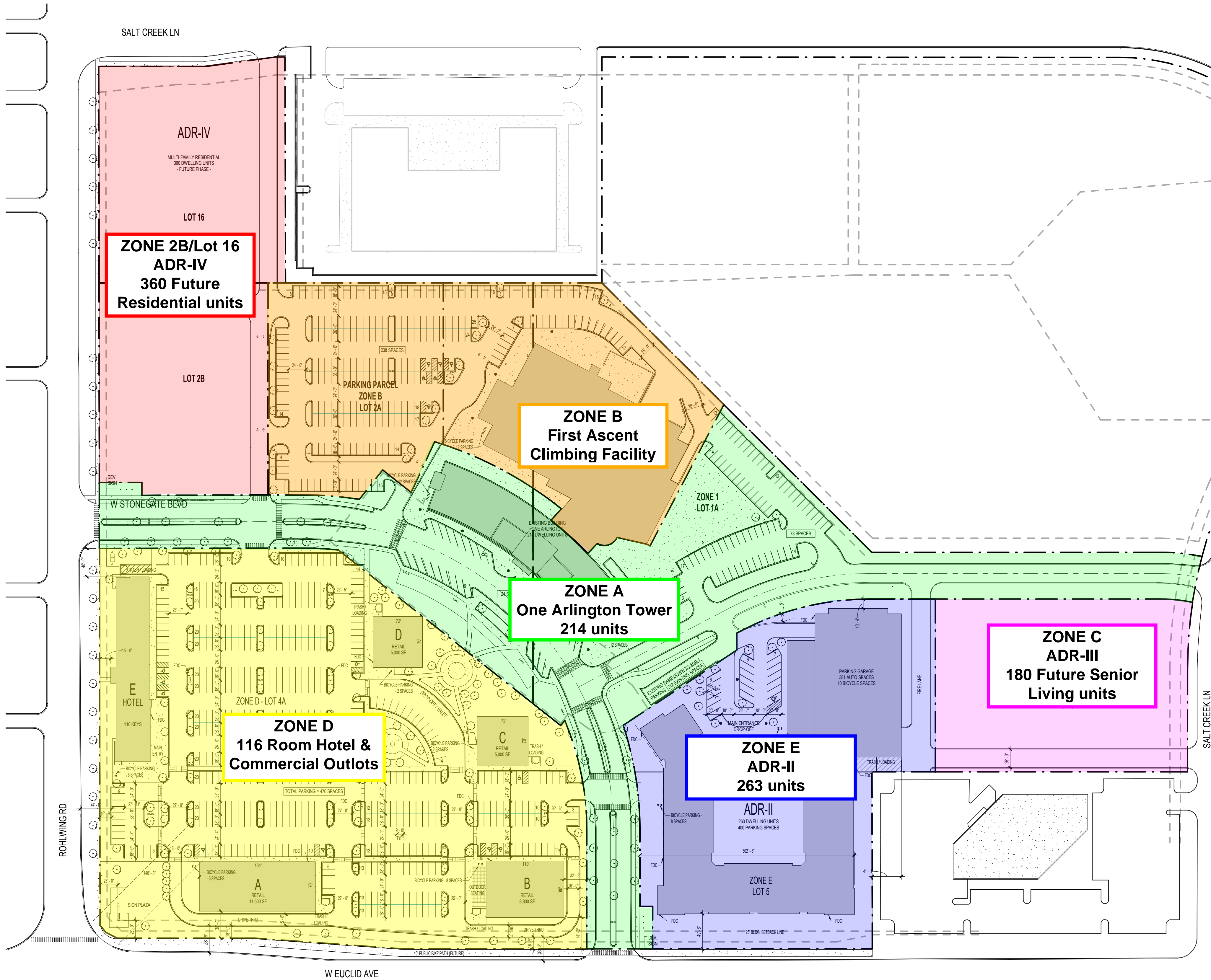
**Lot 2A-1**











DENSITY TABLE				
LOT AREA	ONE ARLINGTON	ADR-II	ADR-III	ADR-IV
TOTAL NUMBER OF UNITS	214	263	180	360
STUDIO & 1-BEDROOM UNITS	168	137	TBD	TBD
2-BEDROOM UNITS	46	89	TBD	TBD
3-BEDROOM UNITS	0	27	TBD	TBD

PARKING TABLE								
LOT	USE	AREA	REQUIRED PARKING	PROVIDED PARKING	REQUIRED HANDICAP	PROVIDED HANDICAP	REQUIRED BICYCLE	PROVIDED BICYCLE
16 / 2B	ADR IV (RESIDENTIAL)	360 UNITS	720	540 (FUTURE)	11	FUTURE	FUTURE	FUTURE
1A / 2A	ONE ARLINGTON (RESIDENTIAL) 25 N COWORKING (OFFICE) FIRST ASCENT/FUNTOPIA	214 UNITS 11,722 SF 46,463 SF	310 39 343 692 TOTAL	312 (GARAGE) 335 (SURFACE) 647 TOTAL	13 TOTAL	6 3 7 16 TOTAL	21 2 11 33	36
16 / 2B	ADR III (RESIDENTIAL)	180 UNITS	360	540 (FUTURE)	7	FUTURE	FUTURE	FUTURE
4A	RETAIL RESTAURANT BUILDING E (HOTEL) - 116 KEYS HOTEL MEETING ROOMS HOTEL BAR	10,300 SF 23,000 SF 116 ROOMS 90 PERSONS 138 SF	34 289 116 27 3 469 TOTAL	476 TOTAL	9 TOTAL	2 2 1 3 9 TOTAL	2 1 1 2 7	6 8 2 6 24
5	ADR II (RESIDENTIAL)	263 UNITS	526	381 (GARAGE) 19 (SURFACE) 400 (TOTAL)	8 (GARAGE) 1 (SURFACE) 9 TOTAL	8 (GARAGE) 1 (SURFACE) 9 TOTAL	26	16 (SURFACE) 10 (GARAGE) 137 (INDOOR)

LOT COVERAGE TABLE								
SITE AREA/ ZONE	LOT AREA	LOT ACREAGE	LOT ACREAGE	BUILDING FOOTPRINT	LOT COVERAGE	IMPERVIOUS COVERAGE	BUILDING F.A.R.	BUILDING HEIGHT
ZONE A	256,150 SF	5.9 AC	RESIDENTIAL TOWER	NO CHANGE OFFICE: 11,000 SF	24,000 SF	9.4%	24,000 SF	1.12
ZONE B	245,079 SF	5.6 AC	ENTERTAINMENT	CLIMBING FACILITY/ RECREATION	46,180 SF	18.9%	153,893 SF	0.27
ZONE 2B/ LOT 16	151,633 SF	3.5 AC	RESIDENTIAL	360 DWELLING UNITS	TBD	TBD	TBD	TBD
ZONE C	87,057 SF	2.0 AC	RESIDENTIAL	180-180 DWELLING UNITS	TBD	TBD	TBD	TBD
ZONE D	333,571 SF	7.7 AC	RETAIL/RESTAURANT	NO CHANGE: GENERAL RETAIL:  RESTAURANT ORIENTED:  OUTDOORS DINING UP TO 1,000 SF PER RESTAURANT, 3 TOTAL  HOTEL  SELECT SERVICE HOTEL, 116 KEYS	10,305 SF  19,995 SF  3,000 SF  12,643 SF	11.2%  0.9%  3.8%	261,112 SF	25
ZONE E	164,951 SF	3.8 AC	RESIDENTIAL	263 DWELLING UNITS 381 SPACE PARKING GARAGE	60,141 SF	36.5%	113,273 SF	1.8
TOTALS	1,168,098 SF	26.8 AC			176,264 SF	15.1%		

NOT FOR CONSTRUCTION

3	PLANNING COMMISSION REVISIONS	2018.06.22
2	PLANNING COMMISSION REVISIONS	2018.05.09
1	PLANNING COMMISSION	2018.04.04
NO.	ISSUED FOR	DATE

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ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

MASTER SITE PLAN

DRAWN BY: \_\_\_\_\_ CHECKED: \_\_\_\_\_

DATE:  
May 15, 2017

PROJ. NO.:  
16093

SHEET NO.:

May 15, 2017

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