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REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: Arlington Downs - PC# 15-020

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
28th day of October, 2015, at the hour of 8:27 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
BRUCE GREEN
LYNN JENSEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN
MARY JO WARSKOW
GEORGE DROST
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

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CHAIRMAN LORENZINI: Okay, let's move onto the last public hearing. Arlington Downs, PC# 15-020, a PUD amendment. Is the Petitioner here?

MR. FUNK: Yes.

CHAIRMAN LORENZINI: Have all the proper notices been given, Bill?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Would anybody who is going to testify, would you please come forward and raise your right hand. (Witnesses sworn.)

MR. FUNK: I do.

MR. KETTELKAMP: I do as well.

CHAIRMAN LORENZINI: Okay, would you please state your name and spell it for the court reporter?

MR. FUNK: My name is Jeff Funk, I'm with the developer and the design team.

CHAIRMAN LORENZINI: Okay, why don't you just give your names as you come up.

MR. FUNK: Okay.

CHAIRMAN LORENZINI: So why don't you get started with your presentation and we'll go from there.

MR. FUNK: We are part of the, we're the developer and we're part of the design team and we are working on 60,000 square feet of retail and included in that we have 2,028 parking spaces. And the idea is we're basically doing an amendment to the existing PUD. And that amendment, we're doing a change in architectural style, more of a modern, contemporary style with what call these piazzas that this idea of it creating these piazzas, or these plazas that kind of interact with the retail buildings and then interact with the bicycle paths and walking paths. So we're trying to create a space that's not only just your typical strip mall but something that's different, something that creates spaces, something that creates some outdoor spaces, places where we can, you know, restaurants and outdoor seating and very pedestrian friendly.

MR. ENRIGHT: Do you have the clicker?

MR. FUNK: No I don't. It's right here?

MR. ENRIGHT: That one, that will move your slide to the middle.

MR. FUNK: Okay. On the site we have 27 acres on the corner of Rohlwing and Euclid Avenue. Which is about a half mile east of the interchange of Euclid and 53. Right now you could see the existing site, 27 acres. Basically what we're doing is we want to create the retail that faces Euclid Avenue and faces Rohlwing Road and the main plazas or piazzas that we call them on Euclid and Rohlwing. And then in front of the new residential tower.

This is an aerial rendering of our proposed

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building. So you can see we're trying to create this identity, this contemporary architecture with basically four-sided buildings that are not only pedestrian friendly on the Euclid Avenue, but pedestrian friendly on the north side where the cars are parking and where the pedestrians will be entering the spaces.

And then we're creating the entrance point at the spine road and the plazas, you could see the connection, oops, sorry. In front of the tower, and then we have a smaller piazza plaza that kind of is a buffer for the parking and then it connects to the plaza at Euclid and Rohlwing.

You could see our buildings here, we have 60,000 square feet of retail. Building D1, along Rohlwing Road is 15,000 square feet. Building D2, and D3 are both 12,000 square feet. We're creating the plaza in-between building D1 and D2, a friendly plaza that not only opens up that vista towards the tower, but creates that expression of the two buildings.

And then buildings D3 and E1 act as entrance points to the spine road. And then you see D4 and D5, we're creating another, the idea is to have two restaurants there where you have this open plaza, outdoor seating and water feature in that area.

And then this is the civil drawings, we're going to have the civil engineer, he'll come up and discuss some of the challenges we have onsite.

CHAIRMAN LORENZINI: State your name and spell your last name, please.

MS. SHAFER: Sure, my name is Laura Shafer, and Shafer is spelled, S-h-a-f-e-r. We are the civil engineer for the project and overall some of the infrastructure for the site has been provided by phases I and II of the project. There's an overall regional detention facility that's up to the northeast, it's an existing pond. But we will be providing some additional underground detention on the site itself to meet the Village's a little bit more stringent requirements for detention.

The sanitary for, to serve all of the buildings will run north along the three buildings and then up and connect into an existing stub coming out of Rohlwing Road. And the water connections are actually provided onsite themselves as well.

MR. FUNK: From an elevation standpoint and a plan standpoint a typical building. What we're doing is all the trash and the utilities to the, to each building are enclosed in the building. So you're not going to see this outdoor trash area. So everything's actually part of the building, which is a nice feature.

And then from an exterior standpoint you could see we're doing these, what we call translucent screens, that float in front of the building. They add shadow, they add texture, and at night time, they're going to be back-lit so it, you know, we're trying to

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create a different feel so the buildings change at night. So we have this dynamics of day and night included in the architecture.

And then the smaller buildings, the 4500 square foot buildings, you could see they have kind of the same architectural aesthetic with all the trash enclosures and the utility rooms, they're all part of the building envelope. So you don't see any of this stuff, it's all hidden, we've got screens, doors that are basically screening that, would screen all the trash and the utilities.

And then where, we have two different colors for the buildings, for all six buildings. One color is charcoal with a white stripe and then the other one is the white with the charcoal stripe. So, trying to create identity and trying to create a diversification among the buildings.

And then you could see those screens, the nice thing about the screens is that we can attach the signage to the screens and we had the idea of incorporating the site as part of those screens. And then at the end of the buildings we have those, what we call one-and-a-half to two-story glass structures that become very transparent during the day and at night they glow. So it acts as an entrance point to the spine road.

This is a section, how we're screening the rooftop units. The rooftop units are all located at the center of the floor plan, or the roof plan. And our parapets are approximately 48 inches tall so from anywhere on the site, you're not going to see any of the rooftop units from a pedestrian standpoint or an auto standpoint.

This is a three dimensional section of our screenage that we have, these floating screens that add articulation and dynamics to our buildings. It's a simple idea of creating a, basically a simple box with screens that highlight the architecture and create dynamics at night time. And they're going to be back-lit at night. And then at the base of the screening we're going to include a gabion wall structure which would be recycled rocks or recycled concrete from the site. Very sustainable.

This is a view of building E1 at night time, you could see the corner unit. Right now we have a restaurant that's planning on going on the corner. So we have this beautiful outdoor seating in that area. And then you could see how the screen is going to be back-lit with, creating an exciting architectural element not only during the day, but at night time.

And then I want to let our landscape architect talk about some of our great landscape elements.

CHAIRMAN LORENZINI: Could you state your name please, and just spell your last name.

MR. KETTELKAMP: My name is Ryan Kettelkamp, Kettelkamp and Kettelkamp Landscape Architecture. Kettelkamp is spelled K-e-t-t-e-l-k-a-m-p. As Jeff mentioned, the job of the landscape architect,

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you know particularly with this development, is to develop outdoor spaces that activate the overall development. And with those two plazas and what we call a micro-park in the middle of the parking lot, it's a big, leftover space there. We believe that we're doing that. What you see in front of you now is the overall landscape plan anything that is shown colored is essentially a landscape feature. This plan shows where all of the proposed trees are planned to be located as well as the areas for ornamental plantings.

At the top right there's a table, and that tabulates all of the plants that are planned to be installed in the development. On the right-hand side are a series of styling images that help to communicate some of the areas that I'll be talking a little bit more about as we go through my six slides.

The top one is a fountain image showing a fountain that's planned for the plaza space between D4 and D5, that's in the center of the development. The image in the center is a designated buffer yard and that is to show the treatment that we'd like to use along Euclid and along Rohlwing as a foil for some of our sculptural elements that'll be incorporated, that'll help to attract the attention that we want to attract from Euclid and, the intersection of Euclid and Rohlwing.

And then below it there's a styling image that shows sort of the intended character of the plaza space that's located at the corner of Euclid and Rohlwing.

Oops, Mr. Enright how does, which --

MR. ENRIGHT: The bottom right, the bottom button.

MR. KETTELKAMP: The bottom button? Got it, thank you.

This is the detail of the plaza between buildings D4 and D5 and it also shows the included micro-park. Indicated on the plan are areas of planting, as designated in the, either greens or the bright yellows. And then areas of paving that are designated in the light yellow and then the light gray.

Off to the right-hand side are a series of character images to indicate the plants that will be installed within this particular area. The key feature of this plaza is a water feature that's located in the middle. It's a fountain, that fills the center of that space. It's a zero-depth fountain and it has the ability to be drained down and serve as additional plaza space should that space ever need to be utilized as an outdoor performance space we can gain additional plaza space in that way. Where basically the water just drains away. That's sort of the key feature for that development.

And then as you transition from buildings D4 and D5, throughout the remainder of the site, the way that you circulate is, to reach the other, the other buildings, D1, D2, D3, is you transition out through the parking lot in the designated crossing areas out to this, what we call a micro-park which is in this leftover space

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that's located in the middle of the parking lot. Within that area there's a series of plantings some seat walls, some green space, all-in-all just another space that allows people to hang out if they didn't necessarily want to participate in any shopping or anything like that.

Continuing on to Euclid and Rohlwing, this is the, this is a detail of the southwest plaza at that intersection and it also shows some of the building frontages that are currently planned out there. The area again is color-coded to indicate the locations of the proposed trees. And then the bright gold areas indicate the areas of more ornamental plantings and the areas that are designated in sort of a hatched-green color, those designate those areas where we want to create the, this tall perennial grass area that will serve as a location for some of our sculptural features that you'll see a bit, or as I continue through the slides.

The main feature of this plaza is a large, open lawn space in the middle in addition to a number of seat walls and associated lighting. There are some lighting standards that we'll be reviewing a bit later where I can show you how those lighting, those light fixtures and standards will attract attention to this corner, and again to the development.

Continuing on to building E1 and the entrance off of Euclid to the spine road. The existing plantings that are located currently at that entrance are going to be preserved down the middle of the road and protected during the construction period. And over and above that there will be a series of monument signs that are located here. I didn't point that out at the previous slide but we'll be looking at that in just a bit. But there is also a large monument sign that's located at the intersection of Rohlwing and Euclid as well. At this entry there are a series of monument signs that are located and there are associated plantings that are going there to attract attention to those intersections. Those will be ornamental, flowering trees as are pictured on the character-styling images at the top right. The species that are indicated on the right are the species then that correspond to the ones that are being utilized on this plan.

There is provision for bike parking. It does tie into the bike path that runs along the perimeter of the development. You'll see that there. The bike path, or parking is located immediately adjacent to the, immediately adjacent to the bike path and then allows for transitioning up and into the businesses that will be occupying building E1. One of the key features of this particular detail shot is the unique sculptural feature that I've been talking about. And I'll be pointing that out, that acknowledges the activities that are taking place down the street at Arlington Racetrack.

As you're coming down Euclid, there'll be a series of sculptures that are large, cutout pieces of metal, similar to possibly those cutout images that you may have seen at O'Hare as you

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enter O'Hare, they're some silhouettes of a man walking at O'Hare. This is very similar to that. A series of horse images. We, one of the first, when they first came out with movies they had these devices called zoetropes and they would spin the zoetrope and you would see this horse galloping. It was one of the first examples of moving pictures and we wanted to sort of pick up on that theme and explore it here in this development. So what we're doing is we're essentially, across the berm that's located along Euclid, and there's a slight rise that goes up there, it's a grade change greater than three feet, but less than five I believe. There will be sort of a meadow of grass. And then running through that meadow of grass will be this series of horse cutouts that you see here. Again, it's a feature that's designed to attract attention and let people ask the question what's going on in there that would make me want to go in. So it was just something kind of fun we decided to incorporate in order to activate this end of the development and down toward the intersection of Euclid and Rohlwing.

On the left-hand side are a series of the types of furniture that are planned. We've indicated waste receptacles, there'll be bike staging areas or bike stanchions. And in addition, ample seating that's provided throughout, in the form of traditional benches which are seen there on the bottom left. At the top center, are some of the gabion walls that Jeff was talking about in describing these gabion walls, which are essentially a wire-mesh structure that then is in-filled with some of the recycled concrete from the site. But the exterior portion of those gabion baskets is filled with decorative rock that will be laid up in a series of layers that you'll see. So the sustainable, recycled portion is the interior of the wall and the exterior is the more decorative stone.

And then on the right-hand side you'll see a series of lighting images that indicate the lighting that's planned to be used throughout the development. This compliments some of the existing site lighting out there. In fact it's, we are using the exact same lighting that's already onsite. This is just, again provided to re-emphasize the fact that we're playing off of some of the existing themes that are being utilized out there from both a way-finding light standpoint which is a little bit of a higher, taller light standard. Those will be incorporated into that plaza at the corner of Euclid and Rohlwing. Pathways will be lit with borrowed lighting, you'll see that at the bottom right.

At a series of, on the pedestrian fronts of the buildings there are some pedestrian lights. Those are called sidewalk lights, those are indicated at the top and there are some of those out there already. And then likewise to bring light to the parking lots, we've got a series of street and parking lights. Again, all fixtures that are currently being utilized out there on the site.

At the intersections, or at the spine road and

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Euclid, there are a series of entry walls that incorporate signage that identify the development as being Arlington Downs. In association with that, and you see that in the middle of the drawing that's up there now. In the middle of that and attached to that, are a series of panel walls. Those panel walls will be used to provide the necessary screening for the parking that comes within proximity of the spine road. All of that parking will be screened with this fencing. The character image at the top right, where you see a sidewalk and then some mesh fencing with vines growing up it, and that's a project in Evanston that we're quite familiar with. And that entire, that fence right now is completely covered in vines and screening the parking lot on the inside. Incorporated that image as a real life image to sort of show our design intent.

Over and above that what we're indicating as we come down through the styling images is a series of paving. The paving that is used on the site is of two types. There'll be scored or decorative, scored concrete that will be utilized in addition to areas of enhanced pavers. Those enhanced pavers are shown in the middle and at the top left are a series of paving details just in terms of how those plazas will incorporate the concrete and the pavers. And at the top right, we wanted to provide a detail showing that all pedestrian crossings throughout the parking lot and from building, essentially from building node to building node, will be designated with stamped asphalt that are designated with a, there will be some texture change there. So when someone drives across it, they know that they're crossing a special area. And then in addition, there'll be some color differentiation that takes place there to indicate visually that there's something coming up ahead that needs to be addressed as regards to the safety of pedestrians.

And then lastly, at the bottom, you'll see the image of the gabion entry monument sign that's located at that intersection of Euclid and Rohlwing. At the top of the sign, similar to the sign that's currently located there, there'll be indication that this is the Village of Arlington Heights. And below that there'll be a feature or a sign indicating that this is Arlington Downs. All the signs will be illuminated. We have provided some detailing for illuminating some of the signs from within so that that loose structure of the wall, as you see over there on the right, it's a series of stacked ornamental rock. That can be lit from both within and then the facades of those can be illuminated as well. And we wanted to provide those for you so that you had a better idea of what would be, of what we would be dealing with here.

MR. FUNK: And that's it.

CHAIRMAN LORENZINI: Are you done?

MR. FUNK: Is that the last slide?

CHAIRMAN LORENZINI: Has the Petitioner read the nine

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conditions?

MR. FUNK: We have, yes.

CHAIRMAN LORENZINI: Do you agree with them?

MR. FUNK: We do.

CHAIRMAN LORENZINI: Thank you. Okay, Bill, staff report, please.

MR. ENRIGHT: Chairman Lorenzini and members of the Planning Commission, we think the improvements here are excellent. It's a better plan than the first plan, which was presented in 2012 when this project went through the original PUD approval process. Of particular importance, I think, is that the two driveways, two right-in/right-outs, are being eliminated from the project. Between buildings D2 and D3, there was a right-in/right-out proposed originally, that's being eliminated as part of this project. Which makes, as well a right-in/right-out off of Rohlwing Road which would go approximately in the middle of D1, because before it was two separate buildings north and south of that right-in/right-out.

Because of those changes, this makes the Zone B, this retail zone, a lot more pedestrian friendly and easier to go from one building to another without encountering cars coming off the road where you're trying to exit. So we think that's a great enhancement. It also follows the track up to the main ring road. Which is also a very good idea because it helps with, one space to achieve a traffic signal at Euclid and the main ring road, which Petitioners provided a in-depth study on that. That would have to go to the County eventually when the project is up and running to see if that will be permitted.

We see those as great improvements. The plaza areas are much more enhanced, much more detail, well thought out, much more interesting. So this is a better pedestrian environment, I think it's, and that's kind of the idea of this whole development. And I think the architect should be commended for, in both landscape and architects for the thought that's going into this, and the better plan.

In addition, the original plan had a drive-through bank in Zone D, right off of Euclid. That's been eliminated which also, we were never real wild about. But that's been eliminated.

Zone E, was originally thought of as a pharmacy with a drive-through. That is no longer part of the project, that would be a retail building with some restaurants. So all these enhancements we think are very good.

As part of the original PUD, there were several off-site public improvements required of the development. And even though this particular iteration of the development is less intense than the original, and I'll talk about that in a second, all of the off-site improvements that were required from the get-go in 2012, are still required with this development. Those off-site improvements include a left-turn lane eastbound Euclid into the main ring road which

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is in this area right here on Euclid to be able to turn into the ring road. That's a requirement that will have to occur with either/or either the hotel and waterpark addition, or development of the retail Zones D and E, whichever comes first. That's the requirement of the PUD.

So whatever they start to build next, they'll have to put in all these off-site improvements because they need to be tied to whatever comes first. The hotel is contemplated to come first, they're in for permits. The permit conditions these off-site improvements but it's possible that the retail zone may even proceed that, which is fine. But they've got to then do the improvements with that occurring. So whatever they do next, those off-site improvements have to come with that part of the project.

The other off-site improvements include a pedestrian activated signal to cross Rohlwing Road on the north side of Euclid to get from the east side of Rohlwing to the west side, where Rolling Meadows has an existing bike path. It also includes a bike path along the full frontage of the north side of Euclid Avenue. The developer is responsible for that or Rolling Meadows, through a grant would be paying for, you know, whatever percentage that the Federal grant allows, which I believe is 80 percent. And Rolling Meadows has obtained that grant and there in the process of doing preliminary engineering. Now that, that has to be supplemented with local funding, and the village has, to this point, assisted with a portion of the funding of their preliminary studies. So that's an important part of the project.

The Petitioner and the City of Rolling Meadows has indicated to us they're designing that bypass so we have to, you know, can make that available to the developer so that they can make sure that their grading plan works with the bike path. Right now the bike path would be completely in the public right-of-way, but there is a requirement that that bike path has to be set back five feet from the back of curb on Euclid. And right now, it might be, with the widening of Euclid, because Euclid has to be widened slightly to accommodate for this new left turn lane into the development project. There may only be three or four feet so the bike path might have to shift about a foot or two and if that's the case, we're probably going to need, we will need at least a one or two, probably a one-to-two foot easement and maybe three feet. Which is a condition of this approval.

In addition, the developer has already put in a left-turn striped lane on southbound Rohlwing at the main ring road entrance for the project. That was done with, when the ring road was put in. There's also requirement with this next phase, whatever happens, in addition to the left-turn lane off Euclid, and a pedestrian activated signal to cross Rohlwing, a right-turn lane to, for southbound Rohlwing, to head west on Euclid. And that is still part of

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the recommendation, it is an absolute, it is a requirement.

Now the Petitioner has provided an in-depth traffic study which we have recently given to the City of Rolling Meadows, to review with us to determine whether or not that can be eliminated because the traffic study the Petitioner's consultant has provided will be used and is not needed, however staff with the Village of Arlington Heights, at this point, is not necessarily in agreement with that. We're not in disagreement, but we're not in agreement, we are reviewing it. And part of that review will be, include reviewing with the City of Rolling Meadows. So one of the conditions of this particular project, is to modify the existing condition that it has to be done, to allow us the flexibility to not require it if both the Village of Arlington Heights and the City of Rolling Meadows agree that it's not needed. If either the Village of Arlington Heights or the City of Rolling Meadows wants that right-turn lane, it's going to go in with whatever gets built next. So we're going to work with Rolling Meadows on that to see where we end up and if the City of Rolling Meadows wants it to stay, it will stay, and it will be a requirement and it will have to be put in with whatever is built next.

Having said that, the project requires two variations, one is for parking, which has been from the beginning. The parking variation is to allow 2,028 spaces where 2,526 is required by Village code. However, we do allow shared parking and the Petitioner has provided a very in-depth shared parking analysis, which indicates that there is ample parking for the project. The only concerns we have with parking is that given the information that we have at this point, which is very preliminary from the developer about having three restaurants in Zone E1, at peak on a weekend, there may not be enough parking. So we're okay with conceptually saying three restaurants in Zone E is okay, but every restaurant requires a special use, so you'll see that in the future when they have an actual restaurant who's developed the plans, we know what the seating area is and we can hash that out when they go through the process to make sure there's enough parking. So there may be some slight reductions to the seating areas because they're estimated at 50 percent of the floor area, which is probably a little generous. It's probably generally going to be less than that. So we'll have to deal with that when we go through the special use process for the restaurants just like we do with any restaurant in town above the 150 square foot threshold.

So that's one parking variation. There's also a variation for setback for the 10 parking spaces north of building D1. The overlay zoning district that we created in 2012, required a 15 foot setback, these 10 spaces would be 10 feet. We see that as a minor change, because it's only 10 parking spaces and they're still going to have plenty of room for landscape. And there's an additional 25 feet before you even reach the curb line.

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Another requirement of the development is that they put a new sidewalk on the east side of Rohlwing for the, from Euclid all the way up to the boundary of the property which is a requirement of this next phase, whether it's the retail or the hotel, whichever comes first. So all those things will be implemented.

Regarding the overall project, the current planning development calls for 161 hotel rooms. That's not changing. The original PUD in 2012, actually approved 300, so there's actually quite a bit of reduction that was previously in that as of last year through these, the hotel rooms. So that's a negative, not a negative, but it's a reduction in terms of parking need and traffic needs.

In addition, they've eliminated the drive-through pharmacy, the drive-through bank, the health club that they anticipated in Zone A, which is the residential tower that's been renovated. That's no longer part of the plan, which is a high parking demand for uses like that.

The single story commercial and the first floor commercial in Zone A and the future Zone C, looking at that square footage, so I'm excluding the waterpark and the hotel, looking at leasable square footage, the current PUD allows 100,000 square feet. This current PUD I've listed as 71,000, it's actually a little bit more, it's about 75/76,000. So there's been about a 25 percent reduction to the, you know, retail/commercial area because of some of the changes that they've made. So there is actually an overall reduction in trip generation from this project versus the original iteration. But they still have to do all the improvements required with the caveat that we will review as the City of Rolling Meadows, the right-turn requirement off of Rohlwing.

There's several conditions the staff is recommending. There's several ordinance conditions from previous ordinances, the original PUD and the final PUD from 2012. We're seeking to repeal those, but then institute new requirements based on the new plan. And that centers around the maximum number of retail and for restaurants as well as maximizing, or minimizing actually the amount of non-retail/non-sales tax generators. They do have, in D1, that's a 15,000 square foot building that they want to do for medical. So we have limits on that, so that the rest of that area is, you know, there's some accommodation for a little bit more service uses. But we want to put a cap on that so that we insure that we get sales tax generating and through better tax generating uses particularly in Zones D and E.

There are several conditions recommended, one through nine, and I won't go through each one of those, but they're basically updating some of the conditions from the previous ordinances. One new condition is that the entry feature sign at Euclid and Rohlwing that their landscape architect showed us earlier, where, we like it

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generally but we want to discuss in more detail about the magnitude of it and the size, to get a little more comfortable with it. So that would require further review, it needs a sign permit so we would address that so, you know, our main issue and it's not the same issue, but one thing we want to discuss is the size of it.

Secondly, regarding the bike path, I mentioned that there may be a requirement for an easement of maybe a foot or two. That's condition number five that if a easement is necessary to accommodate the bike path, the developer shall grant that easement. And then the landscape plan there's a few things that we want more details on, but generally speaking, and they provided that recently. Generally speaking this is in need of greater elevation of architecture and landscaping than even the original PUD, which was very good to begin with.

And that's, you know, one thing I haven't mentioned is that the architecture is completely different for this project. The buildings are basically in the same spot, a little bit different configuration, but the architecture is a much more contemporary, modern architecture to reflect the renovated building that's currently operational with the residential.

The Design Commission was fully supportive of the new architecture, as is staff. It's a lot more I think exciting and interesting and I think it will help them to attract tenants as well. So overall, staff is fully supportive of this PUD amendment and we conclude our report.

CHAIRMAN LORENZINI: Thank you, Bill. Could I have a motion to include the staff report into the public record?

COMMISSIONER JENSEN: So moved.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay let's go to questions from Commissioners. It's probably appropriate to start with our esteemed architect, Commissioner Green.

COMMISSIONER GREEN: I don't have a lot of questions, I do want to say that this is a very nice variation from where we started. I love these plazas and I think this is just fantastic. The landscaping is exceptional, and the elements, especially the horses and all that is, it's a lot of fun. Good job, guys. That's all I can say.

CHAIRMAN LORENZINI: Commissioner Ennes:

COMMISSIONER ENNES: In Plat and Sub I saw a comment from Mr. Bertucci, is here tonight? You indicated that you wanted to go ahead the commercial buildings --

CHAIRMAN LORENZINI: Could you come up to the mic,

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please? If you could give your name just for the record.

MR. BERTUCCI: Vince Bertucci, last name is spelled B-e-r-t-u-c-c-i.

COMMISSIONER ENNES: And you had indicated that you're ready to go ahead, that the developer is ready to go ahead with the commercial buildings, the six buildings?

MR. BERTUCCI: The six buildings, yes.

COMMISSIONER ENNES: Have you, have tenants been identified for those yet?

MR. BERTUCCI: I know that multiple tenants have been working with the developer for space, I don't know where the agreements are yet, but.

COMMISSIONER ENNES: Okay, and so that's that they're looking to go ahead with in the next --

MR. BERTUCCI: All six, yes. I think that was --

COMMISSIONER ENNES: When do you think those will be done by?

MR. BERTUCCI: We'd hope to get started as soon as we can get entitlement and permitting.

MR. FUNK: So, yes, and if it's possible to get the MWRD approvals we'd like start literally site work in December if it's possible. But worst case scenario we'd like to start in March or April, work on the site. And we have LOI's in from Chipotle, PotBelly's, Experience and other couple retailers and restaurants that are interested. But, you know, what we're hearing is that they want to see construction starting before they're going to actually sign leases. So that's why we, exactly and we have deadlines that we need to be finished by to turnover the buildings, you know, in August. So we've met with contractors and we have pricing in on this already and we are, and they feel pretty, pretty good about getting the buildings completed by the end of August, beginning of September.

COMMISSIONER ENNES: As soon as the site is good to go.

MR. FUNK: Yes. We appreciate it, thank you.

COMMISSIONER ENNES: Glad to hear it's moving forward. That's really all I have.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, well I was glad to hear you mention what restaurants were going in there because with the plazas or piazzas whichever you choose to call them, I was a little concerned how you were going to get service to those areas. But as long as they're kind of take-out, then I'm more comfortable with that piazza aspect.

For the landscape architect, I'm not an expert, but I know native plantings are better than exotic plantings. So of the ones that you showed pictures of, what percentage of those would you say are natives?

CHAIRMAN LORENZINI: Come back to the mic, please.

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MR. KETTELKAMP: We've worked on a series of lead development projects where we routinely incorporate plants that are either native or low water use plants. So let me toggle back through here really quickly because I haven't quite thought about it from a percentage standpoint.

COMMISSIONER WARSKOW: Okay.

MR. KETTELKAMP: Let me go up.

COMMISSIONER WARSKOW: And I don't need an exact percentage, but have you taken into account natives and are they a good portion of the plantings?

MR. KETTELKAMP: We definitely have, that's, the perimeter of the project where I was talking about that foil for the horses, that's a solid planting of native grass that you'll see there. In the middle image there where the horses are running through the grass, those are mass plantings of prairie dropseed, which is a native grass looks as great in the summer as it does in the winter. Super low water usage on that. As for the remainder of the plantings, I'd say that 50 percent of the plants are specifically native and the other 50 are then selected for drought tolerance.

In terms of going from the, you know, going from the top down, the Hawthorne's at the top, definitely native. The Oak at the top, definitely native. The Crabapple, definitely native. Getting down into some of the ornamental grasses, I mentioned, I'd say that 50 percent of the ornamental grasses that we're proposing to use are native. Continuing down the list, the shrubs that are indicated on the right-hand side, there are two types that are indicated there, both of those are native. So, I'd say that 75 percent of the plants that we're using are native and 25 percent are drought tolerant and suited to our climate.

COMMISSIONER WARSKOW: Wonderful.

MR. KETTELKAMP: Thank you.

COMMISSIONER WARSKOW: And the pavement is that permeable or non-permeable sidewalk pavers?

MR. KETTELKAMP: That is not permeable.

COMMISSIONER WARSKOW: Okay, was there any consideration into making it permeable? Was that strictly budget or did you not feel the need for permeable pavers?

MR. KETTELKAMP: From an engineering standpoint it wasn't necessarily required. There are a number of other what we call green features incorporated into the development. But the plazas were not using permeable pavers in the plaza, I think it has a little bit to do with, I don't know, I would call it a richness of look is what I would say. I think that sometimes the permeable pavers used in those plaza areas can look a bit, I don't know utilitarian is what I would say because you do see the gravel in between the individual pavers. And in this case they'll be, there's no loose gravel, but again,

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everything will be fully vetted by MWRD but there currently are no areas of permeable that are required.

But again, I do want to point out that as far as those walls that we're using throughout the development, a substantial portion of those walls are constructed with reclaimed material that's going to be harvested from the site and reused.

COMMISSIONER WARSKOW: I understand that and I'm a little confused about that.

MR. KETTELKAMP: It looks great, it's a more contemporary look is what I would tell you.

COMMISSIONER WARSKOW: I mean if it's hidden in the gabion benches --

MR. KETTELKAMP: It's hidden within the interior, yes, exactly.

COMMISSIONER WARSKOW: And I would assume concrete can be reused to make more concrete.

MR. KETTELKAMP: Absolutely.

COMMISSIONER WARSKOW: So I'm not exactly sure what the benefit of that is but --

MR. KETTELKAMP: The existing concrete that's onsite will be picked up, broken up and then incorporated as the core of those structures. We have done projects before where the entire structure is out reclaimed concrete. But in this particular instance, we wanted to do something that was, I don't know, perceived as being a little bit more decorative although I've got to tell you I love the purely recycled and reclaimed concrete walls, I think they look great. And are really a compliment to modern contemporary architecture.

COMMISSIONER WARSKOW: Well it doesn't have everything I would want it to have, but it's really, it looks wonderful and I do appreciate the efforts on sustainability.

MR. KETTELKAMP: Great thank you.

COMMISSIONER WARSKOW: There's a mention of childcare facility, is that new with this series of --

MR. ENRIGHT: Well yes, I mean that requires a special use and you'll see that in the future. So --

COMMISSIONER WARSKOW: Is there something driving the idea of having a childcare --

MR. ENRIGHT: Well I'm assuming they have someone in mind.

COMMISSIONER WARSKOW: Is that the case?

MR. ENRIGHT: But I don't know who.

COMMISSIONER WARSKOW: I'm not asking for particulars.

MR. ENRIGHT: Right.

COMMISSIONER WARSKOW: I was just wondering what's driving the childcare --

MR. FUNK: Well, right now we have a tenant that's

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interested, KinderCare, they've selected this as one of their sites. So we don't, we're not, I think we're in the top three so.

COMMISSIONER WARSKOW: Okay.

MR. FUNK: It's just an option.

COMMISSIONER WARSKOW: Current occupants in the tower, are there many families with small children that would utilize that onsite?

MR. FUNK: You know, and I think that's part of their vetting process, but I don't know if it's going to go in the tower or that maybe it's in one of the buildings I mean that's something that --

COMMISSIONER WARSKOW: No, no, I don't mean the facility would go, I like would the use be, I'm seeing this as you're trying to somewhat make it kind of a sustainable little community of its own.

MR. FUNK: Right.

COMMISSIONER WARSKOW: So I was just wondering if there was occupants of the residences that would continue that theme of --

MR. FUNK: No, that's a good question, and you know, I don't know what the demographics are of the tower, but, you know, I just know that we are in the top three of one of the sites, so, I mean we have got a leasing agent that's very, he's very aggressive in trying to make sure that when we start construction on this that, you know, we're creating an exciting environment that's full, you know, and it's not vacant buildings. So, that's the idea right now, so.

COMMISSIONER WARSKOW: I was just very curious how a childcare facility came into --

MR. FUNK: And we actually do, and it's not on the plan, but you know, we're actually in talks to with a theater group that, it's part of another phase, but you know, so we're trying to create a, you know, an exciting development that not only has the hotel, but the waterpark and all these beautiful outdoor restaurants, outdoor seating --

COMMISSIONER WARSKOW: The destination --

MR. FUNK: Right, destination, you know, and --

COMMISSIONER WARSKOW: Yes, also something that's sustainable for the people that live there.

MR. FUNK: Right.

COMMISSIONER WARSKOW: I appreciate that, thanks.

MR. FUNK: All right, thank you, thank you for the comments.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I can only echo what Mr. Enright and those Commissioners that spoke in here said, I think iteration of this has gotten better and I'm very impressed with it, so I really don't have any questions.

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CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: I'm impressed with the process too, because I think coming into get the original approvals there was a vision and it needs now to be reworked in light of what the reality of it is. And if you could step forward, Mr. Funk, I was going try to find out a little bit more on the demographics. You say that there are none there, how's the leasing going for the --

MR. FUNK: The leasing's actually going very well, right now we're at --

COMMISSIONER DROST: What's very well?

MR. FUNK: I would say, I think 88 percent full.

COMMISSIONER DROST: 88 percent full.

MR. FUNK: Right, from what I, the last --

COMMISSIONER DROST: The expectations have been hit with the original plan --

MR. FUNK: Absolutely, absolutely.

COMMISSIONER DROST: And the levels are sustainable?

MR. FUNK: Absolutely and, you know, we, I mean there are great amenities in the tower and I think what we hear from the residents. And you know, we actually built a five foot by three foot model to show all the residents what we're doing from a retail standpoint and restaurant standpoint to get everybody excited. So they're really excited about this phase, what we call, you know, phase III, I guess. Phase II would be the hotel/waterpark and Phase III would be the retail building.

COMMISSIONER DROST: So that is meeting those expectations. What's the biggest surprise that you've had as a developer?

MR. FUNK: Really, I mean we've got a great team I have to say, and I think the --

COMMISSIONER DROST: Plus or a negative?

MR. FUNK: No, I mean I think everything's been great actually to be honest with. We've gotten great feedback from the Village and you know, we try to work as a developer and as a, you know, being a designer and an architect I, you know, we like to do that shared formula where we sit and we really listen to, we've met several times with the Village and listening to them and their concerns. And you know, bringing that back into our design I thought was really positive. So I have to say it was great. Everything's been great.

COMMISSIONER DROST: Mr. Enright, did you like the amenities, is there something else at their other locations that --

MR. ENRIGHT: Sure.

COMMISSIONER DROST: This is sort of a common point, you know, with a funky old city to, you know, a pretty sizzling looking development.

MR. ENRIGHT: And I think we're better than a funky old

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city.

COMMISSIONER DAWSON: Yes.

COMMISSIONER DROST: Well yes, but I mean, you know this has a little bit of, I think a little pizzazz to it. And the question is, is it attracting millennials, I mean this is, pointing to the daycare issue, you know, raising their kids.

MR. FUNK: Absolutely. I mean I do know from what I'm hearing that we have a lot of younger people that are actually renting the units in the apartment building. And, you know, we have top-of-the-line amenities including indoor driving, you know, a virtual driving range and you know, a beautiful game room with, you know, so, just great amenities. And we think that this retail is really going to compliment that and I mean it's kind of funny, because if you Google One Arlington, you're going to see that their biggest complaint is that there are no restaurants really in walking distance. And we're going to be providing that. So, we think it's going to be a great gateway on Euclid and 53 and that visibility and seeing these beautiful buildings on the corner and the lights and you know, how they transform at night, it's pretty exciting.

COMMISSIONER DROST: Yes, do you think if they have a health club in one of the retail spaces is that a possibility?

MR. FUNK: No, that's not a possibility.

COMMISSIONER DROST: No?

MR. FUNK: No.

COMMISSIONER GREEN: Fine project.

MR. FUNK: Thank you, appreciate it, thank you.

COMMISSIONER DAWSON: I think all the questions have been asked, it's a great project, I'm excited about it. I hope there will be retail and not just a whole bunch of restaurants, because it seems like that's what happens around here is a lot of things seem to be dominated by restaurants. But I just, it looks great, it's a great plan.

MR. FUNK: Thank you, appreciate it.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I don't really have any questions, I think it's, from the very beginning it's been an exciting project and to watch this develop, this iteration I think is just super. I think the architecture is really exciting, so I really don't have any questions.

MR. FUNK: Thank you.

CHAIRMAN LORENZINI: Commissioner Cherwin.

COMMISSIONER CHERWIN: I echo that, I think it looks good, I, you know, I think when you went you around, sort of as thing has progressed from the serious stages you've got it coming in. This screen looks better I think the designs are really nice. The one question I have is as I was looking through the development plans, just

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briefly if you could, it looks like in a later development you have some soccer fields and stuff mapped out. What's the status of that? I mean is that --

MR. FUNK: Well we're actually working with the state, trying to get funding for that.

COMMISSIONER CHERWIN: All right.

MR. FUNK: That's something that I have to look into and find out where we're out, but I think with the situation with the state, I think it's, you know, right now we're waiting on funding for those.

COMMISSIONER DROST: Good luck.

MR. FUNK: Thank you, thank you very much. I appreciate it.

CHAIRMAN LORENZINI: Anything else? And I too like the development, especially the bike racks you're putting in.

COMMISSIONER JENSEN: This is a very appropriate use for a bike rack, as opposed to putting it at a service station as a car wash.

CHAIRMAN LORENZINI: All right, that's all I have, I think it's a good project. Any comments from the audience, the public?

(No response.)

CHAIRMAN LORENZINI: If not we'll close the public hearing portion of this and go back to the Commissioners for final questions and a possible motion.

COMMISSIONER DAWSON: I don't think anybody wants to read this one.

COMMISSIONER WARSKOW: I'll go ahead:

A motion to recommend to the Village Board of Trustees approval of PC# 15-020, an amendment to PUD Ordinances 12-006, 12-039 and 14-025 to allow modifications to the approved Arlington Downs Development Plan; a Variation from Chapter 28, Section 5.1-22.1, Conditions of use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area North of building D1; and a Variation from Chapter 28, Section 11.4, schedule of parking requirements from the required 2,526 spaces to allow 2,028 spaces.

This approval is contingent upon compliance with the following conditions detailed in the Staff Development Committee report dated October 22, 2015: We have a list one through five.

- 1. Repeal Ordinance #12-006, Section Six, which granted conceptual approval for restaurants, a drive through bank and drive through pharmacy.**
- 2. Repeal Ordinance #12-006, Section Nine: General condition #5 which granted conceptual approval for future restaurants.**
- 3. Repeal Ordinance #12-006, Section Nine: General condition #7**

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which limited the amount of non-sales food and beverage tax generators.

4. Repeal Ordinance 12-039 Section Two, #1B regarding the current requirement for a right turn lane on Rohlwing Road.
5. Conceptual approval for the following:
 - Up to 26,825 square feet of indoor restaurant space and 6,400 square feet of outdoor restaurant space in Zones A, D and E combined, subject to further evaluation of parking during the special use process.

And then said approval shall be subject to the following conditions: list one through nine.

1. No more than 15,000 SF of medical office is permitted in Zone D and E combined and no more than 21,600 SF of medical office is permitted for all zones.
2. No more than 20,000 SF of non-sales tax/food and beverage tax generators shall be allowed in Zones D and E combined.
3. The Petitioner shall 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 not required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.
4. The entry feature/sign at Euclid and Rohlwing Roads will require separate review by staff prior to issuance of a permit.
5. Developer shall grant an easement, if necessary, along Euclid Avenue to accommodate a portion of the proposed bike path.
6. All restaurants and child day care will require special use approval.
7. The landscape plan shall be revised prior to Village Board consideration to address comments dated October 21, 2015 attached as Exhibit A.
8. Compliance with the Design Commission Motion of September 9, 2015.
9. The Petitioner shall comply with all applicable federal, state, and Village codes and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Commissioner Sigalos seconded it.

Roll call vote, please.

MR. ENRIGHT: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

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MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Dawson?

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost?

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green?

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Chairman Lorenzini?

CHAIRMAN LORENZINI: Yes. Congratulations, you've received a unanimous recommendation and it goes to the Board of Trustees next. Is there a date for that, Bill?

MR. ENRIGHT: We're hopeful that it will go November 16th. So I'll know the week prior to that for sure.

CHAIRMAN LORENZINI: Okay great, thank you.

MR. FUNK: Thank you.

CHAIRMAN LORENZINI: Okay, anything else on this thing Bill, that you know of? I do have one thing I want to, one thing I wanted to mention is the Village, I received a note from the Village Manager about the Village Board's budget meetings are November 9th and November the 12th about the operation, the 2016 operating budget. Does anyone recommend --

COMMISSIONER WARSKOW: Did we get our raise?

CHAIRMAN LORENZINI: Okay, that's all I had. Bill anything else?

MR. ENRIGHT: We will be having a meeting on Thursday, November 5th to review a preliminary PUD for 13 East Miner, it's a four story apartment building in the downtown with 12 more units. In addition to that, we have a Plat of Consolidation for 608 North Haddow, as well as some variations related to that. So that will be on Thursday, November 5th at 7:30 p.m.

CHAIRMAN LORENZINI: Okay, thank you.

MR. ENRIGHT: And we do not have a Plan Commission hearing scheduled for the remainder of November. We may have Plat and Sub on November 18th, the week prior to Thanksgiving. Dependent upon whether or not we have any items, there may or may not be. I don't know if there would be any concerns or objections about Plat and Sub on the 18th from the Plat and Sub members. But let me know if there is via e-mail.

CHAIRMAN LORENZINI: Okay, anything else anybody?

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(No response.)

CHAIRMAN LORENZINI: If not, motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER DAWSON: I do.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, we are adjourned.

(Whereupon, the meeting was adjourned
at 9:21 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2015.

NOTARY PUBLIC