



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

September 4, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 08/20/2018
- B. Village Board 08/20/2018
- C. Committee of the Whole 08/27/2018

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 08/30/2018

VI. RECOGNITIONS AND PRESENTATIONS

- A. Retirement of Police Canine Max
- B. Presentation of "One Book, One Village" Community Reading Event by Mary Hastings, Director of Communications and Marketing, Arlington Heights Memorial Library

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of August 27, 2018

Proposed Code Amendments for Truancy

- B. Report of the Committee-of-the-Whole Meeting of August 27, 2018

Review of Metropolis Theater Governance

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item.

Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

- A. Motor Fuel Purchase for Village Vehicles & Equipment 2018
- B. Police Utility Vehicles Purchase
- C. Arlington Heights Police Station Security Systems

CONSENT LEGAL

- A. An Ordinance Amending Chapter 1 of the Arlington Heights Municipal Code
(Campaign Contributions)
- B. An Ordinance Granting a Land Use Variation and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Napleton/Arlington Lanes Parking Lot - 3435 N Kennicott Ave)

CONSENT APPOINTMENTS

- A. Reappointment of Steve Daday to a three-year term as Performing Arts at Metropolis Board President

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Chapter 28 Text Amendments - R-7 District - PC#17-005

- B. Arlington Downs - 3400 W. Euclid Ave. - PC#18-010
PUD Amendment, Plat of Subdivision, Amendment to SUP,
Land Use Variation, Variations

XIII. LEGAL

- A. An Ordinance Amending Chapter 8 of the Arlington Heights
Municipal Code
(Section 8-524, Truancy)

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion
of minutes lawfully closed, whether for purposes of approval of
the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(11): Litigation, when an action against, affecting
or on behalf of the Village has been filed and is pending before a
court or administrative tribunal, or when the Board finds that an
action is probable or imminent

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an
American Sign Language interpreter or written materials in accessible
formats, should contact David Robb, Disability Services Coordinator, at 33
S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-
5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: cow minutes

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
committee of the whole 08/20/2018	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
AUGUST 20, 2018 – 7:30 PM**

President Hayes called the meeting to order at 7:30 PM.

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor,

BOARD MEMBERS ABSENT: Trustee Tinaglia

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager, Diana Mikula

OTHERS PRESENT: Jim Stumpf, Matthew Decancq, Kendall Fahnoe

**A. CONSIDERATION OF RECOMMENDING TO THE LIQUOR COMMISSIONER THE
ISSUANCE OF A CLASS “A” LIQUOR LICENSE TO ARLINGTON OTB CORPORATION,
dba TRACKSIDE ARLINGTON PARK, LOCATED AT 2000 W. EUCLID AVENUE**

Mayor Hayes swore in Mr. Jim Stumpf and Mr. Matthew Decancq. Mr. Stumpf introduced himself as the President of Arlington OTD Corp and VP of Arlington International Racecourse. Mr. Decancq stated that he is the Director of Food and Beverage for Arlington Racetrack and will oversee Trackside Arlington Park.

Diana Mikula presented the staff report on Trackside Arlington Park. Ms. Mikula explained that all operations had previously been handled by Ditka's. Trackside Arlington Park is currently seeking a liquor license for the sports bar on the main level as well as the concessions on the second floor. Liquor license hours will be Sunday through Wednesday 11am- 9pm, Thursday 10am - 10pm and Friday and Saturday 10am- 11pm. Ms. Mikula stated that they can stay open longer if they so choose, however those are their established liquor hours at this time. They do own the premise here.

A background check was done on Mr. Jim Stumpf and Mr. Matthew Decancq and no issues were noted. Ms. Mikula met with both individuals last week and did a floor plan check and no issues were noted. Upon a satisfactory liquor license interview tonight, Ms. Mikula stated it would be appropriate to issue a class A liquor license to this establishment.

Mayor Hayes asked Mr. Decancq to tell about his experience in the liquor business. Mr. Decancq stated he started out of college where he managed bars in Chicago, eight years ago he started with the racetrack and rose through the ranks to be the Director of Operations. He stated he has worked for small organizations as well as large, such as Levy. Mr. Decancq as well as the establishments have not had any liquor violations. Mayor Hayes asked about Bassett training. Mr. Decancq stated he is certified, all handling liquor will be Bassett certified and all employees will be trained.

Mayor Hayes asked about the layout of two levels and liquor service at the Trackside Arlington Park. Mr. Decancq stated the second floor will be like a concession stand with canned beer, the first floor will be canned, bottled beer and liquor as well. There is currently no beer draft system.

Discussion ensued. Mayor Hayes pointed out that if the hours were to change, a limited food menu is required after 11pm. Mr. Decancq acknowledged he is aware of the requirement. Trustee Rosenburger asked if the banquet room would be part of this new set up. Mr. Decancq said the banquet room would still be a part of Ditka's. Trustee Blackwood asked if the menu will be expanded at all. Mr. Decancq stated that the menu will be expanded now that the kitchen is rebuilt.

Mayor Hayes pointed out that the Village is very strict on liquor laws and knows that Trackside will continue with the good record.

Trustee LaBedz moved, seconded by Trustee Rosenberg to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class "A" liquor license to Arlington OTB Corporation, dba Trackside Arlington Park located at 2000 W. Euclid Avenue.

THE FOLLOWING VOICE VOTE WAS RECORDED:

8 AYES

0 NAYS

The motion passed.

B. CONSIDERATION OF APPOINTMENT OF KENDALL FAHNOE TO THE YOUTH COMMISSION – TERM ENDING 4/30/19

The trustees reviewed Kendall's experience and resume. Trustee Glasgow asked Kendall how her experiences will translate to the Youth Commission. Kendall stated that the experiences and opportunities she has had help her understand how to make an idea a reality.

Trustee Scaletta moved to concur in the Mayor's appointment of Kendall Fahnoe to the Youth Commission with term ending 4/30/19. Trustee Sidor seconded the motion.

THE FOLLOWING VOICE VOTE WAS RECORDED:

8 AYES

0 NAYS

The motion passed.

C. OTHER BUSINESS – There was no further business.

D. ADJOURNMENT

Trustee Rosenberg moved, and Trustee Baldino seconded the motion to adjourn. The meeting adjourned at 7:47 PM



Item: vb minutes 08/20/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

08 20 18 vb minutes

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

August 20, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Blackwood, Rosenberg, LaBedz, Sidor, Scaletta and Glasgow.

Trustee Tinaglia was absent.

Also present were: Randy Recklaus, Robin Ward, Charles Perkins, Tom Kuehne, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 08/06/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor

Abstain: Hayes

Absent: Tinaglia

B. Village Board 08/06/2018 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Abstain: Glasgow
Absent: Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 08/15/2018 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$2,773,384.12. Trustee Thomas Glasgow Seconded the Motion. The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

- A. Presentation of the 2018 Kenneth Hood Senior Service Award to Kathy Kasproicz by the Senior Citizens Commission

Fred Feldman, Chair of the Senior Citizen's Commission, proclaimed Kathy Kasproicz winner of the Kenneth Hood Senior Services Award. President Hayes presented Ms. Kasproicz with the trophy. Ms. Kasproicz, said the founding of ETS/Northwest was in God's hands and that she was the minion. She thanked her family, Marie Payes for her vision, friends, the Village Board, and staff for their support.

- B. 2018 Alan F. Bombick Award for Excellence in Design - Single-Family Award & Commercial Award

Design Commissioner Ted Eckhardt presented the Alan Bombick -Single Family Award to the Knight Residence, 444 S. Lincoln Lane. The Commercial Property winner was the Thomas Middle School addition which added an entry lobby, expanded offices, a gymnasium and locker rooms.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of August 20, 2018 Approved

Interview of Kendall Fahnoe for Appointment to the Youth Commission - Term Ending: 4/30/19

President Hayes administered the Oath of Office to Ms. Fahnoe.

Trustee Thomas Glasgow moved to take the Youth Commission Appointment out of order and place it as Old Business Item A. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

Trustee John Scaletta moved to concur in the Mayor's appointment. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- B. Report of the Committee-of-the-Whole Meeting Approved of August 20, 2018

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Arlington OTB Corporation, dba Trackside Arlington Park, located at 2000 W. Euclid Avenue

Trustee Mike Sidor moved to take the Recommendation to the Liquor Commissioner out of order and make it Old Business Item B. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

Trustee Robin LaBedz moved to recommend to the Liquor Commissioner the issuance of a Class "A" Liquor License to Trackside Arlington Park.

Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- C. Report of the Committee-of-the-Whole Meeting Approved

of August 13, 2018

Code Provisions on Campaign Contributions

Consideration of a motion by the Committee-of-the-Whole recommending that the Village Board delete Section 1-605 Prohibition of Contributions from liquor license holders.

Ms. Ward said current Code prohibits campaign contributions from liquor license holders. Recent case law indicates this prohibition limits free speech and is not allowed. The proposed change brings the Village's Code into compliance with State Law.

Trustee Glasgow said the Board wants to be in accord with the Federal and State law. Deletion of the clause is appropriate.

Trustee Thomas Glasgow moved to delete section 1-605 from the Municipal Code. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- D. Report of the Committee-of-the-Whole Meeting Approved
of August 13, 2018

Code Provisions on Campaign Contributions

Consideration of a motion by the Committee-of-the-Whole recommending that the Village Board amend Section 1-604 Campaign Contributions and raise the individual contribution level to \$500 and the organization level to \$1,000.

Trustee Glasgow said Arlington Heights is one of the few municipalities that has its own contribution limits and they are lower than the State limits. The current amounts were established after a 1981 court decision. Adjusted for inflation, the proposed amounts of \$500 (up from \$250) for an individual, and \$1,000 (up from \$500) for an organization, seem appropriate. Court decisions have found limiting contributions an unconstitutional regulation of free speech. The contribution levels are being updated to keep the Code current. The Board wants to keep contributions at the right level for Arlington Heights without limiting free speech.

Trustee Scaletta said he was voting no as he is up for election next year and feels uncomfortable voting on this.

Resident Keith Moens said local campaign contribution limits may violate

Home Rule authority. This rush to double the contributions doesn't sit right. It appears that a 100% increase, may hamper new candidates from entering a local election. He said he understands the reasoning that costs have increased. He said that not being able to meet expenses is the same reason that many residents asked for a minimum wage hike. Mr. Moens asked why it was okay to increase campaign finance limits, but not wages. He asked for the Board to vote against their own recommendation.

President Hayes said he believes the issues are apples and oranges.

Mr. Recklaus said according to staff research, Arlington Heights is the only community in the area that has campaign limits, period. All others adhere to the higher State limits.

President Hayes said there has been no rush, as the contribution amount has not been amended since the 90's. He said it is fair to all potential candidates. He said he did not understand the criticism.

Trustee Thomas Glasgow moved to amend Section 1-604 to raise the individual contribution level to \$500 and the organization level to \$1,000. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor

Nays: Scaletta

Absent: Tinaglia

- E. Report of the Committee-of-the-Whole Meeting Approved of August 13, 2018

Code Provisions on Campaign Contributions

Consideration of a motion by the Committee-of-the-Whole recommending that the Village Board define organization in Section 1-604 Campaign Contributions in accordance with the State law.

Trustee Glasgow said this change defines the organization so the Village does not run afoul of constitutional issues.

Trustee Thomas Glasgow moved to define organization in Section 1-604 in accordance with State Law. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Backyard Drainage Improvements - 2018 Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

CONSENT LEGAL

- A. An Ordinance Granting a Land Use Variation and Approved a Variation from Chapter 28 of the Arlington Heights Municipal Code (European Crystal Hotel, 519 W Algonquin Rd)

Trustee Robin LaBedz moved to approve 18-028. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Abstain: Glasgow

Absent: Tinaglia

- B. A Resolution Approving Renewal of Industrial Real Estate Incentive for Certain Real Estate in the Village of Arlington Heights, Cook County, Illinois (Prima Power North America, Inc., 555 W Algonquin Rd) Approved

Trustee Robin LaBedz moved to approve R18-014. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- C. A Resolution Accepting Required Public Improvements (Christina Court Subdivision) Approved

Trustee Robin LaBedz moved to approve R18-015. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- D. A Resolution Accepting a Plat of Easement for Approved
Public Storm Sewer
(Northern 5' at 710 N Chicago Ave)

Trustee Robin LaBedz moved to approve R18-016. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- E. A Resolution Accepting a Plat of Easement for Approved
Public Storm Sewer
(Southern 5' at 718 N Chicago Ave)

Trustee Robin LaBedz moved to Approve R18-017. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- F. A Resolution Accepting a Plat of Easement for Approved
Public Storm Sewer
(Northern 3.5' at 115 S. Chestnut Ave)

Trustee Robin LaBedz moved to Approve R18-018. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Destruction of Closed Session Recordings for the meetings of: 4/4/2016, 4/18/2016, 5/2/2016, 5/16/2016, 6/20/2016, 7/18/2016, 8/1/2016, 9/19/2016, 10/14/2016, and 11/7/2016 Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- B. Survey and Drafting Services for the 2019 Street Reconstruction & Rehabilitation Program (MFT-2019) Contract extension Approved

Trustee Robin LaBedz moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

- C. Settlement of Sandra Wloszek v. Village of Arlington Heights Approved

Trustee Robin LaBedz moved to approve a settlement in the amount of \$67,500 in the case of Wloszek v. Village of Arlington Heights. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Park District Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,

Sidor

Absent: Tinaglia

XI. APPROVAL OF BIDS

A. General Obligation Bonds, Series 2018 Approved

Mr. Recklaus said storm water infrastructure improvements were approved by the Board and the issuance of a \$9.9 million Bond is to cover the associated costs.

Mr. Kuehne said the Bond bid was this morning. There were 8 bidders, 57 bids, and the Village received a good and competitive rate.

Kevin McCanna of Speer Financial said the best bidder was FTN which bid 8 times for a 3.31% rate. Having so much activity during the sale translates into money for the Village.

President Hayes asked about the financial position of the Village. Mr. McCanna said it was an attractive paper, the Village has an AA1 rating from Moody's which is very high. The Village has a well-known name in Illinois with good management.

Trustee Glasgow said the Village saved \$53,915.01. He asked as rates go, how would we compare to other municipalities? Mr. McCanna, said this is right in line with other highly rated municipalities. Communities not so well rated might pay up to \$1.1 million more.

Resident Moens asked if this will increase taxes. Mr. Kuehne the bond is being funded by a storm water utility fee, not tax dollars.

Trustee John Scaletta moved to approve. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

B. An Ordinance providing for the issuance of approximately \$9.9 Million General Obligation Bonds, Series 2018, of the Village of Arlington Heights, Cook County, Illinois, for the purpose of financing various capital improvements in and for the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the Approved

purchaser thereof
(Financing for storm water infrastructure
Improvements)

Trustee Thomas Glasgow moved to take the approval of the Bond Ordinance out of order and move it to Approval of Bids B. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

Trustee Thomas Glasgow moved to approve 18-029. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

XII. NEW BUSINESS

- A. Napleton/Arlington Lanes Parking Lot - 3435 N. Approved
Kennicott Ave. - PC#18-014
Land Use Variation for Auto Sales Lot,
Variations

Ryan Ponton of Napleton's Arlington Heights CJB said sales are increasing. They currently store cars across the street at Arlington Lanes and would like to allow motor vehicle sales on this lot. There are two lanes of cars on Kennicott at the back of the bowling alley property.

Trustee Scaletta said this is a great opportunity to use space that is not used on a regular basis. It will help the business sell cars and contribute sales tax dollars.

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

XIII. LEGAL

- A. An Ordinance Amending Chapter 13 of the Approved

Arlington Heights Municipal Code
(Making available a Class "A" liquor license)

Trustee Thomas Glasgow moved to approve 18-030. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Glasgow asked when the second portion of Walk Arlington will roll out. Mr. Recklaus said soon. Trustee Glasgow encouraged people to walk the Village.

Trustee Sidor asked when the light ceiling would be installed. Mr. Perkins said the light ceiling is being installed and should be complete next week. A canopy of lights will be at the corner of Vail and Campbell.

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:52 p.m. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Tinaglia



Item: cow minutes 8 27 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
08 2718 cow minutes	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 27, 2018
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

President Hayes said the following Trustees were present: Sidor, Baldino, LaBedz, Glasgow, Tinaglia, Rosenberg, Scaletta and Blackwood.

Also present were: Randy Recklaus, Tom Kuehne, Robin Ward, Ernie Blomquist, Gerald Mourning, Ray Finnerty and Becky Hume.

IV. NEW BUSINESS

A. Proposed Code Amendment for Truancy

Mr. Recklaus said staff proposed a truancy ordinance on July 16. At that meeting, the Board raised some questions on how the School District policies work. Staff has done research since that meeting. All four superintendents of the local school districts have said they support this measure. The proposed ordinance would be used as a last resort. The Police Department works with the family to try and get the child to attend school. Once a citation is issued, any fine or penalty would be assigned by the judge, not by the Village. Since 2015, the Village has issued 40 citations for truancy, but there is no recourse when parents are facilitating the absence of the child from school. There are approximately 13 instances in the past few years where parents could have been cited. This is to be used in concert with the school districts and targets adults who are inducing a child to stay home from school.

Trustee LaBedz asked for the definition of "any person". Mr. Recklaus said sometimes the adult is not a parent, but a grandparent, or someone who is

responsible for the child.

Trustee Blackwood asked about homeless children. A homeless child could be in the Village. Marni Johnson, Assistant Superintendent from District 214, said staff would be working with that student to find shelter and placement. At some point, they would be under the guidance of an adult and they would be working with that adult. There would not be any situations where there would be a teen overseeing a younger student. There would be other agencies involved.

Trustee Glasgow identified his problems with the issues with the Village's jurisdiction on student fines and the societal impact of ordinance. He asked Ernie Blomquist, the Village's Prosecutor about his work load and what the potential impact could be.

Mr. Blomquist summarized his case load. He said the problem with truancy cases, is that the forum is faulty. There is no dignity to the problem in traffic court, where truancy cases are heard. Mr. Blomquist said the schools take it as far as they can, it's the least effective thing he does as a prosecutor. There can be gang intimidation, language barriers, sex abuse in the home, learning disabilities where the kids don't feel like they can catch up, the societal issues are enormous. He said the final goal that you are trying to meet is not necessarily achieved by the court system.

Trustee Glasgow expressed concern that these families have mental health issues. The court system isn't set up to help with mental health issues. He said parents are often not in contact with the child because of work commitments. Trustee Glasgow worried that this would be over legislation.

Police Officer Ray Finnerty, who was assigned to the Forest View alternative school, said he has written a dozen tickets to children for truancy. These kids all have 504 IEP's, mental health and behavioral issues given the mission of Forest View's alternative school.

Trustee Glasgow said schools are better at managing this. Punishing the parents seems unjust and inappropriate. This ends up being a disciplinary fine, which is prohibited by State law. He didn't think it was right to circumvent that by imposing a fine on the parents. Trustee Glasgow asked if this needed to be on the books.

Mr. Blomquist said if the Village is going to do something, it should be done as thoughtfully as possible. There has to be a place to be heard with dignity and finality. Mr. Blomquist said we are talking about a crisis kid, it's a noble step, but needs to be realistic, timely and in the right place.

Mr. Recklaus said the Village is blessed to have well equipped schools and Police Department. The enforcement of this ordinance would only occur once the entire gamut of school district resources have been exhausted. It is rare that the Police Department has to be involved. He said this is meant to ensure that we doing all we can to keep every child in school. A ticket isn't

written just because there is a communication breakdown. The Village attorneys, school district attorneys and the superintendents for each of the community's four school districts have reviewed the proposed ordinance and indicated their support, as did the legal department for the Illinois School Board Association. Any fine or community service assignment is up to the judge.

Chief Mourning said they do not use the peer jury very much because of privacy issues.

Trustee Glasgow suggested an administrative hearing at Village Hall.

President Hayes said that the matter in question tonight is whether or not we should add a provision for the Village to cite parents. The Board is not here to talk about the larger issue of if the court system is the right venue to deal with truants.

Mr. Recklaus said this was brought forward to give the police another tool. President Hayes said this came from a request from the Police Department which is supported by the School Districts to be able to cite the parents.

Trustee Tinaglia summarized that the school districts are actively involved, but are limited. The police try to do what they can and the most they can do is issue a citation to a student. They are asking us to give the police one more tool to allow the parents to be cited. Officers can tell the students that their parents are going to get a fine if they don't behave. It doesn't automatically mean the ticket is written, it gives the officer leverage and, until they have this leverage, they might not get any traction. They are at the point where they do not know what else to do.

Mr. Recklaus said often times children do return to school after interaction with the schools or police department. Writing a citation to a parent would be the last resort. Trustee Tinaglia said he knows this won't be used haphazardly. If someone threatened to fine his parents when he was a teenager, the sky would fall. There are too many times when people dump off responsibility. Some parents need to step up. If this gives the police and schools a little help, he is in favor of it.

Trustee Baldino said he understands this is a multi-step process. He said he assumes the parents get involved at some point already. What is the root cause of parents not stepping up in the past?

Dr. Bein indicated that in recent cases mental health or irrational judgement is typically the issue when the parent is keeping the child home.

Trustee Sidor asked if the approach with a parent who has mental health issue is different than when a parent is keeping a student home from school on purpose. Lori Bein, Superintendent of District 25, said these parents keep children home without a logical reason. They have already supplied every wrap around service and the parent finds excuses to keep the child home.

Trustee Baldino asked what the root cause is. Dr. Bein said the parent doesn't make logical sense, and this citation might push the parent to get the step to help them move forward. She said they need one more last resort way to try to get them to get their child to school.

Mr. Recklaus said the goal is to do everything we can to get the children to school. In these circumstances, the tools are inadequate. If we don't go to court, we give up, there are no other tools. The school district doesn't have anything else to use either.

Trustee Baldino said he did not want to see any child left behind, but wasn't convinced this is the correct tool.

Trustee Scaletta asked what would be the appropriate venue. He feared going to the courthouse might cause someone who is not thinking rationally to take other steps. He worried the child could be beaten and was fearful of the unintended consequences. He said he struggled with truancy becoming criminal behavior by the parents. He also had concerns with how this is adjudicated. Ms. Ward suggested the Adjudication Hearing process could be used. It is more private and less intense. The citations are not criminal. Trustee Scaletta asked for clarity on jurisdiction.

Mr. Recklaus said if a school building where the child goes to school is located in the Village, the Arlington Heights Police have jurisdiction over the truant students regardless of where they live. So tickets could be written to parents in other towns.

Trustee Scaletta questioned the "any person" language. Shouldn't it be parent or legal guardian? Ms. Ward said it could be a gang member preventing the child from going to school, or the child could be living with an aunt or uncle. It is intended to target the adult in charge of the child.

Trustee Sidor said he is not a yes on this. The child might have fear or shame in a courtroom. If the parent isn't making sense emotionally and logically, he wondered about their mental health. We can't diagnose that. There might be something underlying that we don't know about. There are too many questions right now. He asked for the Board to look at the bigger picture sometime. He asked how many repeat offenders there were.

Officer Ray Finnerty said his experience is that tickets work, and he's written a dozen of them. There are a myriad of issues: mental health, gang membership, and severe anxiety. He explained how the process works. The officer goes to their house and tells them if they don't start coming, the officer will issue a citation. Taxis are sent if necessary and we try to take away any barriers. If a citation is issued, he negotiates with them to start a few days a week, if they make progress, he asks for a continuance. He tells the parents, if their child comes to school, he can make the citation go away. Using this tool, they have had only one re-offender.

Trustee Tinaglia said a citation of a student happens after a lot of work. What is being discussed tonight the ability to issue a citation to a parent. He said the hope is that telling a youngster, 'I have to give your parents a ticket', is the leverage the kid needs to turn things around. The process is not changing at all. It's just one extra step.

Trustee Sidor said it we are opening another level of what happens behind closed doors. He said he saw it as unnecessary.

Trustee Rosenberg asked if this was in conflict with State law. Ms. Ward said we can't fine a student, but can fine a parent. Judges assess fines. She said the Village could issue a ticket for adjudication versus court. Trustee Rosenberg asked if the hearing officer can provide the necessary direction to the student/parents. Ms. Ward said the hearing officer issues orders just like a judge and has the authority the Board gives them. Adjudication has the same authority, but the feel of the hearing isn't the same as a courtroom. Trustee Rosenberg asked if noncompliance with a hearing officer was criminal in nature. Ms. Ward said no. Mr. Blomquist said there is no way to direct this to Juvenile Court. Trustee Rosenberg said Adjudication seems the better option and if the Police say they need this, he did not have an objection.

Trustee Blackwood agreed that the Adjudication process was a good interim step.

Trustee LaBedz said Adjudication seems to make sense. To not be able to cite the person in control of the child doesn't make sense.

Trustee Glasgow said school systems have incredible wrap around systems and the Village's Police Chief has focused training officers on mental health and the only thing we can do is to cite the parents? He said it seemed incongruent. He said the Village would be better suited to handle this than the court system. He noted Mr. Blomquist is being honored in a ceremony by Chicago Kent College of Law with a Lifetime Achievement Award on November 14th.

President Hayes asked if Adjudication were the preferred hearing location, would the ordinance language need to change. Ms. Ward said no, it would be handled internally by staff and was a matter of clarifying which kind of ticket would be issued. A hearing officer can assign community service just like a judge.

Dr. Bein said District 25 is asking for help with 10 year olds and 7 year olds. It's not a black and white issue. They are already providing excellent resources, providing every possible tool to help these families get their children in school. With all of these resources and attempts, they still need one more tool to try and get these families to send their children to school, the children are stuck. She said they don't take this lightly. They are asking for help.

Resident Melissa Cayer asked if there are cameras in the US Supreme Court. The answer was no, there is audio only. Those are the rules of the court.

Trustee Scaletta asked where fines were identified. Ms. Ward said the range is between \$5 and \$750. The Village would never fine higher than \$750. The Hearing officer would assess the fine. Ms. Ward said officers have discretion to issue a citation that goes to the County Court system unless the Board directs them otherwise.

Trustee Tinaglia moved, seconded by Trustee Blackwood, that the Committee of the Whole recommend to the Village Board, adoption of the proposed amendments to section 8-524 of the Arlington Heights Municipal Code. Citations issued pursuant to 8-524 shall be administered through the Village's Administrative Adjudication Process.

Ayes: LaBedz, Glasgow, Tinaglia, Rosenberg, Scaletta, Blackwood, Hayes
Nays: Sidor, Baldino
The motion passed.

B. Review of Metropolis Theater Governance

Mr. Recklaus said in reviewing the effectiveness of the PAM/Village Governance Agreement after three years of the new PAM Board configuration, a couple of issues were identified during a meeting which included him, Mayor Hayes, PAM Board President Daday and Executive Director Keefe. The first was to increase the PAM Board size to nine. The current Board has seven members, and three are appointed by the Mayor. The remaining four are appointed by the PAM Board. The team is recommending an increase to nine people to allow for more Board member committee work and to enable more involvement. One new member would be appointed by the Village and the other would be appointed by the PAM Board.

Mr. Daday said the PAM Board could use expertise in areas like social media and HR and this would be a good change.

Trustee Tinaglia asked why one new member would be appointed by PAM and one by the Village. Mr. Daday said for balance.

Trustee Scaletta said the Board was very large before the current configuration was designed. It made sense to make it smaller then and it makes sense to increase the size now. Trying to get expertise in different fields is a good idea.

Mr. Daday said it would also expand their financial base.

The Board agreed this was a good change.

Mr. Recklaus said the second issue was to allow PAM Board members appointed by the Mayor to live outside Arlington Heights. There are times when strict residency rules may eliminate potential board members who have experience in the theater business. Staff is recommending that the practice be that PAM Board members must have an "appropriate affiliation" with the theater. Mr. Recklaus said there is no need to change the agreement, but this would be a practice change.

Trustee Glasgow said he had no objections, but would like it to be limited. One of the benefits of structuring it this way is that no less than two can be from outside of the Village.

Trustee Scaletta said the Economic Alliance shows this that can work as affiliation can mean being employed by a business in the Village. It is nice to have some flexibility when you are looking for certain skill sets.

The Board agreed to this change.

Mr. Recklaus said the third proposal was to mirror financial approvals with what the Village uses internally. This would allow un-budgeted items under the Village staff spending limit of \$25,000 to be paid for out of the Restricted Contribution Reserve Fund with administrative approval by the Village Manager and the Finance Director.

Trustee Scaletta said he preferred it to stay the way it is. It is important that the Board oversee Metropolis' spending of tax dollars. When it comes to restricted accounts, it's done so for a reason.

Trustee Sidor agreed with Trustee Scaletta. He asked if Metropolis was putting money away in their own reserve fund. Mr. Daday said they save money, but it is not in a restricted fund. They do have money in an account and they put money aside as best they can.

Mr. Kuehne said Metropolis still has a negative cash balance. When the Village prefunded, it was to pay down some accounts payables that had grown over the years. The goal is that they save money down the road. Mr. Daday said they have \$50,000 in a money market fund.

Trustee Glasgow said he concurred with Trustees Sidor and Scaletta. He said he wanted a process in place for future management and Boards, he did not have concern about the current leadership.

Trustee Scaletta asked about the timing of the fund distribution. Mr. Daday said they would like a quarterly distribution versus twice a year.

Mr. Kuehne said a quarterly distribution can happen. He will update this on the agreement before it comes back to the Board.

President Hayes said he was okay with proposed change because Metropolis has employed fiscal prudence in the past three years. It would make sense

for these funds to mirror Village practice and he trusted Mr. Kuehne and Mr. Recklaus in their approvals. However, he was okay with the will of the Board.

Trustee Tinaglia said \$25,000 is a lot, is there a smaller number that would make things easier? Mr. Kuehne said no. He explained the restricted fund and that the Village has responsibility to replace or fix a capital item. The up-to \$25,000 amount could be used for a large HVAC expense which the Village Manager would approve. If it is a \$5,000 maintenance fee, it doesn't make sense. Trustee Tinaglia said he would defer to the will of the Board.

Trustee Rosenberg said typical repairs are in the Metropolis budget. He asked if there was much use of the Restricted Contribution Reserve Fund. Mr. Kuehne said the intent of this fund was to allow Metropolis have a working cash balance. The Reserve Contribution Fund is for emergencies or unusual operating expenses. It works just like the Village's reserve funds, they are used for an unexpected extraordinary expense.

Mr. Daday said part of the issue is the interplay in who owns what. That is the gray area. If this is in the nature of a capital replacement that is what it would be used for. The checks and balances are using your procedures. The new seating was from the Reserve for Replacement Fund.

The Board reached consensus in staying with the status quo on the spending limit procedures. Disbursements to Pam will occur quarterly. Staff will clarify the definitions of the two Reserve funds, with no changes to their intent. The number of PAM Board members will increase to nine, with one of these two new members to be appointed by the Mayor. No more than two Village appointees to the PAM can be from outside of the Village.

Trustee Scaletta asked if the members of PAM Board not appointed by Mayor can be from outside of the Village. Mr. Daday said yes.

Trustee Scaletta moved, seconded by Trustee Rosenberg, that the Committee of the Whole recommend to the Village Board to direct staff to update the PAM Governance agreement to reflect discussed changes to the PAM Board regarding size of the PAM Board and funding. The motion carried.

V. OTHER BUSINESS

VI. ADJOURNMENT

Trustee Baldino moved to adjourn at 9:20 p.m. Trustee Scaletta seconded the motion. The motion carried.



Item: warrant register 8 30 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
-------------	------

warrant register 8 30 18	Warrant Register
--------------------------	------------------



**VILLAGE OF ARLINGTON
HEIGHTS**

WARRANT REGISTER FOR

CHECK DATE: 8-30-2018

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$271,164.50
211	Motor Fuel Tax Fund	\$20,475.00
227	Foreign Fire Ins Tax Fund	\$682.80
231	Criminal Investigation Fd	\$9,852.73
235	Municipal Parkg Opr Fund	\$17,465.57
263	TIF IV	\$7,590.00
401	Capital Projects Fund	\$1,169,377.13
426	Storm Water Control Fund	\$41,360.00
431	Public Building Fund	\$1,606,502.41
505	Water and Sewer Fund	\$521,932.91
515	Arts,Entert & Events Fund	\$8,093.63
605	Health Insurance Fund	\$316,878.17
611	General Liability Ins Fnd	\$9,341.71
615	Workers Compensation Ins	\$213,874.45
621	Fleet Operations Fund	\$117,955.89
625	Technology Fund	\$19,654.16
715	Guaranty Deposits Fund	\$2,400.00
TOTAL ALL FUNDS		\$4,354,601.06

WARRANT REGISTER - GM0002**Department: 0****Division: 0**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213897	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$1,910.68	\$1,910.68
213901	505-0000-452.42-00	DONALD ANKENY	REFUND FINAL WATERBILL	\$40.68	\$40.68
213913	715-0000-220.93-00	BARONE, ROBERT 182335	BOND REFUND	\$200.00	\$200.00
213919	715-0000-220.93-00	BRENTWOOD DEVELOPMENT 18 867	BOND REFUND	\$200.00	\$200.00
213925	715-0000-220.93-00	CACUCCIOLO, ROSARIA 18594	BOND REFUND	\$200.00	\$200.00
213930	505-0000-120.80-00	CHEN, HONG	WATER BILL REFUND	\$32.77	\$32.77
213932	715-0000-220.93-00	CHRIS DAVIES 18 1800	BOND REFUND	\$200.00	\$200.00
213933	101-0000-433.14-00	CIGNA PPO	REFUND AMBULANCE CLAIM	\$251.85	\$251.85
213950	715-0000-220.93-00	DEBRA HAARSMA	BOND REFUND	\$200.00	\$200.00
213960	101-0000-421.99-00	FACTORY MOTOR PARTS - ELLIOT A	OL REFUNDS	\$215.00	\$215.00
213973	715-0000-220.93-00	GLASSTETTER, MARC 181932	BOND REFUND	\$200.00	\$200.00
213982	715-0000-220.93-00	HANLOU, JAMES 18820	BOND REFUND	\$200.00	\$200.00
214004	505-0000-452.42-00	JD DPP LLC	REFUND FINAL WATERBILL	\$208.86	\$208.86
214008	715-0000-220.93-00	JOSEH MRAZ 18 1325	BOND REFUND	\$200.00	\$200.00
214015	101-0000-433.14-00	JOHN LEARY	REFUND AMBULANCE CLAIM	\$150.00	\$150.00
214021	715-0000-220.93-00	LORRAINE MUSICH 18 2211	BOND REFUND	\$200.00	\$200.00
214029	715-0000-220.93-00	MARK STEPHAN 18 1645	BOND REFUND	\$200.00	\$200.00
214030	101-0000-421.05-00	PATRICK MARZOLF	REFUND VEHICLE STICKER	\$10.00	\$10.00
214059	505-0000-472.30-00	DOBIESLAW PATYK	REFUND METER OVRPYMT	\$115.00	\$115.00
214075	101-0000-421.05-00	DANE RICHARDSON	REFUND VEHICLE STICKER	\$15.00	\$15.00
214088	505-0000-452.42-00	SHANLEY DOLORES	REFUND WATER BILL OVRPYMT	\$640.44	\$640.44
214114	715-0000-220.93-00	TURF INDUSTRIES INC 18 2475	BOND REFUND	\$200.00	\$200.00
214118	101-0000-433.14-00	MATTHEW UNTERFENGER	REFUND AMBULANCE CLAIM	\$80.00	\$80.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214127	101-0000-211.06-00	VISION SERVICE PLAN	PREMIER VISION	\$2,708.96	\$3,938.74
			BASE VISION	\$1,229.78	
214132	715-0000-220.93-00	WATER WORKS INC 182970	BOND REFUND	\$200.00	\$200.00
214143	505-0000-452.42-00	2015-1 IH2 BORROWER LP	REFUND FINAL WATER BILL	\$15.16	\$15.16
801758	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA CTA BENEFIT PROGRAM	\$348.90	\$348.90
901380	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$4,261.95	\$4,261.95
901381	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$1,391.72	\$1,391.72
901383	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS	\$2,782.59	\$2,782.59
				Division 0 Total	\$18,809.34
				Department 0 Total	\$18,809.34

WARRANT REGISTER - GM0002**Department: 1 Board of Trustees****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214020	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$2,500.00	\$7,000.00
			SERVICE MISCELLANEOUS	\$4,500.00	
214036	101-0101-501.22-02	METROPOLITAN MAYORS CAUCUS	2017-2018 CAUCUS DUES	\$3,379.55	\$3,379.55
				Division 1 Total	\$10,379.55
				Department 1 Total	\$10,379.55

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213903	101-0201-502.21-65	ARCHIVE SOCIAL	ANNUAL SUBSCRIPTION	\$4,776.00	\$4,776.00
				Division 1 Total	\$4,776.00
				Department 2 Total	\$4,776.00

WARRANT REGISTER - GM0002**Department: 3 Human Resources****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213962	101-0301-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$318.95	\$318.95
213970	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$1,238.16	\$1,238.16
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$199,243.14	\$199,243.14
213985	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	PAYPAL *OREGON ELGL	\$240.00	\$240.00
213998	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	CLAIMS - W/C	\$13,393.15	\$13,393.15
214051	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$1,159.00	\$6,502.00
			SERVICE HEALTH TESTING	\$36.00	
			SERVICE HEALTH TESTING	\$919.00	
			SERVICE HEALTH TESTING	\$4,388.00	
901382	605-0301-552.20-60	HMO ILLINOIS	HEALTH INSURANCE PREMIUM	\$310,376.17	\$310,376.17
Division 1 Total					\$531,311.57
Department 3 Total					\$531,311.57

WARRANT REGISTER - GM0002**Department: 4 Legal Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213945	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$746.00	\$746.00
213959	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$7,342.50	\$7,342.50
213962	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$31.95	\$31.95
214078	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$365.00	\$365.00
214109	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$298.06	\$298.06
Division 1 Total					\$12,953.51
Department 4 Total					\$12,953.51

WARRANT REGISTER - GM0002**Department: 5 Finance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213900	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$7,232.98	\$7,232.98
213985	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	\$580.00	\$580.00
213998	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	CLAIMS - AUTO	\$7,648.46	\$9,341.71
			CLAIMS - GEN LIABILITY	\$1,693.25	
214053	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$222.05	\$509.53
			OFFICE SUPPLIES, GENERAL	\$199.20	
			OFFICE SUPPLIES, GENERAL	\$88.28	
214057	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$182.25	\$232.20
			ADVERTISING	\$49.95	
214062	101-0501-503.22-03	PETTY CASH	IRMA MTG MILEAGE	\$31.22	\$31.22
	101-0501-503.33-05	PETTY CASH	EVENT SUPPLIES	\$19.42	\$19.42
214080	101-0501-503.30-25	RYDIN SIGN & DECAL	STICKERS/DECALS	\$6,726.00	\$6,726.00
214104	101-0501-503.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$935.00	\$935.00
Division 1 Total					\$25,608.06
Department 5 Total					\$25,608.06

WARRANT REGISTER - GM0002**Department: 6 Information Technology****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213927	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$1,195.00	\$1,195.00
213928	401-0601-572.50-15	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$5,096.40	\$5,096.40
213941	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,677.55	\$4,677.55
213985	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	LYNDA.COM, INC.	\$239.88	\$479.76
			LYNDA.COM, INC.	\$239.88	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$192.90	\$276.69
			MONOPRICE, INC.	\$83.79	
213997	625-0601-553.33-05	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$5,250.00	\$5,250.00
	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$3,965.66	\$4,780.26
			COMPUTERS,DP & WORD PROC.	\$814.60	
214093	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	PRINTER AND HARD DRIVE	\$1,012.22	\$1,012.22
214120	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,368.57	\$1,368.57
214125	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$390.17	\$390.17
214139	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	\$111.97	\$111.97
214140	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$111.97	\$111.97
Division 1 Total					\$24,750.56
Department 6 Total					\$24,750.56

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 8**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213985	101-1008-502.22-01	HARRIS TRUST & SAVINGS BANK	DAILY HERALD/REFLEJOS	\$1,051.00	\$1,051.00
Division 8 Total					\$1,051.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213985	101-1013-502.33-05	HARRIS TRUST & SAVINGS BANK	BLOCK AND COMPANY	\$89.51	\$120.47
			DOLLAR TREE	\$10.00	
			SAMSClub #6464	\$20.96	
Division 13 Total				\$120.47	

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213968	515-1018-525.40-55	STEVEN FROMM	MANE EVENT	\$46.63	\$46.63
214024	515-1018-525.40-55	MAGIC OF GARY KANTOR	AUTUMN HARVEST	\$295.00	\$295.00
214060	515-1018-525.40-55	PDS SECURITY SERVICES	MANE EVENT	\$450.00	\$450.00
Division 18 Total					\$791.63

Division: 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214062	101-1021-502.40-40	PETTY CASH	MEETING SUPPLIES	\$29.98	\$29.98
Division 21 Total					\$29.98
Department 10 Total					\$1,993.08

WARRANT REGISTER - GM0002**Department: 30 Police Department****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213890	101-3001-511.22-03	AEROVISTA INNOVATIONS	REGISTRATION	\$3,995.00	\$3,995.00
213926	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$525.00	\$525.00
213935	101-3001-511.21-65	CITIGROUP MANAGEMENT CORP	PROCESSING FEE	\$41.69	\$41.69
213936	101-3001-511.22-03	CITY OF DES PLAINES	REGISTRATION	\$700.00	\$700.00
213946	101-3001-511.33-30	CORPORATE IDENTITY INC	SUPPLIES	\$837.12	\$837.12
213963	101-3001-511.21-65	FEDEX EXPRESS LEGAL DEPT	PROCESSING FEE	\$40.00	\$40.00
213969	101-3001-511.22-03	PIOTR GACEK	TRAVEL & TRAINING	\$342.05	\$342.05
213976	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$714.00	\$1,439.70
			SERVICE MISCELLANEOUS	\$119.00	
			SERVICE MISCELLANEOUS	\$378.00	
			SERVICE MISCELLANEOUS	\$33.25	
			SERVICE MISCELLANEOUS	\$60.00	
			SERVICE MISCELLANEOUS	\$45.00	
			SERVICE MISCELLANEOUS	\$38.25	
			SERVICE MISCELLANEOUS	\$52.20	
213977	101-3001-511.22-03	TARYN GOMBAR	TUITION REIMBURSEMENT	\$1,051.99	\$1,226.99
			TRAVEL & TRAINING	\$175.00	
213978	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	\$288.40	\$288.40
213985	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN	\$311.20	\$2,848.37
			AMERICAN	\$311.20	
			TRAVELOCITY*7371602883	\$12.17	
			TRAVELOCITY*7371602883	\$98.00	
			UNITED	\$371.20	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213985	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	UNTIED	\$371.20	\$2,848.37
			HILTON HOTEL CRYSTAL C	\$540.21	
			HILTON HOTEL CRYSTAL C	\$540.21	
			IL TOLLWAY-DOWNERS GRO	\$292.98	
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	ADOBE SYSTEMS INC	\$191.12	\$191.12
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	JEWEL-OSCO	\$26.99	(\$2.79)
			AMAZON.COM AMZN.COM/BI	\$25.58	
			AMZN MKTP US AMZN.COM/	\$44.64	
			TAYLOR RENTAL PARTY PL	(\$100.00)	
	235-3001-532.33-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$52.40	\$52.40
213988	101-3001-511.22-10	HEART PRINTING INC	SERVICE PRINTING	\$365.00	\$365.00
214000	101-3001-511.22-02	INTL ASSOC OF FINANCIAL CRIMES	DUES	\$110.00	\$110.00
214005	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$212.99	\$1,158.95
			CLOTHING & APPAREL	\$212.99	
			CLOTHING & APPAREL	\$212.99	
			CLOTHING & APPAREL	\$99.99	
			CLOTHING & APPAREL	\$212.99	
			CLOTHING & APPAREL	\$207.00	
214009	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	\$45.07	\$338.04
			PROCESSING FEE	\$292.97	
214022	101-3001-511.33-25	LOWES COMMERCIAL SERVICES	POLICE EQUIPMENT & SUPPLY	\$133.20	\$133.20
214023	101-3001-511.22-03	MACK STEPHANIE	TRAVEL & TRAINING	\$1,705.25	\$1,705.25
214031	101-3001-511.33-25	MASTER HITCH INC	TRAILER HITCH	\$285.57	\$285.57
214035	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$72.00	\$72.00
214045	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$125.00	\$125.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214049	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$1,440.00	\$1,440.00
214053	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$159.85	\$1,388.68
			OFFICE SUPPLIES, GENERAL	\$1,048.88	
			OFFICE SUPPLIES, GENERAL	\$103.71	
			OFFICE SUPPLIES, GENERAL	\$3.14	
			OFFICE SUPPLIES, GENERAL	\$63.52	
			OFFICE SUPPLIES, GENERAL	\$9.58	
214089	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$20.56	\$34.31
			HARDWARE SUPPLIES	\$13.75	
Division 1 Total					\$19,681.05

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213904	231-3003-511.40-01	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	\$256.60	\$256.60
213907	231-3003-511.40-11	ARLINGTON HTS PARK DISTRICT	EVENT SEATING	\$535.50	\$535.50
213985	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	ELITE K9 INC 2	\$71.87	\$371.87
			GRAND FRAME INC.	\$300.00	
	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$29.97	\$7,804.37
			TAYLOR RENTAL PARTY PL	\$114.22	
			TAYLOR RENTAL PARTY PL	\$153.78	
			DMI* DELL HLTHCR/PTR	\$2,649.44	
			DMI* DELL HLTHCR/PTR	\$4,856.96	
214085	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$9.39	\$9.39
214116	231-3003-511.40-01	ULTRA STROBE COMMUNICATIONS INC	INSTALLATION FEE	\$75.00	\$75.00
214129	231-3003-511.40-01	VOHNE LICHE KENNELS INC	REGISTRATION	\$800.00	\$800.00
Division 3 Total					\$9,852.73

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 30 Total	\$29,533.78

WARRANT REGISTER - GM0002**Department: 35 Fire****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213891	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$317.25	\$317.25
213918	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$181.10	\$181.10
213922	101-3501-512.22-03	BUILDING & FIRE CODE ACADEMY	TRAINING SEMINAR	\$750.00	\$945.00
			TRAINING SEMINAR	\$195.00	
213964	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR RENTAL	\$800.00	\$800.00
213985	101-3501-512.21-65	HARRIS TRUST & SAVINGS BANK	BLUE JEANS NETWORK	\$149.90	\$149.90
	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	4TE*EMT BASIC INITAL F	\$1.00	\$82.00
			4TE*EMT BASIC INITAL F	\$1.00	
			4TE*IDPH EMS HWYSAFETY	\$40.00	
			4TE*IDPH EMS HWYSAFETY	\$40.00	
	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	INTERCONTINENTAL ST PA	\$444.42	\$2,688.64
			INTERCONTINENTAL ST PA	\$594.42	
			NIPSTAILPARKPARKSNREC	\$51.80	
			PAYPAL *AEROVISTAIN	\$1,598.00	
	101-3501-512.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	\$233.50	\$233.50
	101-3501-512.31-45	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$345.00	\$345.00
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$68.80	\$188.74
			DICK S CLOTHING&SPORTI	\$119.94	
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	GARIBALDI'S ARL. HTS.	\$65.82	\$122.51
			MENARDS LONG GROVE IL	\$26.03	
			XSPORT ARLNGTN NRTH	\$30.66	
214002	101-3501-512.22-02	INTL SOCIETY OF FIRE SERVICE INSTR	MEMBERSHIP RENEWAL	\$125.00	\$125.00
214005	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$270.00	\$1,641.95

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214005	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$172.30	\$1,641.95
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$89.95	
			CLOTHING & APPAREL	\$89.95	
			CLOTHING & APPAREL	\$66.00	
			CLOTHING & APPAREL	\$319.95	
			CLOTHING & APPAREL	\$353.80	
214012	101-3501-512.21-65	KRONOS INCORPORATED	TELESTAFF UPGRADE	\$90.00	\$90.00
214022	101-3501-512.31-85	LOWES COMMERCIAL SERVICES	VEHICLE ACCESSORIES	\$94.97	\$94.97
214034	101-3501-512.30-35	MUNICIPAL EMERGENCY SERVICES	SCBA EQUIPMENT	\$79.95	\$79.95
	101-3501-512.31-85	MUNICIPAL EMERGENCY SERVICES	SCBA EQUIPMENT	\$37.10	\$37.10
214040	101-3501-512.33-50	MOORE MEDICAL LLC	MEDICAL SUPPLIES	\$1,349.81	\$1,349.81
214053	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$57.77	\$269.55
			OFFICE SUPPLIES, GENERAL	\$211.78	
214061	101-3501-512.33-50	PENNCARE	MEDICAL SUPPLIES	\$92.22	\$92.22
214072	101-3501-512.31-60	R H MEDICAL	MEDICAL SUPPLIES	\$313.50	\$313.50
214089	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$25.99	\$25.99
214102	101-3501-512.21-07	SUBURBAN ACCENTS INC	ENGINE LETTERING	\$325.00	\$325.00
214121	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$966.44	\$966.44
214138	101-3501-512.31-60	WITMER PUBLIC SAFETY GROUP	SCBA EQUIPMENT	\$233.26	\$233.26
214141	101-3501-512.31-85	WS DARLEY & CO	FIRE EXTINGUISHERS	\$387.00	\$387.00
214142	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$163.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214142	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$163.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
Division 1 Total					\$12,248.38
Department 35 Total					\$12,248.38

WARRANT REGISTER - GM0002**Department: 37 Foreign Fire Insurance****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213983	227-3701-512.22-03	CURT HANSELMAN	TUITION REIMBURSEMENT	\$320.80	\$320.80
214013	227-3701-512.22-03	LANDT STEVEN	TUITION REIMBURSEMENT	\$362.00	\$362.00
				Division 1 Total	\$682.80
				Department 37 Total	\$682.80

WARRANT REGISTER - GM0002**Department: 40 Planning****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213905	101-4001-521.40-40	ARLINGTON HTS CHAMBER OF COM	DUES, MEMBERSHIP	\$13,132.75	\$13,132.75
213917	401-4001-571.50-30	BHFX LLC	SERVICE PRINTING	\$335.70	\$335.70
213956	263-4001-571.20-05	EHLERS & ASSOCIATES INC	SERVICE CONSULTING	\$2,625.00	\$2,625.00
213961	101-4001-521.40-41	FASTSIGNS	MANE EVENT	\$364.00	\$364.00
213985	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	EB ELY CHAPTER SUMMER	\$17.89	\$207.89
			ICSC	\$190.00	
214017	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$157.15	\$157.15
214064	263-4001-571.20-05	PIONEER ENGINEERING & ENVIRONMENTAL	SERVICE PROFESSIONAL	\$4,965.00	\$4,965.00
214142	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
				Division 1 Total	\$21,825.45
				Department 40 Total	\$21,825.45

WARRANT REGISTER - GM0002**Department: 45 Building****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213979	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$600.00	\$600.00
213985	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY AUTO REPLEN	\$40.00	\$40.00
214062	101-4501-523.22-03	PETTY CASH	IL PLUMBING INSPEC MTG	\$20.00	\$20.00
214089	101-4501-523.30-05	SHERWIN ACE HARDWARE	OFFICE SUPPLIES, GENERAL	\$22.96	\$22.96
214108	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$76.00	\$404.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$252.00	
214111	101-4501-523.20-05	TPI	ELECTRICAL INSPECTIONS	\$504.00	\$504.00
Division 1 Total					\$1,590.96

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213892	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$312.80	\$522.80
			COUNSELING	\$70.00	
			COUNSELING	\$70.00	
			COUNSELING	\$70.00	
213966	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$200.00	\$815.00
			PROPERTY MAINTENANCE	\$90.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$200.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213966	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$815.00
213985	101-4502-523.33-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	\$19.98	\$19.98
	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	METRA ARLINGTON HEIGHT	\$27.00	\$147.68
			NICOR GAS BILL	\$120.68	
214026	101-4502-523.20-25	MALCOLM S GERALD & ASSOC INC	COUNSELING	\$389.55	\$1,327.52
			COUNSELING	\$937.97	
214053	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$74.41	\$129.00
			OFFICE SUPPLIES	\$22.32	
			OFFICE SUPPLIES	\$20.13	
			OFFICE SUPPLIES	\$12.14	
214055	101-4502-523.40-60	PACAVA LLC	RHAP PROGRAM	\$1,200.00	\$1,200.00
214062	101-4502-523.22-03	PETTY CASH	AHML FAN CONFRNCE MILEAGE	\$9.81	\$9.81
214070	101-4502-523.30-35	PROSTAR	CLOTHING	\$794.12	\$794.12
214074	101-4502-523.40-60	RESIDENCES AT ARLINGTON HEIGHTS	RHAP PROGRAM	\$600.00	\$1,200.00
			RHAP PROGRAM	\$600.00	
214097	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
214142	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
				Division 2 Total	\$6,340.91

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213898	101-4503-523.22-02	AMERICAN SOCIETY ON AGING	MEMBERSHIP DUES	\$255.00	\$255.00
213985	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$93.03	\$389.06
			AMZN MKTP US	\$24.99	
			AMZN MKTP US	\$28.90	
			MEAD DIRECT RESPONSE,	\$181.14	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213985	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$389.06
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	\$32.84	\$198.41
			AMZN MKTP US	\$10.09	
			SAMSClub #6464	\$155.48	
214063	101-4503-523.22-03	PETTY CASH/SENIOR CENTER	MILEAGE & TRAINING	\$21.40	\$21.40
	101-4503-523.31-65	PETTY CASH/SENIOR CENTER	EQUIPMENT & SUPPLIES	\$246.88	\$246.88
				Division 3 Total	\$1,110.75
				Department 45 Total	\$9,042.62

WARRANT REGISTER - GM0002**Department: 50 Engineering****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213909	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$579,422.14	\$579,422.14
213951	401-5001-571.50-30	DEW 4 U	SPRINKLER REPAIR	\$375.00	\$375.00
213958	401-5001-571.50-30	JIM ELENZ	DRIVEWAY REIMBUREMENT	\$280.00	\$280.00
213962	101-5001-524.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$50.42	\$50.42
213971	401-5001-571.50-30	GARY GEHN	SIDEWALK REIMBURSEMENT	\$575.00	\$575.00
213981	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$35,736.38	\$35,736.38
213985	101-5001-524.30-20	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	\$66.78	\$66.78
	101-5001-524.33-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$118.99	\$118.99
214006	401-5001-571.50-30	JEFF JOHANSEN	SIDEWALK REIMBURSEMENT	\$420.00	\$420.00
214007	401-5001-571.50-30	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$553,738.46	\$553,738.46
214016	401-5001-571.50-30	JIM LEERS	DRIVEWAY APRON REIMBURSEM	\$989.70	\$989.70
214025	401-5001-571.50-30	WILLIAM MAHONEY	DRIVEWAY APRON REIMBURSEM	\$566.40	\$566.40
214048	401-5001-571.50-30	DALLAS NIERMEYER	DRIVEWAY APRON REIMBURSEM	\$1,050.45	\$1,050.45
214053	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$93.02	\$283.28
			OFFICE SUPPLIES, GENERAL	\$190.26	
214071	401-5001-571.50-30	JOHN PUTZ	DRIVEWAY APRON REIMBURSEM	\$1,015.75	\$1,015.75
214079	401-5001-571.50-30	RANDY ROTH	SIDEWALK REIMBURSEMENT	\$547.50	\$547.50
214083	101-5001-524.22-03	TIFFANY SCHMOKER	TRAVEL & TRAINING	\$40.39	\$40.39
214100	401-5001-571.50-30	MERYL STEELE	SIDEWALK REIMBURSEMENT	\$420.00	\$420.00
214126	101-5001-524.21-65	VERIZON WIRELESS	ACCT 98547850100002	\$506.95	\$506.95
214128	401-5001-571.50-30	MICHAEL VOGEL	DRIVEWAY APRON REIMBURSEM	\$1,019.65	\$1,019.65
214142	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
Division 1 Total					\$1,177,308.24

Check Date: 8-30-2018

Wednesday, August 29, 2018

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 50 Total	\$1,177,308.24

WARRANT REGISTER - GM0002**Department: 71 Public Works****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213885	401-7101-571.50-20	ABEL CARPETS	SERVICE BLDG MAINT	\$10,895.00	\$10,895.00
213886	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$571.80	\$1,561.80
			ELECTRICAL SUPPLY	\$990.00	
213887	101-7101-531.21-11	ACTIVE LOCK AND KEY LTD	HARDWARE SUPPLIES	\$279.00	\$279.00
213888	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	SERVICE BLDG MAINT	\$60.53	\$63.59
			SERVICE BLDG MIAINT	\$63.59	
			HARDWARE SUPPLIES	(\$60.53)	
213894	101-7101-531.30-35	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	\$153.39	\$153.39
	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$40.80	\$364.80
			ELECTRICAL SUPPLIES	\$324.00	
	101-7101-531.33-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$118.22	\$118.22
213896	101-7101-531.31-55	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$4,130.00	\$4,130.00
213899	101-7101-531.30-39	AMERIGAS-PALATINE	CYLINDER RENTAL	\$30.00	\$30.00
213908	515-7101-525.33-05	ARLINGTON RENTAL INC	FENCE RENTAL	\$925.00	\$1,850.00
			FENCE RENTAL	\$925.00	
213909	426-7101-571.50-25	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$40,000.00	\$40,000.00
213910	101-7101-531.22-70	AT & T LONG DISTANCE	TELECOMMUNICATIONS	\$424.82	\$424.82
213914	101-7101-531.31-65	BATTERIES PLUS LLC	BATTERIES	\$255.60	\$255.60
213915	101-7101-531.22-02	BENSON CHARLES	CDL REIMBURSEMENT	\$50.00	\$50.00
213916	101-7101-531.31-55	BERKHEIMER CO INC	SERVICE BLDG MAINT	\$9.75	\$9.75
213934	101-7101-531.21-11	CINTAS CORP	MATS	\$37.48	\$37.48
213938	101-7101-531.31-40	CLESEN ARTHUR INC	AGRICULTURAL SUPPLY	\$343.20	\$343.20
213939	101-7101-531.22-70	CMS COMMUNICATIONS INC	HARDWARE SUPPLIES	\$1,906.16	\$1,906.16

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213942	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0297144471	\$589.90	\$589.90
213949	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	SERVICE BLDG MAINT	\$449.00	\$449.00
213954	401-7101-571.50-30	ECOLOGY AND VISION LLC	SERVICE CONSULTING	\$352.08	\$352.08
213955	101-7101-531.31-65	EDDIES RESTAURANT AND LOUNGE	EVENT SUPPLIES	\$315.00	\$315.00
213972	101-7101-531.31-85	GEMPLERS	HARDWARE SUPPLIES	\$211.39	\$211.39
213974	101-7101-531.20-05	GLOBAL AERIAL VIDEO INC	SERVICE PROFESSIONAL	\$1,025.00	\$1,025.00
213978	101-7101-531.21-11	GRAINGER W W INC	HARDWARE SUPPLIES	\$632.59	\$632.59
			HARDWARE SUPPLIES	(\$632.59)	
			HARDWARE SUPPLIES	\$632.59	
213980	401-7101-571.50-30	H AND H ELECTRIC COMPANY	ELECTRICAL SUPPLIES	\$8,343.10	\$8,343.10
213986	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	\$230.00	\$12,591.85
			HVAC MAINTENANCE	\$285.00	
			HVAC MAINTENANCE	\$2,165.57	
			HVAC MAINTENANCE	\$2,690.00	
			HVAC MAINTENANCE	\$2,785.00	
			HVAC MAINTENANCE	\$285.00	
			HVAC MAINTENANCE	\$515.00	
			HVAC MAINTENANCE	\$2,136.39	
			HVAC MAINTENANCE	\$1,499.89	
213989	101-7101-531.31-55	HELLER LUMBER CO	SERVICE BLDG MAINT	\$29.79	\$33.46
			SERVICE BLDG MAINT	\$3.67	
213990	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING	\$11,443.00	\$11,443.00
213991	101-7101-531.31-55	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$70.43	\$70.43
	401-7101-571.50-20	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	\$49.96	\$49.96
213992	101-7101-531.31-45	HP PRODUCTS CORP	HARDWARE SUPPLIES	\$159.80	\$159.80

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213996	101-7101-531.30-05	IMPACT NETWORKING LLC	OFFICE SUPPLIES, GENERAL	\$19.50	\$19.50
214001	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$60.00	\$180.00
			PEST CONTROL	\$60.00	
			PEST CONTROL	\$60.00	
214010	101-7101-531.31-65	JUST FAUCETS	SERVICE BLDG MAINT	\$30.60	\$30.60
214027	426-7101-571.50-25	MANHARD CONSULTING	MS4 PERMIT	\$1,360.00	\$1,360.00
214028	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$17,478.17	\$17,478.17
214037	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$1,298.00	\$1,298.00
214038	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$1,151.87	\$4,839.72
			SERVICE MISCELLANEOUS	\$1,905.25	
			SERVICE MISCELLANEOUS	\$1,782.60	
214052	101-7101-531.31-65	NORTHWEST ELECTRICAL SUPPLY CO	TELECOMMUNICATIONS	\$79.78	\$79.78
214054	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$1,456.20	\$1,456.20
214056	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	TELECOMMUNICATIONS	\$160.80	\$160.80
214062	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$31.96	\$31.96
214067	101-7101-531.31-40	POSSIBILITY PLACE NURSERY	AGRICULTURAL SUPPLY	\$450.00	\$450.00
214069	101-7101-531.33-05	PRO SAFETY INC	HARDWARE SUPPLIES	\$34.50	\$126.30
			HARDWARE SUPPLIES	\$91.80	
214073	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$107.99	\$1,078.86
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$175.49	
			CLOTHING & APPAREL	\$287.94	
			CLOTHING & APPAREL	\$179.95	
			CLOTHING & APPAREL	\$127.49	
214077	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$19,779.93	\$19,779.93

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214082	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	LANDSCAPING	\$1,600.00	\$1,600.00
214087	515-7101-525.33-05	SERVICE SANITATION	RENTAL/LEASE EQUIPMENT	\$2,726.00	\$5,452.00
			RENTAL/LEASE EQUIPMENT	\$2,726.00	
214089	101-7101-531.31-45	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$13.98	\$13.98
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$24.55	\$57.52
			HARDWARE SUPPLIES	\$4.98	
			HARDWARE SUPPLIES	\$27.99	
214090	101-7101-531.31-80	SIGN OUTLET	SIGN SHOP SUPPLY	\$466.07	\$466.07
214098	101-7101-531.21-02	STATE OF IL FIRE MARSHALL	BOILER INSPECTIONS	\$490.00	\$490.00
214099	211-7101-571.50-40	STATE OF IL TREASURER	SERVICE MISCELLANEOUS	\$20,475.00	\$20,475.00
214101	101-7101-531.31-85	STEINER ELECTRIC	ELECTRICAL SUPPLY	\$109.85	\$109.85
214107	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION MAINTENANCE	\$2,873.52	\$2,873.52
214112	101-7101-531.31-75	TRADITIONAL CONCRETE INC	ELECTRICAL SUPPLY	\$9,000.00	\$9,000.00
214113	101-7101-531.30-35	ALEKSANDER TUCKER	CLOTHING & APPAREL	\$184.95	\$184.95
214115	401-7101-571.50-20	ULINE INC	HARDWARE SUPPLIES	\$3,308.35	\$3,884.84
			HARDWARE SUPPLIES	\$341.37	
			HARDWARE SUPPLIES	\$235.12	
214122	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$2,031.65	\$2,031.65
214123	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	\$505.76	\$505.76
214130	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSTRUCTION	\$1,157.50	\$1,157.50
214137	101-7101-531.20-05	WILSON CONSULTING	SERVICE PROFESSIONAL	\$375.00	\$375.00
801760	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$9,528.54
			ACCT 2278061084	\$188.45	
			ACCT 7363016029	\$9,308.54	
801761	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054512	\$7,904.73	\$7,904.73

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801762	101-7101-531.22-70	AT & T	ACCT 84725961248940	\$41.13	\$474.73
			ACCT 84739208661733	\$43.52	
			ACCT 84739271083278	\$41.22	
			ACCT 84757754536603	\$68.44	
			ACCT 84757757951551	\$239.20	
			ACCT 84779713213488	\$41.22	
Division 1 Total				\$213,694.83	
Department 71 Total				\$213,694.83	

WARRANT REGISTER - GM0002**Department: 72 Water and Sewer****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213888	505-7201-561.31-05	ADDISON BUILDING MATERIAL CO	WATER/SEWER SUPPLY	\$241.89	\$241.89
213894	505-7201-561.30-30	AMAZON COM CAPITAL SERVICES	COMPUTERS,DP& WORD PROC.	\$129.75	\$129.75
	505-7201-561.30-35	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	\$109.97	\$109.97
	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	TEST LAB SUPPLY	\$183.95	\$1,247.45
			HARDWARE SUPPLIES	\$866.64	
			COMPUTERS,DP& WORD PROC.	\$89.99	
			COMPUTERS,DP& WORD PROC.	\$106.87	
213895	505-7201-561.31-60	AMAZON.COM	TEST LAB SUPPLY	\$6.59	\$21.57
			TEST LAB SUPPLY	\$14.98	
213924	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$5,886.16	\$5,886.16
	505-7201-561.21-62	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	\$1,520.53	\$1,520.53
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	\$7,971.81	\$7,971.81
213940	505-7201-561.22-70	COMCAST CABLE	TELECOMMUNICATIONS	\$184.85	\$199.59
			TELECOMMUNICATIONS	\$14.74	
213944	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 92054511	\$179.67	\$179.67
213957	505-7201-561.21-65	EJ EQUIPMENT INCORPORATED	WATER SEWER SYSTEM SUPPLY	\$4,095.00	\$4,095.00
	505-7201-561.31-65	EJ EQUIPMENT INCORPORATED	WATER SEWER SYSTEM SUPPLY	\$372.04	\$422.44
			WATER SEWER SYSTEM SUPPLY	\$50.40	
213967	505-7201-561.31-07	FOREMAN JOSEPH D AND CO	WATER SEWER SYSTEM SUPPLY	\$864.00	\$864.00
213974	505-7201-561.20-05	GLOBAL AERIAL VIDEO INC	SERVICE PROFESSIONAL	\$1,025.00	\$1,025.00
213984	505-7201-561.31-85	HARBOR FREIGHT TOOLS	HARDWARE SUPPLIES	\$11.98	\$11.98
213987	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$4,027.00	\$21,141.00
			SERVICE METER	\$4,594.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213987	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$6,070.00	\$21,141.00
			SERVICE METER	\$6,450.00	
	505-7201-561.31-02	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	\$4,645.44	\$13,150.28
			WATER SEWER SYSTEM SUPPLY	\$6,450.00	
			METERS SUPPLY	\$37.10	
			METERS SUPPLY	\$111.09	
			METERS SUPPLY	\$1,906.65	
213993	505-7201-561.31-60	IDEXX DISTRIBUTION INC	WATER SEWER SYSTEM SUPPLY	\$1,523.63	\$1,523.63
214003	505-7201-561.22-70	ISI TELEMAGEMENT SOLUTIONS INC	SOFTWARE RENEWAL	\$1,394.00	\$1,394.00
214022	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$57.94	\$97.06
			WATER SEWER SYSTEM SUPPLY	\$39.12	
214033	505-7201-561.31-07	MENONI & MECOGNI	WATER SEWER SYSTEMS SUPPLY	\$654.40	\$654.40
214046	505-7201-561.31-07	NEENAH FOUNDRY COMPANY	HARDWARE SUPPLIES	\$838.55	\$838.55
214047	505-7201-561.31-65	NEW PIG CORP	HARDWARE SUPPLIES	\$946.26	\$946.26
214052	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$1,976.70	\$1,976.70
214053	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$143.67	\$213.65
			OFFICE SUPPLIES, GENERAL	\$69.98	
214054	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$684.50	\$1,281.75
			STREET/SIDEWALK SUPPLIES	\$597.25	
214062	505-7201-561.30-35	PETTY CASH	JEANS REIMBURSEMENT	\$38.35	\$38.35
	505-7201-561.31-65	PETTY CASH	EVENT SUPPLIES	\$4.98	\$4.98
214068	505-7201-561.21-02	PREMIER FALL PROTECTION	ANNUAL CERTIFICATION	\$850.00	\$850.00
214069	505-7201-561.33-05	PRO SAFETY INC	HARDWARE SUPPLIES	\$34.50	\$126.30
			HARDWARE SUPPLIES	\$91.80	
214073	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$1,052.33

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214073	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$178.49	\$1,052.33
			CLOTHING & APPAREL	\$171.95	
			CLOTHING & APPAREL	\$159.95	
			CLOTHING & APPAREL	\$161.99	
			CLOTHING & APPAREL	\$179.95	
214089	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$8.49	\$8.49
	505-7201-561.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.49	\$9.49
214095	505-7201-561.31-07	STANDARD EQUIPMENT CO	SEWER STOCK	\$989.94	\$4,152.70
			SEWER STOCK	\$1,005.62	
			SEWER STOCK	\$1,747.79	
			SEWER STOCK	\$409.35	
214096	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METERS SUPPLY	\$44.10	\$44.10
214103	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLES	\$3,783.50	\$3,783.50
214110	505-7201-561.31-05	TNEMEC CO INC	HARDWARE SUPPLIES	\$208.52	\$208.52
214119	505-7201-561.31-60	USA BLUEBOOK	SERVICE PROFESSIONAL	\$200.83	\$200.83
214122	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,354.43	\$1,354.43
214124	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$2,581.38	\$2,581.38
214131	505-7201-561.31-07	WATER PRODUCTS CO	SEWER SUPPLIES	\$1,817.00	\$1,817.00
214134	505-7201-561.31-07	WELCH BROS INC	SEWER SUPPLIES	\$422.50	\$422.50
801759	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1-109311	\$109.59	\$109.59
801760	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 1092085063	\$109.92	\$676.45
			ACCT 4286290000	\$566.53	
801761	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205455	\$5,943.20	\$9,674.73
			ACCT 9205452	\$454.97	
			ACCT 9205450	\$995.03	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801761	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205459	\$2,281.53	\$9,674.73
801762	505-7201-561.22-70	AT & T	ACCT 84743746842777	\$41.18	\$1,144.03
			ACCT 84743746858567	\$41.18	
			ACCT 84759021056118	\$886.12	
			ACCT 84759080850047	\$175.55	
801763	505-7201-561.21-50	NICOR	ACCT 05850400002	\$35.89	\$327.04
			ACCT 16797600000	\$102.03	
			ACCT 76830700001	\$189.12	
Division 1 Total					\$95,730.83
Department 72 Total					\$95,730.83

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213953	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$1,361.52
			SERVICE BLDG MAINT	\$453.84	
			SERVICE BLDG MAINT	\$453.84	
801760	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	\$24.43	\$89.93
			ACCT 5231622008	\$65.50	
Division 1 Total					\$1,451.45

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213953	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$4,311.48
			SERVICE BLDG MAINT	\$1,437.16	
			SERVICE BLDG MAINT	\$1,437.16	
801761	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205451	\$3,877.94	\$3,877.94
Division 2 Total					\$8,189.42

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213953	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$4,311.48
			SERVICE BLDG MAINT	\$1,437.16	
			SERVICE BLDG MAINT	\$1,437.16	
Division 3 Total				\$4,311.48	

Division: 4

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213953	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$1,361.52
			SERVICE BLDG MAINT	\$453.84	
			SERVICE BLDG MAINT	\$453.84	
801761	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205458	\$941.80	\$941.80
Division 4 Total					\$2,303.32
Department 73 Total					\$16,255.67

WARRANT REGISTER - GM0002**Department: 75 Municipal Fleet Services****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213889	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$33.18	\$474.08
			VEH MAINTENANCE SUPPLY	\$74.37	
			VEH MAINTENANCE SUPPLY	\$5.32	
			VEH MAINTENANCE SUPPLY	\$73.50	
			VEH MAINTENANCE SUPPLY	\$14.30	
			VEH MAINTENANCE SUPPLY	\$33.59	
			VEH MAINTENANCE SUPPLY	\$80.18	
			VEH MAINTENANCE SUPPLY	\$38.24	
			VEH MAINTENANCE SUPPLY	\$90.09	
			VEH MAINTENANCE SUPPLY	\$31.31	
213893	621-7501-551.21-07	WINDSHIELD CENTERS LLC	VEH MAINTENANCE SUPPLY	\$349.00	\$349.00
213902	621-7501-551.22-03	APWA ILLINOIS PUBLIC SERVICE	IPSI REGISTRATION	\$100.00	\$100.00
213906	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$691.83	\$1,715.39
			VEH MAINTENANCE SUPPLY	\$85.07	
			VEH MAINTENANCE SUPPLY	\$82.86	
			VEH MAINTENANCE SUPPLY	\$71.26	
			VEH MAINTENANCE SUPPLY	\$721.07	
			VEH MAINTENANCE SUPPLY	\$34.31	
			VEH MAINTENANCE SUPPLY	\$63.30	
			VEH MAINTENANCE SUPPLY	(\$34.31)	
213911	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$3,279.52	\$3,813.92
			VEH MAINTENANCE SUPPLY	(\$3,279.52)	
			VEH MAINTENANCE SUPPLY	\$3,813.92	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213912	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$20.97	\$333.26
			VEH MAINTENANCE SUPPLY	\$28.74	
			VEH MAINTENANCE SUPPLY	\$182.97	
			VEH MAINTENANCE SUPPLY	\$7.73	
			VEH MAINTENANCE SUPPLY	\$6.57	
			VEH MAINTENANCE SUPPLY	\$86.28	
213914	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLY	\$244.08	\$712.74
			VEH MAINTENANCE SUPPLY	\$230.26	
			VEH MAINTENANCE SUPPLY	\$238.40	
213920	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$54.50	\$746.32
			VEH MAINTENANCE SUPPLY	\$600.74	
			VEH MAINTENANCE SUPPLY	\$91.08	
213923	621-7501-551.21-07	BUTLER MICHAEL	REIMBURSEMENT	\$250.00	\$250.00
213929	621-7501-551.31-51	CERTIFIED LABORATORIES	VEH MAINTENANCE SUPPLY	\$421.71	\$421.71
	621-7501-551.31-65	CERTIFIED LABORATORIES	VEH MAINTENANCE SUPPLY	\$302.64	\$302.64
213931	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$72.27	\$395.41
			VEH MAINTENANCE SUPPLY	\$123.48	
			VEH MAINTENANCE SUPPLY	\$136.96	
			VEH MAINTENANCE SUPPLY	\$77.70	
			VEH MAINTENANCE SUPPLY	(\$15.00)	
213937	621-7501-551.21-36	CITY WELDING SALES & SERVICE	CYLINDER RENTAL	\$146.82	\$146.82
213947	621-7501-551.21-07	CUMBERLAND SERVICENTER INC	VEH MAINTENANCE SUPPLY	\$1,150.00	\$1,150.00
213952	621-7501-551.31-51	DOUGLAS TRUCK PARTS INC	VEH MAINTENANCE SUPPLY	\$130.00	\$130.00
213975	621-7501-551.21-07	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$4,067.45	\$6,114.95
			VEH MAINTENANCE SUPPLY	\$2,047.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213975	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$232.51	\$232.51
213994	621-7501-551.21-02	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	\$250.00	\$250.00
	621-7501-551.31-51	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	\$214.60	\$214.60
213995	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE TITLES & REG	\$588.00	\$588.00
213999	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$23.16	\$23.16
214011	621-7501-551.21-02	KONICA MINOLTA BUSINESS USA	COPIER	\$4.01	\$4.01
214014	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$150.87	\$772.60
			VEH MAINTENANCE SUPPLY	\$285.27	
			VEH MAINTENANCE SUPPLY	\$129.00	
			VEH MAINTENANCE SUPPLY	\$207.46	
214018	621-7501-551.21-07	LIBERTY GLASS TECHS INC	VEH MAINTENANCE SUPPLY	\$255.00	\$255.00
214019	621-7501-551.31-65	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	\$743.72	\$798.59
			VEH MAINTENANCE SUPPLY	\$54.87	
214032	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$27.25	\$27.25
214039	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$163.44	\$163.44
214041	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$185.00	\$185.00
214042	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLY	\$78.50	\$78.50
214043	621-7501-551.31-65	MSC INDUSTRIAL SUPPLY CO INC	VEH MAINTENANCE SUPPLY	\$120.04	\$120.04
214044	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$71.04	\$628.02
			VEH MAINTENANCE SUPPLY	\$556.98	
214050	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$617.35	\$617.35
214053	621-7501-551.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$12.49	\$12.49
214058	621-7501-551.21-07	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$187.50	\$187.50
214065	621-7501-551.21-07	POMP'S TIRE SERVICE INC	VEH MAINTENANCE SUPPLY	\$1,835.92	\$1,835.92
214066	621-7501-551.21-07	POMPS TIRE	VEH MAINTENANCE SUPPLY	\$1,816.02	\$1,816.02

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
214073	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$186.99	\$305.98
			CLOTHING & APPAREL	\$118.99	
214081	621-7501-551.22-03	RAYMOND SALISBURY	TRAVEL ADVANCE	\$684.40	\$684.40
214086	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	\$423.38	\$491.61
			VEH MAINTENANCE SUPPLY	\$68.23	
214089	621-7501-551.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.99	\$14.97
			HARDWARE SUPPLIES	\$9.98	
214091	621-7501-551.31-85	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	\$18.08	\$18.08
214094	621-7501-551.31-51	SPRING ALIGN	VEH MAINTENANCE SUPPLY	\$35.22	\$35.22
214095	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$34.93	\$1,093.24
			VEH MAINTENANCE SUPPLY	\$37.26	
			VEH MAINTENANCE SUPPLY	\$917.64	
			VEH MAINTENANCE SUPPLY	\$103.41	
214105	621-7501-551.21-07	SYN TECH SYSTEMS INC	FUEL PUMP PROGRAM	\$33.75	\$33.75
214106	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$135.71	\$654.67
			VEH MAINTENANCE SUPPLY	\$44.24	
			VEH MAINTENANCE SUPPLY	\$474.72	
214117	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$53.24	\$115.44
			CLOTHING & APPAREL	\$51.95	
			CLOTHING & APPAREL	\$10.25	
214133	621-7501-551.21-07	WE WASH EXPRESS	CAR WASHES	\$200.00	\$200.00
214135	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$143.00	\$143.00
214136	621-7501-551.31-65	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$191.29	\$191.29
Division 1 Total					\$29,947.89
Department 75 Total					\$29,947.89

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213943	505-9001-571.50-25	CONCEPT PLUMBING	SERVICE CONSTRUCTION	\$421,315.49	\$421,315.49
214084	505-9001-571.50-25	SCHNEIDER GRAPHICS INC	PRINT SERVICE	\$1,923.00	\$1,923.00
				Division 1 Total	\$423,238.49

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213948	621-9003-572.50-05	CURRIE MOTORS	VEHICLE MAJOR TRANSPORT	\$29,336.00	\$88,008.00
			VEHICLE MAJOR TRANSPORT	\$29,336.00	
			VEHICLE MAJOR TRANSPORT	\$29,336.00	
				Division 3 Total	\$88,008.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213921	431-9013-571.50-15	BROTHERS FURNITURE SERVICES INC	DEPOSIT FOR UPHOLSTERY	\$1,017.00	\$1,017.00
213941	431-9013-571.50-25	COMCAST PROCESSING CENTER	ACCT 907065060	\$900.00	\$900.00
213965	431-9013-571.50-25	FIRST COMMUNICATIONS	TELECOMMUNICATIONS	\$525.39	\$525.39
213985	431-9013-571.50-15	HARRIS TRUST & SAVINGS BANK	BOB BARKER COMPANY INC	\$152.90	\$1,587.13
			BOB BARKER COMPANY INC	\$1,434.23	
214076	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$1,602,087.89	\$1,602,087.89
214092	431-9013-571.50-25	SOIL & MATERIAL CONSULTANTS	CEMENT FIELD TESTING	\$385.00	\$385.00
				Division 13 Total	\$1,606,502.41
				Department 90 Total	\$2,117,748.90
TOTAL ALL FUNDS:					\$4,354,601.06



Item: Retirement of Police Canine Max

Department: Village Manager's Office

Retirement of Police Canine Max

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Police Canine Max	Presentation

**Village of Arlington Heights Proclamation
Recognizing**

Police Canine Max

**for his Dedication and Service to the citizens of Arlington Heights as a
member of the Arlington Heights Police Department**

WHEREAS, for over one hundred years, police departments across the United States have utilized K-9's for their unique talents and;

WHEREAS, Max, a German Shepherd, was born in Hungary on August 21, 2008. In September 2010, Max became the third police K-9 for the Arlington Heights Police Department, Badge No. 254K, and;

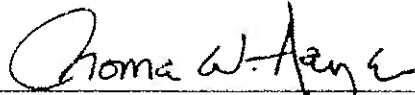
WHEREAS, over his eight-year career, K-9 Max recovered controlled substances valued at over three million dollars, as well as one million dollars in cash and criminal assets, and;

WHEREAS, Max has proven to be popular with the public, having demonstrated his abilities in over 400 hundred public presentations and;

WHEREAS, Max has used his considerable tracking abilities to locate wanted subjects and missing persons, including in the winter of 2014, an elderly Alzheimer's patient who wandered from his care facility in sub-zero temperatures wearing only his pajamas was located unharmed and returned to safety.

NOW, THEREFORE, I, Mayor Thomas W. Hayes, along with the Arlington Heights Village Board, declare September 4, 2018, as the official retirement date of Max. Max is the third Police Canine to retire from the Department and he has worked exclusively with Officer Michael Butler.

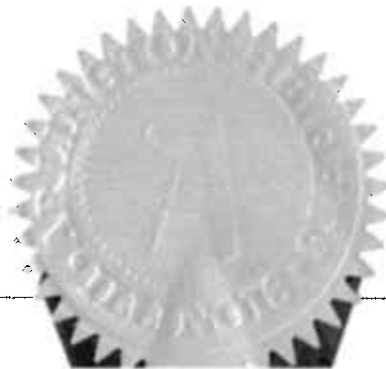
The Arlington Heights Village Board, on behalf of its citizens, and the Arlington Heights Police Department thank Max for his dedicated service as a Police Canine and wish him a long and happy retirement with Officer Butler.


Thomas W. Hayes, Mayor

Trustee Carol Blackwood
Trustee Richard Baldino
Trustee Thomas Glasgow
Trustee Robin LaBedz

Trustee Bert Rosenberg
Trustee John Scaletta
Trustee Michael J. Sidor
Trustee Jim Tinaglia

Presented September 4, 2018





Item: One Book, One Village Reading Event

Department: Village Manager's Office

Presentation of "One Book, One Village" Community Reading Event by Mary Hastings, Director of Communications and Marketing, Arlington Heights Memorial Library

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of August 27, 2018 - Code Amendments for Truancy

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of August 27, 2018

Proposed Code Amendments for Truancy

Trustee Tinaglia moved, seconded by Trustee Blackwood, that the Committee-of-the-Whole recommend to the Village Board, adoption of the proposed amendments to Section 8-524 of the Arlington Heights Municipal Code. Citations issued pursuant to 8-524 shall be administered through the Village's Administrative Adjudication Process.

The motion passed with Trustees LaBedz, Glasgow, Tinaglia, Rosenberg, Scaletta, Blackwood, and Hayes voting aye and Trustees Sidor and Baldino voting no.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of August 27, 2018 - Metropolis Theater Governance

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of August 27, 2018

Review of Metropolis Theater Governance

Trustee Scaletta moved, seconded by Trustee Rosenberg, that the Committee-of-the-Whole recommend to the Village Board to direct Staff to update the PAM Governance agreement to reflect discussed changes to the PAM Board regarding size of the PAM Board and funding. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Motor Fuel Purchase for Village Vehicles & Equipment 2018

Department: Public Works

Annually, the Village purchases approximately 165,000 gallons of unleaded gasoline and 75,000 gallons of 20% bio-diesel fuel to operate our vehicles and various pieces of equipment.

The price for our fuel is determined by the Oil Price Information Service (OPIS) price on the day of delivery, plus the vendor's mark up. OPIS provides the most widely accepted fuel price benchmarks for contracts. The OPIS benchmark is used by Federal, State, Municipal and County Governments to allow competitive contract pricing while accounting for market volatility.

On August 14, 2018, the Village held a public bid for our fuel needs. The contract is for three years, with three optional Village Board approved one-year extensions. Since petroleum prices change frequently, the Village's bid was based on the corresponding mark-up for each fuel type only. Four bids were received and the vendor's markup is listed below.

<u>Bidder</u>	<u>Regular Unleaded</u>	<u>20% Bio-Diesel</u>
Gas Depot Morton Grove, IL	- .0326	+ .0013
Al Warren Oil Hammond, IN .0300	- .0125	+
RKA Petroleum Romulus, MI	+ .0020	+ .0609
Mansfield Oil Co. Gainsville, GA	+ .3755	+ .2267

Gas Depot of Morton Grove, Illinois submitted the bid with the lowest mark-up for both unleaded and bio-diesel fuel. Gas Depot has never worked with the Village before so all references were thoroughly reviewed and the findings were favorable. During our reference checks, it was discovered that Gas Depot holds the current fuel agreement with the Suburban Purchasing Contract (SPC), which is the joint purchasing program sponsored by the Northwest Municipal Conference, and actually submitted a bid price that is lower than that of the SPC agreement.

RECOMMENDATION

It is recommended that the Village Board award a three-year contract to the lowest bidder, Gas Depot of Morton Grove, Illinois, for unleaded gasoline and 20% bio-diesel fuel and authorize Staff to execute the necessary agreements.

Bid Section

Item:	Motor Fuel Purchase for Village Vehicles & Equipment 2018
Bid Opening Date:	August 14, 2018
Account Numbers:	101-7101-531.30-39
Total Budget for Specific Item:	\$460,712
Bid Amount:	unit bid prices



Item: Police Utility Vehicles Purchase

Department: Public Works

The approved 2019 Capital Budget includes \$226,502 for the replacement of seven patrol vehicles in the Police Department. Staff has been made aware of a complete design makeover of the 2020 Ford Interceptor, and a postponement of next year's orders. In an attempt to eliminate first model headaches and delivery delays, staff is proposing to order next year's replacements just prior to the September 21st order cutoff for the 2019 model. Although the Village will not receive the vehicles until 2019, accounting regulations require the encumbrance to occur this year. Staff is proposing the use existing Fleet Fund reserves for this encumbrance.

The proposed vehicles are 2019 Ford All-Wheel Drive Utility Interceptors. By the time the vehicles are received and ready for service, the replacements will be in excess of five years old, and meet our replacement criteria. The current vehicles will be surplus in accordance with Village guidelines.

Staff is proposing to purchase the vehicles through the Suburban Purchasing Cooperative (SPC). SPC is a joint purchasing program for local communities. SPC represents 143 municipalities in the six County area of Northern Illinois and is administered through the Northwest Municipal Conference.

Currie Motors of Frankfort, IL is this year's winning bidder. The Village has worked with Currie Motors in the past and found them to be acceptable.

RECOMMENDATION

It is recommended that the Village Board award the bid to Currie Motors of Frankfort, Illinois, in the amount of \$207,214 for the purchase of seven utility vehicles for the Police Department Patrol Bureau and authorize Staff to execute the necessary documents. It is further recommended that the Village Board authorize a budget amendment for the encumbered amount using Fleet Fund reserves.

Item:	Police Utility Vehicles Purchase
Bid Opening Date:	Suburban Purchasing Cooperative
Account Numbers:	621-9003-572.50-05 (VH 9503) Reserves
Total Budget for Specific Item:	\$226,502
Bid Amount:	\$207,214



Item: Arlington Heights Police Station Security Systems

Department: Planning & Community Development

Several items for the new Police Station need to be purchased from the FF&E/Security/Telephone budget account #431-9013-571-5015 EQ16-10. One such item is the security systems, which includes access control, surveillance and alarms. Plans were issued to Johnson Controls/TYCO International. Johnson Control/TYCO International provided pricing in October 2017, based upon the National Joint Purchasing Agreement (NJPA). NJPA is a joint purchasing cooperative that is similar to the Northwest Municipal Conference and offers joint purchasing services/products to local agencies. The Village is a member of the NJPA. The NJPA price provided by Johnson Controls/TYCO International was \$215,586. This amount was further discounted by Johnson Controls/TYCO International and on October 16, 2017, the Board approved the contract award in the amount of \$199,617

As the building is nearing completion, the Police Department have been meeting with Johnson Controls, Riley Construction, and the architects and have determined that additional security measures and devices are needed within the facility. As a result, a change order in the amount of \$31,773.50 is needed, in order to allow for the purchase, wiring, and installation of additional security cameras and devices.

Public Building Fund

FF&E/Security/Telephone

Account Number: 431-9013-571-5015 EQ 16-10

Budget: \$1,965,000
Available: \$316,272.37

Overall, the Police Station project remains under budget.

Recommendation

It is recommended that the Village Board authorize the Village Manger to enter into a change order with Johnson Controls/TYCO International for the security systems in the amount of \$31,773.50 from the Public Building Fund, FF&E/Security/Telephone account #431-9013-571-5015 EQ16-10

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Ordinance - Code Amendment - Chapter 1 - Campaign Contributions

Department: Manager/Legal

An Ordinance Amending Chapter 1 of the Arlington Heights Municipal Code (Campaign Contributions)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 1 - Code Amendment - Campaign Contributions	Ordinance

**AN ORDINANCE AMENDING CHAPTER 1
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, for more than two decades the Municipal Code of the Village of Arlington Heights has included limits on direct campaign contributions to candidates for the offices of Village President and Village Trustee; and

WHEREAS, the Village Code also has included very high ethical standards for its elected and appointed officials, including the following two standards set forth in Article VI Ethics, Section 1-601:

[A]ll such persons should avoid accepting or retaining any economic benefits or opportunities which could impair or present an actual threat to the exercise of independent judgment.” AND “It is the responsibility of all elected and appointed officials to maintain the highest standards of ethical behavior by acting with steadfast integrity [and] unconditional impartiality

and

WHEREAS, the Village’s direct campaign contributions limits have been imposed to uphold these high ethical standards and to protect against corruption or the appearance of corruption in the form of *quid pro quo*, and the President and Board of Trustees believe the campaign contribution limits have properly and successfully served those purposes; and

WHEREAS, the current limits in the Village Code on direct campaign contributions, which were established long ago, may be considered to be more restrictive than is necessary to achieve the purpose of Section 1-604 and, accordingly, the President and Board of Trustees have determined that the direct campaign contribution limits should be revised as provided in this Ordinance;

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

SECTION ONE: That the foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION TWO: That Section 1-604 of the Arlington Heights Municipal Code, Campaign Contributions, is hereby amended as follows:

~~**Section 1-604 Campaign Contributions.** No individual may make, and no candidate for Village office may accept, a contribution of more than a total of \$250 cash or in kind, to any candidate running for the office of Village Trustee or Village President, or the candidate's campaign committee. No organization may make, and no candidate for Village office may accept, a contribution of more than a total of \$500 cash or in kind, to any candidate running for the office of Village Trustee or Village President, or the candidate's campaign committee. These limitations on campaign contributions shall not apply to the candidate's own contributions to~~

~~his/her campaign. These limitations on campaign contributions shall be applicable every two calendar years. The two year period shall be defined as the calendar year preceding the year in which a Consolidated Election is held and the calendar year in which a Consolidated Election is held. For purposes of this Article, "contribution" means moneys, loans, debts incurred, property in-kind, or things having a monetary value incurred or received by a candidate or his/her agent or other person on behalf of the candidate for use in advocating the election of the candidate. "Contribution" does not include any activity to which an individual is invited in his official capacity. For purposes of this Article, "organization" shall mean a trust, partnership, committee, association, corporation or any other organization or group of persons.~~

Section 1-604 Campaign Contributions – Individuals.

a. No individual may make a contribution or contributions to a candidate, or a committee supporting a candidate, for the office of Village President or Village Trustee in a total amount greater than \$500 for any single campaign.

b. No candidate, or a committee supporting a candidate, for the office of Village President or Village Trustee may accept a contribution or contributions from an individual in a total amount greater than \$500 for any single campaign.

c. This Section does not apply to contributions made for political speech independent of any candidate campaign or to contributions from a candidate for his or her own campaign.

d. For purposes of this Section, the word “contribution” means money, loans, debts incurred, property-in-kind, or other things having a monetary value that is incurred or received by the candidate or by persons directly involved with the candidate. The word “contribution” does not include an activity to which an individual is invited in his or her official capacity.

SECTION THREE: That Section 1-605 of the Arlington Heights Municipal Code, Prohibition of Contributions, is hereby amended as follows:

~~**Section 1-605 Prohibition of Contributions.** No candidate for Village office may accept any contribution from any individual, corporation or partnership currently holding a liquor license in the Village. For purposes of this Section, "liquor license holder" includes all officers of any corporation holding a liquor license and all partners of any partnership holding a liquor license.~~

Section 1-605 Campaign Contributions – Organizations.

a. No organization may make a contribution or contributions to a candidate, or a committee supporting a candidate, for the office of Village President or Village Trustee in a total amount greater than \$1,000 for any single campaign.

b. No candidate, or committee supporting a candidate, for the office of Village President or Village Trustee may accept a contribution or contributions from an organization in a total amount greater than \$1,000 for any single campaign.

c. This Section does not apply to contributions made for political speech independent of any candidate campaign or to contributions from a candidate for his or her own campaign.

d. For purposes of this Section, the word “contribution” means money, loans, debts incurred, property-in-kind, or other things having a monetary value that is incurred or received by the candidate or by persons directly involved with the candidate. The word “contribution” does not include an activity to which an individual is invited in his or her official capacity.

e. For purposes of this Section, the word “organization” means any organized entity such as a corporation, partnership, association, committee, or similar entity, but not including a candidate’s political committee or any independent non-candidate political committee.

SECTION FOUR: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof and shall be in full force and affect from and after its passage, approval and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 4th day of September 2018.

Village President

ATTEST:

Village Clerk



Item: Ordinance - Land Use Variation - Napleton/Arlington Lanes

Department: Planning/Legal

An Ordinance Granting a Land Use Variation and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Napleton/Arlington Lanes Parking Lot - 3435 N Kennicott Ave)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Napleton/Arlington Lanes Land Use Variation	Ordinance

**AN ORDINANCE GRANTING A LAND USE VARIATION
AND VARIATIONS FROM CHAPTER 28 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on July 25, 2018, pursuant to notice, the Plan Commission conducted a public hearing on the application of Napleton's Arlington Heights, CJB, ("Petitioner") for a land use variation to allow a motor vehicle sales parking lot not contiguous to an automobile sales room within the M-1 Research, Development and Light Manufacturing District and variations from Chapter 28 of the Arlington Heights Municipal Code for the property located at 3435 N Kennicott Ave, Arlington Heights Illinois; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations from the Zoning Ordinance for the subject property; and

WHEREAS, the President and Board of Trustees, having considered the report and recommendation of the Plan Commission, have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That a land use variation is hereby granted to permit a motor vehicle sales parking lot not contiguous to an automobile sales room within the M-1 Research, Development and Light Manufacturing District at the property legally described as:

Lot 4 (except the South 16.85 feet as measured along the East line thereof) in Arlington Industrial and Research Center Unit 8, being a subdivision in the North half of Section 7, Township 42 North, Range 11 East of the Third Principal Meridian, according to Document Number 23476051, in Cook County, Illinois.

PIN 03-07-200-046-0000

commonly described as 3435 N Kennicott Ave, Arlington Heights, Illinois, in compliance with the landscape plan submitted by the Petitioner, dated May 31, 2018 with revisions through June 10, 2018, consisting of sheet A1.0, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from Chapter 28, are hereby granted:

1. A variation from Section 10.2-9, Access, to allow tandem parking where certain spaces do not open directly upon a drive aisle.

2. A variation from Section 10.4, Schedule of Parking Requirements, to allow a reduction in the number of required parking spaces from 166 parking spaces to 150 parking spaces.

SECTION THREE: That the land use variation and variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The total number of vehicles to be parked by Napleton on the subject property shall not exceed 100.

2. The Land Use Variation is solely for Arlington Napleton and/or their future assignees and subject to their maintaining a central dealership facility in Arlington Heights.

3. If the lease to allow Napleton to park automobiles on the subject property is terminated for any reason, the parking variation shall become null and void.

4. In the event that the subject property is redeveloped, or if Napleton discontinues use of the parking area on the subject property, the Village shall repeal the Ordinance that grants approval of this Land Use Variation.

5. The Petitioner shall obtain a permit to repair areas of deteriorated pavement and curbing within the area that they have leased to park automobiles. Such repairs should take place within 60 days of ordinance approval.

6. Parking lot landscape screening shall be installed along Kennicott Avenue within 60 days of ordinance approval. A detailed landscape plan that includes information on the species and quantities to be planted shall be required when a building permit is obtained for the required parking lot repairs.

7. All dead trees within the parking lot landscape islands shall be replaced.

8. No vehicle repairs shall be allowed on the subject property.

9. There shall be no "For Sale" advertising on any of the automobiles parked on the subject property.

10. The Petitioner shall comply with all applicable Federal, State, and local laws, codes, policies, and procedures.

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the facility herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of September, 2018.

Village President

ATTEST:

Village Clerk

Land Use Variation: Napleton – Arlington Lanes



Item: Reappointment of Steve Daday as PAM Board President

Department: Village Manager's Office

Reappointment of Steve Daday to a three-year term as Performing Arts at Metropolis Board President

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Chapter 28 Text Amendments - R-7 District - PC#17-005

Department: Planning & Community Development

Background

Earlier this year the Village Board approved several amendments to Chapter 28, including amendments to certain development standards in the multi family districts. As part of this discussion, amendments to the R-7 district were proposed but given that there was an active proposal (Sigwalt Street Apartments) that was seeking R-7 zoning, that portion of the text amendments did not move forward at that time.

The R-7 zoning was briefly discussed at the Board meeting when the Phase II zoning amendments for all other zoning districts were discussed. In addition, a summary of the R-7 changes were presented at the June 11, 2018 Committee-of-the-Whole meeting, as well as in a subsequent memorandum in late June to the Board.

The following includes proposed amendments to the R-7 district, which for the most part includes property surrounding the downtown area. These amendments were recommended for approval by the Ordinance Review Committee in October, 2017.

Recommendation

A public hearing was held by the Plan Commission on August 8, 2018 where Commissioner Lorenzini moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#17-005, Amendments to Chapter 28, Section 5, as outlined in the Staff memo dated July 30, 2018.

Commissioners Dawson, Drost, Lorenzini, Sigalos, Warskow and Vice Chair Jensen voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Memo

PC Minutes 8-8-18 DRAFT

PC Minutes 1-10-18

Type

Memorandum

Minutes

Minutes

Memorandum

TO: *Plan Commission*

FROM: *Bill Enright, Deputy Director of Planning and Community Development*

DATE: *July 30, 2018*

Subject: *Chapter 28 Text Amendment – R-7 District*

Wednesday, August 8, 2018, 7.30 PM

Earlier this year the Village Board approved several amendments to Chapter 28, including amendments to certain development standards in the multi family districts. As part of this discussion, amendments to the R-7 district were proposed but given that there was an active proposal (Sigwalt Street Apartments) that was seeking R-7 zoning, that portion of the text amendments did not move forward at that time.

The following includes proposed amendments to the R-7 district, which for the most part includes property surrounding the downtown area. These amendments were recommended for approval by the Ordinance Review Committee in October, 2017.

Additions to the code are underlined in red, and deletions are ~~struck through~~.

Section 28-5 Use Districts

5.1-7 Multiple-Family Dwelling District (R-7). The purpose of the R-7 district is to provide high density multiple-family developments which will provide a buffer between the Downtown (B-5) District and the single family neighborhood, reduce transportation needs by locating high density developments close to public transportation facilities and provide a consumer base for the Downtown District area. In addition, the purpose of the R-7 District is to stimulate development in areas within a designated redevelopment area consistent with a redevelopment plan.

5.1-7.1 Location. All land within the R-7 zoning district classification, shall be located in the areas adjoining the area designated Downtown District mixed use or areas within a designated redevelopment area consistent with a redevelopment plan and also designated for “High Density Multi-Family” on the Village of Arlington Heights General Comprehensive Plan. All other parcels of land zoned R-7 prior to the adoption of this amendment, but not indicated as “High Density Multi-Family” shall conform to the requirements of the R-6 District, except that the minimum lot area for two or more dwelling units shall be 2,100 square feet per dwelling unit.

Proposed Amendments:

5.1-7.8 Maximum Building Height: 60 ft. exclusive of elevators, penthouses, stair heads and mechanical equipment.

5.1-7.4 Minimum Lot Size (Density):

Multiple Family:

2 bedroom or more: 900 sq ft per dwelling unit

1 bedroom or less: 600 sq ft per dwelling unit

5.1-7.9 Spacing Between Multi Family Buildings, ~~Including Court Standards. The following standards shall apply for:~~ shall be no less than 25 feet for principal buildings.

~~a. Between the opposing walls of outer and inner courts. Inner courts are not permitted.~~

~~b. When two or more buildings which contain attached dwelling units or multi family dwelling units are located on the same zoning lot.~~

~~c. When the windows of a living unit in a multi family or attached single family building are opposite an accessory building.~~

5.1-7.10 Spacing Standards

Conditions	Minimum Distance between Opposing Walls
-----------------------	--

a. If either or both walls contains a living room window	50 feet
---	--------------------

b. If either or both walls contains a bedroom window	30 feet
---	--------------------

c. Both walls contain windows of other rooms	24 feet
---	--------------------

d. When there are no windows in either of opposing walls	12 feet
---	--------------------

e. If either or both walls contains windows of other rooms	15 feet
---	--------------------

~~5.1-7.11 Additional Court Standards projections in Outer Courts. Projections in outer courts shall not exceed five feet.~~

5.1-7.6 Required Minimum Yards:

Front Yard: 25 feet ~~plus 1 foot for each foot or fraction thereof by which building height exceeds 40 feet.~~

Side Yard: 10% of lot width ~~plus 1 foot for each foot or fraction thereof which exceeds a building height of 40 feet.~~

Exterior Side Yard: On corner lots, there shall be maintained a side yard of not less than 20 feet on the side adjacent to the street which intersects the street upon which the building maintains frontage, and in the case of a reversed corner lot, there shall be maintained a setback from the side street of not less than 50% of the front yard required on the lots in the rear of such corner lots, but such yard need not exceed 20 feet. No accessory building on said reversed corner lot shall project beyond the front yard required on the adjacent lot to the rear, nor be located nearer than 5 ft to side lot line of adjacent lots.

5.1-7.7 Maximum Building Lot Coverage: ~~45%~~ 55% for new construction.

PLAN

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

COMMISSION

RE: CHAPTER 28 TEXT AMENDMENT - R-7 DISTRICT - PC# 17-005

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 8th day of August, 2018 at the hour of 7:31 p.m.

MEMBERS PRESENT:

LYNN JENSEN, Vice Chairman
MARY JO WARSKOW
JOE LORENZINI
GEORGE DROST
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

BILL ENRIGHT, Community Development Deputy Director

VICE CHAIRMAN JENSEN: This meeting of the Arlington Heights Plan Commission is hereby called to order. Please rise with me and join me in the pledge to the flag.

(Pledge of allegiance recited.)

VICE CHAIRMAN JENSEN: So, Bill, I guess we need to take a roll call?

MR. ENRIGHT: Yes, sure. Commissioner Cherwin.

(No response.)

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Green.

(No response.)

MR. ENRIGHT: Commissioner Jensen.

VICE CHAIRMAN JENSEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow and Commissioner Ennes not present.

VICE CHAIRMAN JENSEN: Okay, I think our first order of business is to approve the minutes from our July 25th meeting, both the Napleton/Arlington Lanes parking lot and the Arlington Downs.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

VICE CHAIRMAN JENSEN: All in favor?

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

COMMISSIONER LORENZINI: I was not here for those meetings.

COMMISSIONER DAWSON: Oh, I was not here as well.

VICE CHAIRMAN JENSEN: Okay, I think then we need to go to Chapter 28, Text Amendments for the R-7 District. Bill?

MR. ENRIGHT: Yes, thank you, Chairman or Chairman for a time. Thank you all for being here, but we really want to get to a quorum. As you're aware, the Village proposed several amendments to Chapter 28, and that was in two phases. We completed the first two phases. One of the phases, phase two included text amendments to various zoning districts dealing mostly with setbacks. With the R-7 District though, we held off on moving forward at that time because CA Ventures was proposing a downtown project and this was their second proposal at the same time as we were moving forward with the text amendments, and we didn't want to have a text amendment going through concurrent or before that project. So, we held off on that.

So, we're moving forward with that now. We did present some of these ideas with the phase two of the amendments, had a little bit of discussion on it, but I just

want to rehash it. But basically, the R-7 District, one of the things we changed in the multifamily districts that we'd like to do with the R-7 District is this requirement of building separations. Now, typically, you don't have multiple buildings in the R-7 District; it's usually just one building on a PUD lot. So, really it hasn't come into play much, but it doesn't mean that it couldn't. But we do have this quirky code requirement that you have to have a separation between walls depending upon if it's two buildings facing each other with a living room faces a bedroom, you have to have X number of feet, and it varies depending upon the type of room that's facing the other type of room. We found that to be kind of archaic and a little bit nonsensical.

So, for the other R-5 and R-6 Districts, those were changed to just a straight 25 feet for principal buildings. What we found in our research of multifamily districts with multiple buildings, that 25 feet has been about the average space in between buildings. So, you know, we think that's a reasonable number. So, these changes here to Section 5.17.9, spacing between buildings, would very much simplify it and just make it 25 feet. So, that will be consistent with what we've already done in the R-5 and R-6 multifamily zoning districts.

So, just for the record, Commissioner Warskow is present, so we have six.

The other area that we're looking at that is more substantial is, and I want to point out that there is language in here about 60-foot height, that's already in the code in a different section of the code for R-7, but for some reason it explicitly is not in the R-7 area. So, we're adding that in but it's not a change, it's not something new. It just was missing from this part of the code.

The other two areas we're looking at for the multifamily districts were the required minimum yards. The R-6 Zoning District had a similar requirement that if you go up in height, you have to add a foot of setback to the front and side yards. We feel that that's a bit onerous for the R-7 District, not only just for the Block 4215 project but other potential R-7 type areas in and around the downtown. As you know, the R-7 is pretty much regulated to within 300 feet of Downtown District, so a lot of the lots are pretty, not very deep. They're not huge development sites. So, in order to get, but we do allow 60 feet, so if you have the old way the code is written, you know, it required very large setbacks.

If you look at this graphic here, the yellow hashed areas are existing zoned R-7. The red are potential R-7 Districts; they're currently mostly R-3 but they do have the potential to be R-7 because the Comprehensive Plan shows these areas in red as high-density multifamily. Some of these sites, you know, have been developed upon to a certain extent but some are, you know, potentially ripe for development in the ring around the downtown and then up here to the northeast part of the downtown. Then even some of the existing R-7 across the North School Park is vacant, you know, and two churches over here although they're probably going to be here for a while. So, there are some sites that are either currently zoned R-7 or could be zoned R-7 where you could see additional development, although a lot of the R-7 has been built out in the 60's and 70's. But if you look at the areas in the yellow where we do have a lot of buildings built, the standards that we're proposing are consistent with a lot of those buildings in terms of setbacks. So, what we're proposing with the R-7 is not out of whack with what's already happened in the downtown fringe area wrapping around the downtown.

We're also recommending a slight modification to the maximum building lot coverage from 45 to 55 percent, which is of course slightly over half of the lot. Again, these lots, development sites, are fairly small in general which is not atypical for a downtown

environment. So, we're recommending a slight modification to that to be more in line again with other existing developments in and around the downtown.

So, these changes would be consistent with what we did in the, you know, to a certain extent the B-5, or I'm sorry, the R-5 and the R-6 with the building separations but then also the R-6 with the minimum lot yards just being a standard 25 feet to the front, 10 percent of lot width for the side, and then the exterior side yards basically 20 feet. So, that's what Staff is recommending, and I'll just open it up for discussion.

VICE CHAIRMAN JENSEN: So, we're going to go to the Commissioners. Why don't we start with John? John, you want to start?

COMMISSIONER SIGALOS: I really don't have any questions. I already read through it and I'm fine. So, you can go ahead with the others.

VICE CHAIRMAN JENSEN: Mary Jo?

COMMISSIONER WARSKOW: There is still the option of in lieu of detention in these areas?

MR. ENRIGHT: There's only that option for, well, the short answer is no.

COMMISSIONER WARSKOW: Okay.

MR. ENRIGHT: No.

COMMISSIONER WARSKOW: Because if we're going to increase lot coverage by 10 percent, and the downtown already experiences flooding issues, I don't want to see that exacerbated.

MR. ENRIGHT: Right. We've only allowed fee in lieu of for two-lot subdivisions, single family, and for the B-5 Zoning District.

COMMISSIONER WARSKOW: Okay.

COMMISSIONER DROST: Yes, and to your point, I believe there will be some remediation of the flooding issue in the downtown area starting this fall I think, it's continuing.

MR. ENRIGHT: That's correct.

COMMISSIONER DROST: So, that may allay some of that concern.

COMMISSIONER WARSKOW: Right, but if we keep adding more impermeable surface, then we might just be overdoing what we're fixing now.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: Yes.

COMMISSIONER WARSKOW: So, I just want to, I would prefer not to have in lieu of detention when there's --

MR. ENRIGHT: We don't allow it in the R-7.

COMMISSIONER WARSKOW: Okay.

COMMISSIONER DROST: Yes, and then to her point, this wouldn't impact adversely the new sort of remediation or flood control projects that are scheduled for this year and next year?

MR. ENRIGHT: No, because there really aren't that many sites left to redevelop in the R-7 around the downtown. So, it's a pretty small addition. Plus, we're building quite a bit of infrastructure in the downtown area to the west, on Campbell and on Sigwalt, so there's going to be some pretty large pipes going in.

VICE CHAIRMAN JENSEN: Anything else?

COMMISSIONER WARSKOW: No, that was it.

VICE CHAIRMAN JENSEN: Commissioner Dawson?

COMMISSIONER DAWSON: No questions.

VICE CHAIRMAN JENSEN: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes. Bill, the larger residential buildings downtown, the ones up to 80 and 90 feet, what is the lot coverage minimum on those?

MR. ENRIGHT: There is no maximum.

COMMISSIONER LORENZINI: So, and these lots are right next to them pretty much.

MR. ENRIGHT: Well, either, generally they're across the street. Very rarely are they right next, I mean some border.

COMMISSIONER LORENZINI: It just seems a little drastic to go from 100 percent lot coverage and then we cut it to 55. It seems like it should be more of a gradual coverage with that.

MR. ENRIGHT: Well, you know, I do think though when you factor in the setbacks in the R-7, it's a lot more residential in the downtown where we encourage zero lot line development with commercial on the first floor. So, I do think the nature of R-7 is quite a bit different than the Downtown B-5. As Commissioner Warskow alluded to, you know, some of the issues that we have with flooding in the area is because, you know, the downtown developed without detention and, you know, without adequate sized pipes. So, I don't think you want to go much beyond the 55 percent, and looking at the R-7 buildings around the downtown area, most if not all would fit that more or less.

COMMISSIONER LORENZINI: Okay, thank you.

VICE CHAIRMAN JENSEN: Anything else?

COMMISSIONER LORENZINI: That's it.

VICE CHAIRMAN JENSEN: Commissioner Drost?

COMMISSIONER DROST: When you were studying these changes, how competitive are we with neighboring municipalities? Is this consistent with what you did to, will this make us a more attractive place for developers?

MR. ENRIGHT: Well, you know, I don't know. But we did not compare ourselves to other towns because not every town has this, you know, secondary district around their downtown. So, you know, a lot of downtowns don't have that transition, and if they do, they may have an R-7 District or something similar but it might be vastly different than ours in terms of density. Just like height in the downtown, there aren't many downtowns in the northwest suburbs that have the height and density that we permit. Even our friends to the, you know, east and west don't, you know, allow this type of height or density. So, it reads all different, so it's hard to really, it's always comparing apples and oranges.

COMMISSIONER DROST: Yes, I'm just looking at it from the standpoint of a community that is, you know, ahead of the curve maybe or wants to be ahead of the curve, that we're really trying to be accommodative to major changes. I mean this doesn't just drop out of a tree.

MR. ENRIGHT: Right.

COMMISSIONER DROST: Somebody's thought about it and said, well, this makes some sense for some sensible development of the urban areas within the Village.

MR. ENRIGHT: Well, I think the R-7 changes with the setbacks is sensible because I think it was, as you experienced from the CA Ventures, they needed some pretty

significant variations for the yards.

COMMISSIONER DROST: Yes.

MR. ENRIGHT: You really couldn't get a building that we see in the downtown area around the fringe with those kind of onerous setback requirements. So, I think we're making our code more viable to encourage additional development.

COMMISSIONER DROST: Good. That's it, thanks.

VICE CHAIRMAN JENSEN: Actually, I neglected to ask for someone to vote on the Staff report, make a recommendation that the Staff report be included in the public record. So, can we go back and add a motion to do that?

COMMISSIONER DROST: Yes, I'll make that motion.

COMMISSIONER LORENZINI: Second.

VICE CHAIRMAN JENSEN: Good. All those in favor?

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

(No response.)

VICE CHAIRMAN JENSEN: Okay, we have no public comment to be had since there is no audience. So, would someone like to make a motion?

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 17-005, Amendments to Chapter 28, Section 5, as outlined in the Staff memo dated July 30, 2018.

COMMISSIONER SIGALOS: I'll second.

VICE CHAIRMAN JENSEN: So, we've got a motion and a second. Bill, would you take roll call?

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Jensen.

VICE CHAIRMAN JENSEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Oh, Commissioner Warskow, sorry.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: I did just an X and I needed to replace -- great.

VICE CHAIRMAN JENSEN: Okay.

MR. ENRIGHT: We have another item, that's the budget for 2019. Are there any comments on that?

COMMISSIONER DROST: Yes, we need to raise our fees, and eliminate them.

VICE CHAIRMAN JENSEN: Any comments? I'm not going to raise my usual comments.

COMMISSIONER DROST: Yes.

VICE CHAIRMAN JENSEN: So, do we have a motion to accept, do we need to accept the budget?

MR. ENRIGHT: Yes, if you could do a voice vote to approve?

VICE CHAIRMAN JENSEN: Sure. Do we have a motion to accept the budget?

COMMISSIONER SIGALOS: I'll make that motion.

VICE CHAIRMAN JENSEN: Is there a second?

COMMISSIONER WARSKOW: Second.

VICE CHAIRMAN JENSEN: All those in favor say aye.

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

(No response.)

VICE CHAIRMAN JENSEN: The motion carries.

MR. ENRIGHT: Great.

VICE CHAIRMAN JENSEN: Any other business?

MR. ENRIGHT: No.

VICE CHAIRMAN JENSEN: Okay, then we need a motion to adjourn.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER WARSKOW: Second.

VICE CHAIRMAN JENSEN: All those in favor?

(Chorus of ayes.)

VICE CHAIRMAN JENSEN: Any opposed?

(No response.)

VICE CHAIRMAN JENSEN: The meeting is adjourned.

(Whereupon, the above-mentioned petition was adjourned at 7:46 p.m.)

APPROVED

PLAN

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

COMMISSION

RE: CHAPTER 28 TEXT AMENDMENTS - PHASE 2 - PC#17-005

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 10th day of January, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS

ALSO PRESENT:

BILL ENRIGHT, Planning Deputy Director

APPROVED

CHAIRMAN ENNES: I'd like to call this meeting of the Plan Commission to order. Would you please all rise and join us in the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN ENNES: I think the first item is approval of the St. James meeting minutes from our last meeting.

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN ENNES: All in favor?

COMMISSIONER GREEN: I'll second it first.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

(No response.)

CHAIRMAN ENNES: Okay. We will move on to our first item of business and ask Bill to present the changes.

MR. ENRIGHT: Well, first, do the roll call. Commissioner Dawson.

(No response.)

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Chairman Ennes.

CHAIRMAN ENNES: Here.

MR. ENRIGHT: Public notice was provided in the Daily Herald.

Well, as you are well aware, the Ordinance Review Committee reviewed this project on October 25th. Phase one of the text amendments were recommended for approval by the Village Board, adopted by the Plan Commission and approved by the Village Board earlier this year, or rather 2017.

Phase two now gets into various other sections of the code, some of which is just, you know, shortening the code on its length, redundant sections that aren't necessary to show up in multiple locations. Many of the zoning districts have the Christmas tree regulations which we're just going to have once in the code, it's still there but only once, as well as the community residence standards. Rather than having it show up multiple times in the code, it will just be at the end of the use district section and appear just once. So, that will be good to just shorten the code because any user of the code flipping through its numerous pages, shortening it is certainly beneficial to the users.

Regarding some of the actual textual changes that have a little more impact, one definition that we wanted to update for sometime and kind of overlooked as part of phase one was our definition of amusement facilities. It's a very archaic definition that refers to

computer internet places where, remember back in the day when you'd have storefronts opening up with 20 or 30 computer monitors when the internet first came out and that's where people would go to get hooked up to the internet. Well, you know, that's kind of gone to the side now with the advent of the smart phones and laptops and so forth. So, and it didn't really reflect some of the things that we are seeing with respect to amusement facilities.

So, we have a new definition that caters to real uses that we're seeing in today's world and the business world, a facility that provides indoor activities for kids or adults including video arcades, games, or other recreational type of amusement such as play equipment, trampolines, laser tag, et cetera. We're recommending that larger facilities of 5,000 square feet or greater are special uses, and smaller facilities less than 5,000 would be permitted as of right. So, that was something that we wanted to add in to the recommended changes.

Chairman, would you like me to pause for any questions as we go along? Or do you want me to just move through all of these?

CHAIRMAN ENNES: I would just as soon that you went through since we've reviewed them. But if anybody has questions, do you want to --

COMMISSIONER GREEN: I just have one quick question. How many lots do we have that are actually 49 feet?

MR. ENRIGHT: Well, when we get, do you want me to, I'll address that --

COMMISSIONER GREEN: No, I'm just reading it here.

MR. ENRIGHT: Yes, I'll address that when we get to it. That's coming up shortly.

COMMISSIONER GREEN: Okay, okay.

MR. ENRIGHT: So, regarding amusement facilities, I'll take it that nobody has any concerns about that additional definition or revision.

Regarding the next section in the code, the use district sections, we're looking at the 50 to 49 feet minimum lot width. Right now, the code permits you to build on a 50-foot lot, and that's width, if a majority of the houses on your street between two intersection streets on either side of the block are less than the standard 70 feet. There are quite a few that are 50 in the center of town, the older part of town. Obviously, as you get north and south, the standard 70 with all the subdivisions in the 60's and 70's and 80's were built to the current standards.

49 footers though, we do have a couple of locations. There is one neighborhood that's south of Central and east of Arlington Heights Road where there's quite a few 49 footers. I don't quite understand it looking at the plat maps, but that's how they were platted for some reason, and these go way back, you know, 100 years. We have found in some instances where people want to either do an addition or build a new house or a tear-down, or again just an addition to an existing house because they don't meet that minimum of 50 feet, they have to go to the Zoning Board. So, we have a few of these go through the Zoning Board, you know, maybe a couple, two to three a year. So, we're recommending just altering that section just slightly to incorporate those odd locations, there's a few other small neighborhoods where this occurs kind of happenstance. So, that would be, you know, we think that's a pro-citizen or pro-resident change because it will, you know, allow people to not have to go to the Zoning Board.

In addition, as part of that, right now if you have a 50-foot lot but the majority of the houses on your block are not less than 70 feet, it's not a buildable lot. You have

to go to the ZBA to get a variation to build on it. That also includes, if there is an existing house there, so if someone wants to build an addition which is largely a nonconforming use or do a tear-down, they would have to go to the Zoning Board. We think it's illogical that someone can't build on a lot where there already is a house established there, and onerous on the citizens who own lots like this to have to go to the Zoning Board. So, we've added language or recommending language to basically in effect exempt those types of properties that already have a house on them, even if it's a tear-down. If there's a house established, then it's buildable. So, we're recommending that change because there are a handful, you know, two or three a year that go to the ZBA, they get the approved variation because it's illogical to not allow someone to build an addition where you have a house there already, as long as they meet, they still have to meet all the setback, FAR standards and impervious coverage.

So, I don't know if that, Commissioner Green, if that --

COMMISSIONER GREEN: I just was curious how many there were. But that kind of answers it.

MR. ENRIGHT: Well, I don't have a count but there's, I would say there's probably a couple of hundred.

COMMISSIONER GREEN: Okay, that's a lot.

MR. ENRIGHT: Yes.

CHAIRMAN ENNES: Are there any that might be 48 feet?

MR. ENRIGHT: No, we don't see 48 feet. We see like 48.9 but we --

CHAIRMAN ENNES: So, 49 is the exception.

COMMISSIONER DROST: So, you round them up?

MR. ENRIGHT: We round them up, yes, if it's close like that.

Moving forward with the R-4, R-5, R-6, R-7 and B-5 development standards, some of the things that we're looking at include, well, I'll just go to the next slide. Also, M-1, M-2 and P-L industrial performance standards, those are the existing Chapter 23. That's another thing we wanted to do is if there are things in other chapters, like with the Plan Commission and the Zoning Board of Appeals, the enabling language that creates those commissions is already in Chapter 6, that's where it should be. It is also in Chapter 28 where it shouldn't be, so we've eliminated that. Same thing with these industrial performance standards, they're in Chapter 23 of the building code, we don't need them to show up in the zoning code as well. Then Hickory-Kensington Overlay, we're recommending a modification of the density standards for just a small area which I'll get to.

Regarding the development standards, in R-4, we don't have much R-4 zoning in town, so this isn't a big change. But right now we're requiring 15 percent of the lot width for a side yard. We're recommending 10 percent which is the standard. The reason for that is most R-4 developments are actually single family homes, which is fine. You could do duplexes, but we just don't see people doing duplexes anymore, building duplexes. But the 10 percent is more consistent because we do see single family homes in R-4, and then they have to comply with 15 percent whereas most single family homes are just 10 percent. So, we think that's just a positive change although it's very minimal in terms of its overall impact considering there aren't many lots zoned R-4.

With respect to R-5, we're recommending the increase to the height. R-5's typically, you know, are either row homes or townhouses. 25 feet is a very old standard. Keep in mind that a lot of these standards were established in 1959, and there's been

amendments to the code up until '85, I know we've had smaller amendments. But a lot of these are pretty archaic in terms of contemporary development standards. So, the Ordinance Review Committee agreed to bump it up 10 feet.

We also have these very archaic spacing standards and this affects both the R-5 and R-6 and R-7 zoning districts where if you have a complex of multifamily townhouses like the Old Arlington Heights Road development by Lexington, the spacing of those buildings varies drastically from several feet to 50 feet, depending upon the windows type, what room is there. Well, we think that just doesn't make a whole lot of sense. If it's a bedroom facing a bedroom, it's a greater distance or less, different if it's a kitchen facing the bedroom. So, we think we should, you know, and we're finding that most of these types of developments, a 25-foot space in between the buildings is adequate. A lot of these are, well, they are PUDs anyway because they're multiple buildings, so you can always, you know, require greater setback. But we think 25 is more than adequate especially given the heights of these districts.

The height in the R-6 we're recommending going from 40 to 50 feet. Some of our R-6 developments that are less than 10-12 years have needed variations just to 40 feet. You know, the floor plates as you all know are just a little greater now. People want nine-foot ceilings instead of 7.5 like 50 years ago or 40 years ago. So, the 50 feet will accommodate four to five stories in the R-6 district, probably closer to four but you could probably get five in. Then again, the setbacks, we're looking at just 25 feet in the front, side 10 percent of lot width, rear 30 feet. Right now in R-6, for every foot of building height above 25 feet, you have to add an extra foot of setback, and we're seeing developers having to seek variations, not just about a recent development that we'll get to in a second, but these types of R-6 developments. We think that the standards put forth here are more than adequate to address, you know, required setbacks.

The R-7, we're not recommending that change in height, we think 60 is fine. Again, there's a 25-foot space in between buildings although very rarely do you see multiple buildings in R-7. I don't know if we have, we might have one older development northwest of the Jewel. But again, it's away from this, you know, what type of windows are facing, it just comes up with a standard 25 feet. Again with setbacks, you know, again R-7 requires when you're above 40 feet you have to add a foot of setback to the front and side. We're saying standard 25 feet, 10 percent of lot width for the sides, also a slight increase to the building lot coverage, 45 to 55 percent because it's more downtown urban. However, we are not recommending any action on this at this time.

The reason for that is of course we have the CA Ventures development that was recently denied by the Village Board. They have resubmitted with a modified plan and we did not want to put this forward at this point in time and have different standards set up which would, you know, change the variations, lessen them quite significantly. So, we just didn't feel at the administration level that it was appropriate, and we talked a little bit about this at the Ordinance Review, to move forward with those changes at this time because we have an active project that's controversial in the neighborhood and we didn't want to recommend these changes right now, although we would want to revisit those down the road.

Then B-5, we're looking at more rational setbacks in the B-5 Downtown District. Right now, you know, one size doesn't fit all. In the B-5 district, we basically want zero lot line in the front, and if it's an infill development on the sides, too. Right now we are different requirements for that depending upon the situation of the property. So, what we're

recommending in the B-5 is that we have public street frontages as one standard, and then interior lot lines as the other standard.

So, public street frontages, so let's take for instance the development that's going up right now, the Park View Apartments, that is completely surrounded by commercial property on all sides, and it has public street frontages on two streets, on Dunton and on Eastman. So, you know, that would be zero lot line, that's all that would be required which makes sense. The only time we'd require a setback is if that public street frontage is actually across the street from residential property. So, for instance, the block where, well, the CA development but that's R-7, north of that is --

COMMISSIONER DROST: The old Paddock property.

MR. ENRIGHT: Yes, the old Paddock property owned by Mr. Adriani. If you look at this downtown zoning map on my cursor here, this is the B-5 part. Part of it's across from R-6, but part of it's across from R-3. So, even though it's a public street frontage, because it's across from residential R-3, we would recommend a 25-foot setback. But up here, up north along Campbell Street or along Highland, since it's across from B-5, it would be zero lot line in terms of code. Then to the south, you know, you have interior lot lines, you have to have 25 feet abutting residential. So, at the south of this property, since it would be abutting R-3, at the south end of the block you would have to have a 25-foot setback.

So, we think this is just more reasonable and fits to the downtown. We think that some of the restrictions previously just didn't make sense in a lot of cases. One good example is 13 East Miner, Mr. Panzarino got the preliminary PUD up on Miner. It's basically zero lot line up front and on the side. He's going to put some windows in on one side, so that has to be five feet back pursuant to building code, but you need a big variation for that. So, you know, those types of infill developments are going to be built building to building more or less and up to the sidewalk. That's kind of the form that we want downtown.

So, we think that these new setbacks are a lot more applicable to the reality of downtown and what we want to see without having to grant all these variations. Then going back to the Hickory-Kensington Overlay, we're recommending an increase to the density. The overlay zone for Hickory kind of involves not this whole blue area but that's the Hickory redevelopment area, we're really just talking about two block faces. As you know, Campbell Street we want to come through, so it's, you know, two lots on either side of the spur line, one lot is that development that's proposed for 74 units. Because of the streets coming through, it's chopped that property by about a third. So, the building they're proposing is five stories, it's meeting all the setbacks and the height for the overlay zone. But because of losing that property to the north for the street and the excess land, they would have to seek variations.

The same would be the case if the Ladoff property where the Mariano's employee parking is, same thing there, with the street coming through, the density doesn't quite fit for what's left over. So, we're just trying to match it with our other development standards for the Hickory overlay zone. It does not affect, you know, the Heller site because that's R-7, or anything north of what will be Campbell Street because that remains R-7. Then the only other portion of the B-2 site, this is where the new daycare is going, so that's going to be there we're presuming for quite some time, is this other block where you have the little strip center here, Kensington and Hickory, and there's, you know, a couple of abandoned buildings. You have the bowling alley here and a couple of service type businesses.

So, it's just the smaller area in red that would be affected by this

APPROVED

overlay, but it does allow for increased density, but the form still looks the same. It's the same height, it's the same building without the penalty of losing that extra land. If this one developer didn't lose all that extra land, they would have been close because I think they were like two or three over. But given that this overlay zone was intended to be form based, what I mean by form based is this is what we want to see, the shape and the setbacks. We don't want 30-foot setbacks, we want it kind of zero lot line to five feet, on Kensington, 10 to 15 feet. So, it meets all those standards. So, that's kind of the gist behind amending that overlay zone just for these two block faces.

General provisions. Height of fences. We used to allow six-foot fences in town and we changed it about 25 years ago maybe, something like that. We're finding a lot of people, we haven't done surveys, but we're finding a lot of people over the years, you know, complaining about not being able to do a six-foot fence. They don't think five is private enough. We do allow six feet when you're adjacent to commercial property. We do allow it if you're adjacent to a major road, as well as solid fences in those cases. But it's five feet otherwise. We're recommending increasing it to six feet. We're also recommending allowing solid fences.

In addition, because we're getting a lot of these prefab fences now with the hard core plastic, they look nice but most of them are solid. Some of them have tiny little gaps in it, but most of them are solid. We think they look fine. People can still choose to do a semi-open fence if they want. Certainly this just affects the sides and the rear, not the front yard. They're still limited to three feet and open in the front.

Then the corner setbacks, corner lot setback, if you have a corner lot and your backyard fronts on a street, you have to set back your fence half the distance between your house and the property line or a minimum of five feet. You know, let's say a house is set back 30 feet, then they'd have to set back their fence 15 feet. That carves out a big chunk of their backyard. We're saying just set it back five feet no matter what the circumstances. On the outside of that, you still have to landscape it like you do now. But we think it's a little onerous to have people having to set back the fence quite a bit, and we get a lot of complaints on that. That's probably one of our biggest fence complaints, because people are basically losing a portion of their backyard if they fence it in because a big portion is on the outside of the fence which no longer really becomes usable.

So, that's a change that, you know, doesn't come up a lot but there's quite a few corner lots. Most houses aren't set back 30 feet. They're, you know, more like, you know, 20 or 15, so most setbacks would be 7.5 to 10 feet. We're saying five for these corner lots.

In addition, our table of permitted obstructions, we want to update it and add things that are more common now. I mean, I don't know why generators -- done before but we'd like to add that. Fire pits are becoming more common although it's not in the permitted obstructions table which is, these are things that are allowed in backyards. Outdoor living kitchen areas, we're getting a lot of those. The sport courts as well, although all of these still have to meet the impervious surface coverage in the rear yard which cannot exceed 40 percent.

Then also in the front, the entryways, we don't allow porches unfortunately unless you meet the setback. So, they can't be a permitted obstruction. We do allow little entryways to be a permitted obstruction into your setback, but it can only be four feet deep and then eight feet wide, which is kind of small. We see a lot of people would want to do a

nice little entryway that's a little more proportional, five feet extended out from the front door, and then 10 feet wide. That allows a little more architecture and, you know, a little more work done with any columns or posts, but nothing huge. We think we're just adopting to, you know, current development standards, things people want to see with their homes and proportion the front entryway to the rest of the house.

We're also recommending eliminating the detached garage 10-foot setback from the house. It's already in our building codes. You can get an exemption from that by building a fire-proof garage, which means the building code does allow less than 10, but our zoning code doesn't. So, people would have to come to the Zoning Board to get a variance. It's strictly a building code issue and that's where we want to leave it, so we're recommending getting rid of that out of the zoning.

Are there any questions on anything --

CHAIRMAN ENNES: With these permitted obstructions, these have to be set back, generators, fire pits, outdoor living kitchen?

MR. ENRIGHT: Yes.

CHAIRMAN ENNES: They have to be set back from the lot line?

MR. ENRIGHT: Yes, they do.

CHAIRMAN ENNES: Are there also restrictions?

MR. ENRIGHT: Yes. Most permitted obstructions in the rear yards have to be set back three feet from the side and five feet from the rear. That's consistent, for instance, a detached garage which could be 720 square feet in size, 15 feet height to the peak, those are required to be three feet and five off the rear. So, that would be the minimum. Pools have to be a little more.

CHAIRMAN ENNES: Do they also have to be separated from the house?

MR. ENRIGHT: Generally not. There may be some code requirements for fire pits, but generally no. I mean, you know, a generator, they're often right up against the house or a couple of feet away for circulation.

COMMISSIONER DROST: Yes, have we, you're aware of what Des Plaines is doing right now? They're creating a little bit more massing, more density in their community.

MR. ENRIGHT: Right.

COMMISSIONER DROST: Reading between the lines, it appears that they're trying to become more developer-friendly and they're trying to reinvent or to make some, well, let's say improvements from what, you know, originally evolved in the downtown area. Are some of these little pieces, you know, kind of going in that direction, too, helping developers out, you know, making our standards more contemporary with the marketplace and some of the competing areas in the northwest suburbs or west suburbs?

MR. ENRIGHT: I think yes. What I like about this phase two is that it's not just, you know, developers building, you know, midsize to large projects depending upon the location, but it's also making I think positive changes for single family homeowners in town. You know, these issues come up a lot. Homeowners are always asking about fences and setbacks for fences and putting fire pits or outdoor living kitchens, things of that nature. So, I think a lot of these changes are positive for homeowners in town, and often we kind of overlook them, we focus on the big stuff. So, I think it's a combination of both.

I do think that the development standards purely with these, a little

bit with the changes in the height, I think, you know, certainly make some more contemporary developments that have been approved. So, these height changes aren't things that are out of whack with the intent. It just eliminates the need for a few variations. Most of those variations get granted anyway. So, I think the Plan Commission and the Village Board recognize that our code is a little out of whack on some of these things.

I think the setback changes, or I think the setbacks now in some of these districts are a little punitive. The higher you go, the bigger the setback. But then, you know, then it becomes harder and harder to even build on the property. So, I think those are definitely positive changes.

COMMISSIONER DROST: Yes, and there's just one horrible example here of the setbacks, you know, on the south end, or just south of us on Arlington Heights Road, that building that always gets, you know, it's almost in the street. So, there is a balance here on we're not going to be afraid of any of those monstrosities coming out of the woodwork.

The second piece, too, is when we're thinking about these changes, do we think about them in a holistic sense from the standpoint of, okay, here are some of the trends? But the trends also bring a certain type of resident and we're looking at sort of the economics, the demographics, the sustainability. How does this add to the, let's say the entertainment piece of the Village? How does it, that's the restaurants and some of the services, particularly in the more vertical downtown area.

MR. ENRIGHT: Well, I think regarding, you know, how is this pro-business, I think really phase one when the Plan Commission recommended and the Board adopted the change to the special use waiver for restaurants, increasing it from 1,500 square feet to 4,000, I think that was a real positive step for those types of businesses. We want to see that all throughout town, not just downtown.

COMMISSIONER DROST: Right.

MR. ENRIGHT: So, that's been beneficial I think in terms of being pro-business and then stimulating the market at least for that category of use. I think that some of these changes, I mean we're doing pretty well, I mean you know.

COMMISSIONER DROST: Yes, and that's sort of the dialogue, I mean not that we're going to change it here, but you know, to put it in to sort of the perspective of again a macro look, you know, what we're doing to make our, and again, the downtown area might be the canary in the coalmine, but you know, 20 years ago we didn't allow for outdoor dining, al fresco dining.

MR. ENRIGHT: Right.

COMMISSIONER DROST: Now, you know, with windows and with rollups and, you know, sort of what the expectation level is now from the marketplace to respond to that.

MR. ENRIGHT: Our Village Board is going to be looking at evaluating some of the liquor code changes which may or may not happen. But if they do, you know, it could open up some new types of businesses in town, and we're looking at where those would be appropriate from the zoning standpoint.

COMMISSIONER DROST: Good, just for the record.

MR. ENRIGHT: Okay. Moving on to parking, one of the big issues that the Plan Commission has rightfully had as well as the Village Board is, you know, the parking requirements for elementary schools being kind of out of touch, and we think they are. We're recommending that with the new code, that elementary schools are parked at one space per

employee plus one space for every five classrooms. We did a survey of a bunch of communities around us, and we found out that a lot of them do kind of this hybrid, it's a mix of employee and number of classrooms, you know. An elementary school is adding, you know, five or six classrooms and they're expecting enrollment to go up, then, you know, we've seen that recently with several elementary schools where they may need 90 to 100 spaces but our code requires 320.

So, we're recognizing that our code, and I think every, you know, I don't want to speak for the Plan Commission but that's the feedback that we've gotten from the Plan Commission and Village Board is some of these things seem a little out of whack given the magnitude of variations, and also given the data that the schools have provided to us with actual counts. So, we've tested this new standard and it fits in. It doesn't mean that every elementary school would not have sought a variation. Olive had very little parking space, they would have needed a variation. Some of the other schools that have come through recently would not have needed a variation, or at least wouldn't have been nearly the extent. So, we feel that it's a good standard to make it more fair for the schools.

We haven't found a problem with the high schools in terms of the standards working. You know, the only issue we've had historically is really St. Viater with spillover into streets, but when they built their additional parking lot in the front, that helped a lot.

One other thing we're looking at is the collector provision requirement. We talked about this at the Ordinance Review Committee. The collector provision requirement can sometimes be a bit onerous for community centers or places of worship where we're, or even like Ivy Hotel, where we're looking at the different components within that use and applying the different standards rather than just, okay, this is a place of worship, you need one space for every five seats in the sanctuary. It's kind of grown into more of a map where, you know, you've got the sanctuary and then you've got a meeting space over here and another space over here, and you look at all of them and add it up and you need 600 spaces. Well, the reality is you don't necessarily use all those spaces at the same time, very rarely. So, we want to look at that a little closer.

Certainly, the collector provision works for shopping centers. I mean a shopping center is going to have different types of uses that each have different parking requirements. So, we adopt to that and use the collector provision portion of the code where a restaurant is at one to 45, retail is at one to 300, furniture store is one to 600. So, that's the collector provision. But we also apply it to these bigger uses and we're seeing these huge variations being requested because of the collector provision. So, we want to do a lot more research on that and then report back to the Plan Commission, first to the Ordinance Review Committee probably in, you know, in the next couple of months once we get more data on that. So, we didn't want to push that through at this point.

Accessible spaces, we have the number of accessible spaces in our zoning code; however, it's regulated in the state code which we follow as required. Sometimes the state code can be modified a little bit, and then we don't modify it in our code. So, our attorney is recommending just deleting it from our zoning code, since it's in the state code and we still have to follow it. We as planners all have the chart that says what you need in terms of parking, and when developers ask we can hand that out to them or put it on our website, but it's not something that would be in our code because it's again getting back to being somewhat repetitive.

Then the other thing we're looking at that I think is a real positive for small businesses and smaller uses is the substantial compliance section. We're recommending that Staff can approve a variance, or not even approve a variance, I should rephrase that, it's determining that parking is in substantial compliance with the code if their deficit is less than 10 spaces or it's less than a five percent deficit. So, if you have 100 spaces required and you have 96, that would be a less than a five percent deficit. Or if you're required to have, you know, 100 and you have 91, then that's less than 10 spaces. So, what would have to happen there is a developer or landowner, and usually this comes into play with small, older developments in town, if this is a brand new development, you can't invoke this clause, you have to meet code or get a variation. But if it's an existing building, an older building in town that don't quite have enough parking but they want to bring it in use, if they can demonstrate to us that they have adequate parking through parking counts and data, then Staff can make a determination, as we do everyday with our zoning code, that there is enough parking there so they don't have to go to the Zoning Board of Appeals.

We probably have, you know, five or six of these types of variations that go to the Zoning Board every year. By and large, I think most of them have all been approved, which is fine because they've demonstrated that they have enough parking. So, we think with the smaller type, and they're typically smaller, although it could affect a large location as well, but if it was a big shopping center, you've got 700 parking spaces, you know, if they could demonstrate that, you know, if they're less than five percent short, they've got plenty of parking, why make them go through either Plan Commission or the ZBA. So, we think this is again, you know, small business friendly and avoiding having to go through a somewhat arduous process and leaving it up to Staff to make some of these determinations.

Hardship criteria. We've of course talked about that on many occasions. The Zoning Board, or I'm sorry, this affects the Zoning Board as well, and we did provide this to the Zoning Board on Monday for their information. But we have several, and I included them in the packet, several different types of requirements that different communities have as well as the LaSalle factors which was a 1950's court case in Illinois that kind of established some standards for evaluating variations. What we've come up with, one thing we heard at Ordinance Review is, you know, liking the idea of simplification. We've heard that from the Plan Commission and the Village Board for years now that, you know, some of these things are hard to understand, or not necessarily hard to understand but hard to really evaluate, and hard for developers to really address.

So, we've kind of morphed our existing standards and incorporated a couple of new ones. But we think these four standards really address the issues that come up on variations. The way they're written, they can really be for, you know, a variation for density or height, or it can be a variation for a business that wants to go in that's not allowed in the M-2 District, if it's only 2,000 square feet in size, you know, something of that nature. So, they're really, we wrote them carefully so they can really be applied to either of those types of situations because they're different.

But basically, the proposed use will not alter the essential character of the locality and be compatible with existing uses and zoning of nearby property. That's a pretty fundamental thing that the Plan Commission looks at and rightfully so.

The plight of the owner is due to unique circumstances, may include the length of time the property has been vacant for instance. That's something we look at, too.

So, developers are still going to have to, big and small, are going to have to demonstrate that they meet these criteria. But we think these are a little more crisp and a little easier to understand. We still need to coach them sometimes at the Staff level but that's fine.

The proposed variation is in harmony with the spirit and intent of this chapter. I think what that means is, you know, let's take, you know, a parking garage in a building where they, you know, because of the columns, they can only do 22-foot drive aisles instead of the required 24. Well, that variation, it's meeting the intent of the code. They have a demonstrated reason for that, a unique circumstance, you know, because it is unique, Bruce Green understands that as an architect. So, those types of things where it's still meeting the intent of the code in its totality.

Then, the variance requested is the minimum variance necessary to allow reasonable use of the property. That's kind of reined people in so they just don't come in and say we want 5,000 units when we allow 50, you know, things like that. So, it has to be reasonable.

They have to meet, you know, they have to provide the findings for that and what the justification is. When they're granted, too, it's important for the Plan Commission and the Zoning Board to, you know, state why they think it's okay. You do that kind of during comments. I don't think it necessarily has to become more formalized. The Zoning Board actually issues findings of fact where they'll go one, two, three four. But usually they're looking at like one variation or maybe two for a single family house, a little more straightforward, yours can get a little more complex depending on the scope of the project.

So, you know, we think these are more clear. We used to have that, you know, the economic part of it which was tough to understand, just the basic hardship of our code. You know, in particular, that the property cannot yield a reasonable return. Well, that's always been a tough one for anybody to try and justify, you know, what a reasonable return is. I know Commissioner Jensen brings this up a lot about, you know, how do you do that like for not-for-profit schools? I mean they're not in the business of reasonable return unless it's, you know, good grades.

So, we think these are better and more clear. I think, Commissioner Warskow, this addresses, well, you weren't at the ZBA, I'm sorry, that was, Commission Dawson was there and Commissioner Jensen were the only two there that night. But these are the types of things that they brought up and hopefully that was reflected in the minutes of the Ordinance Review Committee.

So, at this point, you know, there is a nonconforming use section, a Design Commission section. That's just kind of clarifying things, getting rid of duplication with the Design Commission stuff that exists in the enabling ordinance in Section 6 of the code. Nonconforming use, I don't think anything is changing the gist of that, we're just making it a little more clear in the way it's written hopefully.

So, with that, we're recommending approval of the amendments to the various sections listed except for the R-7 standards which we'd like to visit at a later date. Are there any questions?

COMMISSIONER DROST: Good job.

MR. ENRIGHT: Thank you.

CHAIRMAN ENNES: Do those proposed changes for the R-7, would they impact the proposed development that's out there for Campbell?

MR. ENRIGHT: They would.

CHAIRMAN ENNES: They would.

MR. ENRIGHT: They would greatly lessen the setback variations. I still think they would need some setback variations, but it wouldn't be nearly as large. We don't want to, you know, although Staff supported that development and supported the setback variations because in our opinion, as I'm stating today, the R-7 standards and the R-6 and the R-5 with those graduated increases based on height, we think, you know, are a bit antiquated. So, but we're not recommending those changes because we just feel that it's inappropriate, bad form to be putting forth these changes while development is going through the process which would potentially benefit them.

CHAIRMAN ENNES: Is that primarily because of the neighbor complaints?

MR. ENRIGHT: Pardon me?

CHAIRMAN ENNES: Because of the issues the neighbors are having with it?

MR. ENRIGHT: Yes, it's certainly part of that. But I think it's just, even if we didn't have concerns from the residents, I still think that when you have a project that's active going through the process, you don't want to change the code that's going to directly impact that for better or for worse.

COMMISSIONER DROST: Yes, it's the appearance of --

CHAIRMAN ENNES: But is it fair to the developer? I mean if we're talking about doing this anyway --

COMMISSIONER DROST: That's going to be up to the Village Board of Trustees to decide. I mean I think that's, they can, they've got that power to do it.

MR. ENRIGHT: Irrespective of the CA Ventures, I think it's the right thing to do just looking at the zoning ordinance. But again, as Commissioner Drost just briefly stated, you know, there is the appearance, too. We don't want it to look like we're doing this for a developer.

CHAIRMAN ENNES: All right, yes. I understand.

COMMISSIONER DROST: Right. We want to help positive development. There was good article, too, on apartments and the development of apartments in the area. We were not, we're sort of deficient with other communities. We're also talking about the crescendo, you know --

MR. ENRIGHT: Yes, we haven't seen as many. Yes.

COMMISSIONER DROST: Sort of the, again, the economic issue. If you don't mind, I'll make the motion to approve. Is that okay?

COMMISSIONER SIGALOS: I just have one question. You touched on it, when I was reviewing this here tonight. I started, we're eliminating all the different fees. Is that elsewhere in the code or are you eliminating the fees?

MR. ENRIGHT: That's, no, we're not eliminating the fees. Those fees are in other sections of the municipal code, so they don't need to be in the zoning code because they're not zoning issues.

COMMISSIONER SIGALOS: That's what I assumed. Okay, thank you.

COMMISSIONER DROST: If it's okay, I'd like to propose a motion.

CHAIRMAN ENNES: Please do.

A motion to recommend to the Village Board of Trustees approval of PC#17-005, Amendments to Chapter 28, Sections 3, 5, 6, 7, 10, 11, 12, 13, and 14 as outlined in the Staff memo dated January 3, 2018.

COMMISSIONER SIGALOS: I'll second that.

CHAIRMAN ENNES: All in favor?

MR. ENRIGHT: No. Typically, we'll do roll call.

CHAIRMAN ENNES: I don't think we need one though.

MR. ENRIGHT: Well, we might as well.

CHAIRMAN ENNES: But we can, yes. Okay.

MR. ENRIGHT: Let's see. Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, you've got a unanimous approval.

COMMISSIONER DROST: Yes, but there's no guarantee. We're just here

to advise.

(Whereupon, the above-petition was concluded
at 8:20 p.m.)



Item: Arlington Downs - 3400 W. Euclid Ave. - PC#18-010

Department: Planning & Community Development

Requested Action

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019 to allow modifications to the approved development plan for Arlington Downs.
2. Land Use Variation to allow a residential use as a principal use in the B-2 District for "ADR-II".
3. Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
4. Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D, and to allow for residential development within Zone C prior to constructing the foundation of the hotel.

Variations Required

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
2. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
3. Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.

**RECOMMENDATION INCLUDING SUGGESTED AMENDED PLAN
COMMISSION MOTION**

A public hearing was held by the Plan Commission on July 25, 2018 where Commissioner Green moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees approval of PC#18-010, an amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-

049, and 18-019 to allow modifications to the approved development plan for Arlington Downs; a Land Use Variation to allow a residential use as a principal use in the B-2 District for "ADR-II"; Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings; an amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D; and to allow for development within Zone C prior to constructing the foundation of the hotel, along with the following variations:

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
2. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
3. Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.

This approval shall be subject to the following conditions:

1. Final Plat of Subdivision approval is required.
2. A PUD amendment will be required for the ADR-III and ADR-IV development sites when a project for those properties has been proposed.
3. The previous approval ordinances shall be amended as outlined in Exhibit I.
4. Prior to Final Plat of Subdivision approval, the petitioner shall:
 - a. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - b. The petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
 - c. Provide a revised site plan that shows the dumpster enclosure for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Ave.
 - d. Provide better screening for the mechanical and loading/delivery area at the rear of ADR-II. Such screening may require a screen wall.
5. The developer shall ~~work with staff to include a certain portion of the 39 required affordable units on site and shall pay a fee in lieu for the difference, compliant with the Housing Commission motion from June 12, 2018~~ **provide in ADR II nine affordable units in perpetuity and pay a \$25,000 per unit fee in lieu of providing four additional affordable units (for a total of \$100,000) in accordance with Exhibit A – Arlington Downs Affordable Housing Conditions to reflect inclusion of affordable housing units.**

6. Prior to Building Permit issuance, the petitioner shall provide the Village with a copy of the amended Declarations, Covenants, and Restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD. The revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development to the satisfaction of the Public Works Department, or alternatively, the developer can enter into a separate onsite utility and maintenance agreement to address the concerns from Public Works (for review and approval by the Village).

7. Impact Fees will for ADR-II shall be required at time of building permit issuance, compliant with Village Code.

8. The removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone will be required if construction within any zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.

9. The petitioner shall explore construction of a landscaped median in the Euclid Avenue Right-of-Way, and shall construct said median if determined to be feasible by the City of Rolling Meadows and Cook County Department of Transportation. All maintenance costs for this landscaped median will be the responsibility of the property owner.

10. The AC units located in the front yard of the hotel building shall be screened with a screen wall that is architecturally compatible with the hotel building and provides complete screening of the units (3 sides). Alternatively, these units can be relocated to the roof of the building and appropriately screened.

11. Prior to zoning approval being granted for future development of ADR-III and ADR-IV, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand.

12. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Jensen, Sigalos, Warskow, Green, Drost, and Chair Ennes voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Bid Amount:

Exhibits

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: August 28, 2018

SUBJECT: Status Update Arlington Downs Affordable Housing Proposed PUD Amendment
PC #18-010

Arlington Downs Development team has submitted a Planned Unit Development (PUD) Amendment, which has been reviewed and recommended for approval by the Plan Commission and the Housing Commission. A portion of the Planned Unit Development includes construction of a five story 263 residential apartment building in partnership with CA Ventures.

The Planned Unit Development petition, along with the Housing Commission recommendation on affordable housing was originally scheduled for review by the Village Board at an August meeting, however was deferred to allow additional discussions with the developer regarding the inclusion of affordable units. As a result of the Village Board's discussion during approval of the 4 North Hickory apartment building, Board members expressed a strong desire to have affordable units included in future developments or a combination of affordable units and fee in lieu of providing such units. As a result of this desire by the Village Board, Staff included a provision in the recommendation to the Housing Commission for Arlington Downs, that consideration be given to providing affordable units in their development.

Summary of Discussion with Arlington Downs Developer

After Plan Commission review of the Arlington Downs PUD Amendment, Staff requested the developer consider adding affordable units into the residential component of their plan. The developer has expressed concern over lost rental income in providing affordable units, which in turn impacts future market value of the development. As a result, the developer initially suggested including seven affordable units in the development, instead of providing the fee in lieu of. Staff felt this was too low and responded accordingly. The developer then responded that they would like to fall under the original Housing Commission recommendation for affordable units dating back to 2012 and provide 9 affordable units and if the Village wished to have the additional 4 units included, the Village could pay \$100,000 per unit. Staff met again with the developer and the developer has agreed to provide 9 affordable units within the development, plus pay a fee in lieu of at \$25,000 per unit for the 4 units, or \$100,000 into the Affordable Housing Trust Fund. This will then meet the 13 unit requirement from the original 2012 PUD.

Issues and Analysis

In the several meetings that we have had with the developer in analyzing this request, three major components have been evaluated:

1. The cost of providing an affordable unit.
2. The financial impact on the development project.
3. The amount of fee in lieu of.

Cost of providing an affordable unit:

In evaluating the cost of providing the actual affordable units, we evaluated the 4 N. Hickory project, Arlington Downs, and an existing apartment building that is currently for sale and listed on Loop Net. On average, the cost to build or acquire apartment unit ranges from \$157,000 to \$252,000 per unit.

The developer estimated cost to construct these units would be around \$166,000 per unit or \$1.49 million for 9 units.

Loss of Developer Income:

The developer provided a confidential analysis of projected lost income to their development by providing the nine affordable units. Their analysis results in lost income according to the developer of approximately \$140,000 annually for the nine units. They have indicated that this lost revenue results in a loss of value for potential future sale. It should be pointed out that there may be the opportunity for certain housing voucher programs through Cook County or others that would help reduce is gap slightly. The developer further has indicated that the total estimated lost revenue for providing the nine units over eight years is equal to paying the fee in lieu of upfront. Of course by providing the actual units, the lost revenue continues during the life of the project.

Fee in lieu of Amount:

Staff looked at the fee in lieu of for the remaining four units and feel that the \$25,000 fee that has been agreed upon with 4 N. Hickory and by the Housing Commission for the recent Arlington Downs amendment would be appropriate.

Prior Approvals

Condition/Motion	% and Number Required to be Affordable in ADR II	Fee-in-Lieu Per Affordable Unit Not Provided	Total Fee-in-lieu Amount if no Affordable Units are Provided
Original Conditions - 2012	5% or 13 units	\$100,000	\$1,300,000
Housing Commission Motion - June 2018	15% or 39 Units	\$25,000	\$975,000

Value of Revised Proposal

	% and Number Required to be Affordable in ADR II	Fee-in-Lieu/Value of Provided Units	Total Fee-in-lieu/ Value of Affordable Units Provided
Revised August 2018	9 units provided	\$1,490,000	\$1,490,000
	4 units in lieu	\$25,000	\$100,000
Total	5% or 13 units		\$1,590,000

Summary

In summary, Staff believes that providing nine affordable units in this development is a good approach and it would cost at least \$1.49 million or more to acquire or construct nine new units elsewhere in the community. In addition, obtaining the \$25,000 fee for 4 units to go into the affordable Housing Trust Fund provided an estimated projected value of this proposal \$1,590,000.

Recommendation

It is recommended that the Village Board accept from the developer's revised Affordable Housing proposal and amend the Plan Commission motion as attached.

Suggested Amended Plan Commission Motion

1. Final Plat of Subdivision approval is required.
2. A PUD amendment will be required for the ADR-III and ADR-IV development sites when a project for those properties has been proposed.
3. The previous approval ordinances shall be amended as outlined in **Exhibit I**.
4. Prior to Final Plat of Subdivision approval, the petitioner shall:
 - a. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - b. The petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
 - c. Provide a revised site plan that shows the dumpster enclosures for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Ave.
 - d. Provide better screening for the mechanical and loading/delivery area at the rear of ADR-II. Such screening may require a screen wall.
5. The developer shall ~~work with staff to include a certain portion of the 39 required affordable units on-site and shall pay a fee in lieu for the difference, compliant with the Housing Commission motion from June 12, 2018~~ **provide in ADR II nine affordable units in perpetuity and pay a \$25,000 per unit fee in lieu of providing four additional affordable units (for a total of \$100,000) in accordance with Exhibit A – Arlington Downs Affordable Housing Conditions to reflect inclusion of affordable housing units.**
6. Prior to Building Permit issuance, the petitioner shall provide the Village with a copy of the amended Declarations, Covenants, and Restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD. The revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development to the satisfaction of the Public Works Department, or alternatively, the developer can enter into a separate onsite utility and maintenance agreement to address the concerns from Public Works (for review and approval by the Village).
7. Impact Fees for ADR-II shall be required at time of building permit issuance, compliant with Village Code.
8. The removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone will be required if construction within any zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.
9. The petitioner shall explore construction of a landscaped median in the Euclid Avenue Right-of-Way, and shall construct said median if determined to be feasible by the City of Rolling Meadows and Cook County Department of Transportation. All maintenance costs for this landscaped median will be the responsibility of the property owner.
10. The AC units located in the front yard of the hotel building shall be screened with a screen wall that is architecturally compatible with the hotel building and provides complete screening of the units (3 sides). Alternatively, these units can be relocated to the roof of the building and appropriately screened.
11. Prior to zoning approval being granted for future development of ADR-III and ADR-IV, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand.
12. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

EXHIBIT A

Arlington Downs Affordable Housing Conditions Reflecting Inclusion of Affordable Housing Units

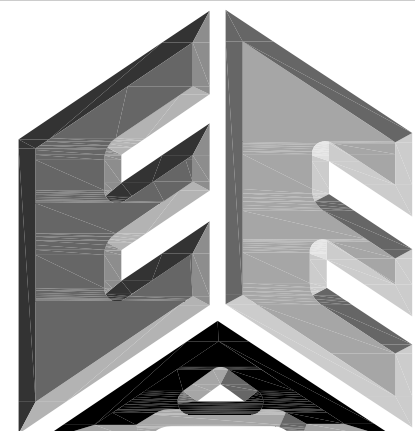
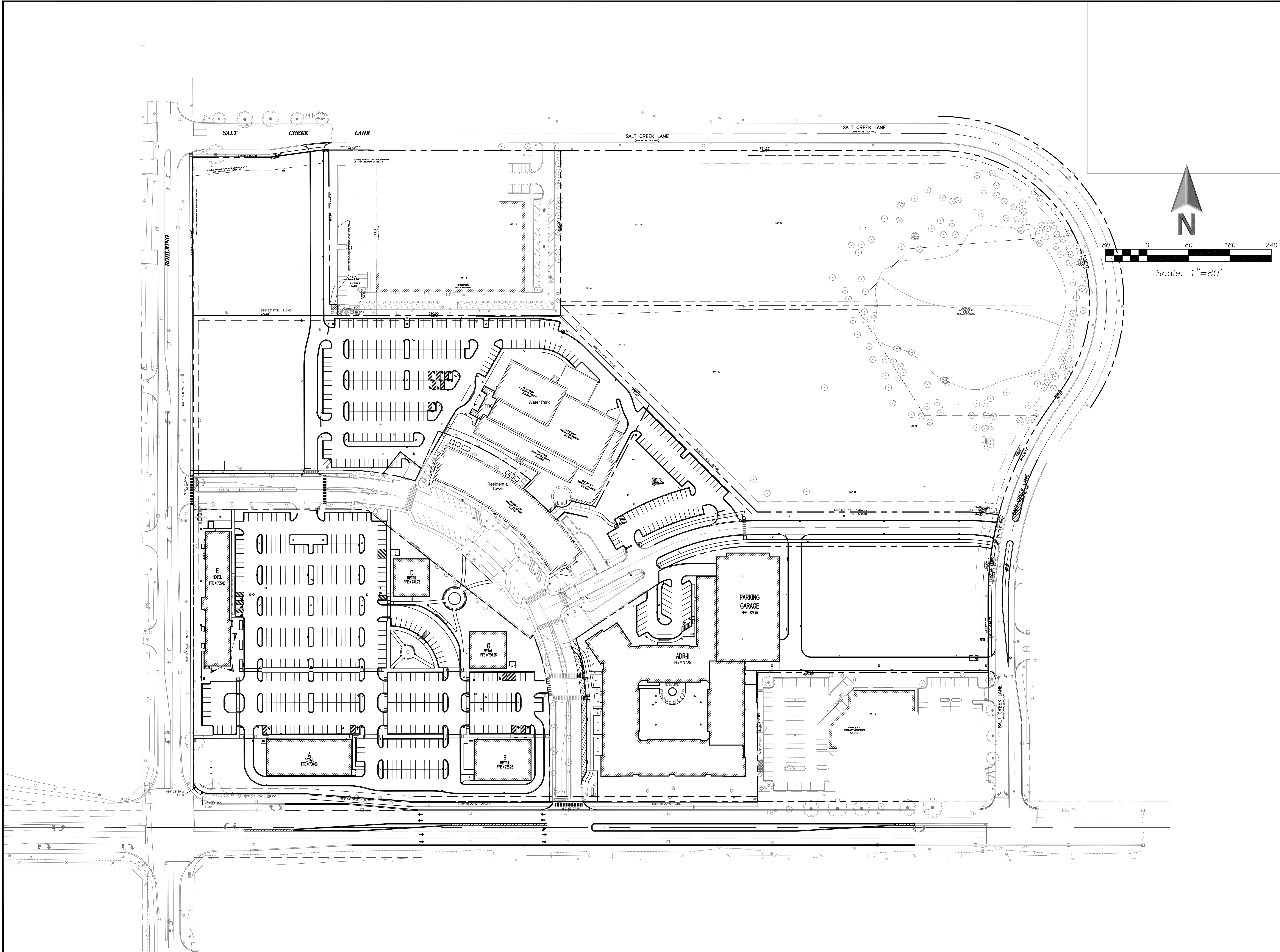
1. In accordance with the existing PUD and 2012 approval, the developer shall provide 5% of the units as affordable housing units. Require that 15% of the residential units (39 affordable units in ADR II) be allocated as affordable units in perpetuity. In ADR II, nine (9) units in the building shall be dedicated as affordable housing units in perpetuity. The bedroom mix of the affordable housing units shall be proportional to the bedroom mix of the building as a whole (i.e. 2 studio units, 4 one-bedroom units and 3 two-bedroom units). The affordable units shall be the same sizes for the bedroom types, same quality and have the same finishes as the market-rate units. The developer shall pay a fee-in-lieu of providing 4 additional may elect to pay a fee in lieu of providing the affordable housing units at a rate of \$25,000 per affordable unit not provided for a total of \$100,000; or may provide an equivalent combination of affordable units and fees in lieu of affordable units. However, developers are strongly encouraged to provide and maintain affordable units in the Arlington Downs development.

~~The motion was approved unanimously.~~

~~A second motion was made by Commissioner Hellner, seconded by Commissioner Hageli to include the following additional conditions for ADR II and future proposals at the Arlington Downs Development (all redevelopment except the redevelopment of the existing One Arlington tower building):~~

2. ~~Prior to Plan Commission hearing, staff will work with the developer on an acceptable housing fee payment schedule. The fee in lieu payments shall be made no later than the issuance of the first Certificate of Occupancy and incorporated as a condition of approval~~ of the first building permit for the project.
3. If fees are paid and the developer later decides to provide one or more of the four affordable units for which fees have been paid instead, the developer may receive refunds of the fees paid for each of the affordable units included in the development in accordance with the following:
 - a) Refunds may only occur no more than 12 months from date of the issuance of the first certificate of occupancy building permit; and
 - b) If funds are available in the Trust Fund in the amount of the requested refund;
4. The base rental rate for affordable housing units shall be set at the HUD Fair Market Rent for Cook County as established annually by the U. S. Department of Housing and Urban Development (HUD), and income eligibility for the affordable units shall not exceed 60% of the area median income, adjusted for household size, for the Chicago area as determined by HUD. If the developer is participating in an affordable housing program that is approved by the Village (such as a government-sponsored program, program for veterans, etc.), the eligibility guidelines and rent structure of the approved affordable housing program would apply.
5. ~~If affordable units are provided, t~~The developer shall submit an annual report concerning compliance with the affordable housing program by January 31 of each year, in a form as determined by the Village.

~~The motion was approved unanimously.~~



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village
	07/03/18	Revised Per Fire Dept
	07/30/18	Final PUD Submittal

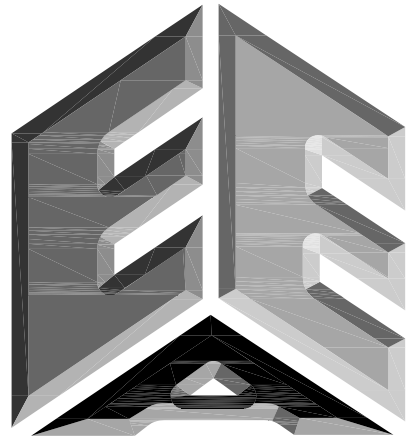
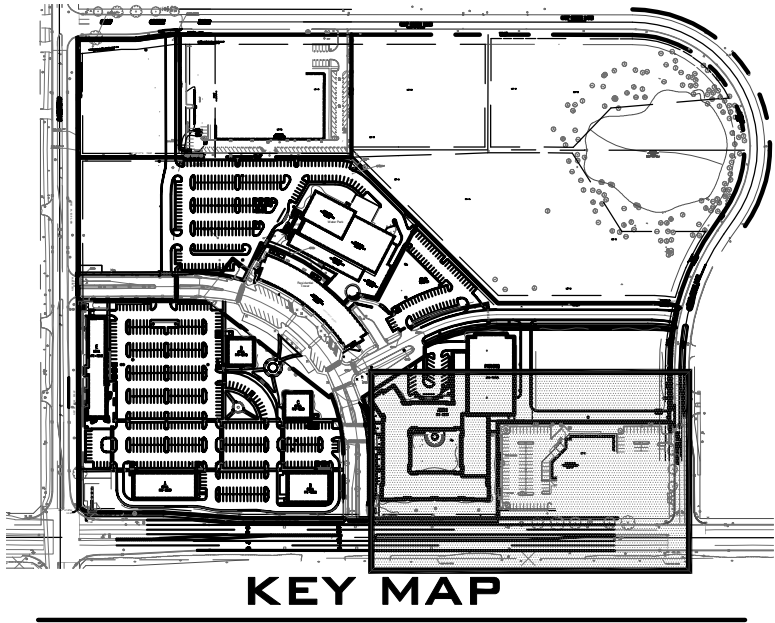
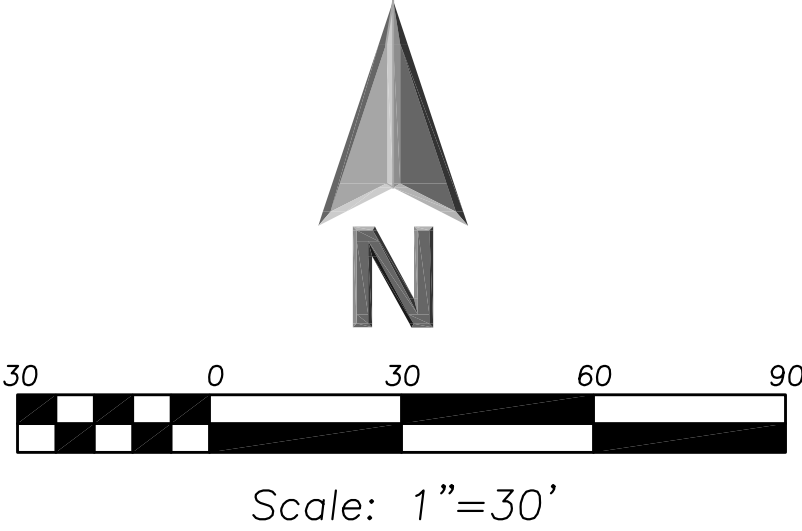
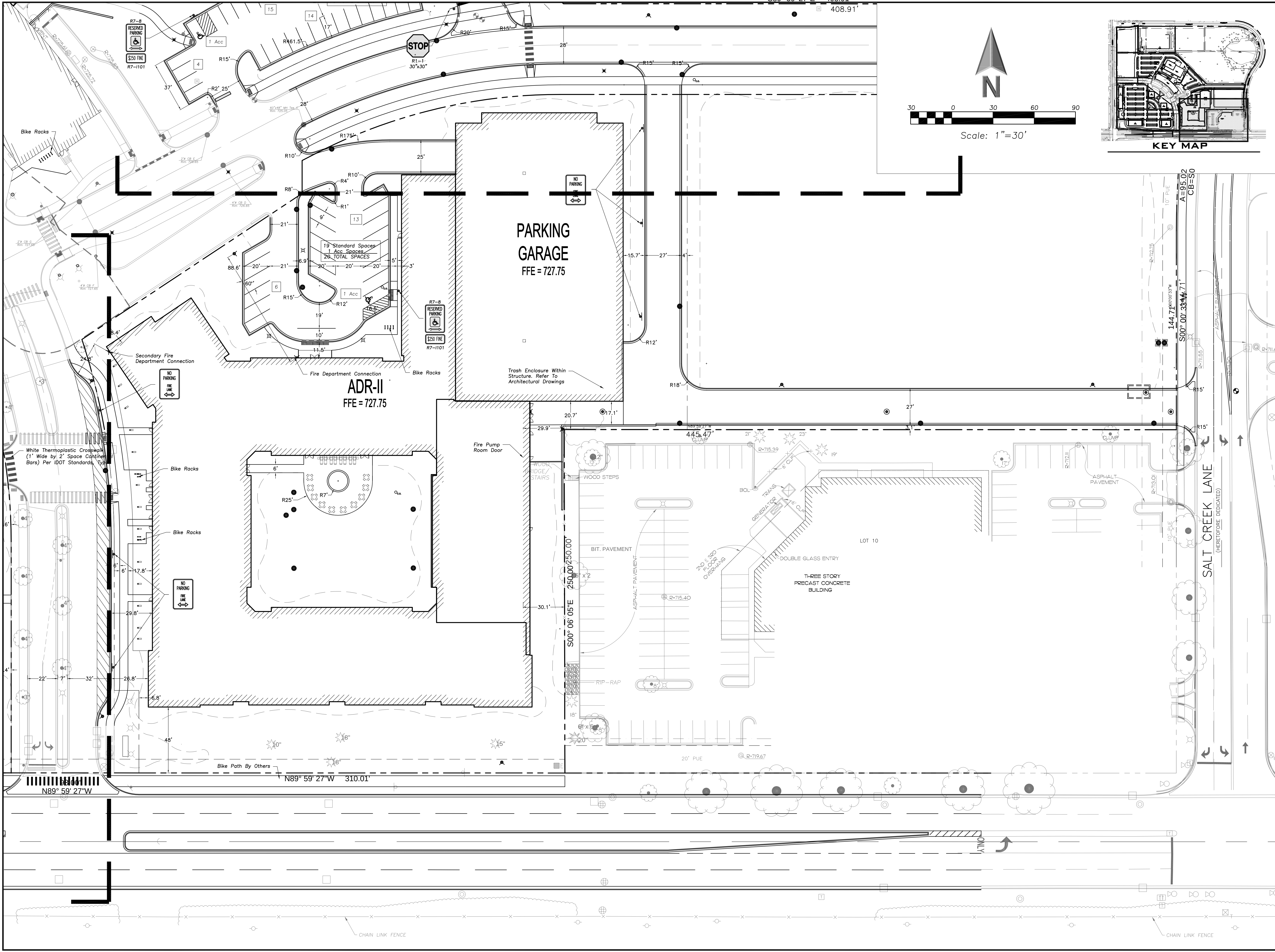
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THE PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR USE OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**SITE GEOMETRY
PLAN**
OVERALL

Sheet No:
C-2.00

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Site Plan.dwg
Plotted: 7/30/18 @ 3:51pm By: pdimmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

**ARLINGTON DOWNS
PHASE 2 CONSTRUCTION**
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village
	07/03/18	Revised Per Fire Dept
	07/30/18	Final PUD Submittal

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:

**SITE GEOMETRY
PLAN**
SOUTHEAST

Sheet No:

C-2.05



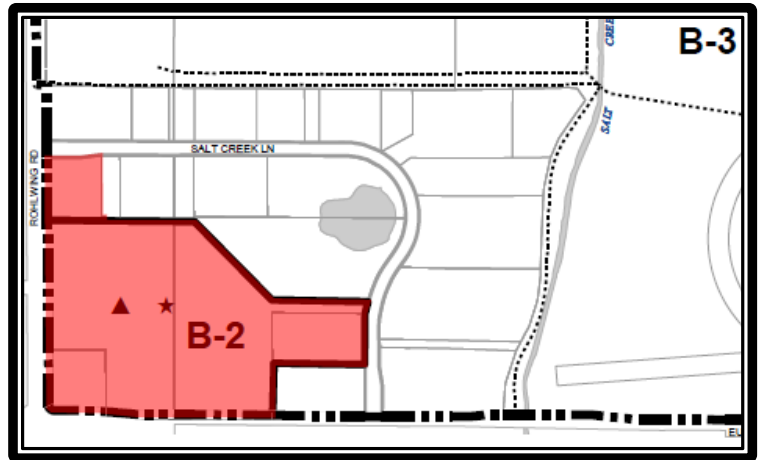
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

File Number: PC 18-010
Project Title: Arlington Downs PUD Amendment
Address: 3400 W. Euclid Ave.
PIN: Multiple PIN's

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 25, 2018
Date Prepared: July 20, 2018

Petitioner: Arlington Devco, LLC
Address: 3400 W Stonegate Blvd.
 Suite #2128
 Arlington Heights, IL 60005

Existing Zoning: B-2: General Business District,



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District
South	The City of Rolling Meadows; Single Family Homes		
East	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District	B-3, General Service Wholesale & Motor Vehicle District
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019 to allow modifications to the approved development plan for Arlington Downs.
2. Land Use Variation to allow a residential use as a principal use in the B-2 District for "ADR-II".
3. Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
4. Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D, and to allow for residential development within Zone C prior to constructing the foundation of the hotel.

Variations Required:

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
2. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
3. Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.

Project Background:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 27 acres. In 2012, and subsequent amendments in 2014, 2015, and 2018, the Village Board of Trustees approved the Arlington Downs mixed use development. The master development plan for the Arlington Downs mixed use development includes 5 different use zones; Zones A and C: Residential / Mixed Use, Zone B: Hotel and Entertainment (former waterpark), and Zones D and E: Commercial. When combined, the 2015 version of the Arlington Downs Mixed Use Development includes:

- 656 total luxury apartment units, combined between in One Arlington (214 units) and a proposed highrise tower in Zone C (442 units);
- 161 limited service hotel rooms;
- The reopening of the waterpark with a 1,000 person occupancy and a new entry addition along the west building elevation to include an arcade;
- 71,100 square feet of commercial/retail space;
- 2,028 parking spaces.

In 2018, the PUD was amended again to allow for the occupancy of First Ascent/Funtopia where the proposed waterpark was to be located.

Current Request

The petitioner is requesting further amendment to the existing PUD with the primary changes outlined below:

- Elimination of the 442 dwelling unit residential high-rise tower within Zone C and the 12,000 sq. ft. retail building in Zone E, and their replacement with a 5-story 263 dwelling unit residential building located on Zone C and E;
- Adjustment of the retail/medical offices in Zone D from 48,000 square feet to 30,300 square feet of commercial space;
- Amendment to the hotel Special Use to reduce the number of rooms from 161 to 116 and from 6 floors to 4 floors, as well as the relocation of that hotel from Zone B (lot 16) to Zone D (proposed hotel is the Vib Hotel – a part of the Best Western chain);
- Allowance for the 263 dwelling unit residential building to proceed prior to construction of the hotel.
- Replacement of the 4,500 square foot restaurant space within the One Arlington residential tower with an expansion of the existing “2N” office space currently located within the building.

In future phases, the developer is contemplating a 360 unit residential development (on lots 16 and 2B) in the portion of Lot B where there the hotel had originally been proposed, and a 180 dwelling unit age restricted living facility on the remainder of Zone C.

Staff is supportive of these changes as the original development plan (and subsequent plan amendments) has experienced difficulty moving beyond the first phase, which was the renovation of the former Sheraton Hotel. Staff believes that the proposed amendment will better align the project with the market conditions for the area and give the project momentum to move forward. Additionally, shifting the hotel down to Zone D will provide synergy with the commercial/retail locations within that zone.

Existing PUD Conditions

Due to the scope of the changes to the plan, several revisions to the previous approval ordinances are required. A comprehensive list of these changes are summarized within **Exhibit I**. Most of these changes are administrative, such as clarifying the extent of the parking variation or repealing conditions that are no longer applicable. Some of the more notable changes are outlined below:

- The preliminary PUD approval for Arlington Downs required that prior to the issuance of a building permit for the high-rise residential within Zone C, the petitioner must first construct the foundation for the proposed hotel. Since the petitioner has an interested residential developer for “ADR-II”, they are requesting the elimination of this condition in order to commence ADR-II prior to beginning construction of the hotel. Staff is supportive of this amendment as it will help to move this project forward, which has been stalled since completion of the One Arlington residential tower.
- When the preliminary PUD was granted approval on February 20th of 2012, a condition of approval required that, if after five years the developer has not commenced construction on a zone by zone basis, then that zone shall be cleared of debris, dilapidated concrete, and all dead landscaping shall be replaced. This condition should be repealed and shall be restated as part of the proposed PUD amendment to clarify that if construction within any zone has not started within 12 months of approval of the PUD amendment, then that zone shall be cleared of debris, dilapidated concrete, etc.
- During the amendment to the PUD in 2015, conceptual approval for was granted for 26,825 square feet of restaurant spaces and 6,400 square feet of outdoor restaurant spaces. Since the size of this restaurant and outdoor dinner has been reduced, this conceptual approval will be amended to be consistent with the new sizes proposed. Per approval ordinance 12-006, all restaurants must obtain a Special Use Permit.
- During the 2015 amendment, a variation was granted to allow a reduction in the required 15 foot setback for parking lots located on Rohlwing Road. Since all setbacks along Rohlwing Road are now compliant with the overlay regulations, this variation should be repealed.
- The 2015 amendment also restricted the amount of medical and non-sales tax / food and beverage tax generating uses. Since medical office uses are no longer proposed, and since the amount of overall retail/restaurant square footage has been reduced to 30,300 square feet, staff believes that this restriction should be amended to allow no more than 10,305 square feet of non-sales tax/food and beverage tax generating uses within Zone D.

Affordable Housing

The PUD requires that affordable housing is provided pursuant to the Housing Commission and Village Board prior approvals. With the original PUD approval in 2012, the petitioner obtained approval from the Housing Commission and Village Board to waive the requirement for both affordable units and the fee-in-lieu of affordable units within the Phase 1 residential tower. On June 12, 2018, the petitioner appeared back before the Housing Commission as the overall number of residential units within the development had changed. Pursuant this meeting, the developer will provide 15% of the units within ADR-II as affordable units (39 units), or provide a fee-in-lieu of providing those units at \$25,000 per unit. The developer indicated that they were interested in paying the fee-in-lieu of including those units for a total payment of \$975,000 to the affordable housing trust fund, however, in approving the proposal the Housing Commission strongly encouraged the developer to provide some affordable units within the development. Since this meeting, the Village Board has indicated that they would also like to see developers include more affordable units within each project as opposed to paying the full fee-in-lieu of providing affordable units on-site. Staff will continue to work with the developer to outline how many affordable units will be required on site at ADR-II, and the developer will

be required to maintain these units as affordable and pay the fee-in-lieu of for the difference, which is consistent with the Housing Commission's motion.

Conceptual Plan Review Committee

The Conceptual Plan Review Committee (CRPC) met on February 28th to discuss the proposed development. The CRPC was generally excited for the project and understood that as the market changed, the demand for different portions of the development could also change. There was some discussion of the portion labeled as "future senior living" within Zone C. While staff is generally supportive of a senior living facility in this location, it should be noted that this portion of the development will not be given formal approval at this time. If and when a senior living facility is proposed for this location, the Village review and determine the viability of that proposal, and a amendment to the PUD will be required.

Zoning and Comprehensive Plan

The petitioner is seeking an amendment to the underlying PUD Ordinances 12-006, 12-037, and 12-039, and the amended PUD Ordinances 14-025, 15-049, and 18-019 to allow for certain modifications to the previously approved Arlington Downs site development plan. Because the petitioner has proposed an additional residential-only use in Zone E, a Land Use Variation to allow residential as a principal use within the B-2 District is required.

The Arlington Downs multi-use concept was presented and approved as a unique development that offered a variety of different land uses (commercial, entertainment, residential), incorporated pedestrian friendly amenities and plazas, included a prominent and centralized open space pavilion, and created interesting focal points and visual alignments that linked the five different development zones in a cohesive, unified and interconnected manner. The Staff Development Committee is supportive of the proposed modifications as the unified site planning features will continue to be maintained.

Since the layout of buildings in Zone C and Zone E have changed, a plat of subdivision to reconfigure those lots is required. The petitioner has provided a code compliant preliminary plat of subdivision and staff is supportive of preliminary plat of subdivision approval. Final Plat approval will be required at a future Plan Commission meeting. To accommodate for the newly reconfigured lots and for shared parking given the change of uses within the PUD, an amendment to the Declaration of Easements, Covenants, and Restrictions for the development shall be required. Prior to building permit approval for ADR-II, the petitioner will need to provide a recorded copy of the revised Declaration of Easements, Covenants, and Restrictions and restrictions so that staff can ensure that shared parking and access is adequately provided through-out the development. Finally, as required by the Public Works Department, the revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development. Alternatively, the developer can enter into a separate onsite utility and maintenance agreement to address the concerns from Public Works, for review and approval by the Village.

As mentioned above, a land use variation is required due to the introduction of the ADR-II residential use within the overall PUD. Specifically, because the petitioner is proposing this new residential area of development that is within the B-2 District, the following variation is required:

- Land Use Variation to allow a residential use as a principal use in the B-2 District for ADR-II.

Dwelling units on the ground floor are not allowed within the B-2 district as the B-2 district is a business district meant to accommodate ground floor commercial uses with upper story residential units. The

proposed building does not contain any ground floor commercial uses; instead, the overall mixed use PUD accommodates for this commercial space within Zone D. Because the proposed ADR-II building contains 43 residential units on the first floor, the following variation is required:

- Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.

The petitioner's response to the hardship variation criteria is included within the materials provided to the Plan Commission. This criteria is summarized below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee is supportive of both variations and agrees with the petitioner that the necessary criteria for approval have been met. Specifically, ADR-II is compatible to the existing multi-family building located on the subject property (One Arlington) and will not alter the essential character of the locality. The property is unique in that it is the former site of a hotel and waterpark, and both Zones C and E have been vacant since the property obtained original PUD approval in 2012. The proposed land use change will help to align the PUD with current market conditions and facilitate the redevelopment of this area. Finally, the proposed variation is in harmony with the spirit and intent of the Zoning Code. As outlined in Section 28-2 (Intent and Purpose), one of the goals of the zoning code is to "protect the character and stability of the residential, business, and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas." The proposed development, as outlined above, is compatible to its surroundings and the proposed residential building will help to stabilize redevelopment of the Arlington Downs PUD and create a market for the commercial portions of the development. Staff believes that this development will be beneficial to this area, and therefore, the proposed development meets the spirit and intent of the Zoning Code.

Project Phasing and Off-site Improvements

Construction is scheduled to proceed in the following manner:

Phase 1: ADR I (Complete)

Phase 2:

- First Ascent/Funtopia (Commence Q3 2018, Completion Q3 2019)
- Off-site Improvements (commence Q3 2018, Completion Q3 2019)
- ADR II along with associated parking structures and access roads (Commence Q4 2018, Completion Q4 2020)
- Hotel (Commence Q4 2018, Completion Q1 2020) including construction of all parking and landscaping in Zone D

Phase 3: Retail Building B (Commence Q1 2019, Completion Q4 2019)

Phase 4: Construction of Retail Buildings "A", "C" and "D" (TBD depending on tenant interest)

Phase 5: ADR III/IV (TBD depending on market interest and subject to a future PUD amendment)

As previously mentioned, a condition of approval is recommended that will require the removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone if construction within that zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.

Staff notes that several off-site improvements are required once construction on the next phase of development begins. These improvements are:

- A sidewalk along the east side of Rohlwing Road (per Ord. 12-039)
- Southbound left turn lanes on Rohlwing Road for the two northernmost private drives. This improvement is no longer applicable since there is only one entrance proposed on Rohlwing Road, (which is the existing Stonegate Blvd. entrance and it already has a dedicated left turn lane). Therefore, this condition can be repealed. When future developments are proposed for Lots 16 and 2B with access proposed from Rohlwing Road, the need for dedicated left turn lanes can be evaluated.
- Crosswalk and pedestrian activated signal on the north side of Euclid Ave./Rohlwing Rd. intersection, unless the City of Rolling Meadows obtains a grant that includes that improvement.
- Left-hand turn lane from eastbound Euclid Avenue to the Stonegate Blvd. entrance. Staff notes that Ord. 12-006 requires the developer to pay 100% of all costs associated with a warrant study and future construction and maintenance of a traffic signal at this intersection, if such warrant study and traffic signal is required by Cook County.
- A bike path on the north side of Euclid Avenue, unless the City of Rolling Meadows obtains a grant that includes this improvement.
- A crosswalk and pedestrian activated signal on the east side of the Euclid Avenue/Rohlwing Road intersection, at such time when the City of Rolling Meadows installs a sidewalk on the east side of Rohlwing Road from Cardinal Street to Euclid Avenue.
- A right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue. Staff notes that this improvement can be deferred to a later time if agreed to by the Village and the City of Rolling Meadows.

Site Plan and Building Design

The developer has retained OKW Architects to provide a new design concept that is a more contemporary architecture with larger window openings to enhance the retail appeal of the development. A modern theme for the retail portion of Arlington Downs is appropriate and consistent with the modern aesthetic of the renovated One Arlington residential tower. The petitioner has provided a detailed list of the green features that will be included within ADR-II. The Design Commission has reviewed and approved ADR-II, the First Ascent/Funtopia renovation of the waterpark, and the Vib hotel building. Future PUD approvals will be needed for the ADR-III and ADR-IV buildings.

Since ADR-II replaces a retail building in Zone E, which building would have provided an active streetscape along the ring road and Euclid Avenue. The developer worked with staff to provide amenity spaces and common areas in the first floor adjacent to Stonegate Blvd., which helps to keep the building active at its base.

The following chart compares the current PUD approval and the proposed changes to the PUD.

Arlington Downs 2018 PUD Amendment: Current and Proposed PUD			
		Current PUD (Ord 15-049)	Proposed Amendment
Zone A	Residential tower	214 dwelling units	no change
		Day Care 6,600 sf; Restaurant 4,500 sf	Offices 11,100 sf
Zone B	Hotel	161 rooms / conference rooms	360 dwelling units (future phase)
	Water Park	Water Park	Climbing Wall / Family Entertainment Facility (already approved via Ord. 18-019)
Zone C	Residential Tower Phase 2	442 dwelling units	443 dwelling units (263 units in ADR-II plus 180 age restricted units in future phase)
Zone E	Commercial	12,000 sf commercial	
Zone D	Commercial	48,000 sf	30,300 sf
		(15,000 sf medical)	No medical proposed
			116 room hotel
	Total Commercial (excluding Zone B)	71,100 sf (15,000 sf medical)	41,400 sf (no medical)

Staff has recommended that the developer construct a landscaped median within the Euclid Avenue ROW in areas where this landscape median would be viable as per the City of Rolling Meadows and Cook County Department of Transportation. A condition of approval requiring this median has been included below. Staff notes that the developer would need to be responsible for maintenance of said landscape median.

The Building Department and Fire Department have asked for certain alterations to the east leg of Stonegate Boulevard that is adjacent to ADR-II to allow for enhanced emergency personnel access. In response to this request, the developer has shifted the location of the building slightly to the west to bring it closer to Stonegate Boulevard, which allows for better fire protection. However, the petitioner is still working out a final design for this area in order to address all Village concerns. A condition approval requiring further modifications to the plans has been included below.

Landscape

The petitioner has submitted a landscape plan that has been reviewed by staff. Overall, the site is well landscaped with a mix of trees, shrubs, and evergreens to provide for year round screening. However, there are certain items within the plan that still need to be addressed. First, the developer has not yet provided details on the decorative crosswalks and street lighting that will enhance the pedestrian linkages throughout the site. Prior to Final Plat of Subdivision approval, the petitioner shall provide a detail of the proposed specialty pavement including the pattern and color, as well as catalog cuts for the decorative street lights, for review and approval by staff.

Staff is also requesting 12 additional evergreen trees along Euclid Avenue, which will help to soften the rear drive aisle of the Retail Buildings A and B and further screen the refuse enclosure areas. Staff believes that the proposed enclosures for Retail Buildings A and B should be flipped so that they don't face outwards towards the street. Additionally, the dumpsters should be moved closer to the building so that a wing wall can be extended out to make up part of the dumpster enclosure, which will integrate nicely with the architecture of the building. A condition of approval requiring these changes as part of Final Plat of

Subdivision approval has been recommended. Staff notes that the previously approved version of this project designed the refuse areas to be inside the buildings, which provided superior screening.

Further details will be required on the rear loading area for ADR-II. The plans showing this area do not yet present a coordinated vision for functionality and screening of this element, and additional details will be needed prior to Final Plat of Subdivision approval. The petitioner shall provide further details on the landscaping in this area, and a wing wall to screen deliveries/loading/mechanical units may be required depending on final design.

Regarding the Vib hotel, the plans depict several AC mechanical units to be in the front yard along Rohlwing Road. Staff believes that if AC units are allowed to be within the front yard along a primary street frontage, these elements must be screened with a small screen wall of sufficient size to screen the units and the wall must be architecturally compatible with the building. Additionally, it is recommended that these enclosures maintain the 15' required setback from Rohlwing Road.

Finally, the proposed signage at the corner of Euclid Avenue and Rohlwing Road needs further development. The proposed sign includes an LED screen, which will require a variation through the Design Commission. No such variation will be granted via this PUD amendment process, and the sign will require separate review as staff would like to work further with the petitioner on the design and size of this feature. A previous condition of approval from Ord. 15-049 requires the developer to work separately with staff on this sign.

Traffic & Parking

The petitioner submitted a detailed traffic and parking study that assesses the impacts of the development. A shared parking model has been used to evaluate the parking requirements for this development as was done with the original PUD and subsequent amendments thereto. Below is a comparison of the current approved PUD and the proposed amendment (**Chart I** below illustrates the parking on use by use basis).

Parking	Current PUD (Per 2015 Amendment)	Proposed PUD
Required by Code	2,526	2,768
Supply	2,028	2,333
Deficit by Code	-498	-435
Peak Demand (Shared Parking Analysis)	1,858	2,106
Supply	2,028	2,333
Surplus based on Peak Demand	170	227

Chart I: Parking Required and Provided per Use

Location	Parking Required	Parking Provided	Anticipated Peak Demand
One Arlington/25N	349	336	311
Funtopia/First Ascent	342	311	285
ADR-II	526	400	395
ADR-III	360	270	270
ADR-IV	720	540	540
Vib Hotel and Commercial	471	476	459
TOTAL	2,768	2,333	N/A

Staff notes that a previous variation was granted to One Arlington and the residential high-rise that had originally been proposed in Zone C (but never constructed), which allowed these two residential uses to provide parking at a ratio of 1.45 spaces per unit. Prior to construction of the residential high-rise in Zone C, the developer was required to provide a parking study that illustrated the parking demand of the residential in One Arlington to ensure that the 1.45 space per unit ratio was viable. This study was completed in 2017 and showed that One Arlington only required parking at a ratio of 1.31 spaces per unit. Therefore, staff believes that the 1.5 spaces per unit ratio provided in ADR-II is sufficient to accommodate for its expected parking demand.

However, the following variation to parking is still required:

- **Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.**

Staff is supportive of the variation as the petitioner has provided an extensive shared parking analysis which demonstrates that the peak parking demand is estimated at 2,106 cars at 7:00pm on weekdays and 1,849 cars at 10:00pm on weekends. Overall, the parking supply of 2,333 parking spaces is adequate to meet peak demand. Analyzing parking on a zone by zone basis, all zones contain enough parking to accommodate peak demand, and so overflow onto other zones is not expected, which was something that was necessary in all previous iterations of the plans. In order for the parking within Zone A to succeed (One Arlington and 25N Coworking), the employees, tenants, and guests of 25N must parking within the underground garage utilized by One Arlington. This was a required condition of approval when First Ascent/Funtopia was approved earlier this year.

The petitioner has proposed no dedicated loading zone for the 30,300 square feet of restaurant/retail within Zone D. Therefore, the following variation is required:

- **Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.**

The petitioner has indicated that separate loading spaces are not warranted as deliveries will be scheduled to occur at off-peak hours when customers are not around. Given the large shared parking field for the uses in Zone D, staff believes that a waiver for the loading zones will not be problematic provided that deliveries do not occur during peak operations. If deliveries occur during the morning there will still be leftover parking spaces for customers, and staff is supportive of this variation.

With regards to traffic, the proposed development will generate less traffic than previous versions of the plan as more residential and less commercial space has been included in the present proposal (residential uses generate less traffic). Peak traffic will occur during weekends where there will be an estimated 907 trips to and from the subject property during the peak hour. In comparison to previous plans, the 2015 amendment forecast 976 trips during the weekend peak hour, and the 2014 amendment forecast 1,613 trips during the weekend peak hour. The surrounding street network and internal site circulation has been designed to accommodate for these peaks.

Since a significant portion of the overall development and parking demand will come from future phases of construction (ADR-III and ADR-IV), the developer will need to demonstrate that the existing parking is viable prior to approval being granted for these future phases of development. Specifically, the developer will need to survey the parking in both One-Arlington and ADR-II to demonstrate that the parking for those residential

uses are adequately served by the 1.45 and 1.5 spaces per unit parking ratios. Additionally, when First Ascent/Funtopia was approved, a condition of approval required the developer to survey the First Ascent/Funtopia parking to determine if additional overflow parking was needed on lot 2B. This condition still stands and will be required when development is proposed on Lot 2B (ADR-IV).

The proposed development is compliant with all bicycle parking space requirements.

RECOMMENDATION

The Staff Development Committee is supportive of the proposed amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019 to allow modifications to the approved development plan for Arlington Downs, the Land Use Variation to allow a residential use as a principal use in the B-2 District for “ADR-II”, Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed “ADR-II” and “ADR-III” residential buildings, an amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D, and to allow for development within Zone C prior to constructing the foundation of the hotel, along with the following variations:

- Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
- Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
- Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.

Staff recommends approval of this application subject to the following conditions:

1. Final Plat of Subdivision approval is required.
2. A PUD amendment will be required for the ADR-III and ADR-IV development sites when a project for those properties has been proposed.
3. The previous approval ordinances shall be amended as outlined in **Exhibit I**.
4. Prior to Final Plat of Subdivision approval, the petitioner shall:
 - a. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - b. The petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of retail buildings A and B.
 - c. Provide a revised site plan that shows the dumpster enclosure for retail buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Ave.
 - d. Provide better screening for the mechanical and loading/delivery area at the rear of ADR-II. Such screening may require a screen wall.
5. The developer shall work with staff to include a certain portion of the 39 required affordable units on-site and shall pay a fee-in-lieu for the difference, compliant with the Housing Commission motion from June 12, 2016
6. Prior to Building Permit issuance, the petitioner shall provide the Village with a copy of the amended Declarations, Covenants, and Restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD. The revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development to the satisfaction of the Public Works Department, or alternatively, the developer can enter into a separate onsite utility

and maintenance agreement to address the concerns from Public Works (for review and approval by the Village).

7. Impact Fees will for ADR-II shall be required at time of building permit issuance, compliant with Village Code.
8. The removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone will be required if construction within any zone has not commenced within 12 months of approval of this PUD amendment. Additionally, if at any time during construction within any zone, said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.
9. The petitioner shall explore construction of a landscaped median in the Euclid Avenue Right-of-Way, and shall construct said median if determined to be feasible by the City of Rolling Meadows and Cook County Department of Transportation. All maintenance costs for this landscaped median will be the responsibility of the property owner.
10. The AC units located in the front yard of the hotel building shall be screened with a screen wall that is architecturally compatible with the hotel building and provides complete screening of the units (3 sides). Alternatively, these units can be relocated to the roof of the building and appropriately screened.
11. Prior to zoning approval being granted for future development of ADR-III and ADR-IV, the petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand.
12. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

July 20, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I: List of Amendments to Previous Approval Ordinances

Ordinance 12-006:

That the special use approved in Ordinance number 12-006, and amended via Ordinance 14-025, be further amended to allow a 116 room hotel in Zone D.

That the land use variation granted in Ordinance 12-006 to allow residential uses as the principal use in Zone C, is hereby amended to allow residential uses as the principal use in Zone E, Zone C, and Zone 2B (inclusive of lot 16).

That the variation granted by Ordinance 12-006 to allow lodging rooms below the 2nd floor is repealed.

That the variation granted by Ordinance 12-006 to waive the requirement for landscape islands underneath all light poles in Zone D is repealed.

That the variation granted by Ordinance 12-006 to allow a reduction in the number of required onsite parking spaces, is hereby amended to allow 2,333 parking stalls where 2,768 parking stalls are required.

General Condition #1 be modified to clarify that Zone A shall be developed mixed use, Zone B shall be developed as residential and entertainment, that Zone C and E shall be developed as residential, that Zone D shall be developed as commercial and hotel.

General Condition #2 be modified to clarify that residential dwelling units shall only be allowed in Zones A, B, C, and E.

General Condition #3 be modified to clarify that the maximum number of dwelling units in Zone A shall be 214, that the maximum number of dwelling units in Zone C and E shall be 443, and that the maximum number of dwelling units in Zone B shall be 360.

General Condition #9 be amended to limit the maximum number of occupants within the First Ascent/Funtopia building to 1,275 occupants.

General Condition #10 be amended to clarify that the project shall comply with the Design Commission motions from May 22nd and June 12, 2018.

General Condition #11 be repealed.

Traffic and Parking Condition #2 be amended to allow parking for residential uses in Zones A, B, and C.

Traffic and Parking Condition #8 be amended to clarify that Salt Creek Lane roadway improvements shall be implemented in conjunction with the development of ADR-II.

Traffic and Parking Condition #11 be repealed.

Traffic and Parking Condition #14 be repealed.

Building, Site, and Landscape Related Condition #1 shall be amended to clarify that the plaza area and associated landscaping, as well as the Village gateway sign located at the southwest corner of Zone D, shall be constructed once construction within Zone D begins.

Building, Site, and Landscape Related Condition #2 shall be amended to clarify that the landscaping along the primary drive that extends west to Rohlwing Road shall be required when development in Zone D begins.

Building, Site, and Landscape Related Condition #4 shall be repealed.

Ordinance 12-037:

That the variation granted by Ordinance 12-037 be amended to clarify that the parking variation is to allow a reduction in required parking to allow 2,333 parking stalls where 2,768 parking stalls are required.

Ordinance 12-039:

That condition #1c be repealed.

Ordinance 14-025:

That the Special Use Permit granted for a large amusement device arcade in the B-2 district be repealed.

That the variation to allow lodging rooms below the second floor in the B-2 district be repealed.

That the parking variation granted by Ordinance 14-025 be amended to clarify that the parking variation is to allow a reduction in required parking to allow 2,333 parking stalls where 2,768 parking stalls are required.

Condition of approval #1 be repealed.

Condition #4 be amended to clarify that the petitioner shall comply with the Design Commission motions from May 22nd and June 12, 2018.

Ordinance 15-049:

That the conceptual approval for 26,825 square feet of restaurant spaces and 6,400 square feet of outdoor restaurant spaces be amended to grant conceptual approval for 20,000 square feet of restaurant space and 3,000 square feet of outdoor restaurant space.

That the variation granted to allow a reduction in the required 15 foot setback for parking lots located on Rohlwing Road be repealed.

That the variation to reduce the parking requirements be amended to clarify that the variation is to allow 2,333 parking stalls where 2,768 parking stalls are required.

That condition #1 be repealed.

That condition #2 be amended to clarify that no less than 10,305 square feet of non-sales tax/food and beverage tax generators shall be permitted in Zone D.

Condition #7 shall be amended to require that the petitioner comply with the Design Commission motions from May 22nd and June 12, 2018.

APPROVED

PLAN

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

COMMISSION

RE: ARLINGTON DOWNS - 3400 WEST EUCLID AVENUE - PC#18-010
PUD AMENDMENT, PLAT OF SUBDIVISION, AMENDMENT TO SUP,
LAND USE VARIATION, VARIATIONS

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 25th day of July, 2018 at the hour of 7:54 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

APPROVED

CHAIRMAN ENNES: Moving on to our next petition, 18-010, Arlington Downs. Is the Petitioner here? Will anybody else be testifying with you and speaking?

MR. KLUEMPER: Yes.

CHAIRMAN ENNES: Can we all come up and I'll swear you all in at the same time?

MR. KLUEMPER: Yes.

CHAIRMAN ENNES: Raise your hand.
(Witnesses sworn.)

CHAIRMAN ENNES: As you come up, if you would just state your name and spell it, okay? But let's start with the Petitioner, thank you.

MR. KLUEMPER: Thank you, Commission members. My name is Mark Kluemper, last name is spelled K-l-u-e-m-p-e-r. I'm with OKW Architects representing the Petitioner, Arlington Devco, LLC, regarding revisions to a previously approved PUD at Arlington Downs.

CHAIRMAN ENNES: Yes.

MR. KLUEMPER: So, really I wanted to outline briefly the history and the rationale for presenting this before you. It really in large part is due to market conditions that, since the original PUD approved in 2012 and then subsequent revisions in 2015, there have been further developments in the marketability of the site. So, the amendments that are proposed before you to be considered tonight are an extension of that. They really drive the demand that exists with residential, the lack of demand that exists within the retail environment, further dynamics to the typical hotel that's approved for the site, as well as the existing shuttered water park. So, collectively, those changes are incorporated into a series of amendments that modify several parcels in the site and the associated variations that are requested.

So, Staff has done a really excellent job. It's a pretty detailed and complicated series of steps that we'll talk about tonight. So, I'll try to keep this part brief and I imagine you've read and enjoyed your materials that we'd welcome your questions.

So, going into the original PUD, again several lots that was primarily retail-oriented with residential on two ends of it, there is a Phase I residential which is complete now, and what we're going to talk about is producing Phase II residential along with some of the retail that was always envisioned at the corner. So, our current PUD master plan envisions a continuation of the retail quadrant which is Lot 4A at the corner of Euclid and Rohlwing. Within the ring road, approximately 28,500 square feet of retail space is envisioned within several buildings. Also within that retail quadrant, the proposed hotel which was formerly in Lot 16 at the intersection of Salt Creek Lane and Rohlwing, it is proposed to move that hotel within Lot 4A along Rohlwing Road and Stonegate Boulevard.

Then the residential component that was envisioned on Lot C is now being proposed in a reconfigured fashion between Zones C and E, Lots 3 and 5. There was originally 12,000 square feet of retail space envisioned along Lot 5, and that subsequently had been eliminated in that portion of the site. This is going to be an exclusively residential zone, housing 263 dwelling units and associated parking.

Then lastly, there's two future phase portions which are to be developed, and our understanding is that when those would become projects that the developer would pursue, they would come before this Commission again as well as the Board, seeking specific approval of those particular sites. So, one is being called ADR-III which is in Lot 3 of

APPROVED

approximately 180 dwelling units, and then the ADR-IV which is between Lot 16 and Lot 2B of approximately 360 dwelling units.

The summary of our requests are basically that the petition has been revised consistent with the essential character of the previous approval. There are simply these different elements being relocated to different portions of the total property that require these amendments. We're trying to focus the retail and restaurant usage more in the southwest quadrant than the residential building along Lot C and 3, reconfigured with the hotel being moved in the future phase residential. That's basically the summary of our requests.

So, in terms of the character that we have, we're working from the previous approved PUD, have carried through into this version as well. The corner of Euclid and Rohlwing, we have a development sign that has a Welcome to Arlington Heights component to it, that's something that's going to be initiated in this next phase. Then the walkability factor has been maintained throughout this quadrant and the extension across Stonegate in the future phases as well. So, this is definitely a 360-degree development. There's no, we're trying to be sensitive to the fronts and backs of all the buildings and allow it to be a very walkable environment and connected to the various components.

There is a series of minor revisions that we are working through at the Staff level. Let me just point those out now, the first of which is a fire lane along Stonegate Boulevard to address the fire safety of the residential building ADR-II. So, along Stonegate is being proposed to widen the eastern portion of northbound lanes to 26 feet minimum width curb to curb, and have the building sited so it's within 30 feet of that curb line. So, we think we might have refinements and we'll be revisiting that at the Staff level to ensure that that's in compliance and approved.

The second condition, along Euclid Avenue, to better screen the Retail Buildings A and B, we're accepting of additional landscaping that's been shown in this diagram, I think it's 12 evergreen trees that front that and further screen that. The associated refuse enclosures that are exterior to the building will be oriented so that they do not face Euclid, so we'll be repositioning that and engaging it into each of those buildings. Then the additional screening of loading and associated utilities along ADR-II as well as the hotel structure along Rohlwing, we agree to all those minor Staff comments and their conditions of this approval.

So, I have a few other slides, but basically they're for reference. Just the ADR-II building itself is one of several that are being proposed, but we have already been through the Design Commission and have received a positive recommendation from them for the residential building. So, there's just a few slides that I could show the general character of what that exterior looks like. Subsequent retail buildings as well as future phase residential will again be developed at the point they proceed forward and they'll come to this Board in a similar manner.

With that said, I want to turn this over to Pat Dimmer of Eriksson Engineering, and he can go through some of the nuances of utilities and infrastructure.

CHAIRMAN ENNES: Thank you, Mark. Welcome.

MR. DIMMER: Hi. Again, Pat Dimmer with Eriksson Engineering, last name is D-i-m-m-e-r. Really just to touch on some of the changes that are being presented here from an overall site, really the access points are, the existing access points are all still there but you'll see the access point up to the north to Salt Creek Lane and no new access points over on the west side to Rohlwing. Then also, I know we've got the existing drive on the east side of the

APPROVED

site and then adding, making this passage to the south of that prior building more of an actual fire lane throughway that somebody could use seeing as that parking garage for ADR-III has an access point out the back side down here on the southeast corner. So, residents could use that rear lane to access the signals at Salt Creek Lane as opposed to exiting the west side of that structure.

Then as Mark had mentioned, too, the only big change to this that would be coming was the addition of expanding for that fire lane on the west side of ADR-II. But overall, traffic and parking-wise, the site is actually a lot better in terms of there's, because of the residential towers and the parking associated with that, the more residential development, it kind of cuts back quite a bit on the shared parking that's been done in the past and analyzed for by our traffic engineers. The numbers are all better than they used to be; there's still some shared parking, but everything is still in compliance with the shared parking studies showing excess parking throughout the development based on that shared parking analysis, consistent with prior PUDs.

So, on the site, site utilities are probably the biggest changes from a site standpoint, and a lot of that is because of the reconfiguration of ADR-II. Currently, there is a water main that runs east underneath where the building is going and that turns north. That section of the water main is going to be removed and relocated around that northwest corner of that facility. The project would then connect the two, similar to what was done, planned in the past, we are connecting the water mains between the two branches internal to the site. These are private water mains. They are all metered and at the property lines, so these are all private, not public mains. Then the biggest change with the water main on the east side is that it previously ran, it was intended to run straight down this lane, this existing access road. Because of Fire Department connections to the building, we're rerouting that between the buildings and down this back side to provide better fire protection around that east side of the parking garages.

Sanitary-wise, not much has changed. The biggest change is going to be again on the east side. Instead of routing again down that access drive, we're using that rear access drive as sort of the main utility corridor through there. Stormwater-wise, we are still going to be working with Village Engineering as done in the past. We have the existing regional facility way up in the part to the northeast and it continuous a little farther east along Salt Creek Lane. That basin is providing the vast majority of the stormwater management. Onsite storage will be provided for sort of that incremental historic increase that the Village would require for their new requirements as opposed to what was done in the past.

In conjunction with that, the Sanitary District MWRD has new infiltration requirements. So, you can see all these little orange squares throughout the site; those are all intended to be, under parking lots, storage and infiltration of water into the ground. Then we would add new storage sewers connecting all those to the main infrastructure that was installed back in Phase I. There is an existing 60-inch storm sewer that runs through the site; those are sort of the bold green lines through here on site.

I just want to point out that the branch that is currently where that building is going is intended to remain there. It's a large diameter pipe, it is very deep. I want to say it's approximately about 14 feet down, so relocating that would be rather costly. Seeing as the structure itself does not have a basement in this portion, we can span that with the foundation walls and design accordingly to bridge that. Any future maintenance of that, because it is a five-foot diameter pipe, you can actually get somebody in that pipe to perform

APPROVED

maintenance down the road that you can't do if it were a 12-inch pipe or an 18-inch pipe. So, because of the size, it kind of lends itself to being underneath that structure because you can access that and make repairs if you need to.

CHAIRMAN ENNES: Yes, 14 feet down.

MR. DIMMER: That's about all I have from the site standpoint.

CHAIRMAN ENNES: Thank you.

MR. KLUEMPER: That's all I have.

CHAIRMAN ENNES: That's all you have, okay. Is a principal here? Or Mark, can you accept the conditions 1 through 12? Have you read those, you're agreeable to those?

MR. KLUEMPER: Yes. Yes, the Petitioner is agreeable. The Applicant is agreeable to that.

CHAIRMAN ENNES: Okay, thank you. We'll move on to Staff report. Sam?

MR. HUBBARD: Thank you. So, the property is located at the intersection of Euclid and Rohlwing Road, kind of on the western side of the Village, towards the center. The property is zoned B-2 which is a General Business District. It also has an overlay zoning district on top of it as well that's designated as mixed use on the Comprehensive Plan.

The Petitioner is proposing amendments to the previously granted PUD as well as a land use variation to allow residential uses as a principal use in the B-2 district. Traditionally, the B-2 district is for commercial uses and would have residential on upper stories. But because it's a B-2 district and it's going to be a principal use as residential on ADR-II, ADR-III and ADR-IV, they need a land use variation. The land use variation would only apply at this time to ADR-II.

Additionally, they're applying for preliminary plat of subdivision approval to reconfigure Lots 3 and 5 to accommodate for the ADR-II and ADR-III residential buildings. That means that they will have to come back before the Plan Commission for final plat of subdivision approval at a future date. Also, they're amending the previously granted special use permit for a hotel to reduce the room count from 161 to 116 keys, then relocate that hotel from Zone D, I'm sorry, to Zone D from Zone B, and allow construction of ADR-II prior to construction of the hotel. One of the previous conditions of approval from the original PUD was that the hotel had to be constructed before any of the other phases begin after the One Arlington-Sheraton redevelopment was complete. Now, they are asking to waive that condition and allow construction of other phases of development to occur prior to constructing the foundation of the hotel, and Staff is supportive of that.

Additionally, they're requesting three variations: one for parking, one for dwelling units on the first floor of ADR-II, and to waive the requirement for loading spaces on the retail and restaurant uses in Zone D.

So, the Petitioner has appeared at several commissions and committees prior to this evening. On February 28th of 2018, they appeared in front of the Conceptual Plan Review Committee and would characterize the Conceptual Plan Review Committee as enthusiastic to get this moving forward and they understood that as the market changed, so, too, could the development and they were sympathetic to that. Additionally, this appeared in front of the Design Commission on two instances, on May 22nd for the hotel and twice concluding on June 12th for ADR-II, the residential building.

APPROVED

The Design Commission worked extensively with the Petitioner, particularly on the ADR-II residential building to work on some of the finishes and materials and exterior aesthetic. It did take two appearances for them to get approval of ADR-II, and they did end up changing some colors and materials and upgrading the garage significantly which, you know, was originally proposed without much detailing. Ultimately, both the hotel and ADR-II were approved by the Design Commission; the retail buildings, and certainly ADR-III and ADR-IV when those come forward will have to get Design Commission approval.

On June 12th, they appeared before the Housing Commission due to the introduction of some new residential areas in the development. They agreed to conform to the current Affordable Housing policy for ADR-II which requires 15 percent or 39 of the 263 units to be designated as affordable, or a fee in lieu of can be paid. They did agree to a \$25,000 fee in lieu of affordable units which is consistent with what we've gotten for similar projects. However, the Housing Commission did make a strong recommendation that the Petitioner include some of those units in the development as opposed to paying a fee in lieu of for all the affordable units.

Additionally, when the Hickory/Kensington apartment project appeared before the Village Board recently, the Village Board also made it known that they strongly prefer to see, at least to a certain extent, some of the affordable units within the development. So, Staff has recommended a condition of approval to require the developer to include some affordable units in the ADR-II building. The condition leaves that negotiation open between the Village and the developer, but we would like to see that as a recommendation from the Plan Commission and a condition of approval as well.

So, here's the aerial of the site, it's bounded in red here. You can see a lot of the areas on the property are semi-improved. They have a lot of deteriorated parking areas here to the southwest, additionally to the northwest as well. I just want to point out, one of the conditions of approval recommended by Staff was that if these areas haven't commenced development in the next 12 months, then we would ask the Petitioner to remove the deteriorated pavement and any improvements, and reinstall some landscaping in these areas. This is actually an original approval condition from 2012, they required that within five years the developer kind of green these areas with landscaping and remove any deteriorating improvements. That five years expired in 2017, so I think the Village has had a little bit of leniency with the developer and hoping to see some movement here. But again, we're going to be, we're recommending reinstating this condition that within 12 months, these areas be removed of their deteriorated parking areas and landscaped if there's no development commencing.

Additionally, I want to touch on another condition of approval that Staff recommended. We wanted to see a landscaped median in Euclid Avenue. Euclid Avenue is under the jurisdiction of the City of Rolling Meadows and the Cook County Department of Transportation, so any such landscaped median would need to be reviewed by both parties. We think it makes sense and we'd like the Petitioner to include that in their final engineering plans which will be due at time of final plat of subdivision approval. It would require obviously approval from Cook County Department of Transportation, and we would ask and require that the Petitioner be the one to maintain that landscaped median. Otherwise, since it is within the jurisdiction of the City of Rolling Meadows, it would be up to them to landscape that. We think it makes a lot of sense for the Petitioner to be responsible for that landscaping.

APPROVED

Here you can see the previously approved plans. So, up here you'll see where the hotel was originally proposed to be. Down here were some marginal areas of retail, and then right here as well. Then this was going to be a smaller retail building, and then originally this was to be another kind of dual residential tower with about 440 units. As I transition the slides slowly, you'll see the new proposed site plan fade in here.

So, most notable areas of change are here with the new ADR-II, 263 rental residential building. The hotel of course moves down to Zone D from where it was previously approved up here. Then of course the developer is proposing future phases of residential for ADR-III and ADR-IV here as well.

One of the conditions of approval recommended by Staff was that the Petitioner revise the declaration of easements, covenants, and restrictions, because they are kind of changing up the uses here and switching some of the lots. We believe that the easements and conditions and restrictions need to be amended to accommodate for this. We want to ensure that cross access, cross parking, maintenance of all common elements are addressed satisfactorily in the declaration of easements, covenants, and restrictions. So, we're asking that that be recorded to the satisfaction of the Village, to require and plan for those elements prior to building permit approval.

So, the big issue here is parking. As you've heard, the parking has actually improved in this latest iteration of the plans. Technically, a variation is still required. The property operates on a shared parking model. While there may be a deficit relative to code requirements on certain portions of the development, on peak times that's accommodated with a surplus in other areas of the development. Relative to the latest amendment from 2015, you can see 2,526 parking spaces were required by code. Currently, under the new plan, 2,768 parking spaces are required by code, but the supply increases over what was originally amended in 2015. So, actually the deficit decreases from about 500 spaces to about 435 spaces from a code standpoint.

Relative to peak parking demand, based on the shared parking analysis, the maximum number of spaces will be used at any one time to be 2,106 spaces. Based on the supply, the actual peak parking demand surplus has increased to 227 spaces from 170 before. So, from all looks of things, parking has further improved in this most recent version of the plans.

When you look at it from a zone to zone basis, each zone while it may have a technical deficit relative to code requirements, the parking provided is always above the anticipated demand. You can see in ADR-II and III and IV, a lot of the parking demand from a code standpoint is created from these residential developments. When you consider ADR-III and ADR-IV, these are really just placeholders. I mean we don't have any proposal for these sites at this time, so it's, you know, this is just kind of our best guess of what parking demand requirements would be. But they're both parked at an estimated 1.5 spaces per unit.

I would note that ADR-II, the 263-unit rental residential building is parked at a ratio of approximately 1.5 spaces per unit. This property was originally slated for the dual residential high rise in this area and had been previously granted a variation for parking at 1.45 spaces per unit, with the condition of approval that when that development would actually move forward, the Petitioner would survey the parking at One Arlington to see if the parking ratio there was sufficient to accommodate for a 1.45 space parking ratio in the future residential areas. The Petitioner has provided that parking analysis of One Arlington; it's actually parked at

APPROVED

closer to 1.32 spaces per unit. So, it confirms that the 1.45 previously granted variation is still applicable, and furthermore, the Petitioner has proposed parking at 1.5 spaces per unit. So, we are confident that the residential areas will not create a parking problem, and again the shared parking still conforms to expected anticipated demand and we're supportive of the parking variation.

There are a few land use variations required, one for as I mentioned principal use of residential in the B-2 district, and then one to allow residential uses on the first floor in the B-2 district. We are supportive of these variations as well. We believe that they've met the criteria for approval. The site is very unique. It's a former hotel and water park and it requires a creative approach towards redevelopment.

Additionally, the property has been vacant since 2012 relative to when the previous PUD was originally approved. This has been a hot time for the residential rental market, so the fact that these residential uses couldn't move forward during the last five years is evidence that, you know, a variation may be warranted. Furthermore, we do believe it's in compliance with the spirit and intent of the code. One of the intents of the code is to protect the character and stability of residential, business, and manufacturing areas. The Staff Development Committee believes that the proposed variations to allow ADR-II to move forward will help stabilize this area and bring on the redevelopment that I think the Village has hoped to see for the last five years, and it's not a threat to the character of the Village. So, we are supportive of both variations.

The Petitioner has also asked for a variation to waive the loading requirement. This is just for the retail and restaurant uses in Zone D, so it's these retail buildings here. They've justified it by outlining that deliveries will take place during off peak times. There are limited spaces in front of the dumpster enclosures for certain of the buildings that would allow for parking of a small delivery truck. Additionally, there is a large kind of layby lane here that could allow for a larger delivery truck, or they could park on the side of these buildings here when delivering to Retail Building A and B. We believe that this complies with the standards of approval and we're comfortable with this variation being granted and recommending approval of that as well.

So, we are supportive of the application. We are recommending approval subject to 10 conditions, I'm sorry, 12 conditions. Again, I'm happy to go through these conditions if you'd like, but otherwise, that concludes my presentation.

CHAIRMAN ENNES: Thank you, Sam. Can I have a motion to approve the Staff report?

COMMISSIONER JENSEN: So moved.

CHAIRMAN ENNES: And a second?

COMMISSIONER WARSKOW: Second.

CHAIRMAN ENNES: Second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

(No response.)

CHAIRMAN ENNES: Okay, thank you. Lynn, you want to start on your end and the questions that you have?

COMMISSIONER JENSEN: Yes. I've been involved in all of the different iterations of this and just have some general questions. So, from 2012 to now, we've gone

APPROVED

through a number of iterations where we've had, you know, different configurations of retail, different configurations of rental units. The theme park has changed its nature several times. I guess I'm interested in knowing what is the level of interest and commitment from other partners, companies, entities in what you're proposing now. What I'm really asking is are you trying to just divine what's happening in the market, or do you have concrete interest expressed and concrete commitments for any of this?

MR. KLUEMPER: Yes. So, speaking to the concrete interest, the main rationale for pursuing the amendments at this time is that really ADR-II, that development is anticipated to proceed forward into documentation and permit approval, upon approval of the PUD amendments. Likewise, there is interest in the hotel. If you recall, it was originally pursued with a different operator. The Vibe Hotel, which again went through the Design Commission approval process, is the operator that are interested in moving forward as soon as the approval of this amendment takes place. Thirdly, some amount of retail interest in that southwest quadrant is also anticipated to proceed, not all of the buildings are anticipated, but I think at least one would proceed into development upon approval.

COMMISSIONER JENSEN: So, we should assume that probably with approval by the Board, you should be able to move forward and we would see some of this realized with what you're proposing now?

MR. KLUEMPER: Exactly, yes.

COMMISSIONER JENSEN: I mean this Commission and the Board have been very enthusiastically supportive of this project and we all think it's a great project. It's just gone through so many iterations, you know, we're wondering are these, you know, concrete expressions of commitment, and you've answered that and I'm pleased to hear that.

MR. KLUEMPER: Appreciate that.

COMMISSIONER JENSEN: Another question. You have, for future developments, you have a restricted senior housing development plan proposed as I see it. You're not going to do it at this phase, it's going to be a subsequent phase if I understand it correctly?

MR. KLUEMPER: Yes, a subsequent phase.

COMMISSIONER JENSEN: I had, in the Conceptual Plan Review, I had some questions about really is that a sensible thing to plop down in the middle of this multi-use thing with a lot of kids and all kinds of things going on and a restricted senior housing. Is it viable? I will say that you've taken my recommendation or you may have been planning on doing it all along, you have a very good market study. So, I think you've done your due diligence and I don't have the problems that I initially had with it. There's still a nagging concern if trying to plop down a senior housing that's age-restricted in the middle of this complex is going to be successful, but you've done enough due diligence and I'm happy with what you've done. So, you know, that's for a later stage.

My last question is for Staff actually. What was the rationale for the original affordable housing where it was five percent of the housing stock and the fee in lieu was going to be \$100,000 per unit? Now we've reverted to the more standard one that, you know, that the Village required. Why did we propose the first one?

MR. HUBBARD: That's a good question. I don't have a direct answer for you. From what I understand, our Affordable Housing policy has kind of evolved over time. I think when this was originally proposed, it was right after the great recession and things were just

APPROVED

starting to kind of turn around. So, there may have been a little bit more leniency in what was required there. Our policy has kind of evolved as we try and understand what demand is and what the market is able to accommodate relative to affordable housing.

COMMISSIONER JENSEN: Well, you were lenient once and so you didn't require 15 percent, only five percent. But the total that they'd have to pay was a lot higher than what they will under this current configuration.

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: I do share where the Housing Commission and where the Board tends to go, I think it would be nice to see some of these things actually built out as affordable housing rather than just collecting money. So, I'm very encouraged by that. I'm very enthusiastic about the project and I think that I'm looking forward to it going forward. I don't have anything else.

CHAIRMAN ENNES: Thank you, Lynn. Mary Jo?

COMMISSIONER WARSKOW: Yes. I, too, am supportive of the project and I will second what Commissioner Jensen has said about the affordable housing. I've seen enough projects now collecting money, I would like to actually see some affordable housing units.

My only question is related to the hotel in the fact that there is now this family entertainment center, well, there used to be one there so I guess there's always been a family entertainment component to it. Who is the primary market target of the Vibe Hotel? What would be the demographics of that? Is that a family, is that younger, is that business?

MR. KLUEMPER: Well, I can't speak to who actually will use it, but the Vibe as a brand, my understanding is it's targeted to younger occupants. So, millennials are one of the younger demographic groups that I know the Vibe has tried to brand themselves around.

COMMISSIONER WARSKOW: Okay, my only concern, and I have a hard time seeing it specifically on the plans, is if there were families as guests of the hotel, making it to the Funtopia. I want to make sure that, you talk about walkability, I want to make sure it's truly walkable and we don't have young children going through parking lots in order to get there. Is there a sidewalk along that roadway that takes them right from the hotel to the front of One Arlington?

MR. HUBBARD: There are sidewalks, they have crosswalks.

COMMISSIONER WARSKOW: Okay, that is my only question. Thank you.

CHAIRMAN ENNES: Thank you. Commissioner Green?

COMMISSIONER GREEN: I, too, have a question about the Housing Commission. My question is if we have the ordinance that gives you the option to pay money or to build the units, are we throwing them a curve ball by changing our mind in the middle of the project? I mean is it written as an ordinance one way or the other?

MR. HUBBARD: It's our policy to accept one or the other.

COMMISSIONER GREEN: So, at this point, we're verbally changing our requirement? Is that something we've done before as a Village?

MR. HUBBARD: Well, I think we're pushing for a more inclusive model. So, I don't know if we've had this much push for that to date, but it is kind of a change of what we'd like to see moving forward.

COMMISSIONER GREEN: Should we change the ordinance if that's what

APPROVED

the push is? Instead of encouraging them, strongly encouraging them, you know, are we strong-arming them into this? In other words, an ordinance is something you can read and you can follow, but --

MR. HUBBARD: I think that's a great point. I think, you know, it's worth revisiting. You know, maybe there is language that could go in there that specifies, you know, maybe it's five percent of the 15 have to be included, you know, within the --

COMMISSIONER GREEN: I'm not trying to renegotiate. I'm just wondering, it's a little bit of an oddity the way it is worded here, that it's something we haven't done but we would like to see it. Yet we have an ordinance that says you have this option or this option. So, I just think, you know, there's a negotiation built into this condition here. Are we stating that it has to be a built-out unit or are they just negotiating the strong encouragement by Staff?

MR. HUBBARD: I think we'd like to see actual units within the ADR-II being designated as affordable, and I think how many units is what we're trying to figure out.

COMMISSIONER GREEN: Can you do that legally if there is no ordinance written that says that you should do that or you want to do that?

MR. HUBBARD: I believe we can and that's why it's a condition of approval.

COMMISSIONER GREEN: We shall see. Thank you.

CHAIRMAN ENNES: Thank you. Commissioner Drost?

COMMISSIONER DROST: I echo the same sentiments as the Commissioners have previously stated, and I've only got one comment. This is sort of one of these plan to the market on longer term plans. In future, is there a way that we can handle this administratively rather than having to go through the Commission process? If an, you know, an original approval of the plan doesn't make it economically feasible or because market conditions changed, that the smaller changes to a plan can be handled administratively as opposed to having to come before the Plan Commission?

MR. HUBBARD: Sure, the Village could approve kind of an envelope of what's allowed in the general development parameters. It hasn't been done in this case, but that's something we can certainly look into.

COMMISSIONER DROST: Yes, I mean from the standpoint of moving things along, this is a larger project, it's important to the Village and there may be some efficiencies here that can be incorporated in a larger PUD. Again, looking at longer term ones, when you start in 2012 and we were here when that all came in, you know, some of the bloom is off the rose a little bit and, you know, you're coming into market reality, that there is something that can be done to kind of expedite the process for the developer.

MR. HUBBARD: I think these were some pretty major changes, I don't know if --

COMMISSIONER DROST: Yes, they're major, but I'm just talking in terms of, again longer term phases of projects and there are forces that make the developer rethink what is economically feasible and that it's in keeping with the spirit of the original project and is not detrimental to the spirit and to the actual realization of the developer's plan.

MR. HUBBARD: Sure.

COMMISSIONER DROST: That's it. That's just a broader comment.

CHAIRMAN ENNES: Thank you. John?

APPROVED

COMMISSIONER SIGALOS: I really don't have too many questions that haven't already been raised. Again, I've been part of the Comprehensive Plan Review and, or I'm sorry, the Conceptual Plan Review Committee and previous Plan Commission hearings. What would be your timeframe, assuming this is all approved and that Village Board approves it, as far as moving forward on this? Because I've seen so many of these coming but I haven't seen much action here other than the initial conversion of the Sheraton Hotel to the residential units.

MR. KLUEMPER: Sure. Well, as I had previously stated, the ADR-II project as well as the Vibe Hotel would start immediately after approval into development of documentation that would be submitted for permit. So, it's more --

COMMISSIONER SIGALOS: Do you have the documents prepared or you haven't started the development of the documents?

MR. KLUEMPER: The documents are in development. The majority of the work has been done basically, but we would complete that documentation and submit it for permitting.

COMMISSIONER SIGALOS: So, we would see this starting maybe later this year?

MR. KLUEMPER: Activity later this year.

COMMISSIONER SIGALOS: This year.

MR. KLUEMPER: Is what we would probably anticipate.

COMMISSIONER SIGALOS: My only last comment, I'd like to just go on the record again with this affordable housing that again I've seen so many projects come before us and the developers paying a fee in lieu of and none of the affordable housing being built. I'd sure like to see that pursued more not only for this project, but for other projects. I know this last one we had, the Hickory/Kensington, that didn't have, again there was a fee in lieu of, and I just want to go on the record that I'd like to see more affordable housing units become available in our community. That's all I have.

CHAIRMAN ENNES: Thank you. Mr. Kluemper, I'm not sure that you're the person to answer this, but I have a question that's kind of market related. That is, is it fair to say that these changes illustrate a reduction in the economic intensity of the original proposal? I mean we're going smaller, right, on the residential stuff and we're eliminating some of the retail?

MR. KLUEMPER: Yes, there's a minor reduction in the retail floor area.

CHAIRMAN ENNES: Okay, because I thought the courtyard was going to be, you know, the corner along Euclid, that that was going to be pretty much all retail and restaurants. Now we're moving hotels down into that?

MR. KLUEMPER: Collectively, the hotel --

CHAIRMAN ENNES: Or I shouldn't say hotel, it's residential.

MR. KLUEMPER: The hotel is moved into that quadrant and further reduces some amount of retail spaces. Apologies, I don't have the numbers in front of me, but it's relatively minor. I think there was maybe a total of 60,000 square-foot of retail space originally throughout the site. With the hotel and the active retail and restaurant activities, it's collectively in the 32,000 square-foot range. There's also an additional retail presence for the co-working space that's currently in the first floor of ADR-I. So, there's likely an increase overall if you factor in the ADR-III and IV in terms of residential intensity.

CHAIRMAN ENNES: Now, that co-working space, that's primarily office,

APPROVED

right?

MR. KLUEMPER: It is, yes.

CHAIRMAN ENNES: Yes. Does the residential development have to get to a certain level to act as the catalyst to get retail to commit? Am I saying that right?

MR. KLUEMPER: I'm purely speculating, but I would imagine there is a critical mass of residents locally that would be an automatic attractor for the retail.

CHAIRMAN ENNES: Irrespective of how much of the residential you develop and you complete?

MR. KLUEMPER: Well, considering that the residential, there's a demand for residential which is why ADR-II would commence construction shortly after approval, that there would naturally be an increase in demand for retail in the area based on the number of residents.

CHAIRMAN ENNES: Okay, but we haven't seen any of the retail take off yet.

MR. KLUEMPER: Well, mainly it would come after the second phase residential development.

CHAIRMAN ENNES: Okay, that's all I have. Is there anyone in the audience that has any questions or comments? If we can ask this gentleman to come up? Please state your name.

QUESTIONS FROM THE AUDIENCE

MR. CAVENAUGH: Sure. My name is Rick Cavanaugh, I'm president of Stoneleigh Companies. I haven't been sworn in. Do I need to --

CHAIRMAN ENNES: Shame on you.

MR. CAVENAUGH: I'm sorry.

CHAIRMAN ENNES: Well, then let me quickly do that.

(Witness sworn.)

CHAIRMAN ENNES: Okay, thank you.

MR. CAVENAUGH: Stoneleigh Companies is the managing partner of One Arlington. We are also the current managing partner of the land that is ADR-III that is being contemplated here. We are also the sole owner of Lot 5 within the development, and we are also the managing partner of the Esplanade Shopping Center next door.

CHAIRMAN ENNES: Okay.

MR. CAVENAUGH: So, we have been here since we started construction in June of 2013 on One Arlington. Your question about the residential-retail interaction I think is an important one to consider. We've been very successful with One Arlington. Today it's 98 percent leased.

CHAIRMAN ENNES: Congratulations.

MR. CAVENAUGH: The Esplanade Shopping Center when we bought it in 2012 had two tenants, and they're now 100 percent leased, thank goodness. I think what we have observed over the last five years since we built the Tower, renovated it, and considered what was going to happen with the residential parcel which was to the east which is now Lot 3 and Lot 5, and in conjunction with the developer, we don't own the retail or the water park land, the Petitioner here does, but obviously we have a vested interest in seeing them successful and

APPROVED

getting rid of some of the parking lots they're building out there.

It's been an interesting relationship between those. We built the apartments, they leased up fairly quickly, then we saw the demand come in for the co-working space. We're also the owner of the co-working at 25 North which was done very well and we've expanded the entire retail within the building and filled up all of that office space on the first floor. In my opinion, you know, operating and managing the Tower and dealing with the residents in that, I do think you need a little bit more of a critical mass of residential there to help support the retail. Retail users in the area, having bought the center next door that was primarily vacant and had Dr. Hicks build his, you know, the dental building there, and see how that evolved over time, part of that was driven by the addition of the residences of One Arlington. So, the need for restaurants, the need for inlying retail I think is driven in part by the fact that you have users that will occupy and live and walk within the community.

The original concept for our building was to create a mixed use community here that had a critical mass that operated and thrived on itself, not just having the Tower by itself standing there.

CHAIRMAN ENNES: Right.

MR. CAVENAUGH: In working with Devco over the years and seeing the demand and the potential tenants come and go for the retail uses, and looking at what is required just in the sheer investment that has to happen with the site, the stormwater and MWRD, all the utilities, ComEd and everything else we've had to deal with at the site, it's expensive to build stand-alone retail for six, eight, 15,000-foot buildings without having the rest of the site work and the land development happening. So, that investment has probably prohibited the retail from thriving sooner which is part of the reason why we rethought and kind of reconceived the residential use on Lot 3 and Lot 5 and reconfigured it. The original two high rises that were there, you know, there was perception in today's market given rents and construction costs, it's not feasible to build 19-story buildings on that space with all the structured parking. So, the opportunity to do a five-story building with a structured parking deck is much more in keeping of what you've seen happen in multifamily around the country in relatively suburban-urban areas.

So, I think the plan that's being presented tonight is a much more sellable, financeable, and economically justifiable plan than what we had before from 2012. In 2012, it was a difficult time to imagine how you could have a \$300 million development survive and, you know, you throw things and you see how it works. So, I think the revised plan with the reduction of the retail, the increase of the residential, and the solution of some of the site work and the simplification of the off-site work that has to happen with this is important in order to drive that and get more going. You know, as the owners of the Tower, we are certainly interested in seeing additional work happen in there, and we want to see more activity, we want more people, we want more traffic. We want it to be more of a, you know, regional collection center, not just a Tower standing there by itself.

CHAIRMAN ENNES: Right.

MR. CAVENAUGH: So, we are supportive of the amendment that Devco has presented here, and we, too, want to see something happen and get some activity and some additional interest. I think we've done very well with what we've had so far. We want to see more of it, and it will help the economics of our building, it will help the economics of the center next door, and it will certainly justify the economics for them to take the risk and develop

APPROVED

and finance the remainder of the project.

CHAIRMAN ENNES: Thanks for that perspective.

MR. CAVENAUGH: Okay, thank you.

CHAIRMAN ENNES: Appreciate it. Is there anyone else that has a comment? Questions? Would you please come forward? Tell us your name and spell it please.

MS. PAYNE: Good evening. My name is Elizabeth Payne, P-a-y-n-e.

CHAIRMAN ENNES: Hi, Elizabeth.

MS. PAYNE: Hi.

CHAIRMAN ENNES: I don't have to swear you in.

MS. PAYNE: Thank you. I'm here this evening on behalf of the City of Rolling Meadows. Here, we're not opposed to the project but we would like to have our comments on the record as well.

Firstly, probably most straightforwardly with regards to building a landscaped median along Euclid, we have no objection provided that it is the Petitioner that has the maintenance of it as Mr. Hubbard did indicate would be the intent. Secondly, in our review of the documents that were provided on the website with regards to this petition, the traffic study did call for a southbound right turn lane to be provided at Rohlwing Road. However, the traffic study did not provide and we cannot locate in the documents timing with regards to the development of that particular improvement.

It was our understanding that with the beginning of Phase II, that that development would be begun as well. We of the city are not opposed to having further discussions with the rest of that. We're certainly open to discussing the timing of it and whether or not the project will warrant it given the future traffic and parking studies. But we would like to have that discussion as well.

CHAIRMAN ENNES: You're in the process of addressing that with the Village?

MS. PAYNE: Yes, we have reached out to the Village of Arlington Heights with regards to that.

CHAIRMAN ENNES: Okay.

MS. PAYNE: Another thing which we have reached out to the Village of Arlington Heights as well is additional improvements along Rohlwing Road. We are requesting that a five-foot wide sidewalk be installed within the right-of-way along Rohlwing Road. Initial plan review comments way back in 2012-2013 did request streetlights, at that time there were going to be I believe three curb cuts into Rohlwing Road which would have triggered those streetlights. But we would still like to see them included in the project.

Finally, this evening, we have a small, well, maybe not so small, we have a request with regards to the setback of the hotel. From what we could see on the plans, the hotel is set back 15 feet from the property line. We would like to see consideration given to a slightly larger setback of 30 feet to be in line with the properties from what we could understand the setbacks would be along Euclid Avenue and in conjunction with the setbacks within the City of Rolling Meadows. I'd like to thank you for your time this evening.

CHAIRMAN ENNES: Thank you, Elizabeth. Is there anyone else that would like to comment? Would you please come forward? State your name and spell it please.

MR. JANCEK: My name is Chris Jancek.

APPROVED

CHAIRMAN ENNES: Hi, Chris.

MR. JANCEK: I live in Rolling Meadows, I back up to Euclid.

CHAIRMAN ENNES: Chris, could you spell your last name please?

MR. JANCEK: J-a-n-c-e-k. So, my concerns are obviously on noise, light pollution from the buildings that are there. I mean we're already dealing with the light, because my house actually is right where traffic goes in and out on Euclid for the Arlington Tower there. So, any time a car comes out, their headlights are shining right towards the back of my house. I do have a fence there and it's not as bad in the summertime, but the light that comes off like anything over there, I mean the whole back of our house that's in there area are lit up. The backyards are lit up. I mean at night, you can walk out there and don't need a flashlight. So, putting up that large apartment complex that close to the road with, you know, full-time residents there, it's only going to add more light. That's concerning.

The other is the garbage trucks that are coming and going, you know, extremely early in the morning, you know, before hours of when they should be operating. You know, I'm hearing that. Snow plows during the winter, all hours of the night, dropping blades, backup alarms going. You know, we're already dealing with that, with just what's there now. So, with everything else that's proposed to go in there, I mean that's a lot more noise and a lot more light.

CHAIRMAN ENNES: So, you're on the south side of Euclid?

MR. JANCEK: Correct.

CHAIRMAN ENNES: You say your house is just across from the drive in to the race track?

MR. JANCEK: Yes, from where it goes into the Tower there for your entrances that are current.

CHAIRMAN ENNES: Okay, okay.

MR. JANCEK: Yes. Yes, we're on the south side there. Yes, when we look out, that street looks straight into that drive. So, those lights are basically kind of in my neighbor's house to the east of me.

CHAIRMAN ENNES: The fences along those properties, is that all one uniform like stockade fence?

MR. JANCEK: It is not.

CHAIRMAN ENNES: All different.

MR. JANCEK: If there's any kind of a privacy fence there, it's provided by the homeowner. The fence is an old dilapidated chainlink fence that I believe the county owns, and we all know how Cook County maintains. So, because they came through and mowed and just shredded garbage and everything all over the place today, that eventually blows into all of our yards.

CHAIRMAN ENNES: Yes, nothing I can do about that.

MR. JANCEK: No.

CHAIRMAN ENNES: But as far as garbage trucks being out too early, that's something you can call the Village and they'll put you in contact with the right people.

MR. JANCEK: Okay.

CHAIRMAN ENNES: Sam, is there, I mean light from the hotel should not, it should not be going over the property line, correct?

MR. JANCEK: It's the lights at the entrance is what it is. They're bright

APPROVED

enough to where, like I say it shines in the back of our house.

CHAIRMAN ENNES: Okay, but you're talking about the apartment development being a problem, too?

MR. JANCEK: Yes, I'm just concerned about all of the additional lighting that's going to go in, you know, I guess like the light pollution from that is going to be so much more over there besides just what's currently there. I mean we've already noticed it with just what's going on in there now, you know. Obviously, plus the lights, the noise from the additional traffic going in and out of there now. We've been there 15 years in our current location, so I mean it's definitely increased.

CHAIRMAN ENNES: Okay, thank you for your comments.

MR. JANCEK: Thank you.

CHAIRMAN ENNES: Is there anything that can be done about the headlights crossing the street?

MR. HUBBARD: I mean if you live across from a drive aisle, I mean that's something we try to plan for. But if it's an already existing drive aisle, there is not too much that can be done. Certainly the homeowner who can plant landscaping on, you know, their side of the fence, but it sounds like that's already done, but maybe some more evergreens for year-round screening.

CHAIRMAN ENNES: There was one ore lady in the back? Good evening.

MS. PACHECO: Hello.

CHAIRMAN ENNES: So, would you like to give us your name and spell your last name?

MS. PACHECO: Dane Pacheco, P-a-c-h-e-c-o. I also live right across the street, a few houses from them. First of all, I just talked to many neighbors that did not even receive, they did receive it but they did not know that they got this notice because it looked like junk mail. I almost threw mine away. Even though right now three of the houses on our block are vacant, and two of them are rentals, one family has four kids so they cannot come today, basically not very many people showed up because of the house situation right now. But not only the garbage truck noise, but if the backs of the buildings are going to be to Euclid, we get the, the wind comes from the north, so right now we always smell the race track because --

CHAIRMAN ENNES: You live next door, yes.

MS. PACHECO: So, then we would also be smelling their trash because of when it comes from the north across to us. So, if the buildings are there, we would get all that trash.

But as far as the hotel, that's my more concerning issue is the hotel. Within a mile away, there's three other motels. We know the problems that those motels have.

CHAIRMAN ENNES: What kind of problems?

MS. PACHECO: The Motel 6 right across the bridge, there's always police there like every single day for whatever the issues are.

CHAIRMAN ENNES: Okay, well, there's nothing I can do about that.

MS. PACHECO: Well, but if there's going to be another motel there or hotel, whatever on Rohlwing Road, that's going to be much closer to our house. Is there going to be anything that, any way to provide that it's going to be safer?

CHAIRMAN ENNES: There's not a lot we can do to control who comes into

APPROVED

the neighborhood, but we have a very low crime rate.

COMMISSIONER DROST: One of the best.

CHAIRMAN ENNES: I'm sorry?

COMMISSIONER DROST: One of the best, safest city, villages, municipalities.

MS. PACHECO: That's what I'm just afraid of with the motel being there. As far as the noise, the light, seeing the light, a lot of times we also see the humming or buzzing from those tall tower lights. So, if there is going to be more lighting, is there going to be more noise pollution probably that's coming from the lights, like the electric current through the lights or something, I don't know.

CHAIRMAN ENNES: Can somebody comment? Do the lights make noise?

MR. CAVENAUGH: I think from the lighting standpoint, you know, the parking lot lights that are required, the big hats that are on the driveway are something that are driven by the ordinance. They're all LED lights in our site, when we did the building, we did everything LED in the entire site. The lights on the top of the building that circle the building and also the lights within the units are all LED. So, those don't include transformers that drive noise and create pollution out of that apartment building. In One Arlington, when you look at that tower at nighttime and you see it, and how resident's lights are and the fact that we've got 97 percent dimming shades on every window, produces a lot less light than the hotel use that produces within that development. There's a lot less parking lot lights that exist today.

I'm not sure what the plan is within the retail side as far as replacing some of the lights that have already been taken down or fallen down in the parking lots. But there are substantially less because most of them are sitting back in, right now that have been taken down. All of the lights that we installed on the ring road going in are all LED towers. So, from a light pollution standpoint, part of that is just what's required by ordinance, part of it is what's required by Engineering as part of lighting for retail uses and drive lanes and fire lanes that are out there.

Maybe there's a bad light or two out there in the old parking lot lights that buzzes, but the Tower itself, the LED lights just don't buzz. They're driven by the low voltage wires so they don't produce the sound pollution for that.

CHAIRMAN ENNES: The parking lot lights, the old parking lot lights will eventually probably all be gone?

MR. CAVENAUGH: They would all have to be replaced yes.

CHAIRMAN ENNES: So, that's going to improve.

MR. CAVENAUGH: Because the standards of the new lights that the Village requires on sites when you get a permit to develop, it will all go to the LED lights and will go to more of the thin tower lights that produce slightly better light for a lot less wattage being used. So, the old lights are the old metal halide lights is what they call them. Those do buzz a little bit. There are, as I said, there's less than half of what there was before. So, I think those lights will be replaced over time with more energy efficient lights according to the current energy codes on the site.

CHAIRMAN ENNES: Thank you again.

MS. PACHECO: I guess I'm just more worried about the hotel, especially with the transient thing, the safety of the kids.

APPROVED

CHAIRMAN ENNES: Yes. I don't know about transients being in the hotel but --

MS. PACHECO: No, the other hotels, people actually live in them and that's all within a mile of where that's at.

CHAIRMAN ENNES: Okay, thank you. Is there anybody else that has a comment?

MR. CAVENAUGH: One more comment, sorry. I apologize, I forgot to bring this up earlier. I appreciate Commissioner Drost's comment about the simplification of the process. I would ask, being the one who controls the declaration process from the Tower standpoint because we're the first ones to build, we kind of manage that and oversee it, I think it would be beneficial that when we have to make amendments to the declaration and to the plats, that be dealt with a little more administratively than we've had to in the past.

One of the fears we have as the developer and as we've looked at changes on this as it's evolved is that the time and the effort and the process of what we have to go through as we continue to cut this up into smaller pieces doesn't diminish. So, it was as much work, it will be as much work to do a two-acre parcel as it was to do 32 acres originally. I think the declaration, one of the things we have been talking about internally with the Petitioner is trying to create a master declaration so that sub-declarations within the retail site to manage theirs still honor the master but they don't have to go through laborious legal process and drafting. It's very expensive to do these things.

CHAIRMAN ENNES: Oh, I know.

MR. CAVENAUGH: So, I encourage some type of simplification as this gets, as smaller and smaller pieces have become manageable versus the larger PUD concept that we had seven years ago when we first started this. Thank you.

CHAIRMAN ENNES: I can appreciate that. Thank you. So, I'm going to close the public portion of the meeting and go back to the Commissioners. I don't know if there's any other questions or do we have a motion?

COMMISSIONER GREEN: Sure, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#18-010, a proposed amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019, to allow modifications to the approved development plan for Arlington Downs; a Land Use Variation to allow a residential use as a principal use in the B-2 District for 'ADR-II'; Preliminary Plat of Subdivision to reconfigure Lots 3 and 5 to accommodate for the proposed 'ADR-II' and 'ADR-III' residential buildings; an amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 to allow the hotel within Zone D; and to allow for development within Zone C prior to constructing the foundation of the hotel, along with the following Variations:

- 1. A Variation to Chapter 28, Section 10.4, to reduce the required onsite parking from 2.768 spaces to 2.333 spaces.**
- 2. A Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.**
- 3. Section 10.7, *Schedule of Loading Requirements*, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.**

APPROVED

This approval shall be subject to the following conditions:

1. Final Plat of Subdivision approval is required.
2. A PUD Amendment will be required for the ADR-III and ADR-IV development sites when a project for those properties has been proposed.
3. The previous approved ordinances shall be amended as outlined in Exhibit 1.
4. Prior to Final Plat of Subdivision approval, the Petitioner shall:
 - A. Modify the plans for ADR-II as necessary to comply with fire lane requirements as mandated by the Village.
 - B. The Petitioner will revise the landscape plan to incorporate 12 additional evergreen trees along Euclid Avenue to screen the rear areas of Retail Buildings A and B.
 - C. Provide a revised site plan that shows the dumpster enclosures for Retail Buildings A and B as part of the building via a wing wall and the opening for these enclosures to be facing away from Euclid Avenue.
 - D. Provide better screening for the mechanical and loading/delivery area at the rear of the ADR-II. Such screening may require a screen wall.
5. The developer shall work with Staff to include a certain portion of the 39 required affordable units on site and shall pay a fee-in-lieu for the difference, compliant with the Housing Commission motion from June 12, 2018.
6. Prior to building permit issuance, the Petitioner shall provide the Village with a copy of the amended declarations, covenants, and restrictions for the PUD. To the satisfaction of the Village, this document shall provide for reciprocal access, parking, and shared maintenance amongst all developments within the PUD. The revised document must also contain language that addresses payment responsibility for water loss between the master meters and individual meters within the development to the satisfaction of the Public Works Department, or alternatively, the developer can enter into a separate onsite utility and maintenance agreement to address the concerns from Public Works (for review and approval by the Village).
7. Impact fees for ADR-II shall be required at the time of building permit issuance, compliant with Village Code.
8. The removal of any debris and dilapidated concrete/asphalt, and the replacement of any dead landscaping within each zone will be required if construction within any zone has not commenced within 12 months of approval of this PUD Amendment. Additionally, if at any time during construction within any zone said construction ceases for a period of 12 months, then that zone shall be cleared of debris, construction material, and landscaped to the satisfaction of the Village.
9. The Petitioner shall explore construction of a landscaped median in the Euclid Avenue right-of-way and shall construct said median if determined to be feasible by the City of Rolling Meadows and Cook County Department of Transportation. All maintenance costs for this landscaped median will be the responsibility of the property owner.

APPROVED

10. The AC units located in the front yard of the hotel building shall be screened with a screen wall that is architecturally compatible with the hotel building and provides complete screening of the units (three sides). Alternatively, these units can be relocated to the roof of the building and appropriately screened.
11. Prior to zoning approval being granted for future development of ADR-III and ADR-IV, the Petitioner will need to survey the existing parking within One Arlington and ADR-II to determine if the parking ratios for these developments adequately capture their parking demand.
12. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER DROST: I'll second the motion.

CHAIRMAN ENNES: Are there any further discussions? No? Can we have a roll call vote?

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

CHAIRMAN ENNES: Commissioner Jensen?

COMMISSIONER JENSEN: Well, my comment goes to the issues that Commissioner Green raised. If the Village wants to encourage more affordable housing rather than just fees pay, I think we need to revisit that part of the code so that we don't end up in a very odd position where we're, you know, encouraging or nudging people to do something that's really not required by code. I think it puts us in an awkward position. I think it ought to be reviewed and there ought to be more clarity on that. I hope it ends up on the side of encouraging more affordable housing.

CHAIRMAN ENNES: I would second that. So, you have a unanimous approval. Is there a date for the Village Board meeting?

MR. HUBBARD: Tentative date for the second meeting in August.

CHAIRMAN ENNES: So, good luck and happy building.

MR. KLUEMPER: Thank you very much.

CHAIRMAN ENNES: Thank you. Just a comment. I really didn't say anything about the affordable housing, but I totally agree. I think that we're making too many variances to the code, we're not ending up with affordable housing and I think we need to do something, if we want this to work, to do it better. I don't think it was ever the intention to build

APPROVED

up a war chest of dollars, because what are we going to do with it? We're not going to go build one building that's going to be all affordable, I don't think.

COMMISSIONER GREEN: Bike lanes.

CHAIRMAN ENNES: Bike lanes, there we go.

COMMISSIONER GREEN: Bike lanes.

CHAIRMAN ENNES: That's another subject. Okay, but anyways, so our next meeting is?

MR. HUBBARD: Going to be --

CHAIRMAN ENNES: Beginning of August? Do we have --

COMMISSIONER JENSEN: There's an issue with holidays, right?

COMMISSIONER DROST: Yes, with the --

CHAIRMAN ENNES: Well, that's the 29th. We rescheduled --

MR. HUBBARD: That's the 22nd. Yes, we're looking to reschedule the meeting on the 22nd to the 29th. I believe Mr. Enright may have something on for Chapter 28 Amendments for the first meeting in August. I will have to double check. There's no Plan Commission petitions.

CHAIRMAN ENNES: Maybe you could send us a copy of the zoning for the Affordable Housing so that we can review that.

MR. HUBBARD: I can do that.

CHAIRMAN ENNES: In our free time. Is there any other business? Can I have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

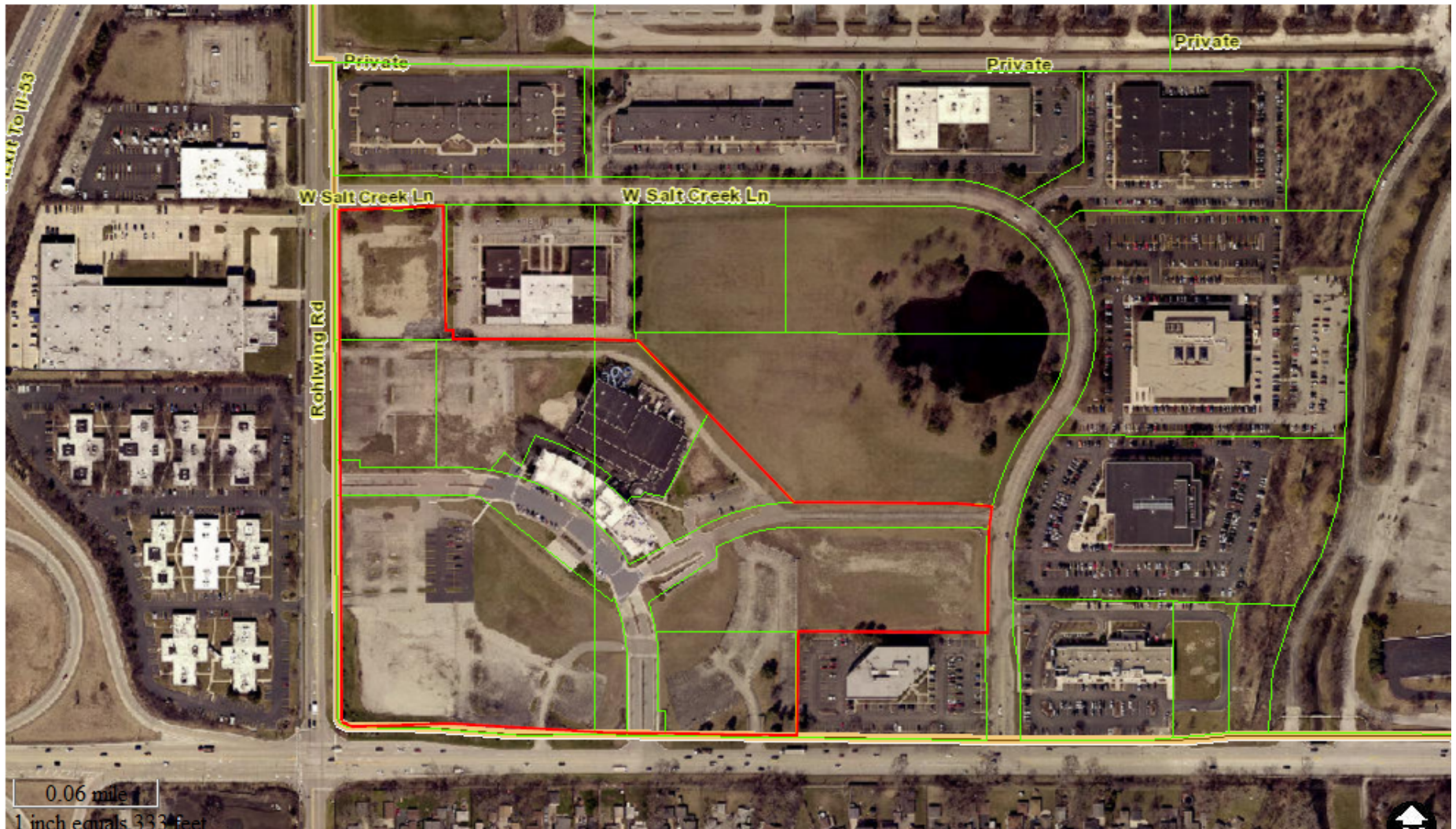
COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: And we're all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Okay, good night, ladies and gentlemen. Thank you for coming.

(Whereupon, the above-mentioned petition was adjourned at 9:07 p.m.)



Map created on July 20, 2018.

© 2018 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

STAFF DESIGN COMMISSION REPORT RE-REVIEW

PROJECT INFORMATION:

Project Name: Arlington Downs Apartment Building

Project Address: 3400 W. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: May 3, 2018

Date Revised: June 5, 2018

PETITION INFORMATION:

DC Number: 18-025

Petitioner Name: Chris George
Petitioner Address: Arlington Devco
350 W. Hubbard Street, Suite 640
Chicago, IL 60654

Meeting Date: May 8, 2018

Re-Review Meeting Date: June 12, 2018

Requested Action(s):

Approval of the architectural design for a new multi-family apartment building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

Previous Review Comments:

This project was previously reviewed by the Design Commission on May 8, 2018, at which time the project was CONTINUED to allow design concerns to be addressed. The following is a summary of some of the key comments and suggestions from the Design Commission:

- Exterior Colors and Materials:
 - Overall, the Design Commission liked the exterior color palette for the building.
 - There was some concern about the use of lap siding, especially at the main entrance.
 - The siding material shown on the top floor required clarification.
 - It was encouraged that the wall materials and colors in the courtyard should match the exterior walls.
- Corner Features:
 - There was mixed feedback on creating a hierarchy amongst the corner features, or keeping them all the same, like bookends.
- Balconies:
 - The semi-recessed balcony detail on the south wall was favored, and it was encouraged to continue this detail on the other sides of the building.
- Pergola:
 - The option of angling the support columns was discussed, and overall the Design Commission expressed a preference for this option.

- Entrance Canopy:
 - The Design Commission encouraged the entrance canopy to be larger, more interesting, and slightly raised to be above the brick coursing.
 - There was a preference for angled support columns, with consideration to engage the columns to the wall, similar to the 'One Arlington' building.
- VTAC Louvers:
 - Alternate discrete locations for the louvers was encouraged, but painting the louvers to match the adjacent wall surface was an acceptable approach.
- Parking Garage:
 - There was concern with the appearance of how the parking garage attached to the apartment building, and a dividing detail was encouraged.
 - There was concern regarding the appearance of the east wall. Staggered panels were considered, but looked too busy.
 - There was concern regarding the lack of windows in the stair tower.
 - Overall, the garage needed more color to complement the building design.

Project Update:

In response to the comments from May 8, the petitioner has made changes to the design. A summary of the changes is as follows:

- Exterior Colors and Materials:
 - No changes to the exterior colors.
 - The lap siding was changed to a smooth panel with a running bond layout.
 - The siding material on the top floor has been clarified to be smooth panels.
 - The renderings have been updated to show the courtyard walls detailed to match the exterior walls.
- Corner Features:
 - No changes.
- Balconies:
 - The semi-recessed balcony detail on the south wall has been omitted to be consistent with the other elevations. However, the cornice detail at the top of the wall above each balcony has been lowered to visually break up the long walls in a similar manner as the semi-recessed balconies.
- Pergola:
 - The pergola support columns have been angled to complement the entrance feature on the existing 'One Arlington' building.
- Entrance Canopy:
 - The entrance canopy has been widened, raised, and angled support columns added to complement the entrance canopy design at the existing 'One Arlington' building.
- Parking Garage:
 - A metal mesh screen has been added to create a break between the apartment building and the parking garage.
 - A metal mesh screen wall has been added to the east wall to add interest to the design.
 - The stair tower walls have been opened up for a more transparent appearance. The openings are covered with metal mesh screens.

Staff Comments:

As previously reported, overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

In regards to the proposed revisions:

- The proposed running bond pattern in the "pumpkin" wall panels is a little busy, and should be evaluated by the Design Commission for cohesiveness with the overall design.

- Omitting the semi-recessed balcony detail is not consistent with the Design Commission's recommendations. The revised cornice detail above the balconies does work well to visually break up the long walls in a similar manner, but the semi-recessed balcony detail is preferred and encouraged.
- The revised entrance canopy is much improved from the previous design, and it works well to signify the entrance.
- The proposed metal mesh screen wall at the garage is a creative solution to visually separate the garage from the apartment building, and it works well to add interest to the sloped portion of the east wall. Options to grow vegetation on the east screen wall are encouraged.
- It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain wall for an enhanced appearance and to protect the stairs from rain, snow, and ice.
- The precast concrete garage panels are still too monochromatic. It is recommended that color be added to the base of the garage to complement the apartment building.
- The previous plans included a small cornice detail at the top of the garage, which has been omitted. It is recommended that the cornice detail be added back to the design.
- The exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage need to be clarified. These walls need to be of a finished quality consistent with the apartment building design.

Equipment Screening:

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color.

Signage:

There is no signage included in this proposal. All signage shall comply with Chapter 30 Sign Code, and separate permits are required.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed apartment building to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the revised plans received 5/25/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The proposed running bond pattern in the "pumpkin" wall panels should be evaluated by the Design Commission for cohesiveness with the overall design.
2. Incorporating semi-recessed balconies throughout the design is encouraged.
3. Options to grow vegetation on the east garage screen wall are encouraged.
4. It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain.
5. It is recommended that color be added to the base of the garage to complement the apartment building.
6. It is recommended that the cornice detail be added back to the precast concrete garage walls.
7. Clarify the exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage. These walls need to be of a finished quality consistent with the apartment building design.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
9. All signage shall comply with the Sign code, Chapter 30.

June 5, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard,
Development Planner, Petitioner, DC File 18-025

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 12, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt

Members Absent: None

Also Present: Mike Fitzgerald, OKW Architects for *Arlington Downs Apartment Building*
Paul Bilger, OKW Architects for *Arlington Downs Apartment Building*
Joan Russick, OKW Architects for *Arlington Downs Apartment Building*
James Cazares for the *European Crystal Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 22, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF MAY 22, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY NEW RE-REVIEWDC#18-025 – Arlington Downs Apartment Building – 3400 W. Euclid Ave.

Mike Fitzgerald, Joan Russick, and Paul Bilger, representing *OKW Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story apartment building and attached parking garage as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

This project was previously reviewed by the Design Commission on May 8, 2018, at which time the project was continued to allow design concerns to be addressed. The following is a summary of some of the key comments and suggestions from the Design Commission:

- Exterior Colors and Materials:
 - o Overall, the Design Commission liked the exterior color palette for the building.
 - o There was some concern about the use of lap siding, especially at the main entrance.
 - o The siding material shown on the top floor required clarification.
 - o It was encouraged that the wall materials and colors in the courtyard should match the exterior walls.
- Corner Features:
 - o There was mixed feedback on creating a hierarchy amongst the corner features, or keeping them all the same, like bookends.
- Balconies:
 - o The semi-recessed balcony detail on the south wall was favored, and it was encouraged to continue this detail on the other sides of the building.
- Pergola:
 - o The option of angling the support columns was discussed, and overall the Design Commission expressed a preference for this option.
- Entrance Canopy:
 - o The Design Commission encouraged the entrance canopy to be larger, more interesting, and slightly raised to be above the brick coursing.
 - o There was a preference for angled support columns, with consideration to engage the columns to the wall, similar to the 'One Arlington' building.
- VTAC Louvers:
 - o Alternate discrete locations for the louvers was encouraged, but painting the louvers to match the adjacent wall surface was an acceptable approach.
- Parking Garage:
 - o There was concern with the appearance of how the parking garage attached to the apartment building, and a dividing detail was encouraged.
 - o There was concern regarding the appearance of the east wall. Staggered panels were considered, but looked too busy.
 - o There was concern regarding the lack of windows in the stair tower.
 - o Overall, the garage needed more color to complement the building design.

In response to the comments from May 8, the petitioner has made changes to the design. A summary of the changes is as follows:

- Exterior Colors and Materials:
 - o No changes to the exterior colors.
 - o The lap siding was changed to a smooth panel with a running bond layout.
 - o The siding material on the top floor has been clarified to be smooth panels.

- o The renderings have been updated to show the courtyard walls detailed to match the exterior walls.
- Corner Features:
 - o No changes.
- Balconies:
 - o The semi-recessed balcony detail on the south wall has been omitted to be consistent with the other elevations. However, the cornice detail at the top of the wall above each balcony has been lowered to visually break up the long walls in a similar manner as the semi-recessed balconies.
- Pergola:
 - o The pergola support columns have been angled to complement the entrance feature on the existing 'One Arlington' building.
- Entrance Canopy:
 - o The entrance canopy has been widened, raised, and angled support columns added to complement the entrance canopy design at the existing 'One Arlington' building.
- Parking Garage:
 - o A metal mesh screen has been added to create a break between the apartment building and the parking garage.
 - o A metal mesh screen wall has been added to the east wall to add interest to the design.
 - o The stair tower walls have been opened up for a more transparent appearance. The openings are covered with metal mesh screens.

Overall, Staff feels the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The overall massing and variety of materials is nicely designed, and fits well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed hotel, and the proposed retail buildings.

In regards to the proposed revisions, Staff would suggest the following:

- The proposed running bond pattern in the "pumpkin" wall panels is a little busy, and should be evaluated by the Design Commission for cohesiveness with the overall design.
- Omitting the semi-recessed balcony detail is not consistent with the Design Commission's recommendations. The revised cornice detail above the balconies does work well to visually break up the long walls in a similar manner, but the semi-recessed balcony detail is preferred and encouraged.
- The revised entrance canopy is much improved from the previous design, and it works well to signify the entrance.
- The proposed metal mesh screen wall at the garage is a creative solution to visually separate the garage from the apartment building, and it works well to add interest to the sloped portion of the east wall. Options to grow vegetation on the east screen wall are encouraged.
- It is recommended that the metal mesh screens in the garage stair tower be replaced with a glass curtain wall for an enhanced appearance and to protect the stairs from rain, snow, and ice.
- The precast concrete garage panels are still too monochromatic. It is recommended that color be added to the base of the garage to complement the apartment building.
- The previous plans included a small cornice detail at the top of the garage, which has been omitted. It is recommended that the cornice detail be added back to the design.
- The exterior wall material, finishes, and colors of the apartment building walls abutting, and above, the top floor of the garage need to be clarified. These walls need to be of a finished quality consistent with the apartment building design.

All rooftop mechanical equipment will be screened from view by sound absorbing screen walls finished to complement the dark gray wall color. There is no signage included in this proposal, and all signage shall comply with Chapter 30, with separate permits required.

Staff recommends approval of the design, with consideration to items 1 through 7 listed in the Staff report.

Mr. Fitzgerald began a slide presentation in response to the updates that were made. He commented that although not this commission's purview, the costs of the project are a part of the design, and they want to best address concerns made by both the commissioners and Staff while not having a net cost add to the project. Previous concerns about the balconies were evaluated, with a preference that all balcony locations be recessed and perhaps have one detail that runs consistent throughout the project. A decision was made to make all the balconies flush, while creating the effect of breaking up the facade on all directions with a break in the cornice above the balconies, and the 3 zones of balconies along Euclid were pulled forward to be flush with the wall, and the dark Hardie panel on the top level was carried down vertically into the zone where the balconies are. The corner elements were also studied; changing colors, changing shape; changing the pumpkin material from lap siding to panels. They felt that given the breath of the building, the accent of the pumpkin at the corners is important and helps break up the length of the facade and provide some accent to these corners; therefore, the accent material remains in the location being shown; however, the lap siding was changed to a panel system, and the over scaled running bond pattern was changed to a typical grid. Also, the pergola on the west side of the building follows the curve of the road and the geometry of the ADR1 building.

Concerns about the views from westbound Euclid were also studied, and a slide was presented to the commissioners that showed the distance off Euclid that the parking garage sits and the space between the office building to the east of the site and the proposed new apartment building. The slide shows just a narrow window of visibility of the parking garage, and that the building in the foreground will obscure a significant amount of the parking garage. The slide also shows the corner elements as an accent to the development, the vertical breaks in the wall where the projecting balconies are located, and the modification made to the profile of the apartment building by jogging the parapet down to further accent that zone. Details of the balcony were also shown, depicting the parapet where the dark material carries down, and the trim piece on the balcony patio doors with the metal mesh infill panel.

Mr. Fitzgerald also stated that although not part of this commission's purview, the interior planning does have an affect on what is being done on the outside of the building, and as a result of further conversations with both Village Staff and their client, modifications were made to the internal workings of the plan with regards to the amenity and common spaces for residents near the entrance court on the north side of the building. The club room and fitness room were moved to the west side of the building, which enables a more semi-private utilization of the terrace, as well a connection from the communal spaces to the communal courtyard. There is still a landscape buffer separating the general public from the residents utilizing these spaces, but it becomes a more active space, rather than a private terrace for residents.

Looking at the main entrance on the north side of the building, the entry canopy was expanded just beyond the entry doors at the lobby, supported by angled brackets, much in keeping with some of the vocabulary of the ADR1 building. The change in the pumpkin panel system from lap siding to an over scaled running bond is more consistent with the light color and dark color Hardie panels. In response to Staff comments about the parking garage, the color tone on the pre-cast concrete panels at the base were added back, to help better ground the garage. The base carries through not only the main parking area, but the emergency stair tower itself, which was lowered to create a more vertical element. The added screen will create that space between the apartment building and the parking garage itself as a much more transparent element. Mr. Fitzgerald pointed out the addition of the accent pumpkin color on the inside of the stairs, and for cost purposes proposing they are proposing to infill the stair openings with the metal mesh because the stair is intended to be an open air emergency stair only. The main garage stair is located in the back corner.

Mr. Fitzgerald explained that the screen has also been added along the ramps on the east garage elevation. He explained the mesh screen detail was initially proposed as a double layer web, but due to cost, they are now looking at a single layer mesh hung from the garage. They had discussions with their client about landscaping in the area of the screening, and whether it will grow up the screen, resulting in their preference that plantings at the base of the garage not be allowed to trail up the screen, and that the screen act as a semi-transparent element in front of the ramp system. They also looked at the wall located at the top level of the parking deck, and propose that the dark Hardie panel at the top floor continue to wrap around the top layer, and beneath that part of the parking garage structure itself, the concrete wall would be painted to match the Hardie panel on the apartment building. There are some areas of mechanical equipment on the roof that primarily serve the public spaces, which will sit more towards the middle of the roof and be screened, although there is a continuous parapet around the entire building that is a minimum 2-feet in

most areas, and 4-feet at the corners. They do not anticipate the equipment being visible from many places, given the parapet wall and how far back it is, and the equipment screening will match the dark tone of the Hardie panel shown wrapping around the top of the building.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Kubow liked what was done with the entrance; he liked the horizontality of it, which made it feel a little more prominent than what was previously proposed, and he felt there was a great opportunity to add some type of logo there as well. He also liked the change from the lap siding to the Hardie panel, which was fitting for a more contemporary design. With regards to the parking garage, the image shown tonight with the existing building located to the east was not previously presented and was helpful to show how much of the garage elevation would actually be seen from Euclid, which he felt would be limited. He acknowledged how difficult it is to fenestrate a parking garage, but felt the current proposal was fine because the existing building will block the garage elevation.

Commissioner Kubow said that most multi-family buildings have some type of walk-out at the ground-floor units; however, none of the ground-floor units on the proposed new building have balconies or porches. The petitioner pointed out that the grade drops off on the east and south elevations. Regardless of the grade change, Commissioner Kubow felt there was an opportunity for something at the ground-floor units, and although it would increase costs, a higher rent for those units could help offset those costs. He felt that moving the amenities to the west elevation helped greatly and would go a long way, although he felt the front entrance should be there as well. Commissioner Kubow also asked if the transformers located along Euclid are required to be screened with landscaping, and the petitioner replied that the location of the transformers has not yet been finalized; however, the intent is to screen them wherever they end up. Commissioner Kubow also said that although he understood cost factors, the stairwell that faces northwest would get hit with the elements and for safety reasons, he would require some type of glazing there.

Commissioner Kubow compared the southwest elevation of both the previous design and the current design. He liked the color scheme currently being shown, but wished the petitioner would have stayed with the recessed balconies on Euclid Avenue, which he felt were more interesting. He also asked for clarification on the change to the parapet, and Mr. Fitzgerald said that the continuous parapet that was previously proposed was stepped down to further accentuate the vertical break, which Commissioner Kubow liked as a compromise to create visual interest. Overall, Commissioner Kubow liked what was now being proposed.

Commissioner Kingsley felt the petitioner did a great job with the revisions, comments and presentation tonight. She too liked the changes that were done to the front entrance on the north elevation, and she agreed with Commissioner Kubow about the west elevation, although she really liked how it was designed to be a private-public space. She pointed out what appeared to be one private area along the west side underneath the trellis, and Mr. Fitzgerald explained that this one unit would have a private terrace underneath the trellis. Commissioner Kingsley also agreed with Commissioner Kubow's comments about the first-floor units not having walk-outs; the first-floor units on grade could benefit from exterior doors that allow residents to bypass the interior of the building and enter/exit from the outside. She also agreed that the parking garage stair should be glazed or enclosed, since it would be used more by pedestrians that park in this area, and she liked the panel systems now being proposed instead of the lap siding. She asked if the reveals would be expressed, and the petitioner said that the reveals would be expressed but painted out the same color as the panel system.

Commissioner Kingsley reviewed the colors and samples being proposed for the new building and parking garage. She confirmed that 3 colors are proposed for the apartment building, Gingery, Iron Gray, and Cobblestone, as well as the Cedar color brick with a natural grout. She referred to the balcony detail and asked about the dark grey inset on the top of the window, and the petitioner explained that the window head of every unit would have a grey panel that goes up to the underside of the balcony of the unit above, as well as grey trim down the sides to the top of the brick. Commissioner Kingsley also asked if the windows were all the same color, and the petitioner said that they are intended to all be the same Gull Grey color, which he presented a sample of. The petitioner also presented samples of the accent metal for the cornices, coping, balconies, and trellis, and reviewed the colors and materials being

proposed for the parking garage. Commissioner Kingsley said the color palette was very nice and she especially liked the brick and the pumpkin color. Mr. Fitzgerald said that they will finalize the exact pre-cast stain color on site to find the best match with the brick color.

With regards to the parking garage, Commissioner Kingsley really liked the metal screen wall being proposed, but she was not in favor of the mounting clips; she suggested the petitioner further study this and have Staff review it to ensure its quality. She also felt it was important to break up the screen wall and she suggested a living wall if possible. She further commented that the inside of the stairwell appeared to be painted orange, and Mr. Fitzgerald confirmed this. Commissioner Kingsley also said that she preferred the grid layout for the Gingery color panels that was presented tonight, which mimics the other panels and is a little less busy than the running bond. Mr. Fitzgerald said that they agreed.

Commissioner Eckhardt said that 2 of his questions have already been answered, one about the pumpkin material, and the other about vegetation on the parking garage screens, which is sometimes well intended but never works. He felt a more architectural, cool looking screen would be exciting, possibly with LED lights on it to give it some fun. He asked if balconies were being proposed inside the courtyard and the petitioner said they were not. Commissioner Eckhardt also referred to the east elevation of the apartment building and the close proximity of the bottom wall panel at grade that gets bigger and bigger as grade drops, until it appears to be almost a full-story; this area needs some attention. He suggested splitting it and putting another color underneath, to keep the line going around, or build a retaining wall further out on the property, allowing a flat area for a resident to walk out on, or include trees to screen it. Commissioner Eckhardt still had some concerns about the parking garage location, although moving some of the public areas away from it was an improvement, and he was bothered by many of the units having no balconies, especially the larger units. He was in favor of all the other changes that were made, although he wanted to see the stairwell enclosed with glass, and he assumed the steel stairs would be painted a color to offset the Gingery color, which he liked.

Chair Fitzgerald said that all of his questions have already been asked by the other commissioners. He was fine with the balconies as proposed, which he liked, and he really liked the parking garage stairwell, and agreed with the suggestion to add glass windows. He also agreed that it is very difficult to get vines to grow up a lattice type panel to where it gets high enough to have an effect; he would rather see nothing there, than have something look weak and sick all the time.

Commissioner Kubow was concerned about the metal panel being proposed for the parking garage. He referenced 'The Emerson' development in Downtown Oak Park, an apartment project he worked on that introduced a cool perforated metal panel for the parking garage, where all of the connections were hidden behind the panel. Using different angles gave the screening a sculptural feel, which was an art requirement by the Village of Oak Park; there are multiple cost effective ways of doing metal panels or any type of screening where the clips are not seen, and he was glad that Commissioner Kingsley brought this up because he did not like the screen wall example being shown tonight at all. He felt it was important that it be a requirement that Staff take a very close look at what was proposed there. His motion would include a requirement to add glazing to the garage stair tower, a requirement to use stack bond pattern in the siding as opposed to the staggered running bond, and a requirement that Staff review the final detailing for the metal screen wall on the parking garage.

Mr. Hautzinger encouraged the motion to include Staff's recommendation that color be added to the base of the garage to complement the apartment building, which was presented tonight but was not in the packet. The commissioners liked this revision and agreed to add it to the motion. Commissioner Kingsley referred to Staff's suggestion that the cornice detail be added back to the precast concrete garage walls, and the petitioner agreed. Mr. Hautzinger also suggested that details of the big blank walls above the parking garage, which were not included in the plans submitted, be added to the motion. Commissioner Kingsley reiterated Commissioner Eckhardt's concerns and suggestions about the receding grade on the east side of the building, and again on the north elevation where the driveway slopes down. The petitioner added that their intent is to add landscaping in those areas to help soften the wall.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE PROPOSED NEW APARTMENT BUILDING TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED 5/25/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO ADD GLAZING TO THE GARAGE STAIR TOWER.
2. A REQUIREMENT TO USE SMOOTH PANEL SIDING INSTEAD OF LAP SIDING.
3. A REQUIREMENT TO USE STACK BOND PATTERN IN THE 'PUMPKIN' PANEL SIDING, IN LIEU OF THE STAGGERED RUNNING BOND.
4. A REQUIREMENT THAT STAFF REVIEW THE FINAL DETAILING FOR THE METAL MESH SCREEN WALLS ON THE PARKING GARAGE.
5. A REQUIREMENT TO ADD THE TINTED COLOR ON THE BASE OF THE GARAGE WALLS, A COLOR TO MATCH THE BRICK ON THE APARTMENT BUILDING.
6. A REQUIREMENT TO INCLUDE THE CORNICE REVEAL DETAIL ON THE TOP OF THE PARKING GARAGE WALLS ON THE PARKING GARAGE.
7. A REQUIREMENT TO INCLUDE THE DETAILING ON THE APARTMENT WALLS ABOVE THE TOP OF THE GARAGE AS PRESENTED TONIGHT, PER EXHIBIT A313 DATED 6-12-18.
8. A RECOMMENDATION TO INCLUDE ADDITIONAL BRICK DETAILING ON THE EAST AND NORTH ELEVATIONS TO CREATE A HORIZONTAL SHADOW LINE AT THE FIRST-FLOOR ELEVATION WHERE GRADE DROPS BELOW THE FIRST-FLOOR.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Fitzgerald thanked the commissioners for their support and feedback, and felt the overall design was improved as a result of the design review process.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Downs Vib Hotel

Project Address: 3400 W. Euclid Avenue

Prepared By: Steve Hautzinger

Date Prepared: May 16, 2018

PETITION INFORMATION:

DC Number: 18-046

Petitioner Name: David Gillespie

Petitioner Address: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072

Meeting Date: May 22, 2018

Requested Action(s):

Approval of the architectural design for a new hotel at the Arlington Downs Planned Unit Development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for an amendment to the previously approved Arlington Downs Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

*"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission **for building and signage only.**"*

Summary:

The petitioner is seeking approval of the architectural design for a new five-story hotel building as part of the Arlington Downs mixed-use development. The existing site is currently vacant.

Architectural Design:

Overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The unique facades and variety of materials are nicely designed, and will fit well with the overall vision for the development, including the existing "One Arlington" apartment tower, the proposed multi-family building, and the proposed retail buildings.

To further enhance the design, the following details should be evaluated. However, the petitioner has indicated that any revisions will require approval by Best Western:

1. **West Wall.** The west wall will be highly visible facing Rohlwing Road, but the first and second floors are large and lacking detail. The petitioner has indicated that landscaping, including overstory and foundation plantings, will be used to soften the wall. However, it is recommended that the design of the wall be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. **Entrance Doors.** The main entrance doors get lost in the large glass storefront. Consider changing the color of the doors to red to draw more attention to the main entrance.

Mechanical Equipment Screening:

All mechanical equipment is required to be screened from view. The petitioner has indicated that the design includes minimum 24" high parapet walls, which will screen the mechanical equipment located at the center of the roof. However, there is one mechanical unit located near the elevator that will need to be further evaluated to verify adequate screening.

Signage:

The proposed design includes four wall signs. The two primary wall signs are located on the east and west walls mounted on red

fiber cement wall panels. The secondary wall signs are located on the north and south walls, and are designed to be more subtle with lighter colors. The signs are designed to be consistent with Vib Hotel's national brand standards, and overall they are nicely designed and work well with the overall building appearance. However, only one wall sign is allowed per street frontage, so only two signs are allowed. The petitioner will either need to omit two of the signs or seek a sign variation.

Separate permits are required for all signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the design of the proposed Vib Hotel to be located at 3400 W. Euclid Avenue. This recommendation is subject to compliance with the plans dated 9/15/17 received 5/1/18, material list dated 5/14/18 received 5/15/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. **West Wall.** It is recommended that the design of the west wall (first and second floors) be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. **Entrance Doors.** Consider changing the color of the entrance doors to red to draw more attention to them.
3. **Mechanical Equipment Screening.** Verify that the rooftop mechanical unit next to the elevator will be fully screened from view.
4. **Signage.** Either omit two of the four wall signs, or seek a sign variation.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
6. All signage shall comply with the Sign code, Chapter 30, or approved sign variations.

_____, May 16, 2018

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-046

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 22, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow
Ted Eckhardt

Members Absent: None

Also Present: John Haran, E&J Builders for *1625 N. Chestnut Ave.*
Anita Kaufmann & Dave Wegner, Owners of *1625 N. Chestnut Ave.*
Joe Labelle, Rize Properties LLC for *939 N. Salem Ave.*
Tom Buckley, Thomas Buckley Architects for *739 N. Belmont Ave.*
Gary Geisler, Owner of *739 N. Belmont Ave.*
Gary Geisler, DG Builders for *Arlington Market-Phase 2*
Dipak Kumar, DG Builders for *Arlington Market-Phase 2*
Tom Buckley, Thomas Buckley Architects for *Arlington Market-Phase 2*
David Gillespie, Gillespie Design Group for *Vib Hotel*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 24, 2018

A MOTION WAS MADE BY COMMISSIONER EKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 24, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM MAY 8, 2018

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 8, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. COMMERCIAL REVIEWDC#18-046 – Vib Hotel – Arlington Downs – 3400 W. Euclid Ave.

Mr. Dave Gillespie, representing *Gillespie Design Group*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new five-story hotel building as part of the Arlington Downs mixed-use development. The existing parcel is currently vacant and located along Rohlwing Road, at the west side of the site. An aerial view was presented that showed the location of the proposed new hotel, as well as the overall site plan for the development.

Overall, the proposed design is nicely done with a modern aesthetic that is appropriate in this location. The unique facades and variety of materials are nicely designed, and will fit well with the overall vision for the development, including the existing “One Arlington” apartment tower, the proposed multi-family building, and the proposed retail buildings.

To further enhance the design, the following details should be evaluated. However, the petitioner has indicated that any revisions will require approval by Best Western:

1. West Wall. The west wall will be highly visible facing Rohlwing Road, but the first and second floors are large and lacking detail. The petitioner has indicated that landscaping, including over-story and foundation plantings, will be used to soften the wall. However, it is recommended that the design of the wall be further developed to be similar to the east elevation. Consider adding curtain wall windows in the Offices, Fireplace Lounge, and Meeting Rooms at the first floor and mezzanine.
2. Entrance Doors/East Elevation. The main entrance doors get lost in the large glass storefront. Consider changing the color of the doors to red to draw more attention to the main entrance.

All mechanical equipment is required to be screened from view. The petitioner has indicated that the design includes minimum 24” high parapet walls, which will screen the mechanical equipment located at the center of the roof. However, there is one mechanical unit located near the elevator that will need to be further evaluated to verify adequate screening.

With regards to signage, the proposed design includes four wall signs. The two primary wall signs are located on the east and west walls mounted on red fiber cement wall panels. The secondary wall signs are located on the north and south walls, and are designed to be more subtle with lighter colors. The signs are designed to be consistent with Vib Hotel's national brand standards, and overall they are nicely designed and work well with the overall building appearance. However, only one wall sign is allowed per street frontage, so only two signs are allowed. The petitioner will either need to omit two of the signs or seek a sign variation. Separate permits are required for all signage.

Staff recommends approval of the proposed new hotel, subject to the concerns stated in the Staff report.

Mr. Gillespie asked whether the landscape plan they submitted to Staff in response to comments was available tonight, and Mr. Hautzinger replied that it was not and would be reviewed in detail during the PUD amendment with the Plan Commission. Mr. Gillespie said that the landscape plan submitted was more detailed than the PUD landscape plan, which only shows the perimeter landscaping around the site and not the site specific landscaping.

Mr. Gillespie said that they are excited to present the hotel tonight, which has been a long time coming for this development. The proposed hotel is a new prototype brand from Best Western, which has re-organized and come out with two new hotel prototypes, and he believed this would be the second new stand alone Vib Hotel built. They are trying to comply with the prototype standards, but the petitioner is excited to be in Arlington Heights and are open to suggestions.

In response to the comments about the west wall, Mr. Gillespie said that the first-floor is meant to be transparent on one side to present a focus both from inside and outside, and the hotel services back up against the west wall. They look at the building design in terms of scale from three perspectives: one is from a distance, such as from Route 53, and they feel the first-floor and mezzanine on both sides offer a nice base to the hotel and defines the functions of the first-floor separate from the upper floors, which they feel is appropriate from a distance. The second perspective is when you enter the development, and Mr. Gillespie referred to the pylons being proposed that serve a few purposes: they help to break down the scale, help to provide a focal point of the near intersection of those pylons where the entrance door to the hotel is located, provide protection from the elements, and allow for potential outdoor tables. He pointed out the primary materials of EIFS broken up with cement board siding alternating from major building elements into smaller building elements, the pylons, and the clear glass curtain wall at the entrance, which all help draw visitors to the front door of the building. Mr. Gillespie understood the point of making the entrance doors obvious, but they are trying not to make them obvious because the pylons help draw attention to the entry doors. They are not opposed to fully screening the rooftop units, but want to define the distance for the screening and if Route 53 is included in that; however, the unit located near the elevator will be relocated to the center of the roof, which could be raised on the west side of the building if necessary.

With regards to signage, Mr. Gillespie believed that the petitioner was going to come back and seek a variation on a number of signs for the new building. He pointed out the red element that wraps around the roof and drapes down the side of the building, which they feel is an exciting element. The word Vib is internally illuminated, and the red is proposed to be backlit along the edges as it goes down the side of the building. Cues were taken from the One Arlington building, which has an LED display on the base and at the top of the building.

Commissioner Kubow liked the design, which is fun and playful, and something this corner can certainly use. His only critique were the black diagonals on the corner. He questioned how necessary they are with the cool, contemporary design of the building, and he suggested removing them. He agreed with Staff's comments on coloring the entry, but also understood the petitioner's comments. He also felt the west elevation could benefit from landscaping to help soften the fenestration, and without a landscape plan tonight, he was unsure how to comment on that. In general, he liked what was being proposed, but would recommend eliminating the diagonals on the southeast elevation.

Commissioner Eckhardt was intrigued by the design and said that he did some on-line research about the Vib Hotel and found many images of the design that appear to have already been built. Mr. Gillespie stated there is one hotel in Arizona, one in Kansas and one in Florida; two of those being new and one being a conversion of an existing building. Commissioner Eckhardt felt the design was exciting inside and out, which was daring for a suburban hotel and a great idea. He loved the design and the red elements that are shown to be lit and shining down in the on-line images he saw, which he felt was cool, and he liked the reveals being proposed in the EIFS or oddly placed string packaging around the cube-type shapes. In response to Commissioner Kubow's concerns about the black diagonals on the building, Commissioner Eckhardt felt the diagonals were part of the exciting, playful aspect of the hotel, and using two different glass colors was a good way finder in terms of seeing the tenant glass. The only thing that bothered him is the white door on the west elevation, which he suggested painting to match the elevation. He also cautioned the petitioner about the EIFS down to the ground, which can be very problematic, especially with a sprinkler system. He suggested adding a strip of stones out 2-feet from the building to keep the EIFS away from grass and subsequent water. Commissioner Eckhardt also wanted the petitioner to describe the landscaping to be located on the west elevation.

Commissioner Kingsley felt the design was interesting, fun and playful; the whole building itself could be looked at as a sign. She had no issues with the crisscross elements on the building that were part of the playfulness, and she asked if those elements would have lights behind them, similar to some of the images found on-line for the Vib Hotel. Mr. Gillespie replied that the elements would not be lit. Commissioner Kingsley agreed with Commissioner Eckhardt's concerns about the white door on the west elevation and that it should be painted, similar to the louvers. She also felt there was a missed opportunity to make the balconies on the south elevation more than just an EIFS box; they look like lifeless balconies that have no windows or details as currently proposed, and she felt the same way about the other EIFS box on the building that looks too much like a box with a fin. Other than these comments, she felt the

design was great, although she disagreed with Staff's concerns about the entrance doors and felt that seeing through the glass would help show the entrance. She also loved the little platinum-colored pylons, as well as the red scarf element, and she agreed with Commissioner Eckhardt's comments about the EIFS coming down to the ground level, as well as the siding material. How this was going to be detailed and what it will look like is important.

Chair Fitzgerald also liked the fun design being proposed for the new hotel. He felt the black diagonal elements add a surprising amount of fun to the building, and he appreciated the comments from Commissioner Kingsley about the balconies needing more interest and detail. He also wanted a brief explanation from the petitioner about the landscaping being proposed on the west elevation, but added that revisions could be reviewed by Staff to determine whether it needed to come back to this commission or not.

Mr. Gillespie said that canopy trees and foundation plantings are proposed on the west elevation, which are not shown properly on the drawings presented tonight, and there are two mechanical units on the west elevation that will be completely screened by landscape. This is all part of the landscape plan that goes above and beyond what is shown on the landscape plan for the Planned Unit Development, and he was happy to provide that plan. Mr. Hautzinger said that the landscape plan should be submitted as part of the Plan Commission review.

Chair Fitzgerald asked if perimeter landscaping was being proposed by the developer between the building and the sidewalk, in addition to this petitioner's landscape plan for the hotel; he remembered a large buffer in the right-of-way parkway that the commissioners asked to be increased at the original review of the development. Chair Fitzgerald reiterated that he wanted Staff to review any revisions to ensure that the commissioner's concerns about landscaping to help soften the building are resolved. Mr. Hautzinger said that Staff was okay with doing that and would work with the petitioner through the Plan Commission review to ensure there is adequate landscaping on the west elevation.

Mr. Gillespie commented that originally there were many more of the diagonal bracing elements proposed on the building; however, they felt it was too busy and subsequently scaled it down appropriately, which Best Western was happy with and intends to incorporate into future hotels. He understood Commissioner Kingsley's comments about the balconies and felt there was a great opportunity to add some color there; he agreed with the suggestion to paint the white service door on the west elevation to match the adjacent material; and he agreed with the concerns about the EIFS and siding coming down to the ground, which could become either a burnished block or a different material at the first courses.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE DESIGN OF THE PROPOSED NEW VIB HOTEL TO BE LOCATED AT 3400 W. EUCLID AVENUE. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 9/15/17, RECEIVED 5/1/18, MATERIAL LIST DATED 5/14/18 AND RECEIVED 5/15/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO CHANGE THE COLOR OF THE DOOR ON THE WEST ELEVATION TO MATCH THE SURROUNDING MATERIALS.
2. A REQUIREMENT THAT A MORE HARDY MATERIAL BE STUDIED FOR THE GRADE TRANSITION FROM GRADE TO THE CURRENTLY PROPOSED EIFS MATERIAL.
3. A RECOMMENDATION TO STUDY THE FRAMES AT THE SOUTH ELEVATION OF THE BALCONIES AND AT THE EAST ELEVATION.
4. A REQUIREMENT THAT THE LANDSCAPING ON THE WEST ELEVATION BE REVIEWED BY STAFF.

Commissioner Eckhardt clarified his previous comments about the EIFS material at the ground level; he did not want to see grass up against the building, but rather an approximate 1-1/2-foot gravel strip, or something to help bring the solid mass of the building down and avoid water issues. With regards to the recommendation to further study the balcony frames, he liked that the balcony designs are enclosed and provide usable outdoor space and privacy from Rohlfing Road, but excitement could be added to the balconies by tinting the glass red, or painting the back wall red

and lighting it, or adding LED lights on the bottom edge of the glass. Commissioner Kingsley said that adding color to the balconies should not take away from the red scarves on the building, and Chair Fitzgerald and Commissioner Eckhardt agreed. Commissioner Kingsley also asked about the color and material for the corner boards and siding, and Mr. Gillespie replied that both the horizontal lap siding and corner boards will be the same 'Sierra' brown color.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION AS FOLLOWS:

2. A REQUIREMENT TO PROVIDE A MORE HARDY WALL MATERIAL AT THE BASE OF THE WALL, OR PROVIDE A GRAVEL OR STONE STRIP AT GRADE AROUND THE WALL TO MINIMIZE WATER INFILTRATION ON THE BUILDING.

KUBOW, AYE; KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger asked for preliminary feedback from the commissioners on the potential for a sign variation for the new hotel; the petitioner is proposing four wall signs. Commissioner Kubow had no objections to this because it is minimal, well designed, and fits with the profile. Chair Fitzgerald agreed and added that every building in this development is going to make this an unusual site, so he was okay with variations. Commissioners Eckhardt and Kingsley were fine with the signs that are currently shown.

Staff Report to the Housing Commission

To: The Chairman and Members of the Housing Commission
From: Nora Boyer, Housing Planner
Re: Arlington Downs– Response to Affordable Housing Policy
Report Prepared: June 12, 2018
Meeting Date: June 12, 2018

Original Affordable Housing Requirement

In 2012, the Housing Commission approved a recommendation to the Village Board with respect to the application on the Village's affordable housing policy to the Arlington Down development (Attachment A). That recommendation was approved by the Village Board and included in the conditions of approval for the Planned Unit Development (PUD).

In 2012, the Arlington Downs development was discussed as having two phases:

Phase I: The redevelopment of the (former Sheraton Hotel) tower; and

Phase II: All other components of the Planned Unit Development (PUD).

The 2012 affordable housing conditions exempted the tower (former Sheraton Hotel) from the Village's affordable housing requirements.

The 2012 conditions provide that for Arlington Downs Phase II:

- Phase II is exempt from the affordable housing requirements if 300 or fewer residential units are developed in Phase II.
- The affordable housing requirements apply to all residential units in Phase II (including the first 300 units) if more than 300 residential units are included in Phase II.

If more than 300 residential units are included in Phase II, then:

- 5% of all units in Phase II must be affordable;
- Fees in lieu of providing affordable units may be paid at a rate of \$100,000* per affordable unit not provided; or
- A combination of affordable units and fees at the rate of \$100,000* per affordable unit not provided is permissible.

** \$100,000 per affordable housing unit not provided was the fee in lieu amount stated in the Village's Affordable Rental Housing Guidelines. The fee was changed in 2014 to \$75,000 per affordable unit not provided based upon 15% of the units being affordable.*

Proposed Amendment to the PUD

The developer at Arlington Downs is proposing several amendment to the Arlington Downs PUD including the following changes with regard to residential units:

- The developer proposes detailed plans for approval of a 263 rental component (referred to by the developer as ADR II); and
- The developer proposes a concept for a 180 senior building (referred to by the developer as ADR III) to be detailed and approved at a later date.

Combined, 443 units are planned. Therefore, the 300 unit threshold for applying the affordable housing requirement in what was referred to in 2012 as Phase II is met.

According to the 2012 conditions of approval, the affordable housing requirement applied to ADR II results in the following:

263 total proposed units x 5% = 13 affordable units

13 affordable units x \$100,000 = \$1,300,000

or an equivalent combination of affordable units and fees

Developer's Current (2018) Affordable Housing Proposal

The developer is proposing to change in the affordable housing requirement for Phase II from that which was approved in 2012. The developer proposes that:

- 15% of units be affordable;
- The fee in lieu of providing affordable units be set at a rate of \$25,000 per affordable unit not provided; or
- An equivalent combination of affordable units and fees at a rate of \$25,000 per affordable unit be provided.

For ADR II, the calculation would be:

263 units x 15% = 39 affordable units

39 affordable units x \$25,000 = \$975,000

or an equivalent combination of affordable units and fees

Provision of Units

Some Village Board members recently stated they would like to see actual units provided. Members of the Housing Commission have also expressed that they prefer that affordable housing units be included in developments rather than that developer pay the fees. The Housing Commission should discuss the minimum number of affordable units it recommends be included in Phase II and specifically in ADR II.

Analysis

The developer's current proposal calls for 39 affordable units (rather than 13) which is consistent with the Village Board and Housing Commission's goal to encourage affordable units rather than the payment of fees.

Further, the developer's affordable housing proposal is consistent with the affordable housing requirements recommended by the Housing Commission for the Sigwalt Apartments and the Hickory Kensington Apartments. Those two developments were the same general type of development – rental units in multi-family housing buildings.

Recommendation

It is recommended that the Housing Commission recommend to the Village Board that for ADR II and future proposals at the Arlington Downs Development (all redevelopment except the redevelopment of the existing One Arlington tower building):

1. Require that 15% of the residential units (39 affordable units in ADR II) be allocated as affordable units in perpetuity. The developer may elect to pay a fee in lieu of providing the affordable housing units at a rate of \$25,000 affordable unit not provided; or may provide an equivalent combination of affordable units and fees in lieu of affordable units. However, a minimum number of affordable units shall be provided and maintained in perpetuity.
2. Prior to Plan Commission staff will work with the developer on an acceptable housing fee payment schedule. Fee in lieu payments shall be made no later than the issuance of the first Certificate of Occupancy and incorporated as a condition of approval.
3. If fees are paid and the developer later decides to provide affordable units instead, they may receive refunds of the fees paid in accordance with the following:
 - a) Refunds may only occur within a specified time period say 6 months or certainly no more than 12 months from issuance of the first certificate of occupancy;
 - b) If funds are available in the amount of the requested refund in the Trust Fund; and
 - c) Excluding the minimum number of affordable units provided.
4. ~~Within 18 months of the approval of the PUD or issuance of any building permits with respect to residential units in Phase II of the project, the developer, in consultation with the Village, shall develop a specific affordable housing plan consistent with the affordable housing requirements approved by the Village Board and included in the PUD approval. During this period, the developer may discuss any reasonable modifications to the proposal with the Village once the financing and economics of the Phase II project are more defined.~~
5. The base rental rate shall be set at the HUD Fair Market Rent for Cook County as established annually by the U. S. Department of Housing and Urban Development. If the developer is participating in an affordable housing program that is approved by the Village (such as a

government-sponsored program, program for veterans, etc.), the eligibility guidelines and rent structure of the approved affordable housing program would apply.

6. The developer shall submit an annual report concerning the affordable housing program by January 31 of each year, in a form as determined by the Village.
7. ~~The developer shall retain the option to include all or a portion of the approved number of affordable units in Phase I under the conditions described above provided that an affordable housing plan acceptable to the Village shall be adopted prior to the issuance of permits for residential units in Phase I.~~

Attachment A

Arlington Downs
Housing Commission Recommendation
January 2, 2012

A MOTION WAS MADE BY COMMISSIONER WHITE AND SECONDED BY COMMISSIONER MILLER TO RECOMMEND THE FOLLOWING AFFORDABLE HOUSING REQUIREMENTS TO THE VILLAGE BOARD WITH RESPECT TO THE PROPOSED ARLINGTON DOWN DEVELOPMENT:

1. Require that 5% of the residential units in the Phase II of the development (i.e. excluding the former Sheraton Hotel building) be allocated to affordable units:

Total Units Range	Affordable Housing	Percentage
0 – 300	0 units	0%
301 – 375	15 to 19 units	5%
376 – 400	19 to 20 units	5%
401 – 425	20 to 21 units	5%
426 – 450	21 to 23 units	5%
451 – 470	23 to 24 units	5%

The developer may elect pay a fee in lieu of providing the affordable housing units at \$100,000 per unit, or do a combination of providing affordable units and paying the fee in lieu of units.

2. The base rental rate shall be set at the HUD Fair Market Rent for Cook County as established annually by the U. S. Department of Housing and Urban Development. If the developer is participating in an affordable housing program that is approved by the Village (such as a government-sponsored program, program for veterans, etc.), the eligibility guidelines and rent structure of the approved affordable housing program would apply.
3. Within 18 months of the approval of the PUD or issuance of any building permits with respect to residential units in Phase II of the project, the developer, in consultation with the Village, shall develop a specific affordable housing plan consistent with the affordable housing requirements approved by the Village Board and included in the PUD approval. During this period, the developer may discuss any reasonable modifications to the proposal with the Village once the financing and economics of the Phase II project are more defined.
4. The developer shall submit an annual report concerning the affordable housing program by January 31 of each year, in a form as determined by the Village.
5. The developer shall retain the option to include all or a portion of the approved number of affordable units in Phase I under the conditions described above provided that an affordable housing plan acceptable to the Village shall be adopted prior to the issuance of permits for residential units in Phase I.

The motion was approved unanimously.

APPROVED

**MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
HELD AT ARLINGTON HEIGHTS VILLAGE HALL
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
JUNE 12, 2018**

IN ATTENDANCE:

Commissioners

Present: Alex Hageli Mark Hellner
 Will Delea Zach Creer

Commissioners

Absent: Andrew Tripp Andrea Johnson Namrita Nelson

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present: Chris George, Tartan Realty Group, Inc.
 Douglas Reichl, Tartan Realty Group, Inc.

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. and the Pledge of Allegiance was recited.

II. ROLL CALL

Commissioners Hageli, Hellner, Delea, and Creer were in attendance.

A motion was made by Chairman Hageli, seconded by Commissioner Delea to approve the minutes of the May 8, 2018 with some edits. The motion was approved unanimously.

Prior to beginning the items on the agenda, the Commissioners asked some questions about the history of the Arlington Downs development and the staff report concerning the affordable housing component at development. The staff report was emailed to the members of the Housing Commission at 4:30 pm.

III. REPORTS

None

IV. OLD BUSINESS

A. Single Family Rehabilitation Loan Program

B. Group Home and Transitional Housing Rehab Program

C. 2018-2019 Community Development Block Grant (CDBG) Update

V. NEW BUSINESS

A. Arlington Downs – Presentation and Response to Affordable Housing Policy

After introductions, Mr. Reichl explained that this project is also receiving design review this evening. The developer is proposing a 263-unit rental building at the Arlington Downs. The hope is to break ground on the 263-unit apartment building in September. Mr. Reichl stated that he is representing Tartan Realty Group, Inc., which is coordinating aspects of the development for the current owner CA Ventures.

Mr. Reichl and the Commissioners discussed a number of changes are being proposed at Arlington Downs including moving the location of the hotel and developing a smaller strip shopping center. Three pad sites in the development area are yet to be identified as to use. He said that these sites may be appropriate for restaurants or retail users.

Mr. Reichl stated that staff and the developer have been discussing the affordable housing conditions for Arlington Downs that were approved in 2012. He said that there has been confusion regarding the conditions. The developer is asking that rather than looking to the existing affordable housing requirements for Arlington Downs that the Housing Commissioners look at the proposed building as if they are considering the affordable housing conditions for Arlington Downs for the first time.

The developer is proposing that 15% of the units in the 263-unit building be affordable or that a fee in lieu of providing the affordable units be set at a rate of \$25,000 per affordable unit not provided. This is consistent with how the affordable housing policy has been applied to the past couple of multi-family development projects. Mr. Reichl said that the petitioner may prefer to pay the fee in lieu of providing the affordable units, but a definite decision has not been made.

Commissioner Hellner said that he was on the Housing Commission when the existing (2012) affordable housing conditions were approved. He said that the affordable requirements approved in 2012 are clearly stated in the motion and records from that time. Commissioner Hellner spoke about the need for more affordable housing units in the Village, especially now due to changes in the housing market. He said that more people are in need of affordable housing than before, and he hopes that the developer will be sensitive to the affordable housing needs and concerns of the community.

Mr. Reichl commented that they are aware of the need, but costs have gone up, and without some kind of subsidy, it is difficult to develop even market rate units. Mr. Reichl was asked if any additional residential development is being looked at for Arlington Downs. Mr. Reichl said that CA Ventures has a senior group, and has included a concept for a 180-unit senior housing building in the revised development plan. He also said there is another area off Rohwling Road that is being looked at as possibly residential.

Ms. Boyer reviewed the approved (2012) affordable housing requirements for Arlington Downs. A threshold was set which provided that the affordable housing requirements apply if the number of units in Phase II of the development (defined as all redevelopment at Arlington Downs except the One Arlington tower) exceeds 300 units. If the number of residential units in Phase II exceeds 300 units, the affordable housing requirements apply to all of the units in Phase II including the first 300 units. Once

the threshold of planned units is met, 5% of all units in Phase II must be designated as affordable; or the developer may pay a fee in lieu of providing units at \$100,000 per affordable unit not provided; or an equivalent combination of affordable units and fees must be provided. Ms. Boyer clarified that the fee in lieu amount in the Village's policy was \$100,000 in 2012 but was later lowered to \$75,000.

Ms. Boyer stated that since the 300 unit threshold is met by the proposed 263 unit building plus the conceptual 180 unit senior building (total 443 units), the 2012 affordable housing requirements apply to the 263 unit building. Under the current (2012) requirements, 13 of the 263 units in the building under discussion must be affordable ($263 \times .05 = 13$) or the total fee if no affordable units are provided is 1.3 million (13 affordable units not provided $\times$ \$100,000 per unit = 1,300,000); or an equivalent combination of affordable units and fees is required.

Under the the developer's new proposal, 39 affordable units would be required ($263 \text{ units} \times .15 = 39$ units); or a maximum of fee of \$975,000 would be due if no affordable units are provided ($39 \text{ units} \times 25,000 = \$975,000$); or an equivalent combination of affordable units and fees would be provided.

Ms. Boyer mentioned that some members of the Village Board members have expressed that they would like to see some affordable units produced rather than developers taking the option to satisfy the the affordable housing requirement entirely by paying the fee.

Ms. Boyer summarized the staff's recommendation as contained in the Staff Report. The staff recommendation concurs with the developer's request with regard to the percentage of affordable units and fee-in-lieu rate. However, the staff recommendation suggests that some minimum number of affordable units be required.

Mr. Reichl asked why the funds collected as fees in lieu of affordable units are not used to subsidize units so that they are affordable. Commissioner Hellner stated that the fees will be used to incentivize the development of affordable housing, but the amount of funds in the Trust Fund at this time is \$106,000 and this amount needs to build up. Also, the plan is not to use the funds for rent subsidies. The discussion earlier in the meeting was about what to do with the funds once additional revenue is received. Commissioner Hellner said that one of the reasons for the Village's affordable housing policy is to try to insure that the Village meets the minimum of 10% affordable housing threshold set by the State of Illinois. He said that he doubts that the Village currently meets the 10% minimum standard.

Mr. Reichl wondered what the Board would be looking for in terms of the count of affordable units and asked whether the developer would have a say in which units are affordable. Ms. Boyer responded that in other buildings with affordable rental units, particular units are not specifically identified. Rather, the total number of units required to meet the affordability requirement may vary depending on how the turnover of units is managed by the owner. Mr. Reichl said that there are specific requirements regarding accessible units and where they are located and wondered if there was that level of detail concerning the numbers and locations of the affordable units in the building. The response was that the incorporating the affordable units did not have those types of specific requirements.

Commissioner Delea said that he likes the idea of a combination of a minimum number of affordable units and fees. He said that he would not have a problem with the affordable units being the units that are at the lower end of the hierarchy of rents levels in the building. For example units on lower floors tend to have lower rents.

Commissioner Delea asked if there are any negative consequences for the Village if its affordable housing level falls below the 10% threshold set by the State. Ms. Boyer explained that the Illinois Affordable Housing Planning and Appeals Act requires that municipalities that do not have 10% affordable housing, as calculated by the State, must approve an affordable housing plan and submit it to the State. In municipalities that do not have 10% affordable housing, developers of affordable housing may appeal municipal denials of projects when the denials are based on the inclusion of affordable units to a State appeals board. She said that she does not know that any of those appeals have occurred, but the possibility of losing local authority to the State is the consequence of falling below the threshold.

There was a discussion of what the minimum number of affordable units in the 263-unit building (ADR II) should be. There was a proposal that it be required that a minimum of half of the affordability requirement be met with providing affordable units in the building (i.e. 20 affordable units) with the option to pay the fees for the balance of the affordable requirement at \$25,000 per unit.

Mr. Reichl pointed out that thus far all other developer had the option to satisfy the full affordable housing obligation by paying the fee. He said that the affordability requirement is already burdensome. He said that there is a reason that other developers have opted to pay the fee. He also stated that affordable units within the building may create a certain environment if it is known that some tenants are paying market rents while others are paying less. Commissioner Hellner stated that it is often the case that some people pay less for products than others (ex. airline tickets or automobiles), and that there will be no need to disclose which tenants are benefitting from the affordability requirements.

Commissioner Delea pointed out that 20 affordable units would exceed the number of affordable units required in the existing (2012) affordability requirements - which is 13 affordable units. He said that requiring more than 13 affordable units would be unrealistic given the existing requirements since the developer would likely comply with those existing requirements rather than seek new conditions. He said that the number would need to be something less than 13. He also suggested that in the future, perhaps the fee-in-lieu of affordable units not provided could be lowered if some affordable units are provided in a development.

Mr. Reichl said that the development team needs to have additional conversations about what would work in terms of affordable units and fees. Commissioner Hellner asked that the development team think about the housing burden being faced by many people and consider that the Village's goal is to keep the Village from becoming exclusionary.

The members of the Housing Commission concurred that they were not in a position this evening to recommend a minimum number of affordable units at this meeting. Chairman Hageli said that he would want more member of the Housing Commission in attendance at a meeting to discuss such an important policy. The members discussed "strongly encouraging" the inclusion of affordable units without their setting a specific number. This was the agreed upon action so that the project can proceed to Plan Commission in a timely manner with the recommendation of the Housing Commission.

Mr. Reichl suggested that incentives from the Village to include affordable units in development may make developers more likely to include the affordable units rather than pay the fee to get out of the requirement.

Ms. Boyer explained the other affordable housing conditions recommended by staff which included topics such as the payment schedule for fees, fee refunds if the developer decides to provide affordable units after fees have been paid, maximum rent levels and the reporting requirement. She stated the condition concerning maximum rents should also have included the maximum income-eligibility level of households benefitting from the affordable units. According to the Village's affordable rental policy, which was provided to the developer, beneficiaries are to be households with annual household incomes at or below 60% of the Chicago area median income level (adjusted for household size) as set by HUD. Ms. Boyer suggested that this income eligibility level be include in the condition.

The following motion was made by Commissioner Hellner, seconded by Chairman Hageli:

The Housing Commission recommends to the Village Board that for ADR II and future proposals at the Arlington Downs Development (all redevelopment except the redevelopment of the existing One Arlington tower building):

- **Require that 15% of the residential units (39 affordable units in ADR II) be allocated as affordable units in perpetuity. The developer may elect to pay a fee in lieu of providing the affordable housing units at a rate of \$25,000 per affordable unit not provided; or may provide an equivalent combination of affordable units and fees in lieu of affordable units. However, developers are strongly encouraged to provide and maintain affordable units in the Arlington Downs development.**

The motion was approved unanimously.

A second motion was made by Commissioner Hellner, seconded by Commissioner Hageli to include the following additional conditions for ADR II and future proposals at the Arlington Downs Development (all redevelopment except the redevelopment of the existing One Arlington tower building):

- **Prior to Plan Commission hearing, staff will work with the developer on an acceptable housing fee payment schedule. Fee in lieu payments shall be made no later than the issuance of the first Certificate of Occupancy and incorporated as a condition of approval.**
- **If fees are paid and the developer later decides to provide affordable units instead, the developer may receive refunds of the fees paid in accordance with the following:**
 - a) **Refunds may only occur no more than 12 months from issuance of the first certificate of occupancy; and**
 - b) **If funds are available in the Trust Fund in the amount of the requested refund;**

- The base rental rate for affordable housing units shall be set at the HUD Fair Market Rent for Cook County as established annually by the U. S. Department of Housing and Urban Development (HUD), and income eligibility for the affordable units shall not exceed 60% of the area median income, adjusted for household size, for the Chicago area as determined by HUD. If the developer is participating in an affordable housing program that is approved by the Village (such as a government-sponsored program, program for veterans, etc.), the eligibility guidelines and rent structure of the approved affordable housing program would apply.
- If affordable units are provided, the developer shall submit an annual report concerning compliance with the affordable housing program by January 31 of each year, in a form as determined by the Village.

Mr. Reichl and Mr. George left the meeting.

The members of the Housing Commission discussed options for how the affordable housing goals may be furthered in the future. Commissioner Creer suggested that the Village look at incentives that could be provided to encourage the inclusion of affordable units in future developments. Commissioner Delea suggested that the Village also consider allowing developers to provide affordable units off-premises from the new development that is being proposed. For example, the developer could give a grant to a non-profit organization to buy and operate a building that includes affordable units. The non-profit, rather than the developer, would manage the affordable housing and be responsible for future reporting obligations.

B. Timber Court

VII. OTHER NEW BUSINESS

None

VIII. ADJOURNMENT

A motion was made by Commissioner Hellner, seconded by Commissioner Hageli, to adjourn the meeting. The meeting adjourned at 9:00 pm.

NEXT MEETING: Tuesday, July 17, 2018 7:00 pm

May 7, 2018

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 6005

RE: ADR II Affordable Housing Assessment

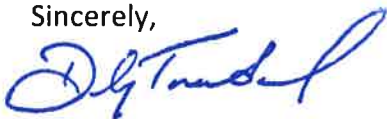
Dear Mr. Hubbard:

This letter is to provide the Village of Arlington Heights with a statement regarding the Affordable Housing component to ADR II. We are proposing a total of 262 rental apartment units. Our affordable housing requirement is 15% of the total number of units, therefore 39.3 units or 39. We are proposing a fee in lieu of \$25,000 per unit, for a total affordable housing contribution of \$975,000.

In addition to ADR II, there will be future residential components with the PUD in Zones B and C. Once plans for these developments have been finalized we acknowledge that these future residential components will also need to address the affordable housing criteria at that time.

Please let me know if you will need anything else regarding the above to satisfy the Affordable Housing Assessment.

Sincerely,



David M. Trandel

July 18, 2018 (rev.)

Plan Commission of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Regarding: 2018 PUD application
Arlington Downs | 3400 Stonegate Blvd. | Arlington Heights, IL

Commission Members:

This narrative is submitted in support of the application by Arlington Devco, LLC ("AD" or "Applicant") for amendments to the approved Planned Development Ordinance Numbers 12-006, 12-037, 12-039, 14-005 & 15-049 ("The PUD"), (the "Application"). AD requests these amendments the approved PUD for Arlington Downs (the "Project"), seeking modifications to proposed uses and locations, buildings sizes, and access points and orientation. The requested amendments also identify parcels for which future development of a specified intensity of use is planned, but not expressly detailed.

Project Challenges

The Project as approved is partially realized, with the adaptive reuse of the former hotel tower into 214 dwelling units (One Arlington), associated parking, and streetscape infrastructure complete and occupied. The development area beyond though, continues to present numerous market-driven and financial obstacles inherent in a project of this size. Since the last PUD amendment was approved, specific tenant interest and commitments have shifted, but a based level of interest in the Project has been maintained. The following issues have been addressed in the Project Master Plan:

1. Residential – greater demand currently exists
2. Retail – lack of demand currently exists
3. Hotel – increased visibility on site desired

Applicant is actively working with development partners and end-users to occupy these uses and expects construction activity to commence shortly upon approval of the proposed amendments outlined below.

Requested PUD Revisions and Amendments

1. Allowance for the elimination of the 442 dwelling unit residential high-rise tower within Zone C and the 12,000 sq. ft. retail building in Zone E, and their replacement with a 5-story 263 dwelling unit residential building located on Zone C and E, and a (future phase) 180 dwelling unit building on the remainder of Zone C;
2. Approval of a Land Use Variation to allow primarily residential use, and on the ground floors of buildings in zones B and E;
3. Approval of a Plat of Subdivision to reconfigure Lots 3 and 5 for the proposed uses and buildings (ADR-II);
4. Adjustment of the retail / medical offices in Zone D from 48,000 square feet to 33,300 square feet of commercial space divided among 4 one-story buildings ranging from 5,000 to 11,500 square feet;



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

5. Amendment to the hotel Special Use to reduce the number of rooms from 161 to 116 and from 6 floors to 4 floors, as well as the relocation of that hotel from Zone B (lot 16) to Zone D;
6. In lieu of the Hotel in Zone B, a 360-unit residential development (on lots 16 and 2B).
7. Allowance for construction of the 263 dwelling unit residential building (ADR-II) to proceed prior to construction of the hotel.
8. Replacement of the 4,500 square foot restaurant space within the One Arlington residential tower with an expansion of the existing "2N" office space currently located within the building.
9. Amendment to the 70' setback at the east side of lot 3A to 25' as shown on the Plat of Survey.

Additional detail regarding specific use and density, proposed infrastructure improvements, parking and loading provided, and landscape coverage is provided on the respective supporting drawings enclosed.

Summary

The continued development of the Arlington Downs project proposed will provide numerous positive benefits to the residents of Arlington Heights and surrounding communities, including:

- Attract quality new residents to the Village of Arlington Heights
- Create hundreds of construction jobs and full-time employment opportunities at the hotel, retail, and new residential complex
- Create additional real estate, hotel, and sales taxes for the Village of Arlington Heights
- The creation of a "gateway" feature from the west along Euclid Road
- Stimulate additional private investment on site and surrounding area
- Encourage the productive, adaptive reuse of underutilized and/or vacant property

Thanks in advance for your consideration and look forward to presenting the project in detail at the earliest possible scheduled public hearing.

Respectfully submitted,



Mark Kluemper, AIA
Managing Director
OKW Architects

Cc: D. Trandel
M. Parker
D. Reichl
C. George
A. Koglin



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

April 12, 2018

Plan Commission of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Regarding: 2018 PUD – Land Use Variation Request
Arlington Downs | 3400 Stonegate Blvd. | Arlington Heights, IL

Commission Members:

This narrative is submitted in support of the application by Arlington Devco, LLC (“AD” or “Applicant”) for amendments to the approved Planned Development Ordinance Numbers 12-006, 12-037, 12-039, 14-005 & 15-049 (“The PUD”), (the “Application”). AD requests consideration and approval of a Land Use Variation request to allow residential uses as the primary use within the B-2 District in Zones B and E, and to allow residential uses at the ground floor level.

Variation Criteria and Response

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.

Based on the current market conditions, the originally approved uses for these areas of the project have not yielded sufficient interest to develop each parcel as intended. AD is seeking new tenants and users that are compatible and in harmony with those currently on site, as well as surrounding properties.

2. The plight of the owner is due to unique circumstances.

The nature of this site as an adaptive re-use of a former hotel site into a mixed-use residential, retail and entertainment project is in and of itself unique, seeking to re-envision a large-scale development aligned with the current general character of the local, compatible existing uses, and market conditions that support a mix of high quality tenants and users.

3. The variation, if granted, will not alter the essential character of the locality.

The current character of this site is primarily residential with some with an auxiliary retail / office use. Surrounding properties are mainly low-intensity commercial office users to the east, north, and west, with residential uses across Euclid Ave. to the south. Allowing more residential development on the subject property is aligned with this character, and its placement offers the remaining parcels to be developed with uses also in character with the local.

When fully realized, this development will provide needed additional residential capacity to the area. Additionally, the other retail, entertainment and hotel uses will meaningfully contribute to existing community



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

amenities found nearby in Arlington Heights, bringing both temporary and permanent jobs and larger tax base to the local economy.

Thanks in advance for your consideration and look forward to presenting the project in detail at the earliest possible scheduled public hearing.

Respectfully submitted,

Mark Kluemper, AIA
Managing Director
OKW Architects

Cc: D. Trandel
M. Parker
D. Reichl
C. George
A. Koglin



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

**Arlington Downs
Euclid Avenue and Rohlwing Road
Arlington Heights, Illinois**



Phase 2 Improvements Storm Water Management Report

April 04, 2018



Prepared By: Pat Dimmer
Eriksson Engineering Associates, Ltd.
145 Commerce Drive, Suite A
Grayslake, IL 60030

TABLE OF CONTENTS

- Pre-Development Storm Water Management
- Proposed Storm Water Management
- Future Storm Water Management
- Storm Water Conveyance
- Additional Future Considerations
- Appendix 1 – Phase 2 Storage
 - a. West Site Watershed
 - b. East Site Watershed

PRE-DEVELOPMENT STORM WATER MANAGEMENT

Although not tributary in the pre-development conditions, the Arlington Down development is located on a parcel was included in the design of the Storm Water Management Facility constructed in the early 1980's as a part of the Salt Creek Lane industrial park. As the basin was designed to accommodate the drainage from this site, the site will utilize the storage provided in this Regional basin by re-directing the site drainage to this location. Based on record information received from the MWRD and the Village of Arlington Heights, the following is a short history of the regional detention facility:

The original basin was constructed in 1980. The basins were divided into three portions, with the majority of the Industrial Park tributary to the Western Basin, to which the proposed development was included for sizing purposes. This western basin then directed its discharge into the East Basin, located alongside Salt Creek near Euclid Avenue. A second Compensatory Storage Facility was created alongside Salt Creek north of the East Basin to provide compensatory storage for flood plain areas that were re-graded as a part of the Industrial Park construction. Below is a brief summary of the sizing of the original basins.

West Basin was sized using a discharge of 0.18 cfs/acre, C-value of 0.90 and a tributary area of 46.8 acres using TP40 rainfall data (10.44 ac-ft)

North Compensatory Storage Facility – 16.00 Ac-Ft required

East Basin was sized using the MWRD discharge rate, C-value of 0.90 and a tributary area of 39.9 acres using TP40 rainfall data (8.57 ac-ft)

In 1982, the regional basins were modified to reduce size of North Compensatory Storage Basin to construct a parking lot within the Compensatory Storage area. In doing so, some of the required Compensatory Volume was relocated to the East Basin and drainage from the watersheds was re-directed to enlarge the tributary to the West Basin.

West basin was sized using a discharge of 0.18 cfs/acre, C-value of 0.85 and a total tributary area of 69.27 acres using TP40 rainfall data (15.47 ac-ft)

North Compensatory Storage Facility – 16.00 Ac-Ft required. A portion of this volume was relocated such that the North Facility contained 9.53 Ac-Ft, with an additional 0.56 Ac-Ft provided on the surface of the parking lot constructed over the Facility. The remaining 5.91 Ac-Ft was relocated to the East Basin.

East basin was sized using a discharge of 0.18 cfs/acre, although the outlet control was never modified from the original MWRD discharge rate used in the original basin design, C-value of 0.85 and a total tributary area of 12.21 acres using TP40 rainfall data (2.55 ac-ft)

The 2013 project confirmed the volumes under the MWRD's SPO requirements. In doing so, the tributaries for the Basins were updated to reflect the current as-built condition of the Industrial Park. Additionally, the MWRD and Village of Arlington Heights agreed that any volume of storm water detention provided within this Regional Basin for the Development may be claimed as such.

West basin was sized using a discharge of 0.18 cfs/acre, C-value of 0.85 and a total tributary area of 71.13 acres using TP40 rainfall data (15.87 ac-ft)

North Compensatory Storage Facility – 16.00 Ac-Ft required. The 1982 distribution of this volume was maintained: the North Facility contains 9.53 Ac-Ft, with an additional 0.56 Ac-Ft provided on the surface of the parking lot constructed over the Facility. The remaining 5.91 Ac-Ft is located in the East Basin.

East basin was sized using the MWRD discharge rate (the discharge is not tributary to the Village of Arlington Heights) maintaining the original outlet control, C-value of 0.85 and a total tributary area of 15.55 acres using TP40 rainfall data (2.19 ac-ft)

The design of these original basins used TP40 rainfall data which was the required rainfall at that time (Bulletin 70 was not published until 1989). The Village detention requirements have changed since this time. The 0.18 cfs/acre discharge rate is still the Village requirement however the Village now uses Bulletin 70 rainfall data. The additional Volume required as a result of this change in rainfall data will be provided on the development site.

PROPOSED STORM WATER MANAGEMENT:

As permitted for Phase 1, the entire Arlington Downs campus is tributary to an existing regional detention facility. Per the MWRD permitting for the Phase 1 construction, the Regional Basin was confirmed to contain the necessary volume (under the MWRD SPO) to accommodate the Development at a maximum of 90% impervious area (composite C-value of 0.85). Under the proposed conditions, the 26.82 acre campus has a total impervious coverage of 18.55 acres, for a composite C-Value of 0.72, meaning that no additional storm water detention is required to satisfy MWRD Detention requirements as the full tributary is in conformance with the Regional Basins' design criteria under the SPO. However, the Development creates 12.67 acres of new impervious area. Per the requirements of the WMO, this project will require to provide Volume Control storage for the new impervious areas. The total Volume Control requirement totals 1.05 acre-feet of total Volume Control.

As the Village of Arlington Heights storm water detention criteria are more conservative than that of the MWRDGC, additional volume will be required to be held on-site to satisfy the Village requirements. The Phase 1 improvements included the installation of the central infrastructure for the Development. As such, the Phase 1 construction installed oversized pipes totaling approximately 1.01 ac-ft of storage, while maintaining the two existing surface storage basins to the east and west of the Water Park for an additional 1.10 Ac-Ft of storage as its removal was not necessary for that phase of the Development. The oversized pipes both hold additional storm water detention volume for the Phase 1 construction as well as set the foundation for future storm water detention facilities and campus drainage for future developments.

The proposed Phase 2 improvements will expand on these oversized pipes to provide the necessary added storm water detention volume as required by the Village. Additionally, the MWRD Volume Control storage is also credited toward the Village detention requirement. Because of the Volume Control requirement, minimal additional pipe storage will be required as much of the added volume requirement will be accommodated in the Volume Control facilities.

Because of the topography of the site, the site will be divided into 2 site watersheds, with both being tributary to the West Regional Basin. The majority of the site will be located in the western portion of the site, while a small portion of the property will discharge directly to Salt Creek Lane located east of the Development.

WESTERN SITE AREA

The western portion of the site consists of the vast majority of the Development area. This portion of the site will consist of a tributary area of 26.81 acres containing 15.40 acres of impervious surfaces at the completion of Phase 2. Per the Village Criteria, a total storage of 7.32 acre-feet of detention volume is required for this condition at the allowable release rate of 4.26 cfs. The storage volume provided in the West Regional Basin for this same 26.81 acre area is 5.24 Ac-Ft (at C=85). This leaves a net required storage of 2.08 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. Per record documents, the peak allowable discharge to the northern public storm sewer from this Development is 41.64 cfs. Installation of a 22.25" diameter orifice at the Phase 1 outlet control structure will result in a 41.41 cfs discharge and require 2.63 Ac-Ft of total on-site storage required for the West Site Tributary.

The Phase 1 pipe storage constructed contains approximately 1.01 Ac-Ft. Additional pipe storage will be installed bringing the total pipe storage volume to 1.18 Ac-Ft. The remaining 1.45 Ac-Ft of storage will be accommodated at the Volume Control facilities. A series of 7 infiltration areas will be provided throughout the west site area. These will consist of StormTech chamber systems. These plastic arch systems are placed in open graded aggregate to allow for infiltration of storm water. In total, these systems will provide a total of approximately 1.75 Ac-Ft of storage (1.25 VC + 0.50 Detention)

EASTERN SITE AREA

The eastern portion of the site consists of the replacement of the existing paved roadway. The remaining site area will be padded for a future residential building. This portion of the site will consist of a tributary area of 3.15 acres containing 0.90 acres of impervious surfaces at the completion of Phase 2. Per the Village Criteria, a total storage of 0.60 acre-feet of detention volume is required for this condition at the allowable release rate of 0.57 cfs. The storage volume provided in the West Regional Basin for this same 3.15 acre area is 0.70 Ac-Ft (at C=85). This leaves a net required storage of 0 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. Per record documents, the peak allowable discharge to the Salt Creek Lane public storm sewer from this Development is 9.32 cfs. Installation of a 12.75" diameter orifice will result in a 9.17 cfs discharge and require 0.17 Ac-Ft of total on-site storage required for the East Site Tributary.

The required 0.17 Ac-Ft of storage will be accommodated at the Volume Control facilities. A StormTech chamber system located near the east property line of the site will provide approximately 0.25 Ac-Ft of total storage volume.

FUTURE STORMWATER DETENTION:

The future site improvements include the construction of two new residential towers. One will be located in the extreme northwest corner of the site, with the other located on the eastern portion. This future condition will increase the total site impervious coverage to 22.29 acres for the full 26.81 acre parcel. This increases the composite C value to 0.82 (per MWRD criteria). As the West Regional Basin was sized for a composite C of 0.85, no additional MWRD volume will be required. However, Volume Control will be required for the 16.41 acres of new impervious area. This will result in a total VC storage of 1.40 Ac-Ft.

This 26.81 acre portion of the site will consist of approximately 17.70 acres of impervious surfaces at the completion of Phase 2. Per the Village Criteria, a total storage of 7.82 acre-feet of detention volume is required for this condition at the allowable release rate of 4.26 cfs. The storage volume provided in the West Regional Basin for this same 26.81 acre area is 5.24 Ac-Ft (at C=85). This leaves a net required storage of 2.58 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. Per record documents, the peak allowable discharge to the northern public storm sewer from this Development is 41.64 cfs. The 22.25" diameter orifice at the Phase 1 outlet control structure provides a 41.41 cfs discharge and require 2.87 Ac-Ft of total on-site storage required for the West Site Tributary. An additional

Volume Control facility will be needed for the future residential tower area to enable this runoff to be directly tributary to a Volume Control facility. This facility will be sized to provide 0.25 Ac-Ft of Volume Control for the new residential tower and parking structure as required for the 2.3 acre impervious area.

EASTERN SITE AREA

This 3.15 acre area is anticipated to contain 2.35 acres of impervious surfaces. Per the Village Criteria, a total storage of 0.97 acre-feet of detention volume is required for this condition at the allowable release rate of 0.57 cfs. The storage volume provided in the West Regional Basin for this same 3.15 acre area is 0.70 Ac-Ft (at C=85). This leaves a net required storage of 0.27 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. The 12.75" diameter orifice installed as a part of Phase 2 will result in a 9.17 cfs discharge and require 0.28 Ac-Ft of total on-site storage required for the East Site Tributary.

An additional Volume Control facility will be needed for the future residential tower area to enable this runoff to be directly tributary to a Volume Control facility. This facility will be sized to provide 0.12 Ac-Ft of Volume Control for the new residential tower as required for the 1.45 acre impervious area. This same system will also account for approximately 0.08 Ac-Ft of additional detention storage. This new 0.20 Ac-Ft system, combined with the 0.25 Ac-Ft of storage provided in the current Phase 2, will result in a total storage provided of 0.45 Ac-Ft for the East Site Tributary.

STORM WATER CONVEYANCE:

As with Phase 1, the on-site storm water detention facility will double as the primary site conveyance system. The current phase of construction will connect to the Phase 1 pipe network which conveys storm water to the north site discharge location. The site catch basins and storm sewers have been designed to convey the 100 year flow to this pipe detention system to eliminate the overflow of water to the public Right of Way prior to the 100 year occurrence.

DRAINAGE SUMMARY - WEST WATERSHED

Arlington Downs
Storm Water Master Plan
PD

04/02/18



Proposed Conditions

Total Property Area = 26.81 acres

DETAINED AREA	Detained Area =	23.66 acres	0.03697 sq mi		
	Impervious Area =	15.40 acres	$C_{\text{impervious}} =$	0.90	0.95
	Native Area =	- acres	$C_{\text{native}} =$	0.15	
	Permeable Paver =	- acres	$C_{\text{pavers}} =$	0.75	
	Pervious Area =	8.26 acres	$C_{\text{pervious}} =$	0.45	0.50
			$C =$	0.74	0.79

	MWRD	VILLAGE
Allowable Release Rate =	0.30	0.18 cfs/Acre
	7.10	4.26 cfs

MAXIMUM RESTRICTOR DIAMETER =	9.07	7.02	in
ACTUAL RESTRICTOR DIAMETER =	7.00		in

ALLOWABLE RELEASE RATE =	7.10	4.26	cfs
ACTUAL RELEASE RATE =	4.23	4.23	cfs

VOLUME CONTROL IMPERVIOUS AREA =	513000	SF	(New Impervious Only)
VOLUME CONTROL REQUIREMENT =	42750	CF	(1" Per SF of Imp Area)

DETENTION VOLUME REQUIRED =		7.32 Acre*ft
Volume Provided in Regional Basin =	5.24	
NET DETENTION VOLUME REQUIRED =		2.08 Acre*ft
DETENTION VOLUME PROVIDED =		2.93 Acre*ft

	MWRD	VILLAGE
100 YR Restrictor Invert=	709.25	
Basin High Water Elevation=	720.00	720.00
Basin Spill Elevation=	722.85	+/-

RESTRICTOR SIZING CALCULATIONS - WEST WATERSHED

Arlington Downs

04/02/18

Storm Water Master Plan

PD

MWRD

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 7.10 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.46 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 64.56 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 9.067 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 7.000 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 7.000 \quad \text{in.} \\ A_{\text{restrictor}} &= 38 \quad \text{in}^2 \\ \Delta h &= 10.46 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

Q₁₀₀ = 4.23 c.f.s.

VILLAGE

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 4.26 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.46 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 38.74 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 7.023 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 7.000 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 7.000 \quad \text{in.} \\ A_{\text{restrictor}} &= 38 \quad \text{in}^2 \\ \Delta h &= 10.46 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

Q₁₀₀ = 4.23 c.f.s.

MWRD DETENTION PROVIDED IN REGIONAL BASIN FOR DISTURBED AREA (PER 13-016) WEST

Arlington Downs
Storm Water Master Plan

04/02/18

Total Tributary Area: 23.66 acre
Release Rate: 0.18 cfs/Acre
4.26 cfs
Runoff Coefficient (C): 0.85 Per 13-016

100-Year Event (MWRD Method)

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.85	0.17	7.60	23.66	152.84	4.26	148.58	2.05
0.85	0.33	5.50	23.66	110.61	4.26	106.35	2.93
0.85	0.42	5.00	23.66	100.56	4.26	96.30	3.32
0.85	0.50	4.40	23.66	88.49	4.26	84.23	3.48
0.85	0.67	3.70	23.66	74.41	4.26	70.15	3.87
0.85	0.75	3.50	23.66	70.39	4.26	66.13	4.10
0.85	0.83	3.20	23.66	64.36	4.26	60.10	4.14
0.85	0.92	3.01	23.66	60.53	4.26	56.28	4.26
0.85	1.00	2.80	23.66	56.31	4.26	52.05	4.30
0.85	1.50	2.10	23.66	42.23	4.26	37.97	4.71
0.85	2.00	1.70	23.66	34.19	4.26	29.93	4.95
0.85	3.00	1.25	23.66	25.14	4.26	20.88	5.18
0.85	4.00	1.00	23.66	20.11	4.26	15.85	5.24
0.85	5.00	0.84	23.66	16.89	4.26	12.63	5.22
0.85	6.00	0.73	23.66	14.68	4.26	10.42	5.17
0.85	8.00	0.58	23.66	11.66	4.26	7.41	4.90
0.85	10.00	0.49	23.66	9.85	4.26	5.60	4.62
0.85	12.00	0.43	23.66	8.65	4.26	4.39	4.35
0.85	18.00	0.31	23.66	6.23	4.26	1.98	2.94
0.85	24.00	0.25	23.66	5.03	4.26	0.77	1.53

Maximum Required Storage: 5.24 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

WEST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 23.66 acre
 Total Impervious Area: 15.40 acre
 Actual Release Rate: 4.23 cfs
 Runoff Coefficient (C): 0.79
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.79	0.08	10.92	23.66	204.86	4.23	200.63	1.33
0.79	0.17	10.02	23.66	187.98	4.23	183.75	2.58
0.79	0.25	8.20	23.66	153.83	4.23	149.60	3.09
0.79	0.50	5.60	23.66	105.06	4.23	100.83	4.17
0.79	1.00	3.56	23.66	66.79	4.23	62.56	5.17
0.79	1.50	2.63	23.66	49.34	4.23	45.11	5.59
0.79	2.00	2.24	23.66	42.02	4.23	37.79	6.25
0.79	3.00	1.62	23.66	30.39	4.23	26.16	6.49
0.79	4.00	1.40	23.66	26.26	4.23	22.04	7.28
0.79	5.00	1.17	23.66	21.95	4.23	17.72	7.32
0.79	6.00	0.95	23.66	17.82	4.23	13.59	6.74
0.79	7.00	0.83	23.66	15.57	4.23	11.34	6.56
0.79	8.00	0.75	23.66	14.07	4.23	9.84	6.51
0.79	9.00	0.68	23.66	12.76	4.23	8.53	6.34
0.79	10.00	0.63	23.66	11.82	4.23	7.59	6.27
0.79	11.00	0.59	23.66	11.07	4.23	6.84	6.22
0.79	12.00	0.55	23.66	10.32	4.23	6.09	6.04
0.79	13.00	0.52	23.66	9.76	4.23	5.53	5.94
0.79	14.00	0.49	23.66	9.19	4.23	4.96	5.74
0.79	15.00	0.46	23.66	8.63	4.23	4.40	5.46
0.79	16.00	0.43	23.66	8.07	4.23	3.84	5.08
0.79	17.00	0.41	23.66	7.69	4.23	3.46	4.87
0.79	18.00	0.39	23.66	7.32	4.23	3.09	4.59

Required Storage: 7.32 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

WEST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 23.66 acre
 Total Impervious Area: 15.40 acre
 Actual Release Rate: 41.41 cfs
 Runoff Coefficient (C): 0.79
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.79	0.08	10.92	23.66	204.86	41.41	163.45	1.08
0.79	0.17	10.02	23.66	187.98	41.41	146.57	2.06
0.79	0.25	8.20	23.66	153.83	41.41	112.42	2.32
0.79	0.50	5.60	23.66	105.06	41.41	63.65	2.63
0.79	1.00	3.56	23.66	66.79	41.41	25.38	2.10
0.79	1.50	2.63	23.66	49.34	41.41	7.93	0.98
0.79	2.00	2.24	23.66	42.02	41.41	0.61	0.10
0.79	3.00	1.62	23.66	30.39	41.41	-11.02	-2.73
0.79	4.00	1.28	23.66	24.01	41.41	-17.40	-5.75
0.79	5.00	1.08	23.66	20.26	41.41	-21.15	-8.74
0.79	6.00	0.95	23.66	17.82	41.41	-23.59	-11.70
0.79	7.00	0.83	23.66	15.57	41.41	-25.84	-14.95
0.79	8.00	0.75	23.66	14.07	41.41	-27.34	-18.08
0.79	9.00	0.68	23.66	12.76	41.41	-28.65	-21.31
0.79	10.00	0.63	23.66	11.82	41.41	-29.59	-24.46
0.79	11.00	0.59	23.66	11.07	41.41	-30.34	-27.58
0.79	12.00	0.55	23.66	10.32	41.41	-31.09	-30.84
0.79	13.00	0.52	23.66	9.76	41.41	-31.65	-34.01
0.79	14.00	0.49	23.66	9.19	41.41	-32.22	-37.28
0.79	15.00	0.46	23.66	8.63	41.41	-32.78	-40.64
0.79	16.00	0.43	23.66	8.07	41.41	-33.34	-44.09
0.79	17.00	0.41	23.66	7.69	41.41	-33.72	-47.37
0.79	18.00	0.39	23.66	7.32	41.41	-34.09	-50.72

Minimum Required Storage: 2.08 acre-ft

Maximum Release Rate: 41.64 cfs

Required Storage: 2.63 acre-ft

DRAINAGE SUMMARY - EAST WATERSHED

Arlington Downs
Storm Water Master Plan
PD

04/02/18



Proposed Conditions

Total Property Area = 26.81 acres

DETAINED AREA	Detained Area =	3.15 acres	0.00492 sq mi		
	Impervious Area =	0.90 acres	$C_{\text{impervious}} =$	0.90	0.95
	Native Area =	- acres	$C_{\text{native}} =$	0.15	
	Permeable Paver =	- acres	$C_{\text{pavers}} =$	0.75	
	Pervious Area =	2.25 acres	$C_{\text{pervious}} =$	0.45	0.50
			$C =$	0.58	0.63

	MWRD	VILLAGE
Allowable Release Rate =	0.30	0.18 cfs/Acre
	0.95	0.57 cfs

MAXIMUM RESTRICTOR DIAMETER =	3.29	2.55	in
ACTUAL RESTRICTOR DIAMETER =	2.50		in

ALLOWABLE RELEASE RATE =	0.95	0.57	cfs
ACTUAL RELEASE RATE =	0.54	0.54	cfs

VOLUME CONTROL IMPERVIOUS AREA =	39000	SF	(New Impervious Only)
VOLUME CONTROL REQUIREMENT =	3250	CF	(1" Per SF of Imp Area)

DETENTION VOLUME REQUIRED =	0.66	0.66 Acre*ft
Volume Provided in Regional Basin =	0.70	
NET DETENTION VOLUME REQUIRED =	-0.03	-0.03 Acre*ft
DETENTION VOLUME PROVIDED =	0.00	0.00 Acre*ft

	MWRD	VILLAGE
100 YR Restrictor Invert=	709.25	
Basin High Water Elevation=	720.00	720.00
Basin Spill Elevation=	722.85	+/-

RESTRICTOR SIZING CALCULATIONS - EAST

Arlington Downs

04/02/18

Storm Water Master Plan

PD

MWRD

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 0.95 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.65 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 8.52 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 3.294 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 2.500 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 2.500 \quad \text{in.} \\ A_{\text{restrictor}} &= 5 \quad \text{in}^2 \\ \Delta h &= 10.65 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

Q₁₀₀ = 0.54 c.f.s.

VILLAGE

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 0.57 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.65 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 5.11 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 2.551 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 2.500 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 2.500 \quad \text{in.} \\ A_{\text{restrictor}} &= 5 \quad \text{in}^2 \\ \Delta h &= 10.65 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

Q₁₀₀ = 0.54 c.f.s.

MWRD DETENTION PROVIDED IN REGIONAL BASIN FOR DISTURBED AREA (PER 13-016) EAST

Arlington Downs
Storm Water Master Plan

04/02/18

Total Tributary Area: 3.15 acre
Release Rate: 0.18 cfs/Acre
0.57 cfs
Runoff Coefficient (C): 0.85 Per 13-016

100-Year Event (MWRD Method)

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.85	0.17	7.60	3.15	20.35	0.57	19.78	0.27
0.85	0.33	5.50	3.15	14.73	0.57	14.16	0.39
0.85	0.42	5.00	3.15	13.39	0.57	12.82	0.44
0.85	0.50	4.40	3.15	11.78	0.57	11.21	0.46
0.85	0.67	3.70	3.15	9.91	0.57	9.34	0.51
0.85	0.75	3.50	3.15	9.37	0.57	8.80	0.55
0.85	0.83	3.20	3.15	8.57	0.57	8.00	0.55
0.85	0.92	3.01	3.15	8.06	0.57	7.49	0.57
0.85	1.00	2.80	3.15	7.50	0.57	6.93	0.57
0.85	1.50	2.10	3.15	5.62	0.57	5.06	0.63
0.85	2.00	1.70	3.15	4.55	0.57	3.98	0.66
0.85	3.00	1.25	3.15	3.35	0.57	2.78	0.69
0.85	4.00	1.00	3.15	2.68	0.57	2.11	0.70
0.85	5.00	0.84	3.15	2.25	0.57	1.68	0.70
0.85	6.00	0.73	3.15	1.95	0.57	1.39	0.69
0.85	8.00	0.58	3.15	1.55	0.57	0.99	0.65
0.85	10.00	0.49	3.15	1.31	0.57	0.74	0.62
0.85	12.00	0.43	3.15	1.15	0.57	0.58	0.58
0.85	18.00	0.31	3.15	0.83	0.57	0.26	0.39
0.85	24.00	0.25	3.15	0.67	0.57	0.10	0.20

Maximum Required Storage: 0.70 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

EAST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 3.15 acre
 Total Impervious Area: 0.90 acre
 Actual Release Rate: 0.54 cfs
 Runoff Coefficient (C): 0.63
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.63	0.08	10.92	3.15	21.62	0.54	21.08	0.14
0.63	0.17	10.02	3.15	19.84	0.54	19.30	0.27
0.63	0.25	8.20	3.15	16.24	0.54	15.69	0.32
0.63	0.50	5.60	3.15	11.09	0.54	10.54	0.44
0.63	1.00	3.56	3.15	7.05	0.54	6.50	0.54
0.63	1.50	2.63	3.15	5.21	0.54	4.66	0.58
0.63	2.00	2.24	3.15	4.44	0.54	3.89	0.64
0.63	3.00	1.62	3.15	3.21	0.54	2.66	0.66
0.63	4.00	1.28	3.15	2.53	0.54	1.99	0.66
0.63	5.00	1.08	3.15	2.14	0.54	1.59	0.66
0.63	6.00	0.95	3.15	1.88	0.54	1.34	0.66
0.63	7.00	0.83	3.15	1.64	0.54	1.10	0.64
0.63	8.00	0.75	3.15	1.49	0.54	0.94	0.62
0.63	9.00	0.68	3.15	1.35	0.54	0.80	0.60
0.63	10.00	0.63	3.15	1.25	0.54	0.70	0.58
0.63	11.00	0.59	3.15	1.17	0.54	0.62	0.57
0.63	12.00	0.55	3.15	1.09	0.54	0.54	0.54
0.63	13.00	0.52	3.15	1.03	0.54	0.49	0.52
0.63	14.00	0.49	3.15	0.97	0.54	0.43	0.49
0.63	15.00	0.46	3.15	0.91	0.54	0.37	0.45
0.63	16.00	0.43	3.15	0.85	0.54	0.31	0.41
0.63	17.00	0.41	3.15	0.81	0.54	0.27	0.38
0.63	18.00	0.39	3.15	0.77	0.54	0.23	0.34

Required Storage: 0.66 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

EAST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 3.15 acre
 Total Impervious Area: 0.90 acre
 Actual Release Rate: 8.00 cfs
 Runoff Coefficient (C): 0.63
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.63	0.08	10.92	3.15	21.62	8.00	13.62	0.09
0.63	0.17	10.02	3.15	19.84	8.00	11.84	0.17
0.63	0.25	8.20	3.15	16.24	8.00	8.24	0.17
0.63	0.50	5.60	3.15	11.09	8.00	3.09	0.13
0.63	1.00	3.56	3.15	7.05	8.00	-0.95	-0.08
0.63	1.50	2.63	3.15	5.21	8.00	-2.79	-0.35
0.63	2.00	2.24	3.15	4.44	8.00	-3.56	-0.59
0.63	3.00	1.62	3.15	3.21	8.00	-4.79	-1.19
0.63	4.00	1.28	3.15	2.53	8.00	-5.47	-1.81
0.63	5.00	1.08	3.15	2.14	8.00	-5.86	-2.42
0.63	6.00	0.95	3.15	1.88	8.00	-6.12	-3.03
0.63	7.00	0.83	3.15	1.64	8.00	-6.36	-3.68
0.63	8.00	0.75	3.15	1.49	8.00	-6.52	-4.31
0.63	9.00	0.68	3.15	1.35	8.00	-6.65	-4.95
0.63	10.00	0.63	3.15	1.25	8.00	-6.75	-5.58
0.63	11.00	0.59	3.15	1.17	8.00	-6.83	-6.21
0.63	12.00	0.55	3.15	1.09	8.00	-6.91	-6.85
0.63	13.00	0.52	3.15	1.03	8.00	-6.97	-7.49
0.63	14.00	0.49	3.15	0.97	8.00	-7.03	-8.13
0.63	15.00	0.46	3.15	0.91	8.00	-7.09	-8.79
0.63	16.00	0.43	3.15	0.85	8.00	-7.15	-9.45
0.63	17.00	0.41	3.15	0.81	8.00	-7.19	-10.10
0.63	18.00	0.39	3.15	0.77	8.00	-7.23	-10.75

Minimum Required Storage: -0.03 acre-ft

Maximum Release Rate: 9.32 cfs

Required Storage: 0.17 acre-ft

**Arlington Downs
Euclid Avenue and Rohlwing Road
Arlington Heights, Illinois**



Phase 2 Improvements Storm Water Management Report

April 04, 2018



Prepared By: Pat Dimmer
Eriksson Engineering Associates, Ltd.
145 Commerce Drive, Suite A
Grayslake, IL 60030

TABLE OF CONTENTS

- Pre-Development Storm Water Management
- Proposed Storm Water Management
- Future Storm Water Management
- Storm Water Conveyance
- Additional Future Considerations
- Appendix 1 – Phase 2 Storage
 - a. West Site Watershed
 - b. East Site Watershed

PRE-DEVELOPMENT STORM WATER MANAGEMENT

Although not tributary in the pre-development conditions, the Arlington Down development is located on a parcel was included in the design of the Storm Water Management Facility constructed in the early 1980's as a part of the Salt Creek Lane industrial park. As the basin was designed to accommodate the drainage from this site, the site will utilize the storage provided in this Regional basin by re-directing the site drainage to this location. Based on record information received from the MWRD and the Village of Arlington Heights, the following is a short history of the regional detention facility:

The original basin was constructed in 1980. The basins were divided into three portions, with the majority of the Industrial Park tributary to the Western Basin, to which the proposed development was included for sizing purposes. This western basin then directed its discharge into the East Basin, located alongside Salt Creek near Euclid Avenue. A second Compensatory Storage Facility was created alongside Salt Creek north of the East Basin to provide compensatory storage for flood plain areas that were re-graded as a part of the Industrial Park construction. Below is a brief summary of the sizing of the original basins.

West Basin was sized using a discharge of 0.18 cfs/acre, C-value of 0.90 and a tributary area of 46.8 acres using TP40 rainfall data (10.44 ac-ft)

North Compensatory Storage Facility – 16.00 Ac-Ft required

East Basin was sized using the MWRD discharge rate, C-value of 0.90 and a tributary area of 39.9 acres using TP40 rainfall data (8.57 ac-ft)

In 1982, the regional basins were modified to reduce size of North Compensatory Storage Basin to construct a parking lot within the Compensatory Storage area. In doing so, some of the required Compensatory Volume was relocated to the East Basin and drainage from the watersheds was re-directed to enlarge the tributary to the West Basin.

West basin was sized using a discharge of 0.18 cfs/acre, C-value of 0.85 and a total tributary area of 69.27 acres using TP40 rainfall data (15.47 ac-ft)

North Compensatory Storage Facility – 16.00 Ac-Ft required. A portion of this volume was relocated such that the North Facility contained 9.53 Ac-Ft, with an additional 0.56 Ac-Ft provided on the surface of the parking lot constructed over the Facility. The remaining 5.91 Ac-Ft was relocated to the East Basin.

East basin was sized using a discharge of 0.18 cfs/acre, although the outlet control was never modified from the original MWRD discharge rate used in the original basin design, C-value of 0.85 and a total tributary area of 12.21 acres using TP40 rainfall data (2.55 ac-ft)

The 2013 project confirmed the volumes under the MWRD's SPO requirements. In doing so, the tributaries for the Basins were updated to reflect the current as-built condition of the Industrial Park. Additionally, the MWRD and Village of Arlington Heights agreed that any volume of storm water detention provided within this Regional Basin for the Development may be claimed as such.

West basin was sized using a discharge of 0.18 cfs/acre, C-value of 0.85 and a total tributary area of 71.13 acres using TP40 rainfall data (15.87 ac-ft)

North Compensatory Storage Facility – 16.00 Ac-Ft required. The 1982 distribution of this volume was maintained: the North Facility contains 9.53 Ac-Ft, with an additional 0.56 Ac-Ft provided on the surface of the parking lot constructed over the Facility. The remaining 5.91 Ac-Ft is located in the East Basin.

East basin was sized using the MWRD discharge rate (the discharge is not tributary to the Village of Arlington Heights) maintaining the original outlet control, C-value of 0.85 and a total tributary area of 15.55 acres using TP40 rainfall data (2.19 ac-ft)

The design of these original basins used TP40 rainfall data which was the required rainfall at that time (Bulletin 70 was not published until 1989). The Village detention requirements have changed since this time. The 0.18 cfs/acre discharge rate is still the Village requirement however the Village now uses Bulletin 70 rainfall data. The additional Volume required as a result of this change in rainfall data will be provided on the development site.

PROPOSED STORM WATER MANAGEMENT:

As permitted for Phase 1, the entire Arlington Downs campus is tributary to an existing regional detention facility. Per the MWRD permitting for the Phase 1 construction, the Regional Basin was confirmed to contain the necessary volume (under the MWRD SPO) to accommodate the Development at a maximum of 90% impervious area (composite C-value of 0.85). Under the proposed conditions, the 26.82 acre campus has a total impervious coverage of 18.55 acres, for a composite C-Value of 0.72, meaning that no additional storm water detention is required to satisfy MWRD Detention requirements as the full tributary is in conformance with the Regional Basins' design criteria under the SPO. However, the Development creates 12.67 acres of new impervious area. Per the requirements of the WMO, this project will require to provide Volume Control storage for the new impervious areas. The total Volume Control requirement totals 1.05 acre-feet of total Volume Control.

As the Village of Arlington Heights storm water detention criteria are more conservative than that of the MWRDGC, additional volume will be required to be held on-site to satisfy the Village requirements. The Phase 1 improvements included the installation of the central infrastructure for the Development. As such, the Phase 1 construction installed oversized pipes totaling approximately 1.01 ac-ft of storage, while maintaining the two existing surface storage basins to the east and west of the Water Park for an additional 1.10 Ac-Ft of storage as its removal was not necessary for that phase of the Development. The oversized pipes both hold additional storm water detention volume for the Phase 1 construction as well as set the foundation for future storm water detention facilities and campus drainage for future developments.

The proposed Phase 2 improvements will expand on these oversized pipes to provide the necessary added storm water detention volume as required by the Village. Additionally, the MWRD Volume Control storage is also credited toward the Village detention requirement. Because of the Volume Control requirement, minimal additional pipe storage will be required as much of the added volume requirement will be accommodated in the Volume Control facilities.

Because of the topography of the site, the site will be divided into 2 site watersheds, with both being tributary to the West Regional Basin. The majority of the site will be located in the western portion of the site, while a small portion of the property will discharge directly to Salt Creek Lane located east of the Development.

WESTERN SITE AREA

The western portion of the site consists of the vast majority of the Development area. This portion of the site will consist of a tributary area of 26.81 acres containing 15.40 acres of impervious surfaces at the completion of Phase 2. Per the Village Criteria, a total storage of 7.32 acre-feet of detention volume is required for this condition at the allowable release rate of 4.26 cfs. The storage volume provided in the West Regional Basin for this same 26.81 acre area is 5.24 Ac-Ft (at C=85). This leaves a net required storage of 2.08 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. Per record documents, the peak allowable discharge to the northern public storm sewer from this Development is 41.64 cfs. Installation of a 22.25" diameter orifice at the Phase 1 outlet control structure will result in a 41.41 cfs discharge and require 2.63 Ac-Ft of total on-site storage required for the West Site Tributary.

The Phase 1 pipe storage constructed contains approximately 1.01 Ac-Ft. Additional pipe storage will be installed bringing the total pipe storage volume to 1.18 Ac-Ft. The remaining 1.45 Ac-Ft of storage will be accommodated at the Volume Control facilities. A series of 7 infiltration areas will be provided throughout the west site area. These will consist of StormTech chamber systems. These plastic arch systems are placed in open graded aggregate to allow for infiltration of storm water. In total, these systems will provide a total of approximately 1.75 Ac-Ft of storage (1.25 VC + 0.50 Detention)

EASTERN SITE AREA

The eastern portion of the site consists of the replacement of the existing paved roadway. The remaining site area will be padded for a future residential building. This portion of the site will consist of a tributary area of 3.15 acres containing 0.90 acres of impervious surfaces at the completion of Phase 2. Per the Village Criteria, a total storage of 0.60 acre-feet of detention volume is required for this condition at the allowable release rate of 0.57 cfs. The storage volume provided in the West Regional Basin for this same 3.15 acre area is 0.70 Ac-Ft (at C=85). This leaves a net required storage of 0 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. Per record documents, the peak allowable discharge to the Salt Creek Lane public storm sewer from this Development is 9.32 cfs. Installation of a 12.75" diameter orifice will result in a 9.17 cfs discharge and require 0.17 Ac-Ft of total on-site storage required for the East Site Tributary.

The required 0.17 Ac-Ft of storage will be accommodated at the Volume Control facilities. A StormTech chamber system located near the east property line of the site will provide approximately 0.25 Ac-Ft of total storage volume.

FUTURE STORMWATER DETENTION:

The future site improvements include the construction of two new residential towers. One will be located in the extreme northwest corner of the site, with the other located on the eastern portion. This future condition will increase the total site impervious coverage to 22.29 acres for the full 26.81 acre parcel. This increases the composite C value to 0.82 (per MWRD criteria). As the West Regional Basin was sized for a composite C of 0.85, no additional MWRD volume will be required. However, Volume Control will be required for the 16.41 acres of new impervious area. This will result in a total VC storage of 1.40 Ac-Ft.

This 26.81 acre portion of the site will consist of approximately 17.70 acres of impervious surfaces at the completion of Phase 2. Per the Village Criteria, a total storage of 7.82 acre-feet of detention volume is required for this condition at the allowable release rate of 4.26 cfs. The storage volume provided in the West Regional Basin for this same 26.81 acre area is 5.24 Ac-Ft (at C=85). This leaves a net required storage of 2.58 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. Per record documents, the peak allowable discharge to the northern public storm sewer from this Development is 41.64 cfs. The 22.25" diameter orifice at the Phase 1 outlet control structure provides a 41.41 cfs discharge and require 2.87 Ac-Ft of total on-site storage required for the West Site Tributary. An additional

Volume Control facility will be needed for the future residential tower area to enable this runoff to be directly tributary to a Volume Control facility. This facility will be sized to provide 0.25 Ac-Ft of Volume Control for the new residential tower and parking structure as required for the 2.3 acre impervious area.

EASTERN SITE AREA

This 3.15 acre area is anticipated to contain 2.35 acres of impervious surfaces. Per the Village Criteria, a total storage of 0.97 acre-feet of detention volume is required for this condition at the allowable release rate of 0.57 cfs. The storage volume provided in the West Regional Basin for this same 3.15 acre area is 0.70 Ac-Ft (at C=85). This leaves a net required storage of 0.27 Ac-Ft to meet the Village's volume requirement.

In addition to meeting the Volume Requirement, the site discharge needs to be compared with the allowed pipe capacity established for the site. The 12.75" diameter orifice installed as a part of Phase 2 will result in a 9.17 cfs discharge and require 0.28 Ac-Ft of total on-site storage required for the East Site Tributary.

An additional Volume Control facility will be needed for the future residential tower area to enable this runoff to be directly tributary to a Volume Control facility. This facility will be sized to provide 0.12 Ac-Ft of Volume Control for the new residential tower as required for the 1.45 acre impervious area. This same system will also account for approximately 0.08 Ac-Ft of additional detention storage. This new 0.20 Ac-Ft system, combined with the 0.25 Ac-Ft of storage provided in the current Phase 2, will result in a total storage provided of 0.45 Ac-Ft for the East Site Tributary.

STORM WATER CONVEYANCE:

As with Phase 1, the on-site storm water detention facility will double as the primary site conveyance system. The current phase of construction will connect to the Phase 1 pipe network which conveys storm water to the north site discharge location. The site catch basins and storm sewers have been designed to convey the 100 year flow to this pipe detention system to eliminate the overflow of water to the public Right of Way prior to the 100 year occurrence.

DRAINAGE SUMMARY - WEST WATERSHED

Arlington Downs
Storm Water Master Plan
PD

04/02/18



Proposed Conditions

Total Property Area = 26.81 acres

DETAINED AREA	Detained Area =	23.66 acres	0.03697 sq mi		
	Impervious Area =	15.40 acres	$C_{\text{impervious}} =$	0.90	0.95
	Native Area =	- acres	$C_{\text{native}} =$	0.15	
	Permeable Paver =	- acres	$C_{\text{pavers}} =$	0.75	
	Pervious Area =	8.26 acres	$C_{\text{pervious}} =$	0.45	0.50
			$C =$	0.74	0.79

	MWRD	VILLAGE
Allowable Release Rate =	0.30	0.18 cfs/Acre
	7.10	4.26 cfs

MAXIMUM RESTRICTOR DIAMETER =	9.07	7.02	in
ACTUAL RESTRICTOR DIAMETER =	7.00		in

ALLOWABLE RELEASE RATE =	7.10	4.26	cfs
ACTUAL RELEASE RATE =	4.23	4.23	cfs

VOLUME CONTROL IMPERVIOUS AREA =	513000	SF	(New Impervious Only)
VOLUME CONTROL REQUIREMENT =	42750	CF	(1" Per SF of Imp Area)

DETENTION VOLUME REQUIRED =		7.32 Acre*ft
Volume Provided in Regional Basin =	5.24	
NET DETENTION VOLUME REQUIRED =		2.08 Acre*ft
DETENTION VOLUME PROVIDED =		2.93 Acre*ft

	MWRD	VILLAGE
100 YR Restrictor Invert=	709.25	
Basin High Water Elevation=	720.00	720.00
Basin Spill Elevation=	722.85	+/-

RESTRICTOR SIZING CALCULATIONS - WEST WATERSHED

Arlington Downs

04/02/18

Storm Water Master Plan

PD

MWRD

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 7.10 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.46 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 64.56 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 9.067 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 7.000 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 7.000 \quad \text{in.} \\ A_{\text{restrictor}} &= 38 \quad \text{in}^2 \\ \Delta h &= 10.46 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

$Q_{100} = 4.23 \text{ c.f.s.}$

VILLAGE

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 4.26 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.46 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 38.74 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 7.023 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 7.000 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 7.000 \quad \text{in.} \\ A_{\text{restrictor}} &= 38 \quad \text{in}^2 \\ \Delta h &= 10.46 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

$Q_{100} = 4.23 \text{ c.f.s.}$

MWRD DETENTION PROVIDED IN REGIONAL BASIN FOR DISTURBED AREA (PER 13-016) WEST

Arlington Downs
Storm Water Master Plan

04/02/18

Total Tributary Area: 23.66 acre
Release Rate: 0.18 cfs/Acre
4.26 cfs
Runoff Coefficient (C): 0.85 Per 13-016

100-Year Event (MWRD Method)

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.85	0.17	7.60	23.66	152.84	4.26	148.58	2.05
0.85	0.33	5.50	23.66	110.61	4.26	106.35	2.93
0.85	0.42	5.00	23.66	100.56	4.26	96.30	3.32
0.85	0.50	4.40	23.66	88.49	4.26	84.23	3.48
0.85	0.67	3.70	23.66	74.41	4.26	70.15	3.87
0.85	0.75	3.50	23.66	70.39	4.26	66.13	4.10
0.85	0.83	3.20	23.66	64.36	4.26	60.10	4.14
0.85	0.92	3.01	23.66	60.53	4.26	56.28	4.26
0.85	1.00	2.80	23.66	56.31	4.26	52.05	4.30
0.85	1.50	2.10	23.66	42.23	4.26	37.97	4.71
0.85	2.00	1.70	23.66	34.19	4.26	29.93	4.95
0.85	3.00	1.25	23.66	25.14	4.26	20.88	5.18
0.85	4.00	1.00	23.66	20.11	4.26	15.85	5.24
0.85	5.00	0.84	23.66	16.89	4.26	12.63	5.22
0.85	6.00	0.73	23.66	14.68	4.26	10.42	5.17
0.85	8.00	0.58	23.66	11.66	4.26	7.41	4.90
0.85	10.00	0.49	23.66	9.85	4.26	5.60	4.62
0.85	12.00	0.43	23.66	8.65	4.26	4.39	4.35
0.85	18.00	0.31	23.66	6.23	4.26	1.98	2.94
0.85	24.00	0.25	23.66	5.03	4.26	0.77	1.53

Maximum Required Storage: 5.24 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

WEST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 23.66 acre
 Total Impervious Area: 15.40 acre
 Actual Release Rate: 4.23 cfs
 Runoff Coefficient (C): 0.79
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.79	0.08	10.92	23.66	204.86	4.23	200.63	1.33
0.79	0.17	10.02	23.66	187.98	4.23	183.75	2.58
0.79	0.25	8.20	23.66	153.83	4.23	149.60	3.09
0.79	0.50	5.60	23.66	105.06	4.23	100.83	4.17
0.79	1.00	3.56	23.66	66.79	4.23	62.56	5.17
0.79	1.50	2.63	23.66	49.34	4.23	45.11	5.59
0.79	2.00	2.24	23.66	42.02	4.23	37.79	6.25
0.79	3.00	1.62	23.66	30.39	4.23	26.16	6.49
0.79	4.00	1.40	23.66	26.26	4.23	22.04	7.28
0.79	5.00	1.17	23.66	21.95	4.23	17.72	7.32
0.79	6.00	0.95	23.66	17.82	4.23	13.59	6.74
0.79	7.00	0.83	23.66	15.57	4.23	11.34	6.56
0.79	8.00	0.75	23.66	14.07	4.23	9.84	6.51
0.79	9.00	0.68	23.66	12.76	4.23	8.53	6.34
0.79	10.00	0.63	23.66	11.82	4.23	7.59	6.27
0.79	11.00	0.59	23.66	11.07	4.23	6.84	6.22
0.79	12.00	0.55	23.66	10.32	4.23	6.09	6.04
0.79	13.00	0.52	23.66	9.76	4.23	5.53	5.94
0.79	14.00	0.49	23.66	9.19	4.23	4.96	5.74
0.79	15.00	0.46	23.66	8.63	4.23	4.40	5.46
0.79	16.00	0.43	23.66	8.07	4.23	3.84	5.08
0.79	17.00	0.41	23.66	7.69	4.23	3.46	4.87
0.79	18.00	0.39	23.66	7.32	4.23	3.09	4.59

Required Storage: 7.32 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

WEST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 23.66 acre
 Total Impervious Area: 15.40 acre
 Actual Release Rate: 41.41 cfs
 Runoff Coefficient (C): 0.79
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.79	0.08	10.92	23.66	204.86	41.41	163.45	1.08
0.79	0.17	10.02	23.66	187.98	41.41	146.57	2.06
0.79	0.25	8.20	23.66	153.83	41.41	112.42	2.32
0.79	0.50	5.60	23.66	105.06	41.41	63.65	2.63
0.79	1.00	3.56	23.66	66.79	41.41	25.38	2.10
0.79	1.50	2.63	23.66	49.34	41.41	7.93	0.98
0.79	2.00	2.24	23.66	42.02	41.41	0.61	0.10
0.79	3.00	1.62	23.66	30.39	41.41	-11.02	-2.73
0.79	4.00	1.28	23.66	24.01	41.41	-17.40	-5.75
0.79	5.00	1.08	23.66	20.26	41.41	-21.15	-8.74
0.79	6.00	0.95	23.66	17.82	41.41	-23.59	-11.70
0.79	7.00	0.83	23.66	15.57	41.41	-25.84	-14.95
0.79	8.00	0.75	23.66	14.07	41.41	-27.34	-18.08
0.79	9.00	0.68	23.66	12.76	41.41	-28.65	-21.31
0.79	10.00	0.63	23.66	11.82	41.41	-29.59	-24.46
0.79	11.00	0.59	23.66	11.07	41.41	-30.34	-27.58
0.79	12.00	0.55	23.66	10.32	41.41	-31.09	-30.84
0.79	13.00	0.52	23.66	9.76	41.41	-31.65	-34.01
0.79	14.00	0.49	23.66	9.19	41.41	-32.22	-37.28
0.79	15.00	0.46	23.66	8.63	41.41	-32.78	-40.64
0.79	16.00	0.43	23.66	8.07	41.41	-33.34	-44.09
0.79	17.00	0.41	23.66	7.69	41.41	-33.72	-47.37
0.79	18.00	0.39	23.66	7.32	41.41	-34.09	-50.72

Minimum Required Storage: 2.08 acre-ft

Maximum Release Rate: 41.64 cfs

Required Storage: 2.63 acre-ft

DRAINAGE SUMMARY - EAST WATERSHED

Arlington Downs
Storm Water Master Plan
PD

04/02/18



Proposed Conditions

Total Property Area = 26.81 acres

DETAINED AREA	Detained Area =	3.15 acres	0.00492 sq mi		
	Impervious Area =	0.90 acres	$C_{\text{impervious}} =$	0.90	0.95
	Native Area =	- acres	$C_{\text{native}} =$	0.15	
	Permeable Paver =	- acres	$C_{\text{pavers}} =$	0.75	
	Pervious Area =	2.25 acres	$C_{\text{pervious}} =$	0.45	0.50
			$C =$	0.58	0.63

	MWRD	VILLAGE
Allowable Release Rate =	0.30	0.18 cfs/Acre
	0.95	0.57 cfs

MAXIMUM RESTRICTOR DIAMETER =	3.29	2.55	in
ACTUAL RESTRICTOR DIAMETER =	2.50		in

ALLOWABLE RELEASE RATE =	0.95	0.57	cfs
ACTUAL RELEASE RATE =	0.54	0.54	cfs

VOLUME CONTROL IMPERVIOUS AREA =	39000	SF	(New Impervious Only)
VOLUME CONTROL REQUIREMENT =	3250	CF	(1" Per SF of Imp Area)

DETENTION VOLUME REQUIRED =	0.66	0.66 Acre*ft
Volume Provided in Regional Basin =	0.70	
NET DETENTION VOLUME REQUIRED =	-0.03	-0.03 Acre*ft
DETENTION VOLUME PROVIDED =	0.00	0.00 Acre*ft

	MWRD	VILLAGE
100 YR Restrictor Invert=	709.25	
Basin High Water Elevation=	720.00	720.00
Basin Spill Elevation=	722.85	+/-

RESTRICTOR SIZING CALCULATIONS - EAST

Arlington Downs

04/02/18

Storm Water Master Plan

PD

MWRD

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 0.95 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.65 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 8.52 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 3.294 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 2.500 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 2.500 \quad \text{in.} \\ A_{\text{restrictor}} &= 5 \quad \text{in}^2 \\ \Delta h &= 10.65 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

Q₁₀₀ = 0.54 c.f.s.

VILLAGE

100 YEAR RESTRICTOR

$$\begin{aligned}\text{High Water Elevation} &= 720.00 \\ C_D &= 0.61 \quad (\text{constant}) \\ G &= 32.20 \quad \text{ft/sec}^2 \\ \text{Inv. restrictor} &= 709.25 \\ \text{Base Flood Elevation} &= 0.00 \\ Q_{\text{allowable}} &= 0.57 \quad \text{cfs} \\ \Delta h &= \text{minimum or HWL} - \text{Inv.} - 1/2 \text{ Dia. Or HWL-BFE} \\ \Delta h &= 10.65 \quad \text{ft.} \\ Q &= C_D A (2gh)^{1/2} \\ A_{\text{restrictor}} &= (Q_{\text{allowable}}) / (C_D (2gh)^{1/2}) \\ A_{\text{restrictor}} &= 5.11 \quad \text{in}^2 \\ D_{\text{restrictor}} &= 2.551 \quad \text{in}\end{aligned}$$

=> Restrictor diameter = 2.500 inches

Release Rate Based on restrictor diameter

$$\begin{aligned}D_{\text{restrictor}} &= 2.500 \quad \text{in.} \\ A_{\text{restrictor}} &= 5 \quad \text{in}^2 \\ \Delta h &= 10.65 \\ Q &= C_D A (2gh)^{1/2}\end{aligned}$$

Q₁₀₀ = 0.54 c.f.s.

MWRD DETENTION PROVIDED IN REGIONAL BASIN FOR DISTURBED AREA (PER 13-016) EAST

Arlington Downs
Storm Water Master Plan

04/02/18

Total Tributary Area: 3.15 acre
Release Rate: 0.18 cfs/Acre
0.57 cfs
Runoff Coefficient (C): 0.85 Per 13-016

100-Year Event (MWRD Method)

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.85	0.17	7.60	3.15	20.35	0.57	19.78	0.27
0.85	0.33	5.50	3.15	14.73	0.57	14.16	0.39
0.85	0.42	5.00	3.15	13.39	0.57	12.82	0.44
0.85	0.50	4.40	3.15	11.78	0.57	11.21	0.46
0.85	0.67	3.70	3.15	9.91	0.57	9.34	0.51
0.85	0.75	3.50	3.15	9.37	0.57	8.80	0.55
0.85	0.83	3.20	3.15	8.57	0.57	8.00	0.55
0.85	0.92	3.01	3.15	8.06	0.57	7.49	0.57
0.85	1.00	2.80	3.15	7.50	0.57	6.93	0.57
0.85	1.50	2.10	3.15	5.62	0.57	5.06	0.63
0.85	2.00	1.70	3.15	4.55	0.57	3.98	0.66
0.85	3.00	1.25	3.15	3.35	0.57	2.78	0.69
0.85	4.00	1.00	3.15	2.68	0.57	2.11	0.70
0.85	5.00	0.84	3.15	2.25	0.57	1.68	0.70
0.85	6.00	0.73	3.15	1.95	0.57	1.39	0.69
0.85	8.00	0.58	3.15	1.55	0.57	0.99	0.65
0.85	10.00	0.49	3.15	1.31	0.57	0.74	0.62
0.85	12.00	0.43	3.15	1.15	0.57	0.58	0.58
0.85	18.00	0.31	3.15	0.83	0.57	0.26	0.39
0.85	24.00	0.25	3.15	0.67	0.57	0.10	0.20

Maximum Required Storage: 0.70 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

EAST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 3.15 acre
 Total Impervious Area: 0.90 acre
 Actual Release Rate: 0.54 cfs
 Runoff Coefficient (C): 0.63
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.63	0.08	10.92	3.15	21.62	0.54	21.08	0.14
0.63	0.17	10.02	3.15	19.84	0.54	19.30	0.27
0.63	0.25	8.20	3.15	16.24	0.54	15.69	0.32
0.63	0.50	5.60	3.15	11.09	0.54	10.54	0.44
0.63	1.00	3.56	3.15	7.05	0.54	6.50	0.54
0.63	1.50	2.63	3.15	5.21	0.54	4.66	0.58
0.63	2.00	2.24	3.15	4.44	0.54	3.89	0.64
0.63	3.00	1.62	3.15	3.21	0.54	2.66	0.66
0.63	4.00	1.28	3.15	2.53	0.54	1.99	0.66
0.63	5.00	1.08	3.15	2.14	0.54	1.59	0.66
0.63	6.00	0.95	3.15	1.88	0.54	1.34	0.66
0.63	7.00	0.83	3.15	1.64	0.54	1.10	0.64
0.63	8.00	0.75	3.15	1.49	0.54	0.94	0.62
0.63	9.00	0.68	3.15	1.35	0.54	0.80	0.60
0.63	10.00	0.63	3.15	1.25	0.54	0.70	0.58
0.63	11.00	0.59	3.15	1.17	0.54	0.62	0.57
0.63	12.00	0.55	3.15	1.09	0.54	0.54	0.54
0.63	13.00	0.52	3.15	1.03	0.54	0.49	0.52
0.63	14.00	0.49	3.15	0.97	0.54	0.43	0.49
0.63	15.00	0.46	3.15	0.91	0.54	0.37	0.45
0.63	16.00	0.43	3.15	0.85	0.54	0.31	0.41
0.63	17.00	0.41	3.15	0.81	0.54	0.27	0.38
0.63	18.00	0.39	3.15	0.77	0.54	0.23	0.34

Required Storage: 0.66 acre-ft

REQUIRED DETENTION 100-YEAR EVENT TRIBUTARY AREA

EAST

Arlington Downs

04/02/18

Storm Water Master Plan

Total Tributary Area: 3.15 acre
 Total Impervious Area: 0.90 acre
 Actual Release Rate: 8.00 cfs
 Runoff Coefficient (C): 0.63
 100 Year Intensity: 7.00 in Bul 70 100yr - 24hr

100-Year Event, Bulletin 70 Rainfall Data

RUNOFF FACTOR	STORM DURATION (HRS)	RAINFALL INTENSITY (IN/HR)	DRAINAGE AREA (ACRES)	INFLOW RATE (CFS)	RELEASE RATE (CFS)	STORAGE RATE (CFS)	STORAGE REQUIRED (ACRE-FT)
0.63	0.08	10.92	3.15	21.62	8.00	13.62	0.09
0.63	0.17	10.02	3.15	19.84	8.00	11.84	0.17
0.63	0.25	8.20	3.15	16.24	8.00	8.24	0.17
0.63	0.50	5.60	3.15	11.09	8.00	3.09	0.13
0.63	1.00	3.56	3.15	7.05	8.00	-0.95	-0.08
0.63	1.50	2.63	3.15	5.21	8.00	-2.79	-0.35
0.63	2.00	2.24	3.15	4.44	8.00	-3.56	-0.59
0.63	3.00	1.62	3.15	3.21	8.00	-4.79	-1.19
0.63	4.00	1.28	3.15	2.53	8.00	-5.47	-1.81
0.63	5.00	1.08	3.15	2.14	8.00	-5.86	-2.42
0.63	6.00	0.95	3.15	1.88	8.00	-6.12	-3.03
0.63	7.00	0.83	3.15	1.64	8.00	-6.36	-3.68
0.63	8.00	0.75	3.15	1.49	8.00	-6.52	-4.31
0.63	9.00	0.68	3.15	1.35	8.00	-6.65	-4.95
0.63	10.00	0.63	3.15	1.25	8.00	-6.75	-5.58
0.63	11.00	0.59	3.15	1.17	8.00	-6.83	-6.21
0.63	12.00	0.55	3.15	1.09	8.00	-6.91	-6.85
0.63	13.00	0.52	3.15	1.03	8.00	-6.97	-7.49
0.63	14.00	0.49	3.15	0.97	8.00	-7.03	-8.13
0.63	15.00	0.46	3.15	0.91	8.00	-7.09	-8.79
0.63	16.00	0.43	3.15	0.85	8.00	-7.15	-9.45
0.63	17.00	0.41	3.15	0.81	8.00	-7.19	-10.10
0.63	18.00	0.39	3.15	0.77	8.00	-7.23	-10.75

Minimum Required Storage: -0.03 acre-ft

Maximum Release Rate: 9.32 cfs

Required Storage: 0.17 acre-ft

SUSTAINABLE BUILDING FEATURES

SITE AND LOCATION

- ACCESS TO QUALITY TRANSIT. ONE MILE WALKING DISTANCE TO METRA STATION
- BICYCLE FACILITIES. EXTERIOR BIKE PARKING FOR VISITORS, ADJACENT TO PLANNED BICYCLE PATH
- GREEN VEHICLES. DESIGNATED PREFERRED PARKING.
- SOURCE BUILDING MATERIALS WITHIN 500 MILES IF POSSIBLE

EXTERIOR DESIGN ELEMENTS

- PROVIDE / RESTORE NATIVE VEGETATION.
- MANAGE STORM WATER ON-SITE. STORM WATER DETENTION LOCATED UNDER THE ENTRY COURT AND BUILDING COURTYARD.
- CONTROLLED ILLUMINATION OF VEHICULAR AND PEDESTRAIN AREAS.
- HIGH EFFICIENCY WINDOWS.
- HEAT ISLAND REDUCTION. REFLECTIVE ROOF.
- OPTIMIZE ENERGY PERFORMANCE WITH CONTINUOUS EXTERIOR INSULATION

INTERIOR DESIGN ELEMENTS

- USE OF LOW VOC PRODUCTS THROUGHOUT (INSULATION, PAINTS, FLOORING, ETC.)
- PROVIDE ENERGY-STAR APPLIANCES
- INSTALL INDIVIDUAL UNIT CLIMATE CONTROL WITH PROGRAMMABLE THERMOSTATS
- INSTALL LOW ENERGY USE (LED) LIGHTING FIXTURES
- INSTALL VACANCY/OCCUPANCY TYPE LIGHTING CONTROLS AND SENSORS IN COMMON AREAS
- INSTALL EFFICIENT WATER USE FIXTURES

DURING CONSTRUCTION

- RE-USE / RECYCLE EXISTING SITE FILL
- EMPLOY RECYCLING OF CONSTRUCTION WASTE
- AIR QUALITY TESTING DURING CONSTRUCTION

POST-OCCUPANCY

- EMPLOY BUILDING RECYCLING PROGRAM
- ON-SITE STAFF TO MONITOR BUILDING PERFORMANCE
- COMMON AREA MAINTENANCE STAFF WILL USE NON-TOXIC CLEANING PRODUCTS
- INDOOR BICYCLE STORAGE



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

ARLINGTON DOWNS RESIDENTIAL
BUILDING II

04/20/18 Project #: 16093

A309

Market Study

Arlington Downs

Proposed Future Residential Phases
N. Euclid Ave, E of Rohlwing Rd
Arlington Heights, Cook County, Illinois 60005
Client Reference:

Prepared For:

Devco Management LLC

Effective Date of the Market Study:

April, 2018

IRR - Chicago

File Number: 194-2018-0339





Arlington Downs
N. Euclid Ave, E of Rohlwing Rd
Arlington Heights, Illinois



April 24, 2018

Mr. David Trandel
Devco Management LLC
3400 West Stonegate Boulevard, Suite 128
Arlington Heights, IL 60005

SUBJECT: Market Study

Arlington Downs: Proposed Future Residential Phases
N. Euclid Ave, E of Rohlwing Rd
Arlington Heights, Cook County, Illinois 60005
IRR - Chicago File No. 194-2018-0339

Dear Mr. Trandel:

Integra Realty Resources – Chicago is pleased to submit the accompanying market study of the referenced property.

Information for this report was researched and gathered from property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the Suburban Chicago apartment market. On a quarterly basis since 2005, we have also researched the rental apartment market for Suburban Chicago. This ongoing work, along with our database going back 40+ years, well positions us to analyze and understand market trends specific to the proposed project.

Should you have any questions about this report or desire further consultations as you move forward, please do not hesitate to call us directly.

Mr. David Trandel
Devco Management LLC
April 24, 2018
Page 2

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Chicago



Gail Lissner, SRA, CRE
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842 Exp.
9/30/2019
Telephone: 312-565-3423
Email: glissner@irr.com



Table of Contents

General Information	2
Purpose of the Appraisal	2
Effective Date	2
Intended Use and User	2
Sources of Data / Extent of Research	2
Applicable Requirements	3
Report Format	3
Prior Services	3
Inspection	3
Executive Summary and Conclusions	4
Analysis and Conclusions	6
Suburban Chicago Apartment Market Overview	21
Market area defined	21
Cook County – Northwest Apartment	
Submarket Overview	34
Suburban Multi-Family Housing Supply	37
Demographic Trends	43
Rental Competition Survey	48
New Rental Development – Lease-up Survey	57
Certification	59
Assumptions and Limiting Conditions	61
Addenda	
A. Qualifications	

General Information

Purpose of the Appraisal

The purpose of this report is to provide:

- An overview of the Suburban Chicago rental apartment market.
- An analysis of the market demand for rental apartment units at the subject location.
- An analysis of the target renter demographic.
- A survey and overview of the rental competition in the market.
- A critique of the proposed future rental apartment phases planned for Arlington Downs.
- Conclusions regarding the market demand for the proposed future rental apartment phases and absorption projections for the proposed units.

Effective Date

The effective date of the analysis and conclusions is April 2018.

Intended Use and User

The addressee on the letter of transmittal is the client and the intended user of this report. An additional intended user is the Planning and Community Development Department of Arlington Heights.

This report is prepared for exclusive use by the intended users for internal planning purposes.

Sources of Data / Extent of Research

An inspection of the subject site and neighborhood was completed along with a review of the architectural drawings which were provided for the subject property.

The following data sources were researched:

- Inspection of the site and a review of the proposed development site plan
- Visual inspection of the immediate neighborhood
- Ongoing discussions with brokers, developers, lenders and investors active in the suburban Chicago rental market
- Inspection of the competing rental buildings in the market and discussions with management and leasing agents
- Previous assignments where information was not confidential

Applicable Requirements

This market study is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP.

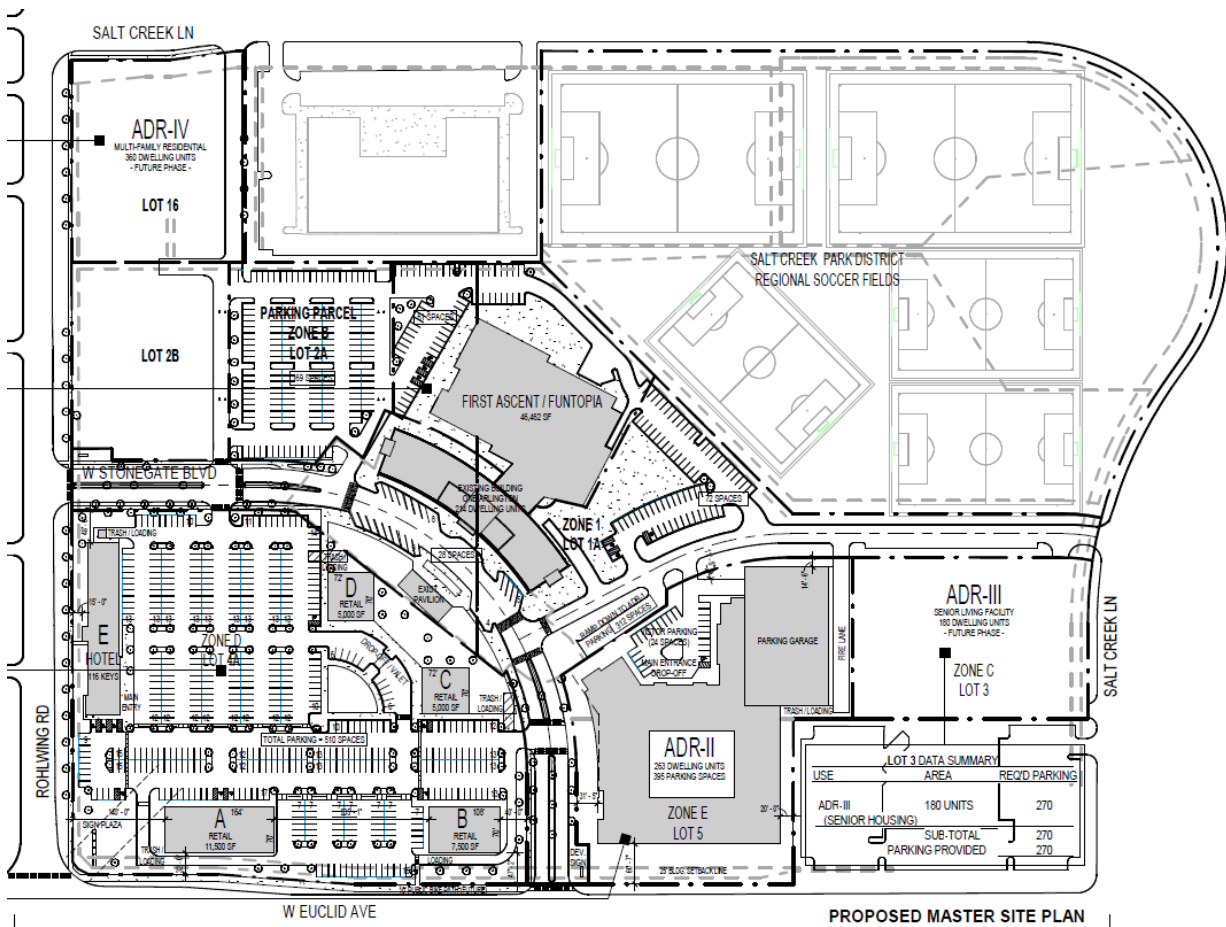
Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Inspection

Gail Lissner, SRA, CRE, conducted an inspection of the site on April 3, 2018.

Executive Summary and Conclusions



Arlington Downs Proposed Master Site Plan

Development Location and Overall Plan

N. Euclid Ave, E of Rohlwing Rd
Arlington Heights, Cook County, Illinois 60005

The Arlington Downs development is located at the northeast corner of W. Euclid Avenue and Rohlwing Road in northwest suburban Arlington Heights, IL. With rental apartment, retail, hotel, and entertainment/recreational amenities, this 27-acre site is in the process of becoming a mixed-use development offering a wide range of amenities. Its components will include the following:

- One Arlington, a 214-unit luxury rental apartment building, was completed in late 2014. It was the adaptive reuse of a former hotel which had closed. One Arlington also includes a

- ground floor tenant, N25, which is an 18,000 SF shared office, co-working space facility which is currently expanding into the remaining vacant first floor space in the building.
- The former waterslide park just north of One Arlington is planned for conversion to a First Ascent/Funtopia facility. With 30,000 SF, First Ascent will offer a 57-foot-high rock wall and numerous workout amenities and classes. Funtopia will be a children's entertainment facility with 15,000 SF of space including fun walls, ropes courses, crawling caves, and a jungle gym.
 - A Vib Hotel is also planned for development. It will be a 116-room stylish boutique select-service hotel.
 - Retail facilities are also planned totaling approximately 40,000 SF of retail space, with a heavy food/restaurant orientation.
 - Additional residential phases: There are three residential sites which are the subject of this market study:
 - ADR II: This site is located on the north side of Euclid Avenue between Rohlwing Road and Salk Creek Lane and is planned to include 263 units in a five-story building. ADR II is the first parcel which is planned for construction and could potentially break ground in the fall of 2018. It is currently proposed with a mix of 34 studio units (13%), 113 1BR units (43%), 89 2BR units (34%), 27 3BR units (10%). The parking ratio will be 1.5:1. No unit square footages were provided.
 - ADR IV: This site is located at the southeast corner of Rohlwing Road and Salt Creek Lane and is proposed for 360 units.
 - ADR III: This site is located on the west side of Salt Creek Lane, north of Euclid Avenue and is proposed to include 180-unit senior living or age-restricted units.

Conclusion

Based upon our analysis of the subject location, the proposed development plan, and the suburban rental apartment market, we believe that additional rental apartments will be marketable at this location. With three pads and a phased development plan, we believe that there will be adequate demand to absorb the three proposed phases. Given the size of the Arlington Heights market and its perceived desirability in the market, the proximity to major employment centers within easy commuting distance, the lack of new apartment construction in Arlington Heights, the good reception to date for the One Arlington units, the strong occupancy trends in the Northwest Cook County rental apartment market, and the proposed plans for the other components of the Arlington Downs mixed-use development, it is expected that there will be sustained demand and good absorption for these additional residential phases at rents competitive with the Luxury Class A new construction projects in the market.

Analysis and Conclusions

Property Location

The subject property is located in Arlington Heights, a community of approximately 75,000 persons located northwest of O'Hare Airport in the northwest suburbs of Chicago. The location is 30 miles from Chicago's central business district ("The Loop") and 15 miles from O'Hare Airport. The village is bordered by Buffalo Grove on the north, Wheeling, Prospect Heights and Mount Prospect on the east, Elk Grove Village on the south and Rolling Meadows and Palatine on the west. Interstate 90 runs along portions of the southern border while Illinois Route 53 extends along portions of the western border. It is also served by the Metra Union Pacific/Northwest Line which has stops at Arlington Park and downtown Arlington Heights to Ogilvie Transportation Center. The Arlington Park stop is within walking distance of the subject.

The median household income for Arlington Heights is approximately \$94,750, according to 2018 estimates by Environics Analytics. Within the past 12 months, according to MRED LLC, there were 826 sales of single family residences in Arlington Heights with an average price of \$421,230 and a median price of \$380,500. These sales ranged from a low of \$180,000 to a high of \$1,400,000. An additional 531 condos and townhomes also sold within the past 12 months with an average price of \$185,485 and a median price of \$161,500. These sales ranged from a low of \$55,000 to a high of \$745,000.

Accessibility to transportation is a key advantage of the Arlington Downs location, with Illinois Route 53 spanning portions of the village's western edge. The subject property, located just east of the highway at the full interchange at Euclid Avenue. Cars are the main mode of transportation in the suburbs, but there are also two Metra train stations, including one which is less than a 10-minute walk from the subject site.

Woodfield Mall, one of the largest malls in the county is four miles south. This is a premier shopping center and destination for both locals and tourists. Anchor tenants include Macy's, Nordstrom, Lord & Taylor, JC Penny and Sears. There are approximately 300 stores. Ikea, one of two stores in the Chicagoland area, is also located in Schaumburg. To the south of the mall is the Streets of Woodfield which includes a 20-screen movie theater as well as additional retailers including Carson's and a Legoland Discovery Center. Being situated close to Woodfield Mall is considered to be an excellent amenity for the subject property.

To the east of the Arlington Downs development is Arlington International, a thoroughbred horse race track which originally opened in 1927 and operates from May through September. From a residential perspective, the track provides very desirable views from units which overlook its attractive grounds along with additional demand for housing, particularly during the racing season.

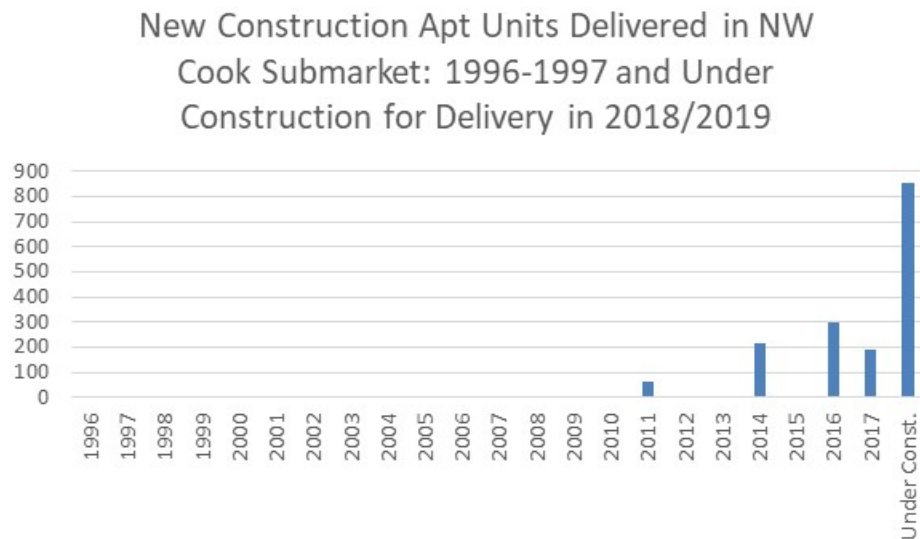
Overall, this is considered to be an excellent location for future phases of residential development in the Arlington Downs development.

Northwest Cook County Suburban Rental Market Conditions

The Cook County Northwest submarket is defined as roughly Interstate 294 to the east, Lake County on the north, Route 59 on the west and DuPage County to the south. O'Hare International Airport is at the southeastern most part of the submarket. The Integra Realty Resources - Chicago internal database for the Cook County Northwest submarket consists of 25,711 dwelling units which we track on a quarterly basis. The median unit size for the submarket is 877 square feet which is in-line with the overall suburban market. The median year built was 1975 compared to the overall suburban market having a median of 1985.

Cook County Northwest was one of the first submarkets to be develop in suburban Chicago to a significant density. However, no new apartment development took place in the 1990s or early 2000s. It was not until 60 units were constructed in Des Plaines in 2011 that there was any new rental product added to this submarket since the 1980s, and these 60 units actually began construction as condominiums but were completed as rental apartments during to the downturn in the for-sale market. There have only been a few new projects added to this rather sizable market during the past few years, but development activity is beginning to increase with over 800 units currently under construction for delivery in 2018/2019. The lack of newer product in the Northwest Cook County submarket has been more a function of lack of suitable sites for development rather than submarket economics.

As shown below, new rental apartment development did not occur in the Northwest Cook County submarket for many years and has only begun occurring in the past few years.



Median net rent per square foot as of 4Q2017 stands at \$1.50, a gain of 2.7 percent from a year ago. Rents in the Northwest Cook submarket are up 6.3 percent compared to the levels posted two years ago. One-bedrooms have a median rent of \$1,180 while two bedrooms have a median net rent of \$1,414. Occupancy is flat for the past year at 95.4 percent. The submarket remains relatively “full” with pricing therefore expected to remain stable.

Renter Profile

The subject property is situated along a corridor and submarket which has experienced limited new rental apartment construction in recent years. Very little apartment development occurred in the overall Chicago suburban market between 2004 and 2012. Only within the last few years has new product come onto the market in the Northwest Cook submarket. Thus, persons who are employed in the Arlington Heights/Schaumburg area had limited apartment options until very recently. Renters desiring a luxury apartment within close proximity of employment within Schaumburg would need to travel significant distances to find a newly constructed, Class A rental apartment development.

It is anticipated that the renter profile will be comprised of persons who work in the area, commute via I-90, I-290, or I-355 or couples who work in different parts of the metropolitan area and require a location which is centralized for their individual commutes. We view much of the demand for this location to be employment-based. With the proximity to the O'Hare and Schaumburg office markets and the multitude of other employment opportunities available via the highway network, this is a rather central location for a person working in the northwest suburban market.

Unlike some of the locations where recent development which been occurring in the Chicago area suburban market, the subject location is not a transit-oriented location although it does offer easy access to a Metra station which serves the western section of Arlington Heights and the Arlington Park Race Track. Thus, this is a location which would necessitate ownership of a car and its proximity to area expressways makes it a very convenient location for persons traveling by car. As a rental apartment development site, this location would appeal to a mobile resident and would have less appeal to a person who would want a more walkable suburban downtown location. As the future phases of the Arlington Downs development take place, there will be more amenities added to the development which will increase its desirability to persons desiring retail, restaurant, and fitness/entertainment amenities in close proximity.

The Arlington Downs location will also appeal to persons in transition – i.e. moving locally or transferees, persons in the process of obtaining a divorce, divorced parents, or active grandparents relocating to be closer to their families.

We also expect that empty nesters will also comprise a segment of the market demand for the rental apartment phases. This could include both persons who are downsizing from the immediate area along with persons relocating from outside the region to be closer to their children and grandchildren who live in the Arlington Heights area. In addition, Parcel ADR III will specifically be targeted to the senior component of the market.

Thus, there is a diverse renter profile that is expected to be attracted to the subject property.

Competition Overview: Existing Properties

The primary competition to the apartment units at Arlington Downs would be expected to be similar in age and location. However, while Arlington Heights has a population of approximately 75,000 persons and over 31,100 households, new rental apartment development has been extremely limited in the community. In fact, One Arlington is the only existing, newly developed apartment building with over 100 units which has been developed in Arlington Heights in over 20 years despite the vibrancy and desirability of Arlington Heights. Currently, a very small project with 45 units is under construction at the southwest corner of Dunton Avenue and Eastman Street in downtown Arlington Heights. The Parkview Apartments project will be completed in 2018 and consists of a mix of one, two, and three bedroom units, with 19 units being affordable units. This is the only new construction project other than the One Arlington project which has been developed in Arlington Heights.

If the subject were in lease-up today, the primary competition for the subject units would include the following:

- Arlington Heights apartment properties: The top three properties in the market include One Arlington, Dunton Tower, and Hancock Square. One Arlington was completed in 2014 while Hancock Square and Dunton Tower, both located in downtown Arlington Heights, were completed in 1988 and 1986. We have also included another property which is more typical of the garden-style developments which were built in the 1970s and 1980s in Arlington Heights, although its rent levels would fall well below what would be indicated by new construction.
- Schaumburg apartment properties: North680, which was constructed in 2017, is the first apartment property to be built in Schaumburg in approximately 30 years. This will be a primarily competitor, as it features similar new construction amenities and a location approximately three miles from Arlington Downs. We have also included several older Schaumburg properties which would provide alternatives, but offer lower priced, inferior units.
- Other new construction properties: Our survey included projects which have been developed since 2016 in Itasca, Deer Park, and Wheeling. Unlike the North680 project, these properties are located further away, approximately 7 to 10 miles from the subject development.

A summary of the data is presented on the following page.

Apartment Competition Summary

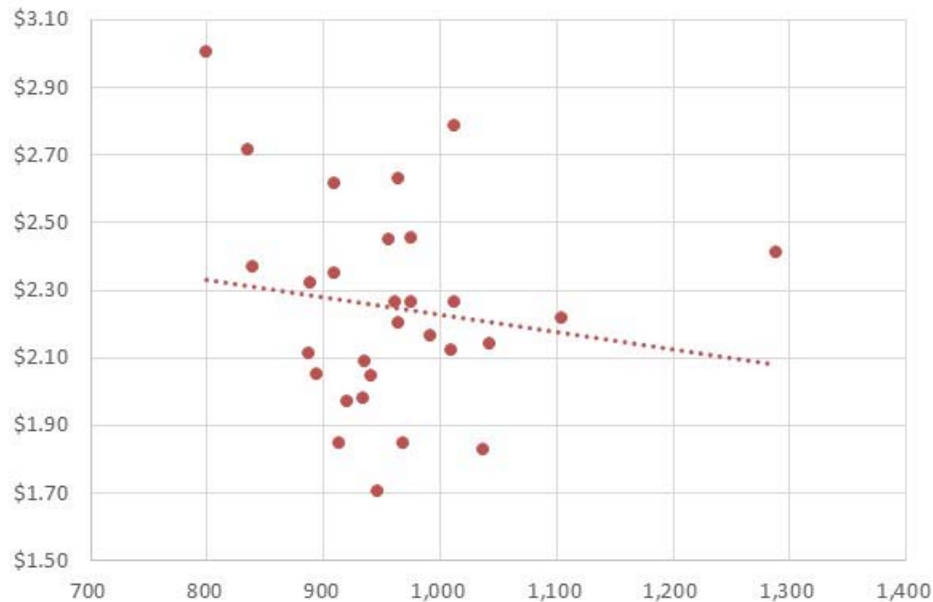
Name	Address	Suburb	Total Units	Class	Date Built	Date Renov	Avg Size (SF)	Quoted Rent PSF	Net Rent PSF
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	214	A	2014		936	\$2.06	\$2.00
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	409	B	1988	2016	849	\$2.39	\$2.39
Dunton Tower	55 South Vail	Arlington Heights	216	B	1986	2006	902	\$1.94	\$1.94
Central Park East	1551 E. Central Road	Arlington Heights	204	B	1989	2011	995	\$1.65	\$1.65
North680	680 E. Algonquin Rd.	Schaumburg	180	A	2017		894	\$2.23	\$2.23
TGM Park Meadows Apts	10 N. Lincoln Meadows	Schaumburg	576	B	1990	2014	799	\$1.95	\$1.95
The Treehouse	2500 Brush Road	Schaumburg	752	B	1980	2012	857	\$1.55	\$1.55
International Village	1220 E. Algonquin Road	Schaumburg	732	B	1971	2008	937	\$1.46	\$1.34
Versailles on the Lakes	1024 N. Plum Grove Rd.	Schaumburg	618	B	1971	2008	776	\$1.87	\$1.71
Deer Park Crossing	21599 W. Field Ct.	Deer Park	236	A	2018		1,350	\$1.93	\$1.70
The Residences at Hamilton Lakes	1133 N. Arlington Hts. Rd.	Itasca	297	A	2017		934	\$2.24	\$1.87
Northgate Crossing	250 Northgate Pkwy	Wheeling	300	A	2016		969	\$1.89	\$1.69
Total			4,734						

As shown by the rents which are being achieved at One Arlington, Dunton Tower, Hancock Square, and 680 North, the prime Heights/Schaumburg properties can command rents are commanding rents in the \$2.00 to \$2.35 PSF range.

As additional information, we also surveyed all of the new construction rental apartment developments in Northwest Cook County, DuPage County, Lake County, and the North Shore submarkets which have been completed in the Chicago suburban area since 2013. All of these developments are elevator-style properties. This survey included 6,075 units but excluded Kane, Kendall, Naperville/Aurora, and locations far south of the city of Chicago.

The average unit sizes and average net effective rents being achieved in these developments are summarized as follows, showing the strong rent premiums for new construction apartments being developed throughout the metropolitan area.

4Q 2017 Net Effective Rents PSF at the Apartment Complexes Constructed Since 2013 in the Cook NW, DuPage, Lake, and North Shore submarkets



These 29 developments summarized above contain a total of 6,075 units and were completed between 2013 and 2018ytd. Average net effective rents ranged from \$1.71 to \$3.00 PSF with average unit sizes of 799 to 1,288 SF. Only six of the developments had rents averaging below \$2.00 PSF with five developments with rents above \$2.50 PSF. The vast bulk of the developments had average rents between \$2.00 and \$2.50 PSF.

Projects Currently Under Construction and Proposed Competition

In addition to the existing apartment developments in the market, there is additional apartment development taking place along with a growing pipeline of projects which are being proposed for development. These projects are in varying stages of the entitlement, financing or construction process, and all of these developments will not end up being constructed. Some will end up with entitlement issues and others may get stalled or cancelled due to difficulty raising equity or obtaining financing.

The following is a summary of the projects which are being developed or proposed for the Northwest Cook County submarket and which could provide additional competition to the subject units.

© 2018 Integra Realty Resources - Chicago

Under Construction: 2018-2019 Deliveries

Property	Submarket	City	Developer	Status	Units
Wheeling Town Center/Dundee & Northgate	Cook NW	Wheeling	Urban R2	Construction	301
Buckingham Place/Littelfuse site/800 E NW Hwy	Cook NW	Des Plaines	Dearborn-Buckingham	Construction	270
Covington Lexington Woods/Golf & E River Rd	Cook NW	Des Plaines	Lexington	Construction	236
Parkview Apts, 212 N. Dunton	Cook NW	Arlington Heights	Cullen Davis	Construction	45

© 2018 Integra Realty Resources - Chicago

Projects in Planning (Pipeline)

Property	Submarket	City	Developer	Status	Units
Northwest Cook County					
Uptown 501/501 W Dundee	Cook NW	Wheeling	DAC/Atlas	Planning	265
Marriott/Host site/8535 W Higgins	Chicago	Chicago	Glenstar	Planning	299
Sim's Bowl site/1555-65 Ellinwood	Cook NW	Des Plaines	Opus	Planning	113
Ellinwood Apts, 1425 Ellinwood	Cook NW	Des Plaines	Bayview-Compasspoint	Planning	200
20West, 20 W Northwest Highway	Cook NW	Mount Prospect	Nicholas & Assoc.	Planning	73
Plum Farms/NWC Rts 59 & 72	Cook NW	Hoffman Estates	TBD	Planning	TBD
Motorola Site - Multiple Phases	Cook NW	Schaumburg	Urban Street	Planning	TBD
NWC Lake & Church	Cook NW	Hanover Park	Monroe Residential	Planning	131
Hickory Apartments, NWC Hickory & Kensington	Cook NW	Arlington Heights		Planning	79
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	263
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	360
Northwest Hwy & Walnut	Cook NW	Arlington Heights	Brian Properties	Planning	106
SWC E. Railroad & S. Berteau	Cook NW	Bartlett	Foxford	Planning	41

As shown above, the Arlington Downs development (the subject property) comprises the largest chunk of new inventory being proposed for the Arlington Heights rental apartment market.

The Subject Property - Unit Mix

The residential component of the Arlington Downs project consists of three development sites in addition to the existing One Arlington development. A preliminary unit mix for the first phase of 263 units (Site ADR II) is planned to include 13% studio units, 43% one bedroom units, 34% two bedroom units and 10% three bedroom units. While we were informed that these units will be contained in a five-story building, no additional information was provided. Site ADR IV is proposed for 360 units although its unit mix has not yet been proposed. It is anticipated that as a future phase, its mix will be finalized closer to the time of development in order to be in line with current market demand and trends.

The following comments pertain to the 263 units which are proposed for Site ADR II:

Studio Units: Suburban developments which have been incorporating studio/convertible units have reported excellent market reception. We concur with the decision to include these units and believe that there is greater opportunity to increase the studio/convertible component if desired by ownership, with some product differentiation between the smaller studios and larger convertible units which contain a bedroom alcove.

One Bedroom Units: One bedroom units continue to be a very popular unit type and we believe that there may be an opportunity to increase the number of units in the one bedroom component from its current level of 43%.

Two Bedroom Units: Two bedroom units currently comprise 34% of the total units in the development. Consideration may be warranted to reduce this number, since leasing agents have been reporting more limited demand for two bedroom units. For example, properties in lease-up find

that there is broader market demand for its studio and one bedroom units rather than its two bedroom units.

Three Bedroom Units: Three bedroom units make up a small component of the rental market. With 10% of the units proposed as three bedroom units, this is considered to be a significant number of units. Some of the newer developments such as Deer Creek Crossing and North Gate Crossing have incorporated three bedrooms in a townhome component rather than as traditional apartment units. While these units can appeal to empty nesters and families or divorced parents, their price point can be above the reach or desired price point of most of the target market. Thus, consideration may be warranted to slightly reducing the size of this market segment.

The Subject Property - Unit Finishes and Amenities

The units should incorporate the finishes which are consistent with the new construction competition in the suburban market.

The Subject Property - Building Amenities

The current trend in building amenities is to provide a boutique hotel-type atmosphere in apartment buildings. One Arlington is an example of a building with extensive amenities, many of which are rather unique. For the next phase of the development, we suggest focusing on the most important amenities: a well-equipped fitness center with a separate multi-purpose/yoga room, multi-purpose club room(s), active lobby area, outdoor swimming pool with sun deck, seating areas, fire pit, barbecue and eating areas, etc. One Arlington does not have a swimming pool although it has a dramatic rooftop deck; thus, with the addition of a pool in the next phase, there will be an opportunity to capture the segment of the market which desires the pool amenity not currently available at One Arlington.

These suggested amenities are consistent with what are available at the competition and will be consistent with the expectations of tenants in the Class A apartment market. The amenity packages have become very important in the lease-up and tenant retention in existing properties and a necessity for a luxury property aiming to achieve top market rents.

The Subject Property – Lease-up Velocity

On a quarterly basis, Integra Realty Resources has been surveying the 100+ unit apartment developments which have been engaged in lease-up in the suburban Chicago market. For the past five years, the lease-up velocity in the projects which are stabilized averaged 12 units per month, with an average of 10 units per month in the projects which are currently engaged in lease-up. Thus, with market rent levels comparable to its new construction competition and a similar lease-up pace, this would indicate a lease up in less than two years for the 263-unit phase (Site ADR II) which is proposed as the next phase of development at Arlington Downs.

Senior Housing Parcel: ADR III

One of the parcels at Arlington Downs is currently proposed to include 180 units of Senior Housing. It was not specified as to the type of senior housing anticipated, although it is likely that it would be age-restricted 55+ housing or Independent Living. There are many different forms of housing targeted for seniors as the needs of seniors can vary as they age and as their health declines. These include the following categories:

- Age-restricted, 55+ housing
- Independent Living (IL)
- Assisted Living (AL)
- Memory Care (MC)
- Skilled Care

Age-restricted, 55+ Communities:

The age-restricted communities specifically target persons who are 55 years of age or older; frequently, these developments are also referred to as “active adult communities”. While officially marketing to the 55+ age group, the average resident of this type of development nationwide is more typically a person in their early 70s. These developments provide the typical new construction apartment units and amenities found in conventional new Class A rental apartment developments in the market, but also provide extensive social programming and additional services for its residents. These communities are able to command rent premiums due to the wide assortment of activities and programs which are organized by management to engage the residents. Some of these projects also offer an informal continental breakfast daily, although they do not provide lunch or dinner.

Within the past year, this segment of the market has attracted interest from rental apartment developers with several projects now proposed for development in the Chicago suburban market. These include the following:

- **Overture:** A 175-unit development in Yorktown Shopping Center in Lombard is currently under construction with occupancy planned for the fall of 2018. Developed by Greystar Properties, it will consist of 1BR/1 bath and 2BR/2 bath units ranging in size from 765 to 1,337 SF.
- **624-654 Waukegan Road in Glenview:** Trammel Crow Company is planning to develop a 169-unit development, with construction expected to start later this year. Its units will range in size from 572 SF junior one bedroom units to 1,240 SF two bedroom units. Its amenities will be an enhanced version of the amenities typically found in new apartment developments, with a dining room with demonstration kitchen, conference room, business center, bistro, theatre room, club room, enlarged fitness center, guest suite, beauty salon, outdoor swimming pool, and sundeck.

- 1727 Oak in Evanston: Trammel Crow is also proposing a 17 story, 169 unit building in downtown Evanston which will be a similar concept to its Glenview development.

These types of developments command rents which carry a premium over typical apartment units but are less than Independent Living developments. Given the similarity in the markets between DuPage County, the North Shore, and Arlington Heights, it is very likely that this type of development could be well received at Arlington Downs by empty nesters (couples and widows) who are looking to make a lifestyle change: downsizing their residence, simplifying their household obligations, and increasing their opportunities for socialization.

Independent Living Communities:

For persons who are desiring more services than provided at a 55+ age restricted community, independent living communities also provide daily meals and typically more on-site staff. With the availability of lunch and dinner being provided on a daily basis, independent living communities can cater to older residents who desire or require additional services. Independent living communities also offer extensive social programming to keep the residents engaged, and frequently offer additional services which can be engaged on an a la carte basis, as needed. Meal service, housekeeping, and laundry services may or may not be included in the base rent, depending upon the development.

Assisted Living Communities:

Assisted Living Communities are geared towards seniors that have had a slight decline in health and require assistance performing one or more daily living activities. These properties also provide planned activities and common amenities designed for semi-active senior residents. Three daily meals, weekly housekeeping and laundry service are typically included, with additional services or care service packages available for an additional fee.

Memory Care Communities:

Memory care is a specialized form of assisted living that is targeted towards the care of elderly residents suffering from various stages of memory loss or Alzheimer's. Memory care services are offered in similar residential settings to assisted living and in institutional settings such as skilled nursing facilities. Units are typically small apartments or rooms that do not include a kitchen.

Skilled Nursing:

Skilled nursing is for elderly residents that require around the clock nursing care. Living quarters typically consist of rooms that may be private or semi-private. Three daily meals, planned activities and housekeeping are included along with 24-hour nursing care.

Continuing Care Retirement Communities:

Continuing care retirement communities typically combine independent living, assisted living, and skilled nursing into a single community, with the different types of care typically segregated. These are typically entry-fee based communities.

Conclusion:

Within a five-mile radius of the Arlington Downs development are nearly 125,000 owner and renter households, with over 58,000 households (47%) being headed by persons 55 years of age or older and 39,500 households (32%) being headed by persons 62 years of age or older. The number of age 62+ households is expected to increase to over 43,700 by 2023.

With Arlington Downs being a large mixed-use development, there will certainly be the opportunity to incorporate housing for seniors. An age-restricted, 55+ community or independent living property would be most similar to the apartment offerings in the other phases and would expand the diversity of rental product type in the development. In addition, there may be the opportunity to substitute more need-based senior housing such as assisted living, memory care, or skilled care components, depending upon market need and analysis at that time.

A map of the Chicago metropolitan area, centered on the intersection of Rohlwing Road and Euclid Avenue, which is marked with a red pin. The map shows major highways (Interstates 90, 94, 55, 54, 290, 294, 355, 88, 30, 59, 14, 12, 31, 120, 41, 131, 58, 45, 83, 57) and numerous cities and towns including Waukegan, North Chicago, Lake Forest, Vernon Hills, Mundelein, Libertyville, Grayslake, Round Lake Beach, Fox Lake, Wonder Lake, McHenry, Volo, Crystal Lake, Algonquin, Barrington, Lake Zurich, Buffalo Grove, Highland Park, Northbrook, Glenview, Evanston, Des Plaines, Schaumburg, Hoffman Estates, Elk Grove Village, Rosemont, Oak Park, Cicero, Oak Brook, Downers Grove, Countryside, Bridgeview, Oak Lawn, Bolingbrook, Naperville, Aurora, Montgomery, Oswego, Batavia, Geneva, St. Charles, South Elgin, Elgin, West Dundee, Carpentersville, and Grove. The map also shows the Chicago River and Lake Michigan.

View of the Surrounding Area



Aerial View of Arlington Downs Site



Aerial View of the Arlington Downs site

Arlington Downs Development Plan

LOT 16 / 2B DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-IV	360 UNITS	540
SUB-TOTAL		540
PARKING PROVIDED		540

LOT 1A / 2A DATA SUMMARY		
USE	AREA	REQ'D PARKING
ONE ARLINGTON (RES.)	214 UNITS	289
OFFICE (25N)	11,722 SF	59
FIRST ASCENT	46,463 SF	132 *
FUNTORIA	(area included above)	117 *
SUB-TOTAL		597
PARKING PROVIDED		642
EXCESS PARKING		45
* PARKING COUNTS PER TENANT STDS		

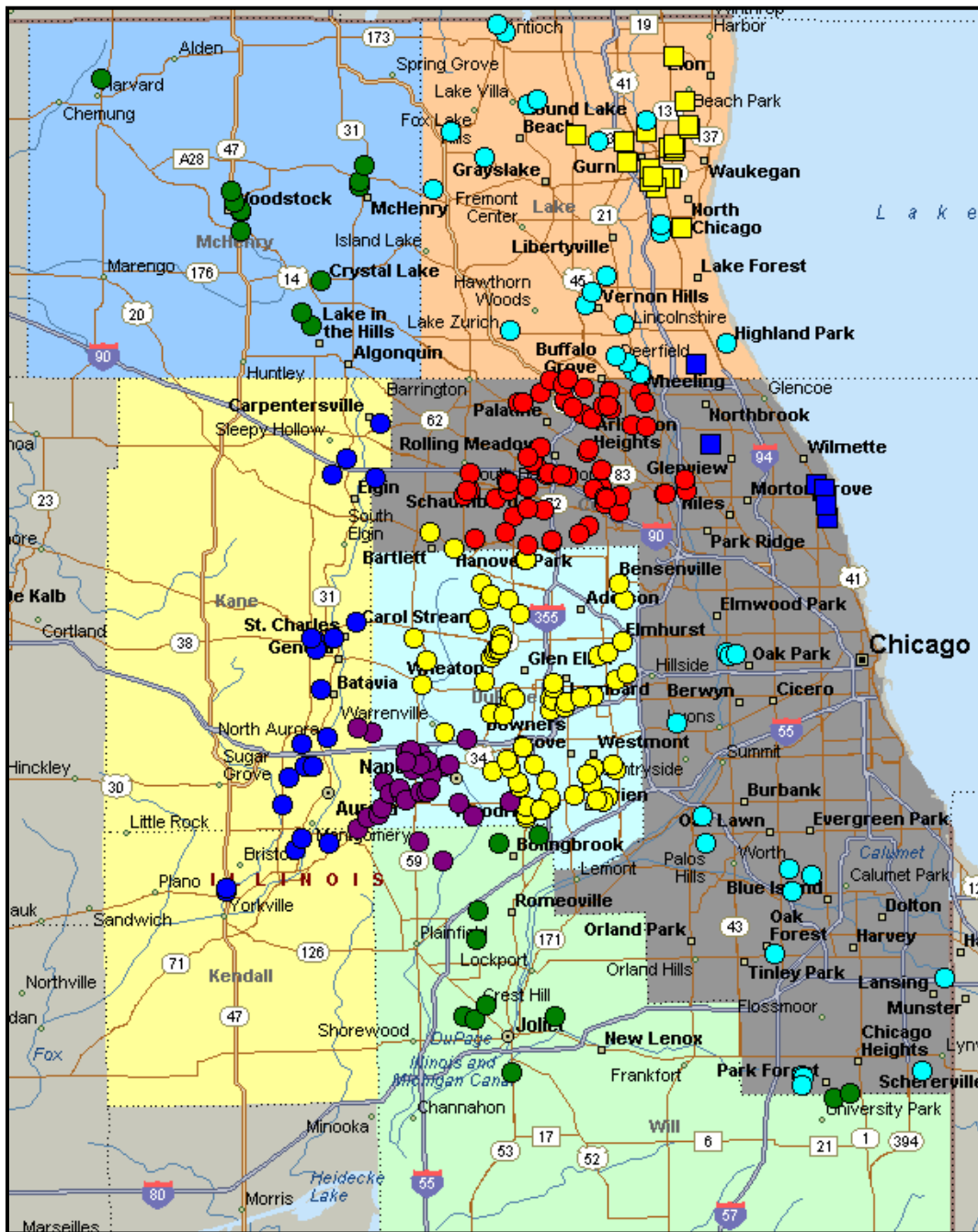
LOT 4A DATA SUMMARY		
USE	AREA	REQ'D PARKING
BLDG A - RETAIL	11,500 SF	172 *
BLDG B - RETAIL	5,000 SF	75 *
BLDG C - RETAIL	7,500 SF	112 *
BLDG D - RETAIL	5,000 SF	75 *
BLDG E - HOTEL (116 KEYS)	55,400 SF (approx)	116
SUB-TOTAL		84,400 SF (approx) 550
PARKING PROVIDED		510
PARKING DEFICIT		40
* 15 PARKS / 1,000 SQ. FT. RETAIL AREA PER TENANT STDS.		

LOT 5 DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-II (RESIDENTIAL)	263 UNITS	395
SUB-TOTAL		395
PARKING PROVIDED		395

Suburban Chicago Apartment Market Overview

Market area defined

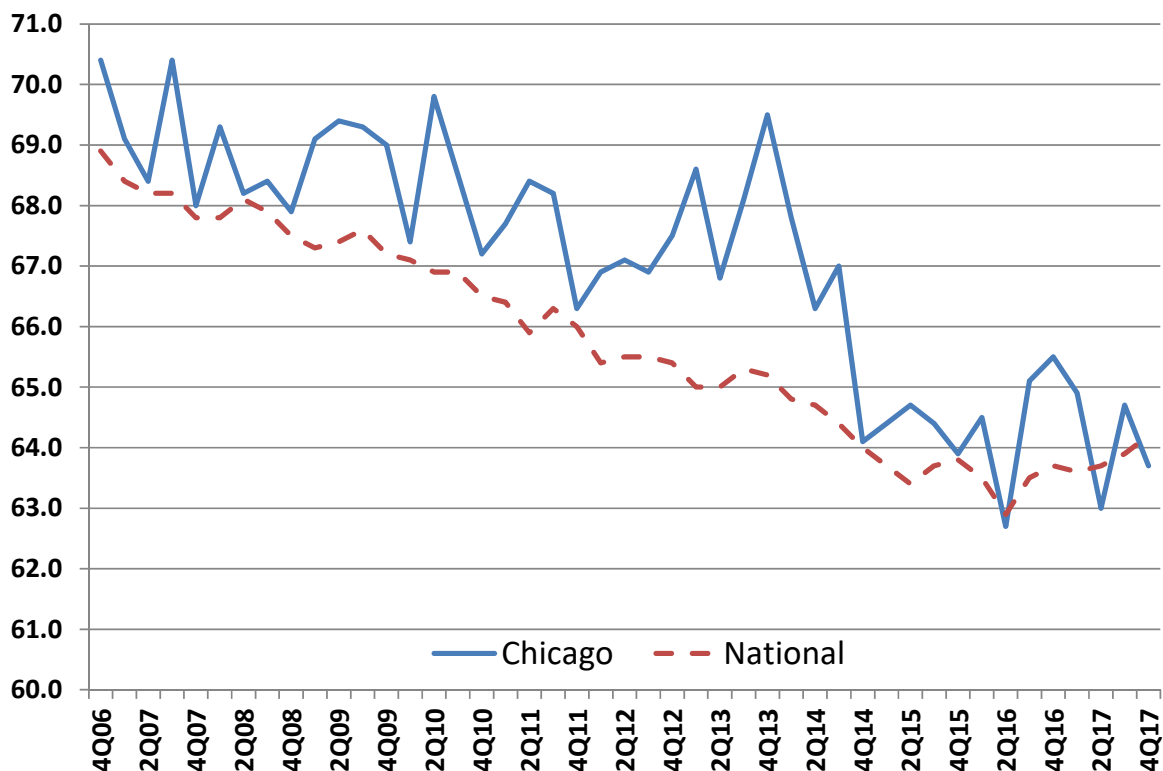
The Suburban Chicago market is defined as including Cook, Lake, McHenry, Kane, Kendall, DuPage and Will counties. Properties located within the city of Chicago are of course excluded from the survey.



Survey property profile. The database for the Suburban Chicago survey includes 300+ complexes with a total of over 95,000 dwelling units indicating an average development size of just over 300 units. Our survey includes virtually every major apartment community developed since 1995 plus older developments (primarily post-1970) throughout the MSA. The data was gathered by direct contact with on-site staff and/or ownership.

Demand drivers. As the economy rallied in 2004-2007, demand for apartments increased. Recessionary pressures caused a market decline in 4q07 through 2q09; however, performance improved dramatically thereafter. Rental demand is being driven by instability in the for-sale housing market, the inability to obtain a mortgage due lack of down payment, debt to income ratios (including the impact of student loans) and/or credit issues. Homeownership rates throughout the region had been on a decline through year end 2011 but rose through 2013 – seemingly pointing to a turn in the market. With rising interest rates and a perception of rising values, there was a push for buyers to “get off the fence” and ownership increased through 2013. With the Dodd Frank lending rules starting in January 2014, obtaining a loan became even more difficult due to increased underwriting requirements. Each percentage point change equates to roughly 30,000 households in the Chicago MSA.

Homeownership Rate – Chicago MSA vs National



The market remains in flux but with a steady downward trend in ownership, more recently stabilizing.

Revised BLS numbers for the Chicago MSA indicate positive employment growth; however, this slowed in 2016:

Employment Change	
Year	Annual Change
2007	37,425
2008	(28,442)
2009	(237,558)
2010	(44,875)
2011	59,267
2012	71,225
2013	68,267
2014	66,333
2015	86,133
2016	57,142
2017	30,967

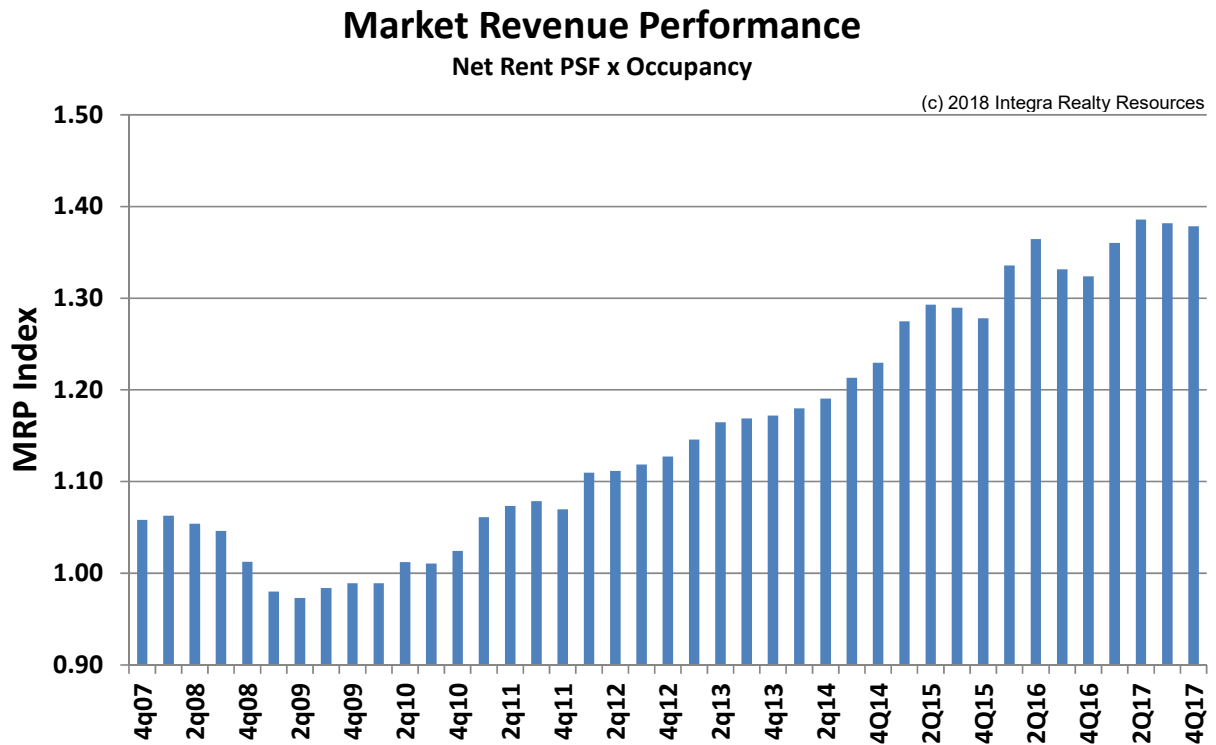
The unemployment rate for the Chicago MSA is 4.7 percent (National, 4.1 percent) as of November 2017. The national unemployment rate for 25+ year olds with a bachelor's degree is at 2.1 percent.

Rent Trends & Concessions. Median net rent per square foot is at \$1.44 which is up 3.9 percent from a year ago and accompanied by a drop in occupancy. One bedroom units have a median net rent of \$1,180 per month while two bedrooms are at \$1,395. Compared to two years ago, net rent growth has amounted to a positive 7.8 percent. We expect rent growth to continue trending upward in the near term for the overall suburban market due to demand fundamentals, occupancy levels and limited new supply in most markets.

Concessions are a marketing tool used to react to current demand without the need for continually adjusting "market" rents. The percent of complexes offering concessions is over 20 which is fairly steady over the last several quarters. The amount of the concession, currently offered at just less than one month per lease year, has been flat over the past two years. Concessions are expected to remain in the market over the next year.

Occupancy. Physical occupancy is at 95.1 percent for the entire market – up 20 bps from a year ago and 10 bps from two years ago. At 95+ percent occupancy, the suburban market overall is considered "full" indicating pricing will continue to escalate in spite of the modest amount of new supply being added. We expect occupancy to remain steady in the near term with owners continuing to push rents in spite of the downward trend in occupancy.

Market Revenue Performance. Market revenue performance is a function of the product of net rent and occupancy.



Market revenue performance for the overall suburban market remains strong. The modest downward trends in the last quarters of the year are seasonal.

New construction/Communities in Lease-up.

There are a number of projects under construction throughout the MSA. Details are presented in the Submarket and the Housing Supply sections.

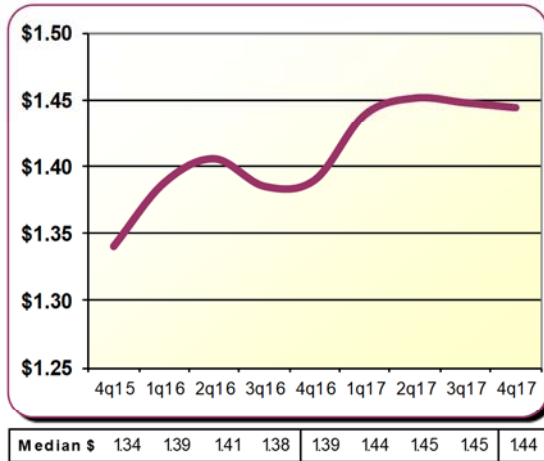
Several of the projects we are tracking are mid-rise buildings on in-fill sites rather than traditional walk up complexes. These have been favored in redeveloping downtown areas where transit-oriented development is needed but the all-in costs of construction at over \$300 per square foot or \$300,000+ per unit (wrap product) require fairly high rent levels for project feasibility. Walk up product cost is in the \$125,000-\$135,000 per unit range (not including soft costs or land).

In response to the inability to add new product to the market, owners are undertaking renovation projects in order to capitalize on demand for higher end product. Renovations often include replacing cabinetry, counters, fixtures and floor coverings.

All Suburban Apartments - 4q17

Showing median trend lines

Net Rent PSF - \$1.44

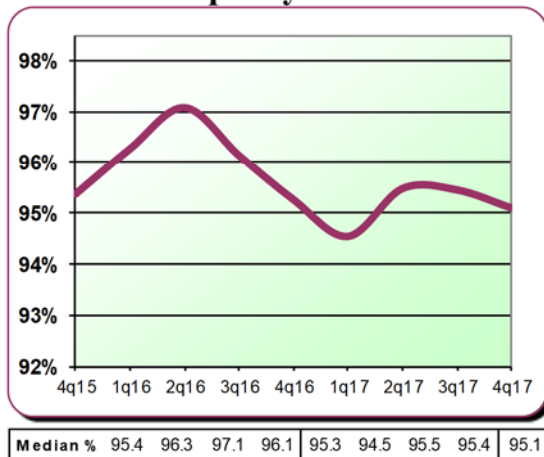


Snapshot & Trends

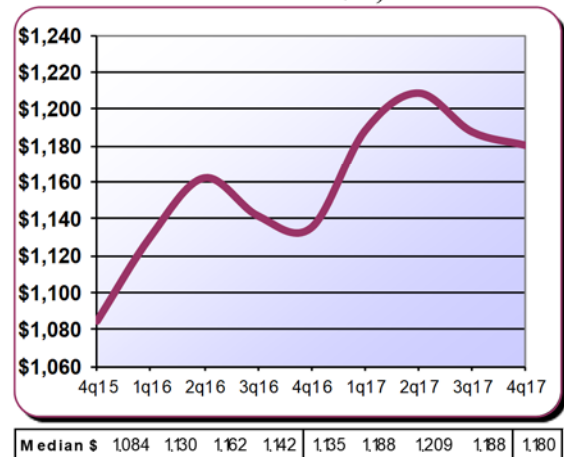
Suburban Metro

Complexes	318
Units	96,531
SF/unit	906
Yr Built	1986
Net PSF	\$1.44 →
Occupancy	95.1% ↘
Pct W/concessions	22.6% →
Concession Amt	8.0% →
One Bdrm/Mo	\$1,180 →
Two Bdrm/Mo	\$1,395 →

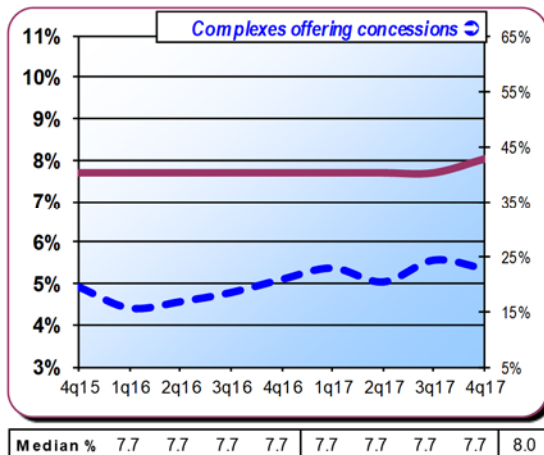
Occupancy - 95.1%



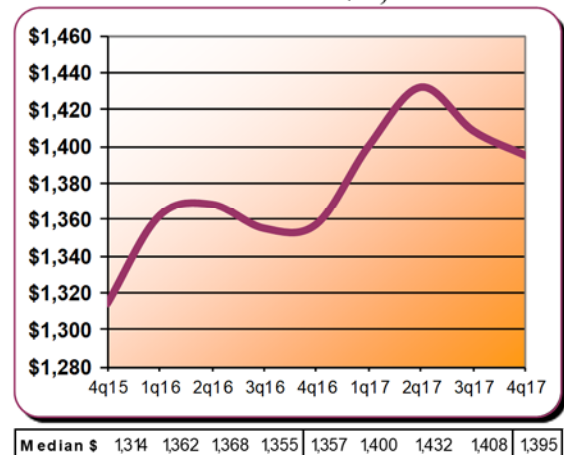
Net One Bdrm - \$1,180/mo



Concessions - 8.0% when offered



Net Two Bdrm - \$1,395/mo



Performance by Property Class

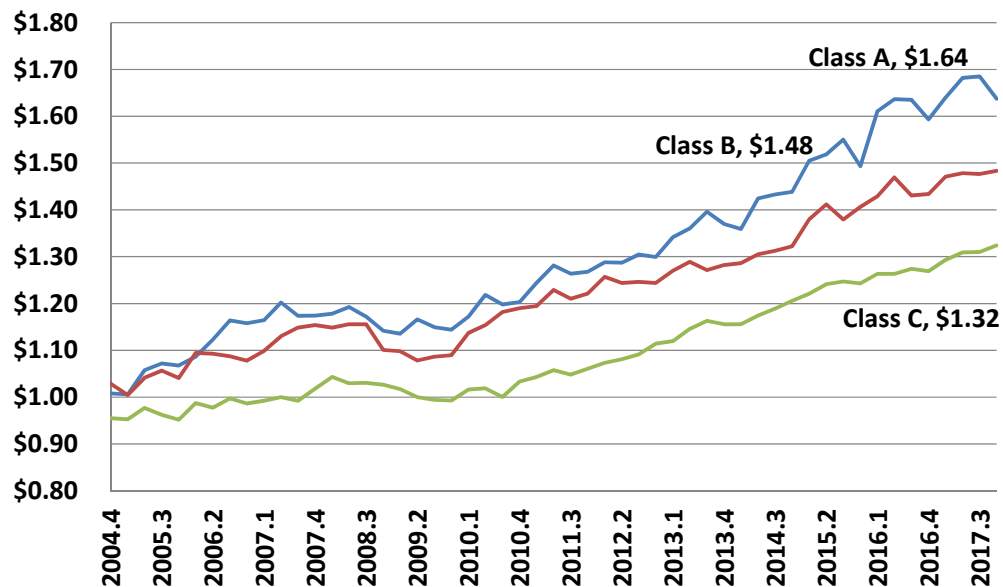
The suburban survey dataset includes has the following characteristics:

	Class A	Class B	Class C
Distribution (units)	25%	35%	40%
Median Year Built	2007	1987	1972
Median Unit Size (sf)	977	884	839
Average Complex Size	255	342	311

Property Classes are generally defined as follow:

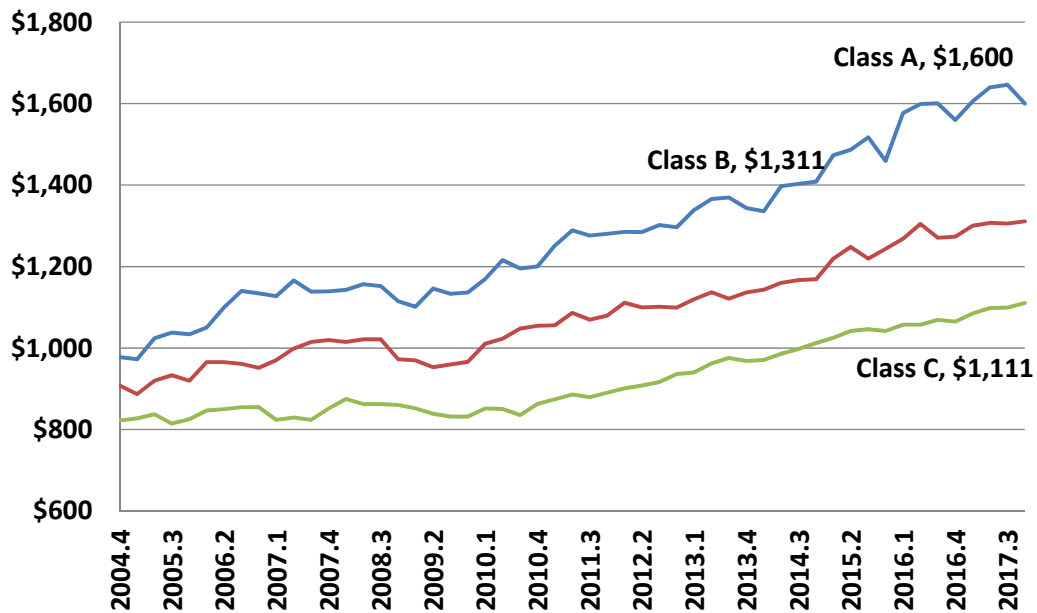
- Class A - Newer properties that have generally been constructed since the early 1990s. Amenities often include open layout floor plans, 9-foot ceilings, in-unit washer and dryer, high quality cabinetry and potentially granite counters and stainless steel appliances. Some communities have direct entry garages. The complex typically has a clubhouse, fitness center and swimming pool.
- Class B - Typically constructed in the 1980s but may include older product that has been significantly renovated. Amenities often include open layout floor plans, 8-foot ceilings, in-unit washer and dryer, good quality cabinetry and laminate counters. The complex typically has a clubhouse, fitness center and swimming pool.
- Class C - Typically constructed in the 1970s with limited renovations, if any. Units typically have older style floor plans (such as galley style, closed kitchens), average quality cabinetry and laminate counters. The complex may have a clubhouse and swimming pool but the quality is generally average. Laundry facilities are typically limited to a laundry room in the complex.

Net Rent PSF by Property Class

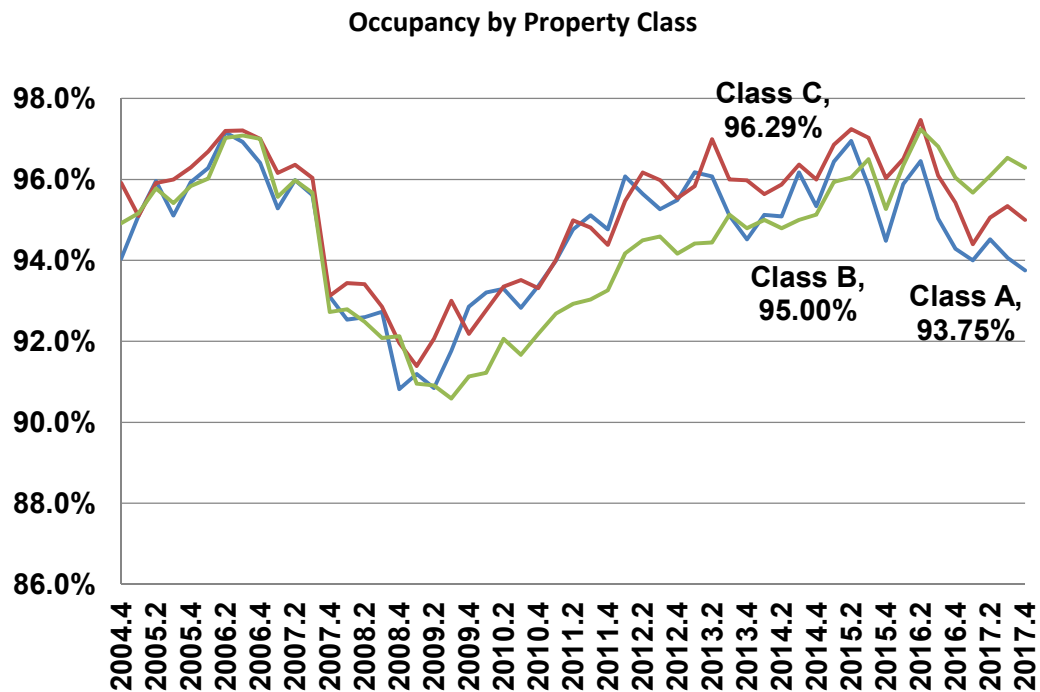


There was a clear bifurcation in performance by property class in 2010 with gains in net rent achieved primarily in the Class A and B markets while Class C properties lagged. The Class C market turned in 2011 with product gaining momentum primarily due to the rising cost of A and B product. On a year over year basis, rents psf increased 2.8%, 3.5% and 4.3% for A, B and C product respectively. The monthly “chunk” rent spread is shown below. Class A product chunk pricing averages a 22.0% premium over B and B product is 18.0% over C.

Monthly Rent by Property Class



After tracking fairly consistent for years, a 100 basis point spread in occupancy between A/B versus C product emerged in 2010 and continued through 2q13. Starting in 3q13 the spread moved back to traditional patterns. Occupancy for all classes typically declines in the fourth quarter due to seasonality of the rental market.



Summary of Rent, Occupancy & Concession Trends by Submarket

The following trends by submarket are based on our quarterly survey of over 90,000 units. Detailed analysis of the data is contained within the submarket reports.

Net Rent PSF by Submarket

Submarket	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	Y/Y Chng	2 Yr Chng
Cook NW	\$1.27	\$1.26	\$1.29	\$1.30	\$1.31	\$1.32	\$1.33	\$1.35	\$1.36	\$1.38	\$1.41	\$1.43	\$1.41	\$1.46	\$1.49	\$1.46	\$1.46	\$1.50	\$1.50	\$1.50	\$1.50	2.7%	6.3%
Cook South	\$1.13	\$1.13	\$1.14	\$1.17	\$1.17	\$1.17	\$1.17	\$1.20	\$1.21	\$1.21	\$1.23	\$1.23	\$1.19	\$1.22	\$1.27	\$1.27	\$1.25	\$1.29	\$1.30	\$1.30	\$1.29	2.9%	8.8%
DuPage	\$1.18	\$1.19	\$1.22	\$1.23	\$1.23	\$1.24	\$1.26	\$1.25	\$1.28	\$1.31	\$1.32	\$1.31	\$1.31	\$1.34	\$1.37	\$1.37	\$1.36	\$1.40	\$1.42	\$1.38	\$1.41	3.7%	7.5%
Kane/Kendall	\$1.12	\$1.12	\$1.14	\$1.16	\$1.15	\$1.17	\$1.17	\$1.18	\$1.20	\$1.22	\$1.22	\$1.23	\$1.23	\$1.26	\$1.27	\$1.29	\$1.27	\$1.29	\$1.29	\$1.30	\$1.26	-0.4%	2.2%
Lake	\$1.17	\$1.25	\$1.24	\$1.30	\$1.32	\$1.31	\$1.34	\$1.39	\$1.36	\$1.40	\$1.49	\$1.46	\$1.45	\$1.44	\$1.48	\$1.47	\$1.43	\$1.48	\$1.54	\$1.53	\$1.52	6.6%	4.7%
McHenry	\$0.99	\$1.04	\$1.01	\$1.07	\$1.01	\$1.01	\$1.03	\$1.01	\$1.04	\$1.08	\$1.08	\$1.07	\$1.09	\$1.12	\$1.13	\$1.13	\$1.13	\$1.13	\$1.13	\$1.13	\$1.14	0.7%	4.0%
Naperville/Aurora	\$1.24	\$1.24	\$1.27	\$1.26	\$1.26	\$1.26	\$1.28	\$1.29	\$1.30	\$1.35	\$1.35	\$1.35	\$1.38	\$1.41	\$1.44	\$1.41	\$1.43	\$1.47	\$1.47	\$1.49	\$1.46	1.7%	5.1%
North Shore	\$2.13	\$2.13	\$2.07	\$2.22	\$2.11	\$2.06	\$2.20	\$2.19	\$2.19	\$2.16	\$2.16	\$2.17	\$2.13	\$2.18	\$2.19	\$2.27	\$2.22	\$2.20	\$2.40	\$2.31	\$2.20	-0.9%	3.6%
Waukegan/Gurnee	\$1.00	\$0.98	\$1.01	\$1.05	\$1.06	\$1.08	\$1.03	\$1.09	\$1.05	\$1.05	\$1.04	\$1.07	\$1.06	\$1.10	\$1.12	\$1.09	\$1.11	\$1.15	\$1.16	\$1.17		7.8%	10.7%
Will	\$1.09	\$1.10	\$1.14	\$1.16	\$1.15	\$1.14	\$1.15	\$1.15	\$1.20	\$1.22	\$1.25	\$1.27	\$1.20	\$1.23	\$1.23	\$1.28	\$1.28	\$1.30	\$1.34	\$1.32	\$1.35	5.6%	13.2%
All Suburban	\$1.19	\$1.21	\$1.22	\$1.23	\$1.23	\$1.24	\$1.25	\$1.27	\$1.29	\$1.32	\$1.34	\$1.33	\$1.34	\$1.39	\$1.41	\$1.38	\$1.39	\$1.44	\$1.45	\$1.44	\$1.44	3.9%	7.8%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

One Bedroom Median Rent by Submarket

Submarket	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	Y/Y Chng	2 Yr Chng
Cook NW	\$983	\$987	\$1,007	\$1,016	\$1,052	\$1,035	\$1,086	\$1,093	\$1,098	\$1,125	\$1,131	\$1,127	\$1,131	\$1,183	\$1,207	\$1,150	\$1,187	\$1,211	\$1,212	\$1,191	\$1,180	-0.6%	4.3%
Cook South	\$810	\$810	\$810	\$810	\$830	\$843	\$877	\$877	\$872	\$893	\$908	\$908	\$919	\$930	\$1,010	\$990	\$955	\$978	\$1,006	\$1,044	\$1,034	8.2%	12.5%
DuPage	\$913	\$954	\$980	\$975	\$975	\$972	\$1,020	\$1,027	\$1,013	\$1,039	\$1,059	\$1,037	\$1,036	\$1,089	\$1,105	\$1,100	\$1,086	\$1,111	\$1,148	\$1,124	\$1,146	5.5%	10.6%
Kane/Kendall	\$833	\$851	\$838	\$863	\$875	\$879	\$908	\$908	\$930	\$908	\$885	\$885	\$910	\$967	\$930	\$942	\$949	\$1,000	\$981	\$981	\$965	1.7%	6.0%
Lake	\$1,045	\$1,077	\$1,086	\$1,020	\$1,043	\$1,138	\$1,132	\$1,177	\$1,155	\$1,142	\$1,153	\$1,134	\$1,143	\$1,148	\$1,199	\$1,182	\$1,115	\$1,176	\$1,273	\$1,244	\$1,187	6.5%	3.9%
McHenry	\$790	\$790	\$790	\$829	\$793	\$813	\$804	\$794	\$818	\$831	\$835	\$835	\$866	\$877	\$885	\$885	\$885	\$884	\$874	\$890	\$884	-0.1%	2.0%
Naperville/Aurora	\$1,039	\$1,056	\$1,082	\$1,081	\$1,077	\$1,094	\$1,136	\$1,123	\$1,151	\$1,162	\$1,203	\$1,203	\$1,188	\$1,251	\$1,249	\$1,240	\$1,259	\$1,252	\$1,283	\$1,320	\$1,289	2.4%	8.5%
North Shore	\$1,812	\$1,813	\$1,799	\$1,750	\$1,739	\$1,754	\$1,829	\$1,752	\$1,725	\$1,782	\$1,776	\$1,728	\$1,701	\$1,754	\$1,842	\$1,858	\$1,828	\$1,799	\$1,922	\$1,894	\$1,830	0.1%	7.6%
Waukegan/Gurnee	\$733	\$702	\$790	\$763	\$795	\$840	\$823	\$843	\$839	\$854	\$812	\$825	\$823	\$820	\$845	\$812	\$790	\$798	\$810	\$825	\$845	7.0%	2.7%
Will	\$799	\$834	\$900	\$900	\$795	\$803	\$804	\$887	\$970	\$935	\$978	\$993	\$965	\$1,015	\$1,015	\$1,035	\$1,008	\$1,050	\$1,050	\$1,050		4.2%	8.8%
All Suburban	\$950	\$958	\$984	\$991	\$998	\$998	\$1,033	\$1,040	\$1,049	\$1,085	\$1,104	\$1,100	\$1,084	\$1,131	\$1,162	\$1,142	\$1,135	\$1,188	\$1,209	\$1,185	\$1,180	4.0%	8.8%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

Two Bedroom Median Rent by Submarket

Submarket	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	Y/Y Chng	2 Yr Chng
Cook NW	\$1,212	\$1,231	\$1,255	\$1,255	\$1,280	\$1,271	\$1,281	\$1,275	\$1,278	\$1,334	\$1,343	\$1,340	\$1,348	\$1,394	\$1,408	\$1,375	\$1,390	\$1,419	\$1,446	\$1,400	\$1,414	1.7%	4.9%
Cook South	\$1,067	\$1,050	\$1,060	\$1,148	\$1,148	\$1,143	\$1,143	\$1,148	\$1,148	\$1,158	\$1,168	\$1,168	\$1,168	\$1,193	\$1,210	\$1,210	\$1,202	\$1,278	\$1,279	\$1,280	\$1,280	6.5%	9.6%
DuPage	\$1,208	\$1,220	\$1,263	\$1,260	\$1,245	\$1,228	\$1,276	\$1,230	\$1,278	\$1,293	\$1,278	\$1,309	\$1,305	\$1,340	\$1,374	\$1,355	\$1,315	\$1,385	\$1,430	\$1,396	\$1,378	4.8%	5.6%
Kane/Kendall	\$995	\$1,017	\$1,058	\$1,096	\$1,075	\$1,102	\$1,089	\$1,116	\$1,184	\$1,185	\$1,225	\$1,250	\$1,183	\$1,270	\$1,363	\$1,246	\$1,246	\$1,288	\$1,345	\$1,337	\$1,321	6.0%	11.7%
Lake	\$1,256	\$1,206	\$1,186	\$1,184	\$1,206	\$1,298	\$1,273	\$1,308	\$1,416	\$1,292	\$1,441	\$1,405	\$1,406	\$1,420	\$1,412	\$1,381	\$1,396	\$1,404	\$1,441	\$1,466	\$1,418	1.6%	0.8%
McHenry	\$902	\$926	\$946	\$956	\$933	\$963	\$963	\$963	\$942	\$958	\$980	\$980	\$988	\$1,010	\$1,003	\$990	\$995	\$1,010	\$1,025	\$1,038	\$1,020	2.5%	3.3%
Naperville/Aurora	\$1,251	\$1,278	\$1,310	\$1,286	\$1,281	\$1,325	\$1,344	\$1,321	\$1,330	\$1,389	\$1,408	\$1,407	\$1,418	\$1,429	\$1,445	\$1,432	\$1,435	\$1,479	\$1,491	\$1,516	\$1,495	4.2%	5.4%
North Shore	\$2,480	\$2,500	\$2,419	\$2,529	\$2,466	\$2,550	\$2,657	\$2,405	\$2,518	\$2,603	\$2,625	\$2,522	\$2,441	\$2,603	\$2,533	\$2,481	\$2,446	\$2,465	\$2,675	\$2,623	\$2,623	7.2%	7.4%
Waukegan/Gurnee	\$926	\$918	\$930	\$918	\$938	\$968	\$988	\$1,007	\$1,015	\$988	\$990	\$988	\$1,003	\$1,008	\$1,035	\$1,040	\$1,000	\$1,030	\$1,063	\$1,084	\$1,090	9.0%	8.7%
Will	\$981	\$953	\$1,027	\$1,029	\$1,001	\$1,051	\$986	\$993	\$1,034	\$1,080	\$1,099	\$1,155	\$1,099	\$1,125	\$1,116	\$1,180	\$1,185	\$1,200	\$1,206	\$1,181	\$1,258	6.2%	14.5%
All Suburban	\$1,157	\$1,188	\$1,200	\$1,214	\$1,221	\$1,225	\$1,225	\$1,230	\$1,261	\$1,306	\$1,318	\$1,321	\$1,314	\$1,364	\$1,368	\$1,355	\$1,357	\$1,400	\$1,432	\$1,407	\$1,395	2.8%	6.2%

Note: Quarterly net rent values are rounded for display purposes but not for Yr/Yr Change calculations.

Rent Spread - 1BR to 2BR

Submarket	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	Avg 1 yr	Avg 2 yr
Cook NW	\$229	\$244	\$248	\$239	\$229	\$236	\$195	\$183	\$181	\$209	\$212	\$213	\$216	\$211	\$201	\$225	\$203	\$208	\$235	\$210	\$234	15.2%	8.0%
Cook South	\$257	\$240	\$250	\$338	\$318	\$300	\$266	\$271	\$276	\$265	\$260	\$260	\$249	\$263	\$201	\$221	\$247	\$300	\$273	\$236	\$246	-0.3%	-1.0%
DuPage	\$296	\$266	\$283	\$285	\$270	\$256	\$256	\$203	\$265	\$253	\$219	\$272	\$269	\$251	\$269	\$255	\$229	\$275	\$283	\$271	\$232	1.4%	-13.5%
Kane/Kendall	\$163	\$166	\$220	\$233	\$200	\$224	\$182	\$209	\$254	\$278	\$340	\$365	\$273	\$303	\$433	\$305	\$297	\$288	\$364	\$356	\$356	19.9%	30.7%
Lake	\$212	\$130	\$101	\$164	\$164	\$161	\$141	\$131	\$261	\$150	\$288	\$271	\$264	\$272	\$214	\$199	\$281	\$229	\$169	\$222	\$231	-18.0%	-12.5%
McHenry	\$112	\$136	\$156	\$127	\$140	\$150	\$159	\$169	\$125	\$127	\$145	\$122	\$133	\$118	\$105	\$110	\$126	\$151	\$148	\$136		23.9%	12.1%
Naperville/Aurora	\$212	\$222	\$228	\$205	\$204	\$231	\$208	\$198	\$179	\$227	\$205	\$205	\$230	\$178	\$196	\$192	\$176	\$228	\$208	\$196	\$206	16.6%	-10.6%
North Shore	\$668	\$688	\$620	\$779	\$727	\$797	\$828	\$654	\$793	\$820	\$849	\$794	\$740	\$849	\$691	\$623	\$618	\$667	\$753	\$728	\$793	28.2%	7.2%
Waukegan/Gurnee	\$194	\$216	\$140	\$155	\$143	\$128	\$165	\$163	\$177	\$134	\$178	\$163	\$180	\$188	\$190	\$228	\$210	\$232	\$253	\$259	\$245	16.7%	36.3%
Will	\$182	\$119	\$127	\$129	\$206	\$248	\$182	\$106	\$64	\$145	\$122	\$163	\$134	\$110	\$101	\$145	\$178	\$150	\$156	\$131	\$208	17.3%	55.4%
All Suburban	\$207	\$230	\$216	\$223	\$223	\$228	\$192	\$190	\$212	\$221	\$215	\$221	\$230	\$234	\$206	\$214	\$222	\$212	\$224	\$222	\$215	-3.4%	-6.4%

© 2018 Integra Realty Resources - Chicago

Occupancy by Submarket

Submarket	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	Y/Y Chng	2 Yr Chng
Cook NW	95.5	95.6	96.4	96.1	95.5	95.8	95.5	96.6	95.8	96.9	96.9	97.3	95.1	96.0	97.2	96.0	96.4	94.1	95.2	95.3	95.4	-0.1%	0.3%
Cook South	95.1	93.9	94.3	93.0	93.8	94.5	94.5	95.3	95.0	95.1	96.4	96.5	95.5	96.1	96.9	96.9	95.9	94.9	95.8	96.3	95.7	-0.2%	0.2%
DuPage	94.2	95.0	95.7	95.5	95.0	94.8	95.1	95.8	95.3	96.1	96.3	96.6	95.3	96.7	97.2	96.1	95.7	94.4	95.4	95.5	95.1	-0.6%	-0.1%
Kane/Kendall	94.0	94.8	94.6	93.9	93.8	95.0	94.6	95.2	95.0	96.3	95.7	95.8	96.0	96.7	97.6	96.4	95.2	95.1	96.2	96.1	95.3	0.1%	-0.8%
Lake	96.9	96.9	96.1	95.1	97.6	97.7	96.3	96.9	96.9	97.7	98.3	98.0	96.6	97.0	97.5	96.9	95.5	95.0	95.5	95.3	95.8	0.4%	-0.8%
McHenry	94.0	93.8	92.1	96.6	95.4	95.4	95.5	95.3	95.3	96.1	96.4	96.1	95.4	96.2	97.9	96.1	95.6	93.9	95.1	96.4	94.8	-0.8%	-0.7%
Naperville/Aurora	95.7	96.9	97.3	94.6	96.0	95.5	95.8	96.0	96.1	97.1	97.6	96.9	96.0	96.4	97.1	95.1	95.0	94.4	95.6	94.8	94.4	-0.6%	-1.7%
North Shore	94.8	95.4	94.7	96.4	94.1	94.6	91.9	94.8	95.3	96.8	96.4	96.1	94.2	95.4	95.7	95.4	93.8	92.9	94.6	93.8	91.9	-1.9%	-2.4%
Waukegan/Gurnee	94.5	93.9	94.0	96.5	95.5	96.4	95.3	95.4	94.6	95.6	95.8	96.0	95.2	96.5	96.6	96.8	96.9	95.8	96.0	95.9	95.4	-1.5%	0.2%
Will	94.5	93.1	94.4	94.9	93.5	94.2	95.4	95.4	94.7	95.4	95.6	96.4	94.1	95.4	96.1	96.5	95.5	96.7	96.9	96.6	96.0	0.5%	2.0%
All Suburban	94.9	95.1	95.6	95.2	95.1	95.4	95.2	95.9	95.3	96.3	96.7	96.7	95.4	96.3	97.1	96.1	95.3	94.5	95.5	95.4	95.1	-0.2%	-0.3%

Note: Quarterly occupancy values are rounded for display purposes but not for Yr/Yr Change calculations.

Concessions by Submarket

Submarket	4q12	1q13	2q13	3q13	4q13	1q14	2q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	Y/Y Chng
Cook NW	7.7	7.7	8.0	5.5	5.5	5.5	4.0	4.5	5.4	6.1	6.0	2.5	5.9	7.7	6.2	6.3	7.7	5.6	7.7	7.7	7.7	0.0%
Cook South	8.3	8.3	8.3	4.2	8.3	8.0	8.0	5.9	6.1	5.9	4.8	7.7	5.0	7.7	8.0	7.7	8.0	8.0	7.7	7.7	8.0	0.0%
DuPage	7.7	7.7	7.7	7.7	7.7	7.7	7.7	8.3	7.7	7.7	7.7	7.7	7.7	8.0	8.3	7.7	7.7	7.7	6.7	8.3	8.0	4.2%
Kane/Kendall	7.7	7.7	7.7	5.0	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	6.7	7.7	8.3	4.7	8.3	7.7	0.4%
Lake	8.3	8.3	8.3	8.3	8.3	8.3	8.3	7.2	7.2	8.3	5.6	2.8	8.0	7.1	7.2	8.3	7.6	7.6	6.2	6.2	3.5	-54.3%
McHenry	7.9	8.0	8.1	7.7	5.7	8.5	8.3	6.2	5.0	6.0	0.0	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Naperville/Aurora	4.5	8.7	6.7	4.2	8.7	7.8	8.3	1.7	8.6	4.2	7.5	8.0	5.5	3.5	4.3	6.0	8.3	3.2	6.3	5.4	6.9	-17.1%
North Shore	0.0	4.4	5.2	4.5	6.4	4.8	8.3	8.3	6.0	4.2	8.3	4.7	8.3	8.3	8.3	8.2	8.0	7.7	8.3	7.4	8.0	0.0%
Waukegan/Gurnee	8.3	7.7	8.3	4.3	8.3	8.3	5.6	8.3	8.3	8.3	8.3	8.3	7.3	5.5	8.3	6.0	7.5	8.3	8.3	8.2	8.3	11.1%
Will	4.2	4.2	4.2	8.3	8.3	6.3	7.0	4.2	6.3	4.2	8.3	8.0	8.3	2.5	5.6	3.7	3.0	7.6	6.3	1.1	8.7	189.5%
All Suburban	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.6	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	8.0	4.4%

Note: Numbers shown are percentages - 1 month free rent on 12 month lease equals 8.3%.

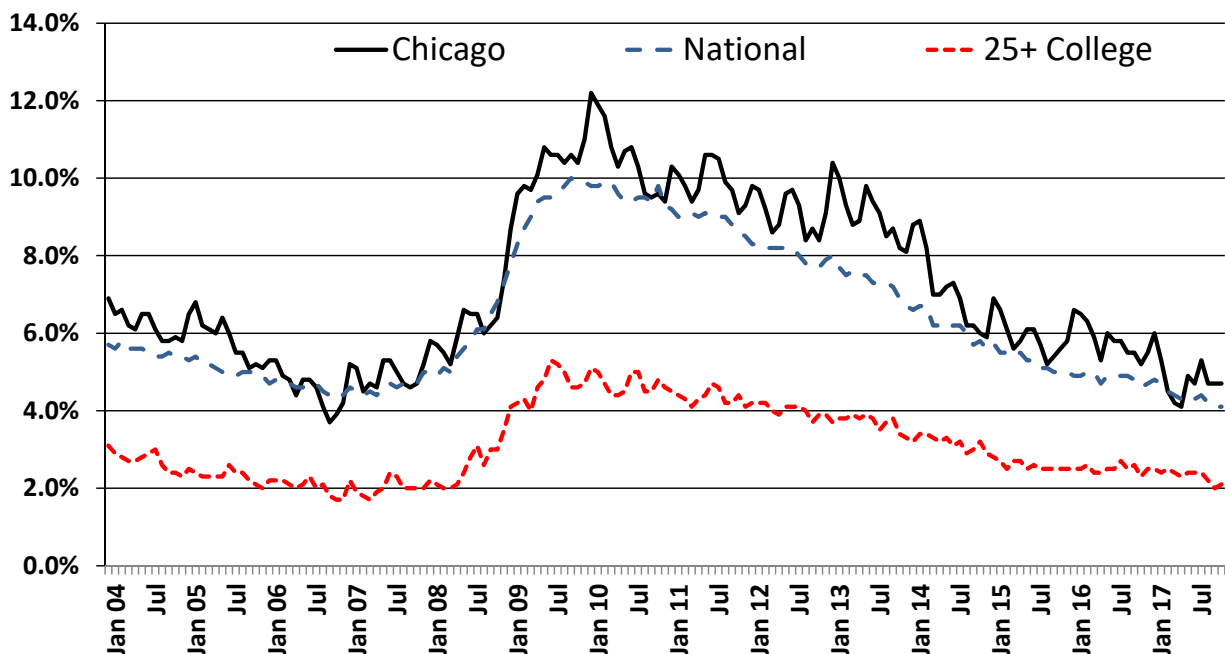
© 2018 Integra Realty Resources - Chicago

Demand Generators

The apartment market is influenced by a number of factors including employment, homeownership trends and a desire to maintain flexibility.

The unemployment rate for the Chicago MSA is 4.7 percent (National, 4.1 percent) as of November 2017. The national unemployment rate for 25+ year olds with a bachelor's degree is at 2.1 percent.

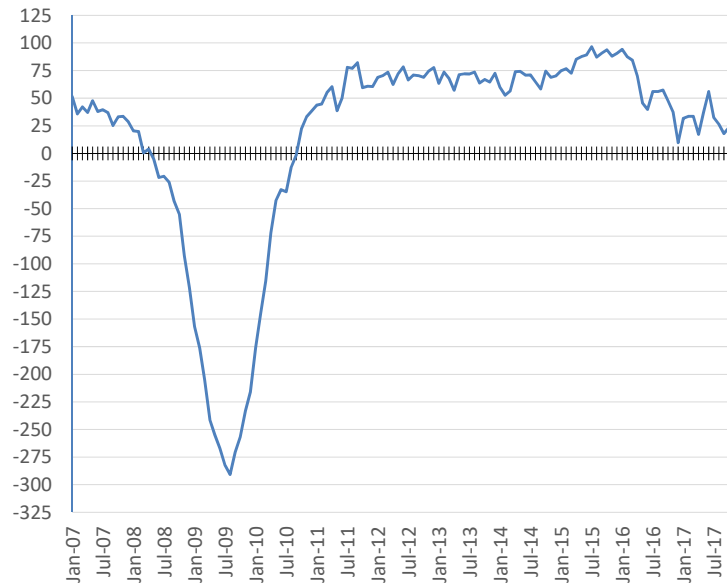
Chicago vs. National Unemployment Rate – BLS Data



The Chicago market generated an annual average of 75,000 new jobs from 1992 to 2000 – a trough to peak period. Employment declined from 2000-2003 with peak post-recession employment achieved in 2007 which did not even match the 2000 employment level. The 2016 employment level of 4.684M finally eclipsed the prior 2000 total employment peak of 4.631M.

By looking at the month over month comparisons to prior year employment, the trends in employment become more evident. The rate of growth in employment has declined precipitously over the past year.

Year over Year Employment Growth Chicago MSA



BLS numbers indicate a deceleration in employment growth as follows:

Chicago MSA Employment - Non Farm (000s)

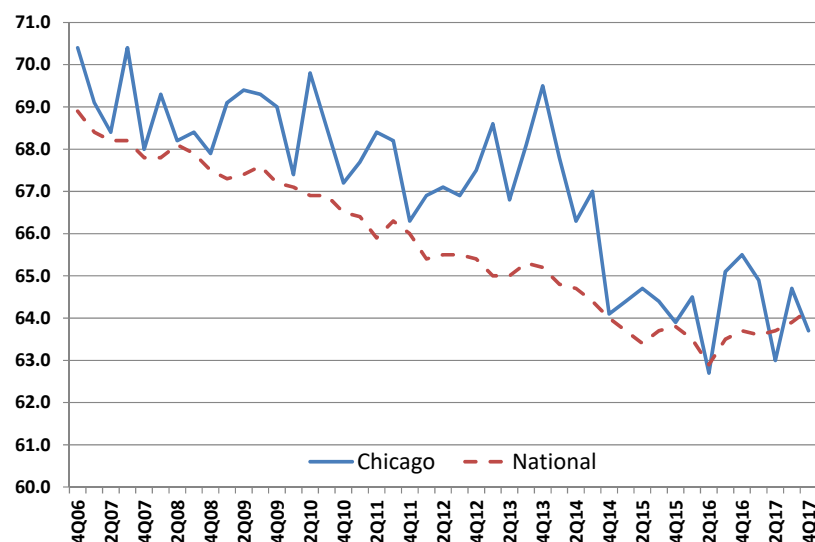
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Empl Chg
2006	4397.8	4411.7	4445.1	4492.2	4529.9	4572.7	4544.3	4547.6	4553.9	4555.2	4570.3	4573.1	
2007	4449.3	4447.5	4487.3	4529.2	4577.6	4610.6	4583.9	4584.5	4579.1	4588.4	4603.8	4601.7	37.425
2008	4469.7	4467.3	4487.8	4533.2	4572.4	4588.8	4563.2	4558.4	4536.0	4533.5	4511.2	4480.1	-28.442
2009	4313.0	4291.2	4282.8	4292.0	4317.4	4321.7	4280.8	4267.6	4265.5	4276.7	4278.1	4264.1	-237.558
2010	4137.3	4146.0	4167.3	4220.2	4274.8	4288.9	4246.1	4255.1	4264.3	4298.8	4311.2	4302.4	-44.875
2011	4181.1	4190.8	4222.3	4280.6	4313.5	4339.2	4324.0	4332.2	4346.4	4358.4	4372.1	4363.0	59.267
2012	4250.0	4261.2	4295.8	4343.1	4385.5	4417.5	4390.6	4403.3	4416.8	4427.2	4446.6	4440.7	71.225
2013	4313.5	4334.9	4363.7	4400.3	4456.8	4489.6	4462.5	4477.0	4480.6	4494.1	4511.3	4513.2	68.267
2014	4373.4	4387.6	4420.1	4474.2	4531.1	4560.5	4533.6	4541.8	4539.0	4568.6	4580.2	4583.4	66.333
2015	4448.2	4464.3	4492.7	4559.6	4618.8	4649.6	4630.1	4629.1	4629.9	4662.4	4668.3	4674.1	86.133
2016	4542.4	4551.8	4577.2	4629.7	4664.3	4689.5	4686.1	4685.1	4687.2	4710.1	4705.6	4683.8	57.142
2017	4574.2	4585.4	4610.8	4647.0	4701.4	4745.6	4718.7	4711.5	4705.1	4733.8	4735.3	4715.6	30.967

Homeownership Trends

Rental demand is being driven by instability in the for-sale housing market, the inability to obtain a mortgage due lack of down payment, debt to income ratios (including the impact of student loans) and/or credit issues. Homeownership rates throughout the region had been on a decline through year end 2011 but rose through 2013 – seemingly pointing to a turn in the market. With the Dodd Frank lending rules starting in January 2014, obtaining a loan has become even more difficult due to increased underwriting requirements. The 2018 tax reform has a positive impact on rental housing due to a) capping the real estate and income tax deductions at \$10,000, b) eliminating interest deductions on home equity loans, c) increasing the exemption levels which eliminates the economic benefit of mortgage interest deductions for most households and d) reduction in the actual tax rates which decreases the value of deductions.

Nationally, the homeownership rate continues to show a decline but with an upward bump in 3Q16. Each percentage point change equates to roughly 30,000 households in the Chicago MSA.

Homeownership Rate – Chicago MSA



The rental market is most heavily influenced by demographic trends in the 25-35 age cohort. This age group is less concerned about owning a home than maintaining flexibility for potential job-related moves. The prospect of tying up funds for a down payment on a home and then worrying about the ability to “cash out” for a move in a timely manner (not to mention getting whole relative to the initial purchase) have weighed on the for-sale market. Renting provides options. While price levels of for sale product have been increasing, it has been overall at a modest rate. There has been pressure on interest rates which will motivate some to act on homeownership. There are few compelling reasons to act now on the purchase of a residence.

From a household formation standpoint, there is pent up demand in the 25-34 year old cohort as many in this category remain living with parents.

Cook County – Northwest Apartment Submarket Overview

Market area defined. The Cook County Northwest sub market is defined as roughly 294 to the east, Lake County on the north, Route 59 on the west and DuPage County to the south. O'Hare International Airport is at the southeastern most part of the submarket.

Survey property profile. The database for the Cook County – Northwest survey consisted of 25,711 dwelling units. Median unit size for the submarket is 877 square feet which is in-line with the overall suburban market. The median year built was 1975 compared to the overall suburban market having a median of 1985. Cook County Northwest was one of the first submarkets to develop in suburban Chicago to a significant density. The lack of newer product has been more a function of lack of suitable sites for development rather than submarket economics.



Demand drivers. Significant housing demand is driven by the primary employment centers of O'Hare International Airport and its surrounding industrial base in the southeast quadrant, the Schaumburg office/retail market in the northwest and the I-88 office corridor to the south. The office market remains plagued by high vacancy.

Rent Trends & Concessions. Median net rent per square foot currently stands at \$1.50 – a gain of 2.7 percent from a year ago. Rents in the Northwest Cook submarket are up 6.3 percent compared to the levels posted two years ago. One-bedrooms have a median rent of \$1,180 while two bedrooms have a median net rent of \$1,414.

The value of the concession stands at just under one month free rent. Concessions will remain in the market.

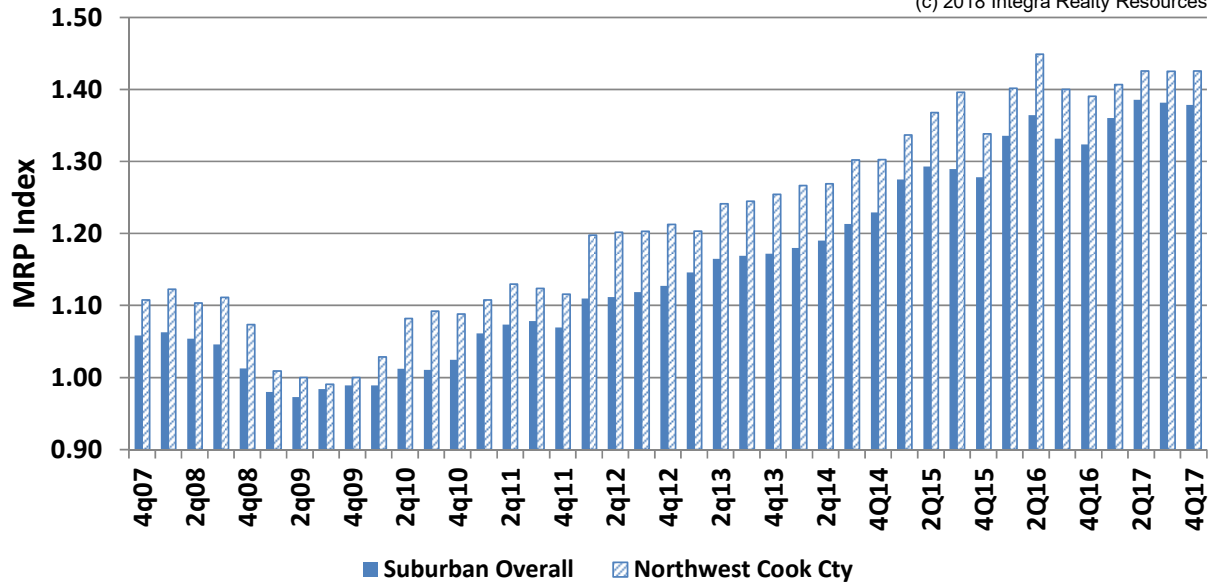
Occupancy. Occupancy is flat from 95.4 percent a year ago to the current level of 95.4 percent. The submarket remains relatively "full" with pricing therefore expected to remain stable.

Market Revenue Performance. Market performance is a function of the product of net rent and occupancy.

Market Revenue Performance

Net Rent PSF x Occupancy

(c) 2018 Integra Realty Resources

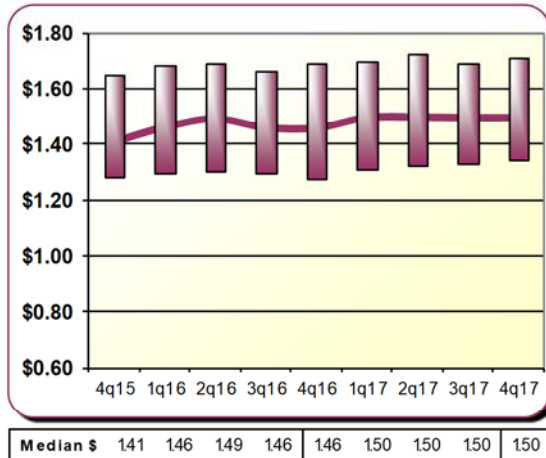


The Northwest Cook submarket has been tracking consistent with the overall suburban market. Performance leveled off in the second half of 2011 until the significant gain in 1q12 and then in 2q13 which has held, albeit with a modest decline in 4q15. The 1q16 results put the submarket “back on trend” with a pullback in the last half of 2016 and gains in 2017.

Cook County-Northwest Apartments - 4q17

Showing (a) median trend line and (b) middle 2/3rds surveyed (thick bars).

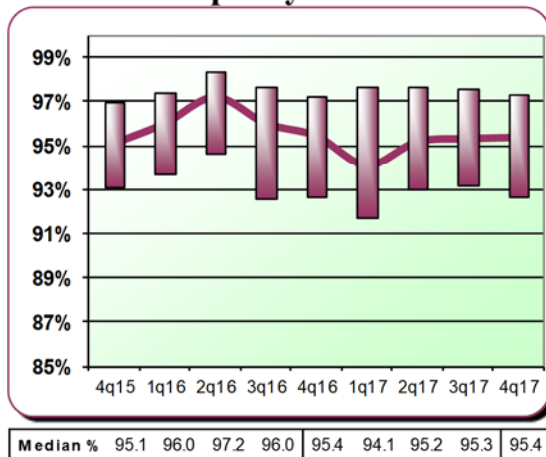
Net Rent PSF - \$1.50



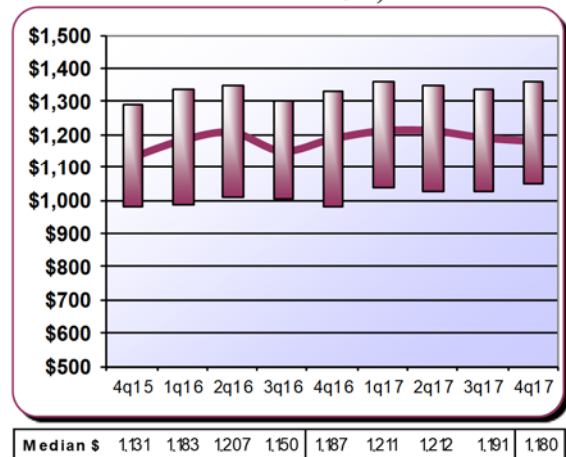
Snapshot & Trends

Cook Cnty NW		Suburban Metro
66	Complexes	318
25,711	Units	96,531
877	SF/unit	906
1975	Yr Built	1986
\$1.50 →	Net PSF	\$1.44 →
95.4% →	Occupancy	95.1% ↘
24.2% →	Pct W/concessions	22.6% →
7.7% →	Concession Amt	8.0% →
\$1,180 →	One Bdrm/Mo	\$1,180 →
\$1,414 →	Two Bdrm/Mo	\$1,395 →

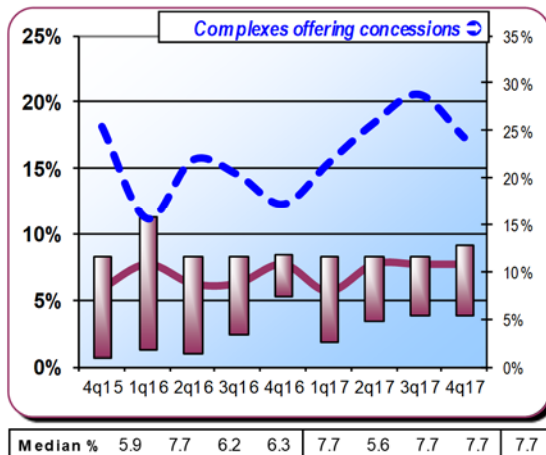
Occupancy - 95.4%



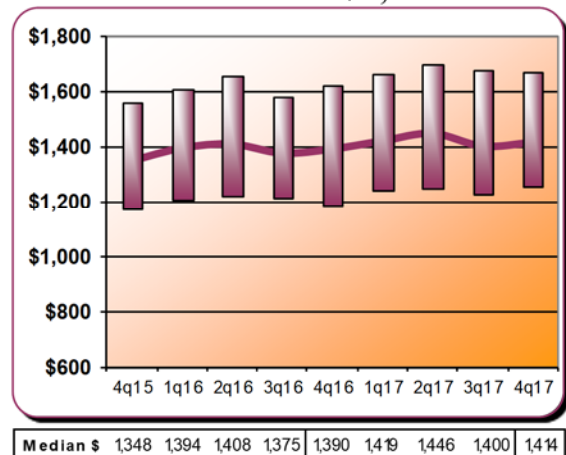
Net One Bdrm - \$1,180/mo



Concessions - 7.7% when offered



Net Two Bdrm - \$1,414/mo



Suburban Multi-Family Housing Supply

Integra Realty Resources - Chicago has been tracking rental apartment construction on an annual basis since 1996. Since that time, there have been over 24,600 units delivered to the suburban market plus an additional 4,265 units which are currently under construction.

History of Recent Deliveries: 2016-2017

The most recent additions to the suburban market include the following buildings which delivered in 2016-2017 along with the buildings which are currently under construction for delivery in 2018-2019:

© 2018 Integra Realty Resources - Chicago

2016 and 2017 Deliveries

Property	Submarket	City	Developer	Status	Units	Delivered
Metro 59	Aurora - Naperville	Aurora	Next Gen/Avgeris	Leasing	232	2016
Station Boulevard	Aurora - Naperville	Aurora	Goel/TCCI	Leasing	417	2016
Northgate Crossing	Cook NW	Wheeling	Reva	Stabilized	300	2016
Apex 41	DuPage	Lombard	Glenstar	Leasing	181	2016
Elmhurst 255	DuPage	Elmhurst	Morningside	Stabilized	192	2016
Wheaton Courthouse Square	DuPage	Wheaton	Focus	Stabilized	149	2016
Walnut Ridge	McHenry	Woodstock	Cunat	Stabilized	108	2016
Northshore 770	North Shore	Northbrook	Morningside	Leasing	347	2016
The Main	North Shore	Evanston	O'Donnell	Leasing	112	2016
Residences of Orland Park Crossing	South Cook	Orland Park	Reva	Stabilized	231	2016
Vantage Oak Park	South Cook	Oak Park	LSI/Golub/Wood	Stabilized	270	2016
Springs at Weber	Will	Romeoville	Continental Properties	Stabilized	292	2016
2016 Deliveries					2,831	
North 680	Cook NW	Schaumburg	UrbanStreet	Stabilized	192	2017
The Residences at Hamilton Lakes	DuPage	Itasca	M&R/Hamilton	Leasing	297	2017
Springs on Orchard Rd	Kane	North Aurora	Continental Properties	Leasing	300	2017
Centrum Evanston/Davis & Maple	North Shore	Evanston	Centrum	Leasing	101	2017
McGovern House	North Shore	Highland Park	Merdinger	Leasing	73	2017
The Residences at Wilmette/611 Green Bay	North Shore	Wilmette	M&R	Leasing	75	2017
Uptown LaGrange	South Cook	LaGrange	Opus	Leasing	254	2017
The Emerson/Lake/Westgate/North	South Cook	Oak Park	Clark Street/Lennar	Leasing	271	2017
The Brook on Janes	Will	Bolingbrook	Lennar	Leasing	280	2017
2017 Deliveries					1,843	

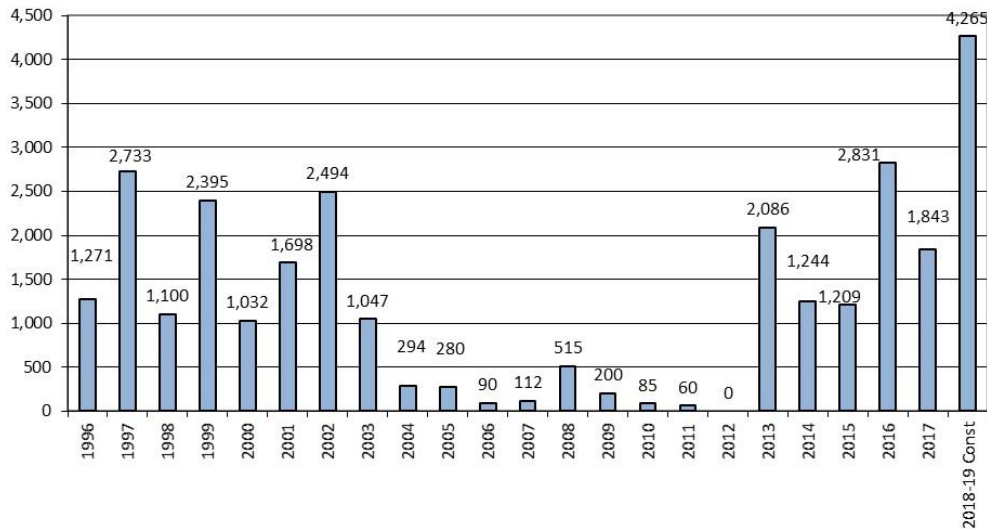
© 2018 Integra Realty Resources - Chicago

Under Construction: 2018-2019 Deliveries

Property	Submarket	City	Developer	Status	Units
Wheeling Town Center/Dundee & Northgate	Cook NW	Wheeling	Urban R2	Construction	301
Buckingham Place/Littelfuse site/800 E NW Hwy	Cook NW	Des Plaines	Dearborn-Buckingham	Construction	270
Covington Lexington Woods/Golf & E River Rd	Cook NW	Des Plaines	Lexington	Construction	236
Parkview Apts, 212 N. Dunton	Cook NW	Arlington Heights	Cullen Davis	Construction	45
Marq on Main/Main St & Burlington	DuPage	Lisle	Marquette	Construction	201
Lakeside Village/200 Royce	DuPage	Oak Brook Terr	Interforum	Construction	315
NWC Addison & First	DuPage	Elmhurst	Opus	Construction	164
Main & Maple	DuPage	Downers Grove	Trammel Crow	Construction	115
Burlington Station	DuPage	Downers Grove	Holladay	Construction	89
Springs at South Elgin/Gyorr Rd & Sterns	Kane	South Elgin	Continental Properties	Construction	300
Springs at Canterfield/ES Rt 31 N of I-90	Kane	West Dundee	Continental Properties	Construction	260
The Atworth at Melody Farms/Milw & Town Ln	Lake	Vernon Hills	Focus	Construction	260
444 Social/SWC Aptakasic & Pkwy/Regal site	Lake	Lincolnshire	ECD/Greenberg	Construction	302
Deer Park Crossing/Field Pkwy	Lake	Deer Park	Reva	Construction	236
101 West/101 W Liberty St	Lake	Barrington	Monroe Residential	Construction	64
811 Emerson	North Shore	Evanston	CA & Focus	Construction	242
1000 Skokie Blvd/Sunset Ridge	North Shore	Northbrook	Finger	Construction	304
Kelmscott Park Apts/NWC Laurel & Western	North Shore	Lake Forest	Focus	Construction	111
SEC Harlem & South Blvd	South Cook	Oak Park	Lincoln	Construction	250
Grande Park Apts/SWC 127th & Ridge	Will	Plainfield	Wilmette RE	Construction	200
Total					4,265

Suburban Apt Deliveries by Year: 1996-2017

(2018-2019 - Projects Currently Under Construction)



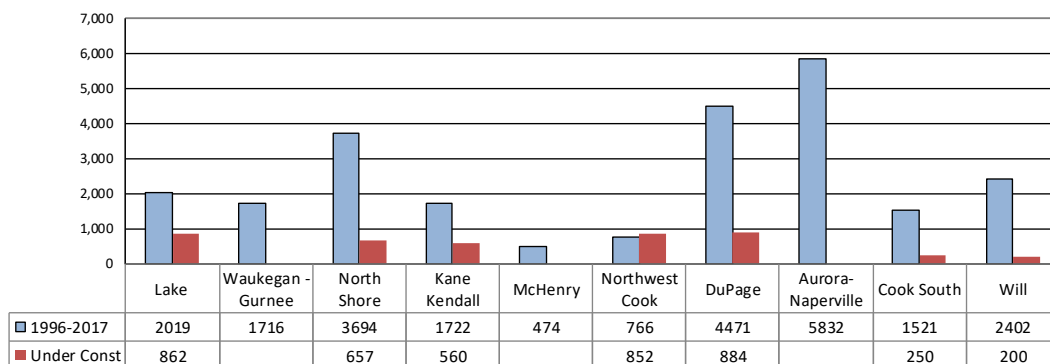
While there was a large amount of development activity which occurred in the late 1990s through the very early 2000s, apartment development virtually ceased and did not begin again until 2013. Since that time, there has been a significant increase in the new apartment development activity. However, given the size of the suburban metropolitan area, the number of new apartments being added to the market is still quite small.

Deliveries by Submarket

Following is a delivery distribution by submarket for the developments which will have delivered through 2017, along with the buildings which are currently under construction.

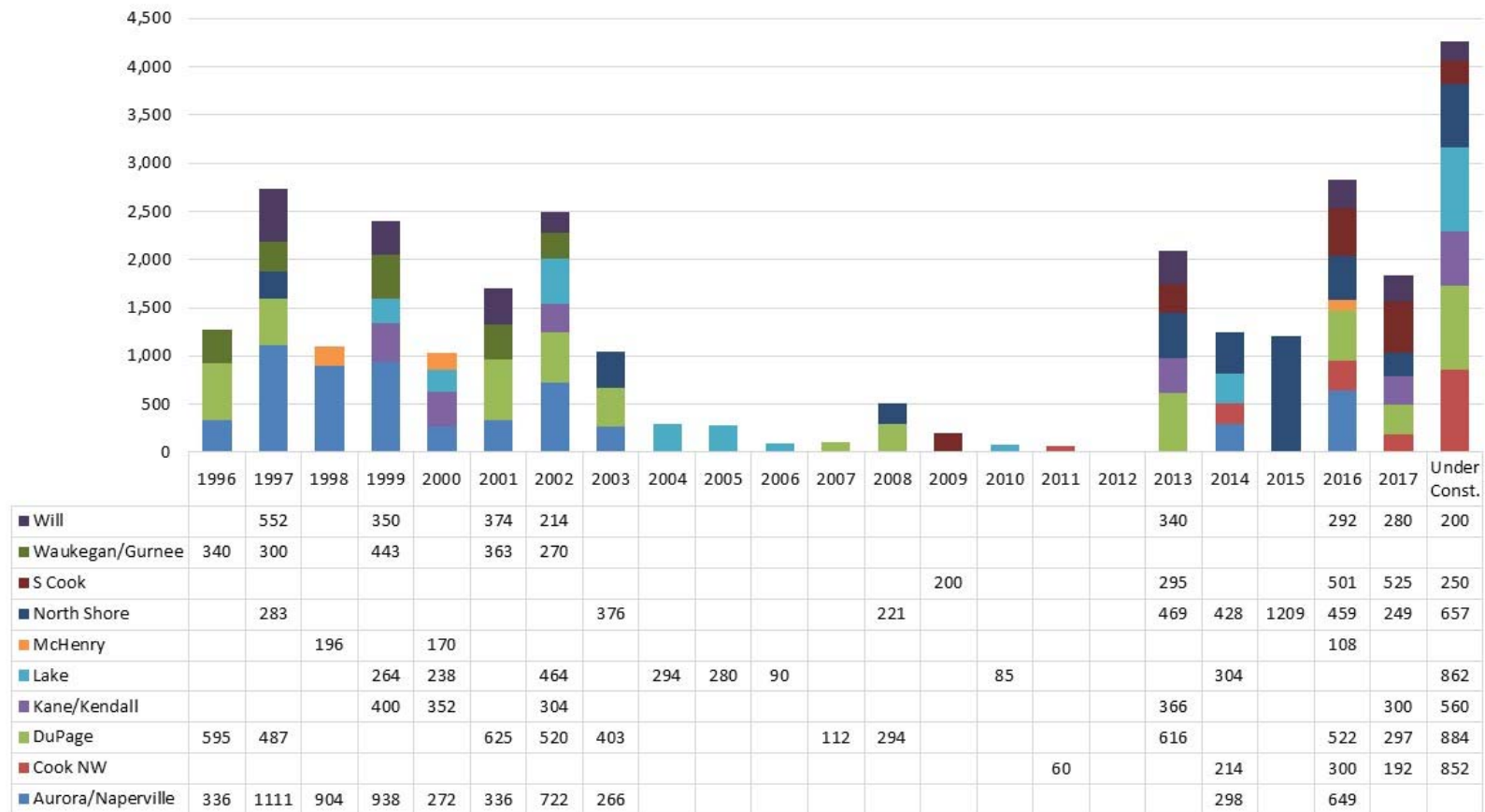
Suburban Apt Deliveries by Submarket: 1996-2017

Projects Currently Under Construction - Delivering 2018-2019



Suburban Apt Deliveries by Submarket: 1996-2017

Projects Currently Under Construction - Delivering 2018-2019



Since 2013, the North Shore submarket has seen the largest surge of activity. Given the size of the submarket, this has been a substantial increase in the base with absorption in the newer product slowing notably in the latter half of 2015. Concessions are now more prevalent in this market. The remaining submarkets have added relatively few units.

Of particular note is the small amount of new development activity which had occurred in the Northwest Cook submarket until very recently. This market has a high concentration of Class B and C buildings with pent up demand for Class A product and developers are now pursuing an increasing number of new developments in the Northwest Cook submarket.

Current Status - Selected Projects/Sites

We are tracking many development sites where new product is being proposed. Locations range from the North Shore markets out to Kane and the South Cook submarkets. A few sites have been approved for development by the local municipalities; however, several projects have not moved forward either due to rents not being high enough to support construction costs or the inability to obtain either the equity or a construction loan. Some projects classified as “confidential” are consulting assignments for which we have been retained but are not yet public.

The proposed projects are typically 150 to 300 units and are widely distributed throughout the region. There are numerous additional sites in the region proposed for multi-family.

© 2018 Integra Realty Resources - Chicago

Projects in Planning (Pipeline)

Property	Submarket	City	Developer	Status	Units
North Shore					
1450 Sherman	North Shore	Evanston	Albion	Planning	286
1727 Oak (55+ age restricted)	North Shore	Evanston	Trammel Crow	Planning	169
The Legacy/1621 Chicago	North Shore	Evanston	Horizon	Planning	215
1555 Oak - adaptive reuse	North Shore	Evanston	Cameel Halim	Planning	80-90
Amberley Woods Ph II	North Shore	Lake Forest	UrbanStreet/Trilogy	Planning	45
Karger Center property/1850 Green Bay Rd	North Shore	Highland Park	Albion	Planning	171
One Winnetka/Elm & Lincoln	North Shore	Winnetka	Stonestreet/Trandel	Planning	36
87 Hundred/8700 Waukegan	North Shore	Morton Grove	Equibase/Heartland	Planning	184
8000 North/NWC Lincoln & Oak	North Shore	Skokie	Greenspire/Pontarelli	Planning	153
Confidential	North Shore	Confidential	TBD	Planning	<100
Confidential	North Shore	Confidential	TBD	Planning	<100
Lake County					
Station Square/Trimm Property	Lake	Libertyville	Swanson	Planning	92
Former Kmart/225 S Rand	Lake	Lake Zurich	Garden Homes	Planning	162
NWC Rt 22 & Old Rand Rd	Lake	Lake Zurich	MBR Properties	Planning	100
Confidential	Lake	Confidential	Confidential	Planning	TBD
Northwest Cook County					
Uptown 501/501 W Dundee	Cook NW	Wheeling	DAC/Atlas	Planning	265
Marriott/Host site/8535 W Higgins	Chicago	Chicago	Glenstar	Planning	299
Sim's Bowl site/1555-65 Ellinwood	Cook NW	Des Plaines	Opus	Planning	113
Ellinwood Apts, 1425 Ellinwood	Cook NW	Des Plaines	Bayview-Compasspoint	Planning	200
20West, 20 W Northwest Highway	Cook NW	Mount Prospect	Nicholas & Assoc.	Planning	73
Plum Farms/NWC Rts 59 & 72	Cook NW	Hoffman Estates	TBD	Planning	TBD
Motorola Site - Multiple Phases	Cook NW	Schaumburg	Urban Street	Planning	TBD
NWC Lake & Church	Cook NW	Hanover Park	Monroe Residential	Planning	131
Hickory Apartments, NWC Hickory & Kensington	Cook NW	Arlington Heights		Planning	79
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	263
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	360
Northwest Hwy & Walnut	Cook NW	Arlington Heights	Brian Properties	Planning	106
SWC E. Railroad & S. Berteau	Cook NW	Bartlett	Foxford	Planning	41
Kane County					
Vistas of Mill Creek	Kane	Geneva	Shodeen	Planning	268
Prairie Centre/St Charles Mall/E of Randall/Rt 38	Kane	St Charles	Shodeen	Planning	609
Prairie Winds/NS Bricher W of Randall Rd	Kane	St Charles	Big Rock	Planning	250
Charlestown Mall site/E of K NS E Main	Kane	St Charles	Krausz Companies	Planning	256
Watermark at the Grove/WS Randall	Kane	Elgin	Interstate Partners	Planning	258
Utopia of East Dundee/NS Main W of Dundee Ave	Kane	East Dundee	Oehlerking	Planning	64
One Washington Place/NWC Wash. & Wilson	Kane	Batavia	Shodeen	Planning	186
Reserve at Hudson Crossing/Frmr Alexdr Lumber	Kane	Oswego	Shodeen	Planning	245
Randall Oaks/WS Randall N of Randall Comm	Kane	North Aurora	Shodeen	Planning	261
Confidential	Kane	Confidential	Confidential	Planning	220
McHenry County					
Grove Residences/Rt 14 near Illinois	McHenry	Fox River Grove	Gart Partners	Planning	300
DuPage County					
SEC Main & Ogden	DuPage	Lisle	Flaherty & Collins	Planning	164
Woodmoor on Finley Road/frmr Ken-Loch	DuPage	Uninc/Lombard	UrbanStreet/Atlas	Planning	388
Yorktown	DuPage	Lombard	AIMCO	Planning	78
Elan Yorktown / Yorktown Mall site	DuPage	Lombard	Greystar	Planning	295
McChesney & Miller site	DuPage	Glen Ellyn	Springbank/Trandel	Planning	245
Duane/Melrose	DuPage	Glen Ellyn	Reva	Planning	48
Cantera Residences/Ferry W of Winfield Rd	DuPage	Warrenville	Covington Realty	Planning	242
Downers Grove Civic Center site	DuPage	Downers Grove	Next Gen	Planning	234
One North Cass / Cass & Burlington	DuPage	Westmont	Gammonley	Planning	208
Aurora/Naperville					
None					
South Cook County					
NWC Lake & Forest	South Cook	Oak Park	Albion	Planning	265
Residence at Brookside Glen/SW 191st & 80th	South Cook	Tinley Park	Mayher/DJM	Planning	144
Will County					
Highlands of Lockport/143rd & 355	Will	Lockport	Equibase/Heartland	Planning	248
Lincoln Station/NS Rt 30 at Prairie & RR	Will	New Lenox	Gammonly/TBD	Planning	208
Village Place Apts/Normantown E of Brunswick	Will	Romeoville	Rose/S.R. Jacobsen	Planning	216
Highpoint Town Square	Will	Romeoville	HPTS	Planning	72

Conclusions

With an average delivery of roughly 1,100 units per year in the suburban market since 1996, the addition to overall supply has been minimal. Combined with the number of condo conversions that occurred in the market in the early 2000s, the supply of rental units has actually seen a decline. While certain submarkets are adequately supplied with rental units at this time, we believe opportunities exist to create additional rental product. The diverse employment base for the MSA and our direct surveys of buildings in the market indicates a strong long-term picture for multi-family rental product.

Difficulties remain however in securing large enough sites suitable for development and obtaining the necessary zoning approvals in light of general community opposition to rental development. As shown, these factors are contributing to a shift in development to more high-density sites – potentially in redeveloping downtown markets as transit-oriented developments. The costs of construction remain high (\$250+/- psf) for these mid-rise structures (concrete construction) and while demand may certainly exist, the feasible rent levels will be catering to the upper end of the market. While adding supply of substance appears improbable at this point in the MSA overall, we note a significant increase in new construction activity.

.

Demographic Trends

In researching the demographics of the target market area, we have provided data from Environics Analytics for the demographics of the residents located in Arlington Heights and within the three and five-mile radii of the subject property. This includes information relating to the 2010 U.S. Census, 2018 estimates (based upon the 2010 census), and 2023 projections for the area.

We fully recognize that while the demographics provide insights on the existing population, demand for the subject units will come from both the immediate market area and from outside this market area.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2018 Estimates	3-Mile Radius	5-Mile Radius	Arlington Heights, IL (village)	Chicago- Naperville-Elgin, IL-IN-WI (Metro)	Illinois
Population 2010	107,029	275,206	75,101	9,461,105	12,830,632
Population 2018	107,376	275,777	74,956	9,504,650	12,768,442
Population 2023	107,382	275,743	74,134	9,531,666	12,745,779
Compound % Change 2010-2018	0.0%	0.0%	0.0%	0.1%	-0.1%
Compound % Change 2018-2023	0.0%	0.0%	-0.2%	0.1%	0.0%
Households 2010	43,003	109,041	30,633	3,475,726	4,836,972
Households 2018	43,626	110,291	31,134	3,528,983	4,859,251
Households 2023	43,811	110,668	30,983	3,553,670	4,868,017
Compound % Change 2010-2018	0.2%	0.1%	0.2%	0.2%	0.1%
Compound % Change 2018-2023	0.1%	0.1%	-0.1%	0.1%	0.0%
Median Household Income 2018	\$90,858	\$86,226	\$94,750	\$69,412	\$64,068
Average Household Size	2.4	2.5	2.4	2.7	2.6
College Graduate %	51%	49%	54%	36%	33%
Median Age	42	41	44	38	38
Owner Occupied %	76%	72%	77%	66%	67%
Renter Occupied %	24%	28%	23%	34%	33%
Median Owner Occupied Housing Value	\$324,783	\$320,461	\$363,274	\$242,814	\$196,422
Median Year Structure Built	1973	1975	1972	1969	1969
Avg. Travel Time to Work in Min.	32	32	33	35	32

Source: Environics Analytics

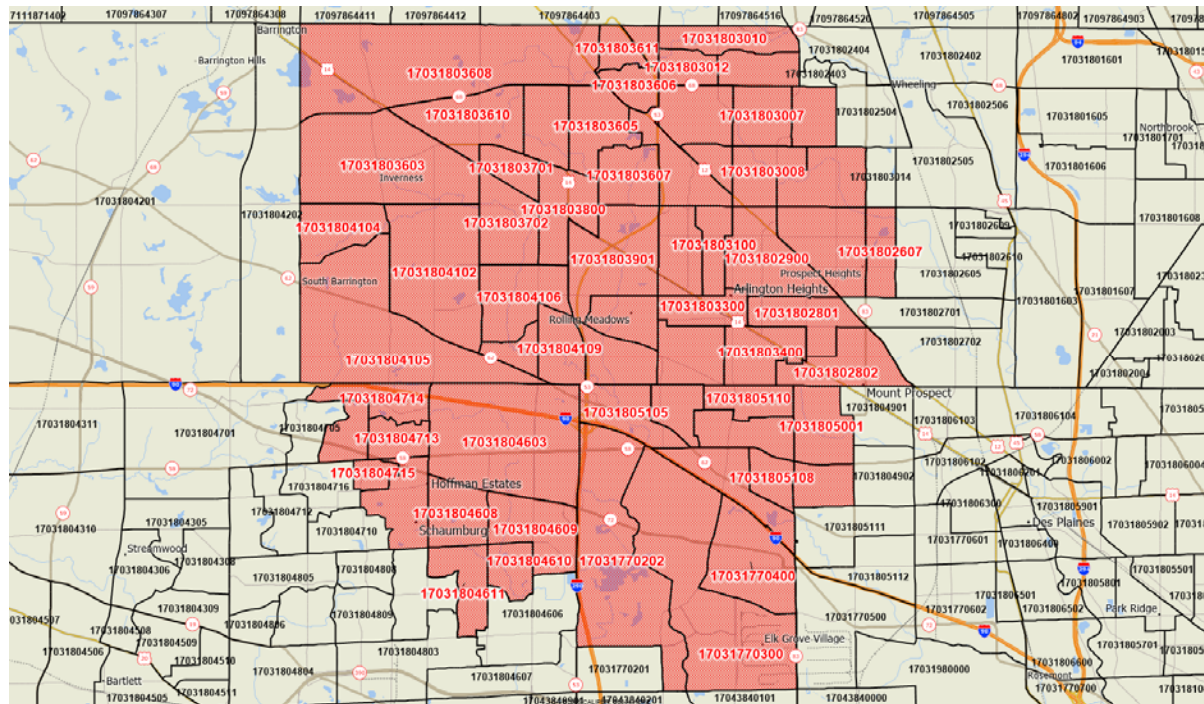
As shown above, the current population within a 5-mile radius of the subject is 275,777, and the average household size is 2.5. Population in the area has been flat since the 2010 census, and this trend is projected to continue over the next five years. This differs from the population of the Chicago MSA, which is projected to grow slightly.

Median household income is \$86,226, which is higher than the household income for the Chicago MSA. Residents within a 5-mile radius have a considerably higher level of educational attainment than those of the Chicago MSA, while median owner-occupied home values are considerably higher.

As already discussed, the subject property will draw prospective renters from an area that is much wider than these geographic boundaries. Additional renter demand will be generated from persons from outside the area due to job relocations or others relocating to be closer to their employment.

In addition to the demographic information provided above, we have also included a Ribbon Demographics Survey which separates the two demographic groups: renters and home-owners. With this additional analysis, we are able to further dissect the demand for rental units by the existing renters in the market and their income levels.

The following is a map of the Ribbon Demographics Survey Area. It is somewhat similar to the five-mile radius grouping which we used but is searched by census tract.





HISTA 2.2 Summary Data

Arlington Heights, IL PMA

© 2018 All rights reserved

Powered by Claritas

Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	493	152	192	207	39	1,083
\$10,000-20,000	455	305	151	116	113	1,140
\$20,000-30,000	988	414	406	248	243	2,299
\$30,000-40,000	633	514	362	240	386	2,135
\$40,000-50,000	1,153	665	390	453	377	3,038
\$50,000-60,000	1,163	677	270	193	154	2,457
\$60,000-75,000	1,429	933	612	241	192	3,407
\$75,000-100,000	1,036	1,483	704	486	179	3,888
\$100,000-125,000	800	832	421	362	200	2,615
\$125,000-150,000	255	433	281	174	108	1,251
\$150,000-200,000	154	303	341	153	58	1,009
\$200,000+	285	231	188	210	52	966
Total	8,844	6,942	4,318	3,083	2,101	25,288

Percent Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	0.6%	0.8%	0.8%	0.2%	4.3%
\$10,000-20,000	1.8%	1.2%	0.6%	0.5%	0.4%	4.5%
\$20,000-30,000	3.9%	1.6%	1.6%	1.0%	1.0%	9.1%
\$30,000-40,000	2.5%	2.0%	1.4%	0.9%	1.5%	8.4%
\$40,000-50,000	4.6%	2.6%	1.5%	1.8%	1.5%	12.0%
\$50,000-60,000	4.6%	2.7%	1.1%	0.8%	0.6%	9.7%
\$60,000-75,000	5.7%	3.7%	2.4%	1.0%	0.8%	13.5%
\$75,000-100,000	4.1%	5.9%	2.8%	1.9%	0.7%	15.4%
\$100,000-125,000	3.2%	3.3%	1.7%	1.4%	0.8%	10.3%
\$125,000-150,000	1.0%	1.7%	1.1%	0.7%	0.4%	4.9%
\$150,000-200,000	0.6%	1.2%	1.3%	0.6%	0.2%	4.0%
\$200,000+	1.1%	0.9%	0.7%	0.8%	0.2%	3.8%
Total	35.0%	27.5%	17.1%	12.2%	8.3%	100.0%

Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	612	90	13	23	31	769
\$10,000-20,000	1,006	305	36	38	22	1,407
\$20,000-30,000	906	211	48	24	48	1,237
\$30,000-40,000	554	234	62	19	27	896
\$40,000-50,000	487	216	33	52	46	834
\$50,000-60,000	345	182	48	26	45	646
\$60,000-75,000	426	249	50	86	35	846
\$75,000-100,000	493	243	122	76	17	951
\$100,000-125,000	236	99	65	36	56	492
\$125,000-150,000	274	234	29	77	57	671
\$150,000-200,000	241	69	34	27	10	381
\$200,000+	241	178	93	15	18	545
Total	5,821	2,310	633	499	412	9,675

Percent Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.3%	0.9%	0.1%	0.2%	0.3%	7.9%
\$10,000-20,000	10.4%	3.2%	0.4%	0.4%	0.2%	14.5%
\$20,000-30,000	9.4%	2.2%	0.5%	0.2%	0.5%	12.8%
\$30,000-40,000	5.7%	2.4%	0.6%	0.2%	0.3%	9.3%
\$40,000-50,000	5.0%	2.2%	0.3%	0.5%	0.5%	8.6%
\$50,000-60,000	3.6%	1.9%	0.5%	0.3%	0.5%	6.7%
\$60,000-75,000	4.4%	2.6%	0.5%	0.9%	0.4%	8.7%
\$75,000-100,000	5.1%	2.5%	1.3%	0.8%	0.2%	9.8%
\$100,000-125,000	2.4%	1.0%	0.7%	0.4%	0.6%	5.1%
\$125,000-150,000	2.8%	2.4%	0.3%	0.8%	0.6%	6.9%
\$150,000-200,000	2.5%	0.7%	0.4%	0.3%	0.1%	3.9%
\$200,000+	2.5%	1.8%	1.0%	0.2%	0.2%	5.6%
Total	60.2%	23.9%	6.5%	5.2%	4.3%	100.0%

Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,105	242	205	230	70	1,852
\$10,000-20,000	1,461	610	187	154	135	2,547
\$20,000-30,000	1,894	625	454	272	291	3,536
\$30,000-40,000	1,187	748	424	259	413	3,031
\$40,000-50,000	1,640	881	423	505	423	3,872
\$50,000-60,000	1,508	859	318	219	199	3,103
\$60,000-75,000	1,855	1,182	662	327	227	4,253
\$75,000-100,000	1,529	1,726	826	562	196	4,839
\$100,000-125,000	1,036	931	486	398	256	3,107
\$125,000-150,000	529	667	310	251	165	1,922
\$150,000-200,000	395	372	375	180	68	1,390
\$200,000+	526	409	281	225	70	1,511
Total	14,665	9,252	4,951	3,582	2,513	34,963

Percent Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.2%	0.7%	0.6%	0.7%	0.2%	5.3%
\$10,000-20,000	4.2%	1.7%	0.5%	0.4%	0.4%	7.3%
\$20,000-30,000	5.4%	1.8%	1.3%	0.8%	0.8%	10.1%
\$30,000-40,000	3.4%	2.1%	1.2%	0.7%	1.2%	8.7%
\$40,000-50,000	4.7%	2.5%	1.2%	1.4%	1.2%	11.1%
\$50,000-60,000	4.3%	2.5%	0.9%	0.6%	0.6%	8.9%
\$60,000-75,000	5.3%	3.4%	1.9%	0.9%	0.6%	12.2%
\$75,000-100,000	4.4%	4.9%	2.4%	1.6%	0.6%	13.8%
\$100,000-125,000	3.0%	2.7%	1.4%	1.1%	0.7%	8.9%
\$125,000-150,000	1.5%	1.9%	0.9%	0.7%	0.5%	5.5%
\$150,000-200,000	1.1%	1.1%	1.1%	0.5%	0.2%	4.0%
\$200,000+	1.5%	1.2%	0.8%	0.6%	0.2%	4.3%
Total	41.9%	26.5%	14.2%	10.2%	7.2%	100.0%



HISTA 2.2 Summary Data

Arlington Heights, IL PMA

© 2018 All rights reserved

Powered by Claritas

Owner Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	289	86	69	30	42	516
\$10,000-20,000	177	89	85	51	42	444
\$20,000-30,000	277	131	238	153	286	1,085
\$30,000-40,000	471	208	178	136	277	1,270
\$40,000-50,000	708	326	348	231	169	1,782
\$50,000-60,000	518	360	285	366	410	1,939
\$60,000-75,000	824	684	462	740	495	3,205
\$75,000-100,000	1,054	1,425	1,203	1,227	637	5,546
\$100,000-125,000	626	1,178	1,490	1,831	1,019	6,144
\$125,000-150,000	204	1,099	1,048	1,599	971	4,921
\$150,000-200,000	217	1,311	1,234	2,118	1,479	6,359
\$200,000+	356	1,253	1,837	2,632	1,609	7,687
Total	5,721	8,150	8,477	11,114	7,436	40,898

Percent Owner Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.7%	0.2%	0.2%	0.1%	0.1%	1.3%
\$10,000-20,000	0.4%	0.2%	0.2%	0.1%	0.1%	1.1%
\$20,000-30,000	0.7%	0.3%	0.6%	0.4%	0.7%	2.7%
\$30,000-40,000	1.2%	0.5%	0.4%	0.3%	0.7%	3.1%
\$40,000-50,000	1.7%	0.8%	0.9%	0.6%	0.4%	4.4%
\$50,000-60,000	1.3%	0.9%	0.7%	0.9%	1.0%	4.7%
\$60,000-75,000	2.0%	1.7%	1.1%	1.8%	1.2%	7.8%
\$75,000-100,000	2.6%	3.5%	2.9%	3.0%	1.6%	13.6%
\$100,000-125,000	1.5%	2.9%	3.6%	4.5%	2.5%	15.0%
\$125,000-150,000	0.5%	2.7%	2.6%	3.9%	2.4%	12.0%
\$150,000-200,000	0.5%	3.2%	3.0%	5.2%	3.6%	15.5%
\$200,000+	0.9%	3.1%	4.5%	6.4%	3.9%	18.8%
Total	14.0%	19.9%	20.7%	27.2%	18.2%	100.0%

Owner Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	905	463	136	41	40	1,585
\$10,000-20,000	2,040	570	101	28	22	2,761
\$20,000-30,000	2,722	1,247	163	88	40	4,260
\$30,000-40,000	1,940	1,473	282	53	39	3,787
\$40,000-50,000	1,626	1,530	284	100	96	3,636
\$50,000-60,000	1,022	1,414	334	94	78	2,942
\$60,000-75,000	1,428	2,289	435	183	83	4,418
\$75,000-100,000	1,540	3,512	856	287	216	6,411
\$100,000-125,000	1,021	2,499	1,067	447	198	5,232
\$125,000-150,000	578	2,105	791	251	109	3,834
\$150,000-200,000	491	1,886	1,131	302	130	3,940
\$200,000+	659	2,797	1,329	723	322	5,830
Total	15,972	21,785	6,909	2,597	1,373	48,636

Percent Owner Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.9%	1.0%	0.3%	0.1%	0.1%	3.3%
\$10,000-20,000	4.2%	1.2%	0.2%	0.1%	0.0%	5.7%
\$20,000-30,000	5.6%	2.6%	0.3%	0.2%	0.1%	8.8%
\$30,000-40,000	4.0%	3.0%	0.6%	0.1%	0.1%	7.8%
\$40,000-50,000	3.3%	3.1%	0.6%	0.2%	0.2%	7.5%
\$50,000-60,000	2.1%	2.9%	0.7%	0.2%	0.2%	6.0%
\$60,000-75,000	2.9%	4.7%	0.9%	0.4%	0.2%	9.1%
\$75,000-100,000	3.2%	7.2%	1.8%	0.6%	0.4%	13.2%
\$100,000-125,000	2.1%	5.1%	2.2%	0.9%	0.4%	10.8%
\$125,000-150,000	1.2%	4.3%	1.6%	0.5%	0.2%	7.9%
\$150,000-200,000	1.0%	3.9%	2.3%	0.6%	0.3%	8.1%
\$200,000+	1.4%	5.8%	2.7%	1.5%	0.7%	12.0%
Total	32.8%	44.8%	14.2%	5.3%	2.8%	100.0%

Owner Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,194	549	205	71	82	2,101
\$10,000-20,000	2,217	659	186	79	64	3,205
\$20,000-30,000	2,999	1,378	401	241	326	5,345
\$30,000-40,000	2,411	1,681	460	189	316	5,057
\$40,000-50,000	2,334	1,856	632	331	265	5,418
\$50,000-60,000	1,540	1,774	619	460	488	4,881
\$60,000-75,000	2,252	2,973	897	923	578	7,623
\$75,000-100,000	2,594	4,937	2,059	1,514	853	11,957
\$100,000-125,000	1,647	3,677	2,557	2,278	1,217	11,376
\$125,000-150,000	782	3,204	1,839	1,850	1,080	8,755
\$150,000-200,000	708	3,197	2,365	2,420	1,609	10,299
\$200,000+	1,015	4,050	3,166	3,355	1,931	13,517
Total	21,693	29,935	15,386	13,711	8,809	89,534

Percent Owner Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.3%	0.6%	0.2%	0.1%	0.1%	2.3%
\$10,000-20,000	2.5%	0.7%	0.2%	0.1%	0.1%	3.6%
\$20,000-30,000	3.3%	1.5%	0.4%	0.3%	0.4%	6.0%
\$30,000-40,000	2.7%	1.9%	0.5%	0.2%	0.4%	5.6%
\$40,000-50,000	2.6%	2.1%	0.7%	0.4%	0.3%	6.1%
\$50,000-60,000	1.7%	2.0%	0.7%	0.5%	0.5%	5.5%
\$60,000-75,000	2.5%	3.3%	1.0%	1.0%	0.6%	8.5%
\$75,000-100,000	2.9%	5.5%	2.3%	1.7%	1.0%	13.4%
\$100,000-125,000	1.8%	4.1%	2.9%	2.5%	1.4%	12.7%
\$125,000-150,000	0.9%	3.6%	2.1%	2.1%	1.2%	9.8%
\$150,000-200,000	0.8%	3.6%	2.6%	2.7%	1.8%	11.5%
\$200,000+	1.1%	4.5%	3.5%	3.7%	2.2%	15.1%
Total	24.2%	33.4%	17.2%	15.3%	9.8%	100.0%

Qualifying Demographic Group

With the rental units which are being proposed in this report, we have focused on the group of renters with incomes of at least \$50,000 and with 1 to 4-person households. This results in a total of 18,944 renter households. However, we also expect that there will be demand from owner households as there will be empty nesters downsizing and persons divorcing/separating, creating additional demand from the owner demographic group. This is a much larger group with 60,652 owner households with incomes of at least \$50,000. In addition, the subject property will be attracting transferees who are moving to the area for jobs, providing another large base of renters who are not accounted for in these demographic statistics.

Rental Competition Survey

Existing Competition

Twelve apartment developments with over 4,700 units were included in our rental competition survey. A summary of the units included in this survey is shown below:

Unit Type	No. of Projects	No. of Units	%	Unit SF Range
Studio/Convertible	5	219	5%	392-769
One Bedroom	12	2,340	49%	635-1,012
One Bedroom + Den	5	329	7%	830-1,039
Two Bedroom	12	1,689	36%	848-1,647
Three Bedroom	5	157	3%	1,107-2,283
Total/Range	12	4,734	100%	392-2,283

The primary competition to the apartment units at Arlington Downs would be expected to be comparable in age and location. However, while Arlington Heights has a population of approximately 75,000 persons and over 31,100 households, new rental apartment development has been extremely limited in the community. In fact, the 214-unit One Arlington building is the only existing, newly developed apartment building with over 100 units which has been developed in Arlington Heights in over 20 years despite the vibrancy and desirability of Arlington Heights. Currently, a very small project with 45 units is under construction at the southwest corner of Dunton Avenue and Eastman Street in downtown Arlington Heights. The Parkview Apartments project will be completed in 2018 and consists of a mix of one, two, and three bedroom units, with 19 units being affordable units. This is the only new construction project other than the One Arlington project which has been developed.

One Arlington actually was not even new construction; rather, it was the adaptive reuse of a closed hotel which was retrofitted with 214 units. Thus, its unit sizes average 936 SF, larger than many of the new construction apartment buildings which are being developed in the Chicago Metropolitan Area.

Hancock Square and Dunton Tower are both high-rise rental apartment properties which are located in downtown Arlington Heights and will provide competition to the Arlington Downs units. Constructed in 1986-1988, these buildings are now 30+ years old. While they have experienced updating over the years, they lack the features and amenities which are afforded by new construction. However, their downtown locations are extremely marketable and appeal to renters looking for a very walkable neighborhood with retail and restaurant amenities along with excellent accessibility to the Metra train station for easy commuting to jobs in downtown Chicago. While retail and restaurants are planned as part of the Arlington Downs development, they will be more limited in scale than in downtown Arlington Heights. However, the subject location may be more desirable for persons to whom access to Route 53 is important, as it provides very easy access by car to many parts of the Chicago Metropolitan Area.

Also developed in the 1980s is the Central Park East development which is an example of the more typical three-story suburban developments in Arlington Heights and neighboring suburbs. Its units do not command the same rent premiums as either new construction like One Arlington or the downtown projects, Hancock Square and Dunton Tower.

Thus, renters looking for a high-end, new construction rental apartment development in Arlington Heights have extremely limited options due to the lack of apartment development which has taken place.

Approximately three miles southwest of Arlington Downs is North 680, a 180-unit rental apartment development which was constructed in Schaumburg in 2017. The project began offering occupancy in April 2017 while construction was still taking place and is now 90% leased, as of April 2018, or within a one year period. It was the first rental apartment project to be constructed in Schaumburg in approximately 30 years. The developer of this project has purchased the former Motorola site across the street and is planning a large, mixed-use development which will also include a rental apartment component.

With Schaumburg being easily accessible on Route 53, it provides additional rental alternatives within a 10 to 15-minute drive. However, these projects were generally built in the 1970s and 1980s, again lacking the new construction elements which Arlington Downs will possess. We have included a sampling of the larger projects, but these projects will provide lower cost and inferior alternatives to the Arlington Downs units.

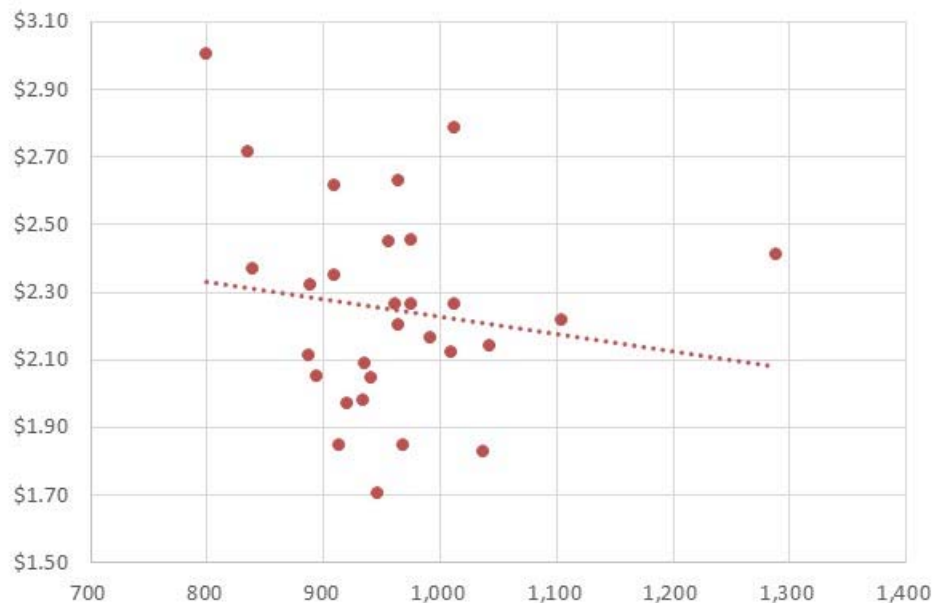
With the limited new construction activity to date, we expanded the geographic search to include three apartment projects developed in 2016-2018 which are located further to the north, south, and east. The Residences at Hamilton Lakes is a 297-unit development which opened for occupancy in 2017 in the Hamilton Lakes office park in Itasca, approximately nine miles south. Deer Park Crossing is currently under construction approximately seven miles northwest in Deer Park. This 236-unit development opened for occupancy in late March 2018 and is still under construction. While situated much further from the employment centers than Arlington Downs, it is surrounded close to excellent shopping facilities and amenities located in neighboring shopping centers. Situated nine miles to the northeast is the Northgate Crossing development in Wheeling which opened for occupancy in 2016 while construction was underway. It is close to 90% occupancy at the present time. Thus, with the exception of the North 680 project in Schaumburg, the other new construction alternatives are situated far from the Arlington Downs development and the Schaumburg employment market, outside of the primary market area.

Recently Constructed Rental Apartment Developments in the Suburban Market (2013-2018):

As additional information, we also surveyed all of the new construction rental apartment developments in Northwest Cook County, DuPage County, Lake County, and the North Shore submarkets which have been completed in the Chicago suburban area since 2013. All developments are elevator-style properties. This survey included 6,075 units but excluded Kane, Kendall, Naperville/Aurora, and locations far south of the city of Chicago.

The average unit sizes and average net effective rents being achieved in these developments are summarized as follows, showing the strong rent premiums for new construction apartments being developed throughout the metropolitan area.

4Q 2017 Net Effective Rents PSF at the Apartment Complexes Constructed Since 2013 in the Cook NW, DuPage, Lake, and North Shore submarkets



These 29 developments summarized above contain a total of 6,075 units and were completed between 2013 and 2018ytd. Average net effective rents ranged from \$1.71 to \$3.00 PSF with average unit sizes of 799 to 1,288 SF. Only six of the developments had rents averaging below \$2.00 PSF with five developments with rents above \$2.50 PSF. The vast bulk of the developments had average rents between \$2.00 and \$2.50 PSF.

Projects Currently Under Construction and Proposed Competition

In addition to the existing apartment developments in the market, there is additional apartment development taking place along with a growing pipeline of projects which are being proposed for development. These projects are in varying stages of the entitlement, financing or construction process, and all of these developments will not end up being constructed. Some will end up with entitlement issues and others may get stalled or cancelled due to difficulty raising equity or obtaining financing.

The following is a summary of the projects which are being developed or proposed for the Northwest Cook County submarket and which could provide additional competition to the subject units.

Northwest Cook County Submarket – Under Construction & Pipeline

© 2018 Integra Realty Resources - Chicago

Under Construction: 2018-2019 Deliveries

Property	Submarket	City	Developer	Status	Units
Wheeling Town Center/Dundee & Northgate	Cook NW	Wheeling	Urban R2	Construction	301
Buckingham Place/Littelfuse site/800 E NW Hwy	Cook NW	Des Plaines	Dearborn-Buckingham	Construction	270
Covington Lexington Woods/Golf & E River Rd	Cook NW	Des Plaines	Lexington	Construction	236
Parkview Apts, 212 N. Dunton	Cook NW	Arlington Heights	Cullen Davis	Construction	45

© 2018 Integra Realty Resources - Chicago

Projects in Planning (Pipeline)

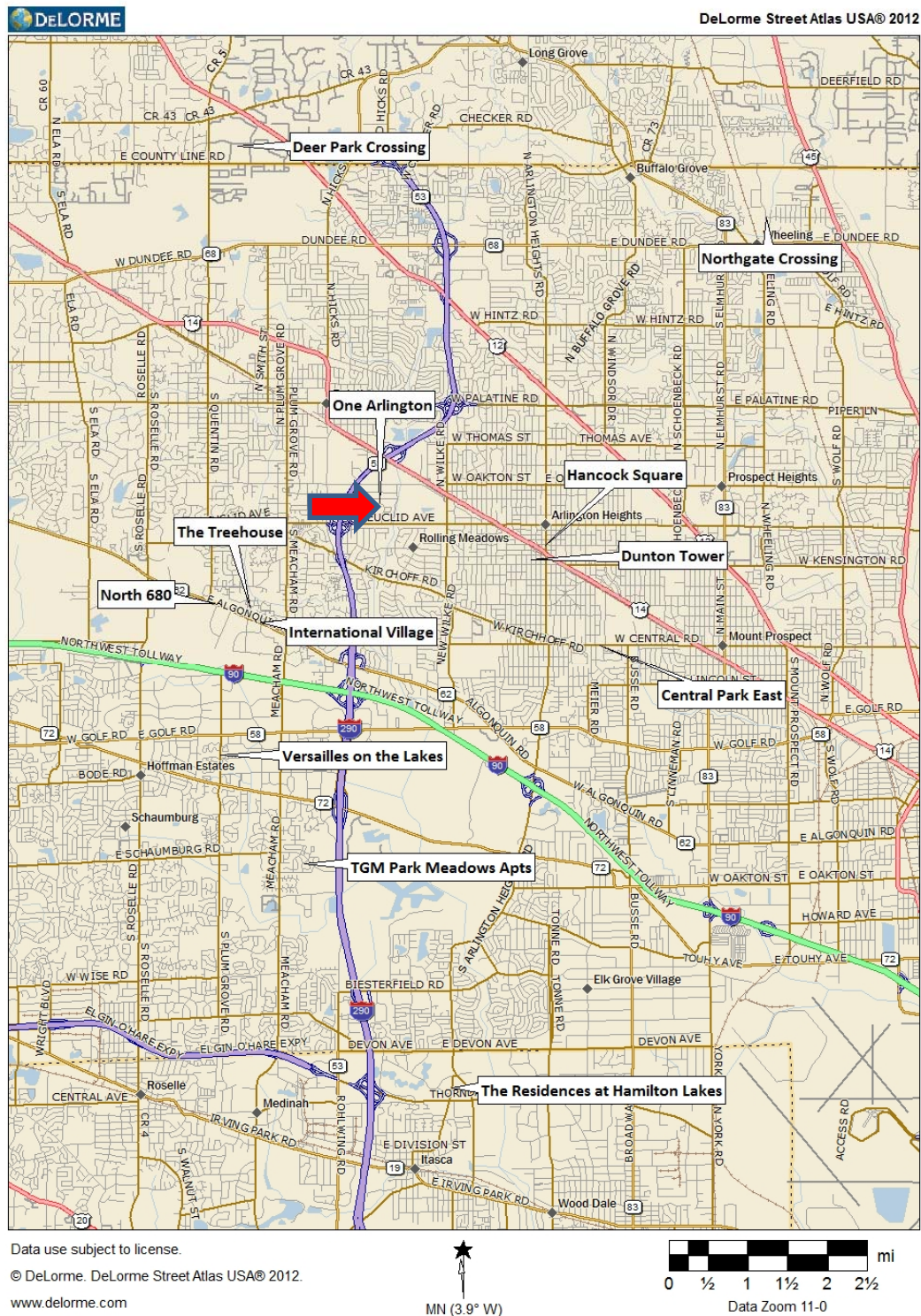
Property	Submarket	City	Developer	Status	Units
Northwest Cook County					
Uptown 501/501 W Dundee	Cook NW	Wheeling	DAC/Atlas	Planning	265
Marriott/Host site/8535 W Higgins	Chicago	Chicago	Glenstar	Planning	299
Sim's Bowl site/1555-65 Ellinwood	Cook NW	Des Plaines	Opus	Planning	113
Ellinwood Apts, 1425 Ellinwood	Cook NW	Des Plaines	Bayview-Compasspoint	Planning	200
20West, 20 W Northwest Highway	Cook NW	Mount Prospect	Nicholas & Assoc.	Planning	73
Plum Farms/NWC Rts 59 & 72	Cook NW	Hoffman Estates	TBD	Planning	TBD
Motorola Site - Multiple Phases	Cook NW	Schaumburg	Urban Street	Planning	TBD
NWC Lake & Church	Cook NW	Hanover Park	Monroe Residential	Planning	131
Hickory Apartments, NWC Hickory & Kensington	Cook NW	Arlington Heights		Planning	79
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	263
Arlington Downs - multiple phases	Cook NW	Arlington Heights	Springbank/Trandel	Planning	360
Northwest Hwy & Walnut	Cook NW	Arlington Heights	Brian Properties	Planning	106
SWC E. Railroad & S. Berteau	Cook NW	Bartlett	Foxford	Planning	41

As shown above, the Arlington Downs development (the subject property) comprises the largest chunk of new inventory being proposed for the Arlington Heights rental apartment market.

Existing Competition - Details

On the following pages is information pertaining to these developments which were included in the survey.

Apartment Competition Map



Apartment Rental Competition Overview

© 2018 Integra Realty Resources - Chicago, All Rights Reserved

Name	Address	Suburb	Total Units	Class	Date Built	Date Renov	Avg Size (SF)	Quoted Rent PSF	Net Rent PSF	Garage Fee	Occup.
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	214	A	2014		936	\$2.06	\$2.00	\$75	90.2%
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	409	B	1988	2016	849	\$2.39	\$2.39	\$75	97.6%
Dunton Tower	55 South Vail	Arlington Heights	216	B	1986	2006	902	\$1.94	\$1.94	\$75	94.0%
Central Park East	1551 E. Central Road	Arlington Heights	204	B	1989	2011	995	\$1.65	\$1.65	\$110	98.0%
North680	680 E. Algonquin Rd.	Schaumburg	180	A	2017		894	\$2.23	\$2.23	\$75 - \$120	90.0%
TGM Park Meadows Apts	10 N. Lincoln Meadows	Schaumburg	576	B	1990	2014	799	\$1.95	\$1.95	\$130	94.4%
The Treehouse	2500 Brush Road	Schaumburg	752	B	1980	2012	857	\$1.55	\$1.55	surface pkg only	93.0%
International Village	1220 E. Algonquin Road	Schaumburg	732	B	1971	2008	937	\$1.46	\$1.34	\$90	90.0%
Versailles on the Lakes	1024 N. Plum Grove Rd.	Schaumburg	618	B	1971	2008	776	\$1.87	\$1.71	\$65	86.7%
Deer Park Crossing	21599 W. Field Ct.	Deer Park	236	A	2018		1,350	\$1.93	\$1.70	\$150	In lease-up
The Residences at Hamilton Lakes	1133 N. Arlington Hts. Rd.	Itasca	297	A	2017		934	\$2.24	\$1.87	\$125	In lease-up
Northgate Crossing	250 Northgate Pkwy	Wheeling	300	A	2016		969	\$1.89	\$1.69	\$145 - \$175	In lease-up
Total			4,734								

Apartment Rental Competition Unit Mix

© 2018 Integra Realty Resources - Chicago, All Rights Reserved

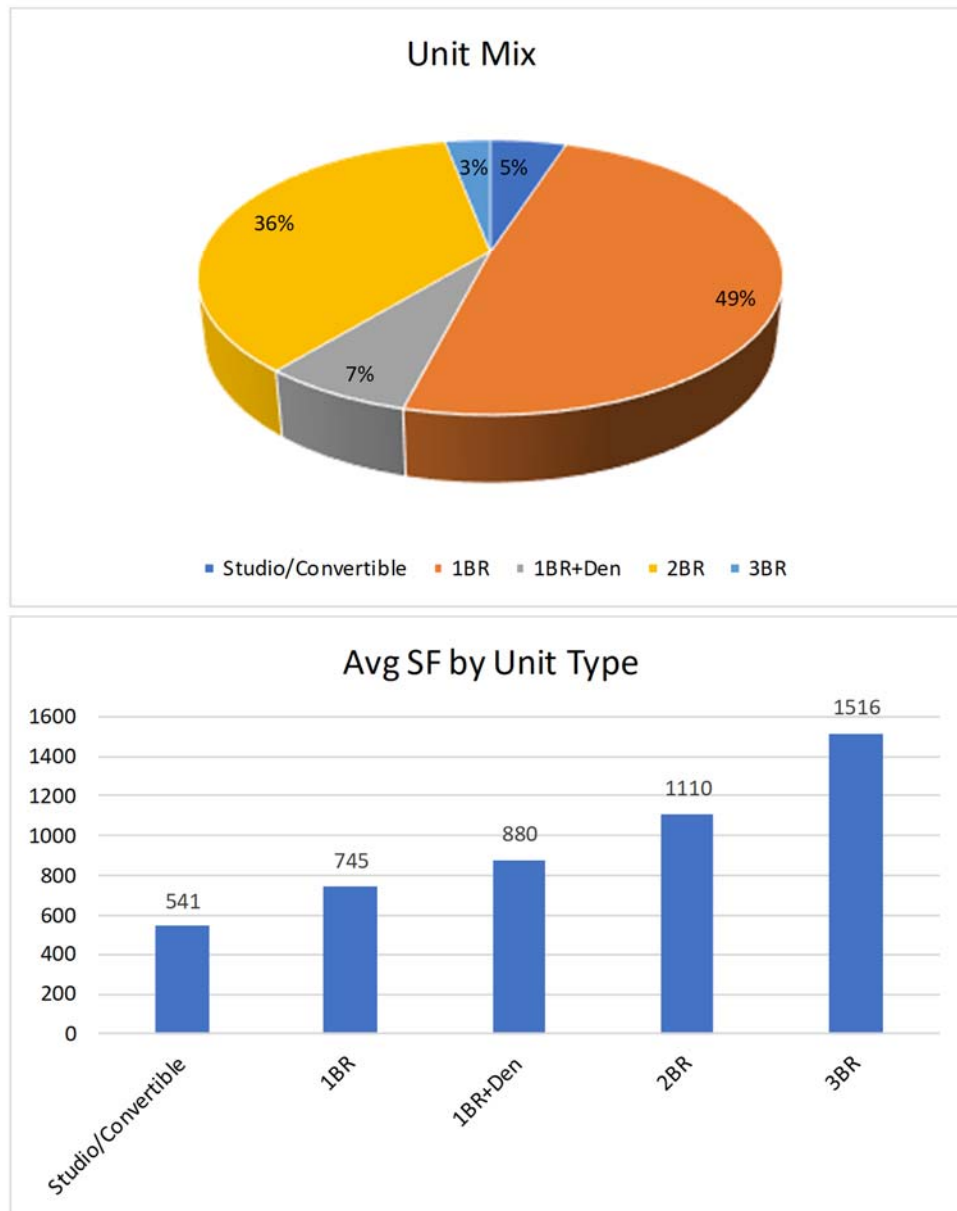
Name	Address	Suburb	Studio	Studio	1BR	1BR	1BR +den	1BR +den	2BR	2BR	3BR	3BR	Total
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	51	24%	113	53%			50	23%			214
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	30	7%	143	35%	89	22%	147	36%			409
Dunton Tower	55 South Vail	Arlington Heights	27	12%	108	50%			81	38%			216
Central Park East	1551 E. Central Road	Arlington Heights			48	24%	48	24%	108	53%			204
North680	680 E. Algonquin Rd.	Schaumburg			104	58%	24	13%	52	29%			180
TGM Park Meadows Apts	10 N. Lincoln Meadows	Schaumburg			392	68%			184	32%			576
The Treehouse	2500 Brush Road	Schaumburg			300	40%	148	20%	230	31%	74	10%	752
International Village	1220 E. Algonquin Road	Schaumburg			400	55%			317	43%	15	2%	732
Versailles on the Lakes	1024 N. Plum Grove Rd.	Schaumburg	108	18%	288	47%			222	24%			618
Deer Park Crossing	21599 W. Field Ct.	Deer Park			96	41%			96	41%	44	19%	236
The Residences at Hamilton Lakes	1133 N. Arlington Hts. Rd.	Itasca	3	1%	186	63%			96	32%	12	4%	297
Northgate Crossing	250 Northgate Pkwy	Wheeling			162	54%	20	7%	106	35%	12	4%	300
Total			219	5%	2,340	49%	329	7%	1,689	36%	157	3%	4,734

Apartment Rental Competition Unit Sizes

© 2018 Integra Realty Resources - Chicago, All Rights Reserved

			Unit Square Footage Range									
Name	Address	Suburb	Studio		1BR		1BR+Den		2BR		3BR	
One Arlington	3400 W. Stonegate Blvd	Arlington Heights	549	769	803	1012			1,193	1,521		
Hancock Square	200 North Arlington Hts Rd	Arlington Heights	608		677		850	925	975	1,128		
Dunton Tower	55 South Vail	Arlington Heights	600		785	800			1,100	1,200		
Central Park East	1551 E. Central Road	Arlington Heights			770	810	938		1,056	1,168		
North680	680 E. Algonquin Rd.	Schaumburg			665	785	1,039		1,130	1,588		
TGM Park Meadows Apts	10 N. Lincoln Meadows	Schaumburg			635	760			990	1,040		
The Treehouse	2500 Brush Road	Schaumburg			715	723	830		974		1,107	
International Village	1220 E. Algonquin Road	Schaumburg			760				1,075	1,200	1,400	
Versailles on the Lakes	1024 N. Plum Grove Rd.	Schaumburg	392	517	696				848	1,241		
Deer Park Crossing	21599 W. Field Ct.	Deer Park			806	927			1,312	1,647	1,965	2,283
The Residences at Hamilton Lakes	1133 N. Arlington Hts. Rd.	Itasca	472		655	859			1,146	1,299	1,480	
Northgate Crossing	250 Northgate Pkwy	Wheeling			696	873	883		1,190	1,212	1,971	2,005

Market Survey Summary



New Rental Development – Lease-up Survey

We have surveyed the market in order to determine the lease-up rates which have been achieved in newly constructed rental buildings in the Suburban Chicago market. Developments which have started lease-up since 2013 are summarized on the following page.

The survey is showing average monthly absorption rates generally ranging approximately from 10 to 20 units per month. Some of the slower leasing properties had issues particularly pertaining to that property, such as challenging locations and seasonal issues that can affect lease-up; for example, properties opening in the 3rd or 4th quarter start out more slowly and generally will not see a pickup in activity until the spring leasing season.

Lease-up Survey

Absorption of New Rental Units

© 2018 Integra Realty Resources

Name	Suburb	Submarket	Leasing		Total Units																				Avg.		Status	
			Began	Delivered		1Q13	2Q13	3Q13	4Q13	1Q14	2Q14	3Q14	4Q14	1Q15	2Q15	3Q15	4Q15	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	/mo		
Stabilized																												
The Springs at 127th	Plainfield	Will	1Q2013	Feb-13	340	102	79	18	56	44	28															18	Stabilized	
Amli Evanston	Evanston	North Shore	1Q 2013	Mar-13	195	22	29	36	31	34	25															10	Stabilized	
1717	Evanston	North Shore	1Q 2013	Mar-13	175	5	101	33	8	22																11	Stabilized	
Ninety7Fifty on the Park	Orland Park	South Cook	2Q 2013	Apr-13	295		97	86	24	38	30															18	Stabilized	
Randall Highlands	North Aurora	Kane	2Q 2013	Apr-13	146		11	34	32	25	37															9	Stabilized	
Algonquin Square	Algonquin	Kane	2Q 2013	Jun-13	220		15	21	70	61	49															14	Stabilized	
Central Station	Evanston	North Shore	2Q 2013	Sep-13	80			6	22	11	17	16														5	Stabilized	
Avant at the Arboretum	Lisle	DuPage	3Q 2013	Sep-13	310			31	36	66	28	56	27	36	15											12	Stabilized	
Wheaton 121	Wheaton	DuPage	3Q 2013	Sep-13	306			76	138	0	31	15	18	3												13	Stabilized	
Tapestry Naperville	Naperville	Naperville/Aurora	2Q 2014	Apr-14	298						87	44	14	29	55	19	28									13	Stabilized	
One Arlington	Arlington Hts.	Cook NW	3Q 2014	Sep-14	214							30	21	10	64	39	22	15								10	Stabilized	
Tapestry Glenview	Glenview	North Shore	3Q 2014	Sep-14	290							20	21	37	57	33	26	19	23	24						10	Stabilized	
Oaks of Vernon Hills	Vernon Hills	Lake	3Q 2014	Sep-14	336							49	8	78	49	72	0	-8	34	22						11	Stabilized	
Midtown Square	Glenview	North Shore	4Q 2014	Dec-14	138								28	34	35	30										11	Stabilized	
E2	Evanston	North Shore	1Q 2015	Mar-15	356										146	139	11	27	18							23	Stabilized	
Reserve at Glenview	Glenview	North Shore	1Q 2015	May-15	239											43	43	17	45	20	14	9	-19	10	21	18	7	Stabilized
Woodview	Deerfield	North Shore	1Q 2015	Jun-15	248											77	49	13	37	43	10					13	Stabilized	
Amli Deerfield	Deerfield	North Shore	2Q 2015	Aug-15	240												54	12	37	35	10	10	15	38	8	8	Stabilized	
Park 205	Park Ridge	Cook NW	3Q 2015	Oct-15	115													25	26							7	Stabilized	
Northgate Crossing	Wheeling	Cook NW	4Q 2015	Jan-16	288														40	41	35	35	36	42		13	Stabilized	
Courthouse Square	Wheaton	DuPage	1Q 2016	May-16	149														39	30	13	17	48			10	Stabilized	
Orland Park Crossing	Orland Park	South Cook	1Q 2016	May-16	231													40	59	35	39	17	11	5	8	10	Stabilized	
Springs at Weber Road	Romeoville	Will	2Q 2016	Aug-16	292															44	80	14	87	40		18	Stabilized	
																									12			
In lease-up																												
Northshore 770	Northbrook	North Shore	1Q 2016	Jan-16	347													71	62	43	11	39	0	53	0	12	In lease-up	
Apex 41	Lombard	DuPage	2Q 2016	Oct-16	181															15	15	15	71	22	11	8	In lease-up	
The Main	Evanston	North Shore	2Q 2016	Oct-16	112																18	11	2	48	10	4	5	In lease-up
Station Boulevard	Aurora	Naperville/Aurora	3Q 2015	Dec-16	425																23	53	62	60	40	16	In lease-up	
Metro 59	Aurora	Naperville/Aurora	2Q 2016	Feb-17	232																	16	65	22	2	9	In lease-up	
Springs on Orchard Rd.	North Aurora	Kane/Kendall	4Q 2016	Dec-16	300																27	72	18	72	27	14	In lease-up	
Brook on Janes	Bolingbrook	Will	1Q 2017	Mar-17	288																	60	98	23	11	16	In lease-up	
North 680	Schaumburg	Cook NW	1Q 2017	Apr-17	180																	23	52	14	21	9	In lease-up	
Uptown La Grange	La Grange	Cook South	1Q 2017	Mar-17	254																	32	54	46	30	14	In lease-up	
Hamilton Lakes	Itasca	Cook NW	2Q 2017	Jun-17	297																		65	0	10	8	In lease-up	
The Emerson	Oak Park	Cook South	2Q 2017	Aug-17	270																		27	35	24	10	In lease-up	
Centrum Evanston	Evanston	North Shore	2Q 2017	Jul-17	101																		33	0	20	6	In lease-up	
Residences at Wilmette	Wilmette	North Shore	3Q 2017	Oct-17	75																				17	6	In lease-up	
																									10			
Total						129	332	341	417	301	332	230	137	373	534	375	171	338	368	315	273	392	829	431	243			
Avg/Bldg/Qtr						43.0	55.3	37.9	46.3	33.4	36.9	32.9	19.6	46.6	59.3	37.5	19.0	30.7	36.8	24.2	24.8	26.1	46.1	26.9	16.2			
Avg Monthly Absorption Per Building						14.3	18.4	12.6	15.4	11.1	12.3	11.0	6.5	15.5	19.8	12.5	6.3	10.2	12.3	8.1	8.3	8.7	15.4	9.0	5.4			

For absorption purposes, buildings are considered stabilized at 90% leased

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Gail Lissner, SRA, CRE, made a personal inspection of the property that is the subject of this report. No one provided significant real property appraisal assistance to the person(s) signing this certification.
12. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
13. As of the date of this report, Gail Lissner, SRA, CRE, has completed the continuing education program for Designated Members of the Appraisal Institute.

A handwritten signature in dark ink, appearing to read "Gail Lissner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Gail Lissner, SRA, CRE
Certified General Real Estate Appraiser
Illinois Certificate # 553.001842

Assumptions and Limiting Conditions

This market study and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This market study and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. The conclusions stated in our market study apply only as of the effective date of the market study, and no representation is made as to the effect of subsequent events.
2. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
3. No environmental impact studies were either requested or made in conjunction with this market study, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the market study assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
4. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
5. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The market study covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

6. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
7. The market study shall be considered only in its entirety. No part of the market study shall be utilized separately or out of context.
8. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
9. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
10. The current purchasing power of the dollar is the basis for the values stated in the market study; we have assumed that no extreme fluctuations in economic cycles will occur.
11. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
12. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
14. The market study is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
15. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated

- upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Chicago, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the “Integra Parties”), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the market study cannot be considered as an environmental assessment of the subject property.
16. The persons signing the report may have reviewed available flood maps and may have noted in the market study whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 17. Integra Realty Resources – Chicago is not a building or environmental inspector. Integra Chicago does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 18. The market study and conclusions assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 19. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the market study, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the market study was fraudulent or prepared with intentional misconduct.
 20. Integra Realty Resources – Chicago, an independently owned and operated company, has prepared the market study for the specific intended use stated elsewhere in the report. The use of the market study by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the market study is addressed to and shall be solely for the Client’s use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the market study or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the market study (even if their reliance was foreseeable).
 21. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future

- occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
22. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

Addendum A

Qualifications

Gail Lissner, SRA, CRE

Experience

Managing Director for Integra Realty Resources
Former Vice President and Appraiser for Appraisal Research Counselors

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail has produced a report on the condominium market on a quarterly basis since 1997 and is co-author of the Downtown Chicago Condominium Report, a quarterly report delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and also includes townhome and single family residential developments. Gail has also testified as an expert witness in a variety of housing matters.

Professional Activities & Affiliations

Appraisal Institute: SRA Designation
The Counselors of Real Estate: CRE Designation
Board Member (2017-2020): State of IL Real Estate Appraisal Administration and Disciplinary Board

Village Trustee (2017-2021): Village of Glencoe Board of Trustees
President: Realty Club of Chicago (2016)
Vice President: Realty Club of Chicago (2015)
Secretary/Treasurer: Counselors of Real Estate Midwest Chapter (2009-2014)
Mentor: Goldie B Wolfe Miller Women Leaders in Real Estate at Roosevelt University (2008-2010)

Member: Commercial Real Estate Women (CREW)
Member: Real Estate Investment Association (REIA) and Chicago Real Estate Council (CREC)
Member: Lambda Alpha International and Honorary Land Economics Society - Ely Chapter
Member: North Shore Barrington Board of Realtors
Crains Chicago Business: Named as one of Crains 20 Women to Watch 2008

Licenses

Illinois, Certified General Real Estate Appraiser, 553.001842, Expires September 2019
Illinois, Licensed Real Estate Managing Broker - Gail Lissner, 471.004757, Expires April 2019

Wisconsin, Certified General Real Estate Appraiser - Gail Lissner, 2282-10, Expires December 2019

Education

Bachelor of Arts from Washington University, 1972. Phi Beta Kappa, 1972.

glissner@irr.com - 312-565-3423

Arlington Downs: Proposed Future Residential Phases

Integra Realty Resources

Chicago

400 E Randolph
Suite 715
Chicago, IL 60601

T 312-565-0977
F 312-565-3436

irr.com



About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

Arlington Downs Parking Study Arlington Hts., Illinois

Prepared For:

OKW Architects

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

1 – Introduction and Zoning Requirements

This study analyses the parking needs for the Arlington Downs Planned Unit Development (PUD) located at the northeast corner of Euclid Avenue and Rohlwing Road in Arlington Heights, Illinois. Arlington Downs is a mixed-use project under development with a combination of residential, retail, restaurants, and recreational uses.

Zoning Requirements

The PUD parking requirements were calculated based on the Village of Arlington Heights's Zoning Code as shown **Table 1**. The proposed parking plan provides 84% of the parking required by zoning. The parking requirements for Lot 4 were analyzed based on a maximum of 20,000 square feet of restaurant space. An overall parking variation of 433 spaces is needed.

Table 1
Arlington Heights Zoning Requirements

Lot	Use	Size	Zoning Code	Required Spaces	Proposed Spaces
1A 2A	One Arlington	214 units	1.45 spaces per unit	310	336 (-13)
	Office (25N)	11,722 sq. ft.	1 space per 300 sq. ft.	39	
	First Ascent and Funtopia	834 persons	30% of Occupancy	250	311 (-32)
		Retail-450 sq. ft.	1 space per 300 sq. ft.	2	
		Office-1,483 sq. ft.	1 space per 250 sq. ft.	5	
		Restr.-3,844 sq. ft.	1 space per 45 sq. ft. of seating area	86	
			Subtotal	692	647
5	Apartments (ADR-II)	263 units	2 spaces per unit	526	401 (-125)
3	Senior (ADR-III)	180 units	2 space2 per unit	360	270 (-90)
2B/16	Apartments (ADR-IV)	360 units	2 spaces per unit	720	540 (-180)
			Residential Subtotal	1,606	1,211
4A	Hotel	116 rooms	1 space per room	116	476 (+13)
	Hotel Bar	138 sq. ft.	1 space per 45 sq. ft. of seating area	3	
	Hotel Meeting Rooms	90 persons	30% of Occupancy	27	
	Retail	10,300 sq. ft.	1 space per 300 sq. ft.	34	
	Restaurant	20,000 sq. ft.	1 space per 45 sq. ft. of seating area	222 ⁽¹⁾	
		3,000 sq. ft. (outside seating)		67	
			Subtotal Hotel/Restaurant/Retail	469	476
			Total PUD Parking Totals	2,767	2,334

(1) Seating area estimated as 50% of gross area

2 – RESIDENTIAL PARKING REQUIREMENTS

At full build out, four residential buildings are planned at Arlington Downs. ONE Arlington apartment building is built and occupied with 214 units on Lots 1A/2A. Two other apartment buildings are proposed on Lot 5 (ADR-II) with 263 units and on Lots 2B/16 (ADR-VI) with 360 units. A senior residential building is proposed on Lot 3 with 180 units.

Apartment Parking

The Village Code requirement is 2.0 parking spaces per dwelling unit. Senior housing only requires one space per unit. The previous PUD approvals supported a reduction in the parking requirement from 2.0 to 1.45 spaces per unit based on census data and parking surveys of other rental projects. It also required a follow up parking study when the ONE Arlington units were completed and occupied that was completed in June of 2017 with its results summarized in the **Appendix**. The peak surveyed parking demand was 1.31 parking spaces per occupied unit at ONE Arlington. **Table 2** summarizes the parking requirements based on local and national surveys. The surveyed data exceeds the ITE parking demand and the US Census data for auto ownership at rental units in Arlington Heights, Illinois and slightly less than the EEA surveys. To be conservative, a parking ratio of 1.50 spaces per unit will be assumed for the three new residential buildings.

Table 2
Apartment Parking Demand Summary

Source	Parking Ratio
Village Code	2.00
Urban Land Institute	1.65
Arlington Down PUD Ratio	1.50
EEA 2011 Surveys	1.39
ONE Arlington Survey	1.31
Institute of Transportation Engineers	1.23
US Census Data	1.22

Parking for the three new buildings will be self-contained for residents and their visitors and not provide shared parking. The senior living building will provide 1.5 spaces per unit at this time until a more specific plan is developed. **Table 3** shows the hourly parking demand for the three new residential buildings. The proposed 1.5 parking spaces per unit will satisfy the parking demand for each building.

Table 3
Residential Towers ADR-II, ADR-III, ADR IV

ADR-II Zone E Lot 5 Apartments				ADR-III Zone C Lot 3 Senior Living				ADR-IV Lot 16/2B Apartments							
Weekday	Visitor Parking		Resident Parking		Apartment Total Parking	Spaces Provided	Diff.	Visitor Parking		Resident Parking		Apartment Total Parking	Spaces Provided	Diff.	
	Size Units = Peak Demand %	263 0.15 39.5 veh.	Size Units = Peak Dem %	263 1.35 355.1 veh.				Size Units = Peak Dem %	180 0.15 27.0 veh.	Size Units = Peak Dem %	180 1.35 243.0 veh.				
6:00 AM	0%	0.0	100%	355.1	355.1	401	46.0	0%	0.0	100%	243.0	243.0	270	27.0	
7:00 AM	10%	3.9	90%	319.5	323.5	401	77.5	10%	2.7	90%	218.7	221.4	270	48.6	
8:00 AM	20%	7.9	85%	301.8	309.7	401	91.3	20%	5.4	85%	206.6	212.0	270	58.1	
9:00 AM	20%	7.9	80%	284.0	291.9	401	109.1	20%	5.4	80%	194.4	199.8	270	70.2	
10:00 AM	20%	7.9	75%	266.3	274.2	401	126.8	20%	5.4	75%	182.3	187.7	270	82.4	
11:00 AM	20%	7.9	70%	248.5	256.4	401	144.6	20%	5.4	70%	170.1	175.5	270	94.5	
Noon	20%	7.9	65%	230.8	238.7	401	162.3	20%	5.4	65%	158.0	163.4	270	106.7	
1:00 PM	20%	7.9	70%	248.5	256.4	401	144.6	20%	5.4	70%	170.1	175.5	270	94.5	
2:00 PM	20%	7.9	70%	248.5	256.4	401	144.6	20%	5.4	70%	170.1	175.5	270	94.5	
3:00 PM	20%	7.9	70%	248.5	256.4	401	144.6	20%	5.4	70%	170.1	175.5	270	94.5	
4:00 PM	20%	7.9	75%	266.3	274.2	401	126.8	20%	5.4	75%	182.3	187.7	270	82.4	
5:00 PM	40%	15.8	85%	301.8	317.6	401	83.4	40%	10.8	85%	206.6	217.4	270	52.7	
6:00 PM	60%	23.7	90%	319.5	343.2	401	57.8	60%	16.2	90%	218.7	234.9	270	35.1	
7:00 PM	100%	39.5	97%	344.4	383.8	401	17.2	100%	27.0	97%	235.7	262.7	270	7.3	
8:00 PM	100%	39.5	98%	347.9	387.4	401	13.6	100%	27.0	98%	238.1	265.1	270	4.9	
9:00 PM	100%	39.5	99%	351.5	390.9	401	10.1	100%	27.0	99%	240.6	267.6	270	2.4	
10:00 PM	100%	39.5	100%	355.1	394.5	401	6.5	100%	27.0	100%	243.0	270.0	270	0.0	
11:00 PM	80%	31.6	100%	355.1	386.6	401	14.4	80%	21.6	100%	243.0	264.6	270	5.4	
Midnight	50%	19.7	100%	355.1	374.8	401	26.2	50%	13.5	100%	243.0	256.5	270	13.5	
RESIDENTIAL															
Weekend	Visitor Parking		Resident Parking		Total Parking	Spaces Provided	Diff.	Visitor Parking		Resident Parking		Total Parking	Spaces Provided	Diff.	
	Size Units = Peak Demand %	263 0.15 39.5 veh.	Size Units = Peak Dem %	263 1.3 341.9 veh.				Size Units = Peak Dem %	180 0.15 27.0 veh.	Size Units = Peak Dem %	180 1.0 180.0 veh.				
6:00 AM	0%	0.0	100%	341.9	341.9	401	59.1	0%	0.0	100%	180.0	180.0	270	90.0	
7:00 AM	20%	7.9	90%	307.7	315.6	401	85.4	20%	5.4	90%	162.0	167.4	270	102.6	
8:00 AM	20%	7.9	85%	290.6	298.5	401	102.5	20%	5.4	85%	153.0	158.4	270	111.6	
9:00 AM	20%	7.9	80%	273.5	281.4	401	119.6	20%	5.4	80%	144.0	149.4	270	120.6	
10:00 AM	20%	7.9	75%	256.4	264.3	401	136.7	20%	5.4	75%	135.0	140.4	270	129.6	
11:00 AM	20%	7.9	70%	239.3	247.2	401	153.8	20%	5.4	70%	126.0	131.4	270	138.6	
Noon	20%	7.9	65%	222.2	230.1	401	170.9	20%	5.4	65%	117.0	122.4	270	147.6	
1:00 PM	20%	7.9	70%	239.3	247.2	401	153.8	20%	5.4	70%	126.0	131.4	270	138.6	
2:00 PM	20%	7.9	70%	239.3	247.2	401	153.8	20%	5.4	70%	126.0	131.4	270	138.6	
3:00 PM	20%	7.9	70%	239.3	247.2	401	153.8	20%	5.4	70%	126.0	131.4	270	138.6	
4:00 PM	20%	7.9	75%	256.4	264.3	401	136.7	20%	5.4	75%	135.0	140.4	270	129.6	
5:00 PM	40%	15.8	85%	290.6	306.4	401	94.6	40%	10.8	85%	153.0	163.8	270	106.2	
6:00 PM	60%	23.7	90%	307.7	331.4	401	69.6	60%	16.2	90%	162.0	178.2	270	91.8	
7:00 PM	100%	39.5	97%	331.6	371.1	401	29.9	100%	27.0	97%	174.6	201.6	270	68.4	
8:00 PM	100%	39.5	98%	335.1	374.5	401	26.5	100%	27.0	98%	176.4	203.4	270	66.6	
9:00 PM	100%	39.5	99%	338.5	377.9	401	23.1	100%	27.0	99%	178.2	205.2	270	64.8	
10:00 PM	100%	39.5	100%	341.9	381.4	401	19.7	100%	27.0	100%	180.0	207.0	270	63.0	
11:00 PM	80%	31.6	100%	341.9	373.5	401	27.5	80%	21.6	100%	180.0	201.6	270	68.4	
Midnight	50%	19.7	100%	341.9	361.6	401	39.4	50%	13.5	100%	180.0	193.5	270	76.5	

3 – FAMILY RECREATION CENTER

Family Recreation Center

The current proposal for the building is to dismantle its interior and redevelop the building into a Family Recreation Center (FRC) which will house a First Ascent climbing gym and a Funtopia family entertainment center. The total building area is 47,389 square feet. First Ascent will occupy 31,127 square feet of the building and the remaining 16,262 square feet for the Funtopia facility.

First Ascent Parking

First Ascent is an indoor climbing gym with fitness stations and yoga/ fitness classes. Their hours of operation are from 6:00 AM to 11:00 PM on weekdays and from 10:00 AM to 8:00 PM on weekends. First Ascent projects the expected daily attendance to be 500 visitors per day. This includes their patrons using the 70 seat on-site lounge. Climbers typically stay for two hours per visit and climb in pairs.

First Ascent provided hourly attendance data for the month of January, 2018 at their Avondale location. This data was used to determine the hourly parking variation on an average weekday and weekend day. The peak parking demand estimated to be 125 vehicles on a weekday and 150 vehicles on a weekend.

Funtopia Parking

Funtopia is a concept that combines sports and fun and offers activities for all ages, all under one roof. Some of their activities include Fun Walls, a Rope Course, an Ultra Realistic Caving System, a Giant Slide, and a 20 feet Free Fall. Party rooms and a common lounge area, are provided birthday parties, group events, team building programs and any kind of professional or social outings. Funtopia hours of operation are 10:00 AM to 8:00 PM Monday thru Thursday and 10:00 AM to 10:00 PM Friday thru Sunday. The peak parking demand was based on a maximum attendance of 200 children (1.5 children per vehicle) on a weekday per the operator or 133 vehicles. Saturday attendance is generally higher but has more drop-off. The peak parking demand conservatively estimated to be 150 vehicles on a weekday and 175 vehicles on a weekend to include parking overlap between parties.

Parking Requirements

The FRC received approval for a Special Use Permit (SUP) with a parking study was submitted with the SUP application. A copy of the study is attached in the Appendix. The overall conclusion of that study was that the uses that make up Lots 1A/2A (One Arlington, 25N Coworking, and the FRC) can meet the projected demand with the parking provided on that lot. **Tables 4 and 5** shows the hourly parking demand for those users.

Table 4

ZONE 1A/2A ONE ARLINGTON Residential Apartments and 25N Office Space

	Residential				Office				Calculated Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided	Diff.	
	Visitor Parking		Resident Parking		Employee Parking		Visitor Parking							
	Size Units = Peak Demand %	214 0.15 32.1 veh.	Size Units = Peak Demand %	214 1.3 278.2 veh.	Size Units = Peak Demand %	11,722 3 35.2 veh.	Size Units = Peak Demand %	11,722 0.33 3.9 veh.						
Weekday														
6:00 AM	0%	0.0	100%	278.2	278.2	3%	1.1	0%	0.0	1.1	16%	279.3	336	94.6
7:00 AM	10%	3.2	90%	250.4	253.6	30%	10.5	1%	0.0	10.6	17%	264.2	336	111.0
8:00 AM	20%	6.4	85%	236.5	242.9	75%	26.4	20%	0.8	27.1	43%	270.0	336	147.2
9:00 AM	20%	6.4	80%	222.6	229.0	95%	33.4	60%	2.3	35.7	60%	264.7	336	170.3
10:00 AM	20%	6.4	75%	208.7	215.1	100%	35.2	100%	3.9	39.0	53%	254.1	336	170.3
11:00 AM	20%	6.4	70%	194.7	201.2	100%	35.2	45%	1.7	36.9	55%	238.1	336	182.4
Noon	20%	6.4	65%	180.8	187.3	90%	31.6	15%	0.6	32.2	42%	219.5	336	181.3
1:00 PM	20%	6.4	70%	194.7	201.2	90%	31.6	45%	1.7	33.4	49%	234.6	336	179.1
2:00 PM	20%	6.4	70%	194.7	201.2	100%	35.2	100%	3.9	39.0	39%	240.2	336	162.6
3:00 PM	20%	6.4	70%	194.7	201.2	100%	35.2	45%	1.7	36.9	42%	238.1	336	168.1
4:00 PM	20%	6.4	75%	208.7	215.1	90%	31.6	15%	0.6	32.2	56%	247.3	336	178.0
5:00 PM	40%	12.8	85%	236.5	249.3	50%	17.6	10%	0.4	18.0	49%	267.3	336	157.1
6:00 PM	60%	19.3	90%	250.4	269.6	25%	8.8	5%	0.2	9.0	44%	278.6	336	142.9
7:00 PM	100%	32.1	97%	269.9	302.0	10%	3.5	2%	0.1	3.6	55%	305.5	336	138.5
8:00 PM	100%	32.1	98%	272.6	304.7	7%	2.5	1%	0.0	2.5	48%	307.2	336	128.6
9:00 PM	100%	32.1	99%	275.4	307.5	3%	1.1	0%	0.0	1.1	35%	308.6	336	106.6
10:00 PM	100%	32.1	100%	278.2	310.3	1%	0.4	0%	0.0	0.4	23%	310.7	336	83.6
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	19%	303.9	336	80.3
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	9%	294.3	336	66.0
Zone 1A/2A														
Weekend	Residential				Office				Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided	Diff.	
	Visitor Parking		Resident Parking		Employees Parking		Visitor Parking							
	Size Units = Peak Demand %	214 0.15 32.1 veh.	Size Units = Peak Demand %	214 1.3 278.2 veh.	Size Units= Peak Demand %	11,722 0.35 4.1 veh.	Size Units= Peak Demand %	11,722 0.03 0.4 veh.						
6:00 AM	0%	0.0	100%	278.2	278.2	0%	0.0	0%	0.0	0.0	4%	278.2	336	68.2
7:00 AM	20%	6.4	90%	250.4	256.8	20%	0.8	20%	0.1	0.9	0%	257.7	336	78.1
8:00 AM	20%	6.4	85%	236.5	242.9	60%	2.5	60%	0.2	2.7	1%	245.6	336	92.4
9:00 AM	20%	6.4	80%	222.6	229.0	80%	3.3	80%	0.3	3.6	3%	232.5	336	109.9
10:00 AM	20%	6.4	75%	208.7	215.1	90%	3.7	90%	0.3	4.0	6%	219.1	336	128.6
11:00 AM	20%	6.4	70%	194.7	201.2	100%	4.1	100%	0.4	4.5	4%	205.6	336	138.5
Noon	20%	6.4	65%	180.8	187.3	90%	3.7	90%	0.3	4.0	-7%	191.3	336	130.8
1:00 PM	20%	6.4	70%	194.7	201.2	80%	3.3	80%	0.3	3.6	4%	204.7	336	139.6
2:00 PM	20%	6.4	70%	194.7	201.2	60%	2.5	60%	0.2	2.7	6%	203.8	336	142.9
3:00 PM	20%	6.4	70%	194.7	201.2	40%	1.6	40%	0.1	1.8	7%	202.9	336	146.1
4:00 PM	20%	6.4	75%	208.7	215.1	20%	0.8	20%	0.1	0.9	8%	216.0	336	136.3
5:00 PM	40%	12.8	85%	236.5	249.3	10%	0.4	10%	0.0	0.4	25%	249.8	336	136.3
6:00 PM	60%	19.3	90%	250.4	269.6	5%	0.2	5%	0.0	0.2	30%	269.9	336	128.6
7:00 PM	100%	32.1	97%	269.9	302.0	0%	0.0	0%	0.0	0.0	42%	302.0	336	123.1
8:00 PM	100%	32.1	98%	272.6	304.7	0%	0.0	0%	0.0	0.0	31%	304.7	336	103.3
9:00 PM	100%	32.1	99%	275.4	307.5	0%	0.0	0%	0.0	0.0	21%	307.5	336	82.5
10:00 PM	100%	32.1	100%	278.2	310.3	0%	0.0	0%	0.0	0.0	17%	310.3	336	70.4
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	12%	303.9	336	64.9
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	5%	294.3	336	56.2

Table 5

ZONE 1A/2A First Ascent and Funtopia

Weekday	First Ascent		Funtopia		Total	
	Size = Units = Peak Demand %	125.0 veh.	Size = Units = Peak Demand %	150.0 veh.	Parking Zone	Parking Provided Diff.
	(6AM - 11PM M-F)		(M-Th 10 AM-8 PM and Friday to 10 PM)			
6:00 AM	20%	25.0	0%	0.0	25.0	311 286.0
7:00 AM	25%	31.3	0%	0.0	31.3	311 279.8
8:00 AM	20%	25.0	0%	0.0	25.0	311 286.0
9:00 AM	25%	31.3	5%	7.5	38.8	311 272.3
10:00 AM	30%	37.5	30%	45.0	82.5	311 228.5
11:00 AM	35%	43.8	30%	45.0	88.8	311 222.3
Noon	40%	50.0	50%	75.0	125.0	311 186.0
1:00 PM	35%	43.8	50%	75.0	118.8	311 192.3
2:00 PM	35%	43.8	50%	75.0	118.8	311 192.3
3:00 PM	35%	43.8	60%	90.0	133.8	311 177.3
4:00 PM	55%	68.8	80%	120.0	188.8	311 122.3
5:00 PM	80%	100.0	100%	150.0	250.0	311 61.0
6:00 PM	95%	118.8	100%	150.0	268.8	311 42.3
7:00 PM	100%	125.0	100%	150.0	275.0	311 36.0
8:00 PM	65%	81.3	100%	150.0	231.3	311 79.8
9:00 PM	30%	37.5	75%	112.5	150.0	311 161.0
10:00 PM	7%	8.8	5%	7.5	16.3	311 294.8
11:00 PM	5%	6.3	0%	0.0	6.3	311 304.8
Midnight	0%	0.0	0%	0.0	0.0	311 311.0
Weekend	First Ascent		Customer Parking		Total	
	Size = Units = Peak Demand %	150.0 veh.	Size = Units = Peak Demand %	175.0 veh.	Parking Zone	Parking Provided Diff.
	(10 AM-8 PM Weekends)		(10 AM-10 PM Fri.-Sun.)			
6:00 AM	0%	0.0	0%	0.0	0.0	311 311.0
7:00 AM	0%	0.0	0%	0.0	0.0	311 311.0
8:00 AM	0%	0.0	0%	0.0	0.0	311 311.0
9:00 AM	5%	7.5	5%	8.8	16.3	311 294.8
10:00 AM	65%	97.5	25%	43.8	141.3	311 169.8
11:00 AM	100%	150.0	45%	78.8	228.8	311 82.3
Noon	85%	127.5	90%	157.5	285.0	311 26.0
1:00 PM	70%	105.0	100%	175.0	280.0	311 31.0
2:00 PM	70%	105.0	100%	175.0	280.0	311 31.0
3:00 PM	65%	97.5	100%	175.0	272.5	311 38.5
4:00 PM	55%	82.5	100%	175.0	257.5	311 53.5
5:00 PM	45%	67.5	100%	175.0	242.5	311 68.5
6:00 PM	35%	52.5	100%	175.0	227.5	311 83.5
7:00 PM	15%	22.5	100%	175.0	197.5	311 113.5
8:00 PM	5%	7.5	80%	140.0	147.5	311 163.5
9:00 PM	0%	0.0	70%	122.5	122.5	311 188.5
10:00 PM	0%	0.0	60%	105.0	105.0	311 206.0
11:00 PM	0%	0.0	5%	8.8	8.8	311 302.3
Midnight	0%	0.0	0%	0.0	0.0	311 311.0

Parking Provided

The total parking provided on Lot 1A/2A was based on the existing parking garage plan with 312 parking spaces and the proposed surface parking plan of 335 parking spaces for a total of 647 parking spaces. **Table 3** below summarizes the parking inventory by sub area.

**Table 6
Lot 1A/2A
Total Parking Supply Provided**

Lot	Location	User	Regular Spaces	Accessible Spaces	Total Spaces
1A 2A	On-Street: On-Street	Visitors	21	3	24
	Surface: East Side	FRC/Office/Visitors	72	1	73
	Surface: West Side	FRC	232	6	238
	Parking Garage	Residents/Office	306	6	312
Totals			632	15	647

The underground parking garage is a gated parking facility with 312 parking spaces which requires a key card to enter. While the parking garage can accommodate the total projected demand for the apartment residents, the office employees, and their visitors, the visitors will need to have some surface parking available since they will not have a key card to enter the garage. EEA recommends that the 24 on-street spaces be designated for short term parking in front of the apartment tower (southwest).

4 – LOT 4A PARKING

Lot 4A is located in the southwest quadrant of the Arlington Downs PUD and will contain five stand-alone buildings. Buildings A thru D will be developed with retail or restaurant uses totaling 30,300 square feet of gross floor area. The maximum restaurant square footage would be 20,000 square feet. Building E will be a 116 room hotel. A total of 476 parking spaces will be provided which exceeds the zoning requirement of 469 spaces.

A shared parking analysis was completed for the users of Lot 4A. For the restaurant space, a higher parking ratio was used based on the Institute of Transportation Engineer's parking survey data.

Table 7
National Parking Data

Land Use	Unit	Village Code	ITE	Ratio Used
Hotel	Guest room	1.0/room	0.6 (0.66)	1.0/room
Retail	1,000 sq. ft.	3.33	3.76 (4.67)	3.6 (4.0)
Restaurant	1,000 sq. ft.	11.1	10.6 (16.4)	10.6 (15.0)

Note– Weekday Demand (Weekend Demand)

Table 8 shows the parking analysis for Lot 4A and it indicates that there is adequate parking at 8:00 PM on a Saturday with 20,000 square feet of restaurant space and 3,000 square feet of outdoor seating area.

Table 8 Lot 4A Parking Demand

RETAIL										RESTAURANT										RESTAURANT																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Weekday	Customer Parking					Employee Parking					Hotel Guest Parking					Hotel Employee Parking					Customer Parking					Employee Parking					Zone Total	Parking Provided	Diff.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
	Size =		Units =		Total Parking	Rooms		Units =		Peak Demand	Rooms		Units =		Peak Demand	Size		Units =		Peak Demand	Size		Units =		Peak Demand																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	10,300	2.9	10,300	0.7		7.2	veh.	92.8	116		0.8	23.2	116	0.2		23,000	9	207.0	25%		9.2	23,000	51.8	36.8		23,000	9	207.0	25%	9.2				23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000	9	207.0	25%	9.2	23,000	51.8	36.8	23,000

Includes 3,000 square feet of outdoor seating area

APPENDIX

- **FRC Parking Study (4/18/2018)**
- **ONE Arlington Parking Surveys**
- **Apartment Parking Surveys**



Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: April 18, 2018

RE: Family Recreation Center Special Use Permit
Parking Review
Arlington Downs (Lot 1A/2A)
Arlington Heights, Illinois

This memorandum summarizes a parking review of the Family Recreation Center (FRC) in the Arlington Downs mixed-use development in Arlington Heights, Illinois. A special use permit is required for the FRC which will contain a First Ascent climbing gym and a Funtopia children entertainment center.

LOT 1A/2A Development

The FRC is part of Lot 1A/2A of the overall Arlington Downs Planned Unit Development (PUD). It includes the FRC building, the ONE Arlington apartment tower, and the 25N Coworking office space within the tower. The parking requirements were updated for the revised land plan based on the Village of Arlington Heights's Zoning Code (see **Table 1**). The proposed parking plan meets the parking required by zoning.

Table 1
Lot 1A/ 2A
Arlington Heights Parking Requirements

Lot	Use	Size	Zoning Code	Required Spaces	Proposed Spaces
1A 2A	One Arlington	214 DU	1.45 spaces per DU ⁽¹⁾	310	352 (+3)
	Office (25N)	11,722 sq. ft.	1 space per 300 sq. ft.	39	
	First Ascent	31,127 sq. ft.	1 space per 250 sq. ft.	125	295 -(3)
	Funtopia	12,600 sq. ft.	1 space per 250 sq. ft.	50	
	Food/Beverage	409 persons	30% of Occupancy	123	
			Total	647	647

(1) Approved ratio from previous PUD.

Apartment Parking

The Village Code requirement is 2.0 parking spaces per dwelling unit. The previous PUD approvals supported a reduction in the parking requirement from 2.0 to 1.45 spaces per unit based on census data and parking surveys of other rental projects. It also required a follow up parking study when the ONE Arlington units were completed and occupied. A follow up parking study was completed in June of 2017 with its results summarized in a memo provided in the **Appendix**. The peak surveyed parking demand was 1.31 parking spaces per occupied unit at ONE Arlington. **Table 2** summarizes the parking requirements based on local and national surveys. The surveyed data exceeds the ITE parking demand and the US Census data for auto ownership at rental units in Arlington Heights, Illinois and slightly less than the EEA surveys.

Table 2
Apartment Parking Demand Summary

Source	Parking Ratio
Village Code	2.00
Urban Land Institute	1.65
ONE Arlington Approved	1.45
EEA 2011 Surveys	1.39
ONE Arlington Survey	1.31
Institute of Transportation Engineers	1.23
US Census Data	1.22

Office Parking

The code requirement of 39 spaces is appropriate for the office space in the apartment tower. When the parking surveys were conducted, the peak weekday parking demand between 9:00 AM and 5:00 PM was 158 vehicles at 2:00 PM for the combined office and apartment uses. This was significantly less than the peak apartment demand of 246 vehicles at Midnight (and no office users). The parking surveys showed 3 to 6 vehicles parking in the designated 25N parking lot at that time which are probably residential visitors. Adjusting for full residential occupancy, the 2:00 PM demand would be 173 vehicles and 280 vehicles at midnight. The daytime office parking demand is offset by the resident vehicles leaving the property.

In short, the current use of the ONE Arlington tower has an active shared parking situation and supports the need not to provide additional office parking spaces.

Family Recreation Center

The current proposal for the building is to dismantle its interior and redevelop the building into a Family Recreation Center (FRC) which will house a First Ascent climbing gym and a Funtopia family entertainment center. The total building area is 47,389 square feet. First Ascent will occupy 31,127 square feet of the building and the remaining 16,262 square feet for the Funtopia facility and food beverage area.

First Ascent Parking

First Ascent is an indoor climbing gym with fitness stations and yoga/ fitness classes. Their hours of operation are from 6:00 AM to 11:00 PM on weekdays and from 10:00 AM to 8:00 PM on weekends. First Ascent projects the expected daily attendance to be 500 visitors per day. This includes their patrons using the 70 seat on-site lounge. Climbers typically stay for two hours per visit and climb in pairs.

First Ascent provided hourly attendance data for the month of January, 2018 at their Avondale location. This data was used to determine the hourly parking variation on an average weekday and weekend day. The peak parking demand estimated to be 125 vehicles on a weekday and 150 vehicles on a weekend.

Funtopia Parking

Funtopia is a concept that combines sports and fun and offers activities for all ages, all under one roof. Some of their activities include Fun Walls, a Rope Course, an Ultra Realistic Caving System, a Giant Slide, and a 20 feet Free Fall. Party rooms and a common lounge area, are provided birthday parties, group events, team building programs and any kind of professional or social outings. Funtopia hours of operation are 10:00 AM to 8:00 PM Monday thru Thursday and 10:00 AM to 10:00 PM Friday thru Sunday. The peak parking demand was based on a maximum attendance of 200 children (1.5 children per vehicle) on a weekday per the operator or 133 vehicles. Saturday attendance is generally higher but has more drop-off. The peak parking demand conservatively estimated to be 150 vehicles on a weekday and 175 vehicles on a weekend to include parking overlap between parties.

Parking Provided

The total parking provided on Lot 1A/2A was based on the existing parking garage plan with 312 parking spaces and the proposed site surface parking plan of 356 parking spaces for a total of 668 parking spaces. **Table 3** below summarizes the parking inventory by sub area.

Table 3
Lot 1A/2A
Total Parking Supply Provided

Lot	Location	User	Regular Spaces	Accessible Spaces	Total Spaces
1A 2A	On-Street: On-Street	Visitors	21	3	24
	Surface: East Side	FRC/Office/Visitors	74	-	74
	Surface: West Side	FRC	231	6	237
	Parking Garage	Residents/Office	306	6	312
Totals			632	15	647

The underground parking garage is a gated parking facility with 312 parking spaces which requires a key card to enter. While the parking garage can accommodate the total projected demand for the apartment residents, the office employees, and their visitors, the visitors will need to have some surface parking available since they will not have a key card to enter the garage. EEA recommends that the 24 on-street spaces be designated for short term parking in front of the apartment tower (southwest) and approximately 16 spaces east of the FRC be designated for apartment/visitor parking. Overall, 352 parking spaces would be set aside for the ONE Arlington residential/office tower.

The remaining 60 spaces east of the FRC along with the 256 spaces to the west would be available for the First Ascent and Funtopia employees and patrons or a total of 316 spaces.

Shared Parking Analyses

The previous shared parking analysis for this portion of the Arlington Downs PUD was updated and shown in the attached **Appendix Tables 1 and 2**.

Appendix Table 1 shows the calculated and surveyed parking demand for the combined residential and office users. Calculated shared parking during the middle of the weekday generally overestimated the parking demand by 25-40%. Saturday calculated versus surveyed were similar with mostly small differences. Overall the peak demand can be accommodated within the parking garage and designated surface parking without spilling over into other parts of the Arlington Downs PUD.

Appendix Table 2 shows the similar calculation for the FRC combined First Ascent and Funtopia users throughout the weekday and weekend. The peak demand was 275 vehicles at 7:00 PM on an weekday and 285 vehicles at Noon on Saturday. The 295 spaces allocated for these uses are adequate to accommodate the projected demand.

Conclusion

The proposed Special Use Permit parking needs for the Family Recreation Center with a First Ascent climbing gym and a Funtopia entertainment facility along with the ONE Arlington residential/office tower can be accommodated within Lot 1A/2A's 647 parking spaces without relying on additional shared parking from other lots of the Arlington Downs PUD.

Appendix Table 1

ZONE 1A/2A ONE ARLINGTON Residential Apartments and 25N Office Space

Weekday	Residential				Office				Calculated Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided Diff.	
	Visitor Parking		Resident Parking		Employee Parking		Visitor Parking						
	Size Units = Peak Demand %	214 0.15 veh.	Size Units = Peak Demand %	214 1.3 veh.	Size Units = Peak Demand %	11,722 3 veh.	Size Units = Peak Demand %	11,722 0.33 veh.					
6:00 AM	0%	0.0	100%	278.2	3%	1.1	0%	0.0	279.3	16%	241	352	110.6
7:00 AM	10%	3.2	90%	250.4	30%	10.5	1%	0.0	264.2	17%	225	352	127.0
8:00 AM	20%	6.4	85%	236.5	75%	26.4	20%	0.8	270.0	43%	189	352	163.2
9:00 AM	20%	6.4	80%	222.6	95%	33.4	60%	2.3	264.7	60%	166	352	186.3
10:00 AM	20%	6.4	75%	208.7	100%	35.2	100%	3.9	254.1	53%	166	352	186.3
11:00 AM	20%	6.4	70%	194.7	100%	35.2	45%	1.7	238.1	55%	154	352	198.4
Noon	20%	6.4	65%	180.8	90%	31.6	15%	0.6	219.5	42%	155	352	197.3
1:00 PM	20%	6.4	70%	194.7	90%	31.6	45%	1.7	234.6	49%	157	352	195.1
2:00 PM	20%	6.4	70%	194.7	100%	35.2	100%	3.9	240.2	39%	173	352	178.6
3:00 PM	20%	6.4	70%	194.7	100%	35.2	45%	1.7	238.1	42%	168	352	184.1
4:00 PM	20%	6.4	75%	208.7	90%	31.6	15%	0.6	247.3	56%	158	352	194.0
5:00 PM	40%	12.8	85%	236.5	50%	17.6	10%	0.4	267.3	49%	179	352	173.1
6:00 PM	60%	19.3	90%	250.4	25%	8.8	5%	0.2	278.6	44%	193	352	158.9
7:00 PM	100%	32.1	97%	269.9	10%	3.5	2%	0.1	305.5	55%	198	352	154.5
8:00 PM	100%	32.1	98%	272.6	7%	2.5	1%	0.0	307.2	48%	207	352	144.6
9:00 PM	100%	32.1	99%	275.4	3%	1.1	0%	0.0	308.6	35%	229	352	122.6
10:00 PM	100%	32.1	100%	278.2	1%	0.4	0%	0.0	310.7	23%	252	352	99.6
11:00 PM	80%	25.7	100%	278.2	0%	0.0	0%	0.0	303.9	19%	256	352	96.3
Midnight	50%	16.1	100%	278.2	0%	0.0	0%	0.0	294.3	9%	270	352	82.0
Zone 1A/2A													
Weekend	Residential				Office				Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided Diff.	
	Visitor Parking	Size Units = Peak Demand %	214 1.3 veh.	Resident Parking	Size Units = Peak Demand %	11,722 0.35 veh.	Employee Parking	Size Units = Peak Demand %					11,722 0.03 veh.
	6:00 AM	0%	0.0	100%	278.2	0%	0.0	0%	0.0	278.2	4%	268	352
7:00 AM	20%	6.4	90%	250.4	20%	0.8	20%	0.1	257.7	0%	258	352	94.1
8:00 AM	20%	6.4	85%	236.5	60%	2.5	60%	0.2	245.6	1%	244	352	108.4
9:00 AM	20%	6.4	80%	222.6	80%	3.3	80%	0.3	232.5	3%	226	352	125.9
10:00 AM	20%	6.4	75%	208.7	90%	3.7	90%	0.3	219.1	6%	207	352	144.6
11:00 AM	20%	6.4	70%	194.7	100%	4.1	100%	0.4	205.6	4%	198	352	154.5
Noon	20%	6.4	65%	180.8	90%	3.7	90%	0.3	191.3	-7%	205	352	146.8
1:00 PM	20%	6.4	70%	194.7	80%	3.3	80%	0.3	204.7	4%	196	352	155.6
2:00 PM	20%	6.4	70%	194.7	60%	2.5	60%	0.2	203.8	6%	193	352	158.9
3:00 PM	20%	6.4	70%	194.7	40%	1.6	40%	0.1	202.9	7%	190	352	162.1
4:00 PM	20%	6.4	75%	208.7	20%	0.8	20%	0.1	216.0	8%	200	352	152.3
5:00 PM	40%	12.8	85%	236.5	10%	0.4	10%	0.0	249.8	25%	200	352	152.3
6:00 PM	60%	19.3	90%	250.4	5%	0.2	5%	0.0	269.9	30%	207	352	144.6
7:00 PM	100%	32.1	97%	269.9	0%	0.0	0%	0.0	302.0	42%	213	352	139.1
8:00 PM	100%	32.1	98%	272.6	0%	0.0	0%	0.0	304.7	31%	233	352	119.3
9:00 PM	100%	32.1	99%	275.4	0%	0.0	0%	0.0	307.5	21%	254	352	98.5
10:00 PM	100%	32.1	100%	278.2	0%	0.0	0%	0.0	310.3	17%	266	352	86.4
11:00 PM	80%	25.7	100%	278.2	0%	0.0	0%	0.0	303.9	12%	271	352	80.9
Midnight	50%	16.1	100%	278.2	0%	0.0	0%	0.0	294.3	5%	280	352	72.2

Apprndix Table 2

ZONE 1A/2A First Ascent and Funtopia

Weekday	First Ascent		Funtopia		Total	
	Size = Units = Peak Demand %	125.0 veh.	Size = Units = Peak Demand %	150.0 veh.	Parking Zone	Parking Provided Diff.
6:00 AM	(6AM - 11PM M-F) 20%	25.0	(M-Th 10 AM-8 PM and Friday to 10 PM) 0%	0.0	25.0	295
7:00 AM	25%	31.3	0%	0.0	31.3	295
8:00 AM	20%	25.0	0%	0.0	25.0	295
9:00 AM	25%	31.3	5%	7.5	38.8	295
10:00 AM	30%	37.5	30%	45.0	82.5	295
11:00 AM	35%	43.8	30%	45.0	88.8	295
Noon	40%	50.0	50%	75.0	125.0	295
1:00 PM	35%	43.8	50%	75.0	118.8	295
2:00 PM	35%	43.8	50%	75.0	118.8	295
3:00 PM	35%	43.8	60%	90.0	133.8	295
4:00 PM	55%	68.8	80%	120.0	188.8	295
5:00 PM	80%	100.0	100%	150.0	250.0	295
6:00 PM	95%	118.8	100%	150.0	268.8	295
7:00 PM	100%	125.0	100%	150.0	275.0	295
8:00 PM	65%	81.3	100%	150.0	231.3	295
9:00 PM	30%	37.5	75%	112.5	150.0	295
10:00 PM	7%	8.8	5%	7.5	16.3	295
11:00 PM	5%	6.3	0%	0.0	6.3	295
Midnight	0%	0.0	0%	0.0	0.0	295.0
Weekend	First Ascent		Customer Parking		Total	
	Size = Units = Peak Demand %	150.0 veh.	Size = Units = Peak Demand %	175.0 veh.	Parking Zone	Parking Provided Diff.
6:00 AM	(10 AM-8 PM Weekends) 0%	0.0	(10 AM-10 PM Fri.-Sun.) 0%	0.0	0.0	295
7:00 AM	0%	0.0	0%	0.0	0.0	295
8:00 AM	0%	0.0	0%	0.0	0.0	295
9:00 AM	5%	7.5	5%	8.8	16.3	295
10:00 AM	65%	97.5	25%	43.8	141.3	295
11:00 AM	100%	150.0	45%	78.8	228.8	295
Noon	85%	127.5	90%	157.5	285.0	295
1:00 PM	70%	105.0	100%	175.0	280.0	295
2:00 PM	70%	105.0	100%	175.0	280.0	295
3:00 PM	65%	97.5	100%	175.0	272.5	295
4:00 PM	55%	82.5	100%	175.0	257.5	295
5:00 PM	45%	67.5	100%	175.0	242.5	295
6:00 PM	35%	52.5	100%	175.0	227.5	295
7:00 PM	15%	22.5	100%	175.0	197.5	295
8:00 PM	5%	7.5	80%	140.0	147.5	295
9:00 PM	0%	0.0	70%	122.5	122.5	295
10:00 PM	0%	0.0	60%	105.0	105.0	295
11:00 PM	0%	0.0	5%	8.8	8.8	295
Midnight	0%	0.0	0%	0.0	0.0	295.0



Memorandum

TO: David Trandel
Springbank

Josh Wohlreich
Stoneleigh Companies LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: June 25, 2017
Revised April 16, 2018

RE: One Arlington Parking Surveys
Arlington Heights, Illinois

Eriksson Engineering Associates, Ltd. (EEA) conducted parking surveys at the ONE ARLINGTON apartment and office building to verify its parking usage characteristics. This report presents a summary of the parking surveys and compares them to the Village of Arlington Heights Zoning Code requirements and the shared parking analyses.

Parking Surveys

Parking counts were conducted from 6:00 AM to Midnight on Friday, June 16th and Saturday, June 17th at the ONE ARLINGTON site. Five parking areas were identified:

1. 25N Parking Lot – Includes the recently paved area west of the building for 25N Coworking Office parking. There are 47 newly paved space along with additional spaces on the older lot.
2. Front Parking Lot – Twenty six on-street parking spaces in front of the building including two temporary spaces in a future access drive stub.
3. Rear Parking Lot – Thirty two spaces in the surface lot east of the building.
4. Side Parking Lot – Older parking field southeast of the parking garage.
5. Parking Garage – 312 spaces in two-level parking garage.

Table 1 (attached) shows the number of vehicles parked on-site during the survey periods by location. ONE ARLINGTON had 195 occupied apartments out of 214 available units. The peak demand occurred a midnight on both days with Saturday having 255 vehicles on-site (1.308 vehicles per occupied unit). The parking ratio is ten percent less than the 1.45 vehicles per unit used in the previous parking studies. Adjusting for full occupancy, the peak demand would be 280 vehicles with 214 apartments.

Table 1
ONE ARLINGTON Parking Surveys

Surveys on Friday, June 16, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
Supply	47	26	32	0	312	420
Time						
6:00 AM	0	19	10	0	191	220
7:00 AM	0	20	10	0	175	205
8:00 AM	4	19	9	0	140	172
9:00 AM	10	23	10	0	108	151
10:00 AM	18	24	11	0	98	151
11:00 AM	20	22	13	0	85	140
Noon	19	23	13	0	86	141
1:00 PM	17	23	14	0	89	143
2:00 PM	20	24	17	0	97	158
3:00 PM	23	23	17	1	89	153
4:00 PM	17	21	13	0	93	144
5:00 PM	10	20	16	0	117	163
6:00 PM	5	22	17	0	132	176
7:00 PM	5	19	19	0	137	180
8:00 PM	3	18	20	1	147	189
9:00 PM	3	20	17	0	169	209
10:00 PM	3	24	20	0	183	230
11:00 PM	3	24	20	0	186	233
Midnight	4	25	20	0	197	246
Surveys on Saturday, June 17, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
6:00 AM	2	21	17	0	204	244
7:00 AM	2	20	16	0	197	235
8:00 AM	2	20	14	0	186	222
9:00 AM	3	19	12	0	172	206
10:00 AM	1	18	12	0	158	189
11:00 AM	3	22	14	0	141	180
Noon	7	22	16	0	142	187
1:00 PM	12	20	16	0	131	179
2:00 PM	7	18	17	0	134	176
3:00 PM	5	16	15	0	137	173
4:00 PM	8	19	15	0	140	182
5:00 PM	5	15	12	0	150	182
6:00 PM	4	16	12	0	157	189
7:00 PM	4	16	12	0	162	194
8:00 PM	4	19	20	0	169	212
9:00 PM	3	24	25	0	179	231
10:00 PM	4	24	23	0	191	242
11:00 PM	5	23	22	0	197	247
Midnight	6	23	21	0	205	255

Note: 195 occupied units at time of surveys

Zoning Requirements

The parking requirements were calculated for ONE ARLINGTON based on the Village of Arlington Heights Zoning Code (see **Table 2**) for the 214 apartments and 11,722 square feet of office space. The overall parking required is 512 spaces.

Table 2
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking
Apartments	214 units	2 spaces per dwelling unit	428
Office	11,722 sq. ft.	One parking space per 300 square feet	39
		Total Spaces Required	467

Based on the parking surveys, the actual parking demand at full occupancy is 280 vehicles or 60% of the code requirement. The primary reason is the lower than anticipated vehicle ownership of 1.308 vehicles per unit versus the code requirement of 2.0 vehicles per unit (about 150 space reduction). The remaining 39 space savings are from office demand during the middle of the day which is less than the number of resident parking spaces vacated during the day.

Shared Parking

Comparisons were also made to the shared parking methodology and the actual parking surveys. **Table 3** (attached) shows the original shared parking calculations and shows the difference between them and the full occupancy of ONE ARLINGTON. In general, the shared parking methodology over estimates the spaces needed particularly during the daytime on a weekday and during the evening weekend period.

Summary

The parking surveys of ONE ARLINGTON supports a lower parking ratio for apartments from the 2.0 spaces per unit zoning code requirement and 1.45 spaces per unit from original analysis to a 1.31 spaces per unit ratio.

The shared parking methodology overestimated the hourly parking demand for the Zone A development and supports an adjustment to the calculations when the study is updated for the new PUD.

TABLE 3 Comparison of Shared Parking Analysis with Parking Surveys

Weekday	Residential				Office				Shared Parking Total	Parking Surveys Adjusted for Full Occupancy	Difference Spaces %	
	Visitor Parking		Resident Parking		Employee Parking		Visitor Parking					Office Total Parking
	Size Units = Peak Demand %	214 0.15 32.1 veh.	Size Units = Peak Demand %	214 1.3 278.2 veh.	Size Units = Peak Demand %	11,722 3.5 41.0 veh.	Size Units = Peak Demand %	25,000 0.3 7.5 veh.				
6:00 AM	0%	0.0	100%	278.2	278.2	3%	1.2	0%	0.0	1.2	279.4	-38 -14%
7:00 AM	10%	3.2	90%	250.4	253.6	30%	12.3	1%	0.1	12.4	266.0	-41 -15%
8:00 AM	20%	6.4	85%	236.5	242.9	75%	30.8	20%	1.5	32.3	275.2	-86 -31%
9:00 AM	20%	6.4	80%	222.6	229.0	95%	39.0	60%	4.5	43.5	272.5	-107 -39%
10:00 AM	20%	6.4	75%	208.7	215.1	100%	41.0	100%	7.5	48.5	263.6	-98 -37%
11:00 AM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	-92 -37%
Noon	20%	6.4	65%	180.8	187.3	90%	36.9	15%	1.1	38.0	225.3	-71 -31%
1:00 PM	20%	6.4	70%	194.7	201.2	90%	36.9	45%	3.4	40.3	241.5	-85 -35%
2:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	100%	7.5	48.5	249.7	-76 -31%
3:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	-78 -32%
4:00 PM	20%	6.4	75%	208.7	215.1	90%	36.9	15%	1.1	38.0	253.1	-95 -38%
5:00 PM	40%	12.8	85%	236.5	249.3	50%	20.5	10%	0.8	21.3	270.6	-92 -34%
6:00 PM	60%	19.3	90%	250.4	269.6	25%	10.3	5%	0.4	10.6	280.3	-87 -31%
7:00 PM	100%	32.1	97%	269.9	302.0	10%	4.1	2%	0.2	4.3	306.2	-109 -35%
8:00 PM	100%	32.1	98%	272.6	304.7	7%	2.9	1%	0.1	2.9	307.7	-100 -33%
9:00 PM	100%	32.1	99%	275.4	307.5	3%	1.2	0%	0.0	1.2	308.7	-79 -26%
10:00 PM	100%	32.1	100%	278.2	310.3	1%	0.4	0%	0.0	0.4	310.7	-58 -19%
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	-48 -16%
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	-24 -8%
Zone A	ONE ARLINGTON Residential and Office Space											
Weekend	Residential				Office				Shared Parking Total	Parking Surveys Adjusted for Full Occupancy Actual	Difference Spaces %	
	Visitor Parking		Resident Parking		Employees Parking		Visitor Parking					Office Total Parking
	Size Units = Peak Demand %	214 0.15 32.1 veh.	Size Units = Peak Demand %	214 1.3 278.2 veh.	Size Units = Peak Demand %	11,722 0.35 4.1 veh.	Size Units = Peak Demand %	25,000 0.8 0.8 veh.				
6:00 AM	0%	0.0	100%	278.2	278.2	0%	0.0	0%	0.0	0.0	278.2	-10 -4%
7:00 AM	20%	6.4	90%	250.4	256.8	20%	0.8	20%	0.2	1.0	257.8	0 0%
8:00 AM	20%	6.4	85%	236.5	242.9	60%	2.5	60%	0.5	2.9	245.8	-2 -1%
9:00 AM	20%	6.4	80%	222.6	229.0	80%	3.3	80%	0.6	3.9	232.9	-7 -3%
10:00 AM	20%	6.4	75%	208.7	215.1	90%	3.7	90%	0.7	4.4	219.4	-12 -5%
11:00 AM	20%	6.4	70%	194.7	201.2	100%	4.1	100%	0.8	4.9	206.0	-8 -4%
Noon	20%	6.4	65%	180.8	187.3	90%	3.7	90%	0.7	4.4	191.6	14 7%
1:00 PM	20%	6.4	70%	194.7	201.2	80%	3.3	80%	0.6	3.9	205.0	-9 -4%
2:00 PM	20%	6.4	70%	194.7	201.2	60%	2.5	60%	0.5	2.9	204.1	-11 -5%
3:00 PM	20%	6.4	70%	194.7	201.2	40%	1.6	40%	0.3	1.9	203.1	-13 -7%
4:00 PM	20%	6.4	75%	208.7	215.1	20%	0.8	20%	0.2	1.0	216.0	-16 -8%
5:00 PM	40%	12.8	85%	236.5	249.3	10%	0.4	10%	0.1	0.5	249.8	-50 -20%
6:00 PM	60%	19.3	90%	250.4	269.6	5%	0.2	5%	0.0	0.2	269.9	-62 -23%
7:00 PM	100%	32.1	97%	269.9	302.0	0%	0.0	0%	0.0	0.0	302.0	-89 -29%
8:00 PM	100%	32.1	98%	272.6	304.7	0%	0.0	0%	0.0	0.0	304.7	-72 -24%
9:00 PM	100%	32.1	99%	275.4	307.5	0%	0.0	0%	0.0	0.0	307.5	-54 -18%
10:00 PM	100%	32.1	100%	278.2	310.3	0%	0.0	0%	0.0	0.0	310.3	-45 -14%
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	-33 -11%
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	-14 -5%

Memorandum To: Gary Wendt
The Argent Group

From: Stephen B. Corcoran, P.E., PTOE

Date: December 18, 2011

Subject: Apartment Parking Demand
Arlington Downs
Arlington Heights, Illinois

This memorandum summarizes the research on parking demand at apartment complexes in conjunction with the three proposed residential towers in the Arlington Downs project. Arlington Downs is a mixed use development containing apartments, hotels, a water park, retail, and restaurant uses. For the apartment buildings, a parking ratio of 1.45 spaces is proposed as part of the PUD. The purpose of this study is to determine if this is the appropriate parking ratio for the apartments.

Zoning Code Requirements

The requirement for apartments outside Downtown Arlington Heights is two parking spaces per apartment based on the Village Zoning Code.

National Parking Data

Data on parking demand for similar land-uses was obtained from the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition manual and the Urban Land Institute's Shared Parking, 2nd Edition report. The ITE data for was based on surveys of 21 suburban sites with an average peak parking demand of 1.23 vehicles per apartment. The ULI report uses 1.65 spaces per apartment.

US Census Data

The US Census data for Arlington Heights was reviewed to determine the auto ownership of residents in rental housing units. The census data is based upon 7,167 renter-occupied housing units (apartments, condominiums, town homes, senior housing, and single-family homes) in Arlington Heights owning between 0 to 5 or more vehicles per unit. For all those households, the average auto ownership was 1.3 vehicles per unit. The data was refined further to eliminate rental households with no vehicles (typically senior occupied housing or near Downtown) and multiple vehicles (3 or more vehicles which typically are at single-family homes). The adjusted average ownership was 1.34 vehicles per rental unit.

Apartment Parking Surveys

Parking surveys were conducted at seven area apartment complexes that were included in the market study for Arlington Downs. The locations surveyed were:

Avalon of Arlington Heights: This apartment building is located in downtown Arlington Heights and provides parking in an adjacent municipal garage. This garage is also used by retailers during the day.

Central Park East: This complex contains two apartment towers on Central Road in Arlington Heights. Parking is provided by a combination of underground parking beneath the towers and surface parking.

The Pointe: Located on Rand Road by Route 53, this development provides a combination surface parking and at-grade stand alone garages. It is also in Arlington Heights.

The Wheatland's: Located along Deerfield Parkway in Buffalo Grove, this development provides a combination surface parking and at-grade stand alone garages.

Versailles on the Lake: This complex contains 12 apartment towers with parking beneath the buildings and on the surface. It is located in Schaumburg.

Field Pointe: Parking is provided by surface lots and three parking structures. Each parking structure has a restricted lower level and an open upper level. There are 12 towers and it is located in Schaumburg.

Woodland Creek: Located in Wheeling, it has six apartment towers and a combination of surface parking and parking beneath the building.

Table 1 summarizes the number and type of units in each complex which was provided by the market study consultant.

Table 1
Apartment Parking Survey Locations and Size

Property	City	Studios	1-Beds	2-Beds	Total Apartments
Avalon of Arlington Heights	Arlington Heights	28	229	152	409
Central Park East	Arlington Heights	0	96	108	204
The Pointe	Arlington Heights	0	248	64	312
The Wheatland's	Buffalo Grove	0	120	232	352
Versailles on the Lakes	Schaumburg	0	288	330	618
Field Pointe	Schaumburg	0	228	96	324
Woodland Creek	Wheeling	0	368	272	640
					2,859

For each property, the marketing consultant obtained the occupancy levels for each complex and the number of occupied spaces in the restricted underground or parking garage structures where access was not available. Also, the Village of Arlington Heights provided the number of residential permits issued in the municipal parking garage for residents of the Avalon apartments.

Parking surveys were conducted in the early morning that counted the number of parked cars in the surface lots. These results were combined with the data of the vehicles parked in the garages to determine the total parking demand. This was then compared with the number of occupied units to determine the parking demand per apartment. **Table 2** summarizes the results for each complex.

Table 2
Apartment Parking Survey Results

Property	Total Units	Occupancy Rate	Occupied Units	Occupied Surface Spaces	Occupied Garage Spaces	Total Vehicles	Demand Per Apartment
Avalon of Arlington Heights	409	95%	389	0	416	416	1.07
Central Park East	204	95%	194	124	127	251	1.30
The Pointe	312	95%	296	349	60	409	1.38
The Wheatland's	352	95%	334	324	168	492	1.47
Versailles on the Lakes	618	89%	550	369	354	723	1.31
Field Pointe	324	90%	291	363	228	591	2.03
Woodland Creek	640	93%	595	397	400	797	1.34
	2,859		2,649			3,679	1.39

The average demand per apartment was 1.39 spaces per unit. If the high (Field Pointe) and the low (Avalon) data points are removed, the ratio would be 1.36 spaces.

CONCLUSION

Based on the parking survey for apartment complexes, the following conclusions were made:

- The current Zoning Code parking requirements of two spaces per apartment exceeds the ITE, ULI, US Census, and local parking survey data.
- The proposed parking ratio of 1.45 parking spaces per apartment is adequate to serve the Arlington Downs development.

Arlington Downs

Traffic Study

Arlington Hts., Illinois

Prepared For:

OKW Architects

Prepared by:

Eriksson Engineering Associates, Ltd.



145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

1 – INTRODUCTION

This traffic report summarizes an analysis of the traffic conditions relating to proposed modifications to the Arlington Downs Planned Unit Development (PUD) in Arlington Heights, Illinois. It is located in the northeast quadrant of the signalized intersection of Euclid Avenue and Rohlwing Road. The site was originally occupied by the Arlington Sheraton full-service hotel with restaurants, meeting rooms, a water park and banquet facilities.

The purpose of the study was to observe the existing traffic patterns in the area, to determine the traffic characteristics of the development, and to analyze the future traffic conditions and access needs. The following sections of this report present a detailed description of the proposed site, transportation conditions, land-uses, and the proposed development's traffic characteristics.

Based on the following analyses, the following conclusions were developed:

1. The revised Arlington Downs PUD proposal will generate between 563 and 777 total vehicle trips during the peak-hours. This volume of site traffic is less than prior PUD proposals.
2. The overall road network and site access system can accommodate the projected site and regional traffic growth through the Year 2023 with excess capacity still available.
3. The intersection of Euclid Avenue and Rohlwing Road will need a southbound right-turn lane at Euclid Avenue.
4. The Stonegate Boulevard intersection on Euclid Avenue requires an eastbound left-turn lane for turns into the site.
5. A new access drive is proposed on the northern section of Salt Creek Lane with one inbound and one out bound lane.
6. No additional site access is proposed.

2 – EXISTING TRANSPORTATION NETWORK

Site Location and Area Land-Use

The site is located on the northeast corner of Euclid Avenue and Rohlwing Road in Arlington Heights, Illinois. It was previously occupied by the Arlington Sheraton hotel and conference center with an indoor water park. ONE Arlington apartments with 25N Coworking office space currently occupies the property. Access to the site is provided by one full-access drive on Euclid Avenue, one full-access drive on Rohlwing Road, and one full access drove on West Salt Creek Lane. A second access point is proposed on Salt Creek Lane.

Land-uses near the site consist of industrial/business uses to the west across Rohlwing Road and to the north and east along Salt Creek Lane. Further to the northeast is Arlington Race Track and its support facilities. To the south, across Euclid Avenue, there are single-family homes in Rolling Meadows. A park, South Park, operated by the Salt Creek Park District is located to the southwest. **Figure 1** illustrates the site location and the adjacent roadways.

Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

Euclid Avenue is an east-west, major arterial roadway extending east from the Lake Michigan lakefront (as Lake Avenue) to Roselle Road. It has two through lanes in each direction. Along the site frontage, no left-turn median exists. Near the site, Euclid Avenue has signalized intersections at Rohlwing Road and at West Salt Creek Lane with center left-turn lanes. Euclid Avenue is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDOTH) and has a posted speed limit of 40 miles per hour (mph).

Rohlwing Road is a two-lane north-south arterial road extending north from Kirchoff Road to Lenox Lane in Palatine. At its signalized intersection with Euclid Avenue, each approach provides a shared right-turn/through lane, and a left-turn lane. Rohlwing Road is under the jurisdiction of the Villages of Arlington Heights, and Rolling Meadows with a 40 mph speed limit.

Salt Creek Lane is a two lane industrial collector road serving an existing business park. It extends east of Rohlwing Road and then swings south to Euclid Avenue. At its stop sign controlled intersection with Rohlwing Road, it has separate right and left-turn lanes. Salt Creek Lane has a traffic signal at Euclid Avenue with separate right and left-turn lanes. The speed limit is posted at 25 mph and is under the jurisdiction of the Village of Arlington Heights.

Stonegate Boulevard is an internal spine road that circulates traffic within the Arlington Downs development. It consists of one travel lane in each direction, typically separated by a landscaped median. There is no median in front of the existing residential tower, where angled parking is also provided. Stonegate Boulevard curves to intersect both Euclid Avenue and Rohlwing Road. It has one right turn lane and one left turn lane at both intersections. A two lane access road continues east from Stonegate Boulevard and intersects Salt Creek Lane. Sidewalks are generally provided along both sides of the roadway.

Figure 2 illustrates the existing roadway geometrics.

Public Transportation

The site is near the Arlington Park rail station on the Metra Union Pacific Northwest line offering service between Harvard and downtown Chicago.

PACE Route 696 is located approximately one mile to the east at the intersection of New Wilke Road and Euclid Avenue. This route runs from Randhurst Mall in Mount Prospect thru Arlington Heights, Rolling Meadows, and Schaumburg to Harper College in Palatine.

Bike Routes

Bike routes are adjacent to the site along the west side of Rohlwing Road and south of Euclid Avenue, east of Salt Creek, in the City of Rolling Meadows. These bike paths provide connections to the Villages of Arlington Heights and Palatine bike systems. A bike path is proposed on the north side of Euclid Avenue along the site frontage to be constructed in 2018.

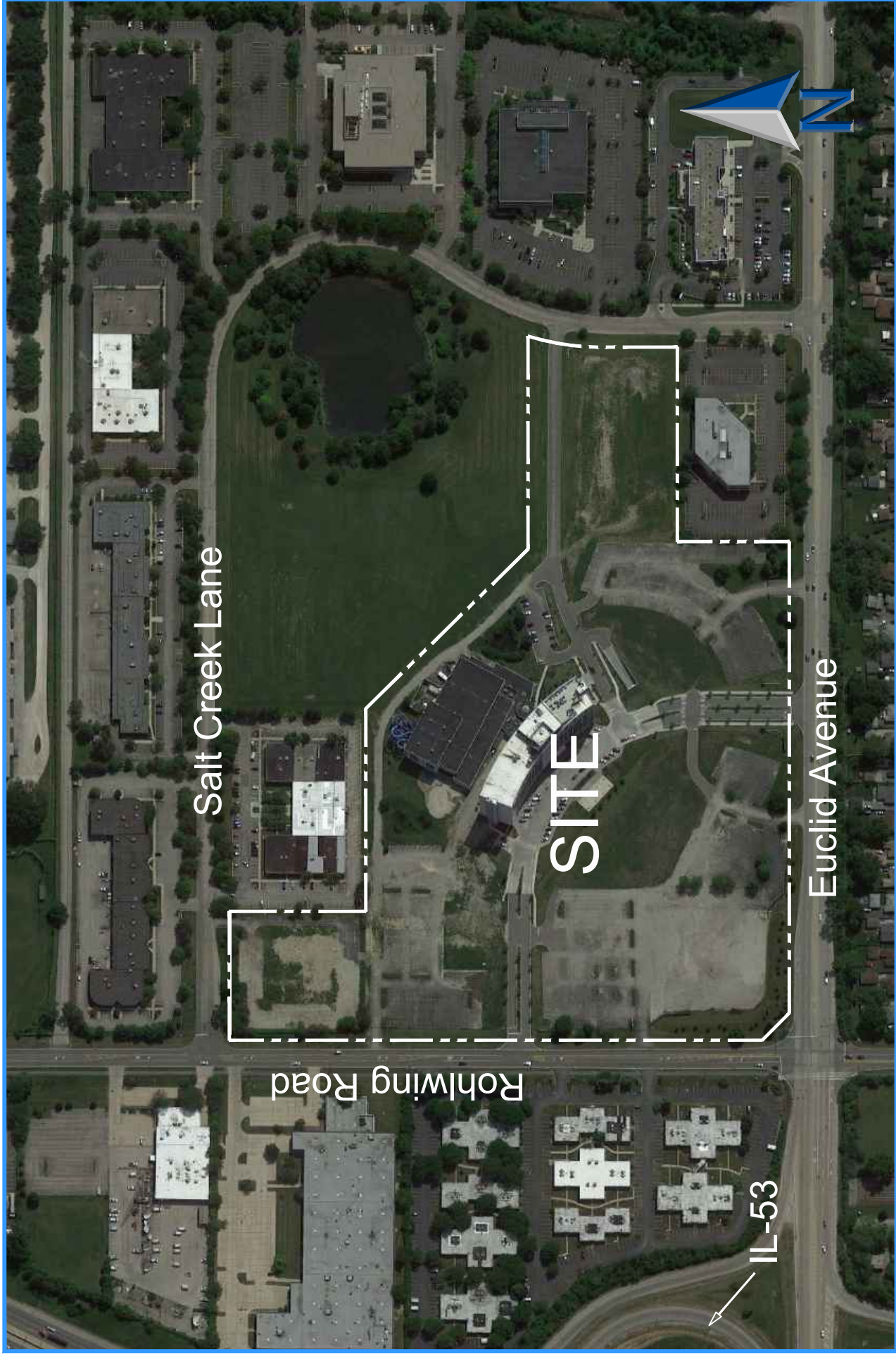
Existing Traffic Volumes

Weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual traffic counts were conducted at the following study area intersections:

- Euclid Avenue at Rohlwing Road
- Euclid Avenue at Stonegate Boulevard
- Euclid Avenue at West Salt Creek Lane
- Rohlwing Road at West Salt Creek Lane
- Rohlwing Road at Stonegate Boulevard
- West Salt Creek Lane at Arlington Downs Access Road

These counts showed the peak-hours of traffic occurring from 7:15 to 8:15 AM and 4:45 to 5:45 PM on a weekday. Euclid Avenue carries two-way traffic volumes ranging from 2,369 to 2,414 vehicles per hour (vph) in front of the site. Rohlwing Road carries significantly less traffic (630 - 644 vph). The existing traffic volumes are shown in **Figure 3** and included in the **Appendix**.

Saturday traffic counts were completed at the intersection of Euclid Avenue at Rohlwing Road with the peak-hour occurring from 11:15 AM to 12:15 PM. The intersection volumes were one third less than the weekday volumes which are approximately 1,100 vehicles per hour lower.



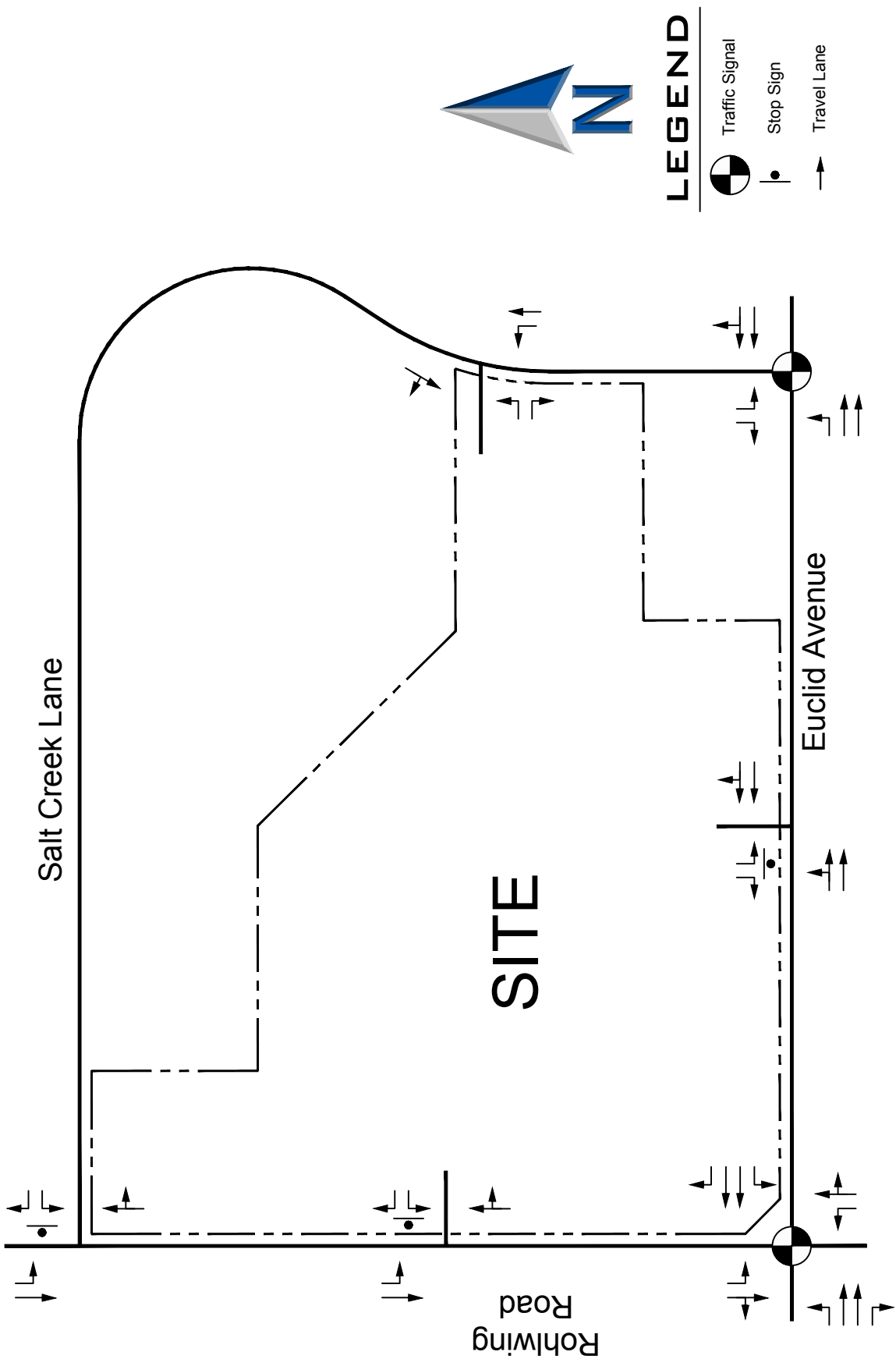
Site Location & Area Roadways

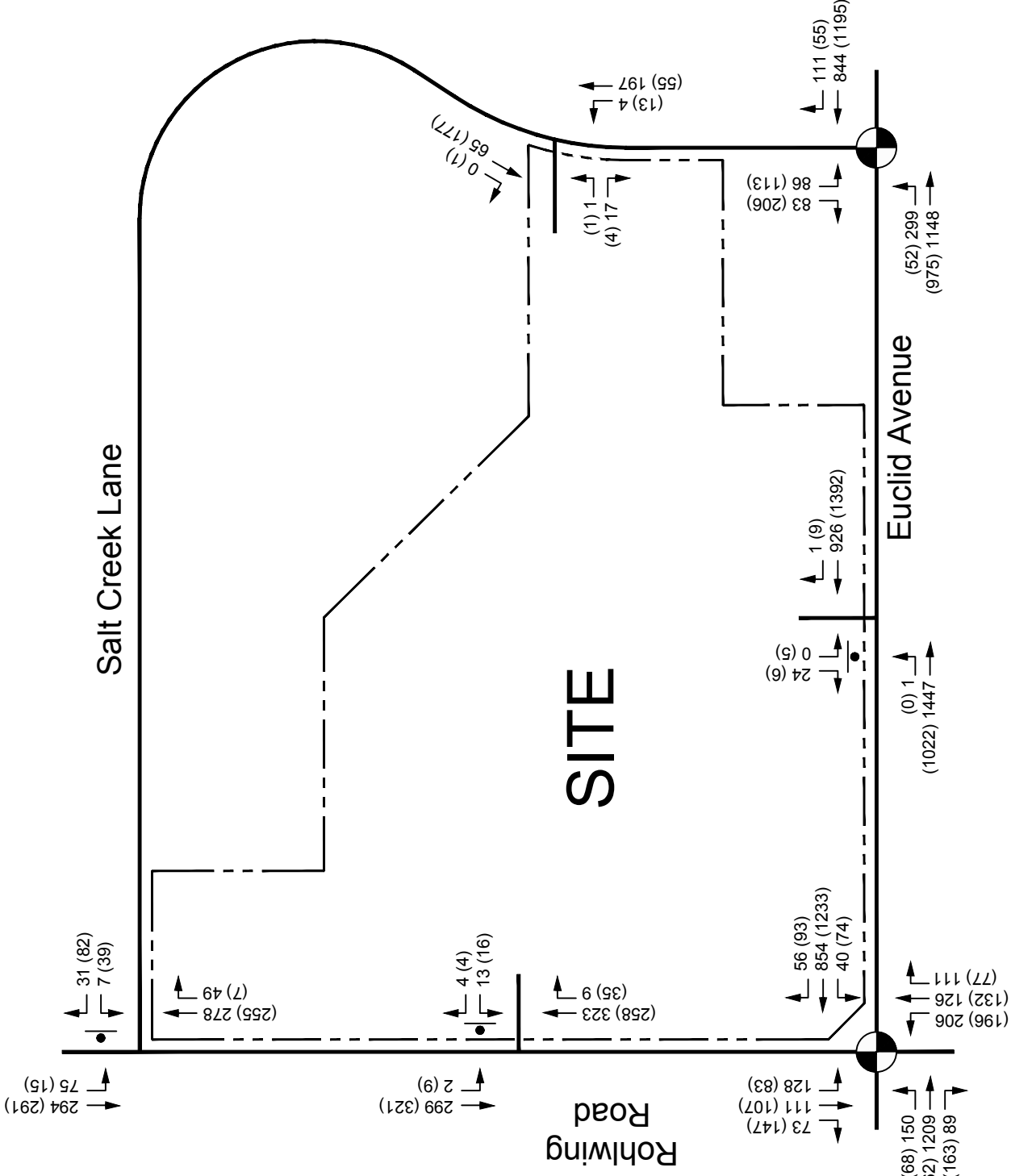
Figure 1



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Existing Roadway Geometrics
Figure 2





Existing Traffic Volumes

Figure 3

3 – SITE TRANSPORTATION CHARACTERISTICS

The site was originally occupied by a hotel/convention center/water park. Access to the site was provided by two full-access drives on Euclid Avenue, three full-access drives on Rohlwing Road, and one full access drive on West Salt Creek Lane. Since the initial development approvals, an apartment tower with lower level office space has been built and occupied on the site.

Access is provided by one full access drive on each of Euclid Avenue, Rohlwing Road, and Salt Creek Lane. The ONE Arlington tower contains 214 apartments and 11,722 square feet of co-working office space (25N Coworking). The updated land plan calls for the redevelopment of the site with a combination of apartments, hotel rooms, retail, restaurants, a climbing gym, and a family entertainment area. A second access point is proposed on Salt Creek Lane.

Site Trip Generation

Traffic estimates were made for the apartments, retail, restaurants, and hotel rooms using data provided by the Institute of Transportation Engineer's Trip Generation 10th Ed. manual which contains trip generation surveys of similar land-uses. It serves as the most widely accepted reference guide for establishing vehicle trip generation. Actual traffic counts were used for the trip generation of the existing apartment tower and office space on Lot 1A/2A.

Lot 4 consists of a 116 room hotel and four commercial buildings that could be developed as retail or restaurant uses. For trip generation purposes, all retail and all restaurant scenarios were calculated. A conservative traffic analysis was conducted based on the higher all restaurant scenario because it generates significantly higher volumes than the all retail plan. Most likely, the final development plan will consist of both retail and restaurant uses. The updated plan calls for a maximum of 20,000 square feet of restaurant building area on Lot 4 so the trip estimates are higher than would be expected. **Table 1** summaries the results for the site traffic calculations.

Traffic studies for previous Arlington Downs PUD proposals included more restaurant, retail, and entertainment uses than the current proposal which resulted in higher overall site generated traffic volumes. **Table 2** provides a comparison of the traffic generated by the current proposal and the 2014 and 2016 PUD plans. Overall the current plan generates less traffic than before. During the PM and Saturday peak periods, the 2014 traffic analysis was based on 75% more traffic than the current proposal.

Table 1
Arlington Downs Trip Generation Estimates

Lot	Land Use	ITE LUC	Size	AM Peak Hour			PM Peak Hour			Saturday Peak		
				In	Out	Total	In	Out	Total	In	Out	Total
Existing Uses (ONE Arlington and 25N Coworking)												
1A/2A	Apartments	222	214 units	17	59	76	67	36	103	50	50	100
	Office	710	11,722 sq. ft.									
Proposed Uses												
5/16/2B	Apartments	221	623 units	58	166	224	167	107	274	137	137	274
3	Senior Living	252	180 units	12	24	36	26	21	47	38	23	61
4A	Hotel	312	116 rooms	35	30	65	29	23	52	15	12	27
1A/2A	First Ascent	434	34,082 sq. ft.	15	33	48	32	24	56	44	44	88
1A/2A	Funtopia	435	19,218 sq. ft.	-	-	-	35	35	70	60	60	120
Subtotal Residential/Lodging/Entertainment				120	253	373	289	210	499	294	276	570
Lot 4A Options – All Retail or All Restaurants												
4A	Retail	820	30,300	17	10	27	55	55	110	65	65	130
4A	Quality Restaurant	931	15,150 sq. ft.	5	5	10	76	37	113	93	62	155
4A	Family Restaurant	932	15,150 sq. ft.	79	65	144	88	54	142	81	81	162
	Restaurant Totals			84	70	154	164	91	255	174	143	317
Total New Trips (without ONE Arlington and 25N Coworking)												
Assuming All Restaurants on Lot 4A				204	323	527	453	301	754	468	419	887
Internal Interaction/Public Transportation				-20	-20	-40	-40	-40	-80	-40	-40	-80
Net New Traffic on Roadway System				184	303	487	413	261	674	428	379	807
Total Arlington Downs Trip Generation (Existing and Proposed)												
Total Site Trip Generation				201	362	563	480	297	777	478	429	907

Table 2
Comparison of Previous PUD Proposals

Use	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
2018 PUD Proposal	201	362	563	480	297	777	478	429	907
2016 V3 Plan	360	465	825	549	357	906	502	474	976
2014 EEA Plan	296	337	633	765	587	1,352	832	781	1,613

Directional Distribution

The trip distribution for the development is based on a combination of the existing traffic volumes going by the site, the existing road system and the distribution of residents in the area,. The trip distribution for the site is shown on **Table 3** and **Figure 4**.

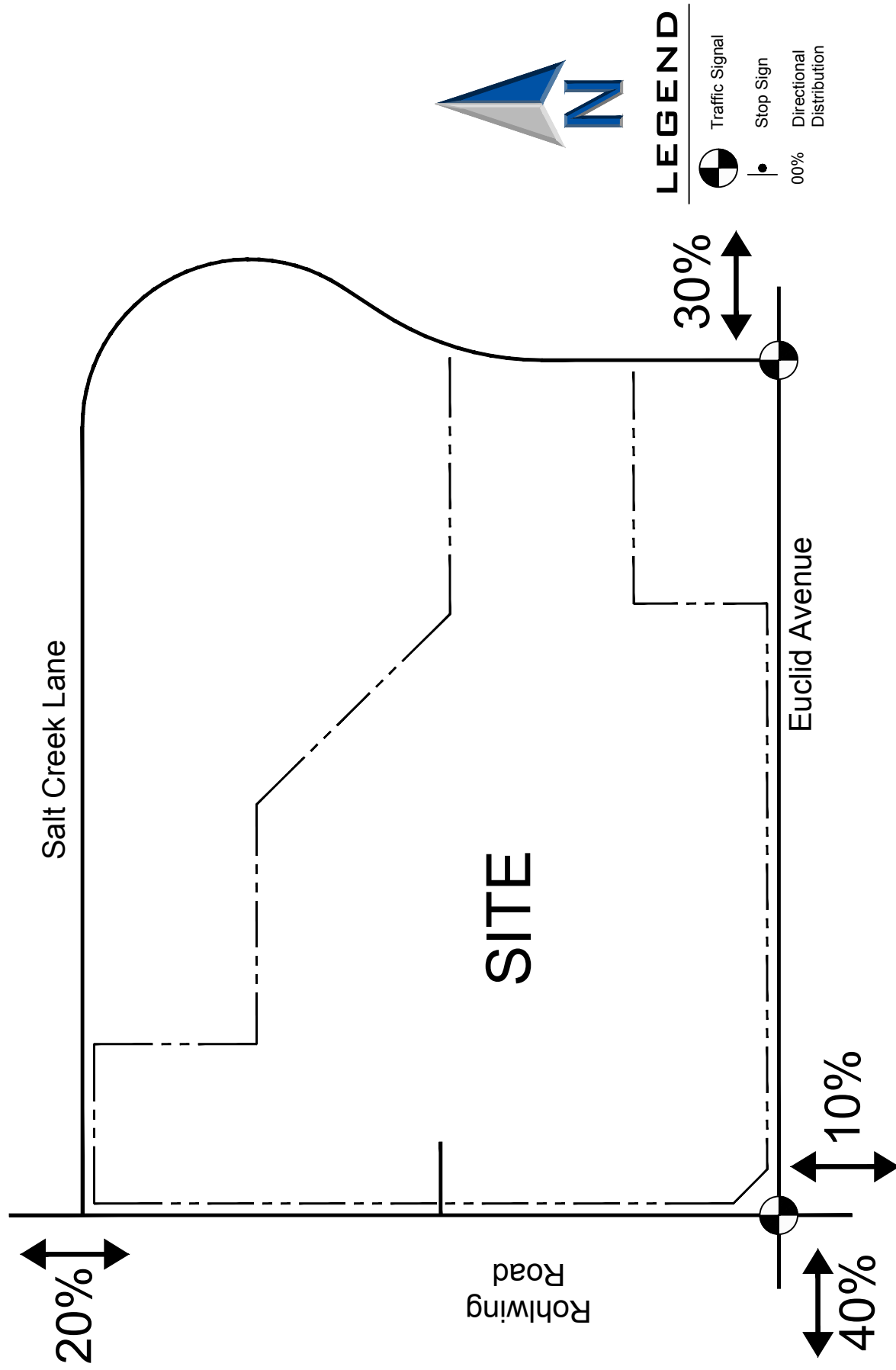
Table 3
Directional Distribution on Adjacent Roadways

Direction	Distribution
North on Rohlwing Road	20%
East on Euclid Avenue	30%
West on Euclid Avenue	40%
South on Rohlwing Road	10%
Total	100%

Site Traffic and Total Traffic Volumes

Development traffic was assigned to the road system and access drives based on the directional distribution from **Table 3** and the worst case trip generation assumption of all restaurants on Lot 4. **Figure 5** illustrates the development turning movements at each intersection or driveway.

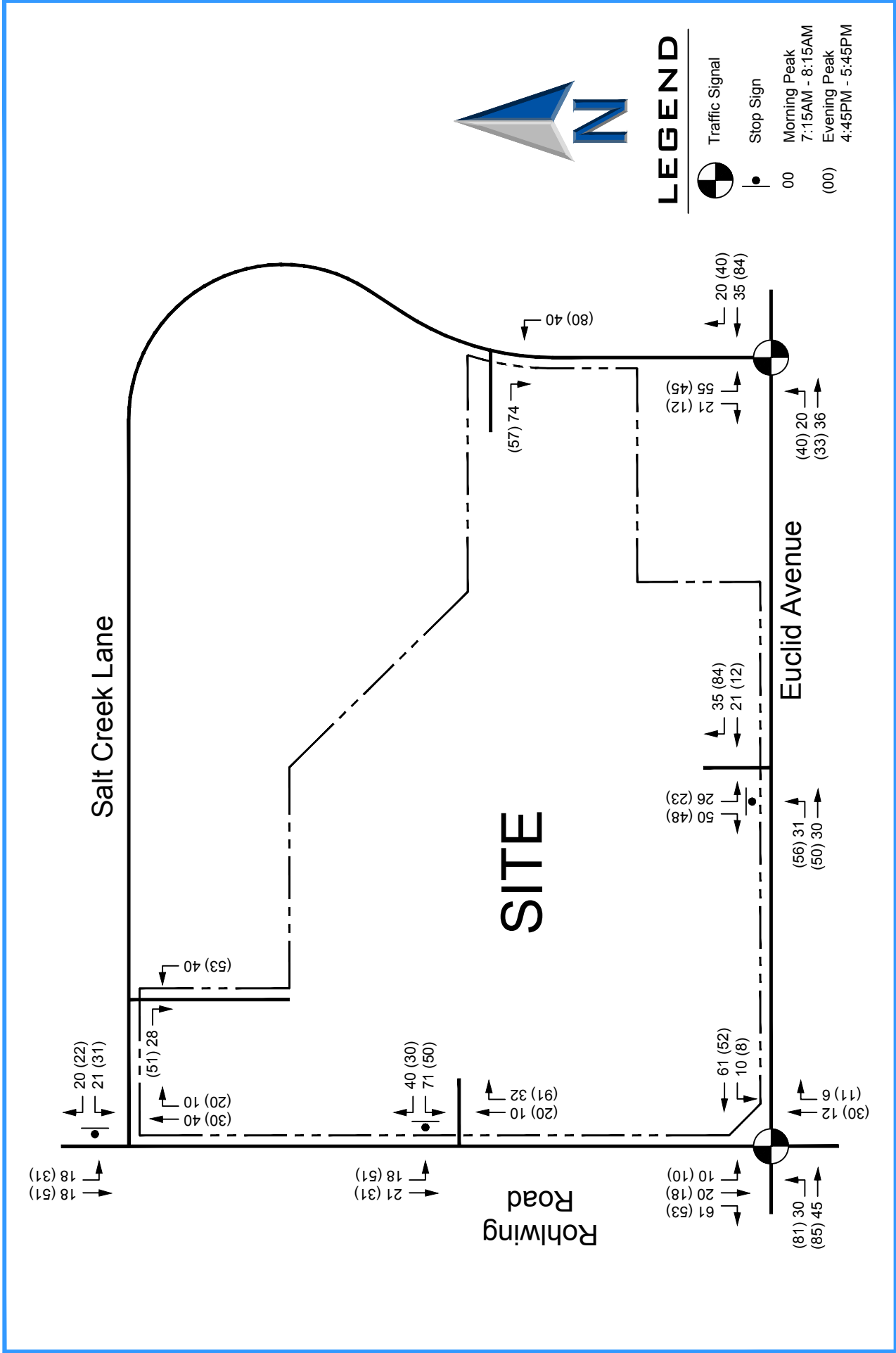
Total traffic volumes are a combination of the existing traffic volumes, projected non-site growth in those volumes, and the site related traffic. Traffic projections were estimated for a period five years in the future (Year 2023). A regional growth rate of 1% per year was applied to the existing traffic volumes to obtain the base 2023 volumes (see **Figure 6**). The volumes from Figure 6 were combined with the site traffic volumes (Figure 5) to generate the Year 2023 total traffic volumes with full Arlington Downs development and are shown on **Figure 7**.

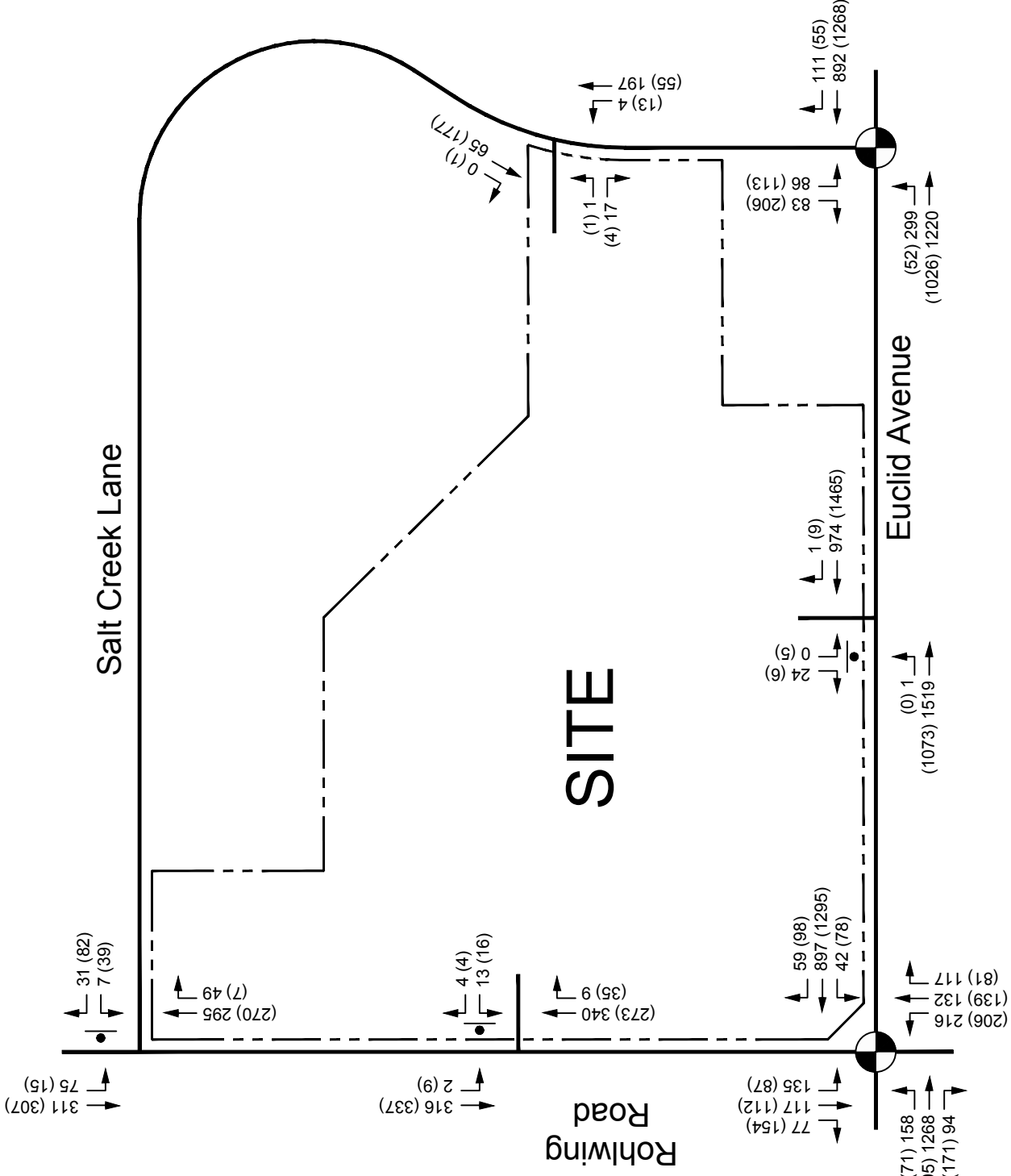


ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

Directional Distribution

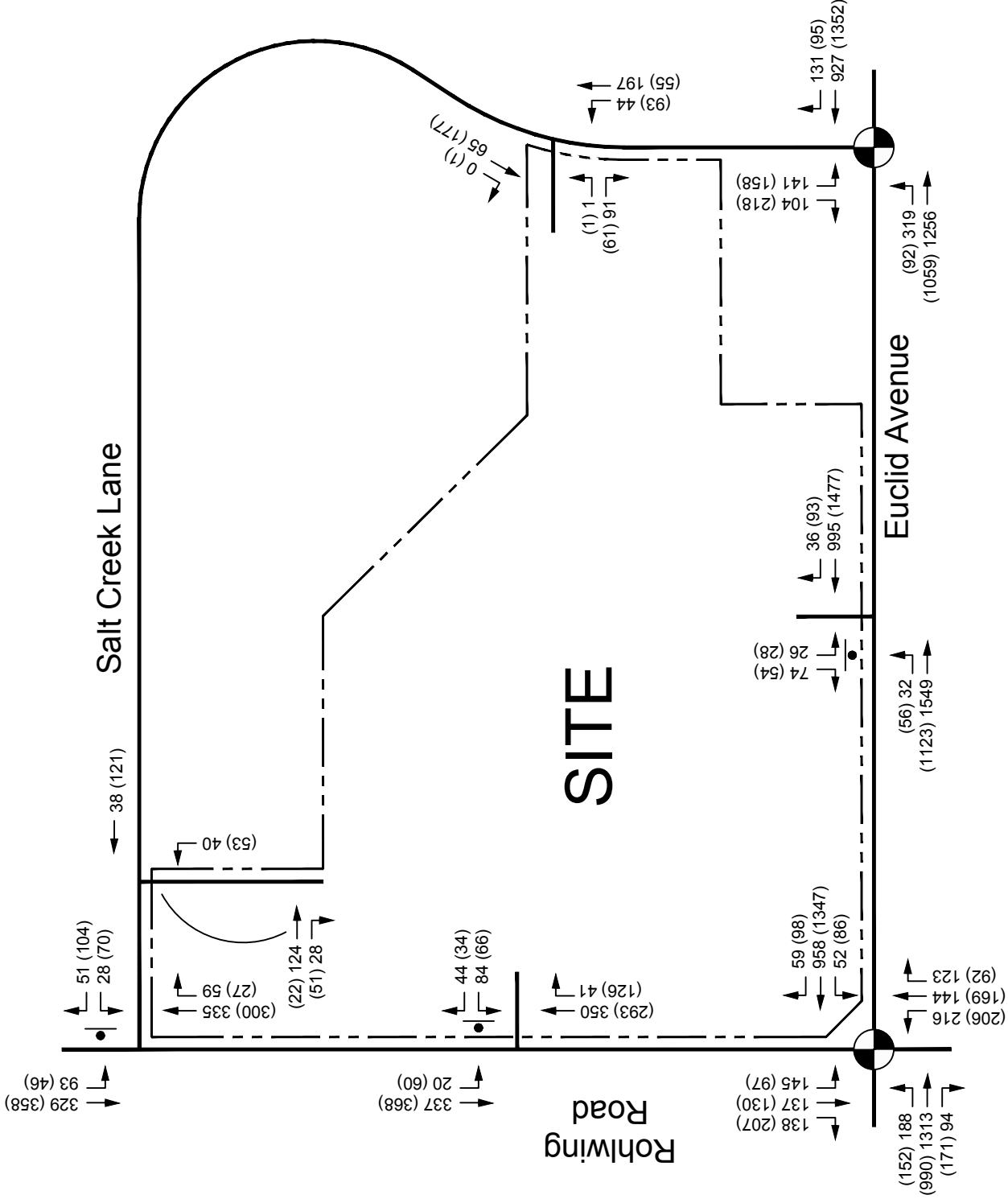
Figure 4





2023 Base Traffic Volumes

Figure 6



4 – ANALYSES

Intersection Capacity Analyses

In order to determine the operation of the study area intersections and the access drives, intersection capacity analyses were conducted for the existing and projected traffic volumes. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 4**.

Table 4
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)	
		Signals	Stop Signs
A	Minimal delay and few stops	<10	<10
B	Low delay with more stops	>10-20	>10-15
C	Light congestion	>20-35	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35
E	High delays and number of stops	>55-80	>35-50
F	Unacceptable delays and over capacity	>80	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the Highway Capacity Software (version 7.5) to determine the existing and future operations of the road network and access system. These analyses were performed for the weekday peak-hours. The capacity analyses are summarized in **Table 5 and 6** and are included in the **Appendix**.

Rohlwing Road and Euclid Avenue

The traffic signal at the intersection of Rohlwing Road and Euclid Avenue will continue to operate at an acceptable level of service with the growth in regional and site traffic. A southbound right-turn lane is proposed on Rohlwing Road at Euclid Avenue to help manage the existing and proposed traffic queueing on Rohlwing Road.

Salt Creek Lane at Euclid Avenue

This signalized intersection will experience additional turning traffic from the development onto Salt Creek Lane. No additional improvements are needed.

Salt Creek Lane at Rohlwing Road

With the proposed site access drive on Salt Creek Lane to the east, there will be additional traffic volumes turning onto Rohlwing Road. The left-turn onto Rohlwing Road in the evening peak hour will operate at LOS C as employees exit the industrial park and patrons exit Arlington Downs. No additional improvements are recommended.

Table 5
External Intersection Level of Service

Intersection	Approach	Morning Peak		Evening Peak	
		2017	2023	2017	2023
Euclid Avenue at Rohlwing Road (Traffic Signal)	Intersection	LOS C (21.3 sec)	LOS C (23.7 sec)	LOS C (20.2 sec)	LOS C (19.8 sec)
Euclid Avenue at Salt Creek Lane (Traffic Signal)	Intersection	LOS A (5.5 sec)	LOS A (8.1 sec)	LOS A (8.1 sec)	LOS A (9.5 sec)
Rohlwing Road at Salt Creek Lane (Stop Controlled)	SB Left	LOS A	LOS A	LOS A	LOS A
	WB Left	LOS B	LOS B	LOS C	LOS C
	WB Right	LOS B	LOS B	LOS B	LOS B

Table 6
Site Access Level of Service

Intersection	Approach	Morning Peak		Evening Peak	
		2017	2023	2017	2023
Arlington Downs North Access on Salt Creek Lane (Stop Controlled)	WB Left		LOS A		LOS A
	NB Left/Right		LOS A		LOS A
Rohlwing Road at Stonegate Boulevard (Stop Controlled)	SB Left	LOS A	LOS A	LOS A	LOS A
	WB Left	LOS B	LOS B	LOS B	LOS C
	WB Right	LOS B	LOS B	LOS A	LOS B
Euclid Avenue at Stonegate Boulevard (Stop Controlled)	EB Left	LOS B	LOS B	LOS B	LOS C
	SB Left	LOS F	LOS F	LOS F	LOS F
	SB Right	LOS B	LOS B	LOS C	LOS C
Arlington Downs South Access on Salt Creek Lane (Stop Controlled)	NB Left	LOS A	LOS A	LOS A	LOS A
	EB Left	LOS B	LOS B	LOS B	LOS B
	EB Right	LOS A	LOS A	LOS A	LOS A

South Salt Creek Lane Access

The existing full access point on Salt Creek Lane is located approximately 560 feet north of Euclid Avenue. It will remain under stop sign control. A northbound left-turn lane should be striped within the existing cross-section of Salt Creek Lane so that left-turns into the site will not block through traffic continuing to the business park. The northbound left-turn lane should provide 115 feet of storage. For exiting traffic, separate left- and right-turn lanes should be provided which would require the entrance road to be widened approximately seven feet. This will allow the right-turns to turn without being blocked by left-turning vehicles. The eastbound left-turn lane should provide 115 feet of storage.

North Salt Creek Lane Access

A new full access point on Salt Creek Lane is proposed approximately 300 feet east of Euclid Avenue. That location was previously a driveway to a small industrial building. It will have one inbound and one outbound lane with exiting traffic under stop sign control. No improvements are proposed on Salt Creek Lane.

Euclid Avenue at Stonegate Boulevard

Stonegate Boulevard has been constructed with two inbound lanes and two outbound lanes (left and right). Left-turns from Euclid Avenue into the site are prohibited during peak time of the day. A left-turn lane will be needed on Euclid Avenue for traffic turning into the site so it does not block thru traffic on Euclid Avenue. Euclid Avenue will be widened to five lanes between the signalized intersections at Rohlwing Road and Salt Creek Lane.

Rohlwing Road at Stonegate Boulevard

Stonegate Boulevard has been constructed with two inbound lanes and two outbound lanes (left and right). It will be under stop sign control. The center median on Rohlwing Road has been stripped with a southbound left-turn lane.

5 - CONCLUSIONS

Based on the analysis of the existing and projected traffic conditions for the revised Arlington Downs PUD, the following conclusions were developed:

1. The revised Arlington Downs PUD proposal will generate between 563 and 777 total vehicle trips during the peak-hours. This volume of site traffic is less than prior PUD proposals.
2. The overall road network and site access system can accommodate the projected site and regional traffic growth through the Year 2023 with excess capacity available.
3. The intersection of Euclid Avenue and Rohlwing Road will need a southbound right-turn lane at Euclid Avenue.
4. The Stonegate Boulevard intersection on Euclid Avenue requires an eastbound left-turn lane for turns into the site.
5. A new access drive is proposed on the northern section of Salt Creek Lane with one inbound and one out bound lane.
6. No additional site access is proposed.

APPENDIX

- Existing Traffic Counts
- Intersection Capacity Analyses

Euclid Avenue at Rohlwing Road

Arlington Heights, IL															
Begin Time	Rohlwing Road Southbound			Euclid Avenue Westbound			Rohlwing Road Northbound			Euclid Avenue Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Thursday April 20, 2017														
7:00 AM	15	17	16	10	155	4	20	23	45	23	277	40	645	3069	0.88
7:15 AM	14	23	25	9	214	13	20	42	43	21	287	40	751	3117	0.89
7:30 AM	10	30	34	13	195	4	26	28	51	23	342	41	797	3084	0.88
7:45 AM	20	30	37	20	231	10	40	35	69	24	325	35	876	3021	0.86
8:00 AM	27	25	29	14	186	13	25	21	43	21	255	34	693	2838	0.97
8:15 AM	17	20	23	15	199	14	28	19	40	27	277	39	718		
8:30 AM	24	26	23	14	189	14	35	33	49	28	279	20	734		
8:45 AM	12	25	18	13	170	12	27	20	35	25	306	30	693		
Total	139	196	205	108	1539	84	221	221	375	192	2348	279	3117		
7:15-8:15 AM	71	108	125	56	826	40	111	126	206	89	1209	150			
	Thursday April 20, 2017														
4:00 PM	60	28	18	21	282	15	16	23	45	43	183	10	744	3043	0.93
4:15 PM	45	26	9	22	284	21	9	21	39	33	188	27	724	3117	0.95
4:30 PM	51	34	26	15	288	10	15	26	42	45	189	18	759	3226	0.97
4:45 PM	34	29	22	16	315	24	21	39	51	46	201	18	816	3233	0.97
5:00 PM	54	30	22	25	312	17	16	34	48	35	216	9	818	3191	0.96
5:15 PM	30	24	26	28	315	16	18	27	51	40	238	20	833		
5:30 PM	29	23	13	24	291	17	22	31	46	42	207	21	766		
5:45 PM	27	27	14	16	307	12	22	29	46	47	212	15	774		
Total	330	221	150	167	2394	132	139	230	368	331	1634	138	3233		
4:45-5:45 PM	147	106	83	93	1233	74	77	131	196	163	862	68			
	Saturday April 22, 2017														
12:00 AM	20	10	11	9	165	8	7	9	37	21	165	8	470	2037	0.94
11:15 AM	12	13	13	5	153	10	5	12	41	27	197	13	501	2106	0.98
11:30 AM	11	18	9	7	176	13	12	21	46	39	177	11	540	2096	0.97
11:45 AM	15	26	5	7	153	13	15	22	42	38	181	9	526	2031	0.94
12:00 PM	15	13	8	13	180	11	15	18	44	35	177	10	539	1990	0.92
12:15 PM	15	17	4	9	144	11	8	13	43	35	170	22	491		
12:30 PM	4	7	9	4	156	14	11	16	41	29	174	10	475		
12:45 PM	14	19	11	3	152	8	14	15	42	24	169	14	485		
Total	106	123	70	57	1279	88	87	126	336	248	1410	97	2106		
11:15AM-12:15PM	53	70	35	32	662	47	47	73	173	139	732	43			



Euclid Avenue at Stonegate Boulevard

Arlington Heights, IL									
Begin Time	Stonegate Blvd. Southbound		Euclid Avenue Westbound		Euclid Avenue Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Left Turn	Right Turn	Through	Through	Left Turn			
Thursday April 20, 2017									
7:00 AM	4	0	0	223	340	0	567	2348	0.90
7:15 AM	6	0	0	203	354	0	563	2271	0.87
7:30 AM	9	0	0	187	371	0	567	2243	0.86
7:45 AM	4	0	0	270	377	0	651	2225	0.85
8:00 AM	5	0	1	201	282	1	490	2131	0.96
8:15 AM	5	1	2	218	309	0	535		
8:30 AM	3	0	1	219	326	0	549		
8:45 AM	1	2	1	203	348	2	557		
Total	37	3	5	1724	2707	3			
7:15-8:15 AM	24	0	1	861	1384	1	2271		
Thursday April 20, 2017									
4:00 PM	2	0	0	358	207	1	568	2247	0.94
4:15 PM	1	0	1	321	198	0	521	2306	0.92
4:30 PM	0	1	0	334	228	0	563	2417	0.96
4:45 PM	1	1	2	339	252	0	595	2426	0.96
5:00 PM	0	0	3	363	261	0	627	2377	0.94
5:15 PM	3	1	2	353	273	0	632		
5:30 PM	2	3	2	337	228	0	572		
5:45 PM	2	0	0	292	252	0	546		
Total	11	6	10	2697	1899	1			
4:45-5:45 PM	6	5	9	1392	1014	0	2426		



Euclid Avenue at Salt Creek Lane

Arlington Heights, IL									
Begin Time	Salt Creek Lane Southbound		Euclid Avenue Westbound		Euclid Avenue Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Left Turn	Right Turn	Through	Through	Left Turn			
Wednesday April 19, 2017									
7:00 AM	10	11	18	157	262	64	522	2418	0.88
7:15 AM	18	19	23	190	264	64	578	2505	0.91
7:30 AM	25	23	16	239	309	73	685	2488	0.91
7:45 AM	18	25	37	219	253	81	633	2356	0.93
8:00 AM	22	19	35	196	256	81	609	2267	0.93
8:15 AM	14	29	28	178	246	66	561		
8:30 AM	9	29	24	176	246	69	553		
8:45 AM	15	30	29	168	240	62	544		
Total	131	185	210	1523	2076	560	2505		
7:15-8:15 AM	83	86	111	844	1082	299			
Wednesday April 19, 2017									
4:00 PM	61	29	4	305	210	18	627	2425	0.97
4:15 PM	58	30	9	254	221	13	585	2421	0.97
4:30 PM	55	29	12	289	213	16	614	2408	0.97
4:45 PM	42	30	23	271	219	14	599	2446	0.94
5:00 PM	75	31	8	279	221	9	623	2412	0.92
5:15 PM	51	26	10	259	215	11	572		
5:30 PM	38	26	14	329	227	18	652		
5:45 PM	33	18	6	266	221	21	565		
Total	413	219	86	2252	1747	120	2446		
4:45-5:45 PM	206	113	55	1138	882	52			



Salt Creek Lane at 1 Arlington Access Drive

Arlington Heights, IL										
Begin Time	Salt Creek Lane Southbound		Salt Creek Lane Northbound		1 Arlington Access Eastbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor	
	Right Turn	Through	Through	Left Turn	Right Turn	Left Turn				
	Wednesday April 19, 2017									
7:00 AM	0	9	30	0	2	0	41	240	0.67	
7:15 AM	0	13	42	0	4	0	59	284	0.80	
7:30 AM	0	11	35	0	5	0	51	297	0.83	
7:45 AM	0	19	63	2	5	0	89	310	0.87	
8:00 AM	0	22	57	2	3	1	85	287	0.84	
8:15 AM	0	12	54	1	4	1	72			
8:30 AM	0	11	51	0	1	1	64			
8:45 AM	0	15	49	1	1	0	66			
Total	0	112	381	6	25	3				
7:15-8:15 AM	0	65	197	4	17	1	284			
Wednesday April 19, 2017										
4:00 PM	0	56	10	2	2	0	70	271	0.87	
4:15 PM	1	42	10	0	0	1	54	271	0.87	
4:30 PM	0	54	20	2	2	0	78	273	0.88	
4:45 PM	0	42	22	3	2	0	69	251	0.90	
5:00 PM	0	55	12	2	1	0	70	227	0.81	
5:15 PM	0	40	11	4	0	1	56			
5:30 PM	1	40	10	4	1	0	56			
5:45 PM	0	31	12	1	1	0	45			
Total	2	360	107	18	9	2				
4:45-5:45 PM	1	177	55	13	4	1	251			



Rohlwing Road at Stonegate Boulevard

Arlington Heights, IL										
Begin Time	Rohlwing Road Southbound		Stonegate Blvd. Westbound		Rohlwing Road Northbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor	
	Through	Left Turn	Right Turn	Left Turn	Right Turn	Through				
Thursday April 20, 2017										
7:00 AM	46	0	1	3		87	139	622	0.91	
7:15 AM	65	0	0	1		79	147	623	0.91	
7:30 AM	85	1	2	3		79	171	607	0.89	
7:45 AM	76	0	1	5		81	165	570	0.86	
8:00 AM	72	1	1	4		58	140	504	0.90	
8:15 AM	63	0	0	1		66	131			
8:30 AM	64	1	2	3		62	134			
8:45 AM	48	3	0	2		44	99			
Total	519	6	7	22		556				
7:15-8:15 AM	298	2	4	13		297	623			
Thursday April 20, 2017										
4:00 PM	90	2	1	4		53	154	608	0.99	
4:15 PM	84	1	0	2		61	152	632	0.89	
4:30 PM	91	0	0	2		55	154	649	0.91	
4:45 PM	79	3	0	2		60	148	640	0.90	
5:00 PM	91	1	4	5		70	178	601	0.84	
5:15 PM	89	5	0	5		58	169			
5:30 PM	62	0	0	4		67	145			
5:45 PM	55	1	2	2		44	109			
Total	641	13	7	26		468				
4:45-5:45 PM	321	9	4	16		255	640			

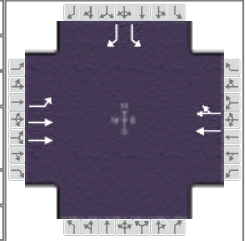


Rohlwing Road at Salt Creek Lane

Arlington Heights, IL										
Begin Time	Rohlwing Road Southbound		Salt Creek Lane Westbound		Rohlwing Road Northbound		15 Minute Totals	60 Minute Totals	Peak Hour Factor	
	Through	Left Turn	Right Turn	Left Turn	Right Turn	Through				
Thursday April 20, 2017										
7:00 AM	42	15	5	2		63	144	679	0.87	
7:15 AM	61	14	10	2		63	160	699	0.90	
7:30 AM	83	19	7	2		73	195	698	0.89	
7:45 AM	75	22	8	1		61	180	650	0.90	
8:00 AM	75	20	6	2		46	164	580	0.88	
8:15 AM	65	21	7	2		55	159			
8:30 AM	64	14	5	2		53	147			
8:45 AM	56	6	3	2		32	110			
Total	521	131	51	15		446	699			
7:15-8:15 AM	294	75	31	7		243				
Thursday April 20, 2017										
4:00 PM	73	5	17	13		61	170	681	0.92	
4:15 PM	61	3	14	14		50	146	688	0.92	
4:30 PM	78	4	23	10		62	179	709	0.95	
4:45 PM	66	3	38	15		62	186	672	0.90	
5:00 PM	77	4	18	8		68	177	611	0.86	
5:15 PM	78	4	17	10		57	167			
5:30 PM	53	4	9	6		68	142			
5:45 PM	54	6	14	6		45	125			
Total	540	33	150	82		473	672			
4:45-5:45 PM	274	15	82	39		255				

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	EEA			Duration, h	0.25
Analyst	AJB	Analysis Date	May 1, 2017	Area Type	Other
Jurisdiction	Arlington Heights/CCDOH	Time Period	7:15 - 8:15 AM	PHF	0.91
Urban Street	Euclid Avenue	Analysis Year	2017	Analysis Period	1> 7:15
Intersection	Euclid Ave/Salt Creek Ln	File Name	Euclid-Salt Creek AM Exst.xus		
Project Description	Existing Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	299	1148			844	111				86		83

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	10.0	86.4	8.6	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	4.0	0.0	0.0	0.0	
				Red	0.0	2.0	2.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6				4
Case Number	1.0	4.0		8.3				9.0
Phase Duration, s	13.0	105.4		92.4				14.6
Change Period, ($Y+R_c$), s	3.0	6.0		6.0				6.0
Max Allow Headway (MAH), s	3.1	0.0		0.0				3.2
Queue Clearance Time (g_s), s	7.3							8.4
Green Extension Time (g_e), s	0.6	0.0		0.0				0.2
Phase Call Probability	1.00							1.00
Max Out Probability	0.00							0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7		14
Adjusted Flow Rate (v), veh/h	329	1262			536	514				95		91
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830			1826	1751				1739		1547
Queue Service Time (g_s), s	5.3	0.0			25.6	2.3				6.4		6.4
Cycle Queue Clearance Time (g_c), s	5.3	0.0			25.6	2.3				6.4		6.4
Green Ratio (g/C)	0.82	0.83			0.72	0.72				0.07		0.16
Capacity (c), veh/h	471	3031			1314	1261				125		240
Volume-to-Capacity Ratio (X)	0.698	0.416			0.407	0.408				0.757		0.380
Back of Queue (Q), ft/ln (95 th percentile)	169.2	8.3			38.5	36.1				134.7		113.6
Back of Queue (Q), veh/ln (95 th percentile)	6.5	0.3			1.5	1.4				5.2		4.4
Queue Storage Ratio (RQ) (95 th percentile)	1.13	0.00			0.00	0.00				0.00		0.00
Uniform Delay (d_1), s/veh	10.2	0.0			0.7	0.7				54.7		45.5
Incremental Delay (d_2), s/veh	0.7	0.4			0.9	1.0				3.5		0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0		0.0
Control Delay (d), s/veh	10.9	0.4			1.7	1.7				58.2		45.9
Level of Service (LOS)	B	A			A	A				E		D
Approach Delay, s/veh / LOS	2.6	A		1.7	A		0.0			52.1		D
Intersection Delay, s/veh / LOS	5.5						A					

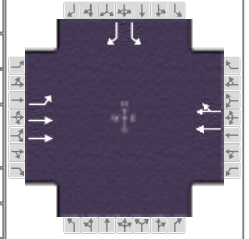
Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	0.62	A		1.86	B		2.16	B		2.33	B	
Bicycle LOS Score / LOS	1.80	B		1.35	A						F	

HCS7 Signalized Intersection Results Summary

General Information

Agency	EEA		
Analyst	AJB	Analysis Date	May 1, 2017
Jurisdiction	Arlington Heights/ CCDOH	Time Period	4:45 - 5:45 pM
Urban Street	Euclid Avenue	Analysis Year	2017
Intersection	Euclid Ave/Salt Creek Ln	File Name	Euclid-Salt Creek
Project Description	Existing Conditions		

Intersection Information



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	52	975			1195	55				113		206

Signal Information

Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	8.4	79.5	17.1	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	4.0	0.0	0.0	0.0		
				Red	0.0	2.0	2.0	0.0	0.0	0.0		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6				4
Case Number	1.0	4.0		8.3				9.0
Phase Duration, s	11.4	96.9		85.5				23.1
Change Period, (Y+R _c), s	3.0	6.0		6.0				6.0
Max Allow Headway (MAH), s	3.1	0.0		0.0				3.2
Queue Clearance Time (g _s), s	2.9							16.9
Green Extension Time (g _e), s	0.0	0.0		0.0				0.2
Phase Call Probability	0.84							1.00
Max Out Probability	0.00							1.00

Movement Group Results

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7		14
Adjusted Flow Rate (v), veh/h	55	1037			669	660				120		219
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1904			1900	1870				1810		1610
Queue Service Time (g _s), s	0.9	0.0			26.1	9.4				7.3		14.9
Cycle Queue Clearance Time (g _c), s	0.9	0.0			26.1	9.4				7.3		14.9
Green Ratio (g/C)	0.75	0.76			0.66	0.66				0.14		0.21
Capacity (c), veh/h	373	2884			1258	1238				258		343
Volume-to-Capacity Ratio (X)	0.148	0.360			0.532	0.533				0.466		0.639
Back of Queue (Q), ft/ln (95 th percentile)	12.8	6.3			119.4	118.2				147.8		250.3
Back of Queue (Q), veh/ln (95 th percentile)	0.5	0.3			4.8	4.7				5.9		10.0
Queue Storage Ratio (RQ) (95 th percentile)	0.09	0.00			0.00	0.00				0.00		0.00
Uniform Delay (d ₁), s/veh	7.5	0.0			2.9	2.9				47.2		43.0
Incremental Delay (d ₂), s/veh	0.1	0.4			1.6	1.6				0.5		2.0
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0		0.0
Control Delay (d), s/veh	7.6	0.4			4.5	4.6				47.7		45.0
Level of Service (LOS)	A	A			A	A				D		D
Approach Delay, s/veh / LOS	0.7	A		4.6	A		0.0			46.0		D
Intersection Delay, s/veh / LOS	8.1						A					

Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	0.65	A		1.87	B		2.16	B		2.33		B
Bicycle LOS Score / LOS	1.39	A		1.58	B							F

HCS7 Two-Way Stop-Control Report

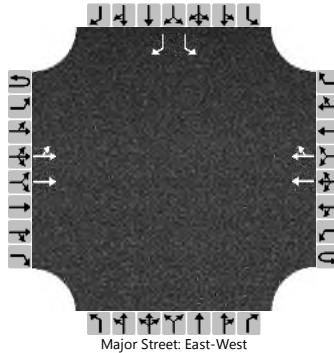
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2017
Time Analyzed	7:15 - 8:15 AM
Intersection Orientation	East-West
Project Description	Existing Conditions

Site Information

Intersection	Euclid Ave/Stonegate Blvd
Jurisdiction	CCDOTH
East/West Street	Euclid Avenue
North/South Street	Stonegate Boulevard
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		LT	T				T	TR						L		R
Volume (veh/h)		1	1447				926	1						0		24
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.16												6.86		6.96
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1												0		28
Capacity, c (veh/h)		644												60		489
v/c Ratio		0.00												0.00		0.06
95% Queue Length, Q ₉₅ (veh)		0.0												0.0		0.2
Control Delay (s/veh)		10.6												64.8		12.8
Level of Service (LOS)		B												F		B
Approach Delay (s/veh)	0.1												12.8			
Approach LOS													B			

HCS7 Two-Way Stop-Control Report

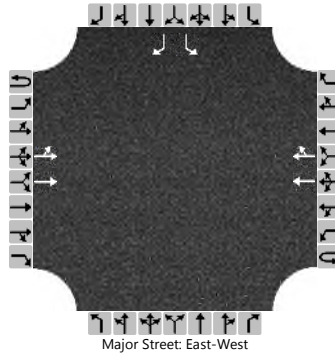
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2017
Time Analyzed	4:45 - 5:45 AM
Intersection Orientation	East-West
Project Description	Existing Conditions

Site Information

Intersection	Euclid Ave/Stonegate Blvd
Jurisdiction	CCDOTH
East/West Street	Euclid Avenue
North/South Street	Stonegate Boulevard
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		LT	T				T	TR						L		R
Volume (veh/h)		0	1022				1392	9						5		6
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.16												6.86		6.96
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0												5		6
Capacity, c (veh/h)		454												53		363
v/c Ratio		0.00												0.10		0.02
95% Queue Length, Q ₉₅ (veh)		0.0												0.3		0.1
Control Delay (s/veh)		12.9												80.9		15.1
Level of Service (LOS)		B												F		C
Approach Delay (s/veh)	0.0												45.0			
Approach LOS													E			

HCS7 Two-Way Stop-Control Report

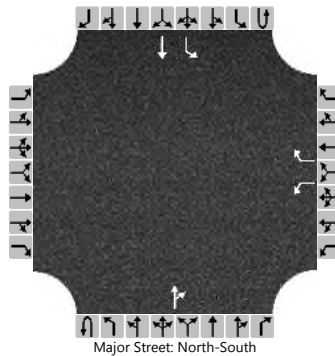
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2017
Time Analyzed	7:15 - 8:15 AM
Intersection Orientation	North-South
Project Description	Existing Conditions

Site Information

Intersection	Rohlwing Rd/Salt Creek Ln
Jurisdiction	Arlington Heights
East/West Street	Salt Creek Lane
North/South Street	Rohlwing Road
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						7		31			278	49		75	294	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

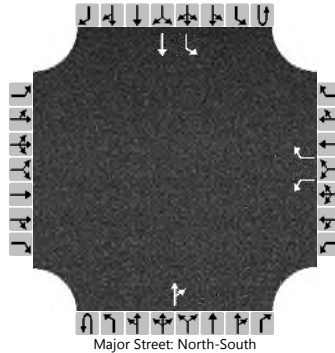
Flow Rate, v (veh/h)						8		34						83		
Capacity, c (veh/h)						430		703						1188		
v/c Ratio						0.02		0.05						0.07		
95% Queue Length, Q ₉₅ (veh)						0.1		0.2						0.2		
Control Delay (s/veh)						13.5		10.4						8.3		
Level of Service (LOS)						B		B						A		
Approach Delay (s/veh)					11.0								1.7			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	AJB	Intersection	Rohlwing Rd/Salt Creek Ln
Agency/Co.	EEA	Jurisdiction	Arlington Heights
Date Performed	5/1/2017	East/West Street	Salt Creek Lane
Analysis Year	2017	North/South Street	Rohlwing Road
Time Analyzed	4:45 - 5:45 PM	Peak Hour Factor	0.90
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						39		82			255	7		15	291	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

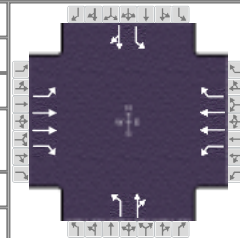
Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						43		91						17		
Capacity, c (veh/h)						527		749						1263		
v/c Ratio						0.08		0.12						0.01		
95% Queue Length, Q ₉₅ (veh)						0.3		0.4						0.0		
Control Delay (s/veh)						12.4		10.5						7.9		
Level of Service (LOS)						B		B						A		
Approach Delay (s/veh)					11.1								0.4			
Approach LOS					B											

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	EEA			Duration, h	0.25
Analyst	SBC	Analysis Date	Apr 4, 2018	Area Type	Other
Jurisdiction	Arlington Heights/CCDOTH	Time Period	7:15 - 8:15 AM	PHF	0.89
Urban Street	Euclid Avenue	Analysis Year	2017	Analysis Period	1> 7:15
Intersection	Euclid Ave/Rohlwing Rd	File Name	Euclid-Rohlwing AM Exst.xus		
Project Description	Existing Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	150	1209	89	40	854	56	206	126	111	128	111	73

Signal Information												
Cycle, s	120.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	2.7	1.6	63.3	10.1	1.9	19.4		
				Yellow	3.0	3.0	4.0	3.0	0.0	4.0		
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	2.0	0.0	0.0	2.0		

														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

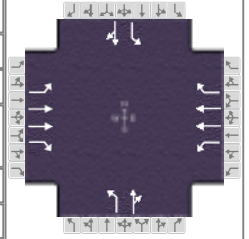
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	10.3	73.9	5.7	69.3	15.0	27.3	13.1	25.4
Change Period, ($Y+R_c$), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	7.1		3.4		14.0	20.5	10.2	15.9
Green Extension Time (g_e), s	0.2	0.0	0.0	0.0	0.0	0.7	0.0	0.8
Phase Call Probability	1.00		0.78		1.00	1.00	0.99	1.00
Max Out Probability	0.00		0.00		1.00	0.01	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	169	1358	100	45	960	63	231	266		144	207	
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830	1547	1739	1830	1547	1739	1684		1739	1704	
Queue Service Time (g_s), s	5.1	21.6	3.6	1.4	14.3	2.4	12.0	18.5		8.2	13.9	
Cycle Queue Clearance Time (g_c), s	5.1	21.6	3.6	1.4	14.3	2.4	12.0	18.5		8.2	13.9	
Green Ratio (g/C)	0.61	0.57	0.57	0.55	0.53	0.53	0.27	0.18		0.25	0.16	
Capacity (c), veh/h	399	2071	876	243	1931	816	286	299		213	275	
Volume-to-Capacity Ratio (X)	0.423	0.656	0.114	0.185	0.497	0.077	0.808	0.892		0.675	0.751	
Back of Queue (Q), ft/ln (95 th percentile)	86.8	255.9	58.5	25.5	215.1	39.9	287	348.4		171.9	257.6	
Back of Queue (Q), veh/ln (95 th percentile)	3.3	9.8	2.3	1.0	8.3	1.5	11.0	13.4		6.6	9.9	
Queue Storage Ratio (RQ) (95 th percentile)	0.43	0.00	0.00	0.27	0.00	0.00	1.91	0.00		1.43	0.00	
Uniform Delay (d_1), s/veh	11.9	9.0	12.1	14.2	10.5	14.0	39.6	48.2		38.7	48.0	
Incremental Delay (d_2), s/veh	0.3	1.6	0.3	0.1	0.9	0.2	14.6	11.7		4.4	1.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	12.2	10.7	12.4	14.3	11.4	14.1	54.3	59.9		43.2	49.6	
Level of Service (LOS)	B	B	B	B	B	B	D	E		D	D	
Approach Delay, s/veh / LOS	10.9	B		11.7	B		57.3	E		47.0	D	
Intersection Delay, s/veh / LOS	21.3						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	1.89	B		1.90	B		2.46	B		2.46	B	
Bicycle LOS Score / LOS	1.83	B		1.37	A		1.31	A		1.07	A	

HCS7 Signalized Intersection Results Summary

General Information					Intersection Information	
Agency	EEA				Duration, h	0.25
Analyst	SBC	Analysis Date	Apr 4, 2018		Area Type	Other
Jurisdiction	Arlington Heights/CCDOTH	Time Period	4:45 - 5:45 PM		PHF	0.97
Urban Street	Euclid Avenue	Analysis Year	2017		Analysis Period	1> 16:45
Intersection	Euclid Ave/Rohlwing Rd		File Name	Euclid-Rohlwing PM Exst.xus		
Project Description	Existing Conditions					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	68	862	163	74	1233	93	196	132	77	83	107	146

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	3.8	0.3	64.6	6.4	2.6	21.3	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.0	3.0	3.0	4.0	
				Red	0.0	0.0	2.0	0.0	0.0	2.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	4.0
Phase Duration, s	6.8	70.6	7.1	70.9	15.0	32.9	9.4	27.3
Change Period, ($Y+R_c$), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	4.2		4.4		13.1	15.4	6.8	20.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.0	0.9	0.0	0.8
Phase Call Probability	0.90		0.92		1.00	1.00	0.94	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.05	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	70	889	168	76	1271	96	202	215		86	261	
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830	1547	1739	1830	1547	1739	1712		1739	1654	
Queue Service Time (g_s), s	2.2	12.2	6.7	2.4	21.7	3.6	11.1	13.4		4.8	18.5	
Cycle Queue Clearance Time (g_c), s	2.2	12.2	6.7	2.4	21.7	3.6	11.1	13.4		4.8	18.5	
Green Ratio (g/C)	0.57	0.54	0.54	0.57	0.54	0.54	0.29	0.22		0.23	0.18	
Capacity (c), veh/h	262	1970	833	386	1978	836	260	383		262	293	
Volume-to-Capacity Ratio (X)	0.268	0.451	0.202	0.197	0.643	0.115	0.779	0.562		0.327	0.889	
Back of Queue (Q), ft/ln (95 th percentile)	38.1	188.9	111.9	40.9	271	60.2	244.3	246.7		94.7	331.9	
Back of Queue (Q), veh/ln (95 th percentile)	1.5	7.3	4.3	1.6	10.4	2.3	9.4	9.5		3.6	12.8	
Queue Storage Ratio (RQ) (95 th percentile)	0.19	0.00	0.00	0.43	0.00	0.00	1.63	0.00		0.79	0.00	
Uniform Delay (d_1), s/veh	14.3	9.5	14.3	12.2	10.7	13.5	35.9	41.3		37.8	48.2	
Incremental Delay (d_2), s/veh	0.2	0.7	0.5	0.1	1.6	0.3	12.8	0.5		0.3	7.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	14.5	10.3	14.9	12.3	12.3	13.8	48.7	41.8		38.0	56.0	
Level of Service (LOS)	B	B	B	B	B	B	D	D		D	E	
Approach Delay, s/veh / LOS	11.2		B	12.4		B	45.2		D	51.6		D
Intersection Delay, s/veh / LOS	20.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	2.45	B	2.46	B
Bicycle LOS Score / LOS	1.42	A	1.68	B	1.18	A	1.06	A

HCS7 Two-Way Stop-Control Report

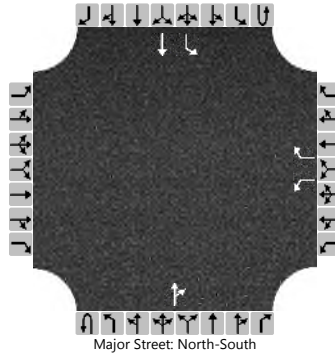
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2017
Time Analyzed	7:15 - 8:15 AM
Intersection Orientation	North-South
Project Description	Existing Conditions

Site Information

Intersection	Rohlwing Rd/Stonegate Blv
Jurisdiction	Arlington Heights
East/West Street	Stonegate Boulevard
North/South Street	Rohlwing Road
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						13		4			323	9		2	299	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						14		4						2		
Capacity, c (veh/h)						511		682						1187		
v/c Ratio						0.03		0.01						0.00		
95% Queue Length, Q ₉₅ (veh)						0.1		0.0						0.0		
Control Delay (s/veh)						12.2		10.3						8.0		
Level of Service (LOS)						B		B						A		
Approach Delay (s/veh)					11.8								0.1			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

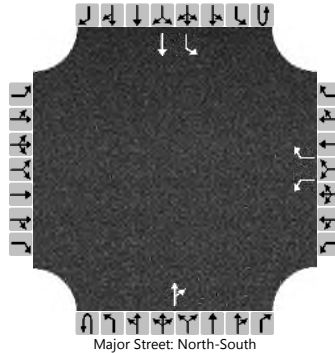
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2017
Time Analyzed	4:45 - 5:45 PM
Intersection Orientation	North-South
Project Description	Existing Conditions

Site Information

Intersection	Rohlwing Rd/Stonegate Blv
Jurisdiction	Arlington Heights
East/West Street	Stonegate Boulevard
North/South Street	Rohlwing Road
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						16		4			258	35		9	321	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

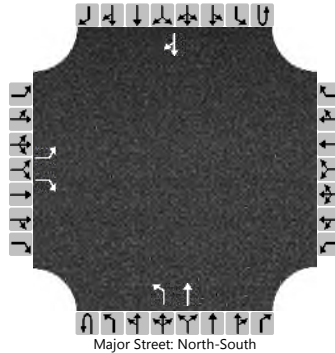
Flow Rate, v (veh/h)						18		4						10		
Capacity, c (veh/h)						512		731						1227		
v/c Ratio						0.03		0.01						0.01		
95% Queue Length, Q ₉₅ (veh)						0.1		0.0						0.0		
Control Delay (s/veh)						12.3		10.0						8.0		
Level of Service (LOS)						B		A						A		
Approach Delay (s/veh)					11.8								0.2			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

General Information

Analyst	AJB	Intersection	Salt Creek Ln/1 Arlington
Agency/Co.	EEA	Jurisdiction	Arlington Heights
Date Performed	5/1/2017	East/West Street	1 Arlington Access Drive
Analysis Year	2017	North/South Street	Salt Creek Lane
Time Analyzed	7:15 - 8:15 AM	Peak Hour Factor	0.80
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Existing Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		1		17						4	197				65	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.13		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		21						5						
Capacity, c (veh/h)		612		975						1508						
v/c Ratio		0.00		0.02						0.00						
95% Queue Length, Q ₉₅ (veh)		0.0		0.1						0.0						
Control Delay (s/veh)		10.9		8.8						7.4						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)	8.9								0.1							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

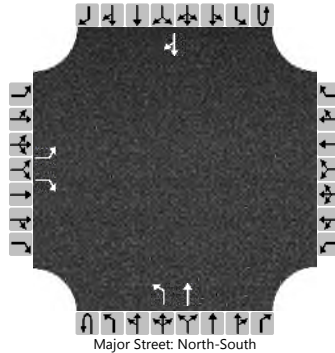
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2017
Time Analyzed	4:45 - 5:45 PM
Intersection Orientation	North-South
Project Description	Existing Conditions

Site Information

Intersection	Salt Creek Ln/1 Arlington
Jurisdiction	Arlington Heights
East/West Street	1 Arlington Access Drive
North/South Street	Salt Creek Lane
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		1		4						13	55				177	1
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

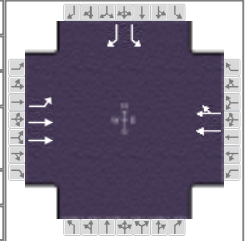
Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.13		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		4						14						
Capacity, c (veh/h)		656		841						1367						
v/c Ratio		0.00		0.01						0.01						
95% Queue Length, Q ₉₅ (veh)		0.0		0.0						0.0						
Control Delay (s/veh)		10.5		9.3						7.7						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)	9.5								1.5							
Approach LOS	A															

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	EEA			Duration, h	0.25
Analyst	SBC	Analysis Date	Apr 3, 2018	Area Type	Other
Jurisdiction	Arlington Heights/CCDOH	Time Period	7:15 - 8:15 AM	PHF	0.91
Urban Street	Euclid Avenue	Analysis Year	2023	Analysis Period	1> 7:15
Intersection	Euclid Ave/Salt Creek Ln	File Name	Euclid-Salt Creek AM Total.xus		
Project Description	Total Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	319	1256			927	131				141		104

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	10.1	79.9	15.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	4.0	0.0	0.0	0.0	
				Red	0.0	2.0	2.0	0.0	0.0	0.0	

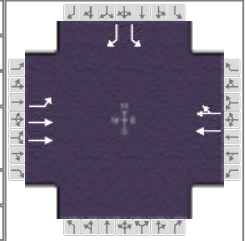
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6				4
Case Number	1.0	4.0		8.3				9.0
Phase Duration, s	13.1	99.0		85.9				21.0
Change Period, (Y+R _c), s	3.0	6.0		6.0				6.0
Max Allow Headway (MAH), s	3.1	0.0		0.0				3.2
Queue Clearance Time (g _s), s	9.5							12.3
Green Extension Time (g _e), s	0.6	0.0		0.0				0.3
Phase Call Probability	1.00							1.00
Max Out Probability	0.00							0.11

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7		14
Adjusted Flow Rate (v), veh/h	351	1380			594	569				155		114
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830			1826	1746				1739		1547
Queue Service Time (g _s), s	7.5	0.0			29.8	7.8				10.3		7.6
Cycle Queue Clearance Time (g _c), s	7.5	0.0			29.8	7.8				10.3		7.6
Green Ratio (g/C)	0.77	0.78			0.67	0.67				0.12		0.21
Capacity (c), veh/h	403	2836			1216	1163				217		324
Volume-to-Capacity Ratio (X)	0.869	0.487			0.488	0.489				0.713		0.353
Back of Queue (Q), ft/ln (95 th percentile)	289.5	11.1			103.9	96.7				214.7		134
Back of Queue (Q), veh/ln (95 th percentile)	11.1	0.4			4.0	3.9				8.3		5.2
Queue Storage Ratio (RQ) (95 th percentile)	1.93	0.00			0.00	0.00				0.00		0.00
Uniform Delay (d ₁), s/veh	17.0	0.0			2.7	2.7				50.4		40.5
Incremental Delay (d ₂), s/veh	2.3	0.6			1.4	1.5				5.0		0.2
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0		0.0
Control Delay (d), s/veh	19.3	0.6			4.1	4.2				55.4		40.8
Level of Service (LOS)	B	A			A	A				E		D
Approach Delay, s/veh / LOS	4.4	A		4.1	A		0.0			49.2		D
Intersection Delay, s/veh / LOS	8.1						A					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	0.64	A		1.87	B		2.16	B		2.33	B	
Bicycle LOS Score / LOS	1.92	B		1.45	A						F	

HCS7 Signalized Intersection Results Summary

General Information					Intersection Information	
Agency	EEA				Duration, h	0.25
Analyst	SBC	Analysis Date	Apr 3, 2018		Area Type	Other
Jurisdiction	Arlington Heights/CCDOTH	Time Period	4:45 - 5:45 pM		PHF	0.94
Urban Street	Euclid Avenue	Analysis Year	2023		Analysis Period	1> 16:45
Intersection	Euclid Ave/Salt Creek Ln		File Name	Euclid-Salt Creek PM Total.xus		
Project Description	Existing Conditions					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	92	1059			1352	95				158		218

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	9.6	77.6	17.8	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	4.0	0.0	0.0	0.0	
				Red	0.0	2.0	2.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6				4
Case Number	1.0	4.0		8.3				9.0
Phase Duration, s	12.6	96.2		83.6				23.8
Change Period, ($Y+R_c$), s	3.0	6.0		6.0				6.0
Max Allow Headway (MAH), s	3.1	0.0		0.0				3.2
Queue Clearance Time (g_s), s	3.7							17.6
Green Extension Time (g_e), s	0.1	0.0		0.0				0.2
Phase Call Probability	0.96							1.00
Max Out Probability	0.00							1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7		14
Adjusted Flow Rate (v), veh/h	98	1127			776	764				168		232
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1904			1900	1856				1810		1610
Queue Service Time (g_s), s	1.7	0.0			33.3	15.1				10.5		15.6
Cycle Queue Clearance Time (g_c), s	1.7	0.0			33.3	15.1				10.5		15.6
Green Ratio (g/C)	0.74	0.75			0.65	0.65				0.15		0.23
Capacity (c), veh/h	331	2862			1228	1200				269		368
Volume-to-Capacity Ratio (X)	0.295	0.394			0.632	0.637				0.625		0.630
Back of Queue (Q), ft/ln (95 th percentile)	38.9	7.3			174.8	173.8				209.5		259
Back of Queue (Q), veh/ln (95 th percentile)	1.6	0.3			7.0	7.0				8.4		10.4
Queue Storage Ratio (RQ) (95 th percentile)	0.26	0.00			0.00	0.00				0.00		0.00
Uniform Delay (d_1), s/veh	11.0	0.0			4.0	4.0				48.0		41.7
Incremental Delay (d_2), s/veh	0.2	0.4			2.5	2.6				2.1		1.9
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0		0.0
Control Delay (d), s/veh	11.2	0.4			6.4	6.6				50.0		43.6
Level of Service (LOS)	B	A			A	A				D		D
Approach Delay, s/veh / LOS	1.3	A		6.5	A		0.0			46.3		D
Intersection Delay, s/veh / LOS	9.5						A					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	0.65	A		1.88	B		2.16	B		2.33	B	
Bicycle LOS Score / LOS	1.50	A		1.76	B						F	

HCS7 Two-Way Stop-Control Report

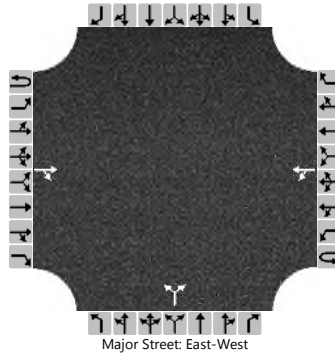
General Information

Analyst	SBC
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	AD N Access on Salt Creek
Jurisdiction	Arlington Hts
East/West Street	Salt Creek Lane
North/South Street	AD Access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			124	28		1	38			40		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					46					
Capacity, c (veh/h)						1403					790					
v/c Ratio						0.00					0.06					
95% Queue Length, Q ₉₅ (veh)						0.0					0.2					
Control Delay (s/veh)						7.6					9.8					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.2				9.8							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

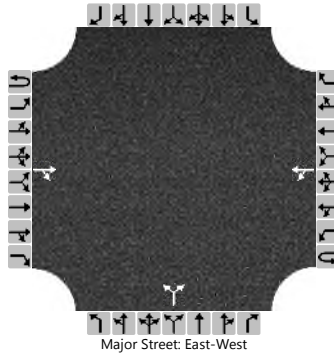
General Information

Analyst	SBC
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Total Traffic

Site Information

Intersection	AD N Access on Salt Creek
Jurisdiction	Arlington Hts
East/West Street	Salt Creek Lane
North/South Street	AD Access
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			22	51		1	121			53		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

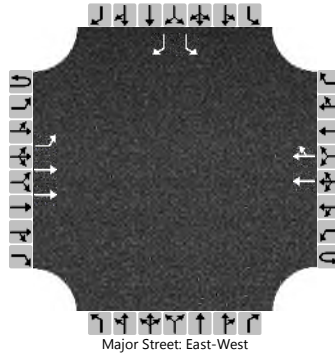
Flow Rate, v (veh/h)						1					60					
Capacity, c (veh/h)						1510					800					
v/c Ratio						0.00					0.08					
95% Queue Length, Q ₉₅ (veh)						0.0					0.2					
Control Delay (s/veh)						7.4					9.9					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.1				9.9							
Approach LOS									A							

HCS7 Two-Way Stop-Control Report

General Information

Analyst	SBC	Intersection	Euclid Ave/Stonegate Blvd
Agency/Co.	EEA	Jurisdiction	CCDOTH
Date Performed	4/3/2018	East/West Street	Euclid Avenue
Analysis Year	2023	North/South Street	Stonegate Boulevard
Time Analyzed	7:15 - 8:15 AM	Peak Hour Factor	0.87
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Total Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	1	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		L	T				T	TR						L		R
Volume (veh/h)	0	32	1549				995	36						26		74
Percent Heavy Vehicles (%)	3	3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.16												6.86		6.96
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		37												30		85
Capacity, c (veh/h)		579												39		447
v/c Ratio		0.06												0.76		0.19
95% Queue Length, Q ₉₅ (veh)		0.2												2.8		0.7
Control Delay (s/veh)		11.6												226.5		14.9
Level of Service (LOS)		B												F		B
Approach Delay (s/veh)	0.2												69.9			
Approach LOS													F			

HCS7 Two-Way Stop-Control Report

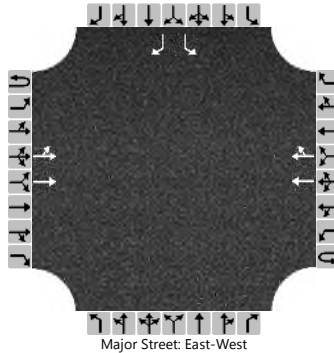
General Information

Analyst	SBC
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	4:45 - 5:45 AM
Intersection Orientation	East-West
Project Description	Total Conditions

Site Information

Intersection	Euclid Ave/Stonegate Blvd
Jurisdiction	CCDOTH
East/West Street	Euclid Avenue
North/South Street	Stonegate Boulevard
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	0	2	0		0	0	0		1	0	1
Configuration		LT	T				T	TR						L		R
Volume (veh/h)		56	1123				1477	93						28		54
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways

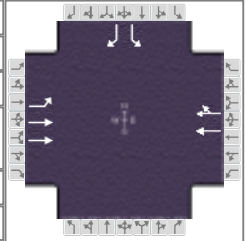
Base Critical Headway (sec)		4.1												7.5		6.9
Critical Headway (sec)		4.16												6.86		6.96
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		58												29		56
Capacity, c (veh/h)		388												28		317
v/c Ratio		0.15												1.05		0.18
95% Queue Length, Q ₉₅ (veh)		0.5												3.4		0.6
Control Delay (s/veh)		15.9												393.8		18.8
Level of Service (LOS)		C												F		C
Approach Delay (s/veh)	3.7												146.8			
Approach LOS													F			

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	EEA			Duration, h	0.25
Analyst	SBC	Analysis Date	Apr 3, 2018	Area Type	Other
Jurisdiction	Arlington Heights/CCDOH	Time Period	7:15 - 8:15 AM	PHF	0.91
Urban Street	Euclid Avenue	Analysis Year	2023	Analysis Period	1> 7:15
Intersection	Euclid Ave/Salt Creek Ln	File Name	Euclid-Salt Creek AM Total.xus		
Project Description	Total Conditions				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	319	1256			927	131				141		104

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	10.1	79.9	15.0	0.0	0.0	0.0	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	4.0	4.0	0.0	0.0	0.0	
				Red	0.0	2.0	2.0	0.0	0.0	0.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2		6				4
Case Number	1.0	4.0		8.3				9.0
Phase Duration, s	13.1	99.0		85.9				21.0
Change Period, ($Y+R_c$), s	3.0	6.0		6.0				6.0
Max Allow Headway (MAH), s	3.1	0.0		0.0				3.2
Queue Clearance Time (g_s), s	9.5							12.3
Green Extension Time (g_e), s	0.6	0.0		0.0				0.3
Phase Call Probability	1.00							1.00
Max Out Probability	0.00							0.11

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7		14
Adjusted Flow Rate (v), veh/h	351	1380			594	569				155		114
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830			1826	1746				1739		1547
Queue Service Time (g_s), s	7.5	0.0			29.8	7.8				10.3		7.6
Cycle Queue Clearance Time (g_c), s	7.5	0.0			29.8	7.8				10.3		7.6
Green Ratio (g/C)	0.77	0.78			0.67	0.67				0.12		0.21
Capacity (c), veh/h	403	2836			1216	1163				217		324
Volume-to-Capacity Ratio (X)	0.869	0.487			0.488	0.489				0.713		0.353
Back of Queue (Q), ft/ln (95 th percentile)	289.5	11.1			103.9	96.7				214.7		134
Back of Queue (Q), veh/ln (95 th percentile)	11.1	0.4			4.0	3.9				8.3		5.2
Queue Storage Ratio (RQ) (95 th percentile)	1.93	0.00			0.00	0.00				0.00		0.00
Uniform Delay (d_1), s/veh	17.0	0.0			2.7	2.7				50.4		40.5
Incremental Delay (d_2), s/veh	2.3	0.6			1.4	1.5				5.0		0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0			0.0	0.0				0.0		0.0
Control Delay (d), s/veh	19.3	0.6			4.1	4.2				55.4		40.8
Level of Service (LOS)	B	A			A	A				E		D
Approach Delay, s/veh / LOS	4.4	A		4.1	A		0.0			49.2		D
Intersection Delay, s/veh / LOS	8.1						A					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	0.64	A		1.87	B		2.16	B		2.33	B	
Bicycle LOS Score / LOS	1.92	B		1.45	A						F	

HCS7 Two-Way Stop-Control Report

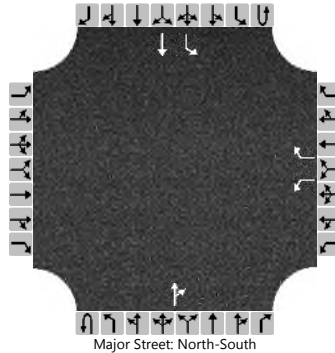
General Information

Analyst	SBC
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	7:15 - 8:15 AM
Intersection Orientation	North-South
Project Description	Total Conditions

Site Information

Intersection	Rohlwing Rd/Salt Creek Ln
Jurisdiction	Arlington Heights
East/West Street	Salt Creek Lane
North/South Street	Rohlwing Road
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						28		51			335	59		93	329	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						31		57						103		
Capacity, c (veh/h)						375		643						1115		
v/c Ratio						0.08		0.09						0.09		
95% Queue Length, Q ₉₅ (veh)						0.3		0.3						0.3		
Control Delay (s/veh)						15.5		11.1						8.6		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)					12.7								1.9			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

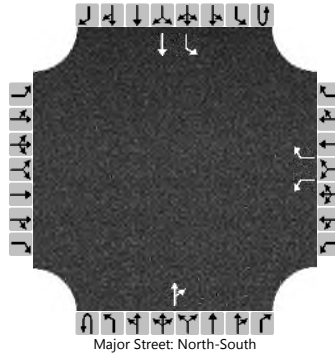
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	4:45 - 5:45 PM
Intersection Orientation	North-South
Project Description	Total Conditions

Site Information

Intersection	Rohlwing Rd/Salt Creek Ln
Jurisdiction	Arlington Heights
East/West Street	Salt Creek Lane
North/South Street	Rohlwing Road
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						70		104			300	27		46	358	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

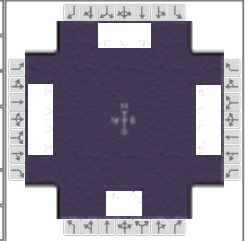
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						78		116						51		
Capacity, c (veh/h)						433		692						1188		
v/c Ratio						0.18		0.17						0.04		
95% Queue Length, Q ₉₅ (veh)						0.6		0.6						0.1		
Control Delay (s/veh)						15.1		11.2						8.2		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)					12.8								0.9			
Approach LOS					B											

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	EEA			Duration, h	0.25
Analyst	SBC	Analysis Date	Apr 4, 2018	Area Type	Other
Jurisdiction	Arlington Heights/CCDOTH	Time Period	7:15 - 8:15 AM	PHF	0.89
Urban Street	Euclid Avenue	Analysis Year	2017	Analysis Period	1> 7:15
Intersection	Euclid Ave/Rohlwing Rd	File Name	Euclid-Rohlwing AM Total.xus		
Project Description	Total Conditions				

</



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	188	1313	94	52	958	59	206	144	123	145	137	138

Signal Information														
Cycle, s	120.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	3.5	2.8	58.1	10.9	1.1	22.6				
				Yellow	3.0	3.0	4.0	3.0	0.0	4.0				
Force Mode	Fixed	Simult. Gap N/S	On	Red	0.0	0.0	2.0	0.0	0.0	2.0				

													
1	2	3	4	5	6	7	8	9	10	11	12	13	14

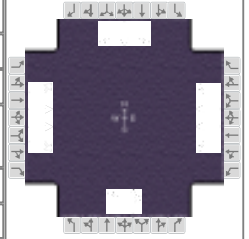
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	69.9	6.5	64.1	15.0	29.7	13.9	28.6
Change Period, ($Y+R_c$), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	9.0		4.0		14.0	22.8	10.9	11.8
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0	0.0	0.8	0.0	1.1
Phase Call Probability	1.00		0.86		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.12	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6	16	5	2	12	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	211	1475	106	58	1076	66	231	300		163	154	155
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830	1547	1739	1830	1547	1739	1686		1739	1826	1547
Queue Service Time (g_s), s	7.0	30.3	4.1	2.0	20.6	2.8	12.0	20.8		8.9	9.0	9.8
Cycle Queue Clearance Time (g_c), s	7.0	30.3	4.1	2.0	20.6	2.8	12.0	20.8		8.9	9.0	9.8
Green Ratio (g/C)	0.58	0.53	0.53	0.51	0.48	0.48	0.29	0.20		0.28	0.19	0.27
Capacity (c), veh/h	354	1948	824	203	1773	750	371	333		226	344	411
Volume-to-Capacity Ratio (X)	0.596	0.757	0.128	0.288	0.607	0.088	0.624	0.901		0.722	0.448	0.377
Back of Queue (Q), ft/ln (95 th percentile)	123	365	68.4	37.1	291	47.1	249.3	398		196.5	188	171.6
Back of Queue (Q), veh/ln (95 th percentile)	4.7	14.0	2.6	1.4	11.2	1.8	9.6	15.3		7.6	7.2	6.6
Queue Storage Ratio (RQ) (95 th percentile)	0.62	0.00	0.00	0.39	0.00	0.00	1.66	0.00		1.64	0.00	1.72
Uniform Delay (d_1), s/veh	15.8	12.5	14.1	18.2	14.6	16.7	36.1	47.0		36.5	43.2	36.0
Incremental Delay (d_2), s/veh	0.6	2.8	0.3	0.3	1.6	0.2	2.5	16.7		7.9	0.3	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	16.4	15.3	14.4	18.5	16.1	16.9	38.6	63.8		44.3	43.5	36.2
Level of Service (LOS)	B	B	B	B	B	B	D	E		D	D	D
Approach Delay, s/veh / LOS	15.4		B	16.3		B	52.8		D	41.4		D
Intersection Delay, s/veh / LOS	23.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	2.10	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.97	B	1.48	A	1.36	A	1.27	A

HCS7 Signalized Intersection Results Summary

General Information					Intersection Information	
Agency	EEA				Duration, h	0.25
Analyst	AJB	Analysis Date	May 1, 2017		Area Type	Other
Jurisdiction	Arlington Heights/CCDOTH	Time Period	4:45 - 5:45 PM		PHF	0.97
Urban Street	Euclid Avenue	Analysis Year	2017		Analysis Period	1> 16:45
Intersection	Euclid Ave/Rohlwing Rd		File Name	Euclid-Rohlwing PM Total.xus		
Project Description	Existing Conditions					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	152	990	171	86	1347	98	206	169	92	97	130	207

Signal Information											
Cycle, s	120.0	Reference Phase	2								
Offset, s	0	Reference Point	End								
Uncoordinated	No	Simult. Gap E/W	On	Green	4.6	2.3	65.5	7.5	1.5	17.7	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.0	0.0	4.0	3.0	3.0	4.0	
				Red	0.0	0.0	2.0	0.0	0.0	2.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	4.0	1.1	3.0
Phase Duration, s	9.8	73.7	7.6	71.5	15.0	28.2	10.5	23.7
Change Period, (Y+R _c), s	3.0	6.0	3.0	6.0	3.0	6.0	3.0	6.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	6.6		4.7		14.0	20.2	7.8	16.6
Green Extension Time (g _e), s	0.2	0.0	0.1	0.0	0.0	1.1	0.0	1.1
Phase Call Probability	0.99		0.95		1.00	1.00	0.96	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.21	0.00

Movement Group Results	EB			WB			NB			SB						
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R				
Assigned Movement	1	6	16	5	2	12	3	8	18	7	4	14				
Adjusted Flow Rate (v), veh/h	157	1021	176	89	1389	101	212	269		100	134	213				
Adjusted Saturation Flow Rate (s), veh/h/ln	1739	1830	1547	1739	1830	1547	1739	1717		1739	1826	1610				
Queue Service Time (g_s), s	4.6	13.2	6.7	2.7	25.1	3.8	12.0	18.2		5.8	8.1	14.6				
Cycle Queue Clearance Time (g_c), s	4.6	13.2	6.7	2.7	25.1	3.8	12.0	18.2		5.8	8.1	14.6				
Green Ratio (g/C)	0.61	0.56	0.56	0.58	0.55	0.55	0.26	0.18		0.21	0.15	0.20				
Capacity (c), veh/h	286	2065	873	362	1997	844	332	317		187	270	329				
Volume-to-Capacity Ratio (X)	0.547	0.494	0.202	0.245	0.696	0.120	0.639	0.848		0.534	0.497	0.648				
Back of Queue (Q), ft/ln (95 th percentile)	78.9	191.2	109.7	46.6	297.3	62.8	239.5	322.7		116	171.4	242.9				
Back of Queue (Q), veh/ln (95 th percentile)	3.0	7.4	4.2	1.8	11.4	2.4	9.2	12.4		4.5	6.6	9.7				
Queue Storage Ratio (RQ) (95 th percentile)	0.39	0.00	0.00	0.49	0.00	0.00	1.60	0.00		0.97	0.00	2.43				
Uniform Delay (d_1), s/veh	14.8	8.1	12.9	11.8	10.9	13.3	37.7	47.3		40.8	47.0	43.8				
Incremental Delay (d_2), s/veh	0.6	0.8	0.5	0.1	2.0	0.3	3.2	2.5		0.9	0.5	0.8				
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0				
Control Delay (d), s/veh	15.4	9.0	13.4	11.9	12.9	13.5	40.9	49.7		41.7	47.6	44.6				
Level of Service (LOS)	B	A	B	B	B	B	D	D		D	D	D				
Approach Delay, s/veh / LOS	10.3		B		12.9		B		45.8		D		44.8		D	
Intersection Delay, s/veh / LOS	19.8						B									

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.60	B	1.79	B	1.28	A	1.23	A

HCS7 Two-Way Stop-Control Report

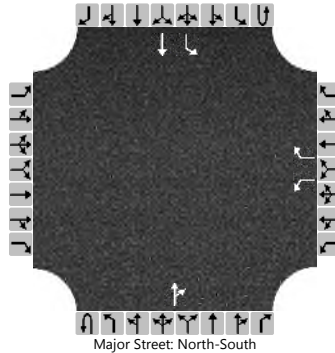
General Information

Analyst	SBC
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	7:15 - 8:15 AM
Intersection Orientation	North-South
Project Description	Total Conditions

Site Information

Intersection	Rohlwing Rd/Stonegate Blv
Jurisdiction	Arlington Heights
East/West Street	Stonegate Boulevard
North/South Street	Rohlwing Road
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						84		44			350	41		20	337	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						92		48						22		
Capacity, c (veh/h)						454		641						1123		
v/c Ratio						0.20		0.08						0.02		
95% Queue Length, Q ₉₅ (veh)						0.8		0.2						0.1		
Control Delay (s/veh)						14.9		11.1						8.3		
Level of Service (LOS)						B		B						A		
Approach Delay (s/veh)					13.6								0.5			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

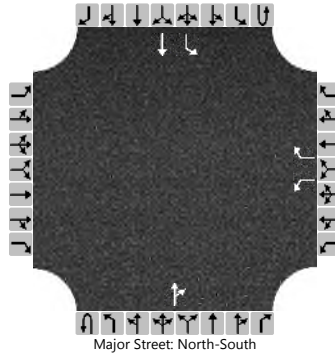
General Information

Analyst	SBC
Agency/Co.	EEA
Date Performed	4/3/2018
Analysis Year	2023
Time Analyzed	4:45 - 5:45 PM
Intersection Orientation	North-South
Project Description	Total Conditions

Site Information

Intersection	Rohlwing Rd/Stonegate Blv
Jurisdiction	Arlington Heights
East/West Street	Stonegate Boulevard
North/South Street	Rohlwing Road
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		1	0	1	0	0	1	0	0	1	1	0
Configuration						L		R				TR		L	T	
Volume (veh/h)						66		34			126	293		60	368	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized					No											
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						73		38						67		
Capacity, c (veh/h)						423		734						1089		
v/c Ratio						0.17		0.05						0.06		
95% Queue Length, Q ₉₅ (veh)						0.6		0.2						0.2		
Control Delay (s/veh)						15.3		10.2						8.5		
Level of Service (LOS)						C		B						A		
Approach Delay (s/veh)					13.5								1.2			
Approach LOS					B											

HCS7 Two-Way Stop-Control Report

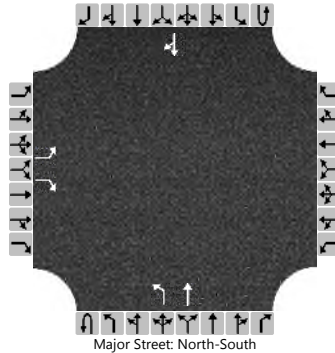
General Information

Analyst	AJB
Agency/Co.	EEA
Date Performed	5/1/2017
Analysis Year	2023
Time Analyzed	7:15 - 8:15 AM
Intersection Orientation	North-South
Project Description	Total Conditions

Site Information

Intersection	Salt Creek Ln/1 Arlington
Jurisdiction	Arlington Heights
East/West Street	1 Arlington Access Drive
North/South Street	Salt Creek Lane
Peak Hour Factor	0.80
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		1		91						44	197				65	0
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.13		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

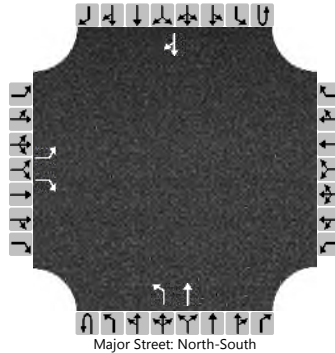
Flow Rate, v (veh/h)		1		114						55						
Capacity, c (veh/h)		508		975						1508						
v/c Ratio		0.00		0.12						0.04						
95% Queue Length, Q ₉₅ (veh)		0.0		0.4						0.1						
Control Delay (s/veh)		12.1		9.2						7.5						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)	9.2								1.4							
Approach LOS	A															

HCS7 Two-Way Stop-Control Report

General Information

Analyst	AJB	Intersection	Salt Creek Ln/1 Arlington
Agency/Co.	EEA	Jurisdiction	Arlington Heights
Date Performed	5/1/2017	East/West Street	1 Arlington Access Drive
Analysis Year	2023	North/South Street	Salt Creek Lane
Time Analyzed	4:45 - 5:45 PM	Peak Hour Factor	0.90
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Total Conditions		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	1	1	0	0	0	1	0
Configuration		L		R						L	T					TR
Volume (veh/h)		1		61						93	55				177	1
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

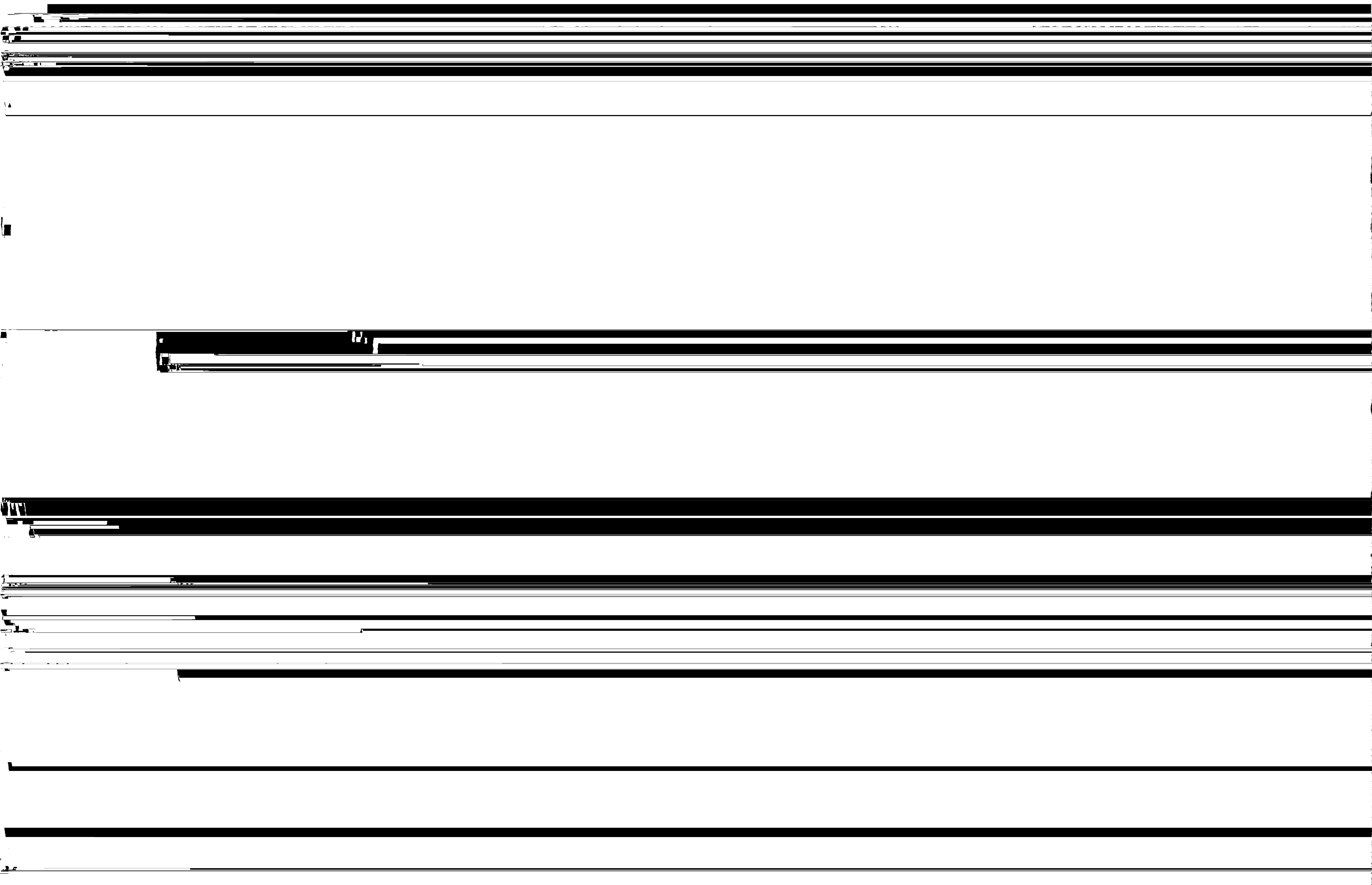
Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.13		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		1		68						103						
Capacity, c (veh/h)		467		841						1367						
v/c Ratio		0.00		0.08						0.08						
95% Queue Length, Q ₉₅ (veh)		0.0		0.3						0.2						
Control Delay (s/veh)		12.7		9.7						7.8						
Level of Service (LOS)		B		A						A						
Approach Delay (s/veh)	9.7								4.9							
Approach LOS	A															







OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



PROPOSED MASTER SITE PLAN RENDERING

ARLINGTON DOWNS

3400 STONEGATE BLVD.

ARLINGTON HEIGHTS, IL

04/05/09 Project #: 16093

GENERAL INFORMATION		PUD APPLICATION
G000	COVER SHEET - PUD	X
G001	PLAT OF SURVEY	X
EX1.0	EXISTING CONDITIONS SITE PLAN	X
EX2.0	PREVIOUSLY APPROVED PUD SITE PLAN	X
A010	MASTER SITE PLAN	X
A011	SITE PLAN DETAILS	X

CIVIL		PUD APPLICATION
C-0.01	SITE COVER SHEET	X
C-0.02	SITE NOTES AND LEGENDS	X
C-1.00	SITE DEMOLITION PLAN OVERALL	X
C-1.01	SITE DEMOLITION PLAN NORTHWEST	X
C-1.02	SITE DEMOLITION PLAN WEST	X
C-1.03	SITE DEMOLITION PLAN EAST	X
C-1.04	SITE DEMOLITION PLAN SOUTHWEST	X
C-1.05	SITE DEMOLITION PLAN SOUTHEAST	X
C-2.00	SITE GEOMETRY PLAN OVERALL	X
C-2.01	SITE GEOMETRY PLAN NORTHWEST	X
C-2.02	SITE GEOMETRY PLAN WEST	X
C-2.03	SITE GEOMETRY PLAN EAST	X
C-2.04	SITE GEOMETRY PLAN SOUTHWEST	X
C-2.05	SITE GEOMETRY PLAN SOUTHEAST	X
C-2.10	SITE UTILITY PLAN OVERALL	X
C-2.11	SITE UTILITY PLAN NORTHWEST	X
C-2.12	SITE UTILITY PLAN WEST	X
C-2.13	SITE UTILITY PLAN EAST	X
C-2.14	SITE UTILITY PLAN SOUTHWEST	X
C-2.15	SITE UTILITY PLAN SOUTHEAST	X
C-3.00	GRADING AND PAVING PLAN OVERALL	X
C-3.01	GRADING AND PAVING PLAN NORTHWEST	X
C-3.02	GRADINGAND PAVING PLAN WEST	X
C-3.03	GRADING AND PAVING PLAN EAST	X
C-3.04	GRADING AND PAVING PLAN SOUTHWEST	X
C-3.05	GRADING AND PAVING PLAN SOUTHEAST	X
C-3.10	SOIL EROSION AND SEDIMENT CONTROL PLAN OVERALL	X
C-3.11	SOIL EROSION AND SEDIMENT CONTROL PLAN NORTHWEST	X
C-3.12	SOIL EROSION AND SEDIMENT CONTROL PLAN WEST	X
C-3.13	SOIL EROSION AND SEDIMENT CONTROL PLAN EAST	X
C-3.14	SOIL EROSION AND SEDIMENT CONTROL PLAN SOUTHWEST	X
C-3.15	SOIL EROSION AND SEDIMENT CONTROL PLAN SOUTHEAST	X
C-4.01	SITE DETAILS	X
C-4.02	SIRE DETAILS	X
C-4.03	SITE DETAILS	X
C-4.04	SITE DETAILS	X
C-5.01	STORMWATER - REGIONAL BASIN	X
C-5.02	MWRD DRAINAGE EXHIBIT	X
C-5.03	VILLAGE DRAINAGE EXHIBIT	X
C-5.04	VILLAGE DRAINAGE EXHIBIT FUTURE	X
C-6.01	AUTOTURN - FIRE	X
C-6.02	AUTOTURN - FIRE	X
C-6.03	AUTOTURN - FIRE	X
C-6.04	AUTOTURN - FIRE	X
C-6.05	AUTOTURN - PASSENGER	X
C-6.06	AUTOTURN - REFUSE	X

LANDSCAPE		PUD APPLICATION
L-1.0	TREE PRESERVATION PLAN	X
L-2.0	OVERALL LANDSCAPE PLAN	X
L-2.1	LANDSCAPE PLAN NW	X
L-2.2	LANDSCAPE PLAN SW	X
L-2.3	LANDSCAPE PLAN NE	X
L-2.4	LANDSCAPE PLAN SE	X
L-3.0	LANDSCAPE ENLARGEMENTS	X

ARCHITECTURAL		PUD APPLICATION
A100	ADR II GROUND FLOOR PLAN	X
A101	ADR II BASEMENT PLAN	X
A102	ADR II 2ND-5TH FLOOR PLAN	X
A103	ADR II ROOF PLAN	X
A104	ADR II EXTERIOR ELEVATIONS	X
A105	ADR II EXTERIOR ELEVATIONS	X
A106	ADR II EXTERIOR ELEVATIONS	X
A107	ADR II EXTERIOR ELEVATIONS	X
A108	ADR II BUILDING SECTIONS	X
A200	BUILDING B PLANS AND ELEVATIONS	X
A300	HOTEL GROUND FLOOR PLAN	X
A301	HOTEL MEZZANINE FLOOR PLAN	X
A302	HOTEL SECOND FLOOR PLAN	X
A303	HOTEL THIRD FLOOR PLAN	X
A304	HOTEL FOURTH FLOOR PLAN	X
A305	HOTEL EXTERIOR ELEVATIONS	X
A306	HOTEL EXTERIOR ELEVATIONS	X
A307	HOTEL WALL SECTIONS	X
A308	HOTEL WALL SECTIONS	X
A309	HOTEL WALL SECTIONS	X
A310	HOTEL BUILDING SECTIONS	X
A400	FRC SITE PLAN	X
A401	FRC BASEMENT FLOOR PLAN	X
A402	FRC FIRST FLOOR PLAN - COMPOSITE	X
A402A	FRC FIRST FLOOR PLAN - AREA A	X
A402B	FRC FIRST FLOOR PLAN - AREA B	X
A402C	FRC FIRST FLOOR PLAN - AREA C	X
A403	FRC MEZANINE FLOOR PLAN	X
A404	FRC EXTERIOR ELEVATIONS	X
A405	FRC EXTERIOR ELEVATIONS	X
A406	FRC EXTERIOR ELEVATIONS	X
A407	FRC BUILDING SECTIONS	X
A408	FRC BUILDING SECTIONS	X
A409	FRC BUILDING SECTIONS	X
P-100	PHOTOMETRIC SITE PLAN	X

ARLINGTON DOWNS

3400 W EUCLID AVENUE

DIRECTORY

OWNER:

UST ADSP JV LP
730 W RANDOLPH ST. #500
CHICAGO, IL 60661
PHONE: (312) 929-2395

ARCHITECT:

OKW ARCHITECTS
600 W JACKSON BLVD. STE 250
CHICAGO, IL 60601
PHONE: (312) 798-7700
ILLINOIS LICENSE NO.: 184-000553 (1-006737)

CIVIL ENGINEER:

ERIKSSON ENGINEERING ASSOCIATES
135 S JEFFERSON ST. SUITE 135
CHICAGO, IL 60661
PHONE: (312) 463-0551

LANDSCAPE CONSULTANT:

DANIEL WEINBACH & PARTNERS
53 JACKSON BLVD. #250
CHICAGO, IL 60604
PHONE: (312) 427-2888



PUD APPLICATION REVISIONS - 5/9/2018

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

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS
PUD APPLICATION

ARLINGTON HEIGHTS, IL

COVER SHEET - PUD

DRAWN BY: _____ CHECKED: _____

DATE:
May 15, 2017

PROJ. NO.:
16093

SHEET NO.:

G000



1 EX1.0 EXISTING CONDITIONS
SCALE: 1" = 80'-0"

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

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS
PUD APPLICATION

ARLINGTON HEIGHTS, IL

**EXISTING CONDITIONS SITE
PLAN**

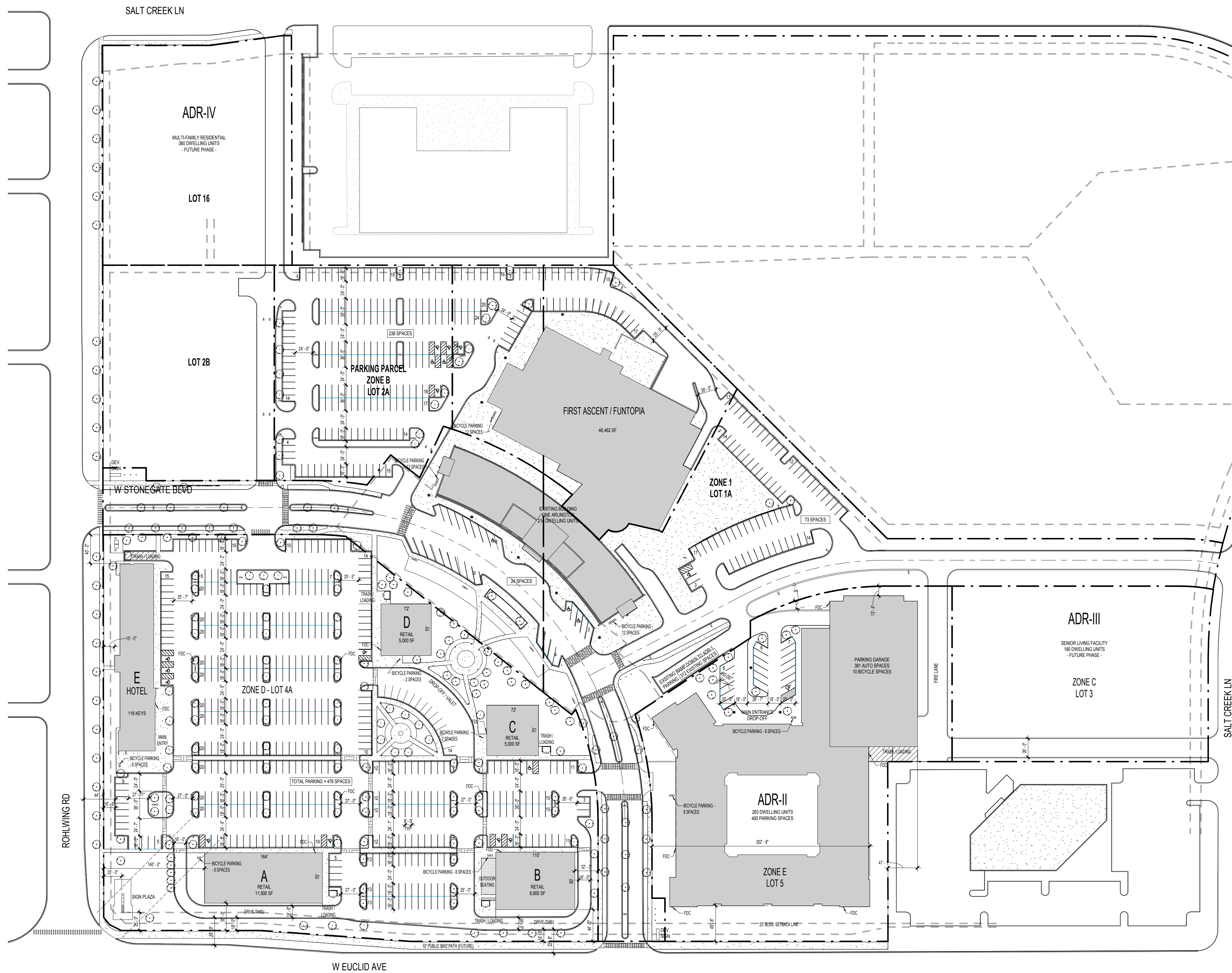
DRAWN BY: _____ CHECKED: _____

DATE:
May 15, 2017

SHEET NO.:

PROJ. NO.:
16093

EX1.0



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	160-180 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



OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

MASTER SITE PLAN

DRAWN BY: _____ CHECKED: _____

DATE:
May 15, 2017

PROJ. NO.:
16093

SHEET NO.:

A010

NOT FOR
CONSTRUCTION

3 PLANNING COMMISSION REVISIONS			2018.06.22
NO.	ISSUED FOR	DATE	

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

SITE PLAN DETAILS

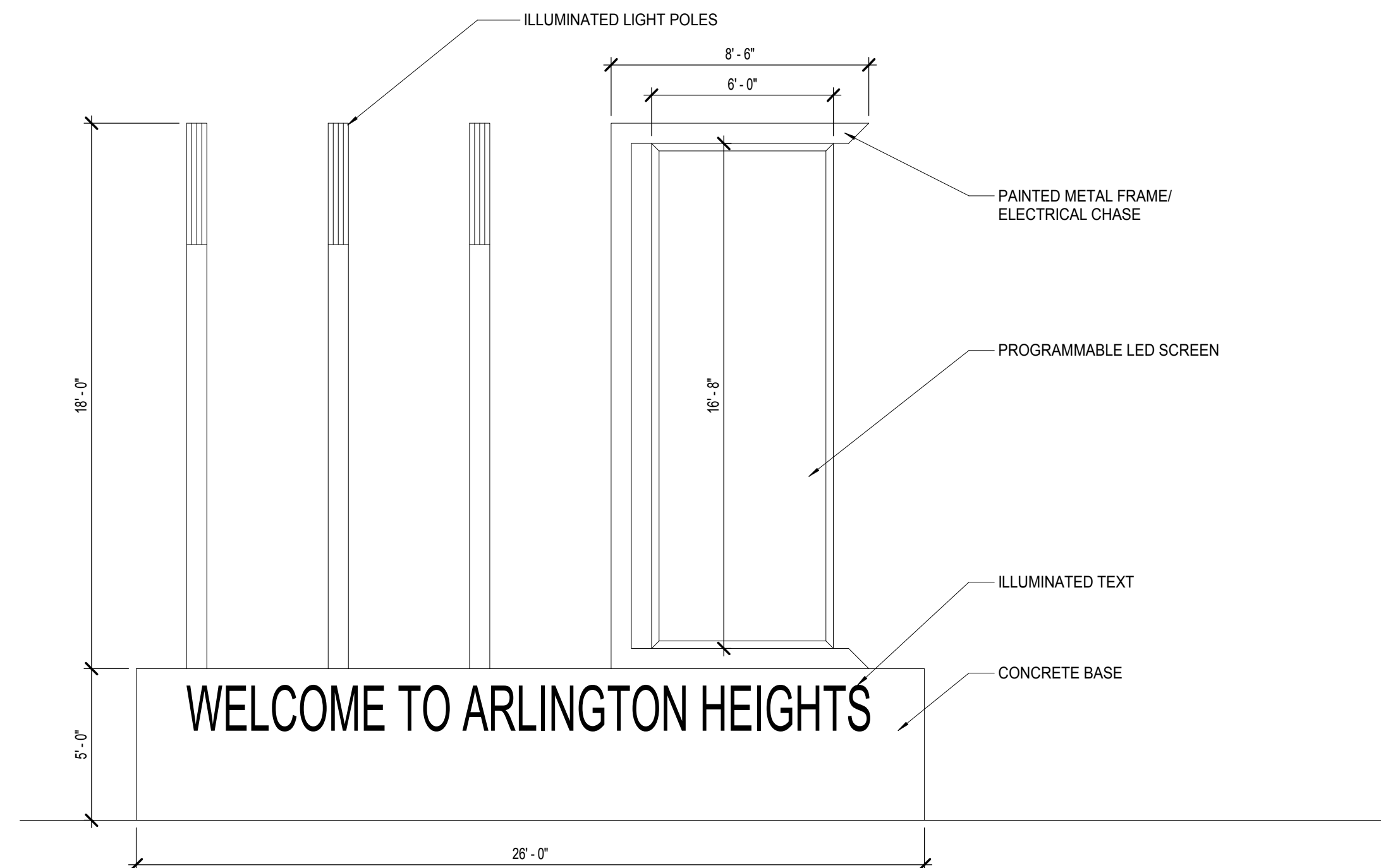
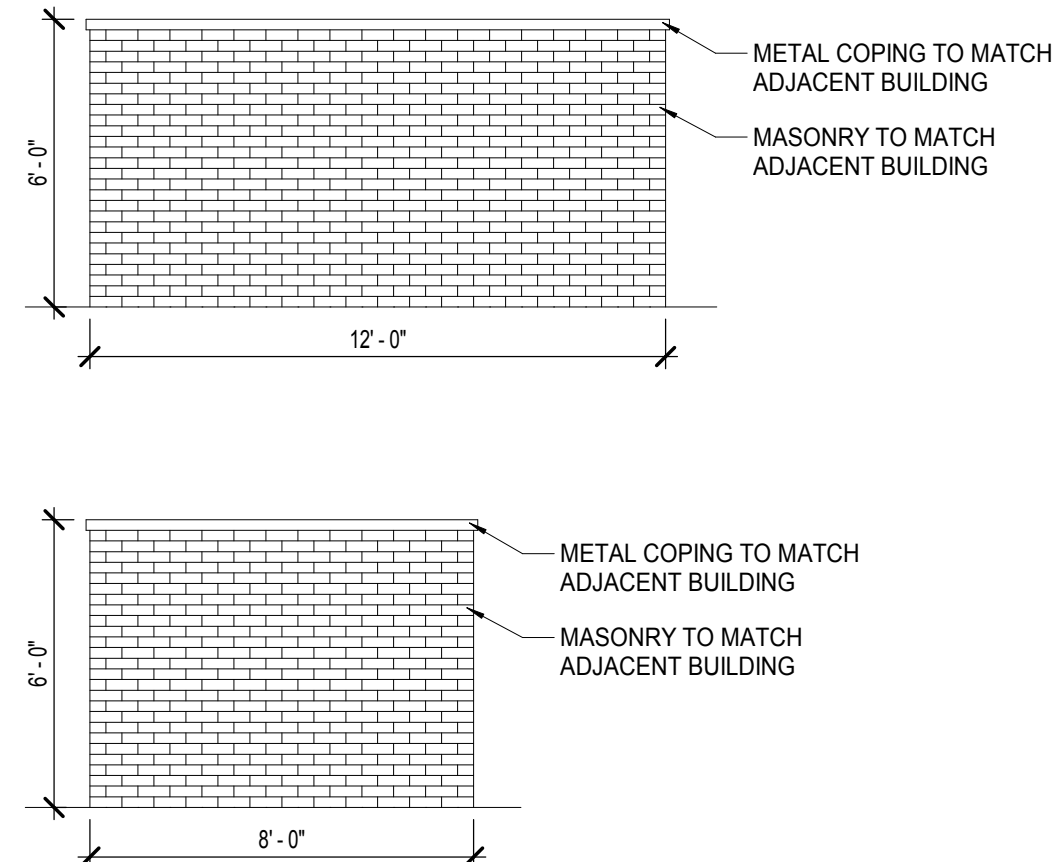
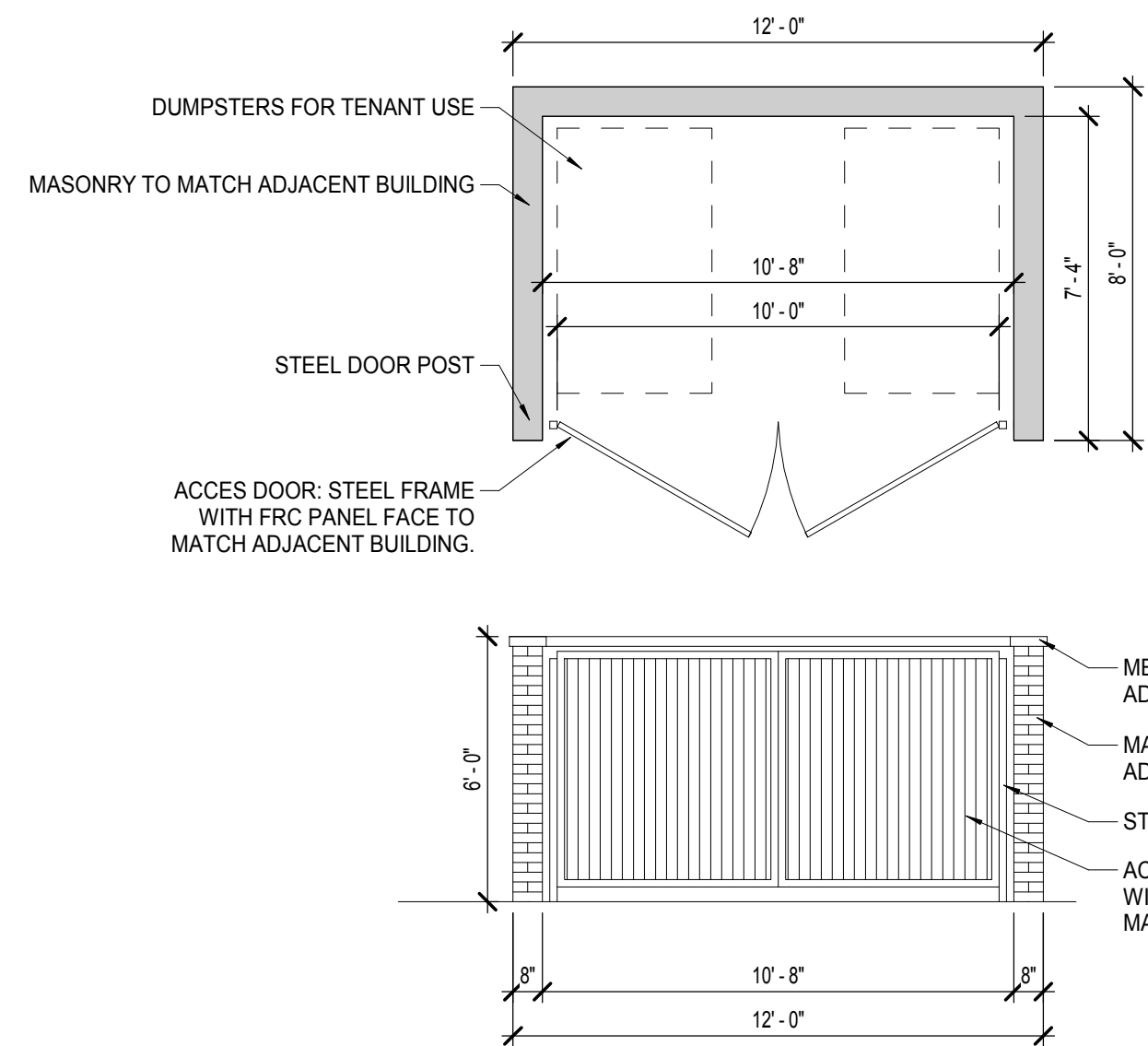
DRAWN BY: _____ CHECKED: _____

DATE:
May 15, 2017

PROJ. NO.:
16093

SHEET NO.:

A011



2
A011
TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"

1
A011
Entry Sign Elevation
SCALE: 1/4" = 1'-0"

ARLINGTON DOWNS

PHASE 2 CONSTRUCTION

3400 W Euclid Avenue

Arlington Heights, IL 60004

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By TFW Surveying And Mapping, Inc. For Argent Group on September 19, 2011.
Order Number 110606

Phase 1 Design Information Per Design Drawings By Eriksson Engineering Associates, LTD.

Lot 16 Plat of Survey and Topography Provided By Survey Systems of America, Inc. For Arlington Downs Management on November 26, 2013
Order Number 133-0538.16 TM

SW Site Survey Update: Plat of Survey and Topography Provided By V3 Companies For Church on June 19, 2015
Order Number 15126

PROJECT BENCHMARKS

SOURCE:

STATION DESIGNATION: 4A-KASPAR

ELEVATION: 719.17 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: VILLAGE OF ARLINGTON HEIGHTS MONUMENT, BRONZE DISK AT SOUTHWEST CORNER OF OAKTON STREET AND KASPAR AVENUE.

STATION DESIGNATION: LD021 (PID: DM3898)
ESTABLISHED BY: NGS
DATE: APRIL 2011

ELEVATION: 716.90 (PUBLISHED), 716.677 (MEASURED)
DATUM: NAVD88
DESCRIPTION: STAINLESS STEEL ROD NEAR THE SOUTHWEST CORNER OF EUCLID AVENUE AND WILKE ROAD, 65.6 FEET SOUTH OF THE EDGE OF PAVEMENT OF EUCLID AVENUE, 21.3 FEET NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, 8.5 FEET EAST OF THE EDGE OF SIDEWALK AND 6.6 FEET WEST OF THE EDGE OF PAVEMENT OF WILKE ROAD

SITE:

STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 720.10 (MEASURED)
DATUM: NAVD88
DESCRIPTION: CUT SQUARE NEAR SOUTHEAST CORNER OF PROPERTY, IN TOP OF CURB NEAR NORTH END OF EASTERLY CURB RETURN OF THE SOUTHEAST ENTRANCE.

STATION DESIGNATION: SBM # 2
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 725.91 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTH-NORTHEAST FLANGE BOLT ON FIRST FIRE HYDRANT WEST OF MAIN ENTRANCE, ON NORTH SIDE OF EUCLID AVE.

STATION DESIGNATION: SBM # 3
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 726.78 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTH-NORTHEAST FLANGE BOLT ON SECOND FIRE HYDRANT WEST OF MAIN ENTRANCE (FIRST EAST OF ROHLWING RD), ON NORTH SIDE OF EUCLID AVE.

STATION DESIGNATION: SBM #4
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

ELEVATION: 736.34 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHEAST BOLT ON FIRST FIRE HYDRANT NORTH OF EUCLID AVE, ON WEST SIDE OF ROHLWING RD.

STATION DESIGNATION: SBM #5
ESTABLISHED BY: V3
DATE: JUNE 11, 2015

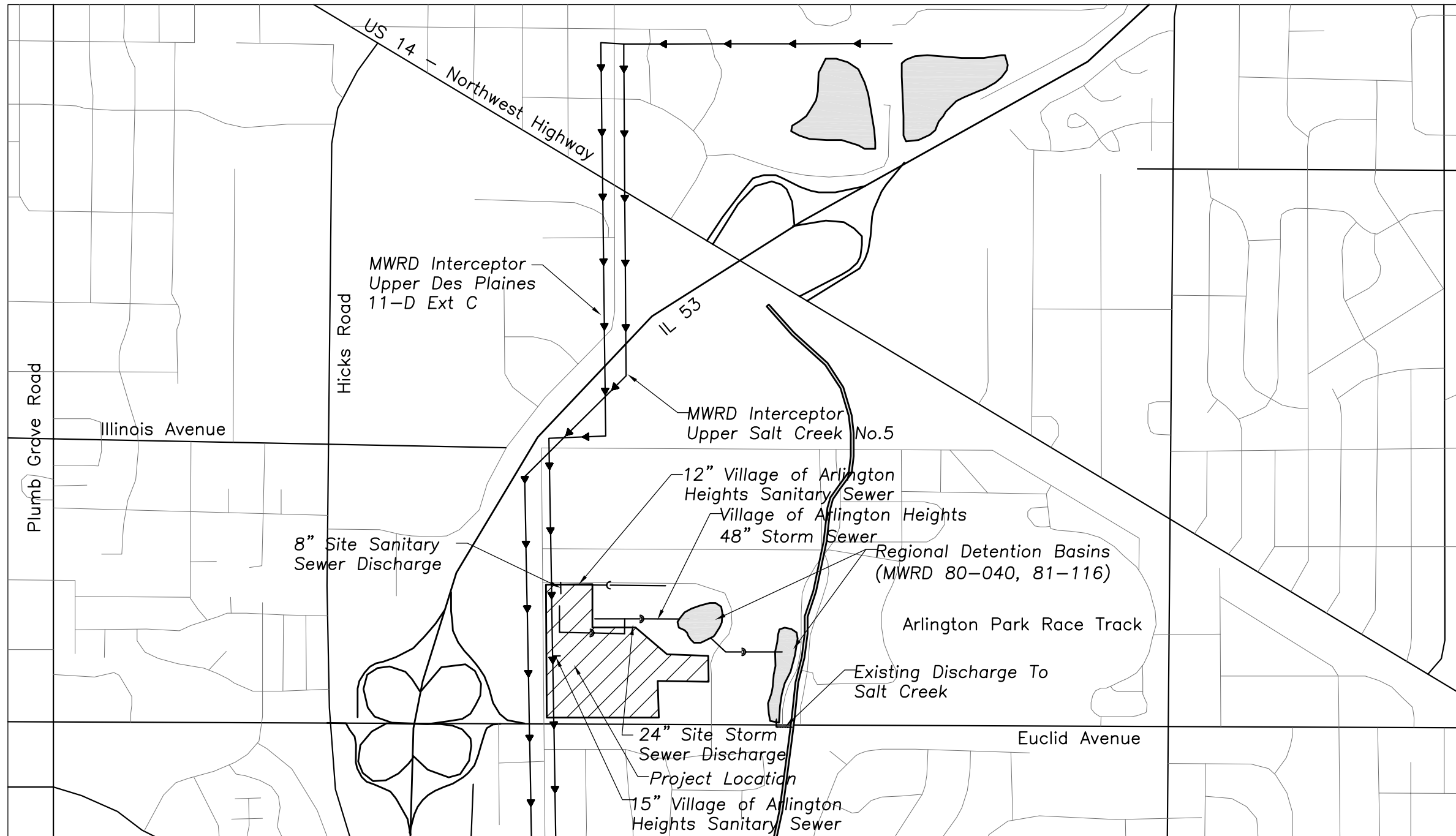
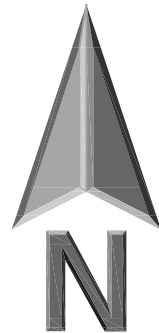
ELEVATION: 734.53 (MEASURED)
DATUM: NAVD88
DESCRIPTION: NORTHWEST BOLT ON YELLOW HYDRANT AT NORTHEAST CORNER ROHLWING RD AND WESTERLY ENTRANCE.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

BASIS OF BEARINGS

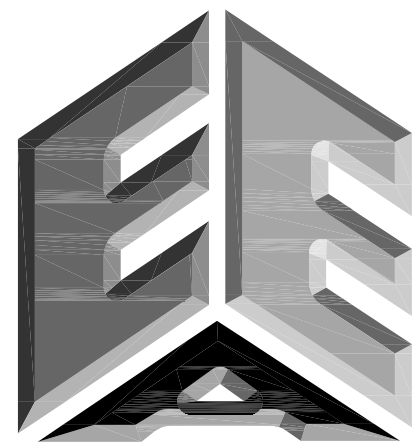
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE (NAD 83)



LOCATION MAP
1"=1000'

INDEX OF SHEETS

C0.01	Site Cover Sheet
C0.02	Site Notes And Legends
C1.00	Site Demolition Plan - Overall
C1.01	Site Demolition Plan - Northwest
C1.02	Site Demolition Plan - West
C1.03	Site Demolition Plan - East
C1.04	Site Demolition Plan - Southwest
C1.05	Site Demolition Plan - Southeast
C2.00	Site Geometry Plan - Overall
C2.01	Site Geometry Plan - Northwest
C2.02	Site Geometry Plan - West
C2.03	Site Geometry Plan - East
C2.04	Site Geometry Plan - Southwest
C2.05	Site Geometry Plan - Southeast
C2.10	Site Utility Plan - Overall
C2.11	Site Utility Plan - Northwest
C2.12	Site Utility Plan - West
C2.13	Site Utility Plan - East
C2.14	Site Utility Plan - Southwest
C2.15	Site Utility Plan - Southeast
C3.00	Grading And Paving Plan - Overall
C3.01	Grading And Paving Plan - Northwest
C3.02	Grading And Paving Plan - West
C3.03	Grading And Paving Plan - East
C3.04	Grading And Paving Plan - Southwest
C3.05	Grading And Paving Plan - Southeast
C3.11	Soil Erosion And Sediment Control Plan - Northwest
C3.12	Soil Erosion And Sediment Control Plan - West
C3.13	Soil Erosion And Sediment Control Plan - East
C3.14	Soil Erosion And Sediment Control Plan - Southwest
C3.15	Soil Erosion And Sediment Control Plan - Southeast
C4.01	Site Details
C4.02	Site Details
C4.03	Site Details
C4.04	Site Details
C5.01	MWRD Drainage Exhibit - Regional Basin Per 13-016
C5.02	MWRD Drainage Exhibit - Phase 2 Site Conditions
C5.03	Village Drainage Exhibit - Phase 2 Site Conditions
C5.04	Village Drainage Exhibit - Future Site Conditions
C6.01	AutoTurn Exhibit - Fire Truck
C6.02	AutoTurn Exhibit - Fire Truck
C6.03	AutoTurn Exhibit - Fire Truck
C6.04	AutoTurn Exhibit - Fire Truck
C6.05	AutoTurn Exhibit - Passenger
C6.06	AutoTurn Exhibit - Refuse



ERIKSSON

ENGINEERING

ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:

SITE COVER
SHEET

Sheet No:

C-0.01

E:\A - P\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 7:57am by: pdmimer

DEMOLITION NOTES

All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.

Contractor Shall Keep All Local And County Streets Free and Clear of Construction Related Dirt/Dust/Debris.

Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.

Adjacent Buildings are to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.

All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc.. All Sawcut Locations Shown Are Approximate and Should Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.

Contractor Shall Provide and Shall Be Responsible for Any Necessary Traffic Control and Safety Measures During Demolition and Construction Operations Within or Near the Public Roadway.

All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.

Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Remain Shall Be Done Prior To Any Other Work. Radially Away From Trunk, If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.

Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Acceptable to Architect.

Provide Tree Protection Fencing Prior to Construction Operations. Maintain Trenching Prior to Construction.

GEOMETRY NOTES

All Dimensions Contained Herein Reference Back Of Curb, Face of Retaining Wall, Edge of Pavement, Center of Structure and Outside Face Of Building Foundation Unless Otherwise Noted.

All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.

All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.

Refer to Architectural Drawings for Exact Locations of All Buildings.

Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

UTILITY NOTES

Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.

Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.

Contractor Shall Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Solid Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.

Contractor Shall Be Responsible For Coordinating the Relocation Of Any Utilities Encountered During Relocation Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.

All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.

Protection of water supplies shall as be described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

Clean Out All Existing and Proposed Storm Catch Basins And Storm Sewers at the Completion of Construction.

The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

Coordinate Village Water Distribution Unit At 847-368-5800 Prior To Any Water Main Shutdown.

STRUCTURE NOTES

All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.

All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Concrete Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slob Tops install the Following Minimum Height of Grade Rings:

- 4" Diameter Structure - 4"
- 6" Diameter Structure - 6"
- 6" Diameter Structure - 8"

All Catch Basins to Be Installed Along Curb and Gutter Shall Have Neenah R3281-A Frame & Grate or Approved Equal.

Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, it is Intended That, the Frame of the Structure is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.

All Manholes Shall have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.

All Existing Structures To Be Adjusted To Finished Grade As Necessary.

For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary To Maintain Maximum Allowed Adjusting Ring Heights

All Sanitary Manholes Shall Include a Chimney Seal.

Field Verify The Condition of All Existing Utility Structures To Be Re-Used.

GRADING NOTES

The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.

All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.

Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.

Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Land Disturbance.

Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And All Inspections are Complete. Permanent Stabilization Shall Be Done Within 14 Days after Completion of Final Grading of Soil.

All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.

Final Site Stabilization is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Or More Shall Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.

All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Dandy Pop" Inlet Protectors (or equal) in Landscaped Areas And "Dandy Bag" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.

All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II Requirements.

Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.

Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And Shall Be Maintained Throughout Construction And Until Vegetation Has Been Fully Established.

The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Engineer Or Governing Agency.

Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green DS75 Erosion Control Blanket, or Approved Equal.

Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.

All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition

If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No. ILR10 and Local and County Permits.

IEPA GENERAL NOTES

Sanitary Sewer Construction, as a Minimum, must comply with the following requirements:

Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, shall govern all sanitary sewer construction on this project.

Protection of water supplies shall as be described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

Flexible thermoplastic sanitary sewer pipe shall be installed in accordance with ASTM 2321-89 using Class A embedment material. Processed materials produced for highway construction should be classified in accordance with ASTM 2321-89, Section 5 and Table 1 according to particle size, shape and gradation.

All sanitary sewers shall be tested for infiltration, exfiltration or exfiltration of air under pressure, and shall be tested for deflection of flexible thermoplastic pipe as described in Section 31-1 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.

Pickholes in sanitary sewer manhole covers shall not be larger than 1 inch in diameter or shall be of the concealed type.

A drop pipe shall be provided for a sanitary sewer entering a manhole where its invert is more than 24 inches above the manhole invert.

Contractor shall test manhole tightness in accordance with ASTM C969-94 or ASTM C1244-93.

Leakage Testing Shall Be Conducted On All Manholes For Watertightness In Accordance With ASTM C969-94 "Standard Practice For Infiltration And Exfiltration Acceptance Testing Of Installed Precast Concrete Pipe Sewer Lines", Vol. 04.05, Chemical Resistant Materials; Vitrified Clay, Concrete, Fiber-Cement Products; Mortars; Masonry (1996) (No Later Editions Or Amendments) or ASTM C1244-93 "Standard Test Method For Concrete Sewer Manholes By The Negative Pressure (Vacuum) Test", Vol. 04.05, Chemical Resistant Materials; Vitrified Clay, Concrete, Fiber-Cement Products; Mortars; Masonry (1996) (No Later Editions Or Amendments) Prior To Placing Into Service.

M.W.R.D.G.C. NOTES

A. Referenced Specifications

- All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
 - Standard Specifications For Road And Bridge Construction (Latest Edition), By The Illinois Department Of Transportation (IDOT SS) For All Improvements Except Sanitary Sewer And Water Main Construction;

- Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;

- Village of Arlington Heights Municipal Code;
- The Metropolitan Water Reclamation District of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;

- In Case Of Conflict Between The Applicable Ordinances Noted, The More Stringent Shall Take Precedence And Shall Control All Construction.

B. Notifications

- The MWRD Local Sewer Systems Section Field Office Must Be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).

- The Village of Arlington Heights Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.

- The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities are Encountered That Conflict In Location With New Construction, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0123.

C. General Notes

- All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD88).

- MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.

- The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Etc., From All Liability Involved With The Construction, Installation, Or Testing Of This Work On The Project.

- The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, as Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.

- The Location Of Various Underground Utilities Which are Shown On The Plans are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.

- Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.

- Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MWRD, And Owner.

- The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.

- All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.

- Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer As Soon As Underground Improvements are Completed. Final Payments To The Contractor Shall Be Held Until They are Received. Any Changes In Length, Location Or Alignment Shall Be Shown In Red. All Wyes Or Bends Shall Be Located From The Downstream Manhole. All Valves, B-Boxes, Tees Or Bends Shall Be Tied To A Fire Hydrant.

D. Sanitary Sewer

- The Contractor Shall Take Measures To Prevent Any Polluted Water, Such as Ground And Surface Water, From Entering The Existing Sanitary Sewers.

- A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection Prior To Commencing Any Sewer Construction. The Plug Shall Remain In Place Until Removal is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.

- Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.

- All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction in Illinois (Latest Edition).

- All Floor Drains Shall Discharge To The Sanitary Sewer System.

- All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.

- All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Pipe Specification	Joint Specification
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443

Ductile Iron Pipe	ANSI A21.51	ANSI A21.11
-------------------	-------------	-------------

Polyvinyl Chloride (PVC) Pipe 15-inch Diameter SDR 26	ASTM D-3034	ASTM D-3212
---	-------------	-------------

High Density Polyethylene (HDPE)	ASTM D-3035	ASTM D03212, F-477 (Gas-tested)
----------------------------------	-------------	---------------------------------

Water Main Quality PVC 4-inch To 12-inch	AWWA C900	ASTM D-3212
--	-----------	-------------

- All Sanitary Sewer Construction (and Storm Sewer Construction in Combined Sewer Areas), Requires Stone Bedding With Stone 1/4" To 1" In Size, With Minimum Bedding Thickness Equal To 1/4 The Outside Diameter Of The Sewer Pipe, But Not Less Than Four (4) Inches Nor More Than Eight (8) Inches. Material Shall Be CA-7, CA-11 Or CA-13 And Shall Be Extended At Least 12" Above The Top Of The Pipe When Using PVC.

- Non-shar Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.

- Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall Be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.

- When Connecting To An Existing Sewer Main By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:

- A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shower-Top" Machine Or Similar) And Proper Installation Of Hubway Saddle Or Hub-Tee Saddle.
- Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
- With Pipe Cutter, Neatly And Accurately Cut Out Desired Length Of Pipe For Insertion Of Proper Fittings, Using "Band Seal" Or Similar Couplings To Hold It Firmly In Place.

M.W.R.D.G.C. NOTES (CONTINUED)

- Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermain Shall Be Maintained Unless: The Sewer is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer is Laid In The Same Trench With The Watermain Located At The Opposite Side On A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards Or It Shall Be Encased With A Water Main Quality Carrier Pipe With The Ends Sealed.

- All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.

- All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast "Rubber Boots" That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.

- All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.

- Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers in Combined Sewer Areas. Construction Of New Facilities Of This Type is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.

- A Backflow Preventer is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenances Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Clean Up And Waste Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

- Erosion And Sediment Control

 - The Contractor Shall Install The Erosion And Sediment Control Devices as Shown On The Approved Erosion And Sediment Control Plan.
 - Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
 - All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall Be In Accordance With The Illinois Urban Manual.
 - A Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
 - Inspections And Documentation Shall Be Performed, At A Minimum:
 - Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance.
 - Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
 - Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
 - A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual At The Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant, And Transported To A Controlled Sediment Disposal Area.
 - Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
 - Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick and Mortar Building Envelope Construction Activities.
 - Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.

GENERAL NOTES

The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc. As Shown In The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience Of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features are Different Than Shown On The Drawings.

Contractor Shall Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.

Contractor Shall Notify The Owner, Engineer and The Village of Arlington Heights A Minimum of 48 Hours In Advance of Performing Any Work.

No Construction Traffic Will Be Permitted To Use Rohlfing Road Without Authorization Of The City of Rolling Meadows.

All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work as Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.

These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File and Stake All Site Improvements Using Coordinates Tied Into The Control Points. The Dimensions Indicated On The Drawings are For The Convenience of The Contractor Only.

No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.

The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Or Surveyor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.

Contractor Shall Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Including All Storm and Sanitary Sewers and Structure Locations, Signs, Rim and Invert Elevations, and Watermain and Valve and Appurtenance Locations.

The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

All Methods Of Construction And Materials To Conform To "A Manual of Practice for the Design of Public Improvements" as Provided by the Village of Arlington Heights Engineering Department.

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

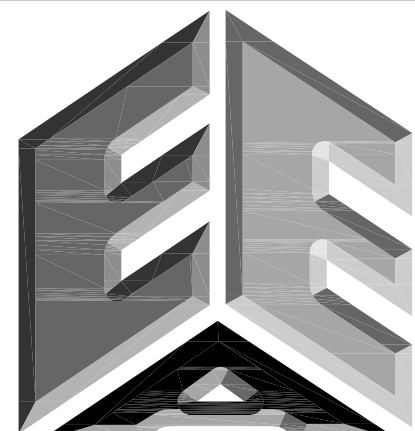
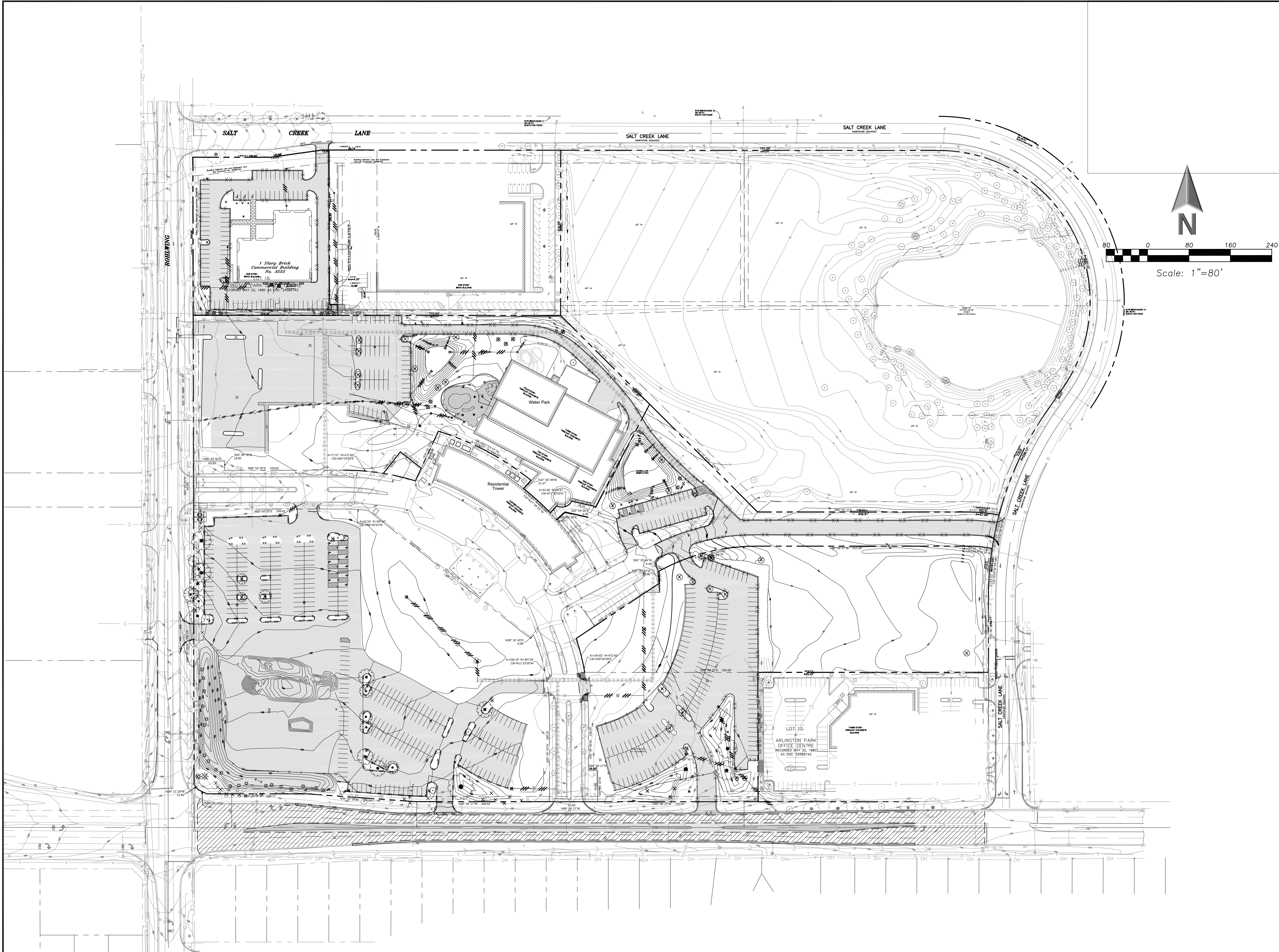
- Install Stabilized Construction Entrance
- Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.
- Do Not Disturb An Area Until it is Necessary For Construction To Proceed.
- Cover and Stabilize Disturbed Areas As Soon As Possible.
- When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.
- Construct Sedimentation Basins and Structures.
- Perform Grading Operations and Installation of Site Infrastructure and Pavement.
- Install Permanent Seeding and Plantings.
- Remove Accumulated Sediment From Basins and Along Silt Fences.
- Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.
- Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

	Silt Fence
	Erosion Control Blanket A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
	Erosion Control Ditch Check
	Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas
	Filter Wattle Inlet Protection with Dandy Pop (or equal) Landscape Areas
	Erosion Eel (Temporary Silt Barrier Paved Areas - Location by Contractor Dependent on Construction Sequencing/Phasing)
	Flood Protection Areas Or Their Buffers.
	Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket
	Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
	Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
	Storm Sewers That are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
	The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles are Allowed in Combined Sewer Area For Green Infrastructure Practices Only.
	If Dewatering Facilities are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
	The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Installation Of Sanitary Sewers, Storm Sewers, Watermains As Well As Their Services And Other Appurtenances. Any Trench Dewatering, Which Contains Sediment, Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
	All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
	All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization is Achieved.
	All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
	The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.

EXISTING	PROPOSED

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 8:00am By: pdmmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR USE OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**SITE DEMOLITION
PLAN**
OVERALL

Sheet No:
C-1.00



145 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

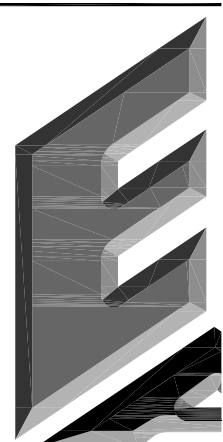
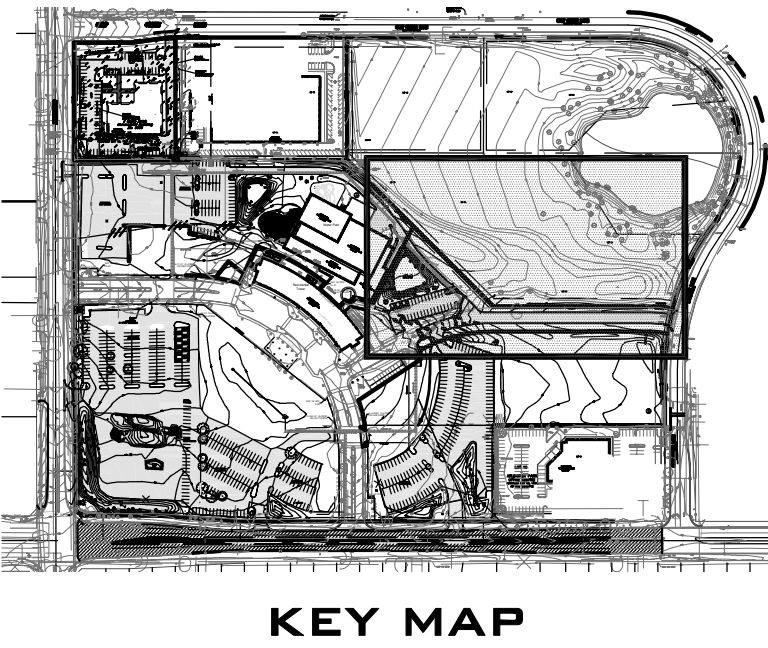
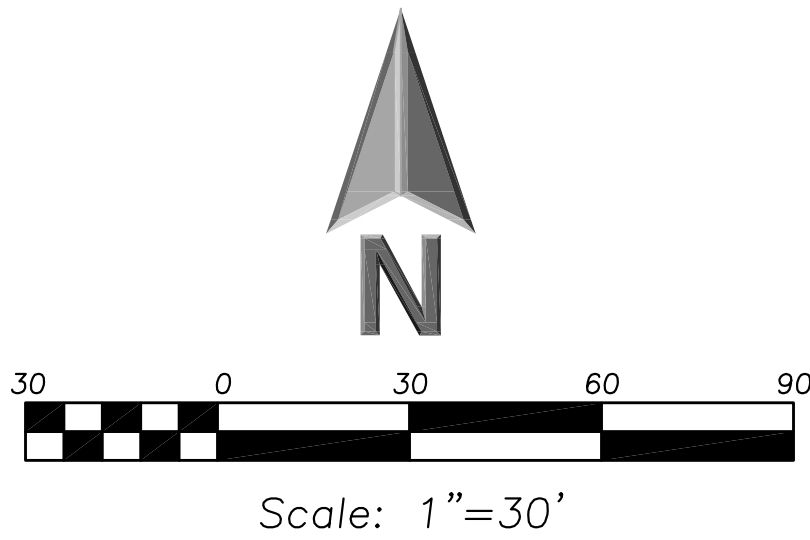
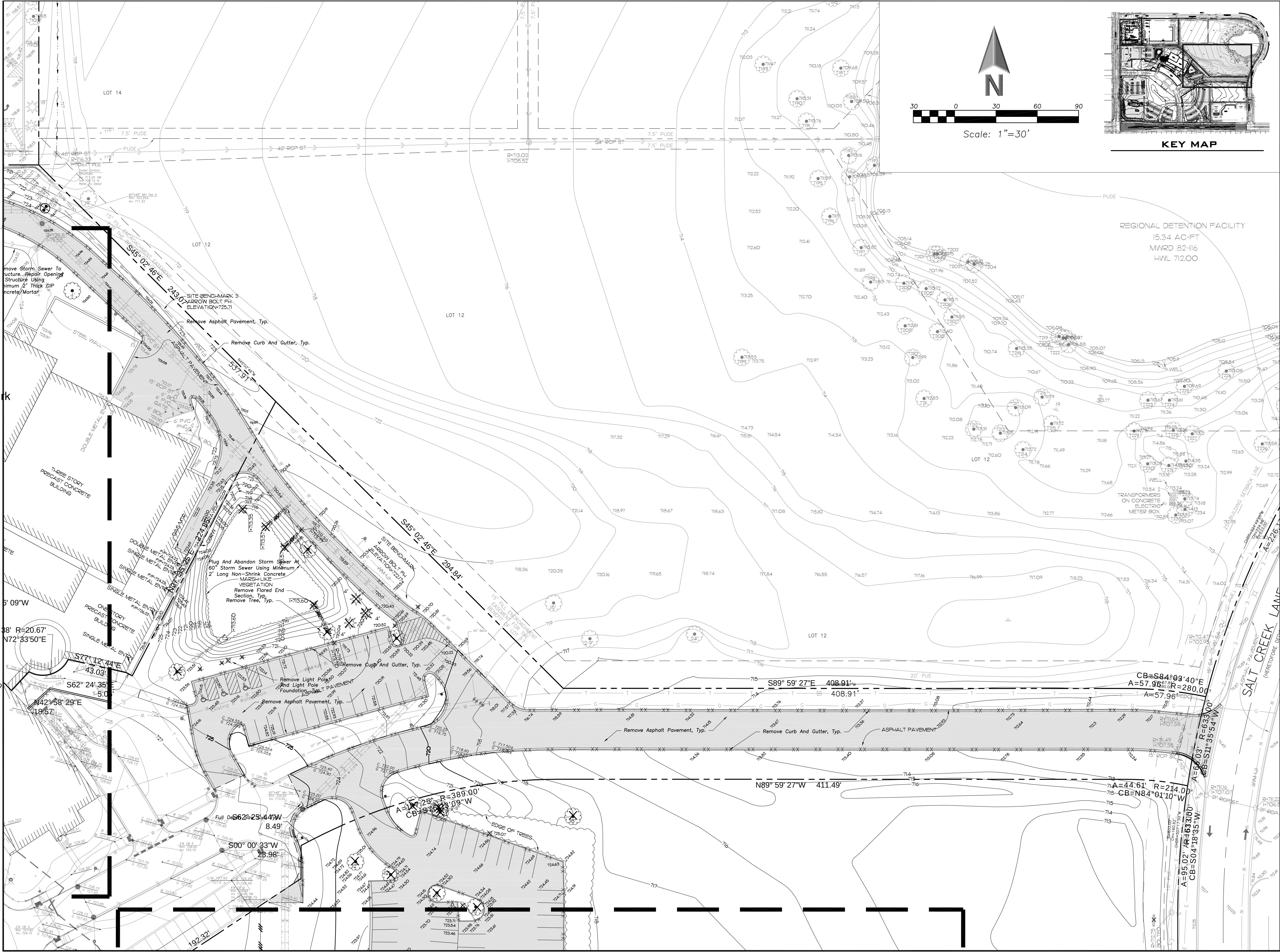
Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**SITE DEMOLITION
PLAN**
NORTHWEST

Sheet No:
C-1.01



ERIK
ENGINEERING
ASSOCIATES

145 COMMERCIAL
GRAYSLAKE, IN 46411
PHONE (847) 221-1111
FAX (847) 221-1112
EMAIL INFO@ERIK-ENGINEERING.COM
PROFESSIONAL ENGINEER
LICENSE NO. 00000000
EXPIRES: 12/31/2018

ARLINGTON DOWNS

Reserved for Seal:

Expiration D

No.	Date	Des
04/04/18	Issued	
05/08/18	Revised	
06/22/18	Revised	

© ERIK ENGINEERING
THIS DRAWING IS THE PROPERTY OF ERIK ENGINEERING ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ERIK ENGINEERING ASSOCIATES.

Design By: PD
Approved By:

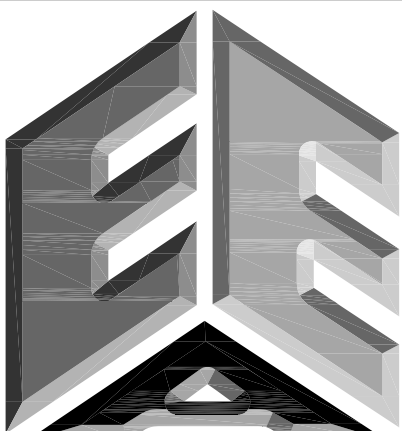
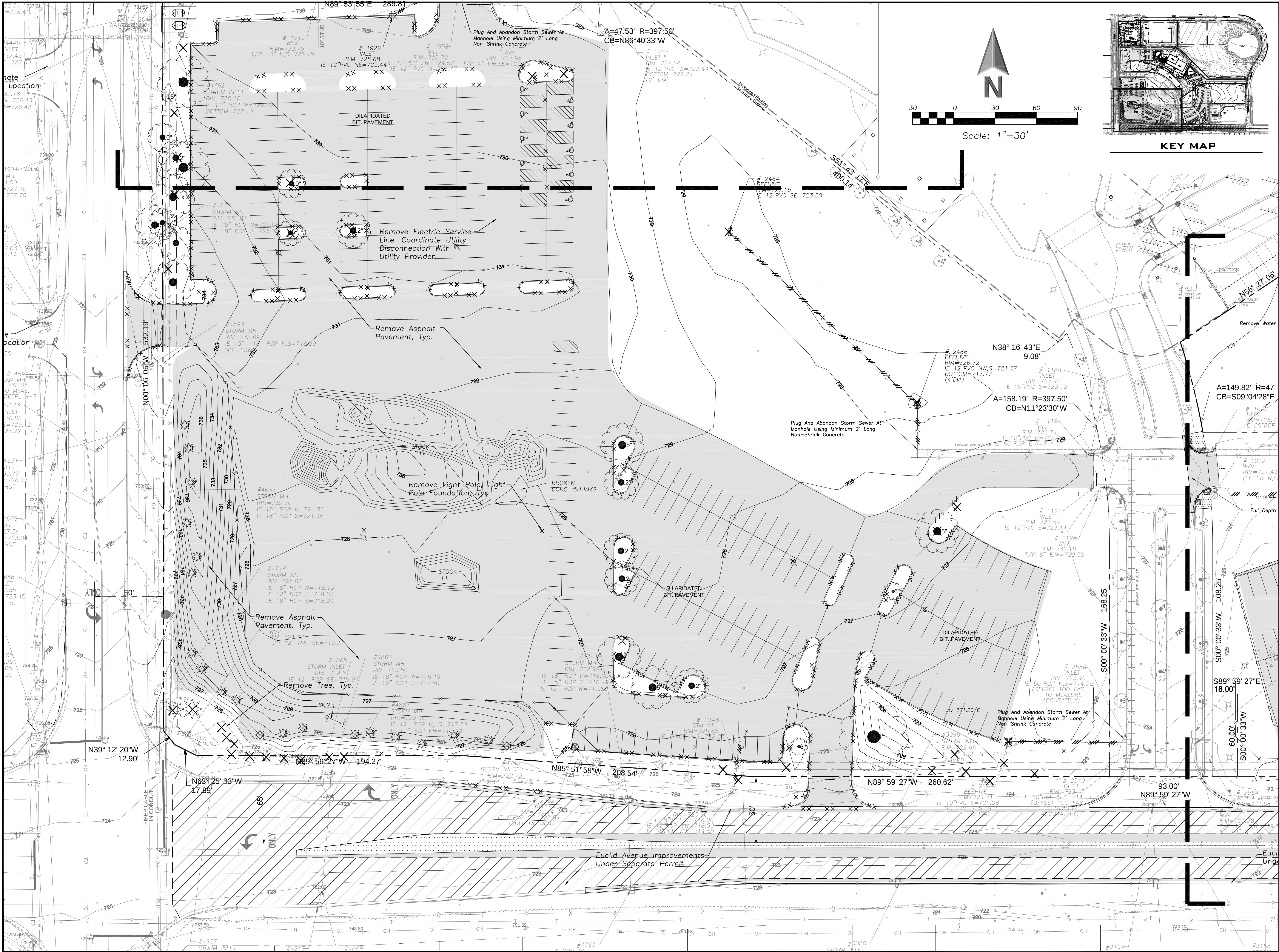
Sheet Title:

SITE DEVELOPMENT

EA

Sheet No:

C-1



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

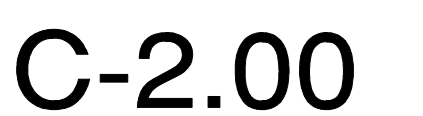
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

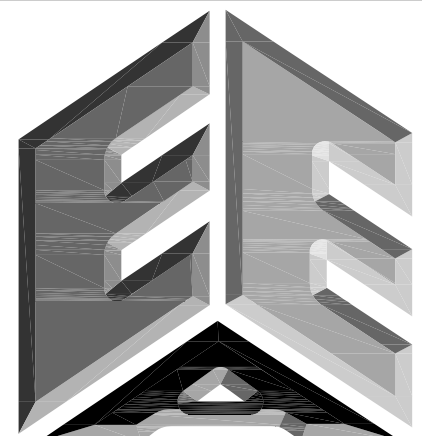
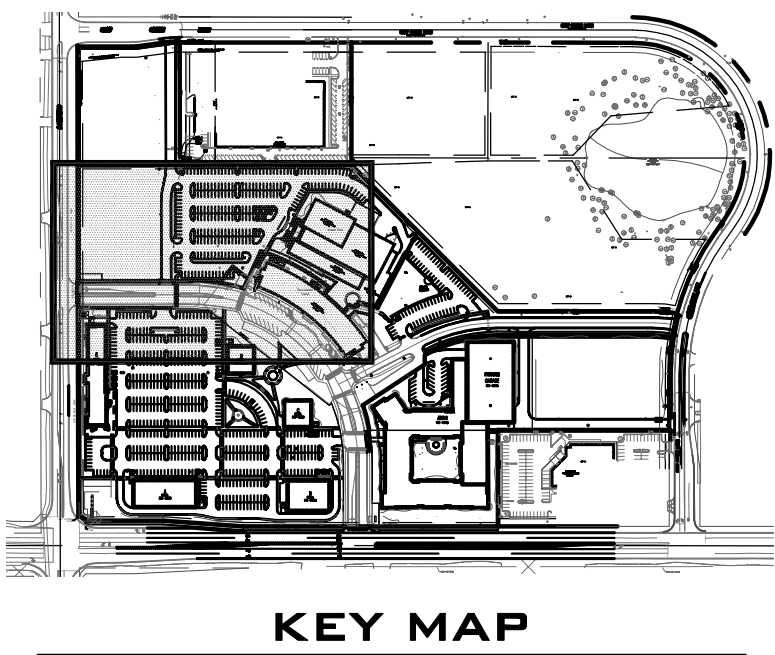
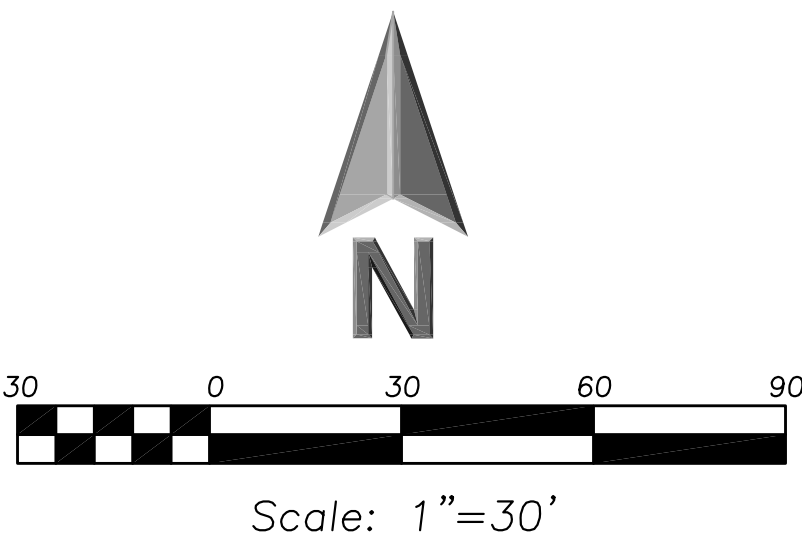
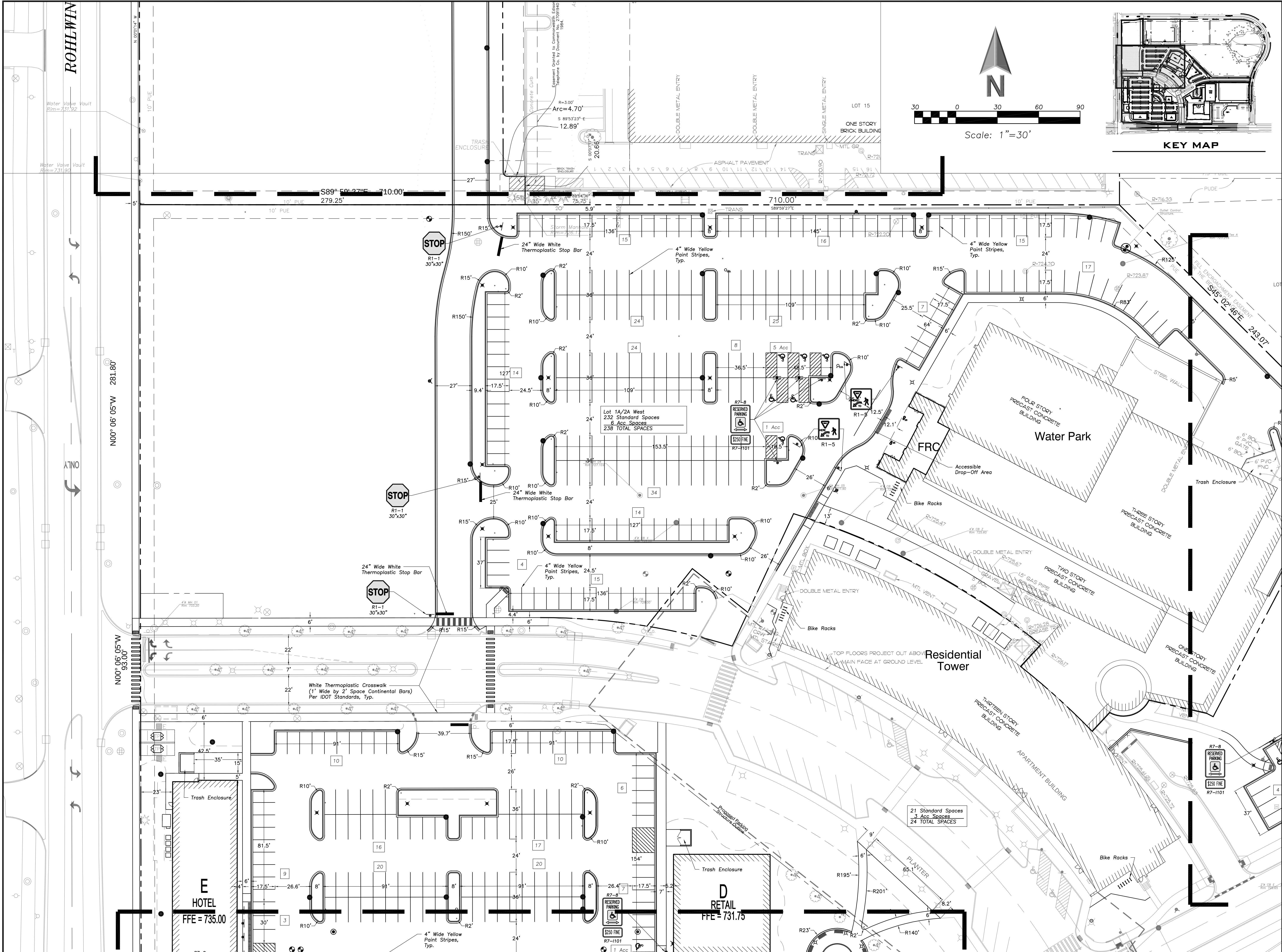
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
**SITE DEMOLITION
PLAN**
SOUTHWEST

Sheet No:

C-1.04





**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

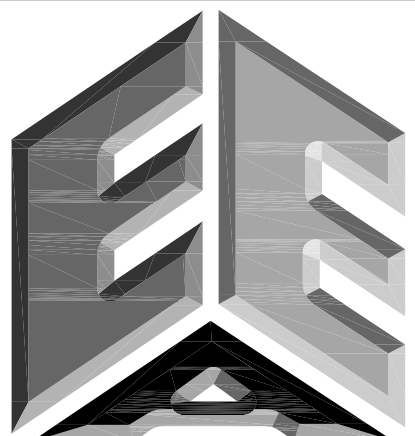
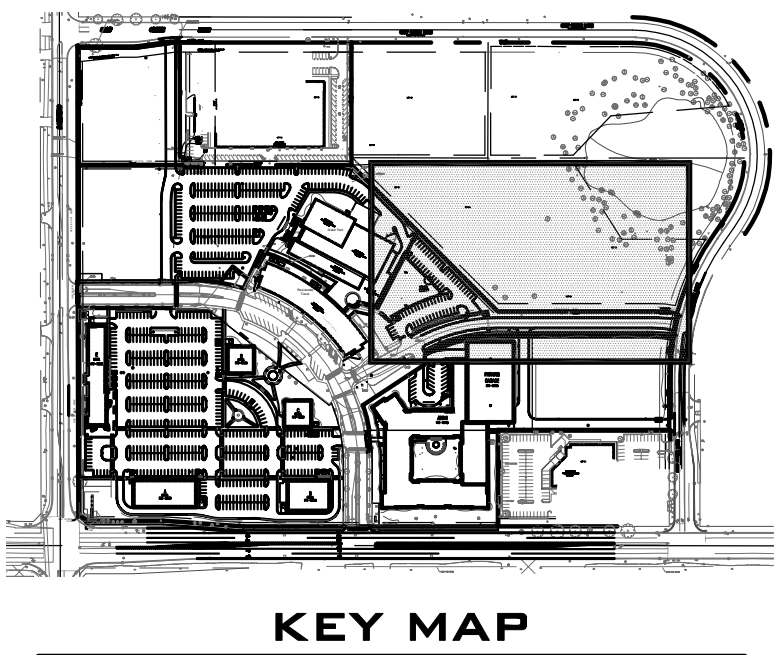
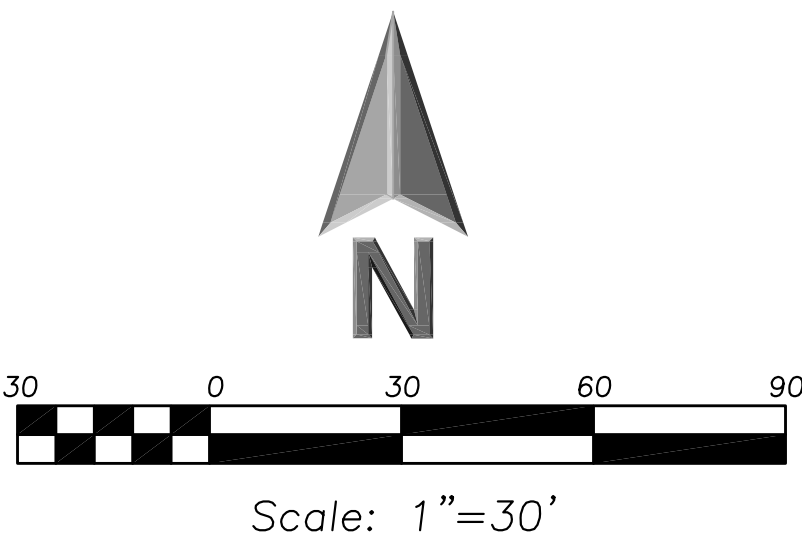
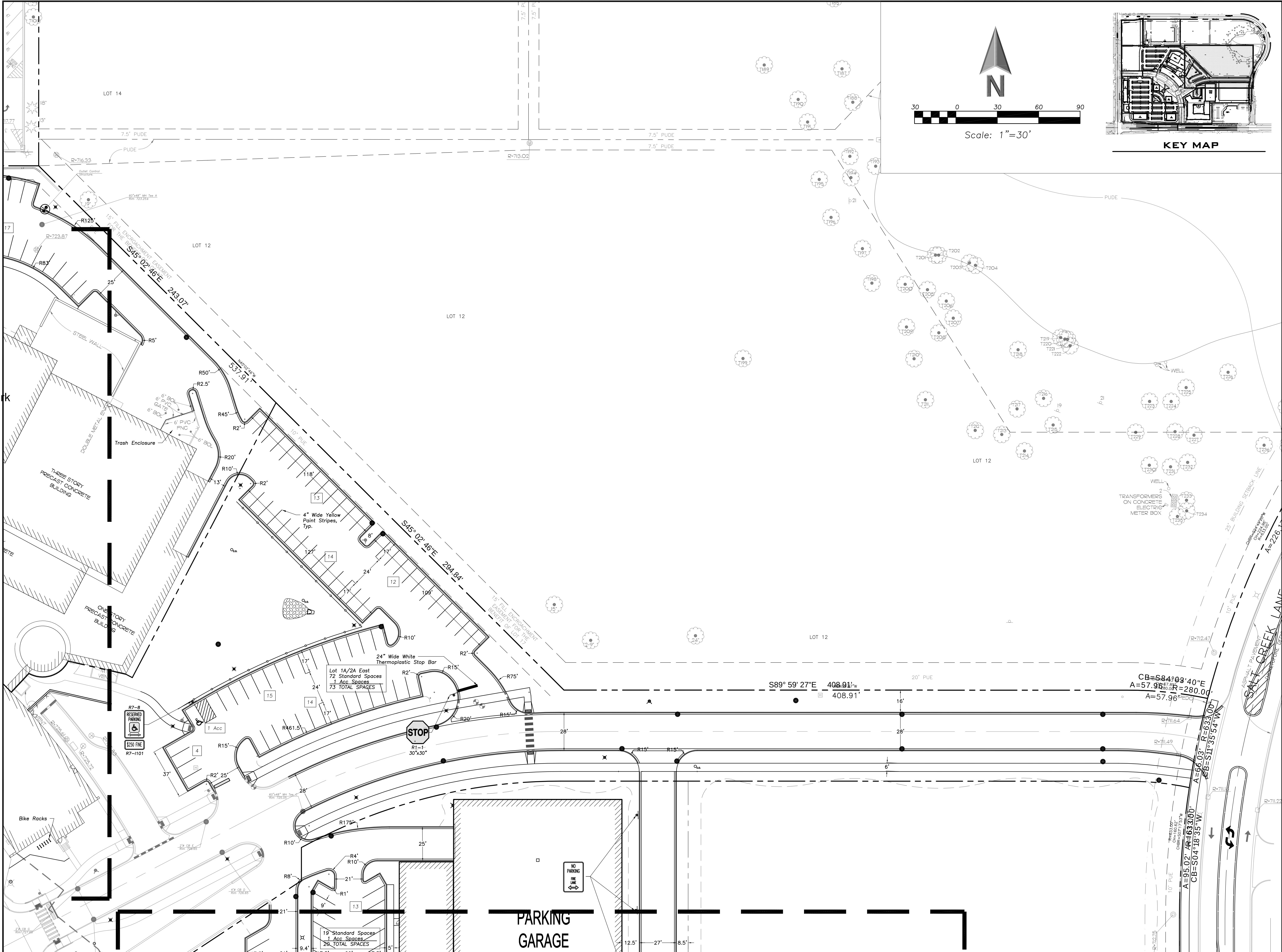
DESIGN BY: PD		DATE: 04/04/18	
APPROVED BY:		PROJECT NO.:	

Sheet Title:
**SITE GEOMETRY
PLAN
WEST**

Sheet No:

C-2.02

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:07am By: pdimmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

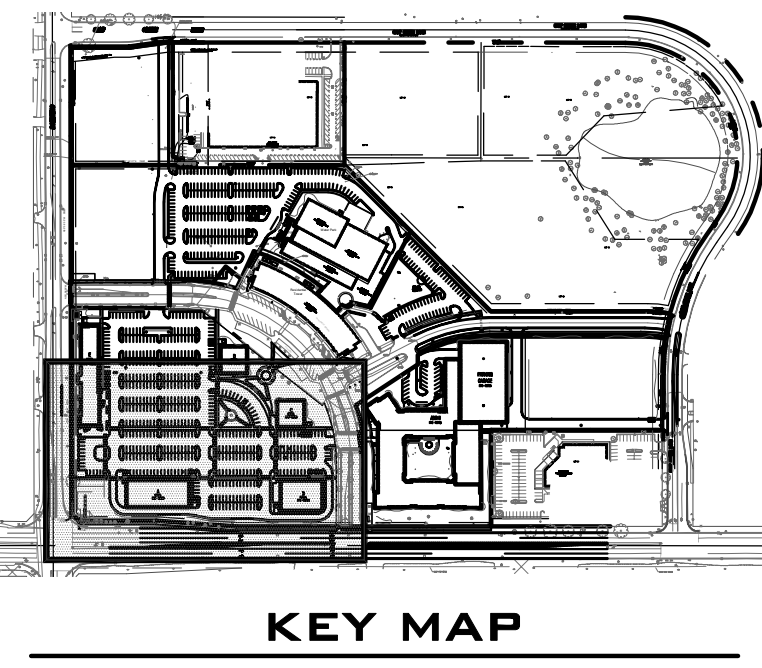
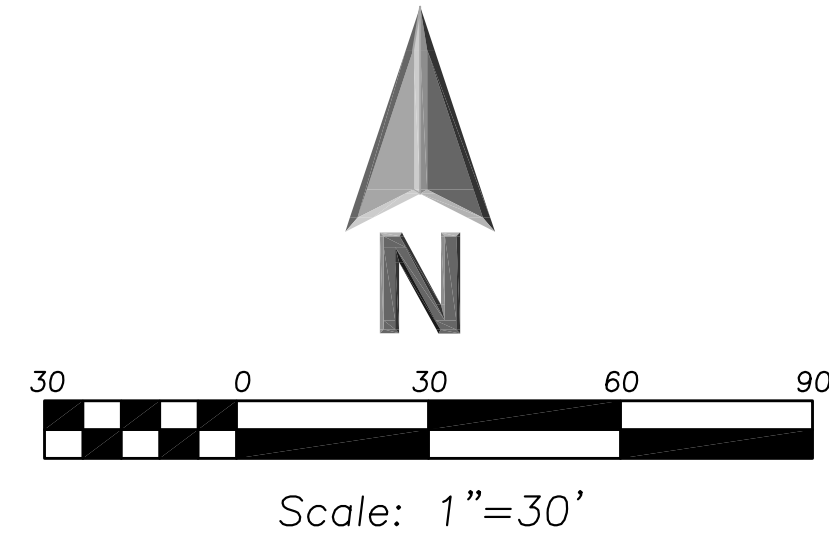
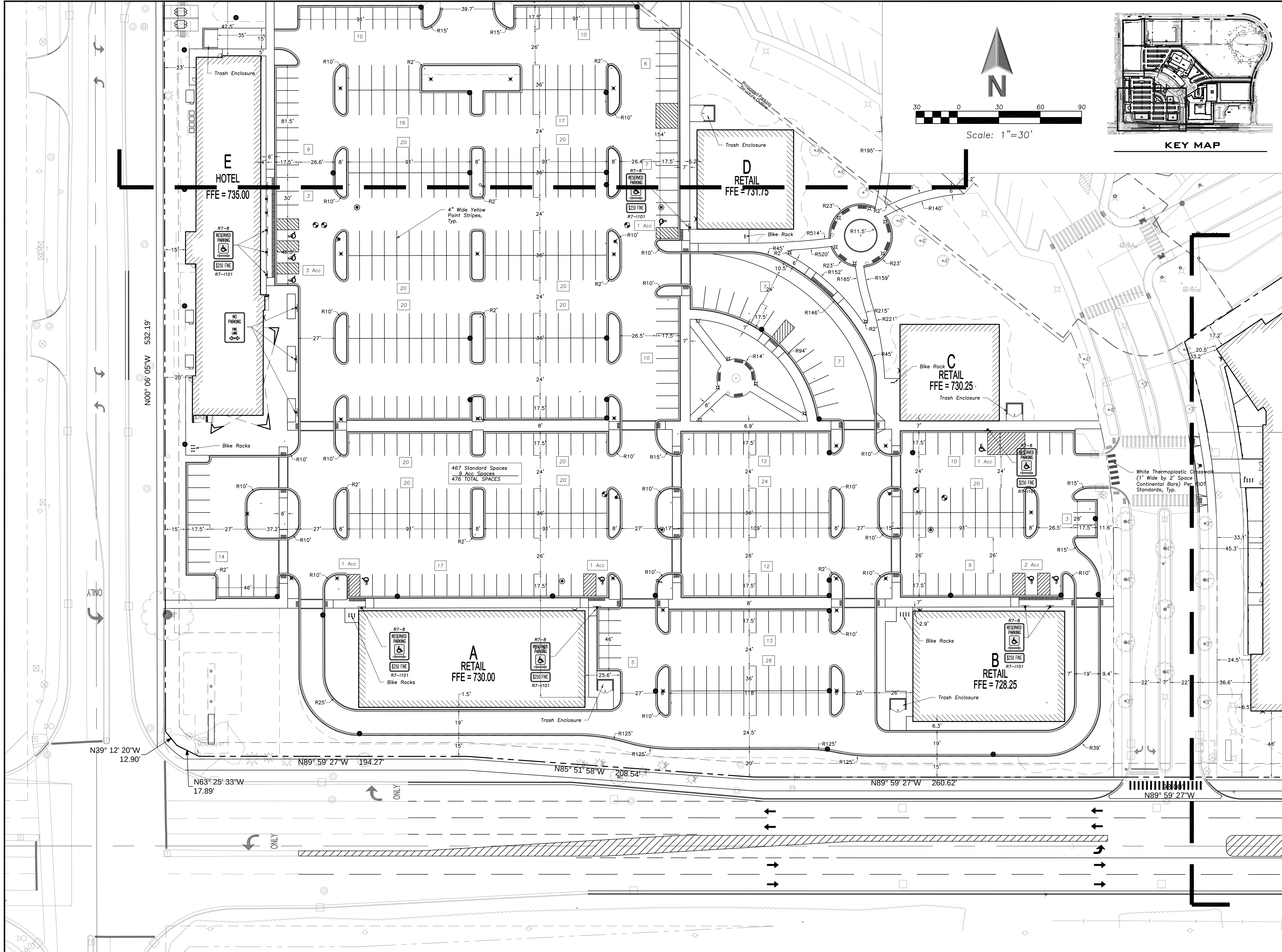
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

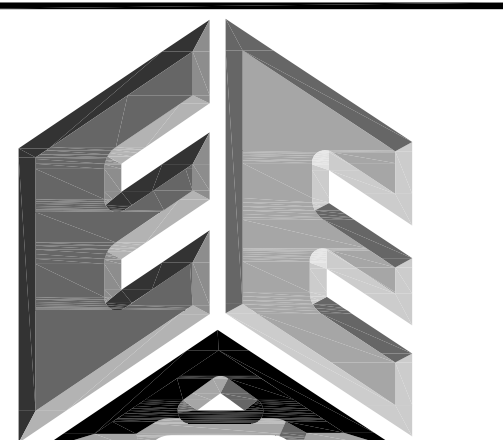
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL PLANS & DESIGNS ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR USE OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
**SITE GEOMETRY
PLAN
EAST**

Sheet No:
C-2.03

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:06am By: pdimmer





**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

**ARLINGTON DOWNS
PHASE 2 CONSTRUCTION**
3400 W Euclid Avenue
Arlington Heights, Illinois

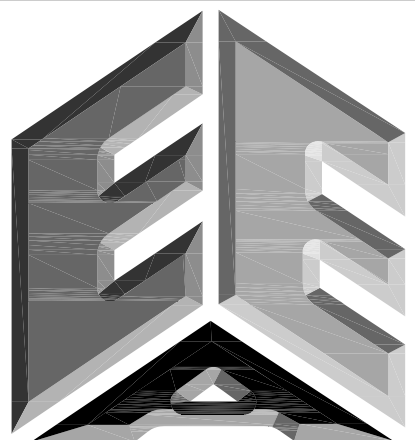
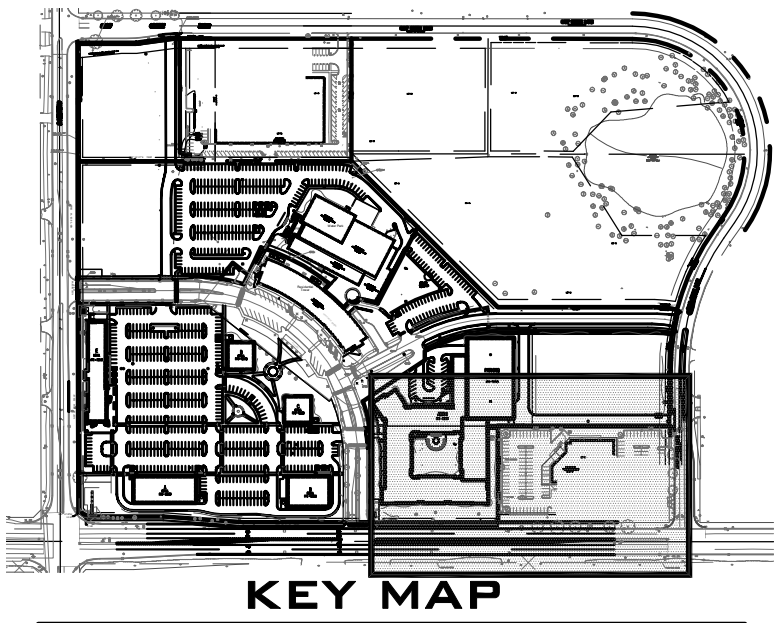
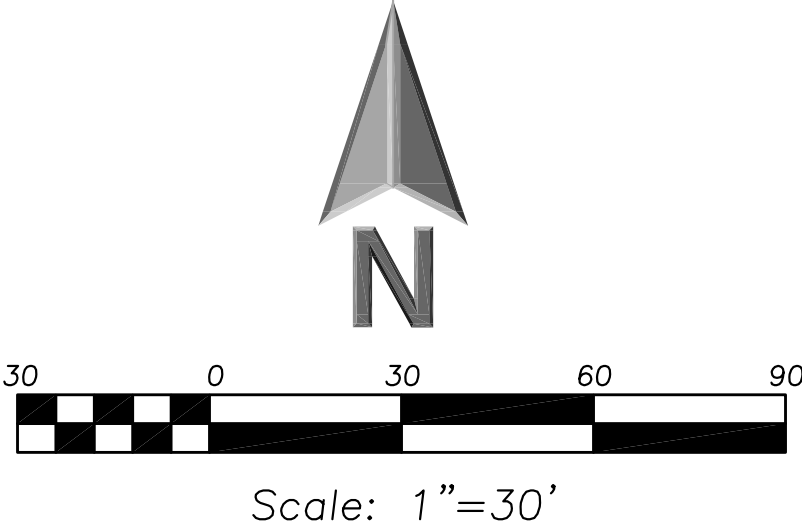
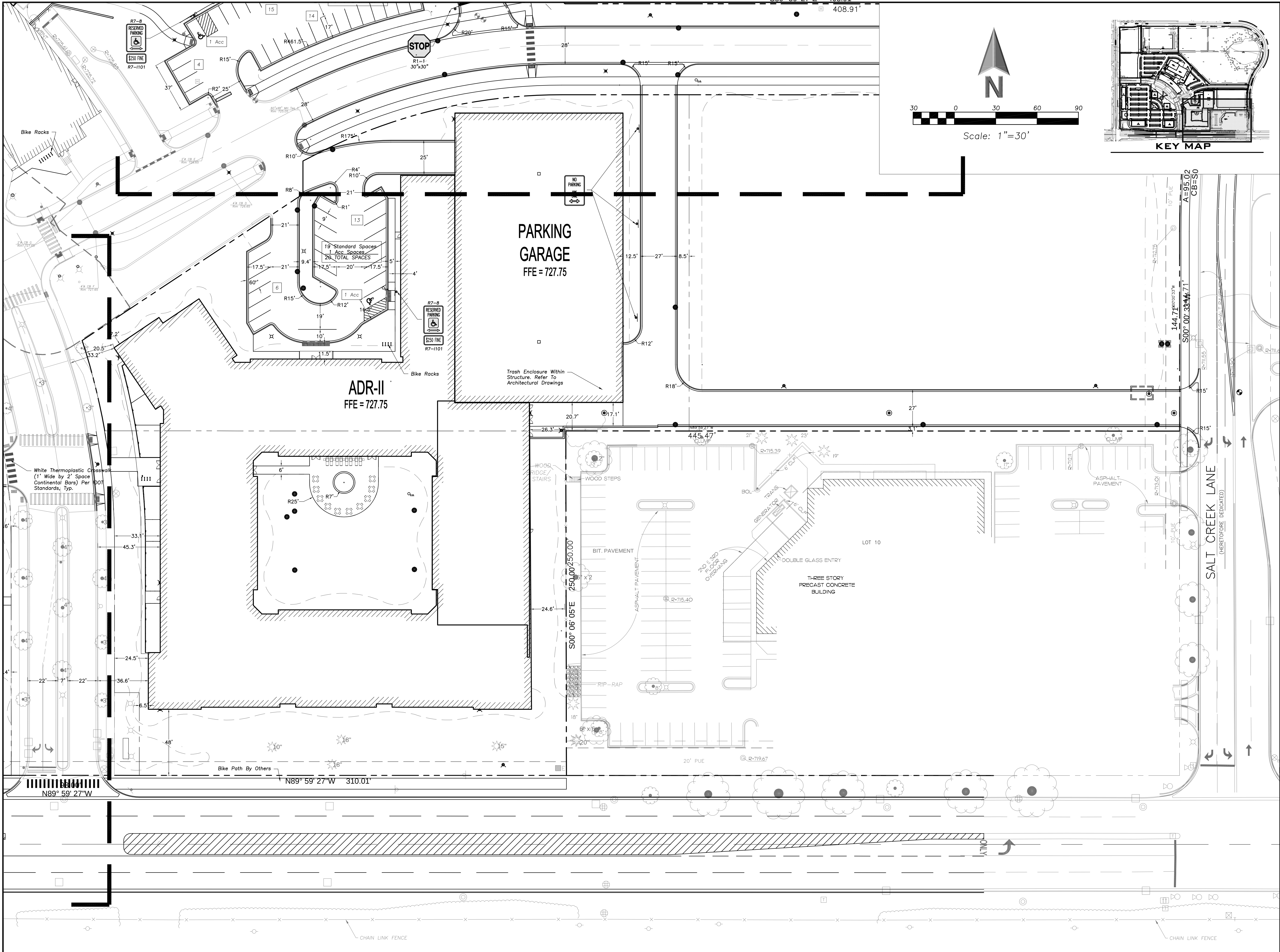
Reserved for Seal:		
Expiration Date: 11/19		
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.		
Design By:	PD	Date: 04/04/18
Approved By:		Project No.

Sheet Title:
**SITE GEOMETRY
PLAN**
SOUTHWEST

Sheet No:
C-2.04

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:05am By: pdimmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

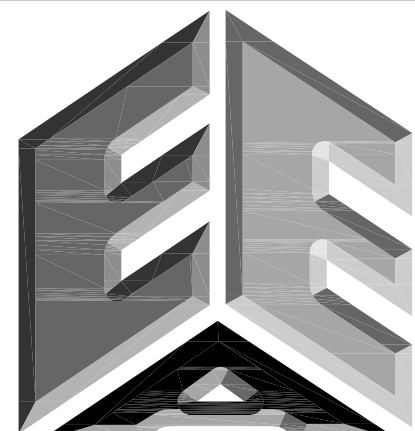
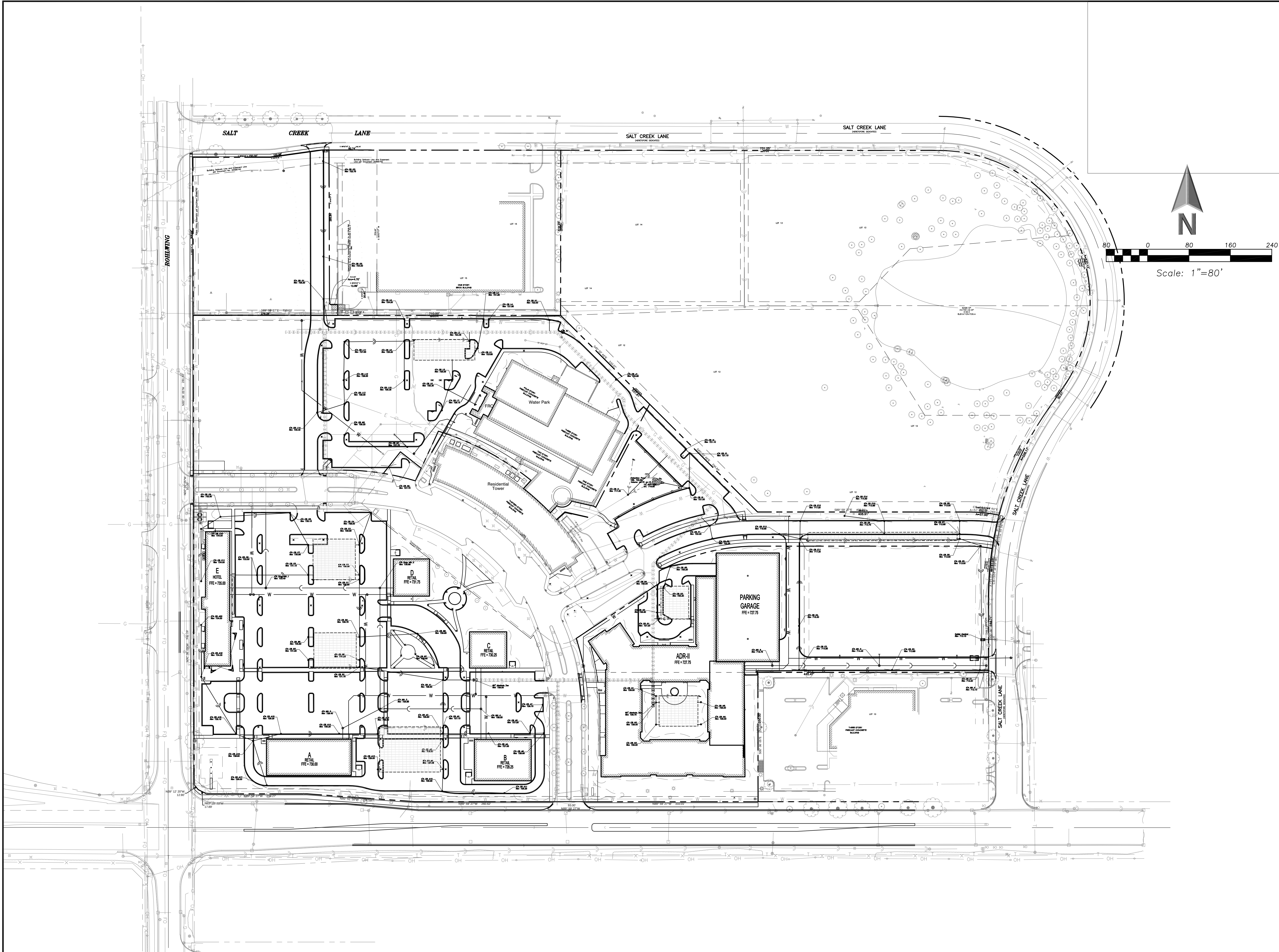
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By: PD		Date: 04/04/18
Approved By:		Project No.

Sheet Title:
**SITE GEOMETRY
PLAN**
SOUTHEAST

Sheet No:
C-2.05

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:11am By: pdimmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THE PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR USE FOR ANY OTHER PROJECT IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

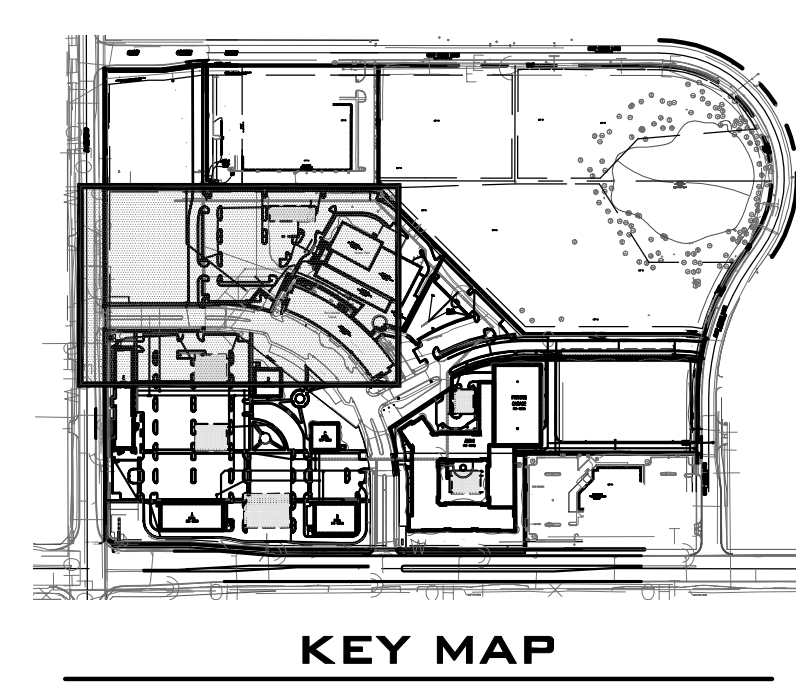
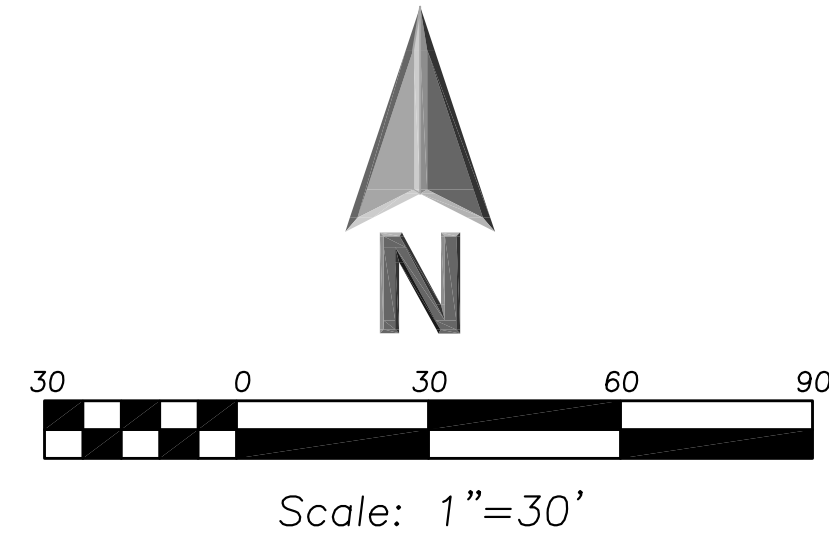
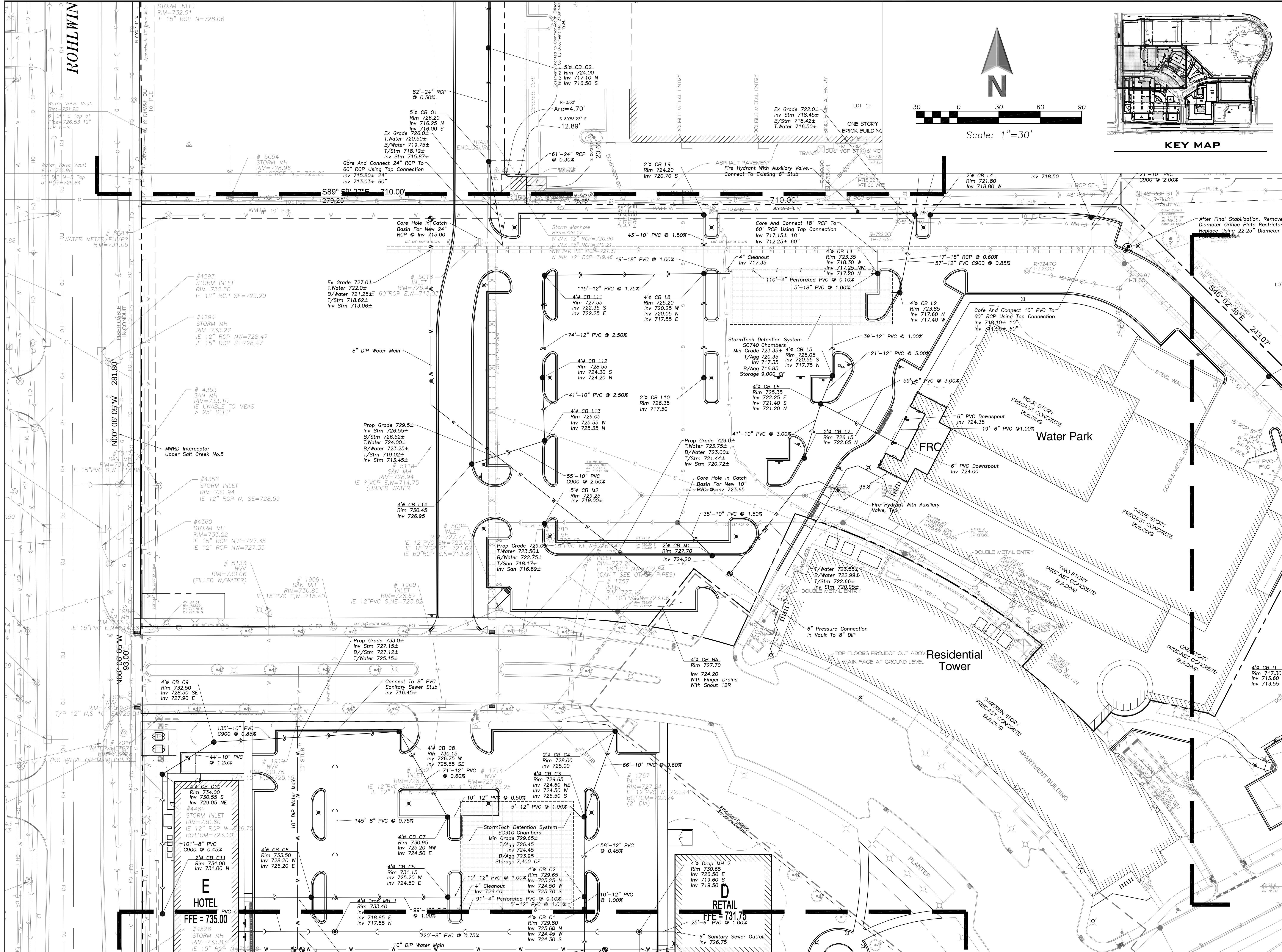
Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

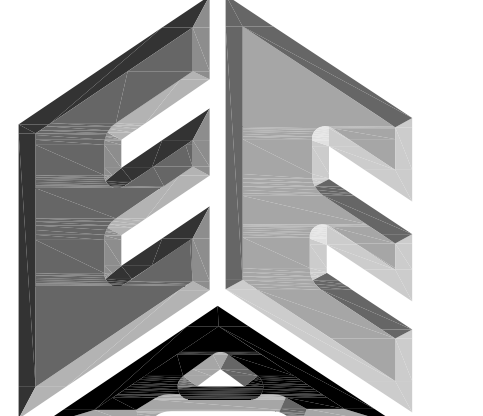
Sheet Title:
SITE UTILITY PLAN

OVERALL

Sheet No:

C-2.10





**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

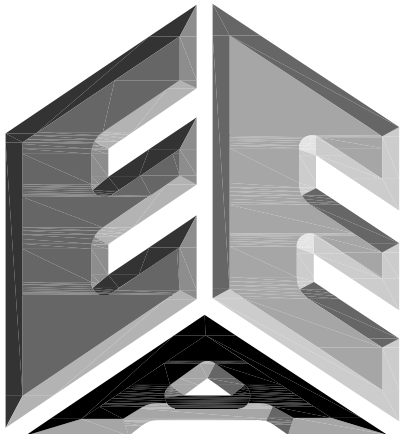
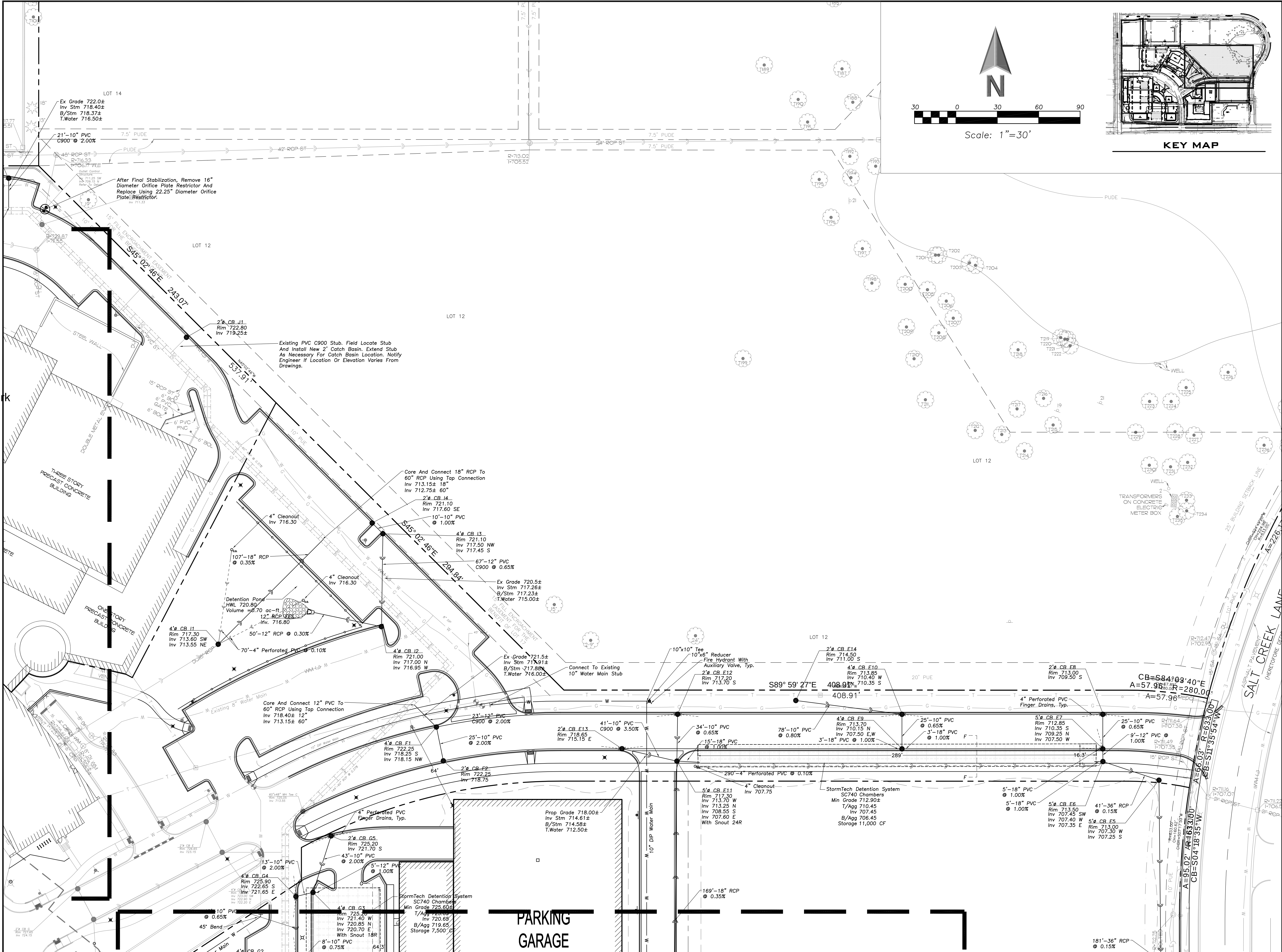
ARLINGTON DOWNS

PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:		
Expiration Date: 11/19		
No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR ANY PART OR THESE PLANS OR PORTIONS WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.		
Design By: PD		Date: 04/04/18
Approved By:		Project No.
Sheet Title:		
SITE UTILITY PLAN		
WEST		
Sheet No:		
C-2.12		

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:17am By: pdmmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

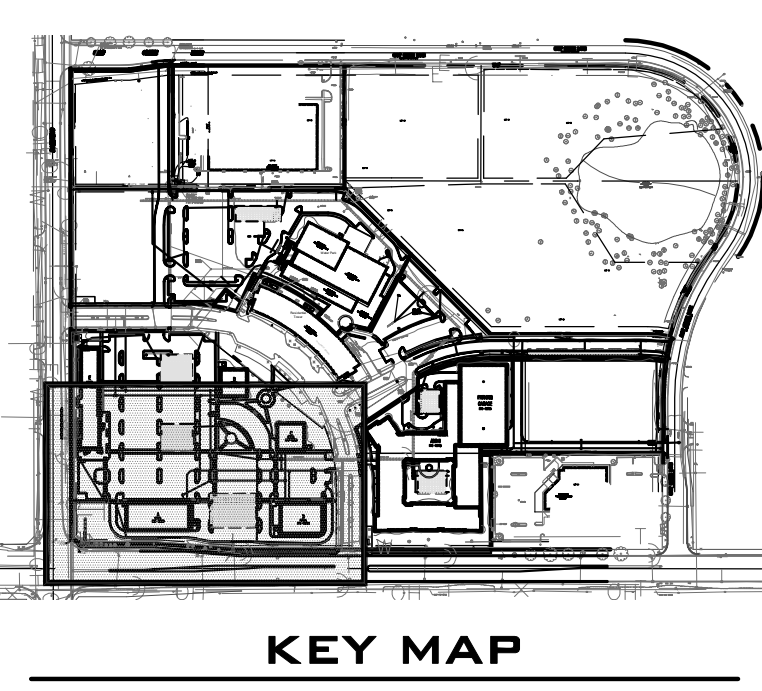
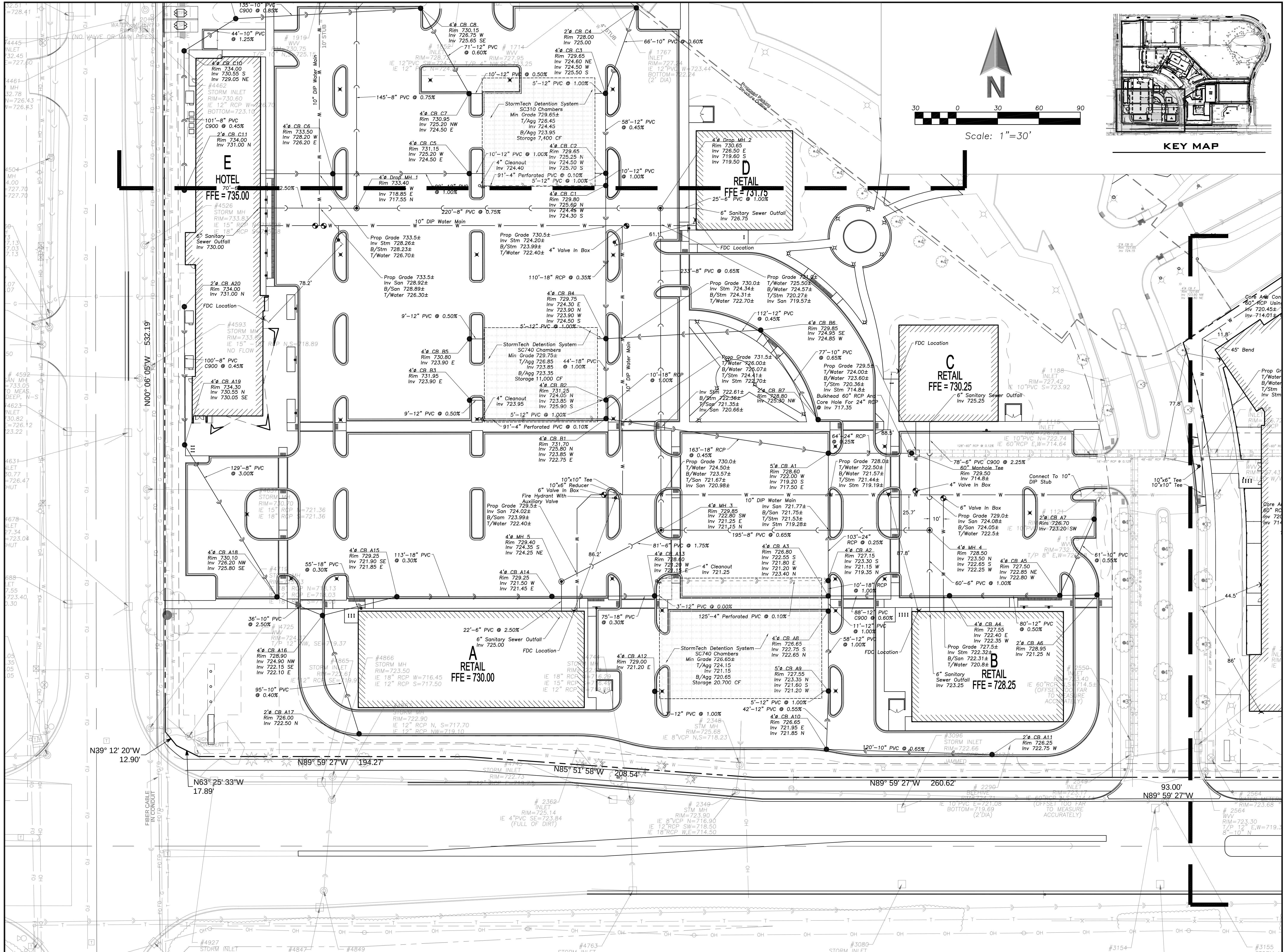
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL PLANS & SPEC. ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
SITE UTILITY PLAN

EAST

Sheet No:
C-2.13



ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	

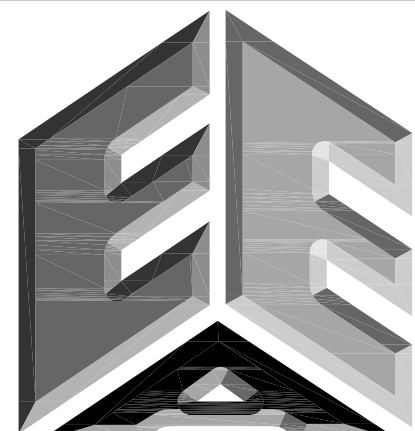
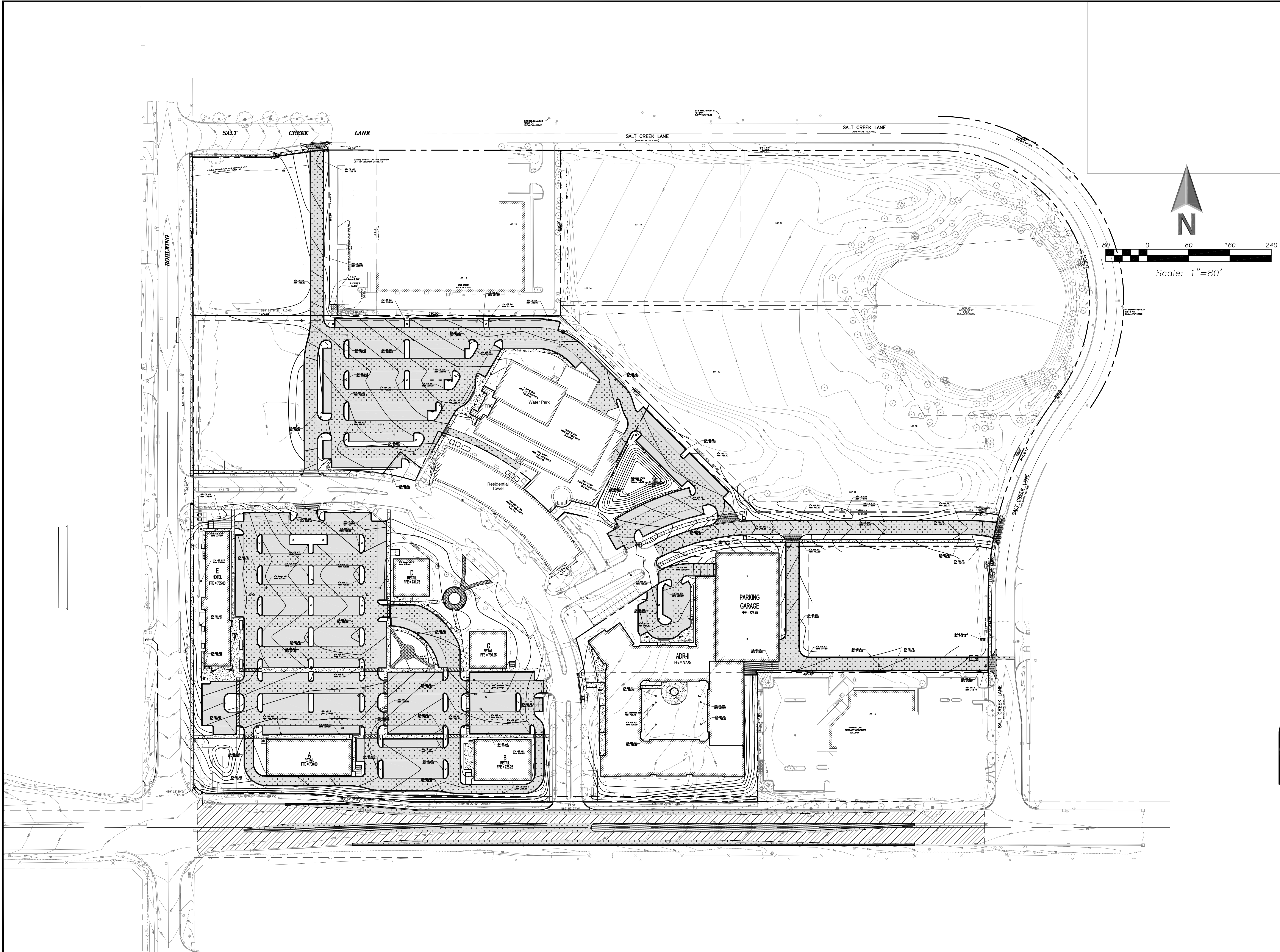
DESIGN BY: PD		DATE: 04/04/18	
APPROVED BY:		PROJECT NO.:	

SHEET TITLE:
SITE UTILITY PLAN

SOUTHWEST

SHEET NO:
C-2.14

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:24am By: pdimmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THE PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

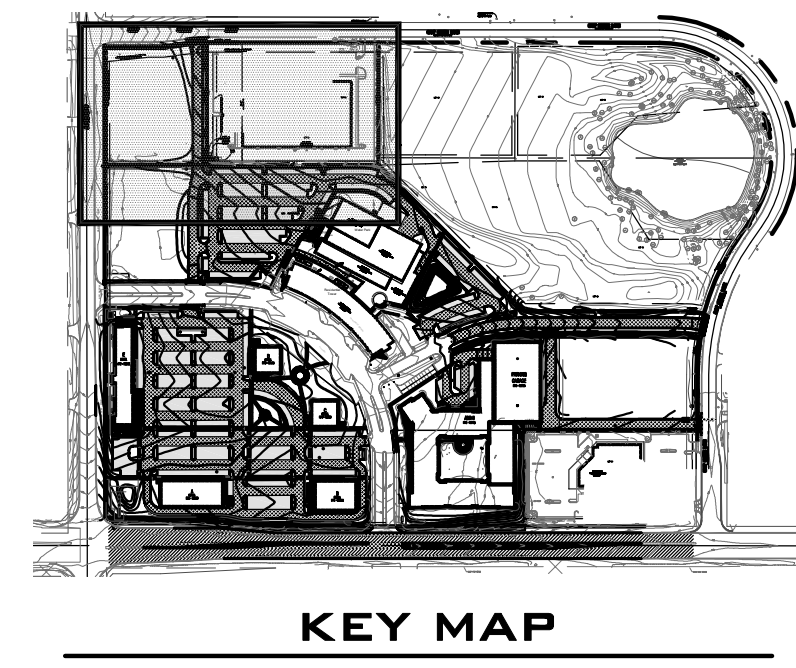
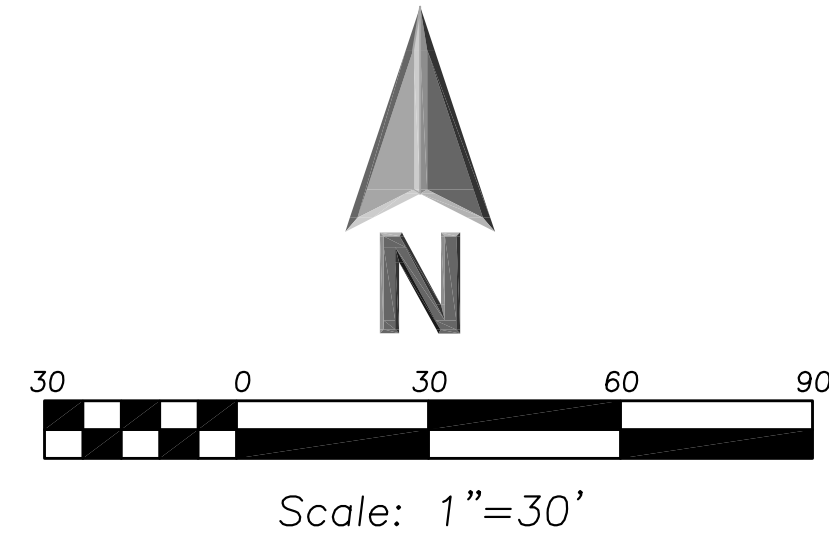
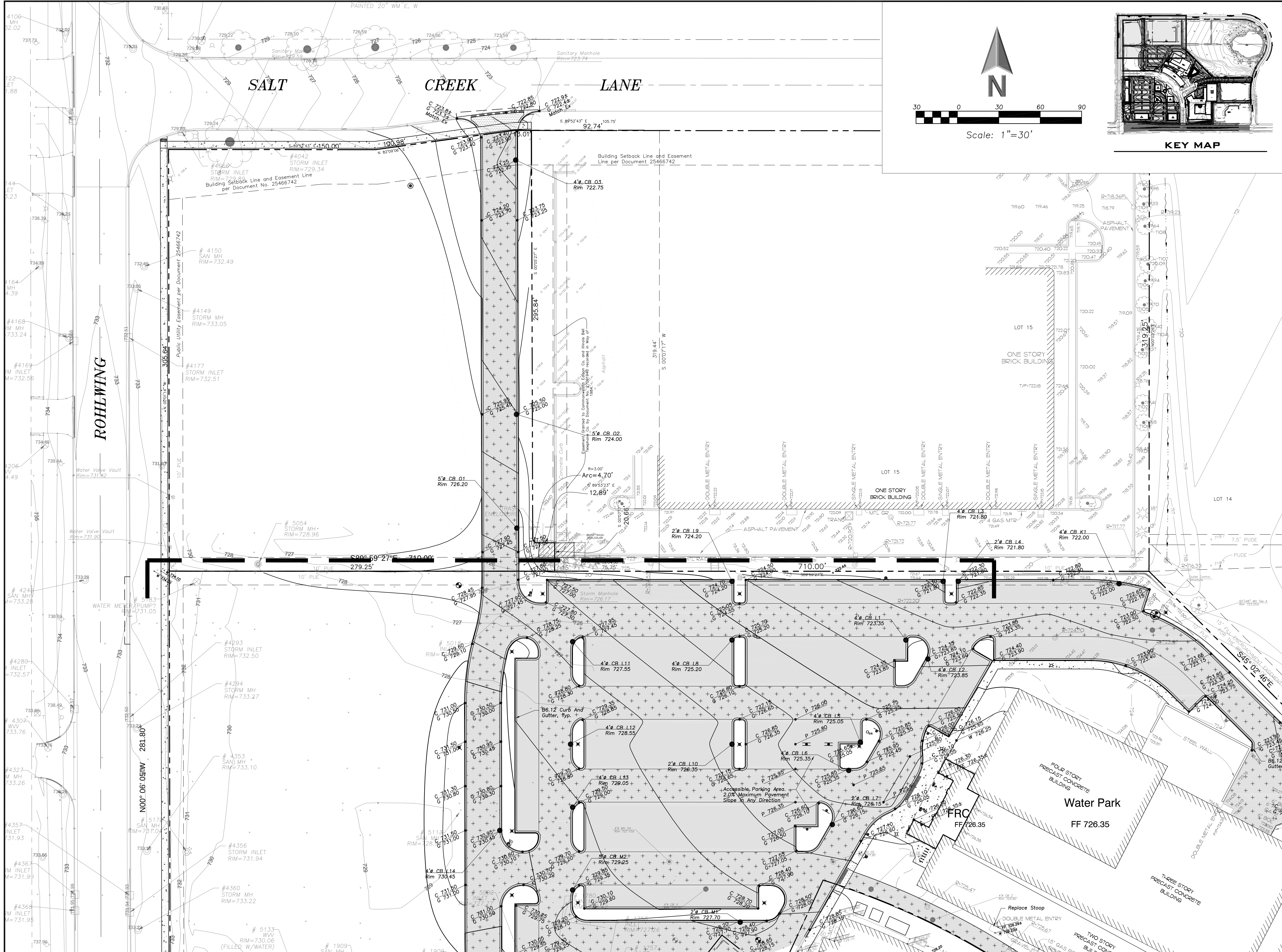
Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**GRADING AND
PAVING PLAN**

OVERALL

Sheet No:
C-3.00

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:23am By: pdimmer



145 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

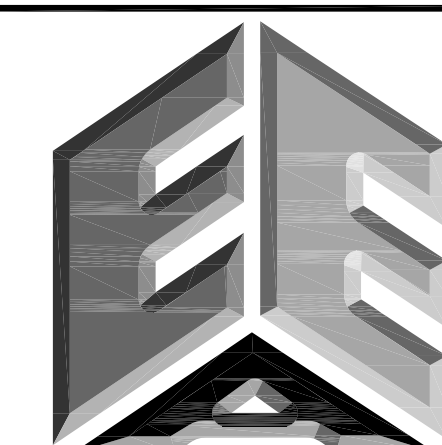
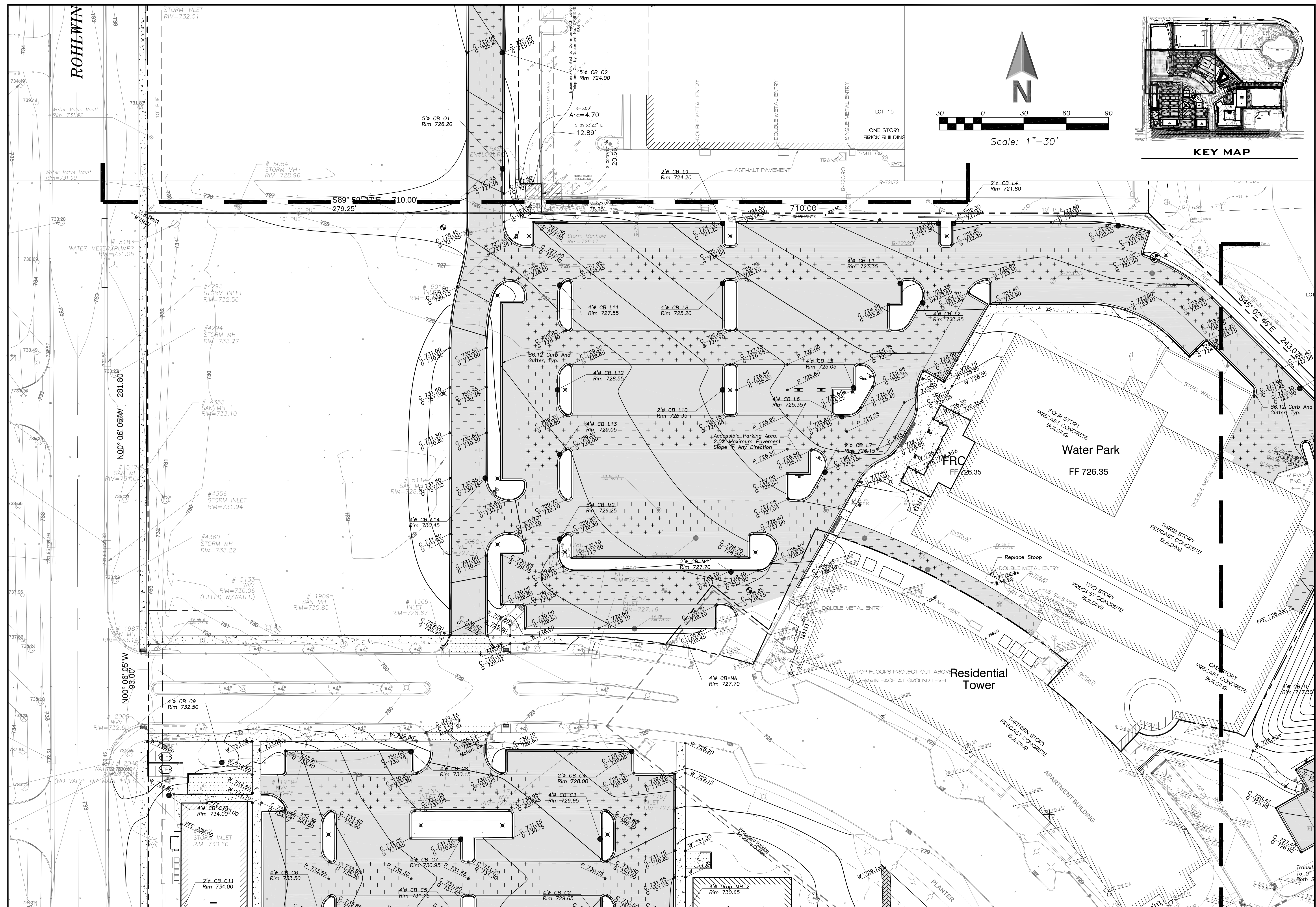
Expiration Date: 11/19

No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	

Design By: PD		Date: 04/04/18
Approved By:		Project No.

Sheet Title:
**GRADING AND
PAVING PLAN**
NORTHWEST

Sheet No:
C-3.01



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal

Expiration Date: 11/19

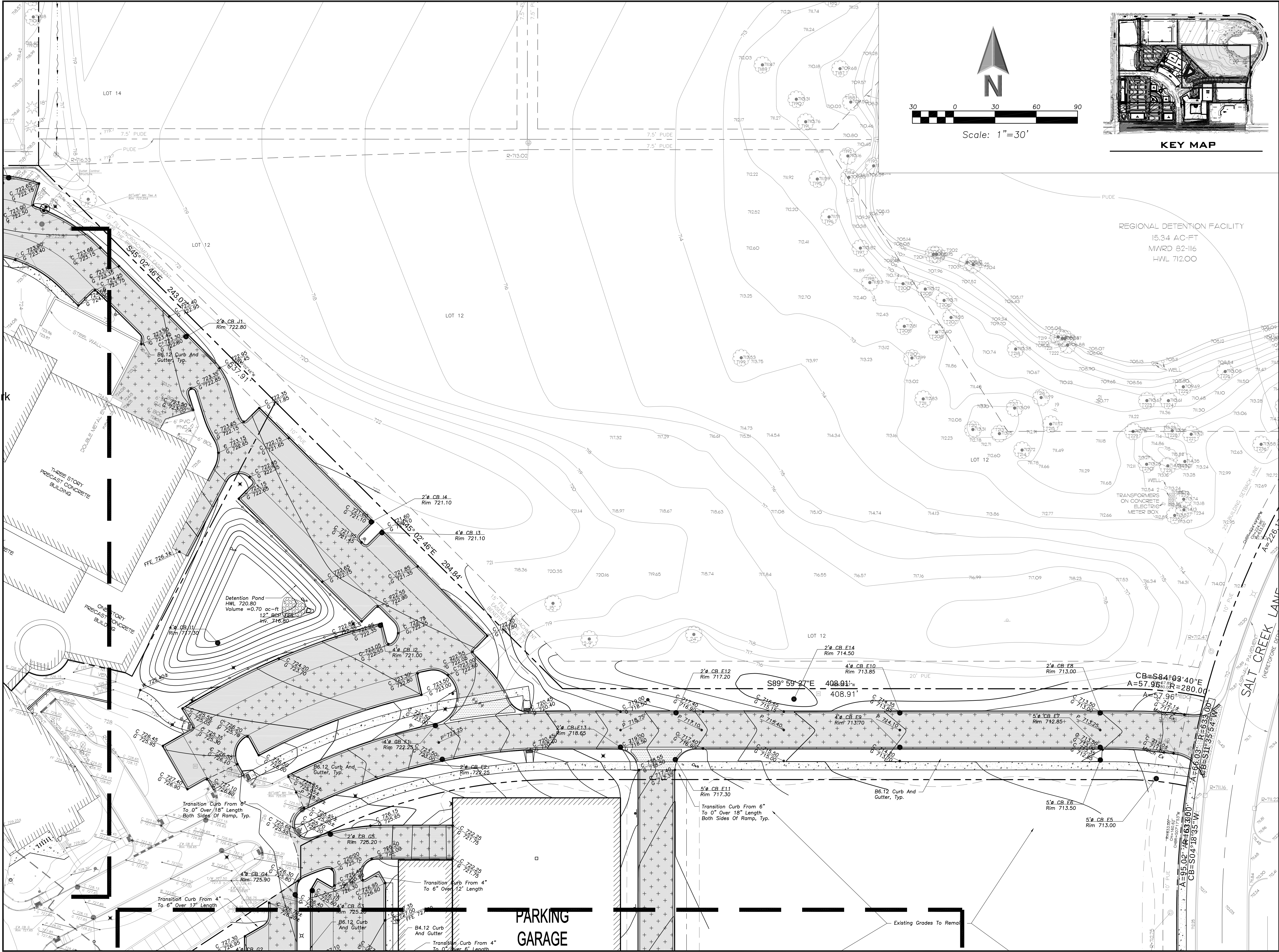
[illegible]

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Date:
PD	04/04/18
Approved By:	Project No.

Sheet Title:

**GRADING AND
PAVING PLAN**



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

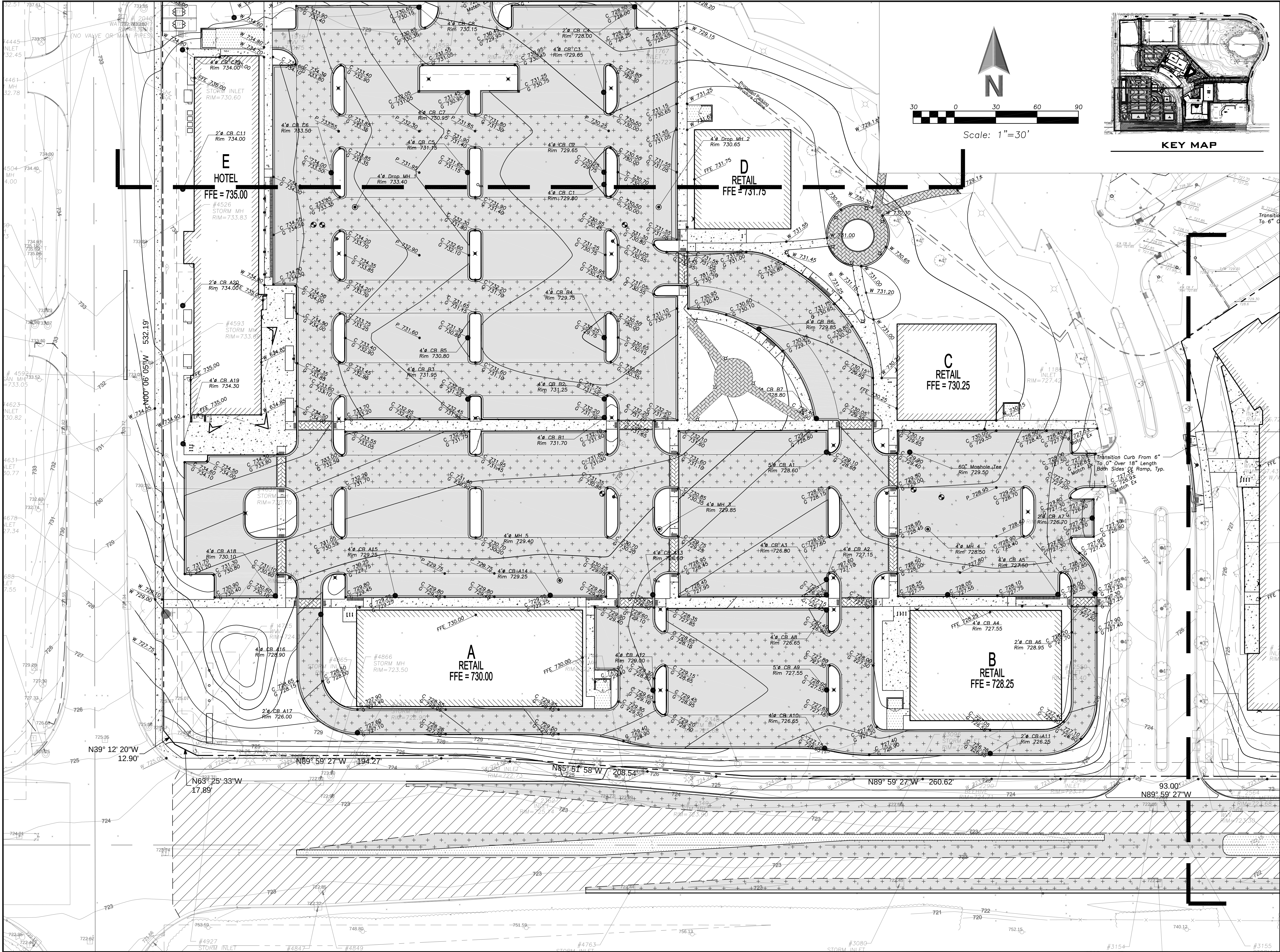
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**GRADING AND
PAVING PLAN**

EAST

Sheet No:
C-3.03



145 COMMERCE DRIVE, SUITE A
GRAYLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

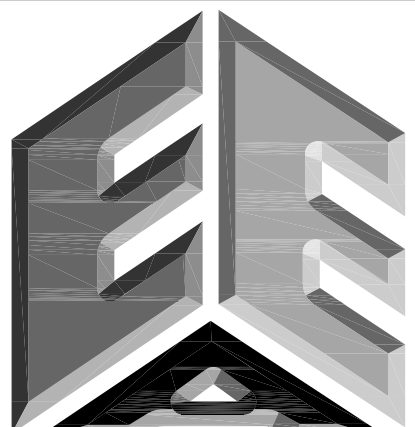
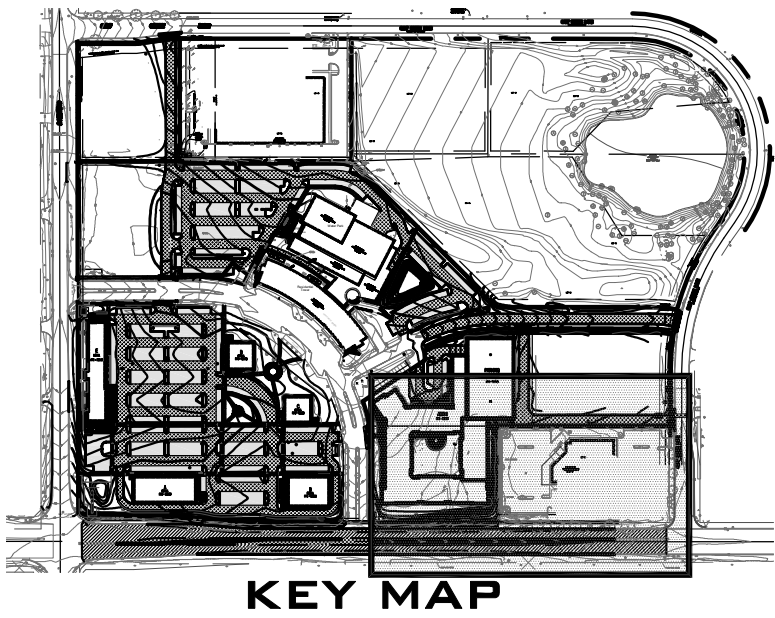
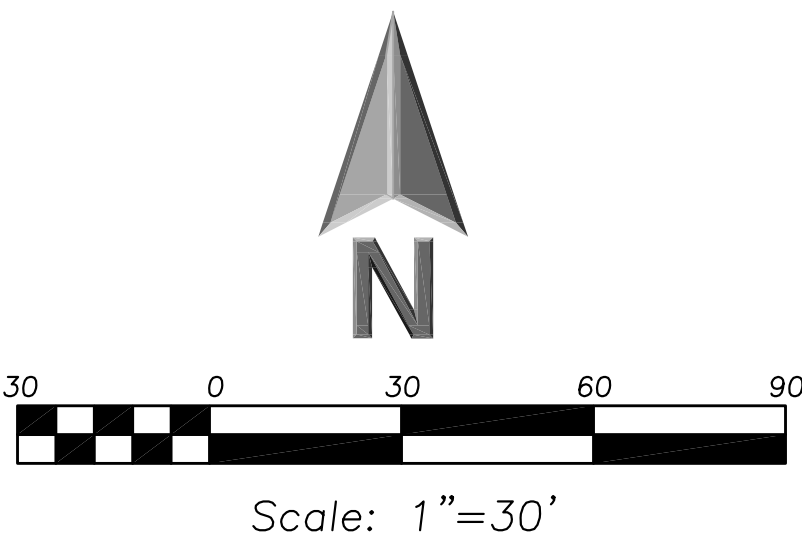
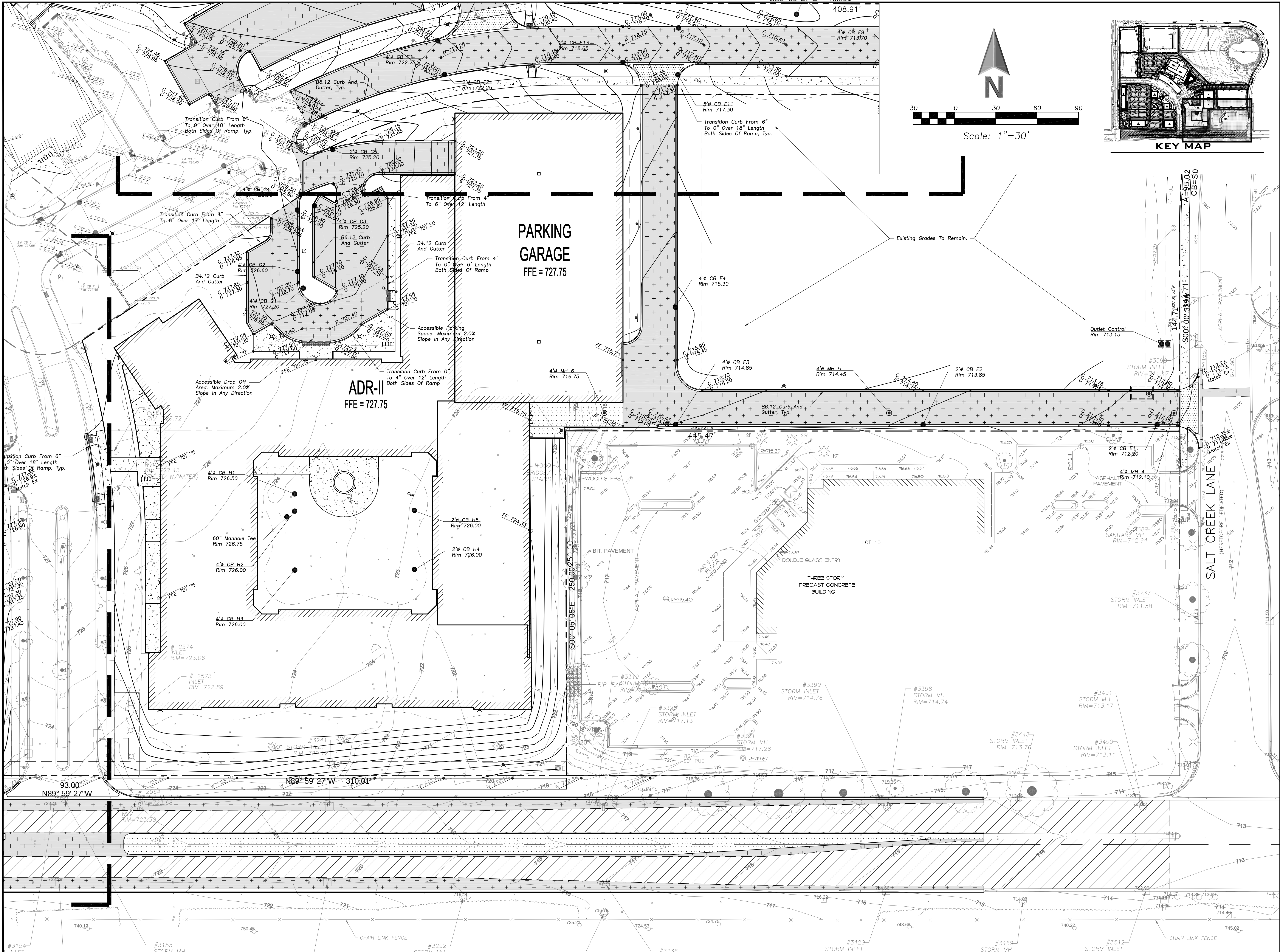
No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	

Design By: PD		Date: 04/04/18
Approved By:		Project No.

Sheet Title:
**GRADING AND
PAVING PLAN**
SOUTHWEST

Sheet No:
C-3.04

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:20am By: pdmmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYBLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	

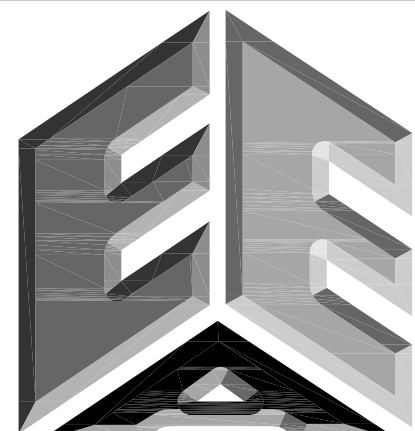
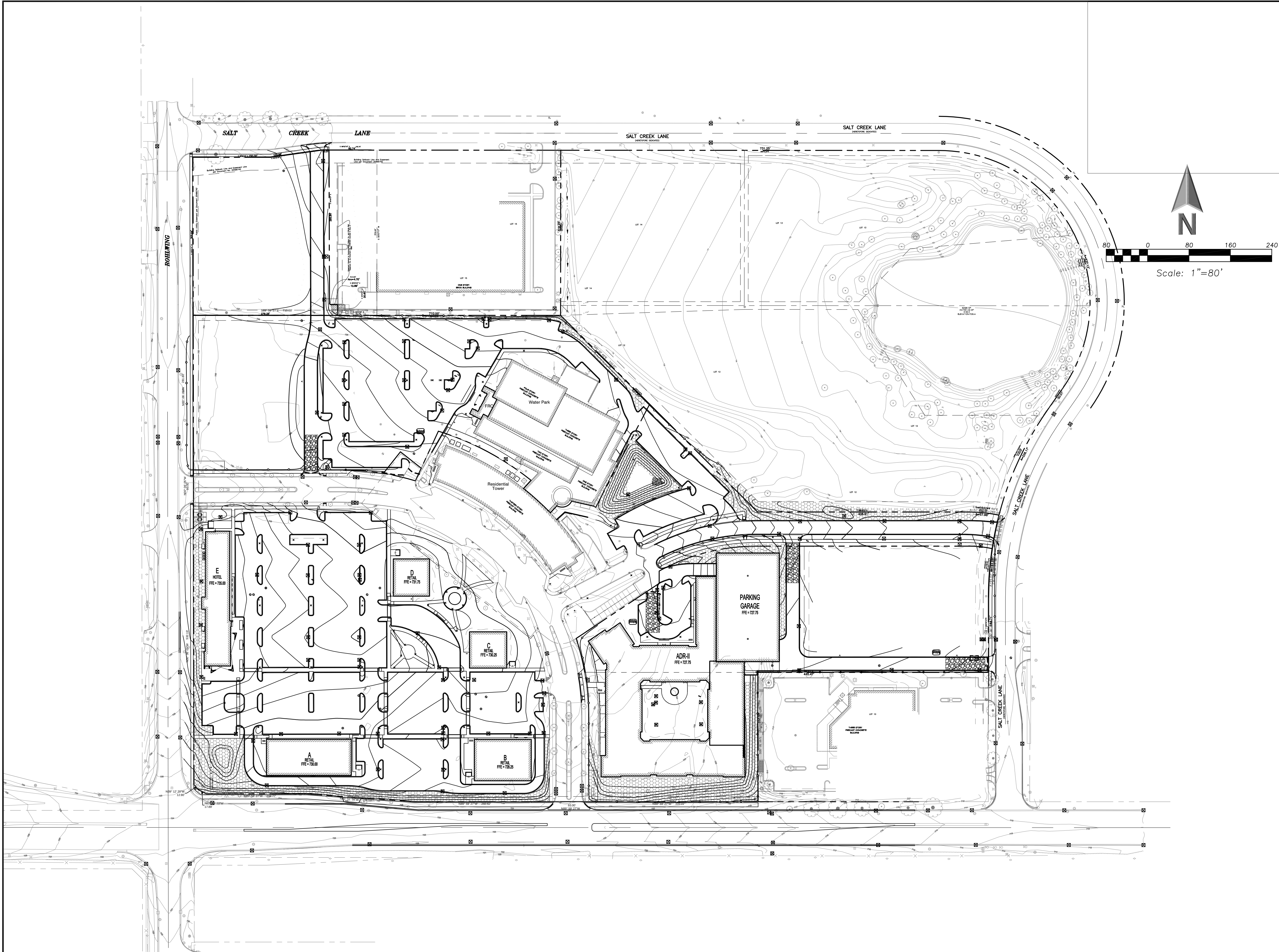
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**GRADING AND
PAVING PLAN**
SOUTHEAST

Sheet No:
C-3.05

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:25am By: pdimmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

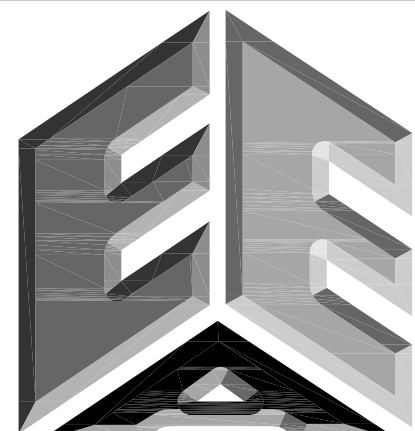
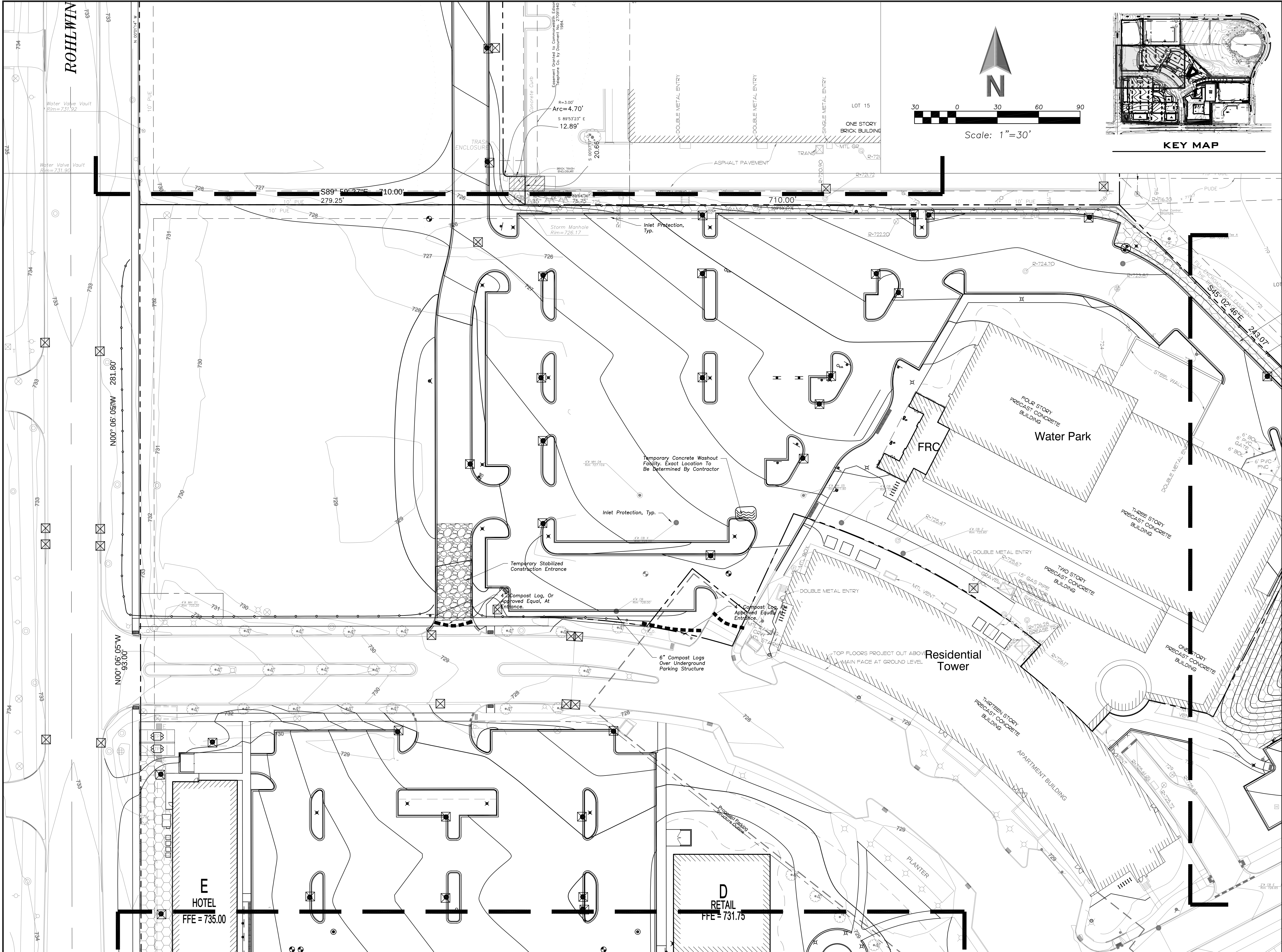
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THE PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**SOIL EROSION
AND SEDIMENT
CONTROL PLAN
OVERALL**

Sheet No:
C-3.10



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

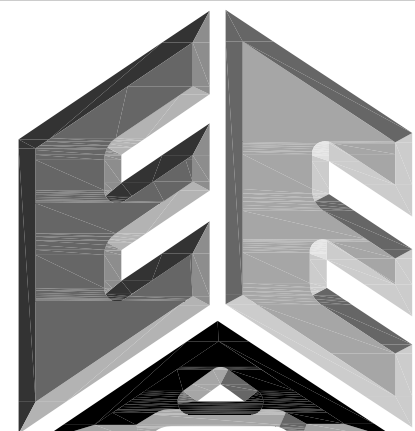
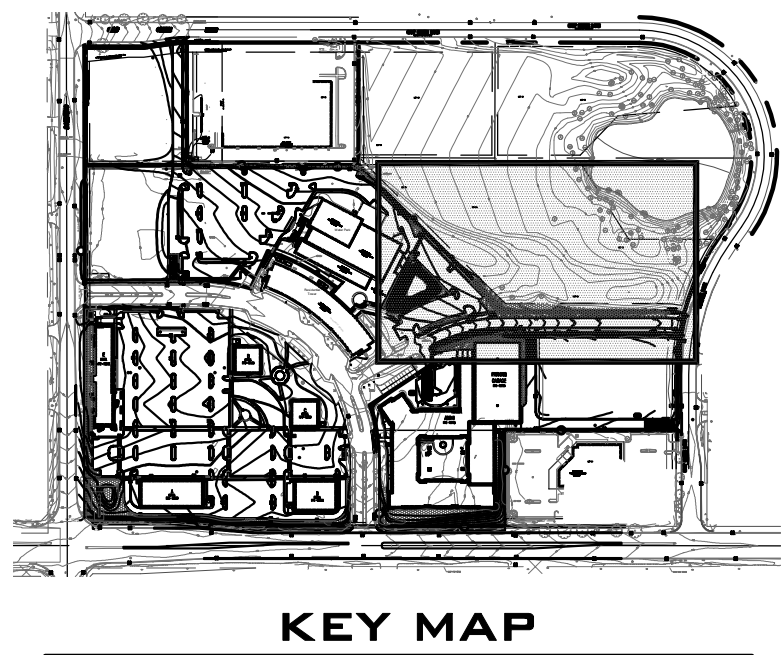
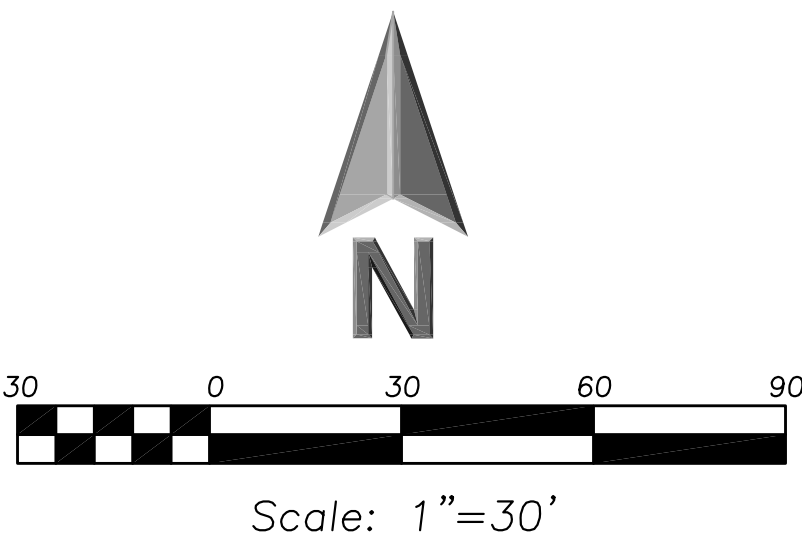
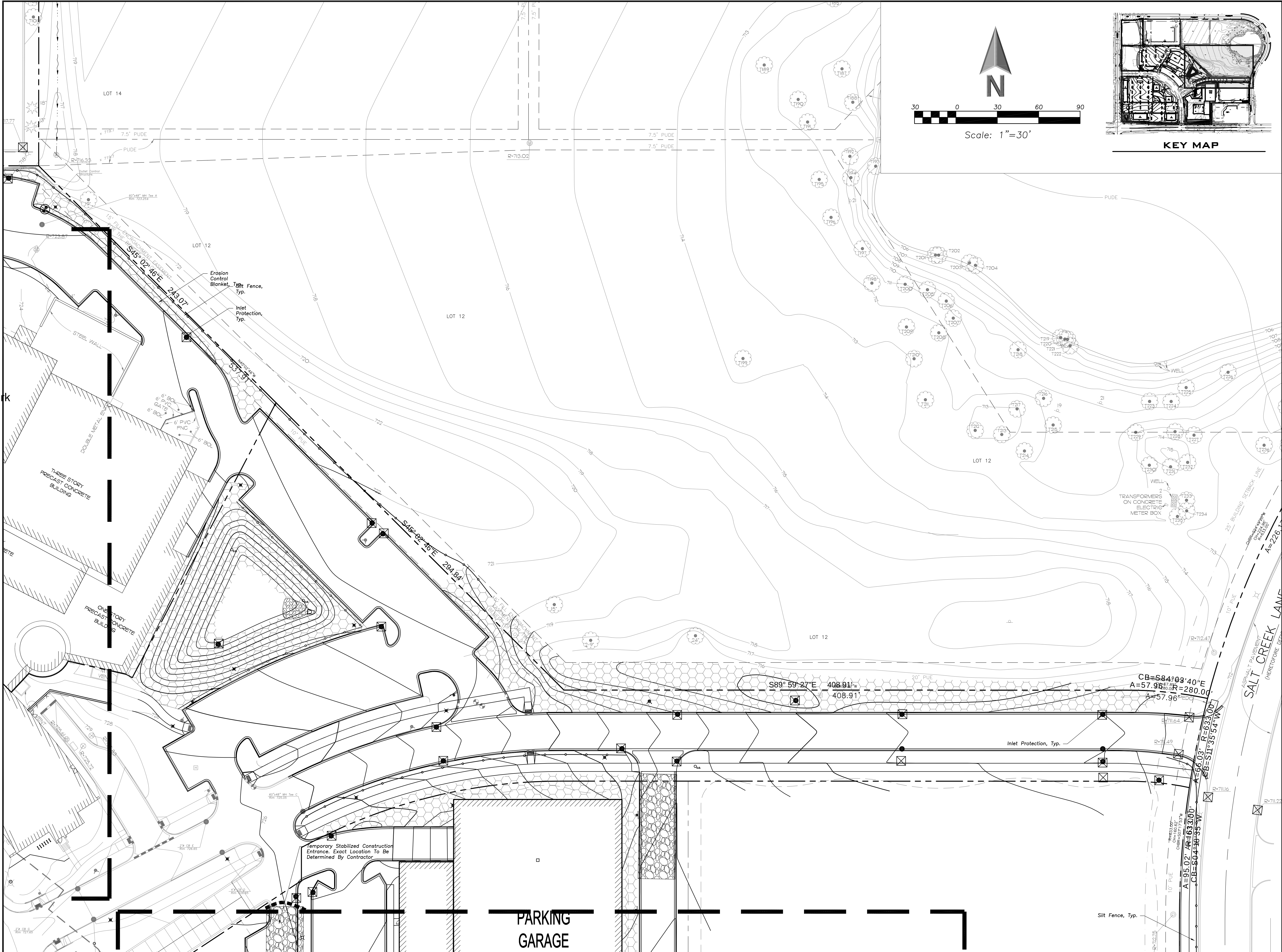
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL PLANS & DESIGNS ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
**SOIL EROSION
AND SEDIMENT
CONTROL PLAN
WEST**

Sheet No:
C-3.12

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:31am By: pdmmer



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

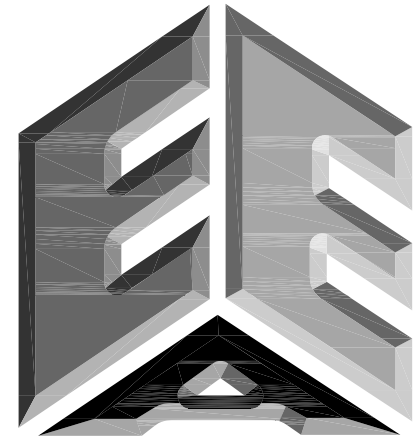
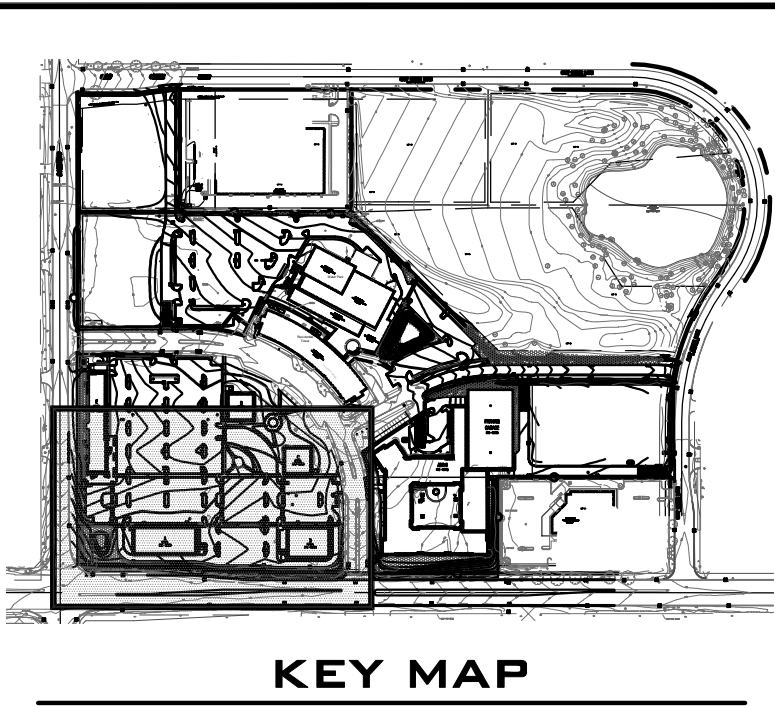
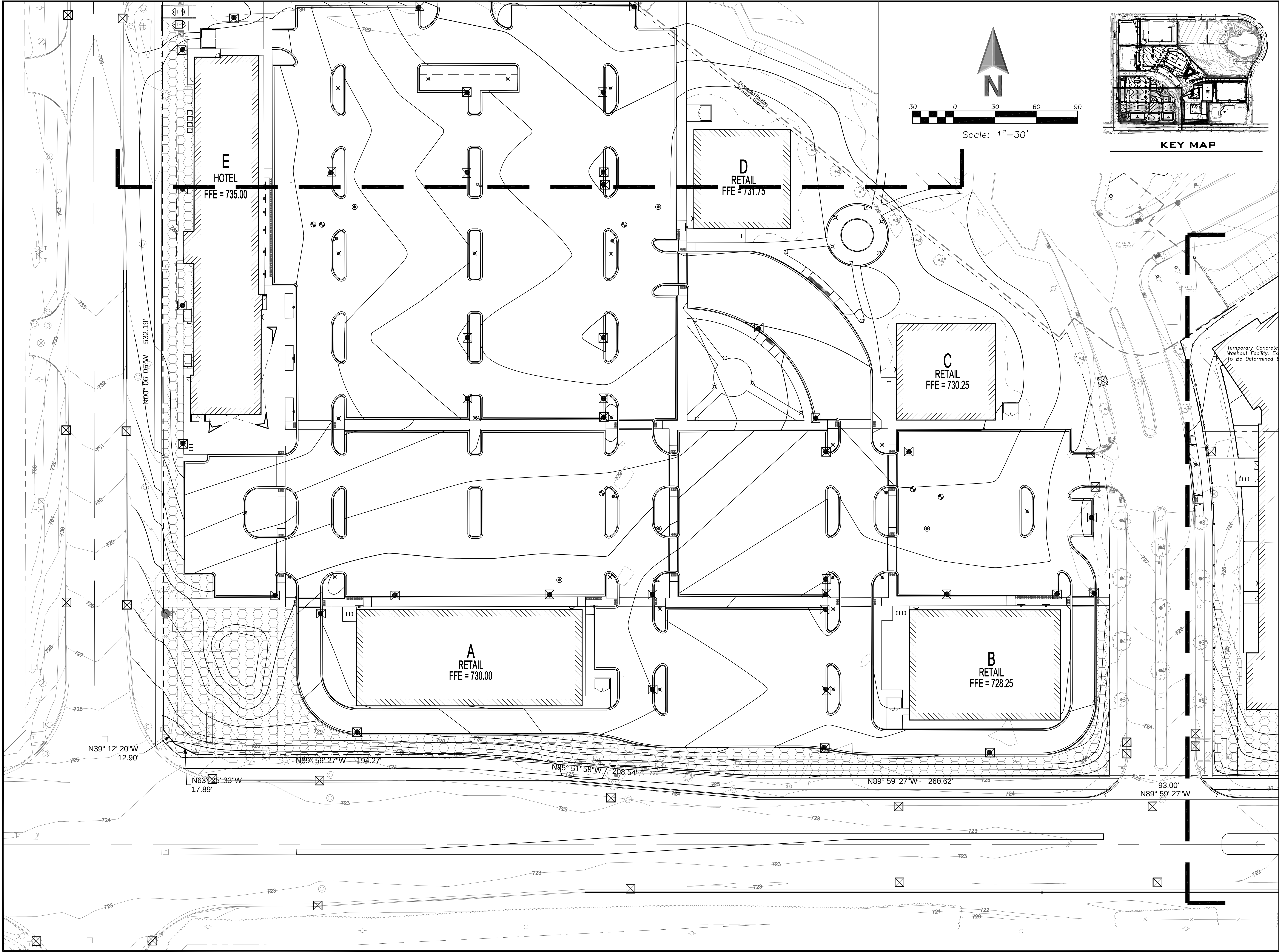
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR ANY PART OF THIS PLAN IS TO BE MADE WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:
**SOIL EROSION
AND SEDIMENT
CONTROL PLAN
EAST**

Sheet No:

C-3.13

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:29am By: pdmmer



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

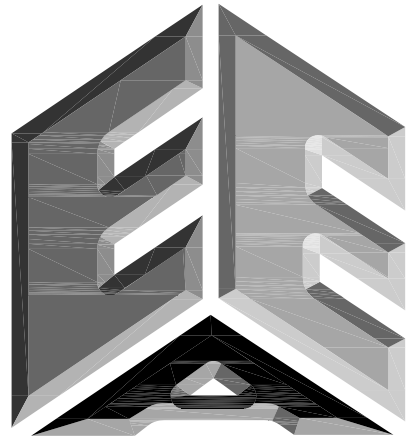
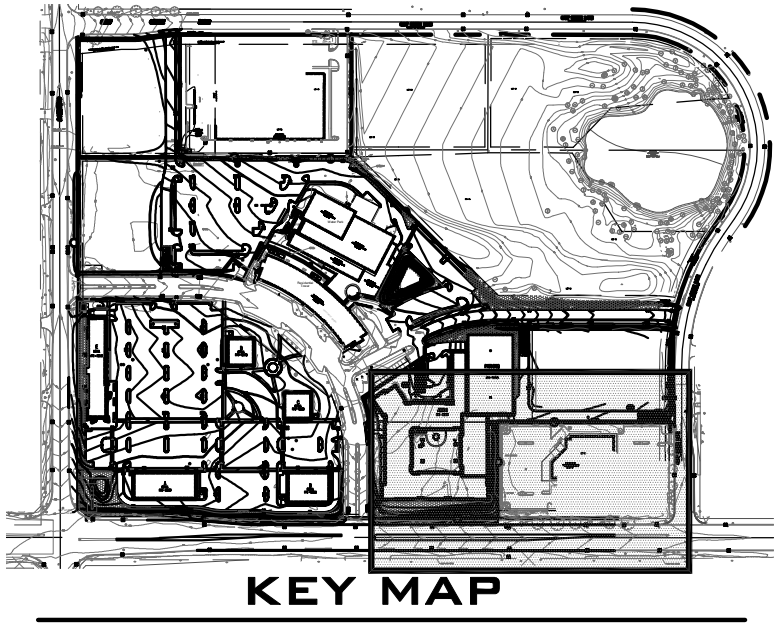
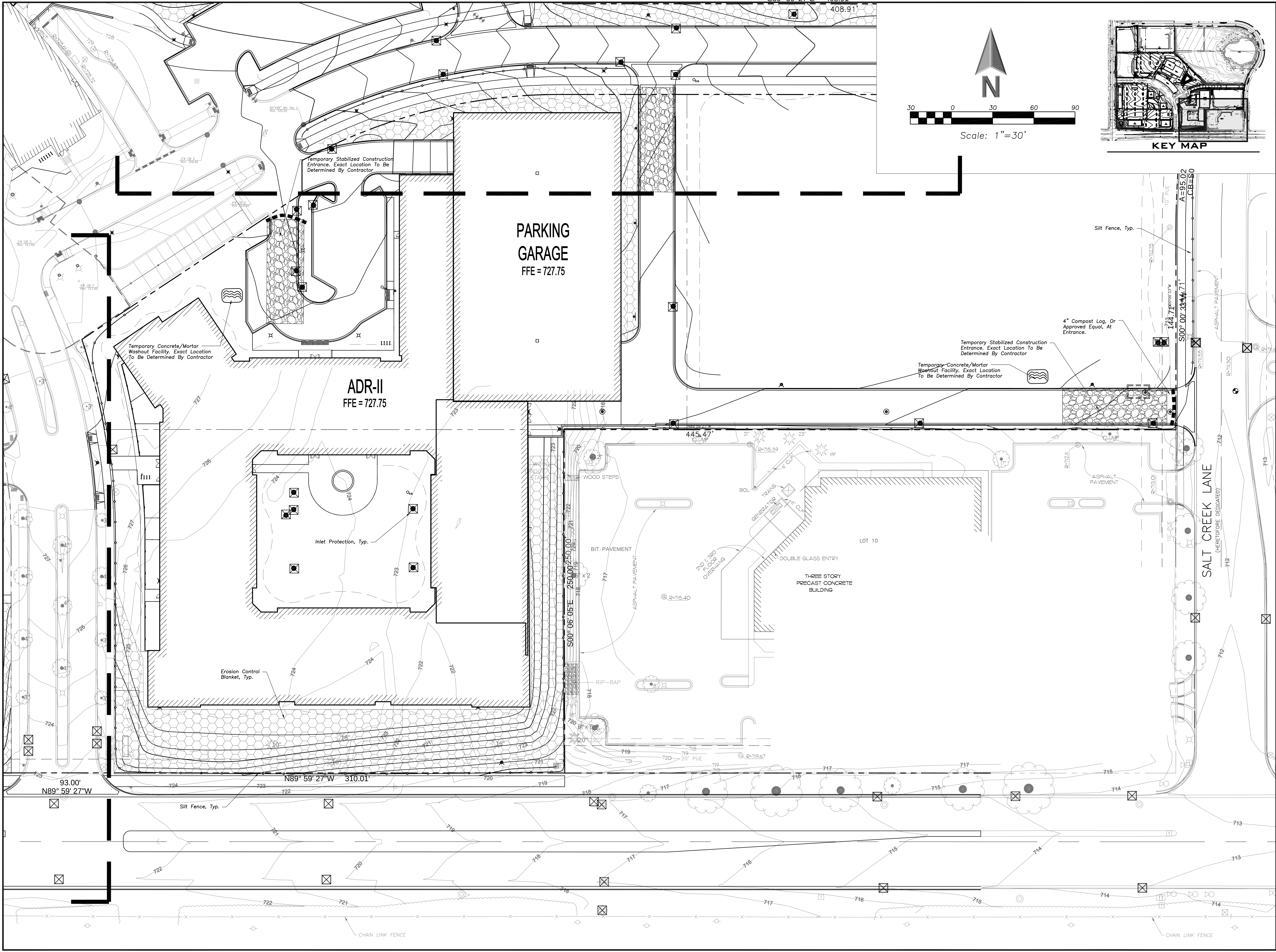
No.	Date	Description
04/04/18	Issued	For PUD Amendment
05/08/18	Revised	Per Village
06/22/18	Revised	Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL PLANS & DESIGNS ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OR USE OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By:	PD
Date:	04/04/18
Approved By:	Project No.

Sheet Title:
SOIL EROSION
AND SEDIMENT
CONTROL PLAN
SOUTHWEST

Sheet No:
C-3.14

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:30am By: pdmmer



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION

3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

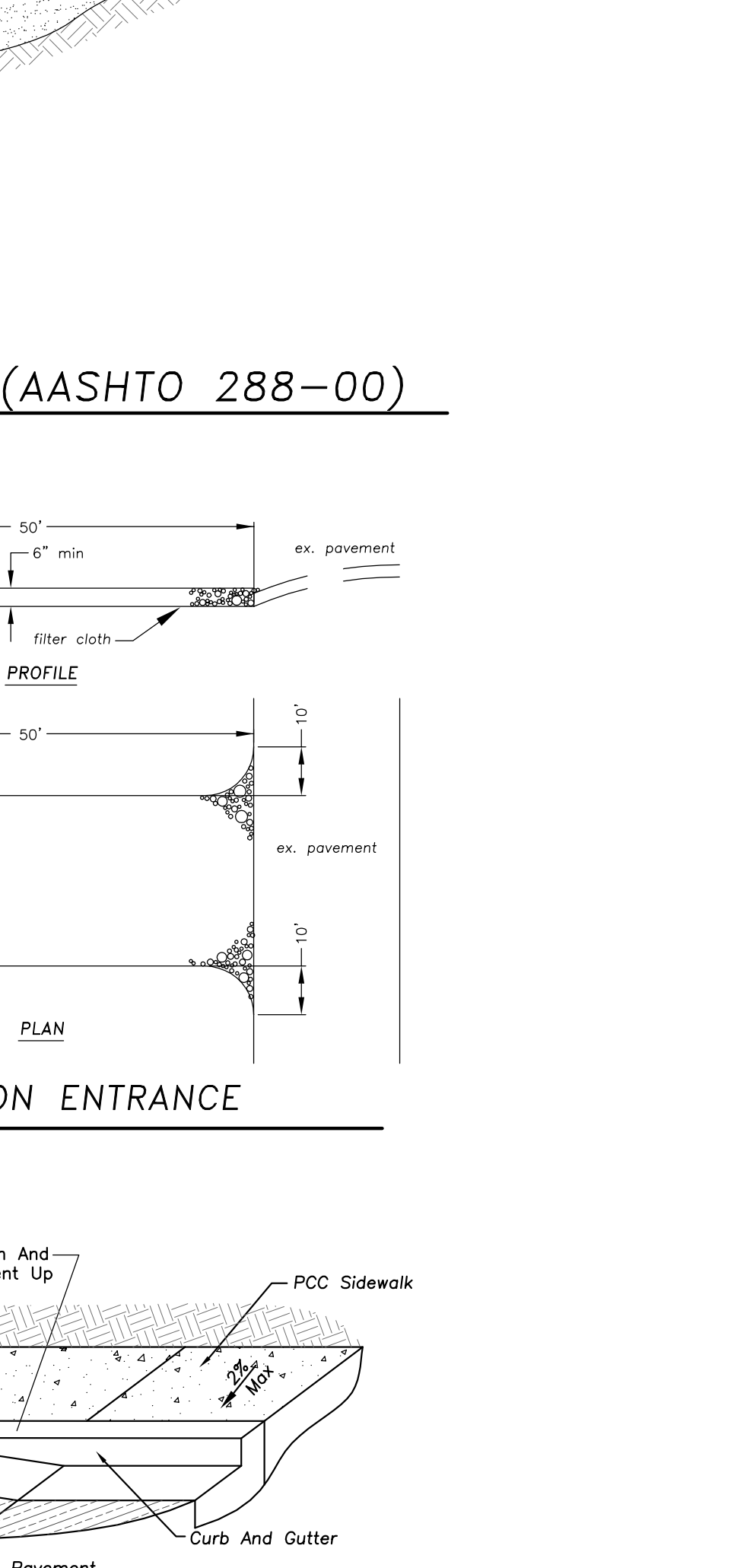
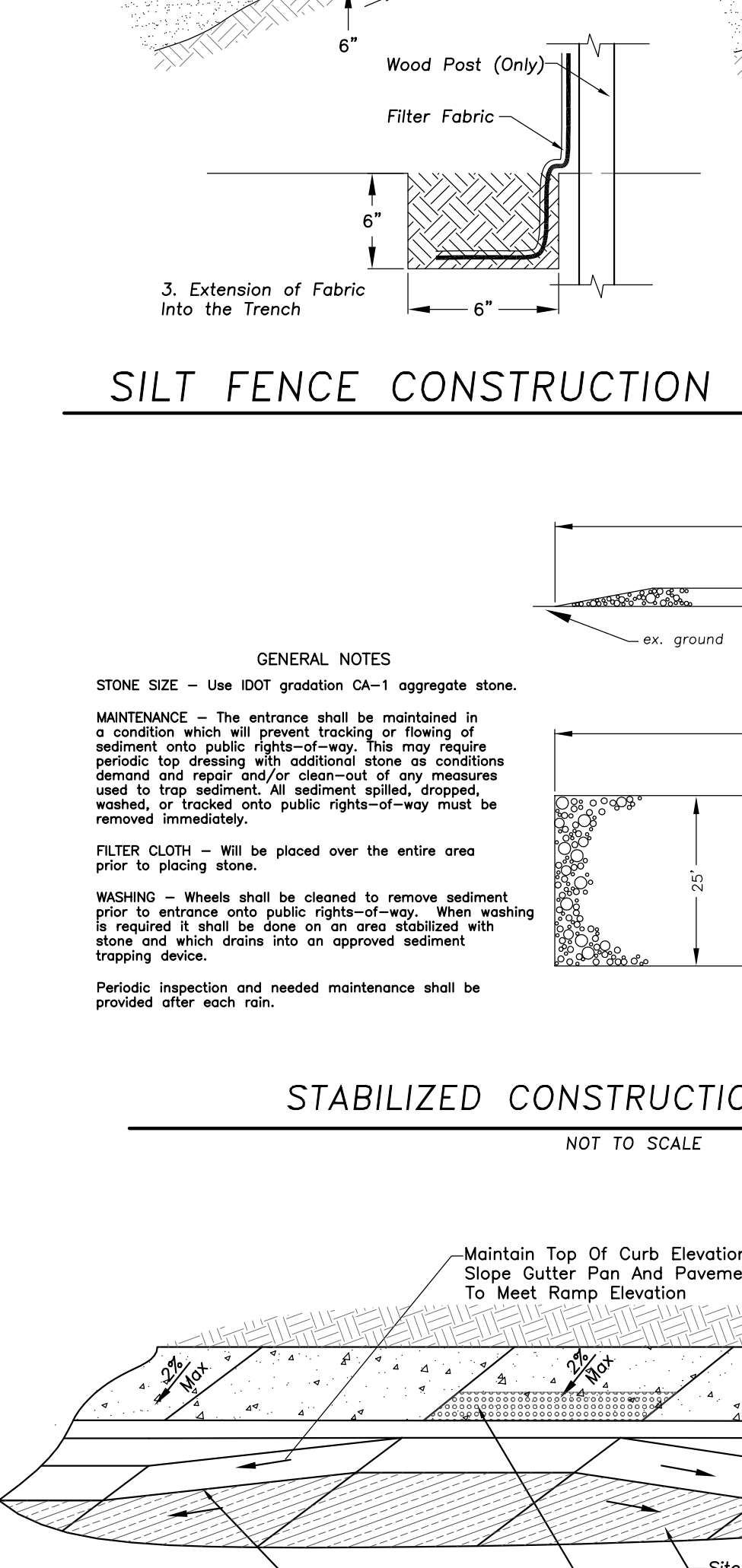
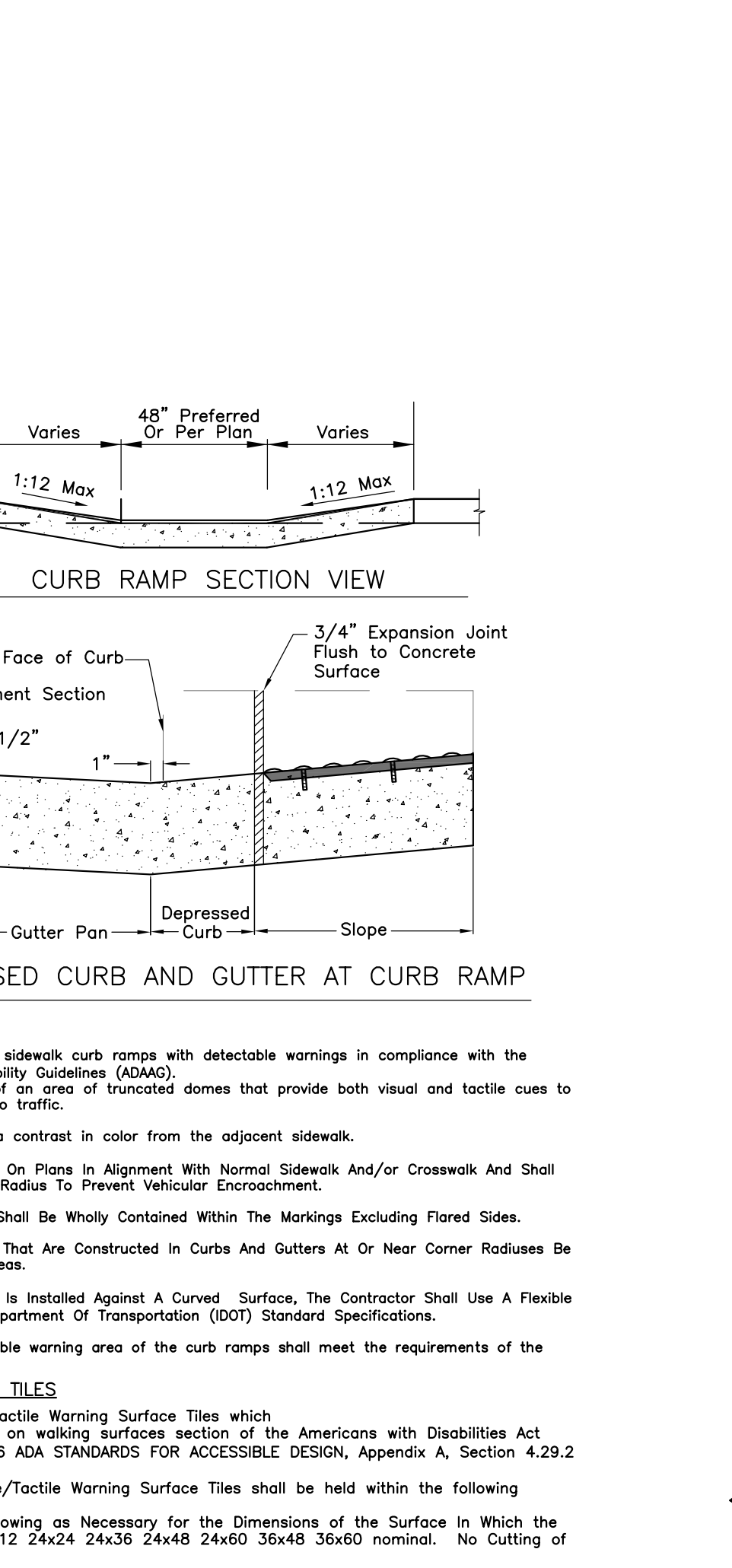
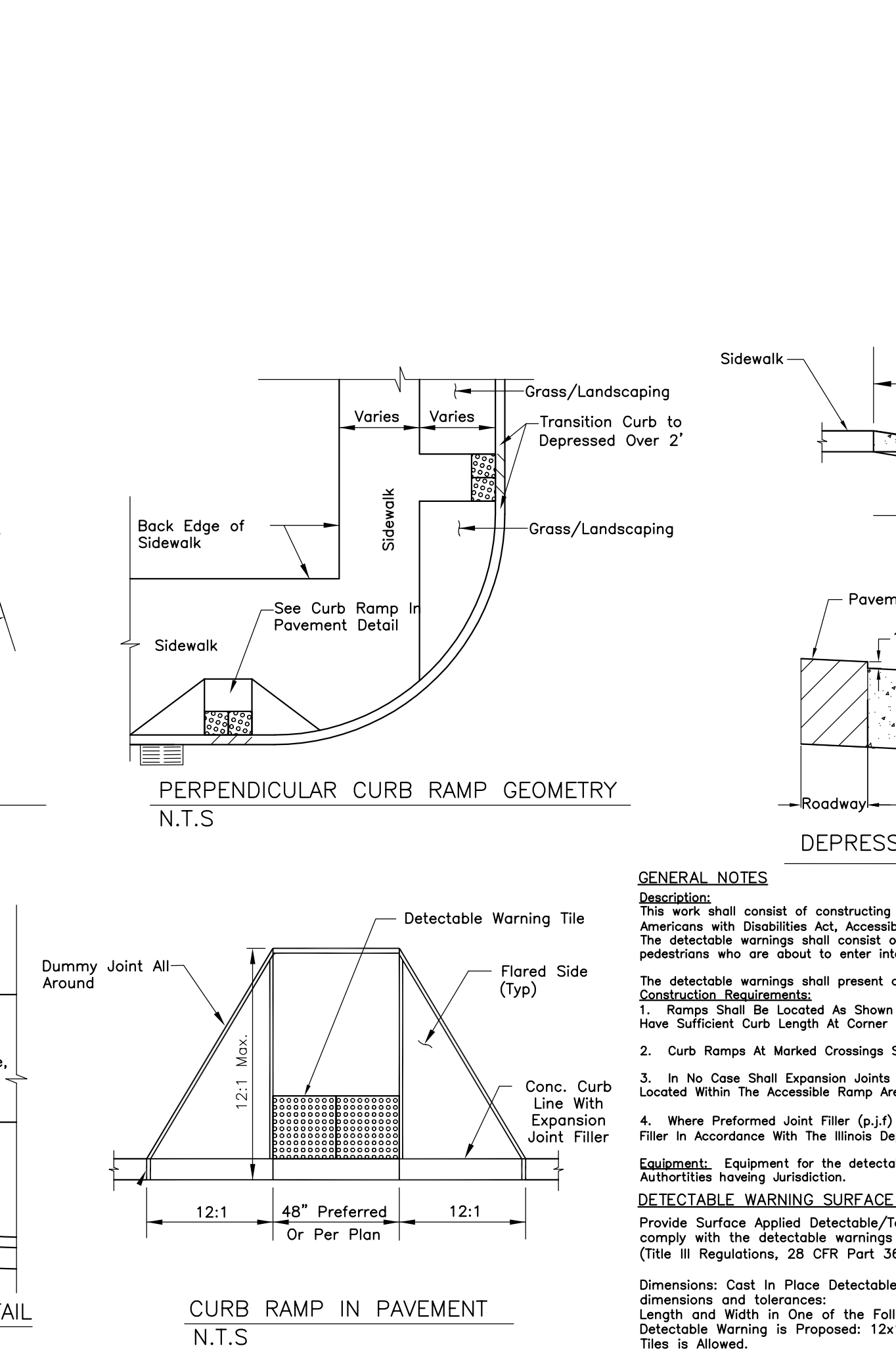
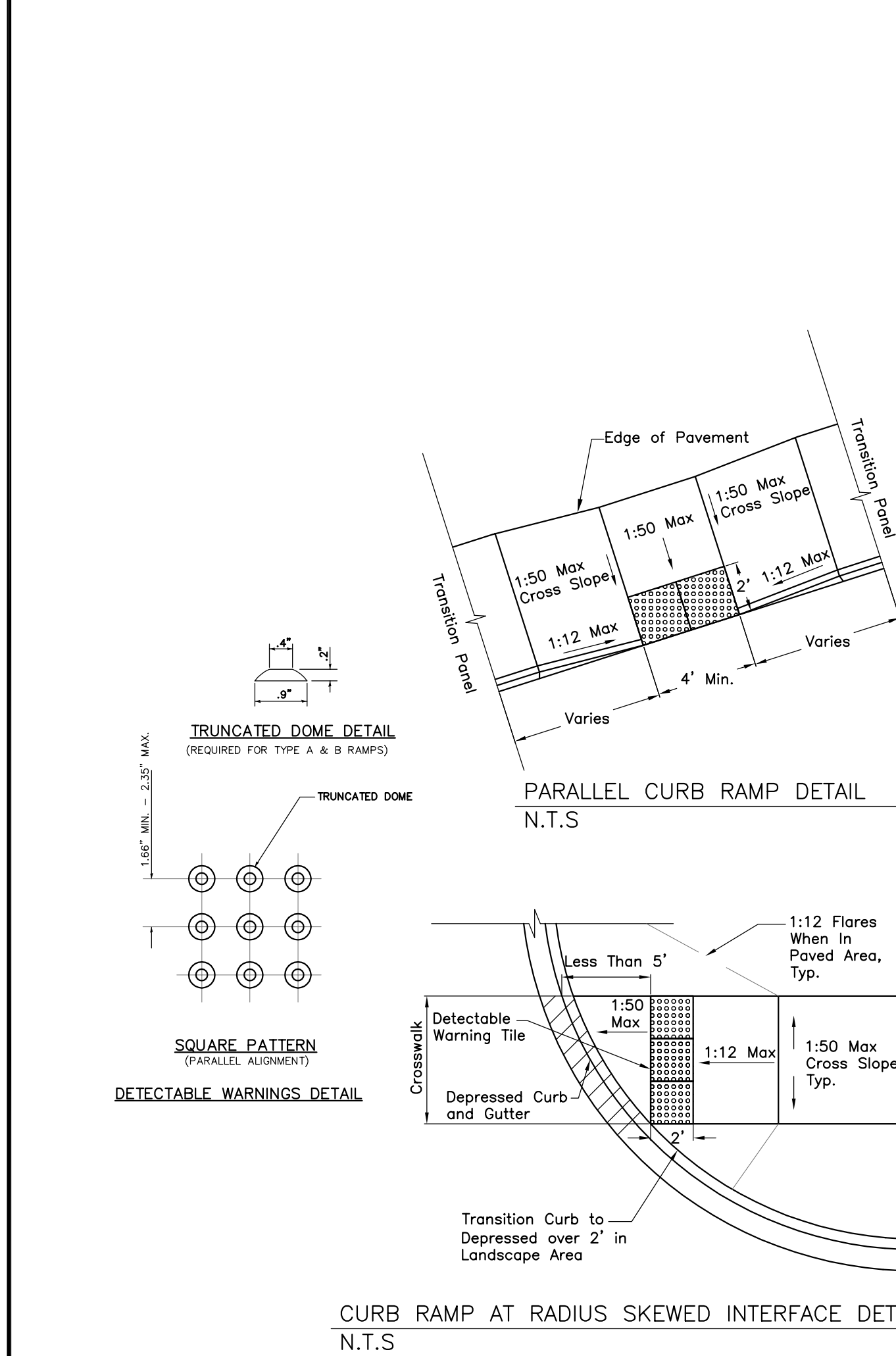
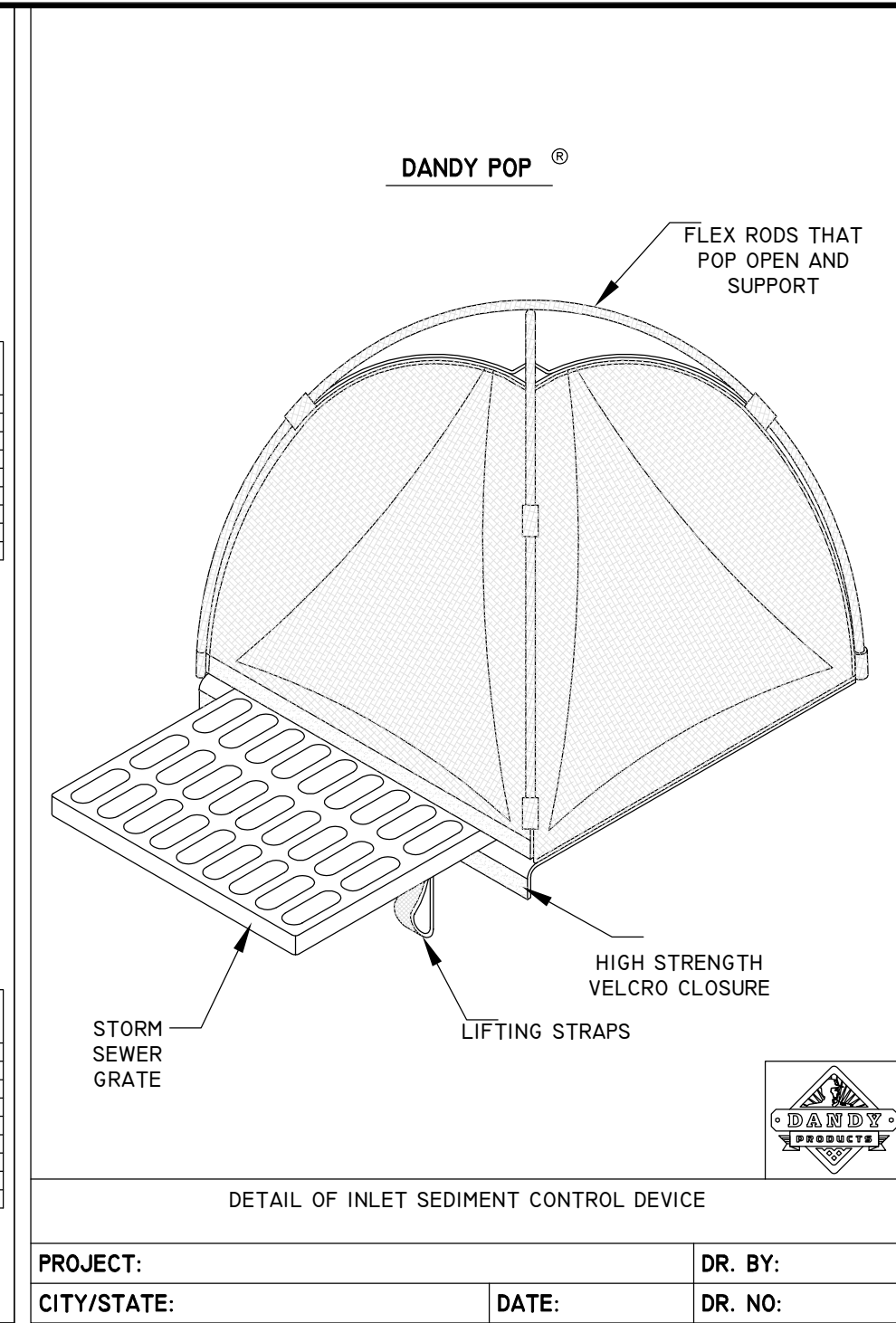
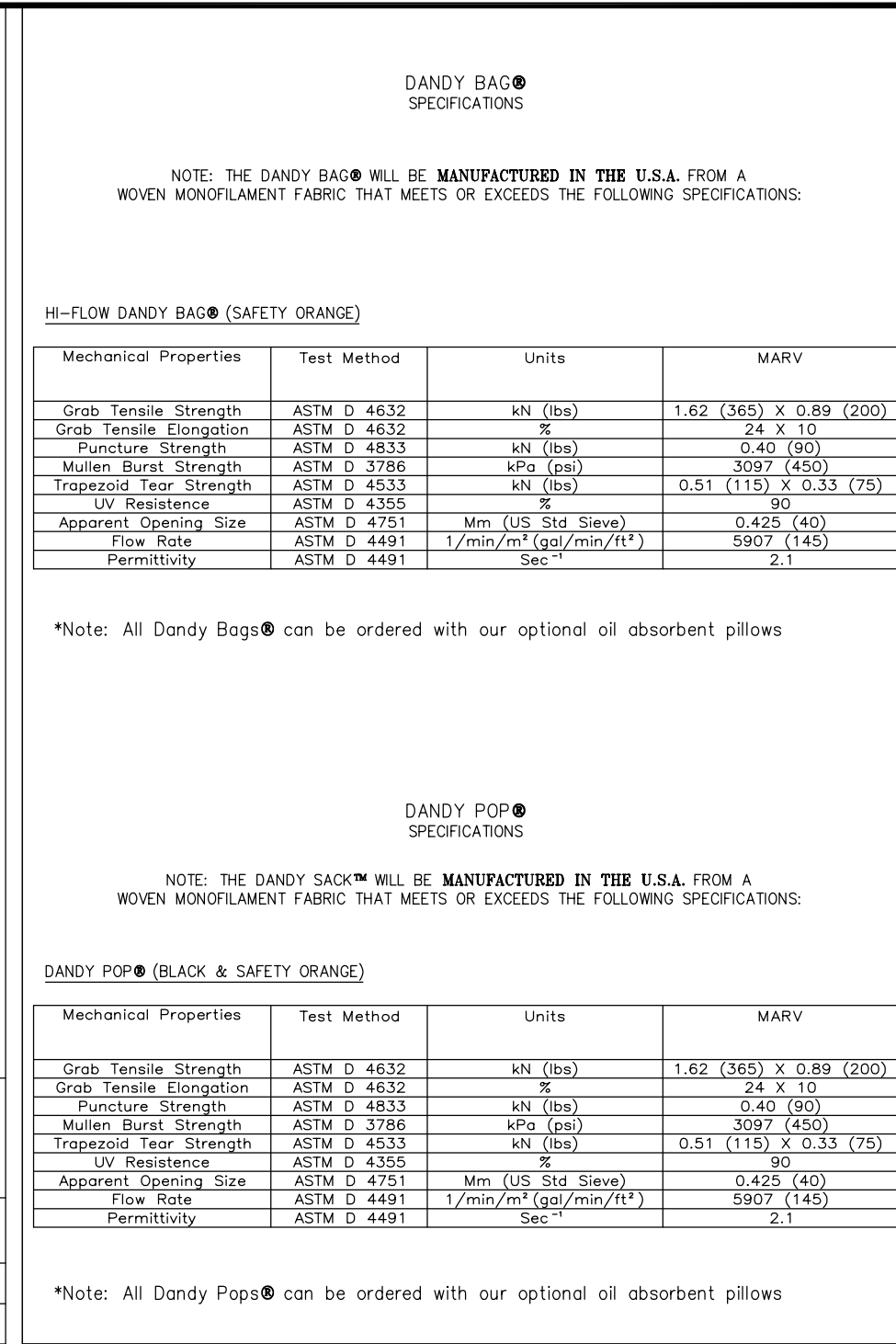
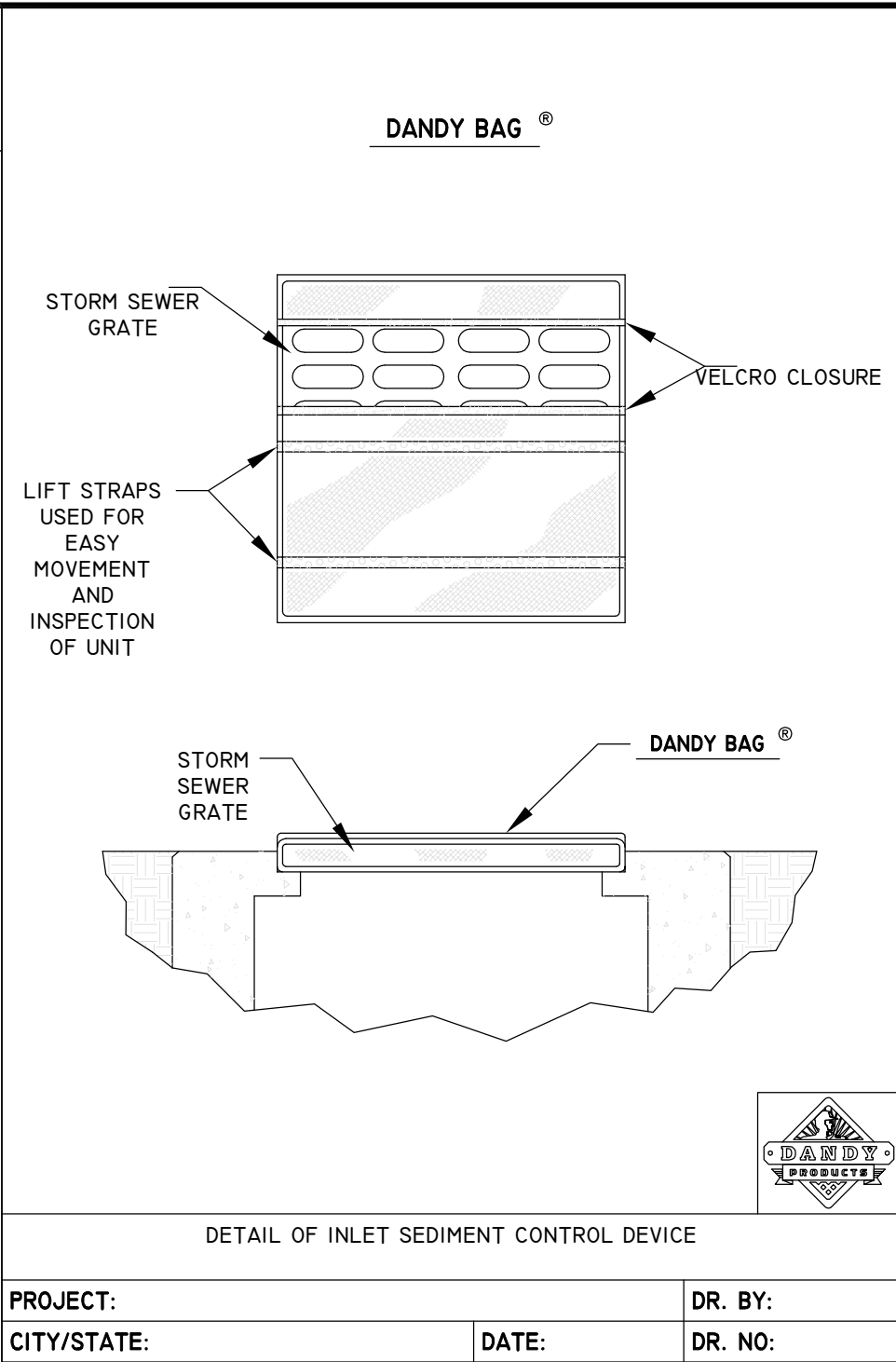
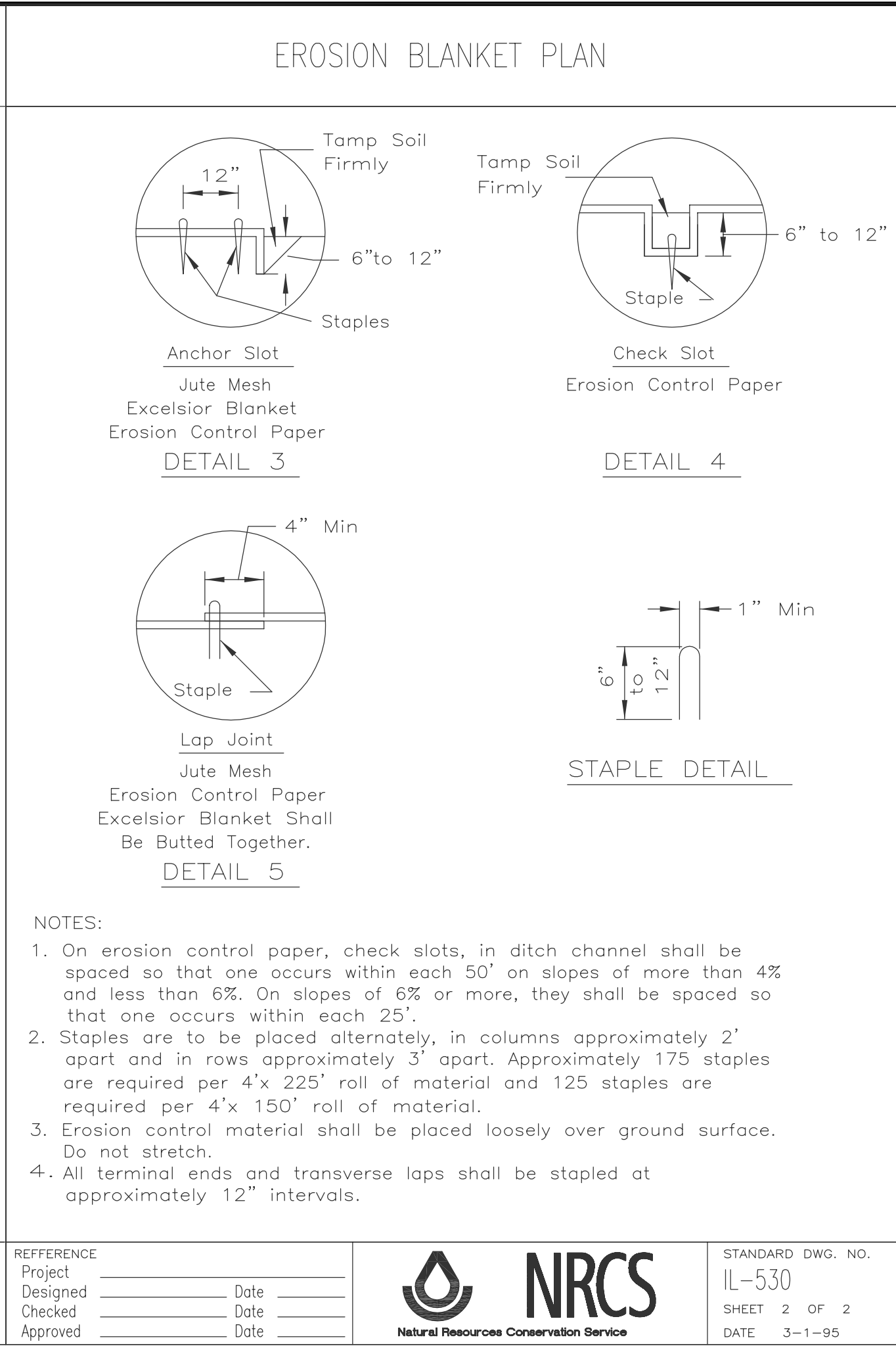
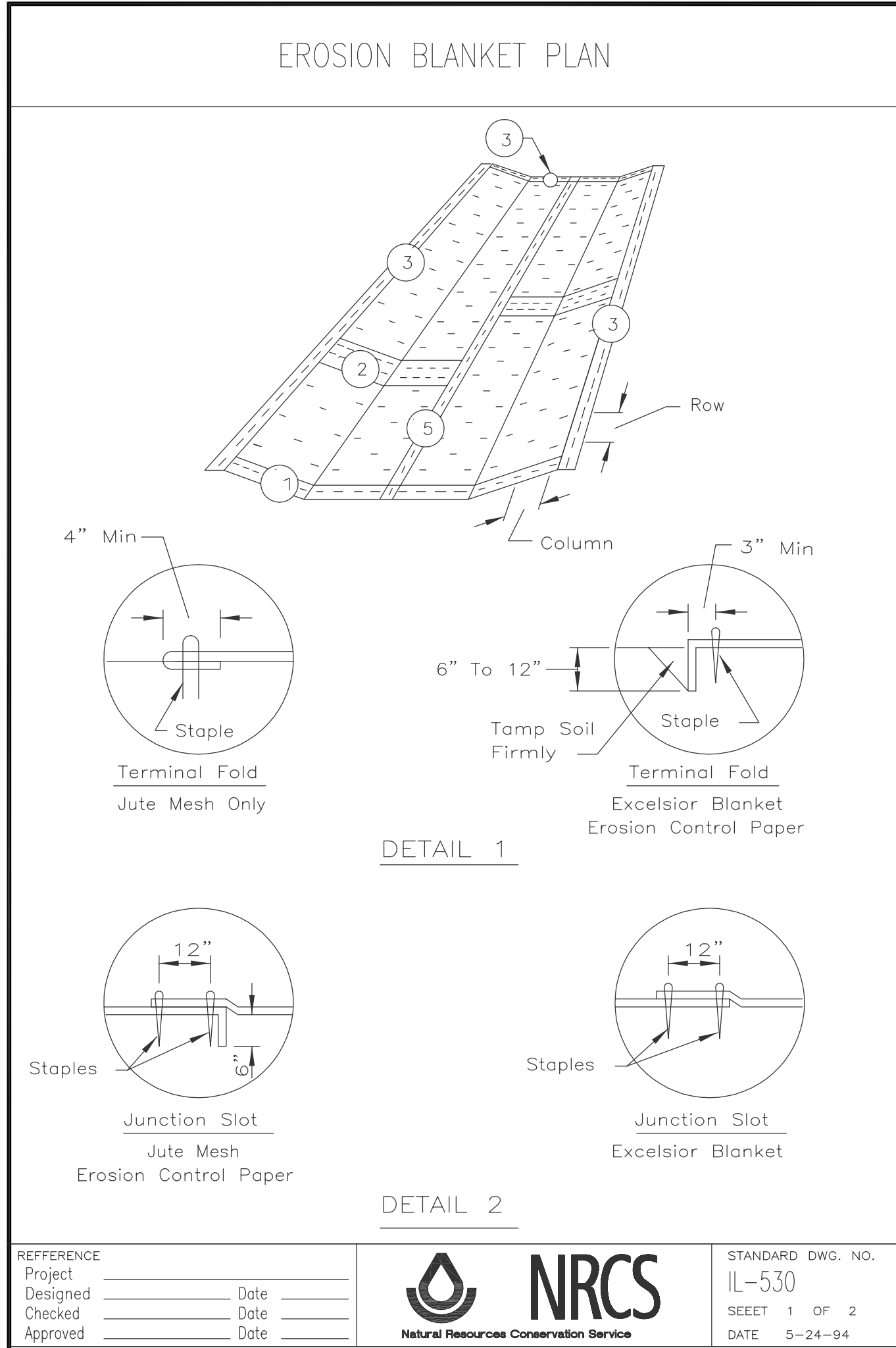
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OR ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
**SOIL EROSION
AND SEDIMENT
CONTROL PLAN
SOUTHEAST**

Sheet No:

C-3.15



ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
04/04/18	Issued For PUD Amendment	
05/08/18	Revised Per Village	
06/22/18	Revised Per Village	

Design By: PD Date: 04/04/18

Approved By: Project No.

Sheet Title:

SITE DETAILS

Sheet No:

C4.01

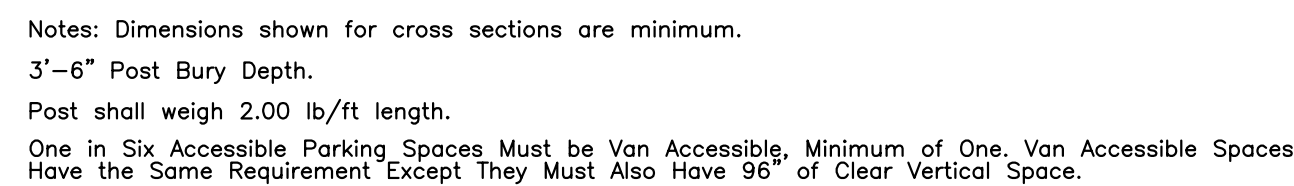


Diagram illustrating the components and dimensions of a sign post assembly:

- Sign Per Drawings**: Points to the sign panel.
- 2" OD Galvanized Post**: Points to the vertical post.
- Neenah R-4907 Base Casting (At Garage Deck Only)**: Points to the base casting.
- Ground Line**: Points to the ground level.
- Bolt Base Casting To Anchor Plate (Anchor Plate Provide By Others)**: Points to the base casting.
- 3'-6" Minimum Post Bury Depth Outside Of Garage Deck Areas**: Dimension indicating the minimum post bury depth.

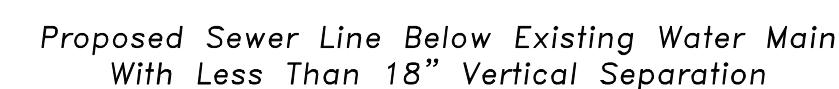
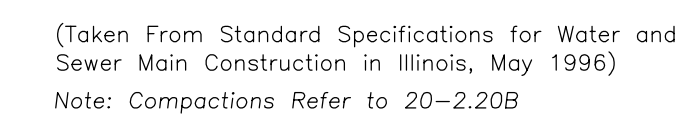
(Taken From Standard Specifications for Water and
Sewer Main Construction in Illinois, May 1996)
Note: Compactions Refer to 20-2.20B



Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Guidelines

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact the length of "L".
2. If select granular backfill exists, remove within width of existing sewer line trench and replace with select excavated material (Class IV) and compact.
3. Provide adequate support for existing sewer line to prevent damage due to settlement.
4. Use "L" feet of water main material for casing of proposed water main and seal ends of casing.



Note: "S" is the length necessary to provide 10 feet of separation and measured perpendicular to existing sewer line.

Criticism

1. Omit select granular embedment and granular backfill to one (1) foot over top of watermain and use select excavated material (Class IV) and compact for "S" feet on each side of water main.
- 2a. Construct "L" feet of proposed sewer or water main material and pressure test, or;
- 2b. Use "L" feet of water main material for casing of proposed sewer and seal ends of casing.
3. Provide adequate support for existing water main to prevent damage due to settlement of sewer trench.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

Reserved for Seal:

Expiration Date: 11/19

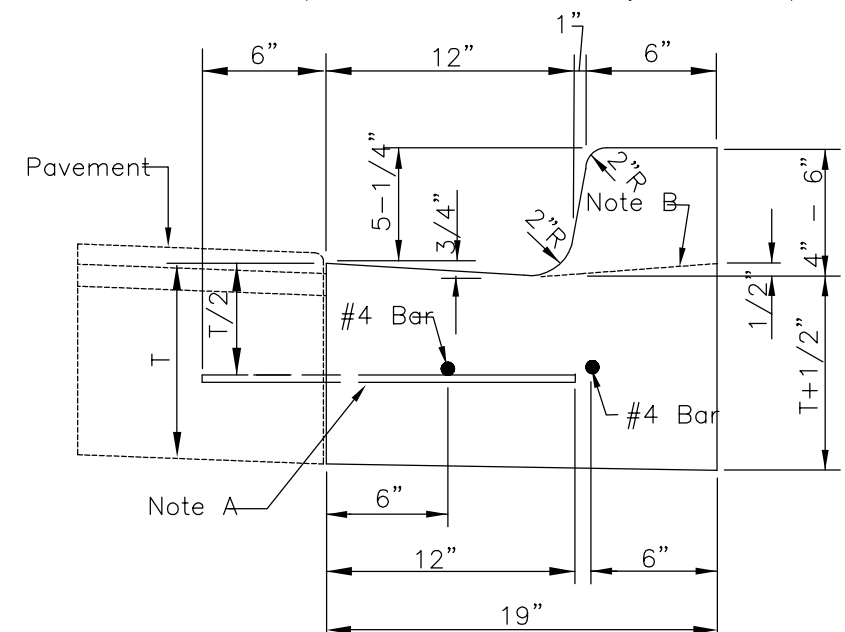
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018

Sheet Title:

Sheet No:

Note "A"
1/2" dia. steel tie bars @ 2'-6" centers grouted in place or 5/8" dia. j-bolts anchored in place. (omit for bituminous base course)

Note "B"
Profile for depressed curb @ driveways and ramps



24"

5.5' MIN.

5'-0" DIA. MIN.

5'

CAST IRON FRAME & LID

CONCENTRIC CONE ONLY

CASCADE XT STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL

CONC. THRUST BLOCK

MORTAR

1" CHLORINATION CORPORATION STOP (AS NEEDED)

EPOXY COATED RESILIENT SEAL TAPPING VALVE 150-300 LB WP

8" x 8" x 16" CONC. MASONRY UNIT

6" PRECAST CONC. BASE (TYP.)

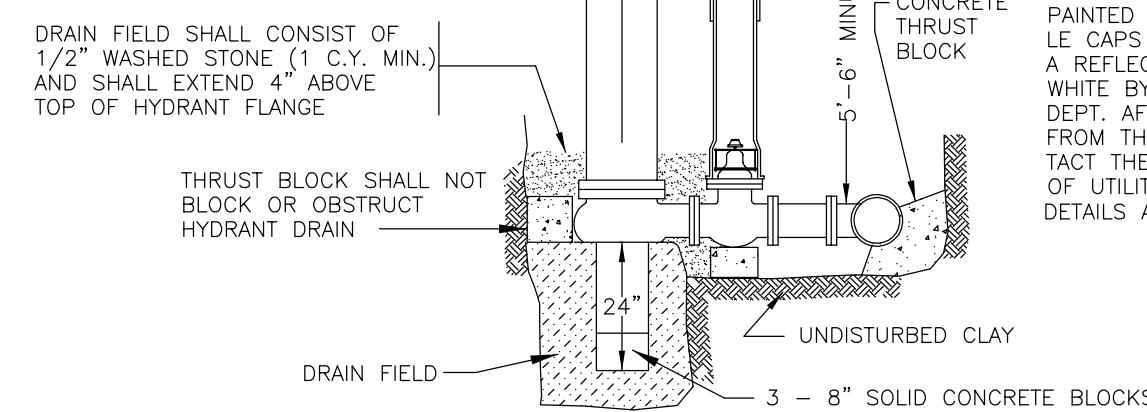
4" GRANULAR BEDDING

CONCRETE MASONRY UNIT

DR 1/4" AN TO

FIRE HYDRANTS SHALL MEET AWWA C-502 AND BE MUELLER OR EAST JORDAN WITH ONE 5 1/4" VALVE OPENING, TWO 2 1/2" HOSE NOZZLES AND ONE 5" PUMPER NOZZLE. THREADS SHALL CONFORM WITH NATIONAL STANDARD SPECIFICATIONS. EACH HYDRANT SHALL BE EQUIPPED WITH AN AUXILIARY RESILIENT SEAL GATE VALVE COMPLETE WITH ROADWAY BOX, TYLER 6850 SERIES, ITEM 658-S. FIRE HYDRANTS MUST HAVE THEIR DISCHARGE, AT LEAST 18" BUT NOT MORE THAN 24" FROM THE SURFACE OF THE ADJACENT GROUND. HYDRANTS SHALL BE INSTALLED NO CLOSER THAN 3 FEET AND NO MORE THAN 8 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT TO THE 5" STEAMER NUT. NO BARRIERS, TREES, BUSHES, WALLS OR OTHER OBSTACLES WHICH MAY HIDE OR IMPEDE THE USE OF A FIRE HYDRANT SHALL BE INSTALLED, MAINTAINED, CONSTRUCTED, OR ENLARGED, WITHIN 48" OF A FIRE HYDRANT.

HYDRANTS WHICH WILL BE MAINTAINED BY THE VILLAGE SHALL BE PAINTED RED, AND PRIVATELY MAINTAINED HYDRANTS SHALL BE PAINTED YELLOW. ALL NOZZLE CAPS WILL BE PAINTED A REFLECTIVE GRAY OR WHITE BY THE PUBLIC WORKS DEPT. AFTER NOTIFICATION FROM THE DEVELOPER. CONTACT THE SUPERINTENDENT OF UTILITIES FOR ADDITIONAL DETAILS AT 847-368-5800.



Note:
All bends of 22 1/2° and greater shall be blocked with a 10" thick concrete block (poured in place) against an undisturbed vertical earth face.

Diagram illustrating the cross-section of a concrete slab on an aggregate base course, showing the materials and dimensions:

- Portland Cement Concrete, Class SL, Broom Finish**: The top layer of the slab.
- 6"x6" W2.9xW2.9 Welded Wire Fabric**: Reinforcement within the concrete slab.
- Aggregate Base Course Type B, Crushed**: The base layer beneath the concrete.
- 2" Hot Mix Asphalt, Mix C, IL-9.5, N50**: The top layer of the subgrade.
- 3.5" Hot Mix Asphalt, IL-19.0, N50**: The bottom layer of the subgrade.
- Dimensions**:
 - Concrete slab thickness: 10"
 - Aggregate base course thickness: 5"
 - Subgrade layers: 2" and 3.5" thick.
 - Horizontal dimensions: 3' and 3'.

Diagram illustrating a cross-section of a wall and floor assembly. The wall is shown on the left, constructed of brick or masonry. The floor assembly consists of a concrete slab supported by a steel beam. A 3/4" Expansion Joint is indicated at the interface between the wall and the floor slab. Below the floor slab, a Walk Section Per Plans is shown, indicating the location of a walkway or access point.

The image contains two technical drawings of joint details in a concrete slab.

EXPANSION JOINT: This drawing shows a cross-section of a slab with a central expansion joint. The joint is filled with a "Bituminous Impregnated Felt Expansion Joint". On either side of the joint, there is a "3/4\" Space At 40' Interval, Max.". The slab thickness is indicated as "1/4\" Slab Thickness".

CONTROL JOINT: This drawing shows a cross-section of a slab with a control joint. The joint is labeled "Tooled Joint". The slab thickness is "1/4\" Slab Thickness". The distance between joints is "5/16\"". Below the slab, the dimension "4'-6\" Or As Shown On Plans" is indicated.

The diagram illustrates a cross-section of a retaining wall. At the base, there is a 'Base Leveling Pad Of 6" Compacted Granular Fill (CA-6) At 95% Modified Proctor.' Above this is a '1" Camber Pier Block' layer. The main wall structure is labeled 'Exposed Wall'. To the left of the wall, a 'Catch Basin' is shown with a 'Min. 1.0% To' slope. To the right, there is a 'Cap Stone' layer, followed by 'Precast Block Using Standard Unit Block'. Below the wall and to the right, there is a layer of 'Compacted Backfill (CA-125 Modified (Typical))'. At the bottom right, a note states: 'Note: Wall To Be Set With Bottom Of First Block 8" Below Grade At Face Of Wall'.

Note: Retaining Wall Detail is Conceptual And Schematic Only. The Contractor Must Submit Information On The Product Chosen (I.E. Keystone Or Equivalent) Including A Statement From The Manufacturer That The Product Is Suitable For The Proposed Application. Prior To Construction, This Information Shall Be Submitted To The Owner, Architect, Engineer And Village Engineer For Review. This Review Does Not Relieve The Contractor And Manufacturer Of Responsibility For The Wall. The Contractor Shall Adhere Strictly To The Manufacturer's Specifications And Design Requirements During Construction.

Cap Stone

Precast Block Using Standard Unit Block

Exposed Wall

1" Camber Pier Block

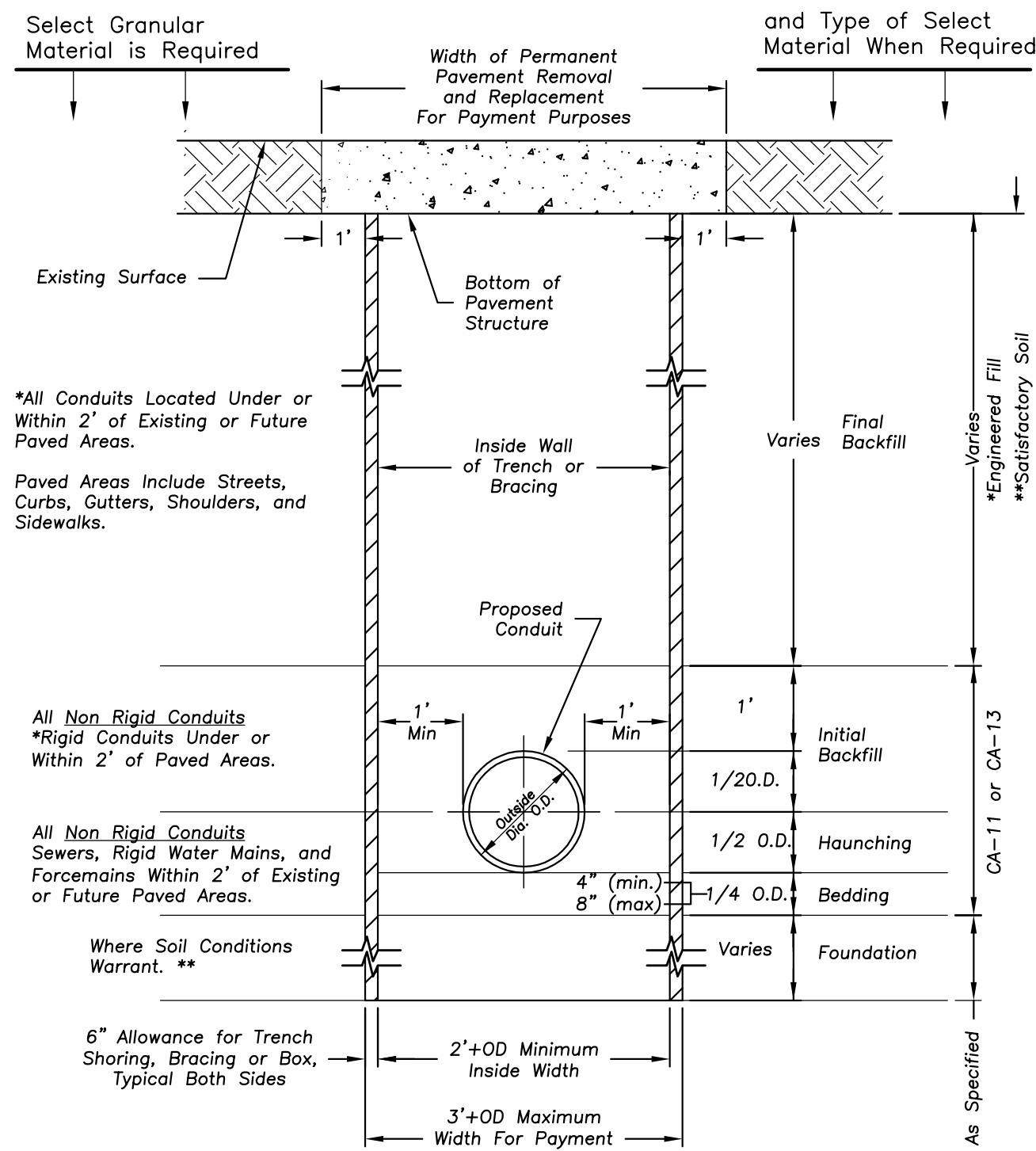
Min. 1.0% To Catch Basin

Compacted Backfill (CA-125 Modified (Typical))

Base Leveling Pad Of 6" Compacted Granular Fill (CA-6) At 95% Modified Proctor.

Note: Wall To Be Set With Bottom Of First Block 8" Below Grade At Face Of Wall

Precast Unit Retaining Wall



*Indicates Eligible for Payment as Select Granular Backfill Otherwise Incidental to the Pipe.

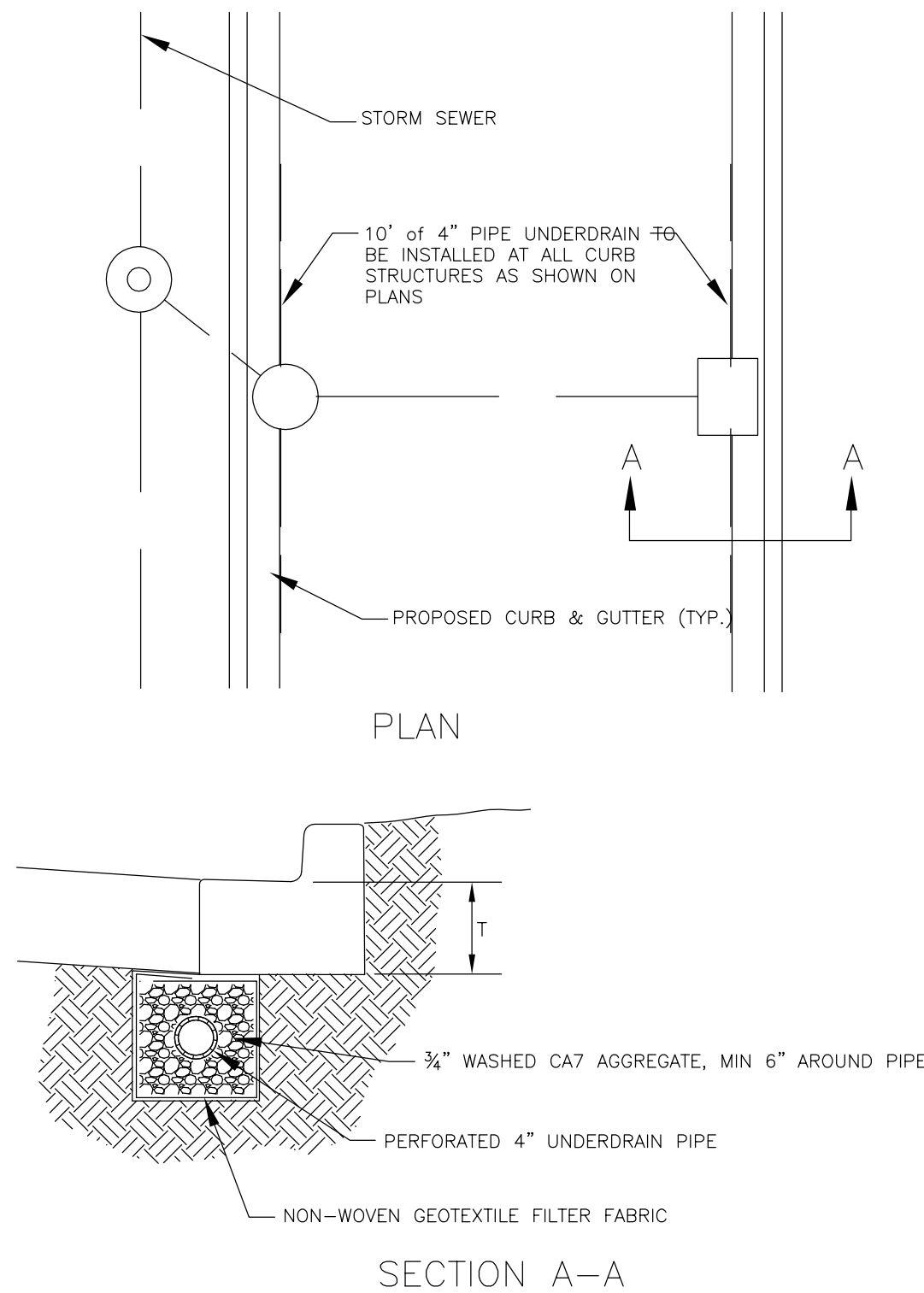
**Indicates Eligible for Payment as Select Foundation Material.

Non-Rigid Conduits are Defined as Flexible Thermoplastic Pipe and/or Corrugated Metal Pipe.

Note: Trench Box Shall Not Extend Below Top of Pipe, However It Shall Not Exceed 2 Feet From the Bottom of the Trench.

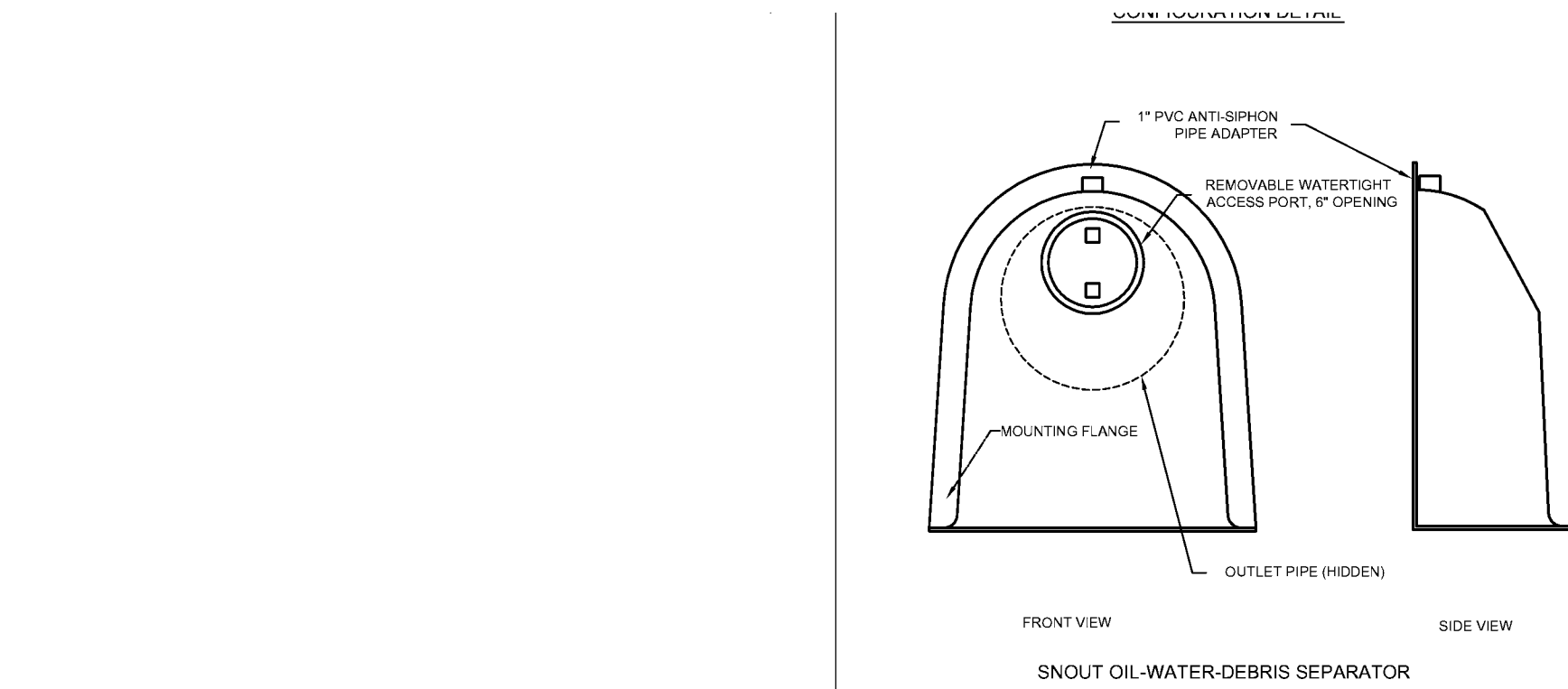
See Plans and Specifications for Surface Restoration

STANDARD SEWER AND WATER TRENCH SECTION



- BOTH THE TRENCH AND DRAIN TILE SHALL BE WRAPPED WITH NON-WOVEN GEOTEXTILE FILTER FABRIC
- WASHED AGGREGATE SHALL BE PLACED AROUND THE DRAIN TILE
- HOLE SHALL BE CORED INTO THE STRUCTURE

PIPE UNDERDRAIN, FABRIC LINED TRENCH, 4"

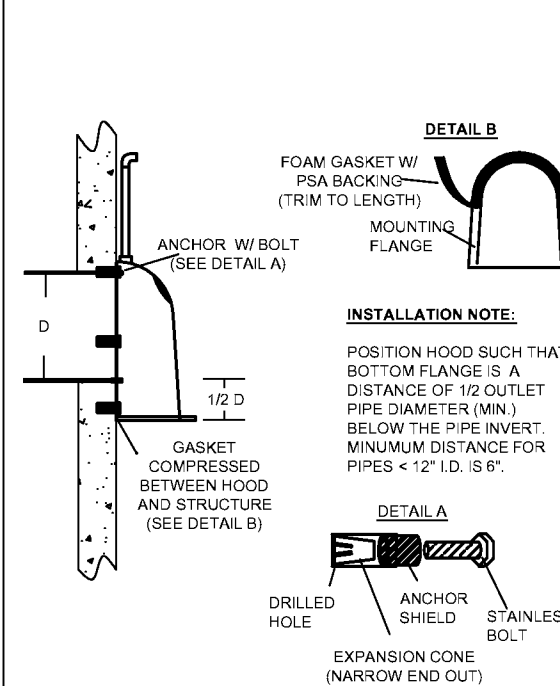


NOTES:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277 / (860) 434-3185 FAX TOLL FREE: (800) 504-8008 OR (860) 354-7585 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING D. 3/8" STAINLESS STEEL BOLTS E. ANCHOR SHIELDS

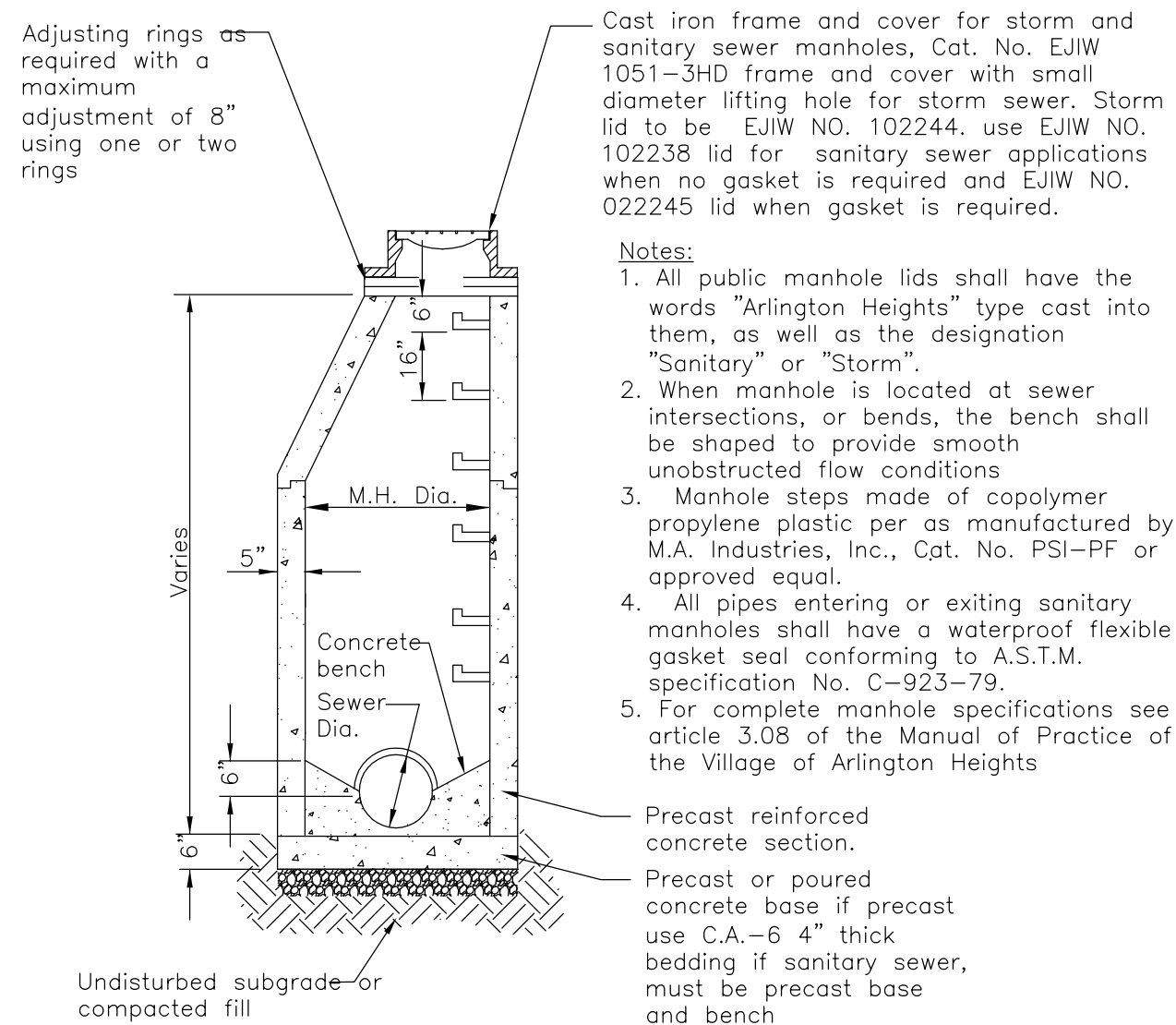
US Patent # 6126817

INSTALLATION DETAIL

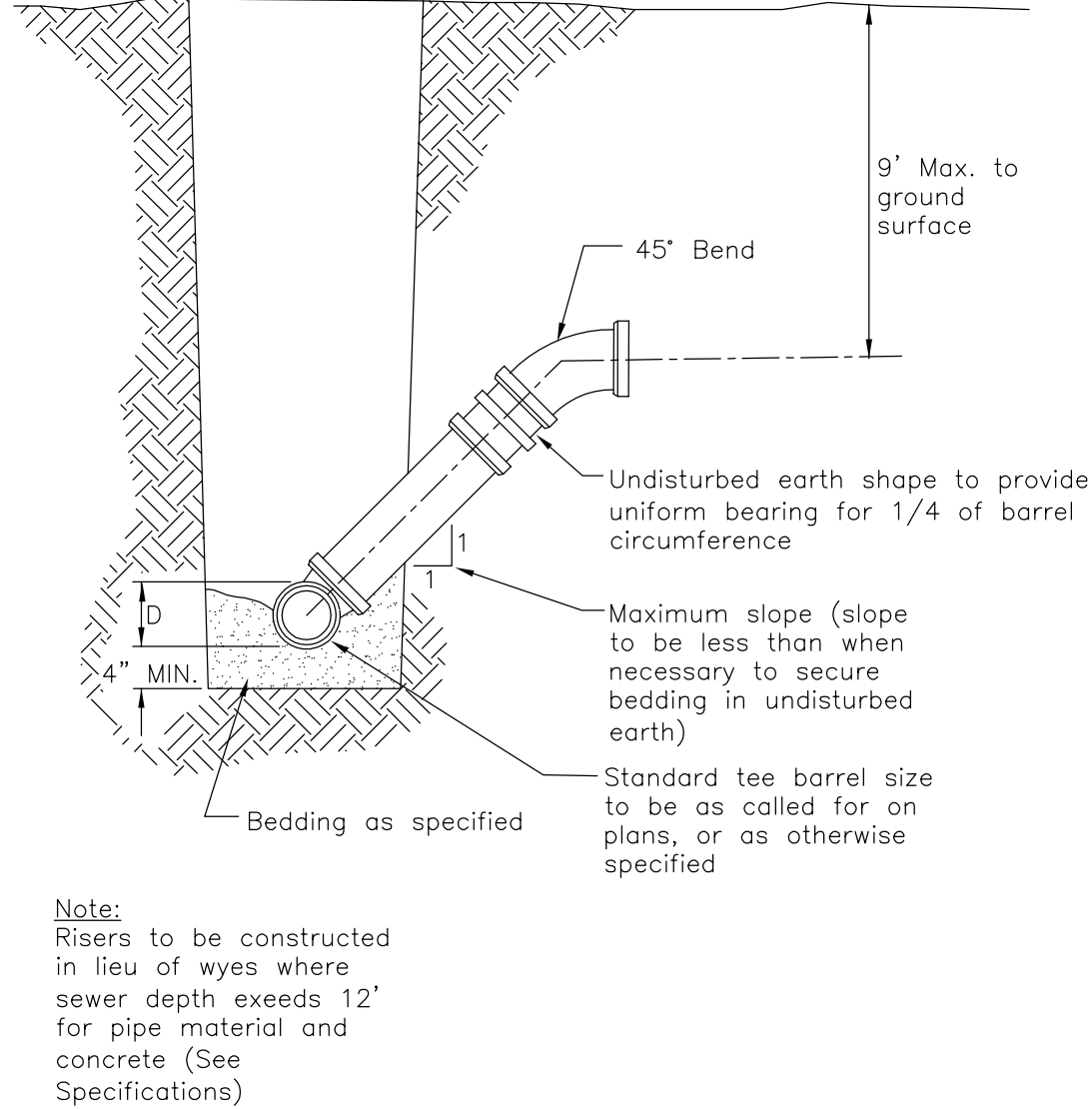


HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES

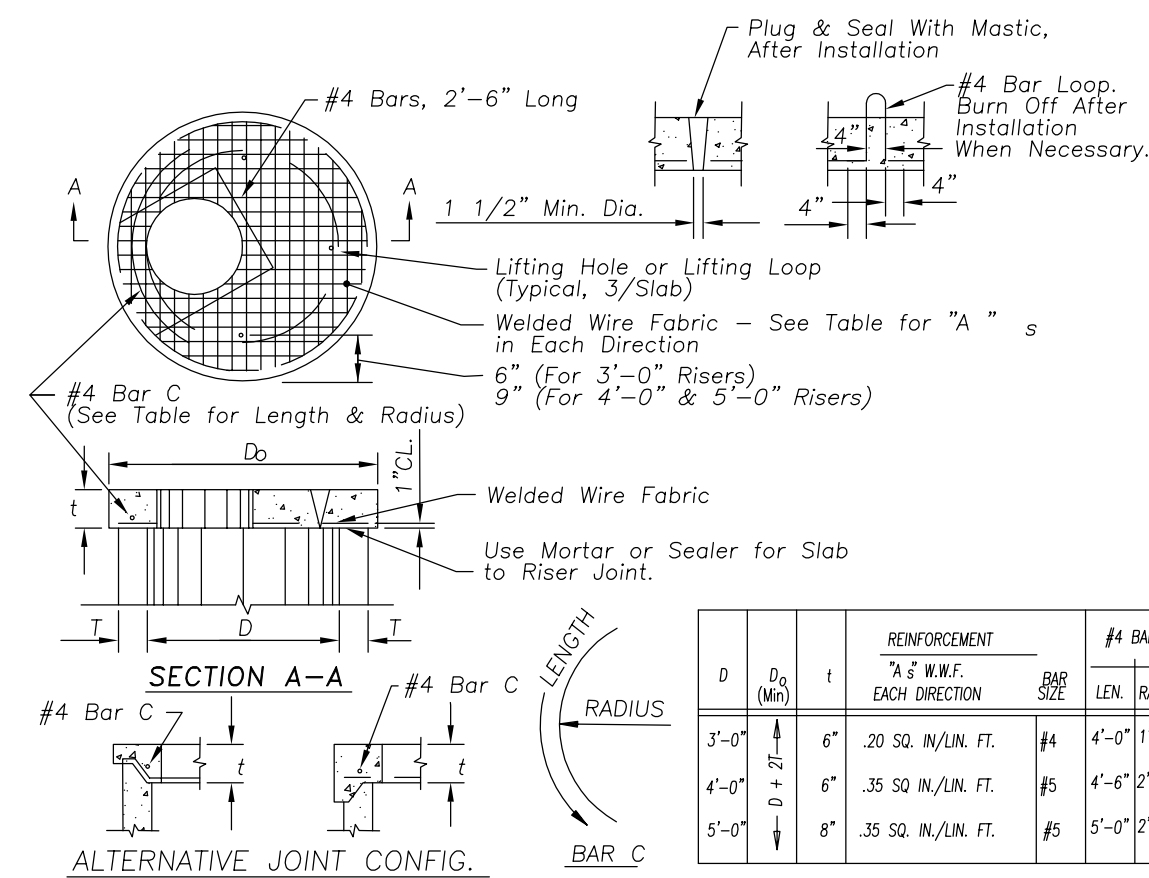
DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN



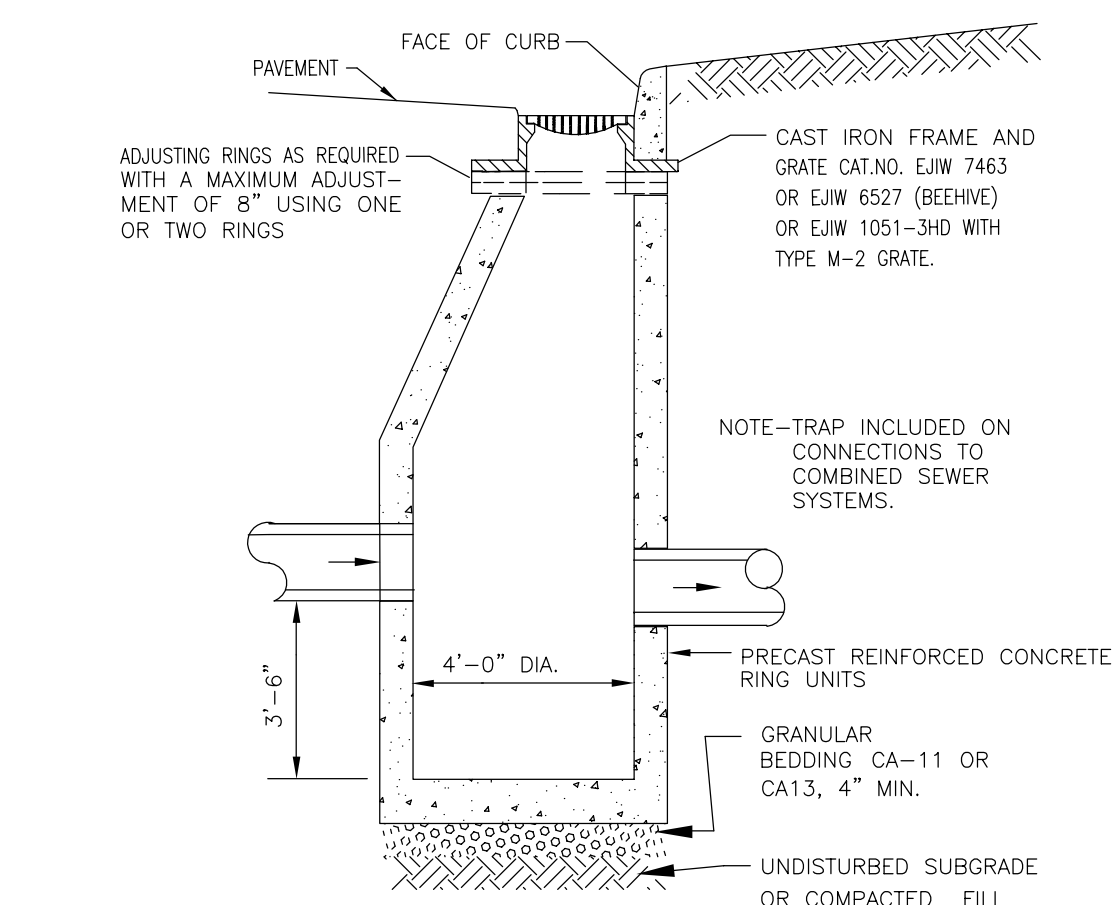
TYPE A - MANHOLE



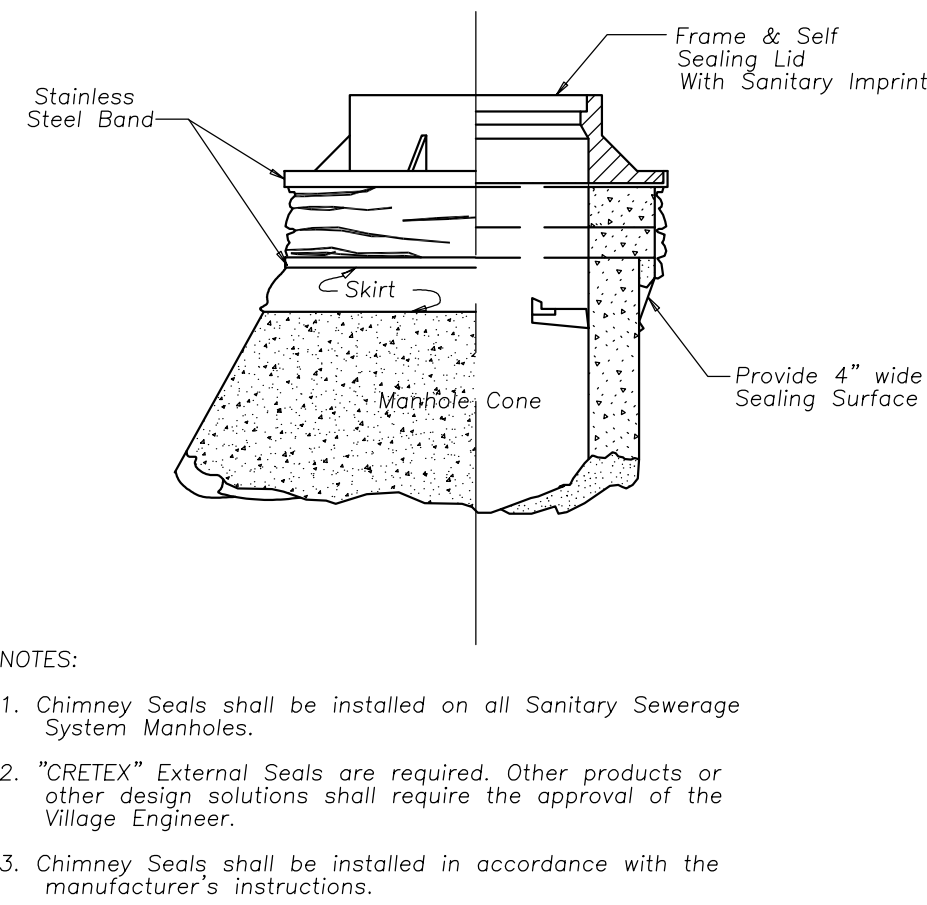
TYPICAL RISER FOR SERVICE LATERAL



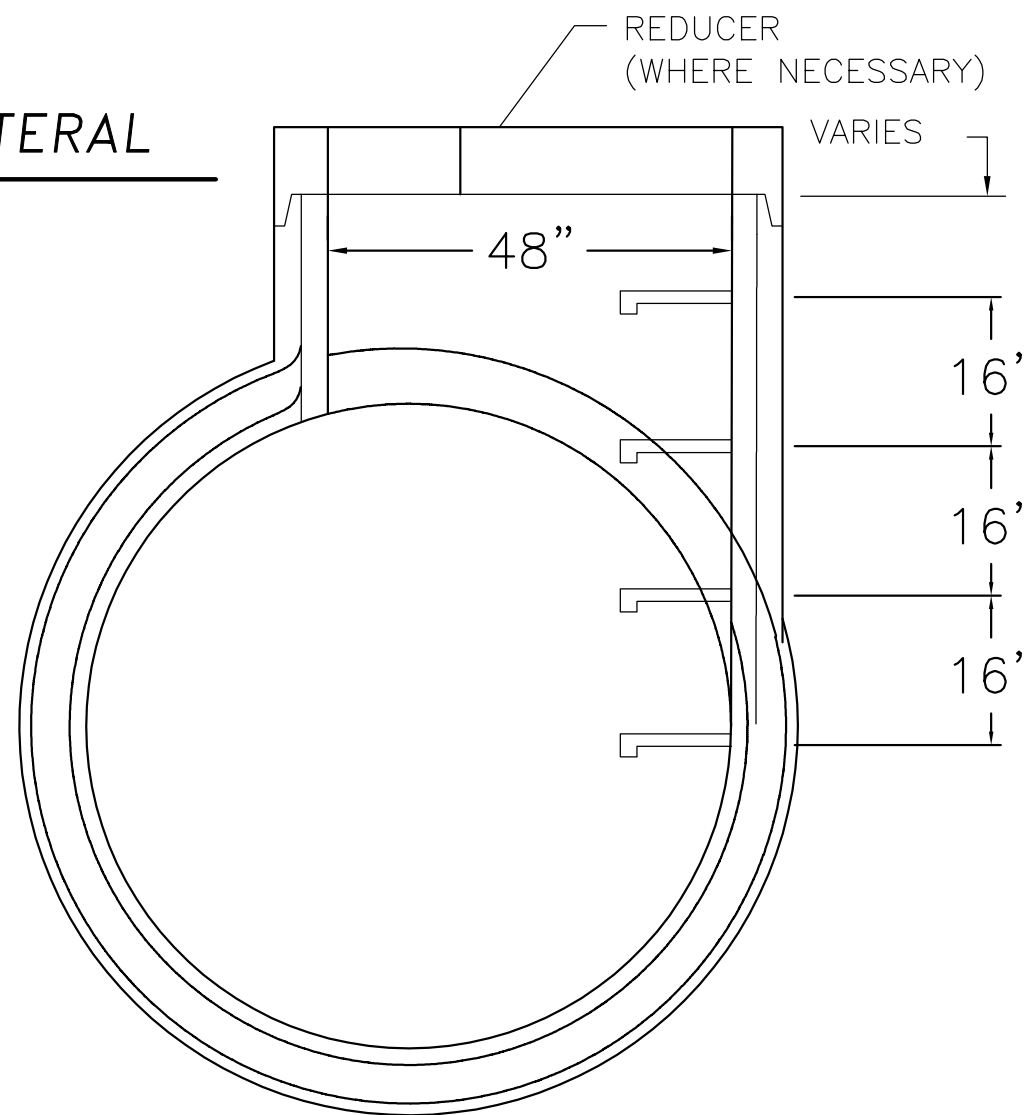
PRECAST REINF. CONC. FLAT SLAB TOP



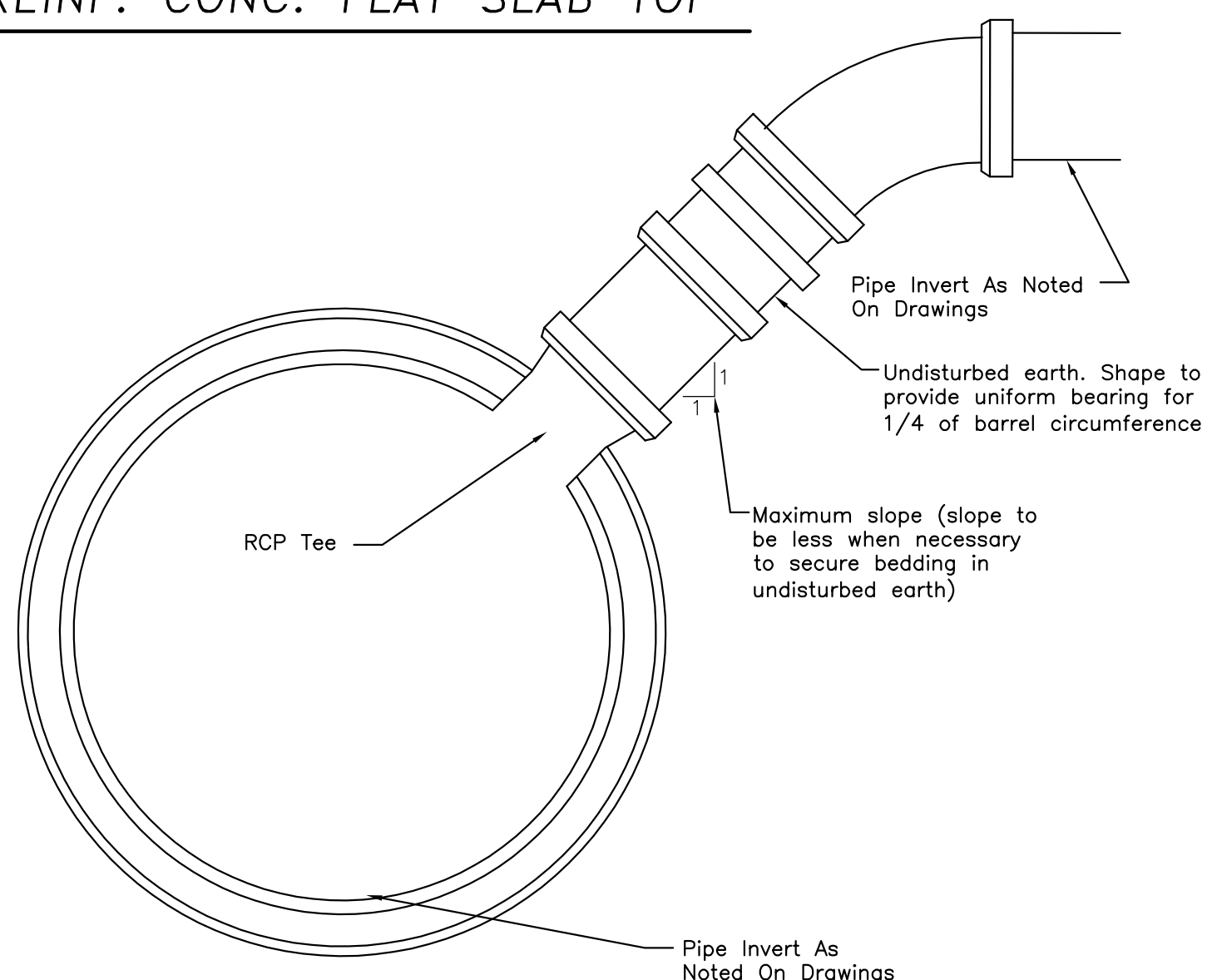
TYPE A - CATCH BASIN



SANITARY MANHOLE CHIMNEY SEAL



Manhole Tee



60" STORM SEWER RISER



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

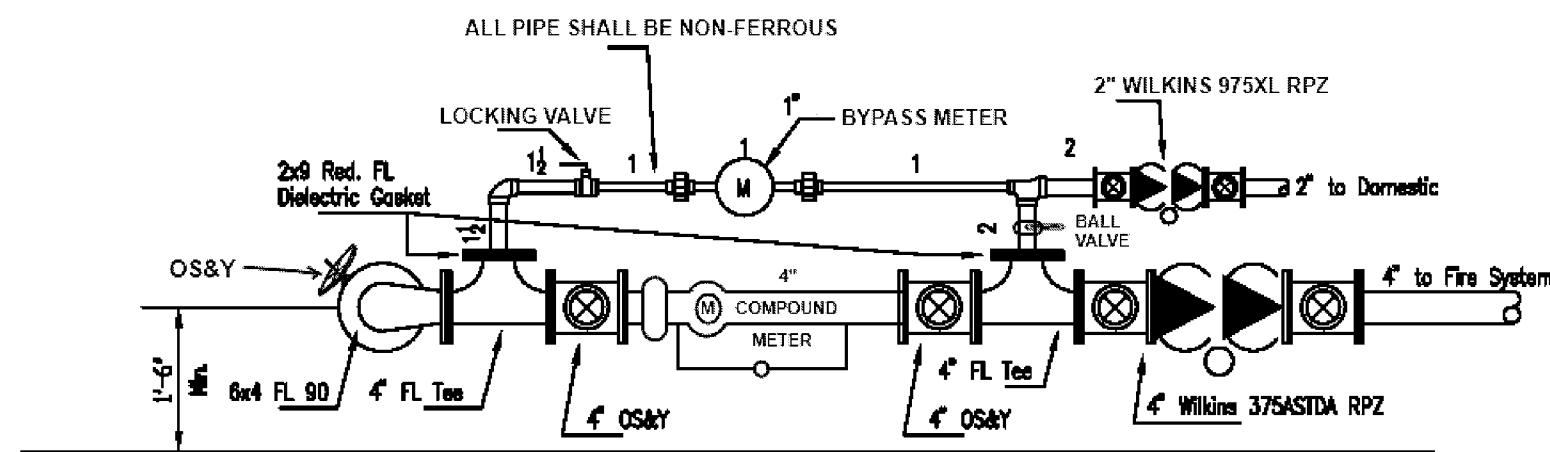
Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:

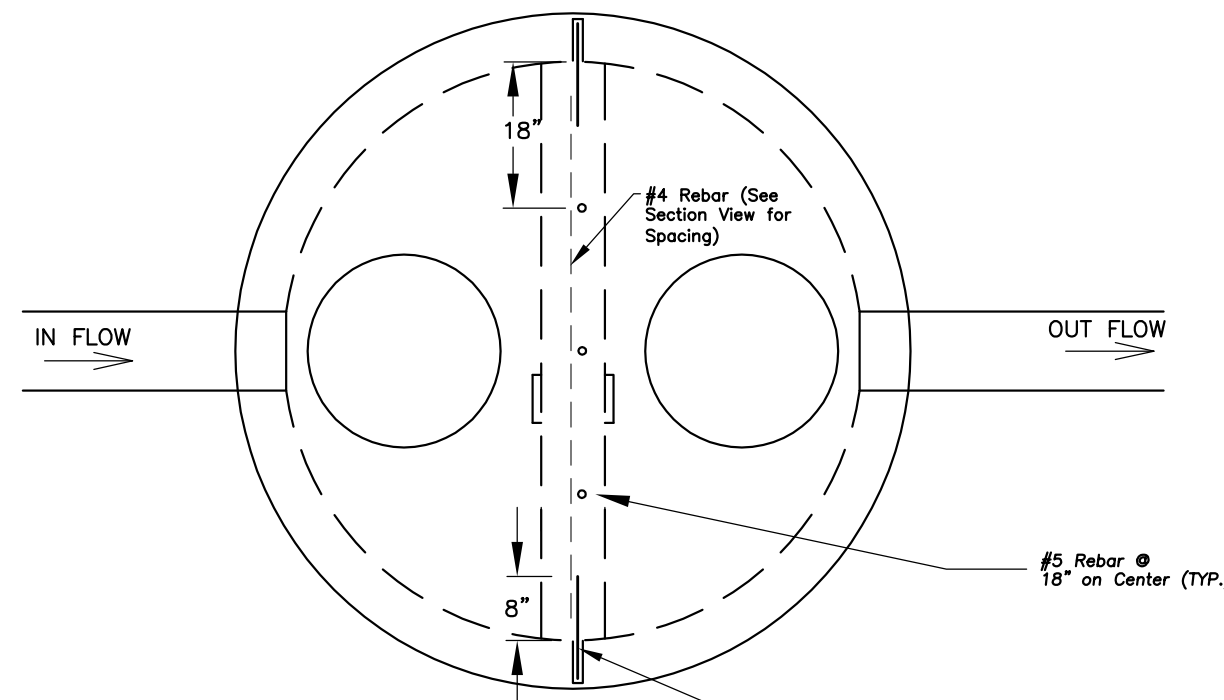
SITE DETAILS

Sheet No:

C4.03

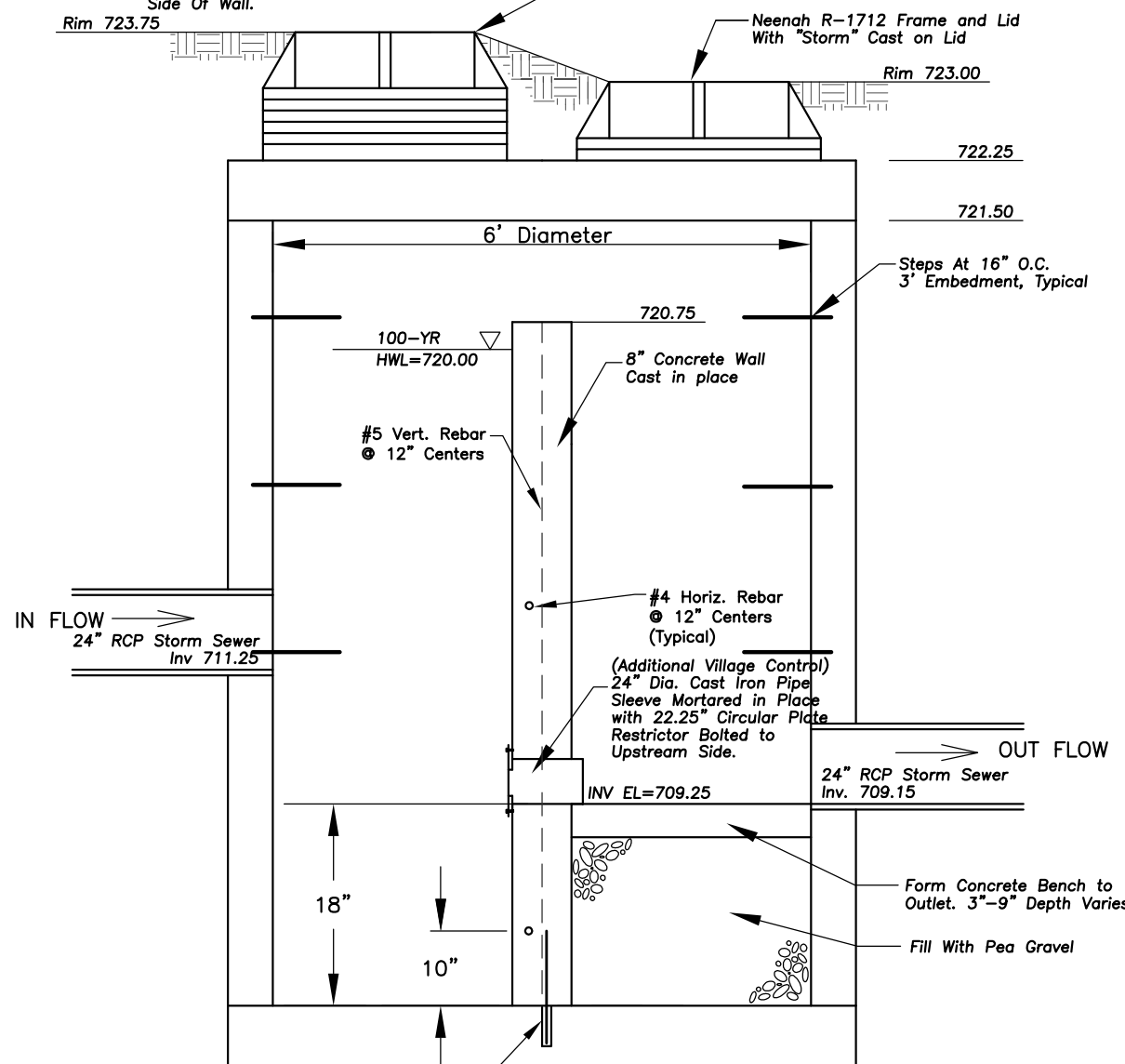


TYPICAL INDOOR COMPOUND FIRE METER INSTALLATION
BASED ON 4 INCH BY 1 INCH METER CONFIGURATION

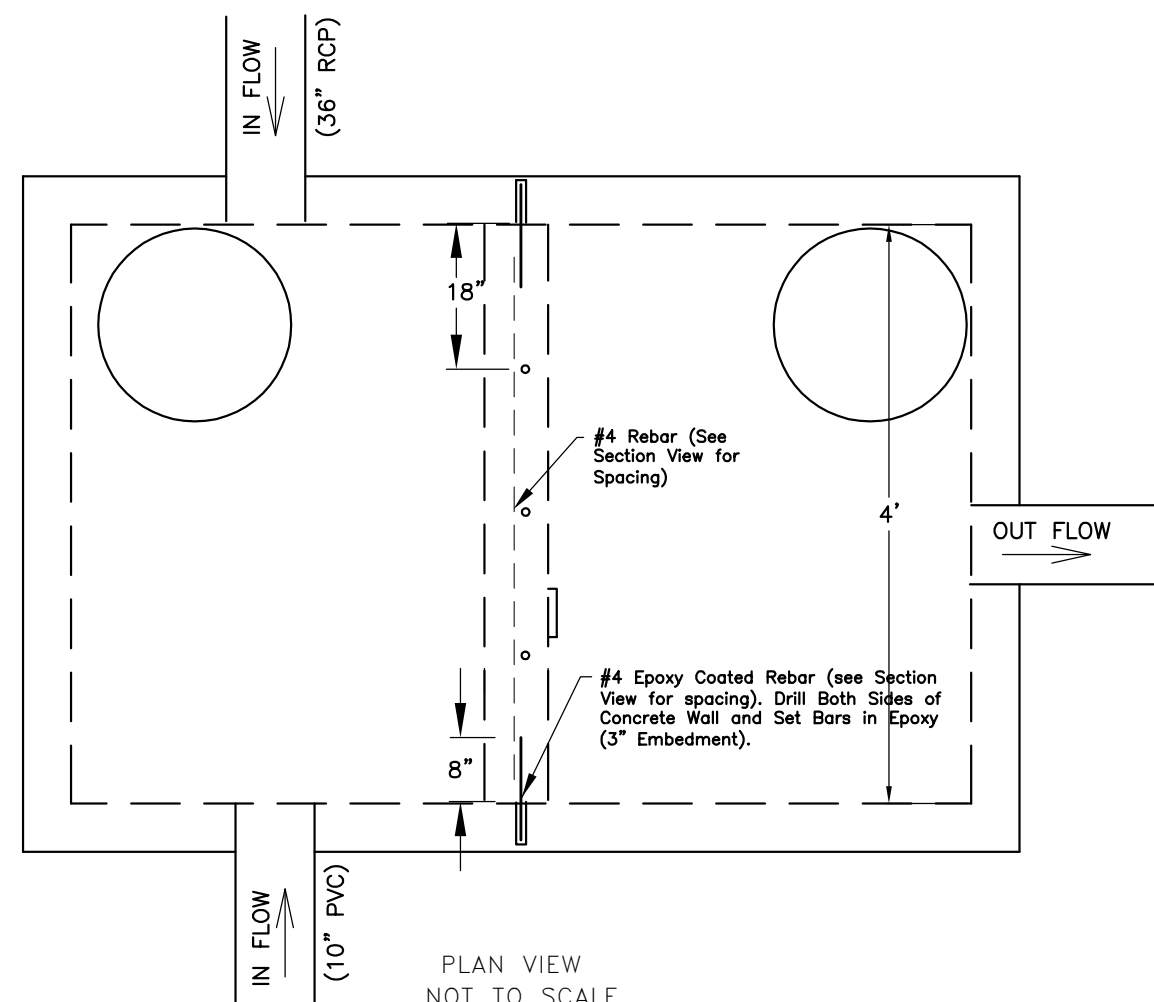


PLAN VIEW
NOT TO SCALE

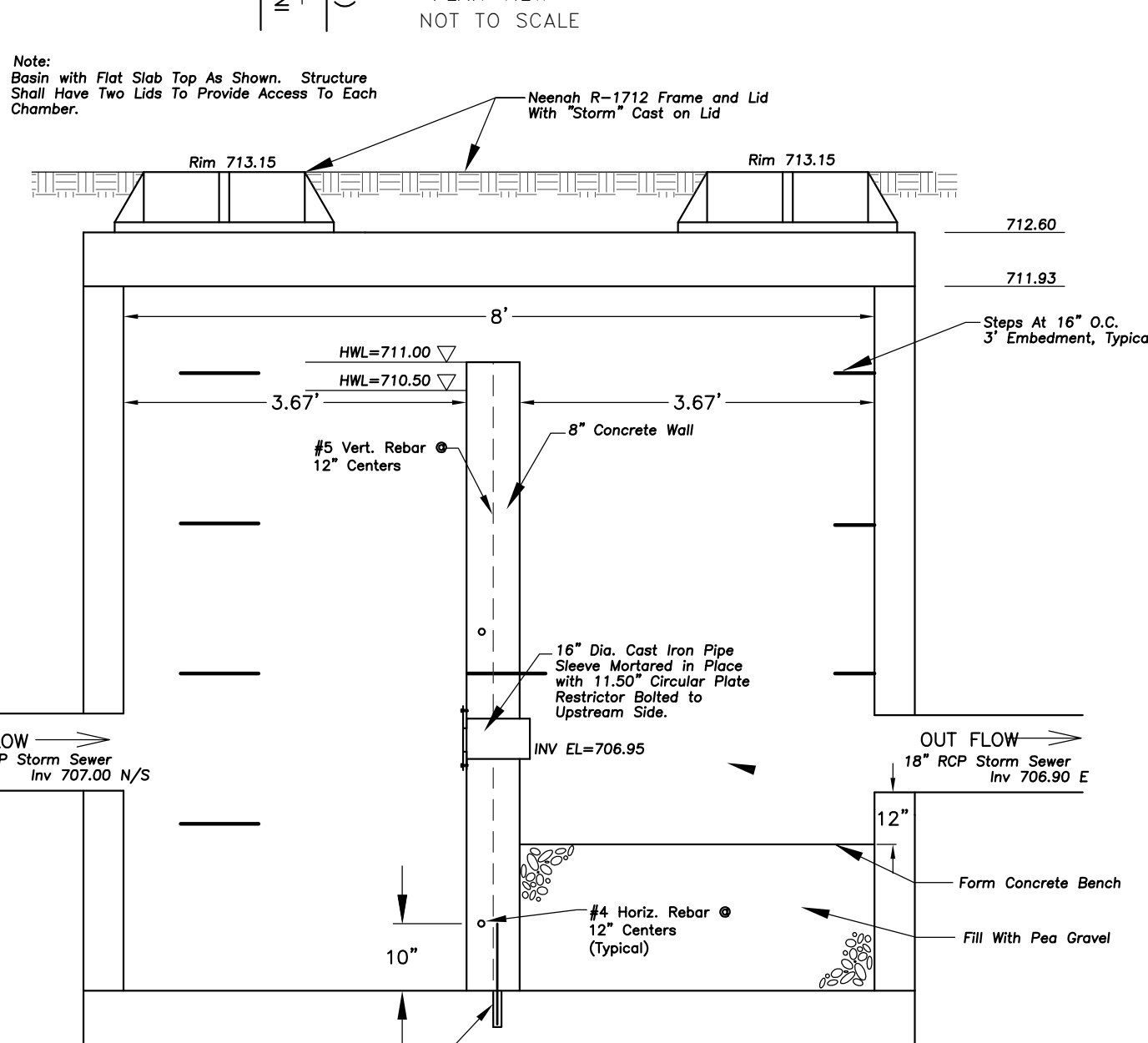
Note: Structure Shall Be Modified 6" Diameter Catch Basin with Flat Slab Top As Shown. Structure Shall Have Two Lids To Provide Access To Either Side of Wall.



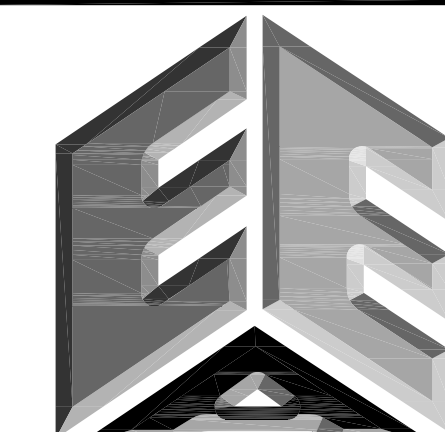
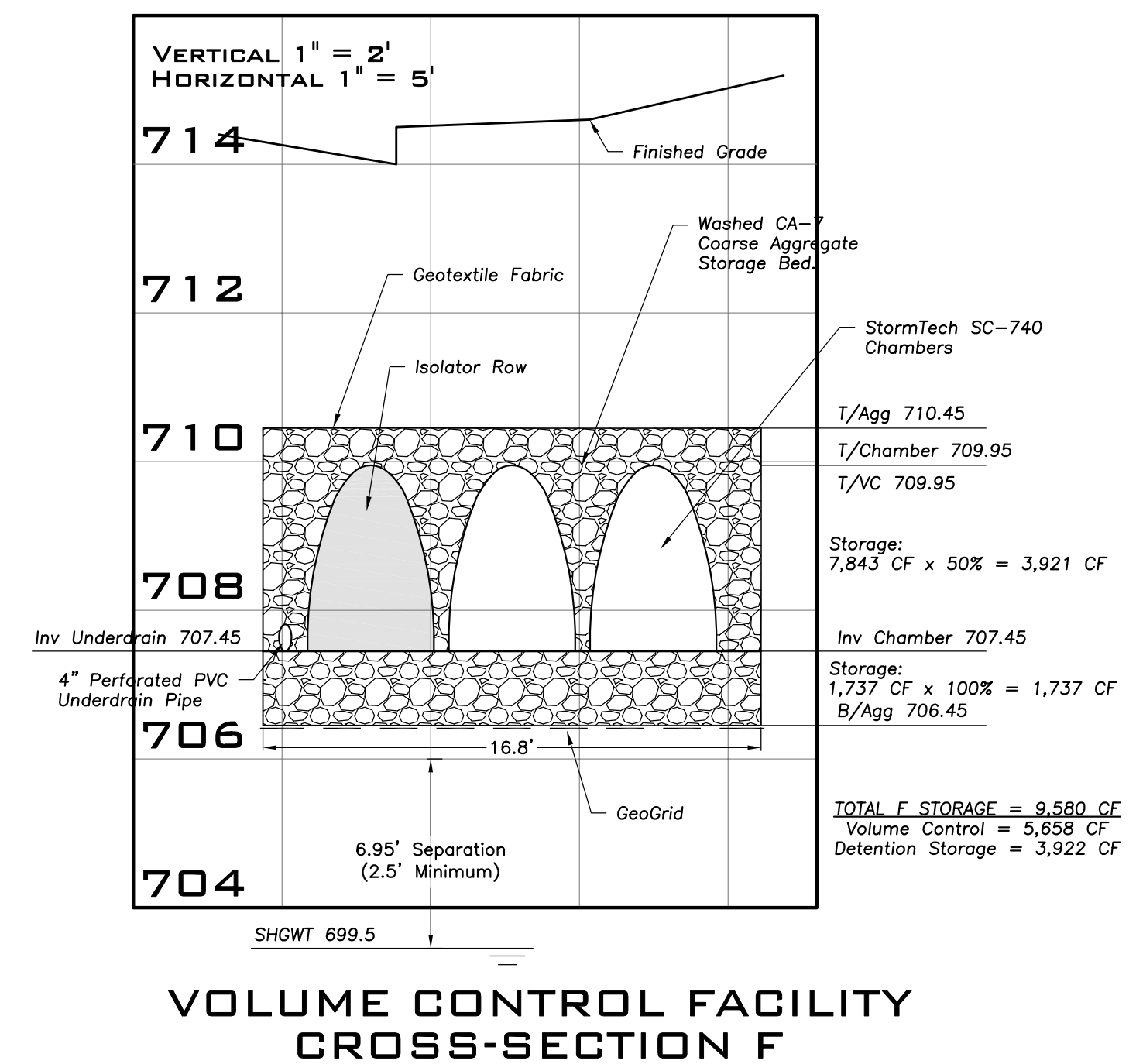
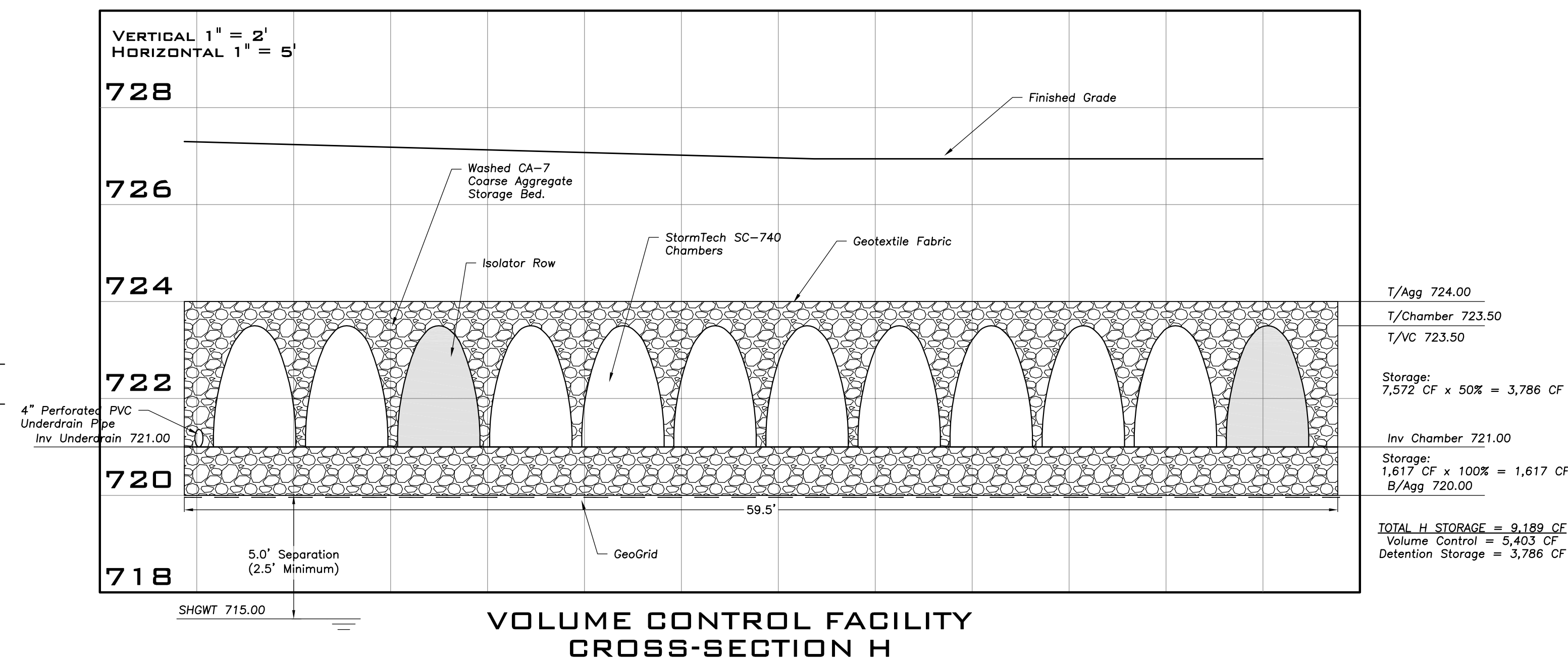
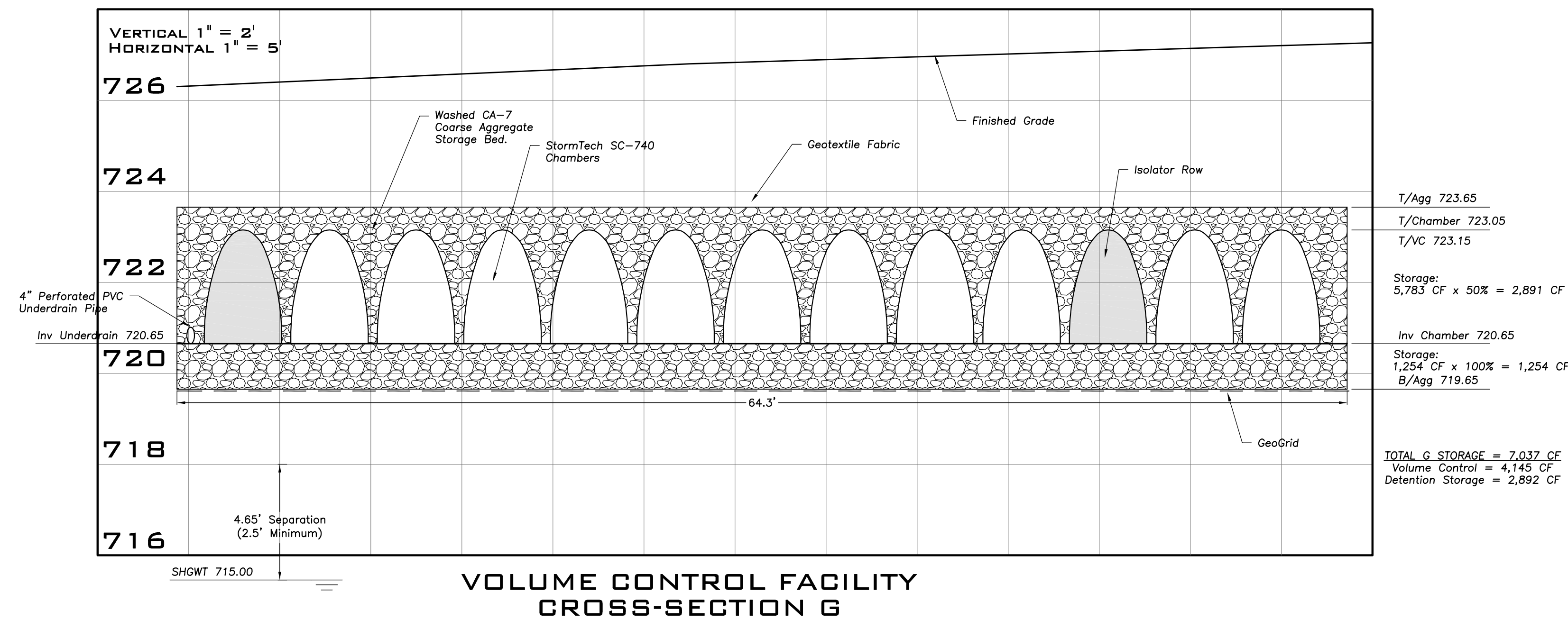
OUTLET CONTROL STRUCTURE
(EXISTING NORTH DISCHARGE)



PLAN VIEW
NOT TO SCALE



OUTLET CONTROL STRUCTURE



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

**ARLINGTON DOWNS
PHASE 2 CONSTRUCTION**
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL PLANS & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

Sheet Title:

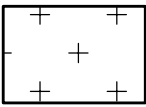
SITE DETAILS

Sheet No:

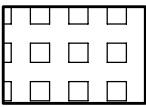
C4.04

DRAINAGE SUMMARY - PERMITTED CONDITIONS (REGIONAL DETENTION FACILITY)

MWRD 13-016



Regional Basin Design Criteria
(West of Salt Creek Lane)
Area: 71.13 Acres
Composite C: 0.85 (Per 13-016)
(3): 1.85 in/hr (Per 13-016)
C(ex): 0.15
Discharge Allowable: 19.74 cfs (MWRD)
12.80 cfs (Village)
Discharge Actual: 12.47 cfs (Per 13-016)
Volume Required: 15.87 Ac-Ft
Volume Provided: = 17.16 Ac-Ft
(16.75 Ac-Ft (Per Survey)
+ 0.41 Ac-Ft Pipe (Per 13-016))



Regional Basin Design Criteria
(East of Salt Creek Lane)
DIRECT TRIBUTARY ONLY
Area: 15.55 Acres
Composite C: 0.85
Discharge Allowable: 10.92 cfs
(23.39 Total-12.47 West Discharge)
Volume Required: 2.19 Ac-Ft
Volume Provided: 2.86 Ac-Ft (Per 82-116)
(2.66 Ac-Ft Surface + 0.20 Ac-Ft Pipe)

NOTE: The Area Along Euclid Avenue Tributary To The East Basin Is Conveyed To The East Basin Through The Cook County Storm Sewer In Euclid Avenue As Lot 18 Did For The 80-040 and 82-116 Projects.

Watershed Delineation



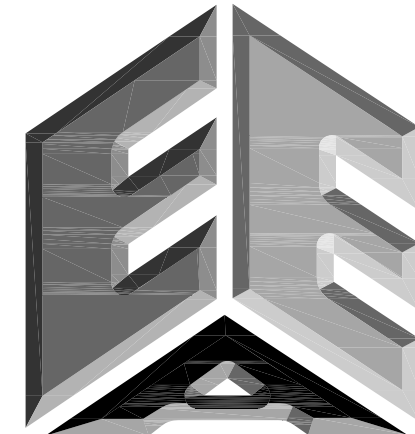
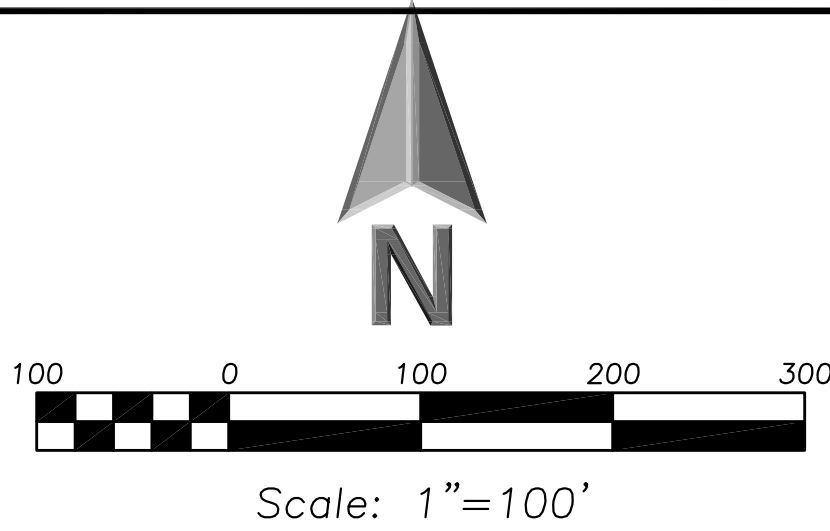
Compensatory Storage Area (Per 13-016)
16.00 Ac-Ft
(9.53 Ac-Ft @ Lot 6)
(0.56 Ac-Ft @ Lot 7)
(5.91 Ac-Ft @ Lots 8,9)

ULTIMATE CONTROL STRUCTURE
TOTAL TRIBUTARY
Area: 86.68
Tot: 50 Min
(3): 1.85 in/hr
Discharge Allowable: 24.05 cfs (Per 13-016)
Discharge Actual: 23.39 cfs (Calculated)
Volume Required: 18.06 Ac-Ft (Per Total of East and West)
Volume Provided: 20.02 Ac-Ft

NOTES:
No Additional MWRD Storm Water Detention Storage Is Required For The Arlington Downs Property (Provided That The Composite "C" Value For The Property Remains Below 0.85).

VILLAGE REQUIREMENTS: The West Regional Detention Facility Was Originally Designed To Accommodate Village of Arlington Heights Storm Water Detention Requirements. As The Village Has Since Changed From TP40 To Bulletin 70 Rainfall Data, The Village Will Require The Arlington Downs Property To Provide The Differential Detention Volume Required As A Result Of This Change In Rainfall Data. As A Result, Additional Storm Water Storage Will Be Necessary To Accommodate The New Village of Arlington Heights Storm Water Detention Requirements. This Storm Water Detention Volume Will Be Additional To That Required By The MWRD. Note That This Does Not Impact The West Regional Detention Facility Release Rate As The Village Discharge Rate Has Remained At 0.18 cfs/acre.

The East Regional Detention Facility Does Not Meet Village of Arlington Heights Discharge Requirements As This Basin Discharge Is Not In The Municipal Corporate Limits Of The Village Of Arlington Heights.



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS

ADR II
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	05/18/18	Issued For Permit

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

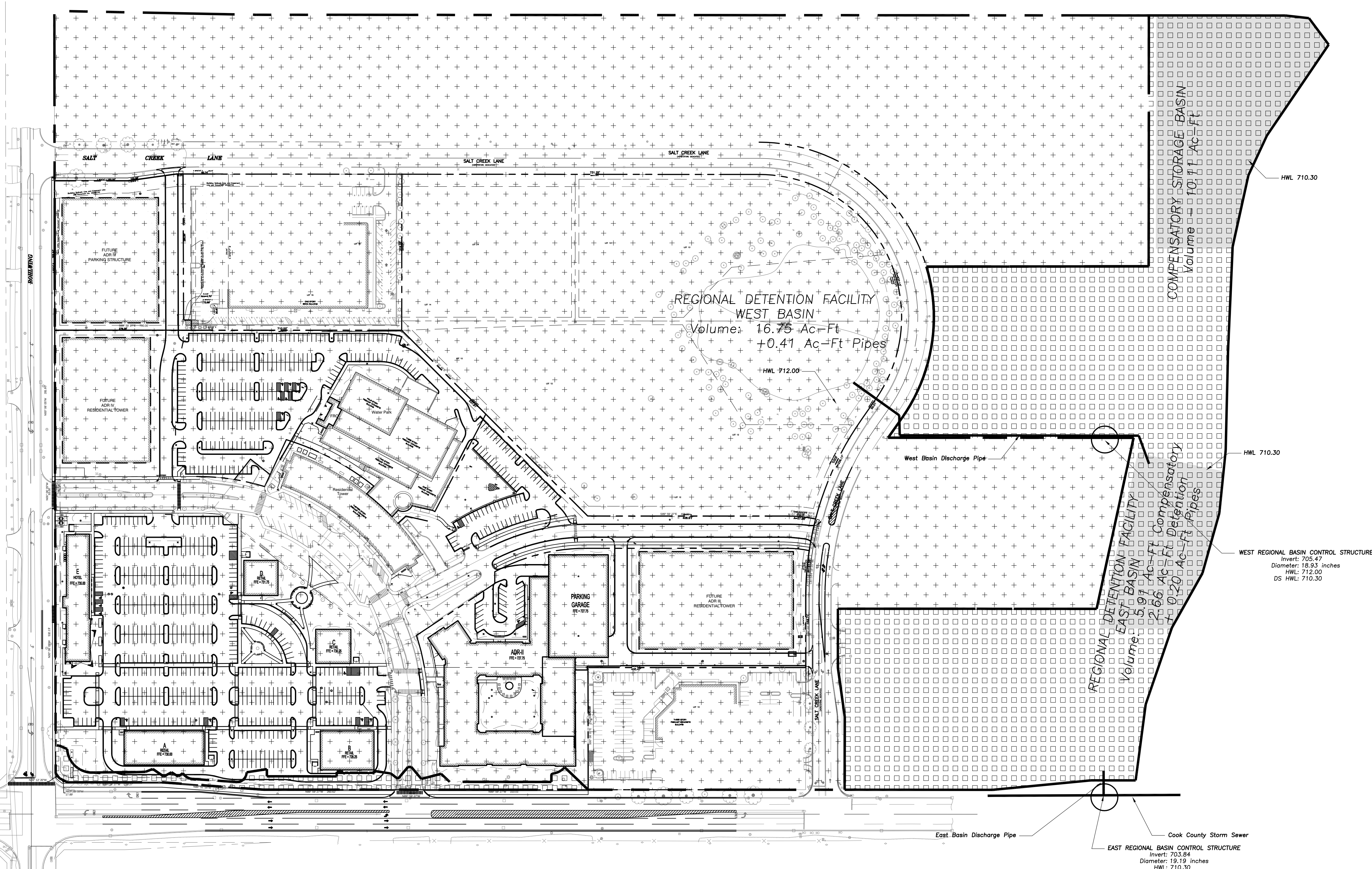
Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:

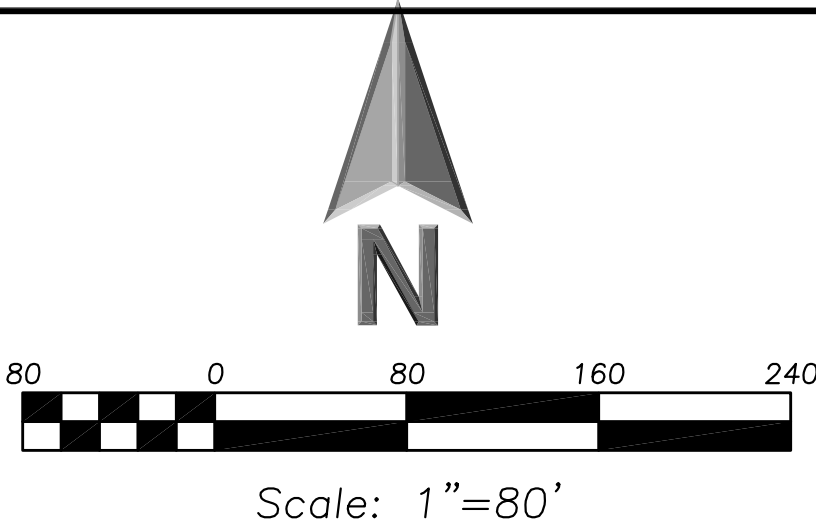
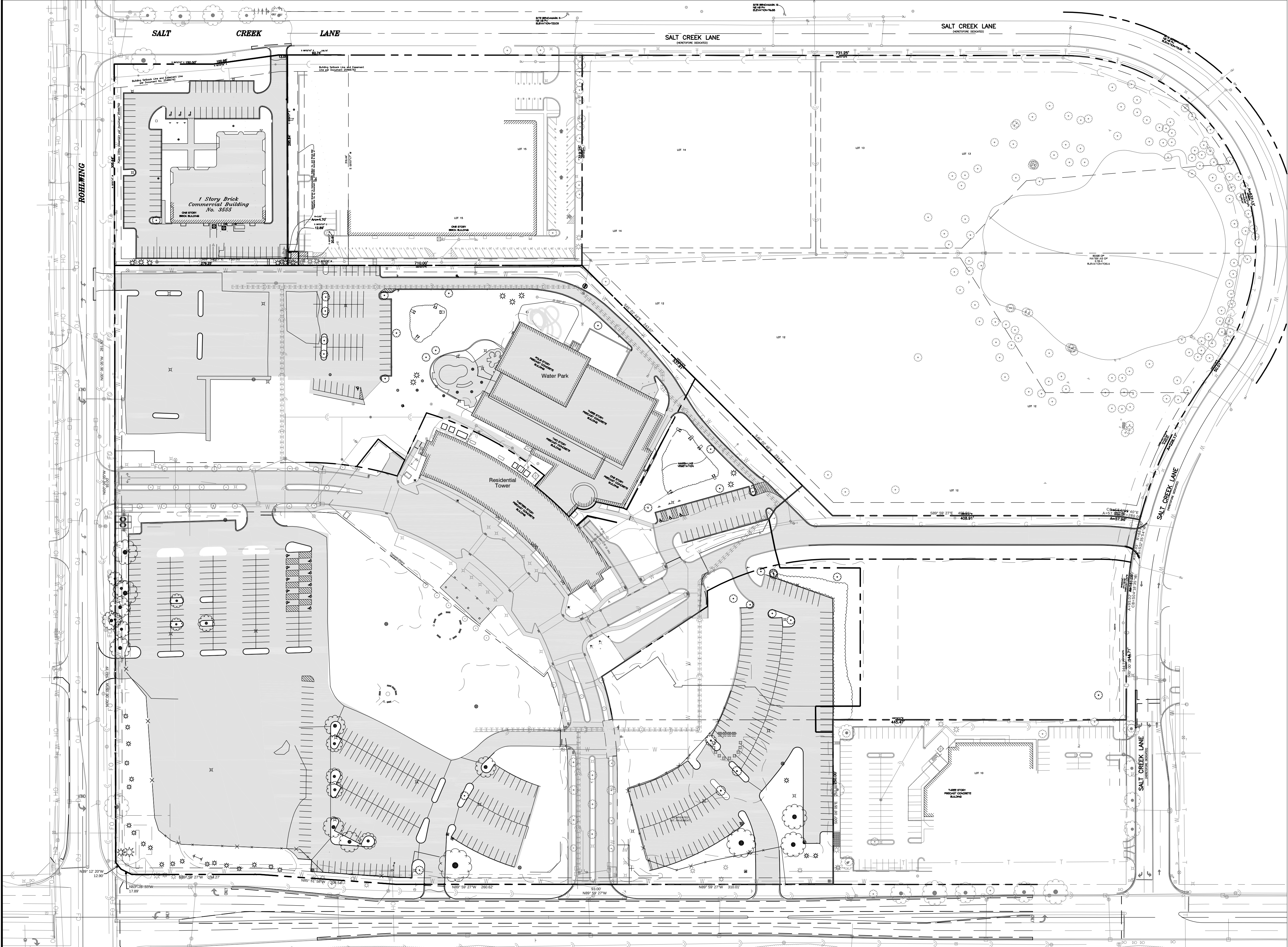
MWRD DRAINAGE
EXHIBIT -
REGIONAL BASIN
PER 13-016

Sheet No:

C5.01



EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:39am By: pdimmer



**DRAINAGE SUMMARY
MWRD REQUIREMENTS**

SITE DETENTION
Property Area: 26.81 Acres
Permitted Composite C: 0.85 (Per 13-016)
Existing Property Impervious Area: 14.48 Acres
Total Composite C: 0.69<0.85

**DRAINAGE SUMMARY
VILLAGE REQUIREMENTS**

TOTAL VILLAGE ADDITIONAL VOLUME REQUIRED
WESTERN SITE AREA

West Regional Basin Design Criteria
Disturbed Area: 23.66 Acres
Composite C: 0.85 (Regional Design)
Discharge: 0.18 cfs/acre
4.26 cfs
TP 40 Volume: 5.24 Ac-Ft

Village Criteria
Disturbed Area: 23.66 Acres
Impervious Area: 14.07 Acres
Composite C: 0.77 (Actual Phase 2)
Discharge: 0.18 cfs/acre
4.26 cfs
Bull-70 Volume: 7.03 Ac-Ft

NET VILLAGE ADDITIONAL:
Req'd Volume: 1.79 Ac-Ft
Pvd'd Volume: 2.11 Ac-Ft

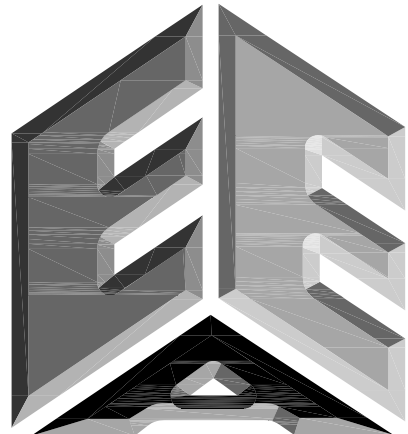
VILLAGE OUTLET SIZING
Tributary Area: 23.66 Acres
Composite C: 0.79
Intermediate Rest: 16.00" Dia
Intermediate Disch: 19.32 cfs
Max Allowed Disch: 41.64 cfs (Per 1980 Design)
Volume Required
⊙ Discharge: 2.63 Ac-Ft
Volume Provided: 2.93 Ac-Ft
(1.18 Ac-Ft Pipes
+ 0.93 Surface Basins)

EASTERN SITE AREA

West Regional Basin Design Criteria
Disturbed Area: 3.15 Acres
Composite C: 0.85 (Regional Design)
Discharge: 0.18 cfs/acre
0.57 cfs
TP 40 Volume: 0.70 Ac-Ft

Village Criteria
Disturbed Area: 3.15 Acres
Impervious Area: 0.41 Acres
Composite C: 0.63 (Existing)
Discharge: 0.18 cfs/acre
0.57 cfs
Bull-70 Volume: 0.57 Ac-Ft

NET VILLAGE ADDITIONAL:
Req'd Volume: N/A Ac-Ft
Pvd'd Volume: N/A Ac-Ft



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS

ADR II
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	05/18/18	Issued For Permit

DESIGN BY: PD		DATE: 04/04/18	
APPROVED BY:		PROJECT NO.:	

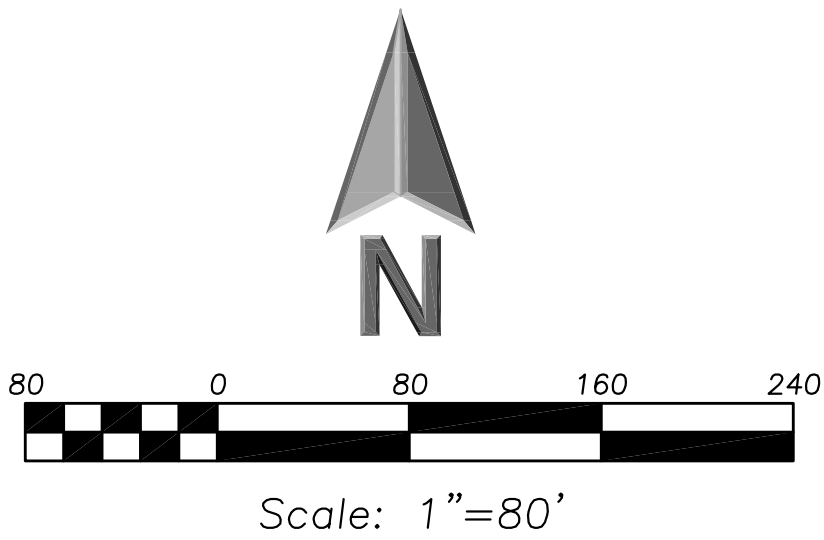
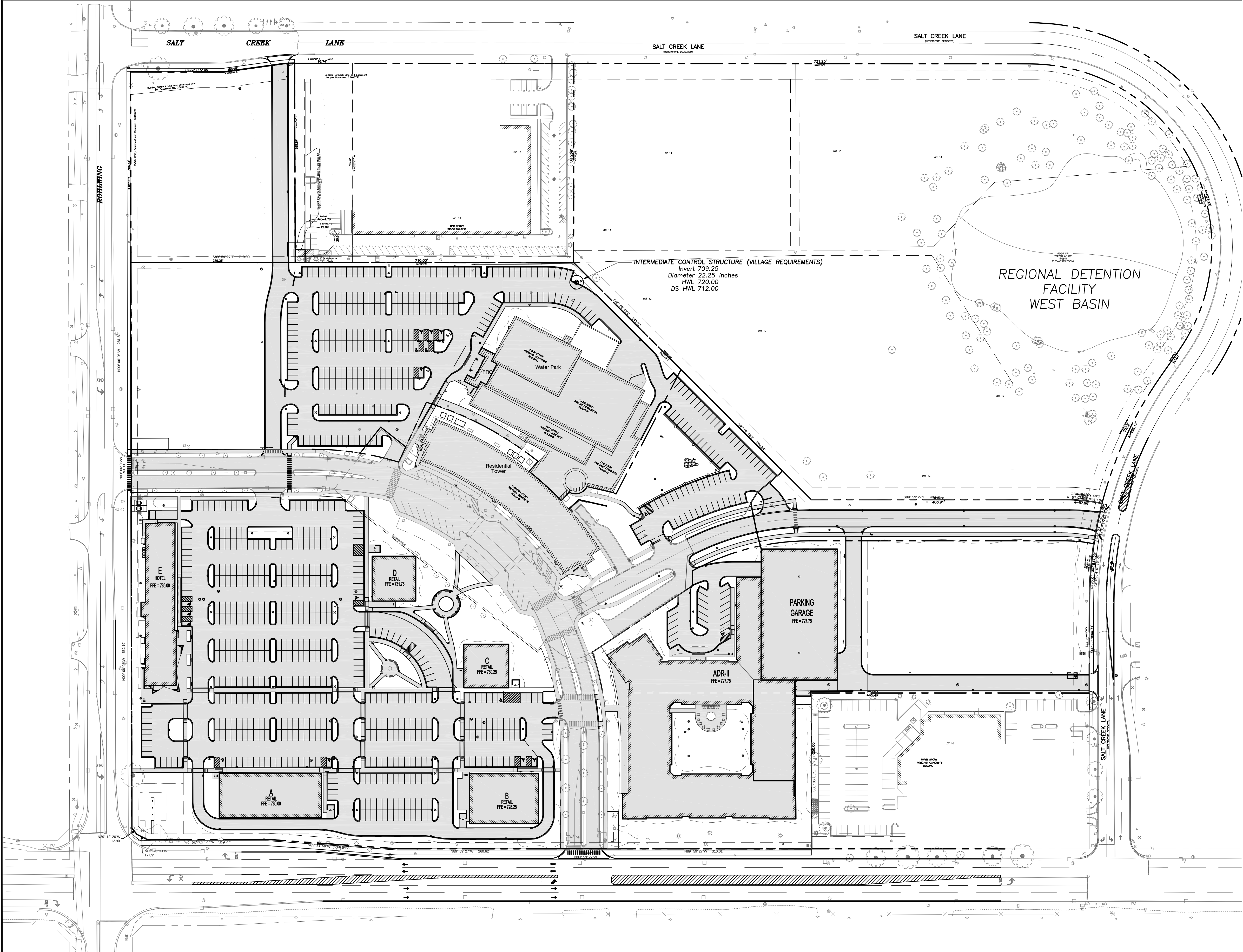
Sheet Title:

**MWRD DRAINAGE
EXHIBIT -
EXISTING SITE
CONDITIONS**

Sheet No:

C5.02

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:40am By: pdimmer



**DRAINAGE SUMMARY
MWRD REQUIREMENTS**

SITE DETENTION Property Area: 26.81 Acres
 Permitted Composite C: 0.85 (Per 13-016)
Total Property Impervious Area: 18.55 Acres
Total Composite C: 0.72<0.85
NO ADDITIONAL MWRD VOLUME REQUIRED

VOLUME CONTROL
New Impervious Area: 12.67 Acres
Required Volume Control: 1" Per SF
 1.05 Ac-Ft
Provided Volume Control: 1.25 Ac-Ft

**DRAINAGE SUMMARY
VILLAGE REQUIREMENTS**

TOTAL VILLAGE ADDITIONAL VOLUME REQUIRED
WESTERN SITE AREA
West Regional Basin Design Criteria
Disturbed Area: 23.66 Acres
Composite C: 0.85 (Regional Design)
Discharge: 0.18 cfs/acre
TP 40 Volume: 5.24 Ac-Ft

Village Criteria
Disturbed Area: 23.66 Acres
Impervious Area: 15.40 Acres
Composite C: 0.79 (Actual Phase 2)
Discharge: 0.18 cfs/acre
 4.26 cfs
Bull-70 Volume: 7.32 Ac-Ft

NET VILLAGE ADDITIONAL:
Req'd Volume: 2.08 Ac-Ft
Pvd'd Volume: 2.93 Ac-Ft

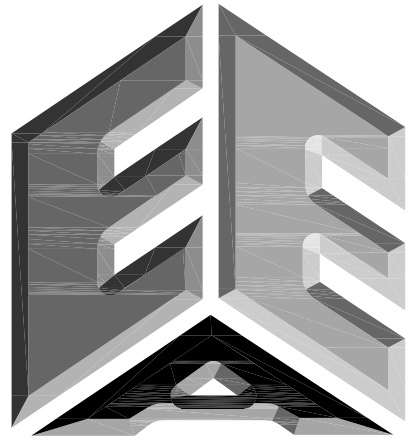
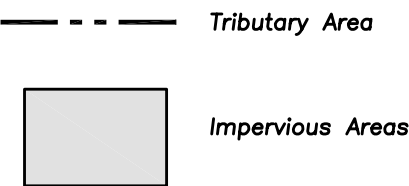
VILLAGE OUTLET SIZING
Tributary Area: 23.66 Acres
Composite C: 0.79
Intermediate Rest: 22.25" Dia
Intermediate Disch: 41.41 cfs
Max Allowed Disch: 41.64 cfs (Per 1980 Design)
Volume Required
● Discharge: 2.63 Ac-Ft
Volume Provided: 2.93 Ac-Ft
 (1.18 Ac-Ft Pipes
 + 1.25 Ac-Ft Volume Control
 + 0.50 Ac-Ft Above VC)

EASTERN SITE AREA
West Regional Basin Design Criteria
Disturbed Area: 3.15 Acres
Composite C: 0.85 (Regional Design)
Discharge: 0.18 cfs/acre
 0.57 cfs
TP 40 Volume: 0.70 Ac-Ft

Village Criteria
Disturbed Area: 3.15 Acres
Impervious Area: 0.90 Acres
Composite C: 0.63 (Actual Phase 2)
Discharge: 0.18 cfs/acre
 0.57 cfs
Bull-70 Volume: 0.66 Ac-Ft

NET VILLAGE ADDITIONAL:
Req'd Volume: N/A Ac-Ft
Pvd'd Volume: 0.25 Ac-Ft

VILLAGE OUTLET SIZING
Tributary Area: 3.15 Acres
Composite C: 0.63
Intermediate Rest: 11.50" Dia
Intermediate Disch: 6.18 cfs
Max Allowed Disch: 9.32 cfs (Per 1980 Design)
Volume Required
● Discharge: 0.22 Ac-Ft
Volume Provided: 0.22 Ac-Ft
 (0.13 Ac-Ft Volume Control
 + 0.09 Ac-Ft Above VC)



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

**ARLINGTON DOWNS
PHASE 2 CONSTRUCTION**
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

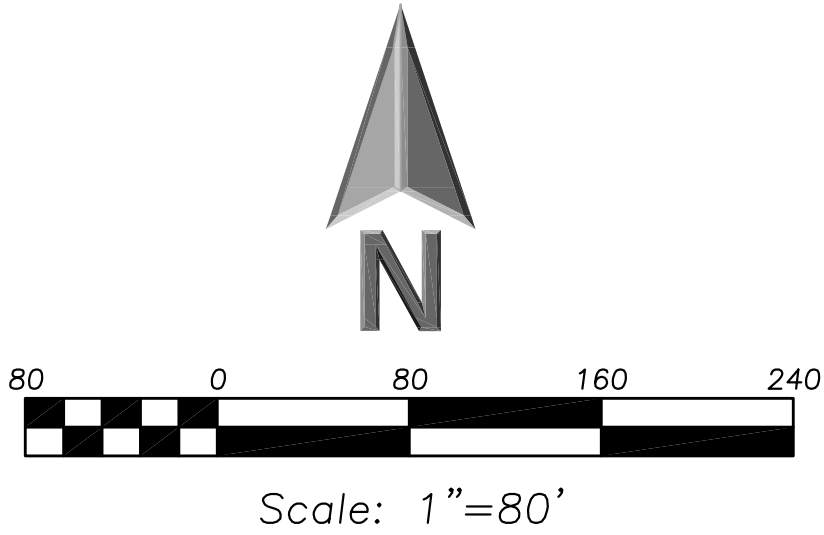
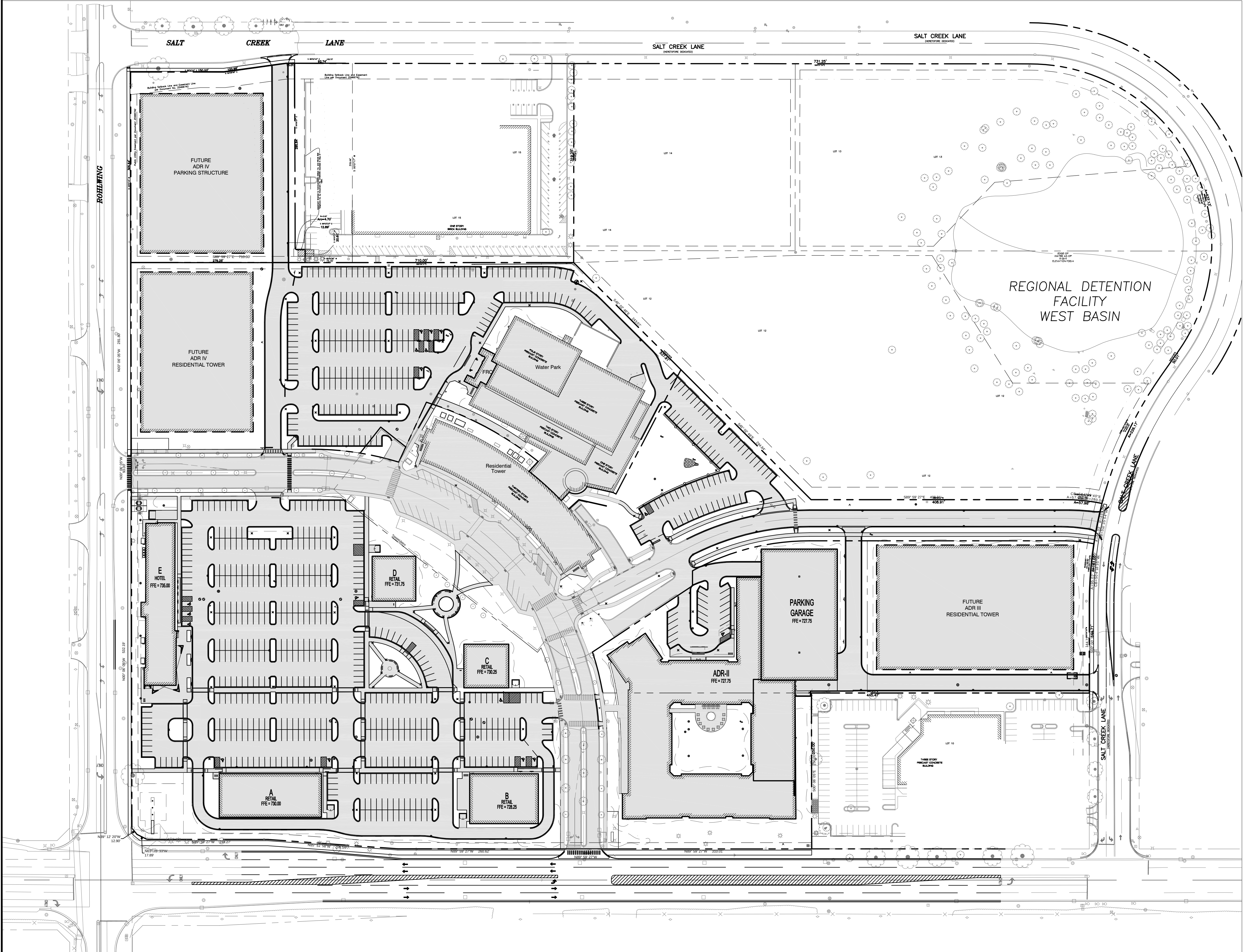
Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:

**VILLAGE DRAINAGE
EXHIBIT - PHASE 2
SITE CONDITIONS**

Sheet No:

C5.03



**DRAINAGE SUMMARY
MWRD REQUIREMENTS**

SITE DETENTION Property Area: 26.81 Acres
Permitted Composite C: 0.85 (Per 13-016)
Total Property Impervious Area: 22.29 Acres
Total Composite C: 0.82<0.85
NO ADDITIONAL MWRD VOLUME REQUIRED

VOLUME CONTROL New Impervious Area: 16.41 Acres
Required Volume Control: 1" Per SF
1.36 Ac-Ft
Provided Volume Control: 1.40 Ac-Ft

**DRAINAGE SUMMARY
VILLAGE REQUIREMENTS**

TOTAL VILLAGE ADDITIONAL VOLUME REQUIRED

WESTERN SITE AREA

West Regional Basin Design Criteria
Disturbed Area: 23.66 Acres
Composite C: 0.85 (Regional Design)
Discharge: 0.18 cfs/acre
4.26 cfs
TP 40 Volume: 5.24 Ac-Ft

Village Criteria
Disturbed Area: 23.66 Acres
Impervious Area: 17.70 Acres
Composite C: 0.84 (Actual Phase 2)
Discharge: 0.18 cfs/acre
4.26 cfs
Bull-70 Volume: 7.82 Ac-Ft

NET VILLAGE ADDITIONAL:
Req'd Volume: 2.58 Ac-Ft
Pvd'd Volume: 2.93 Ac-Ft

VILLAGE OUTLET SIZING
Tributary Area: 23.66 Acres
Composite C: 0.84
Intermediate Rest: 22.25" Dia
Intermediate Disch: 41.41 cfs
Max Allowed Disch: 41.64 cfs (Per 1980 Design)
Volume Required
● Discharge: 2.87 Ac-Ft
Volume Provided: 2.93 Ac-Ft
(1.18 Ac-Ft Pipes
+ 1.25 Ac-Ft Volume Control
+ 0.50 Ac-Ft Above VC)

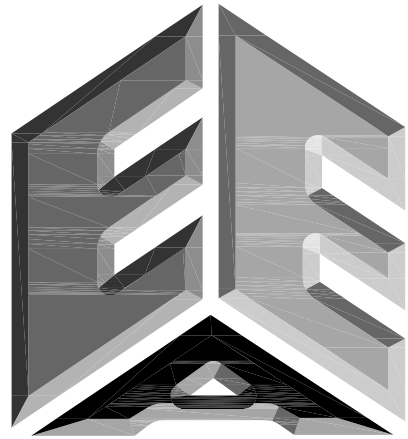
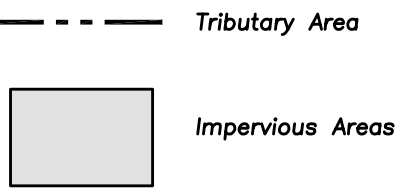
EASTERN SITE AREA

West Regional Basin Design Criteria
Disturbed Area: 3.15 Acres
Composite C: 0.85 (Regional Design)
Discharge: 0.18 cfs/acre
0.57 cfs
TP 40 Volume: 0.70 Ac-Ft

Village Criteria
Disturbed Area: 3.15 Acres
Impervious Area: 2.35 Acres
Composite C: 0.84 (Actual Phase 2)
Discharge: 0.18 cfs/acre
0.57 cfs
Bull-70 Volume: 0.97 Ac-Ft

NET VILLAGE ADDITIONAL:
Req'd Volume: 0.27 Ac-Ft
Pvd'd Volume: 0.45 Ac-Ft

VILLAGE OUTLET SIZING
Tributary Area: 3.15 Acres
Composite C: 0.84
Intermediate Rest: 14.25" Dia
Intermediate Disch: 9.32 cfs
Max Allowed Disch: 9.32 cfs (Per 1980 Design)
Volume Required
● Discharge: 0.28 Ac-Ft
Volume Provided: 0.45 Ac-Ft
(0.30 Ac-Ft Volume Control
+ 0.15 Ac-Ft Above VC)



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 1B4-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS

ADR II
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	05/18/18	Issued For Permit

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD.
NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN
CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

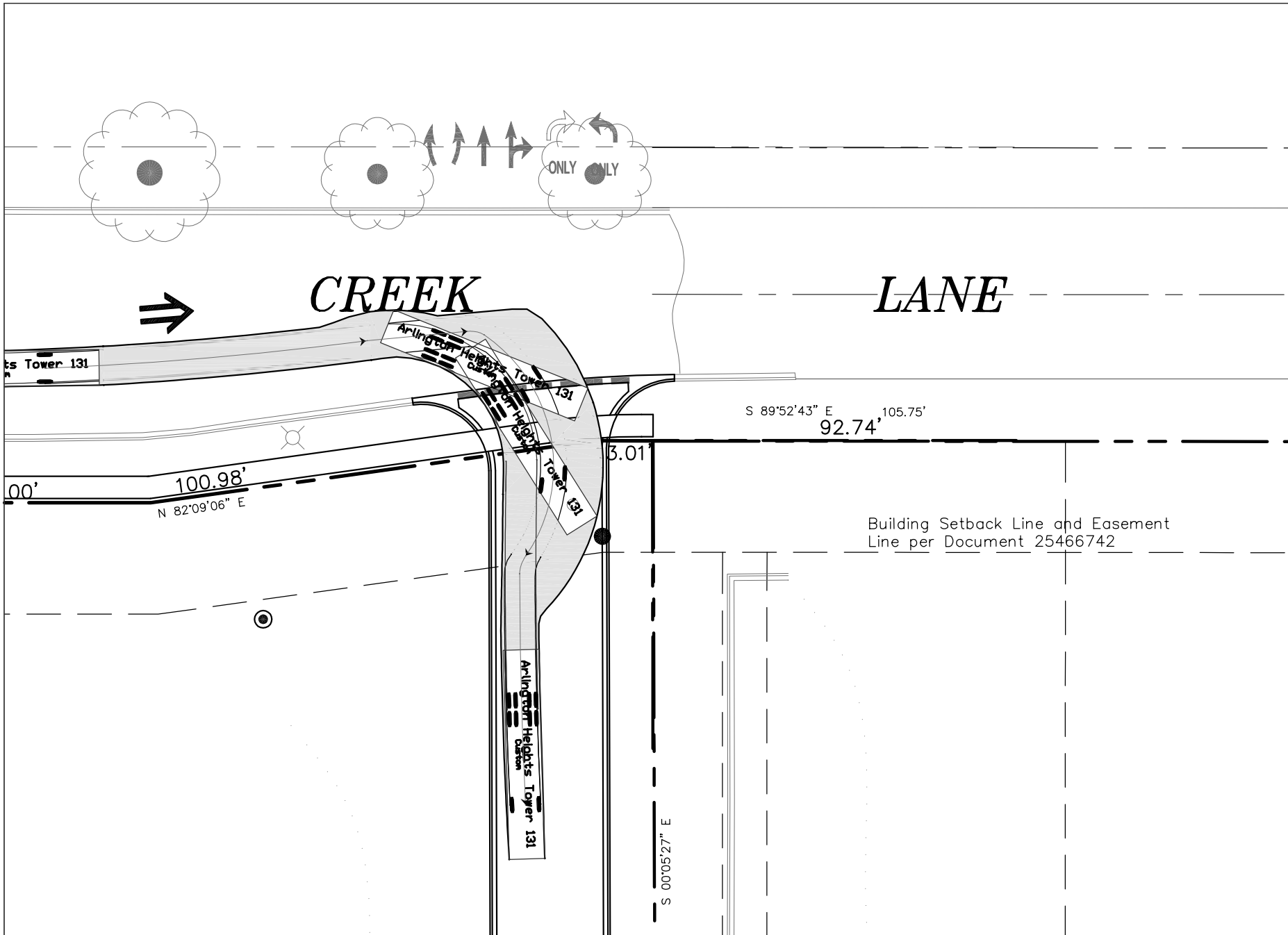
Sheet Title:

**DRAINAGE EXHIBIT
FUTURE SITE
CONDITIONS**

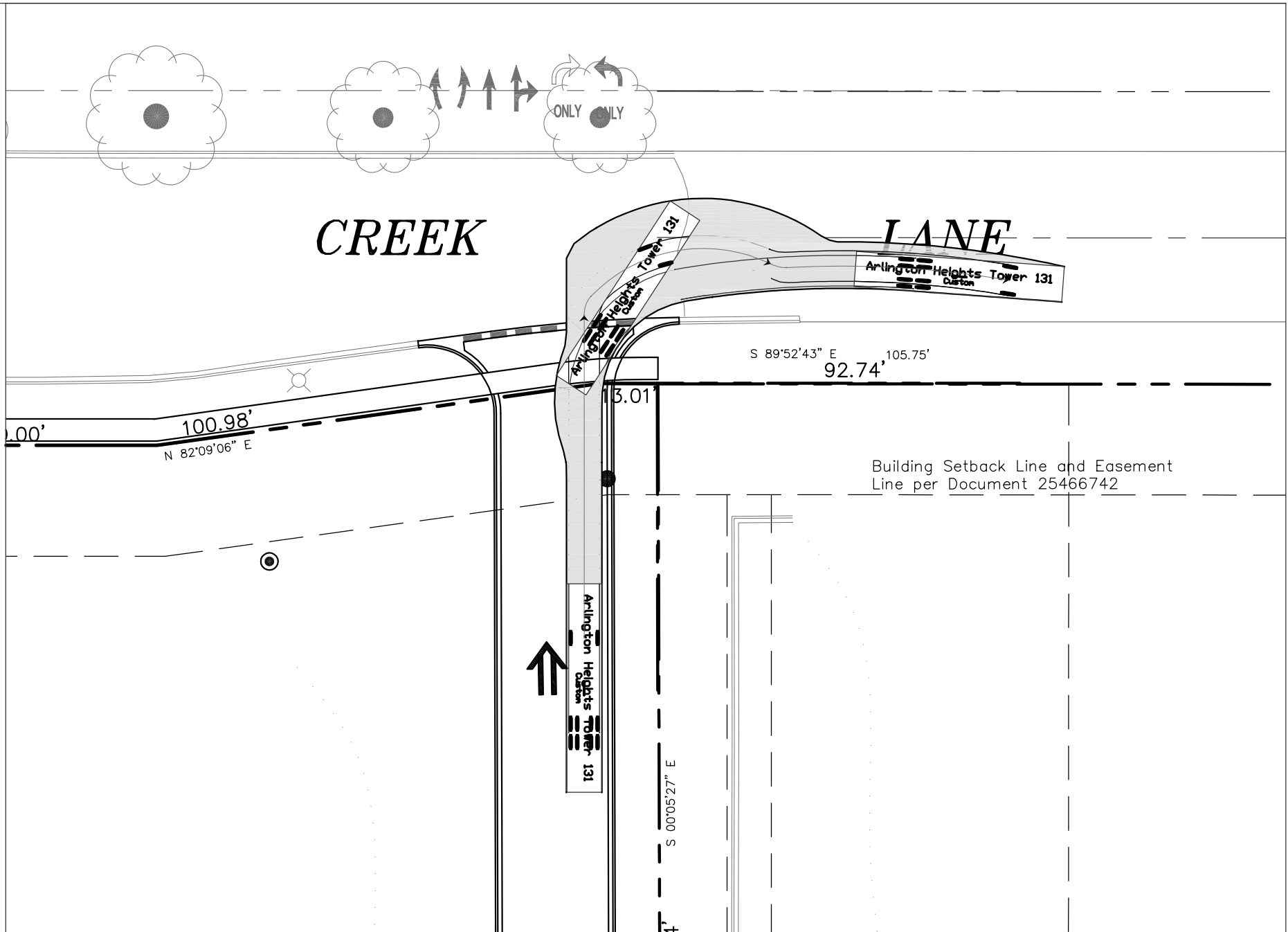
Sheet No:

C5.04

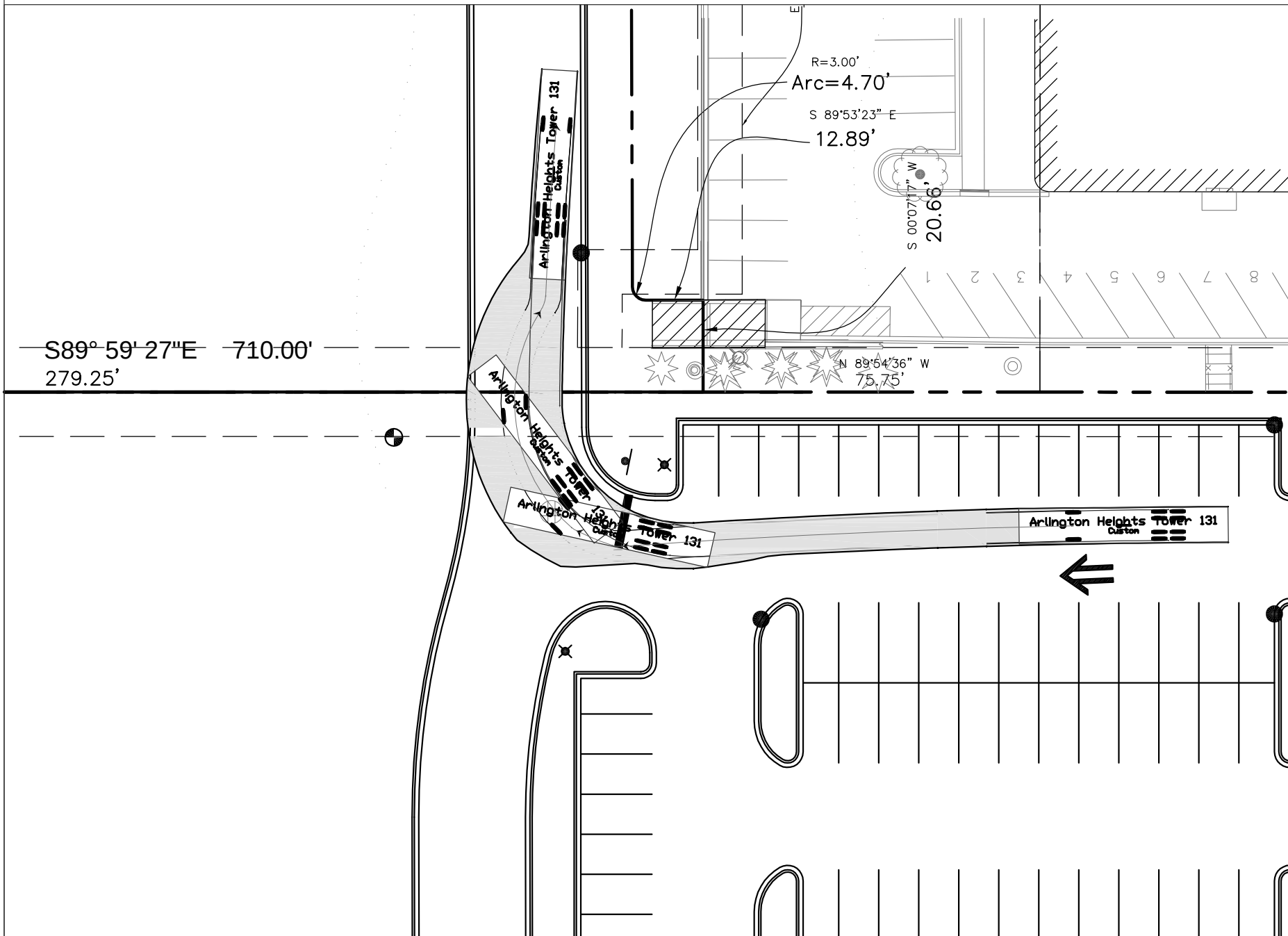
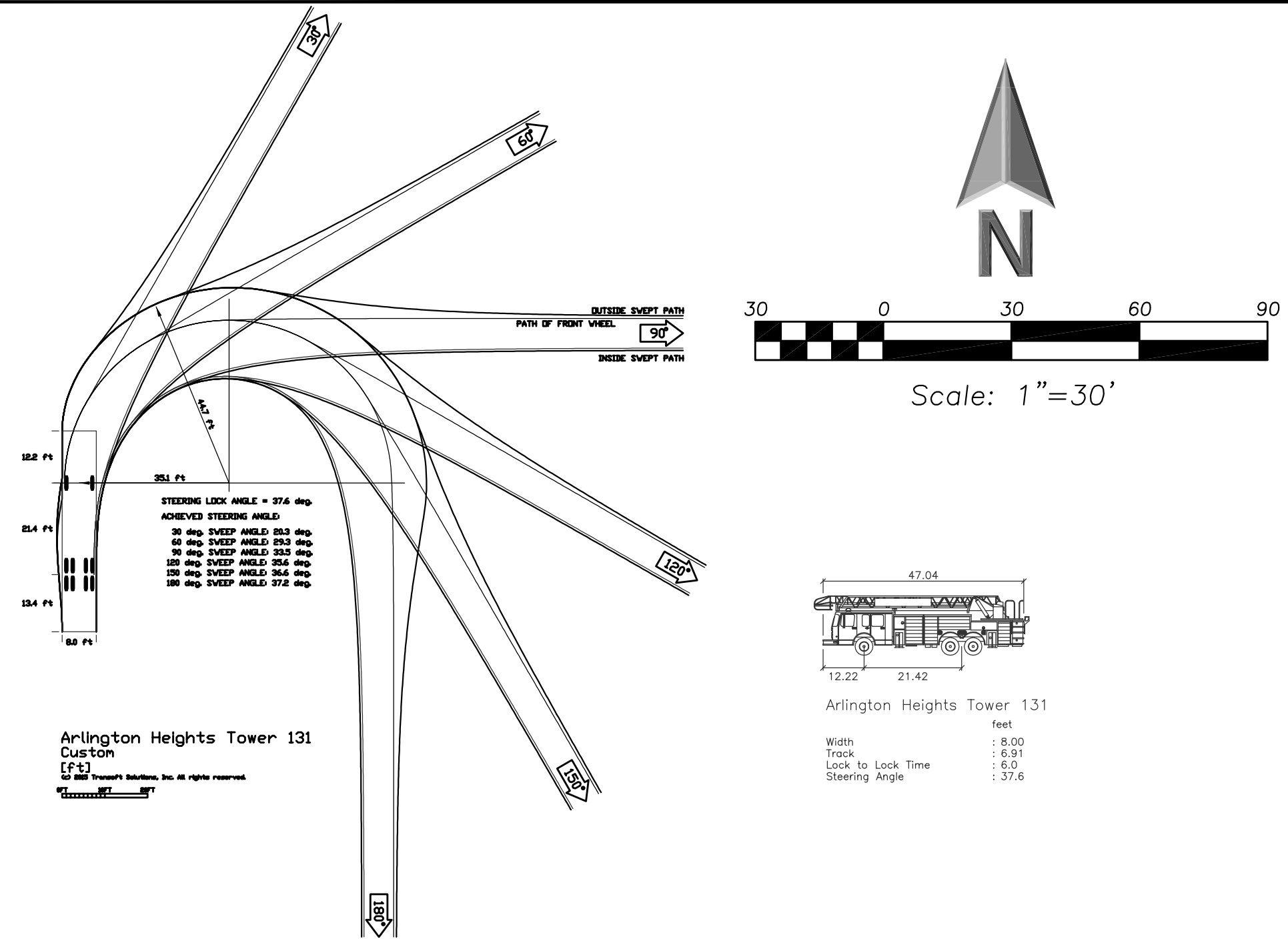
EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:48am By: pdmmer



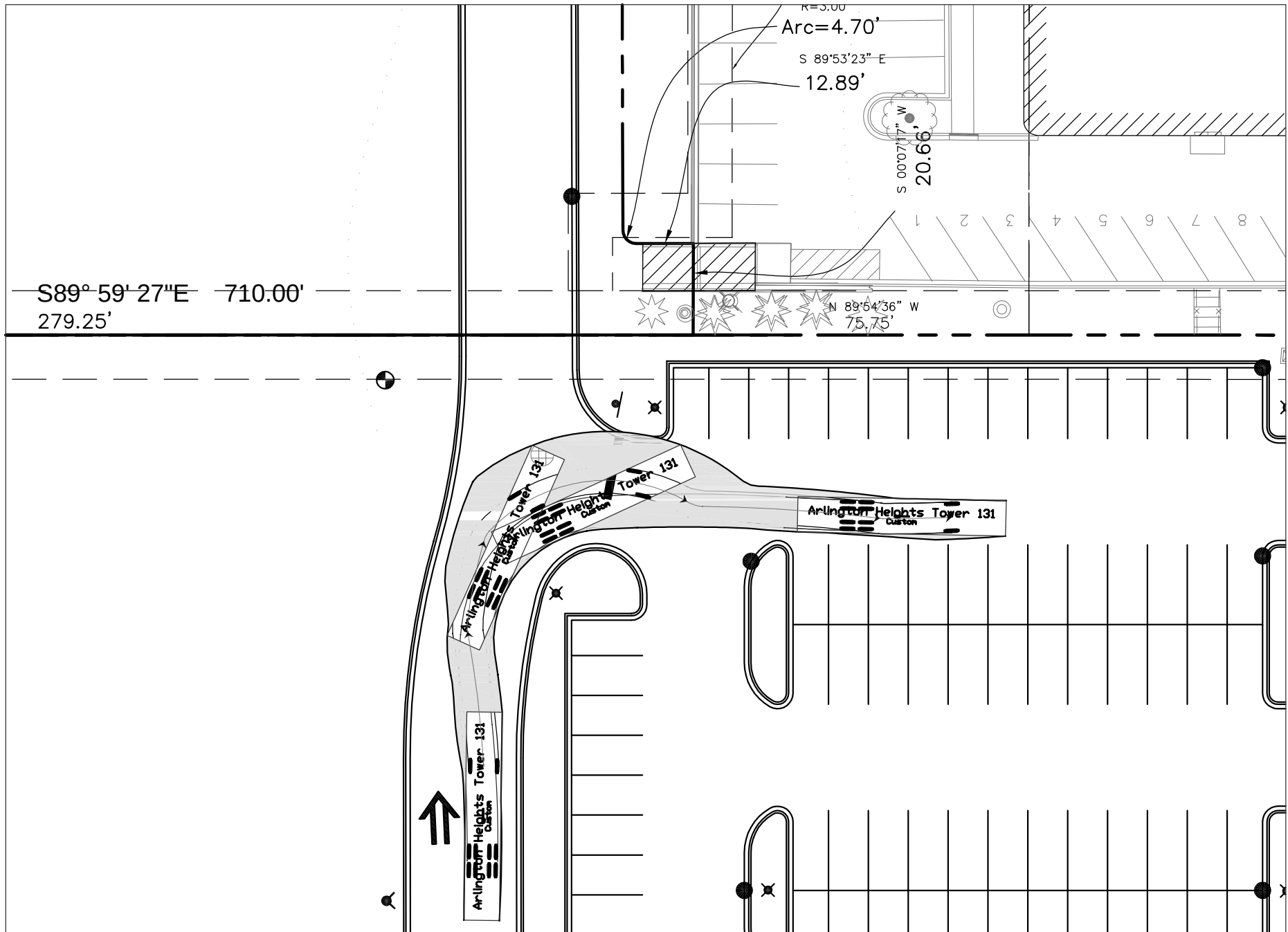
ARLINGTON HEIGHTS TOWER 131 - NORTH SALT CREEK LANE ACCESS



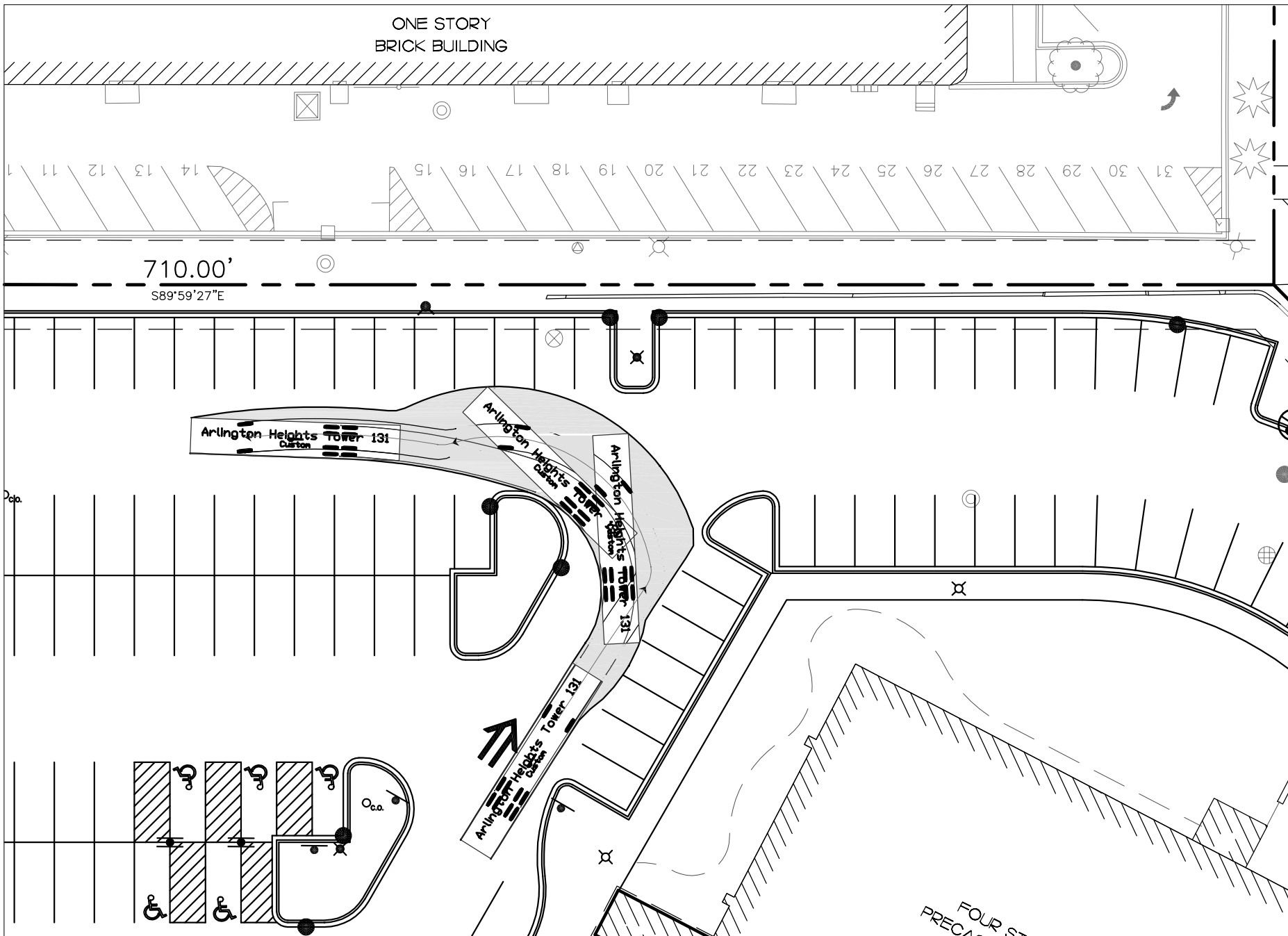
ARLINGTON HEIGHTS TOWER 131 - NORTH SALT CREEK LANE ACCESS



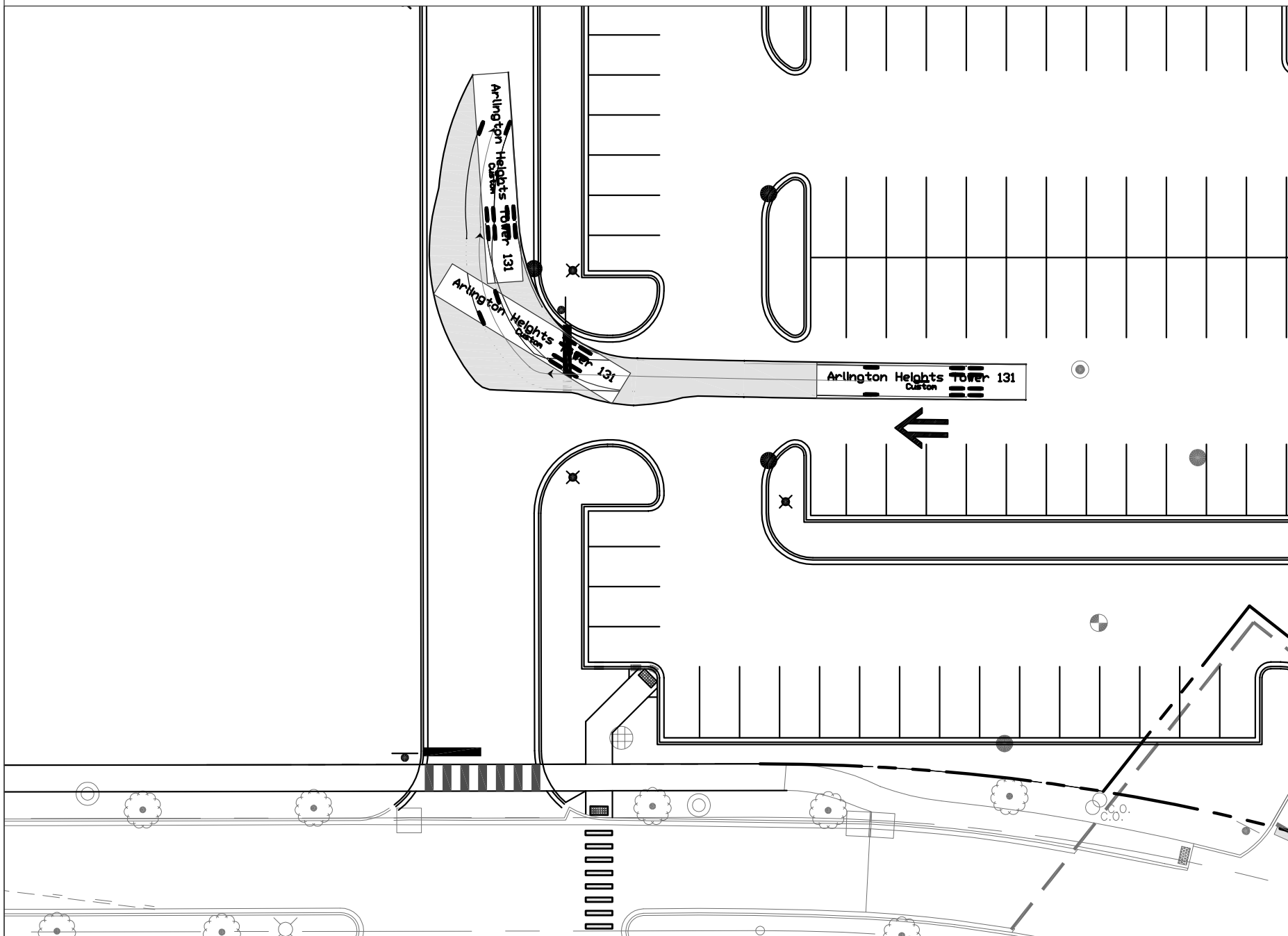
ARLINGTON HEIGHTS TOWER 131 - ZONE B - NORTHWEST



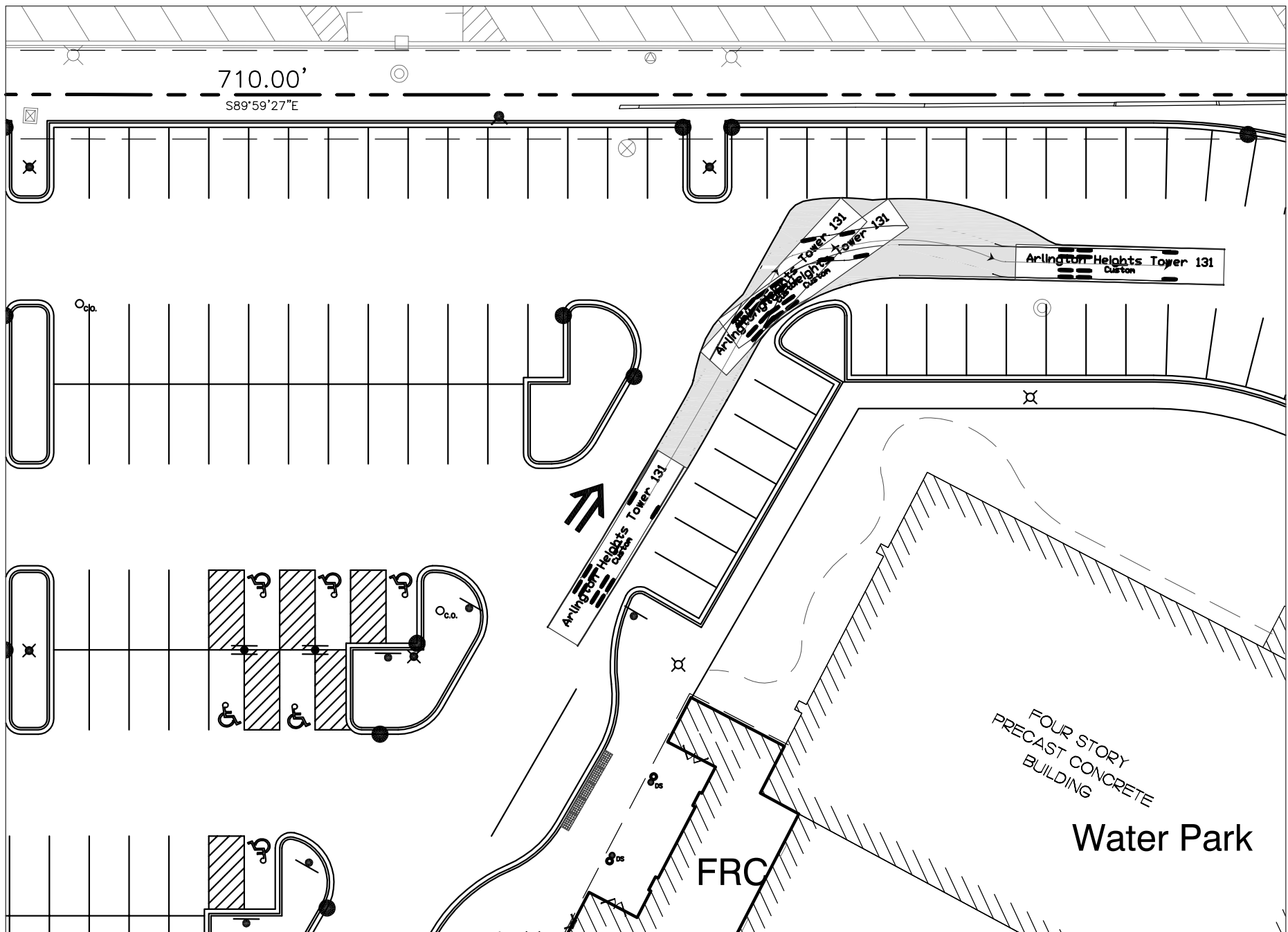
ARLINGTON HEIGHTS TOWER 131 - ZONE B - NORTHWEST



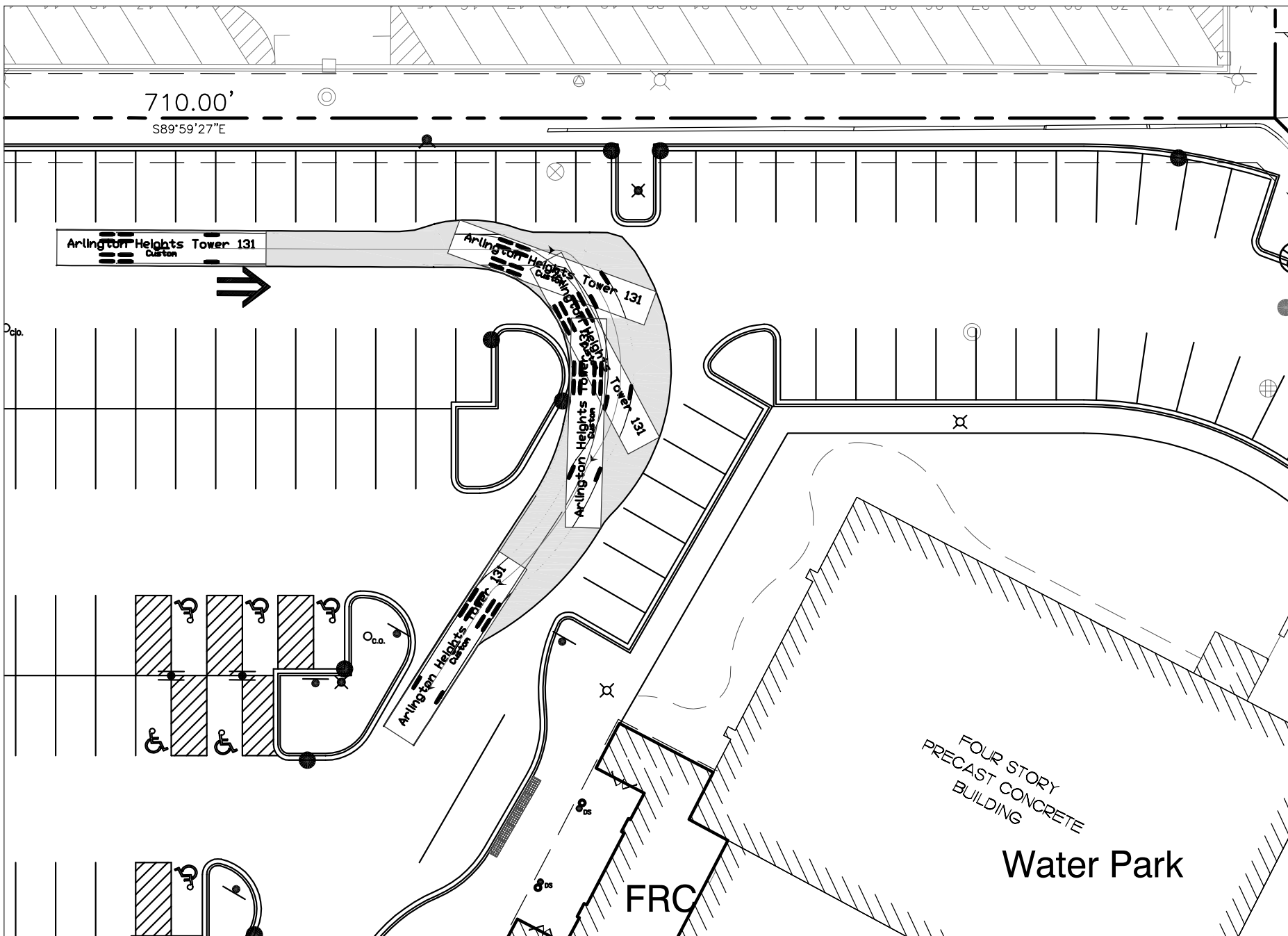
ARLINGTON HEIGHTS TOWER 131 - ZONE B - NORTHEAST



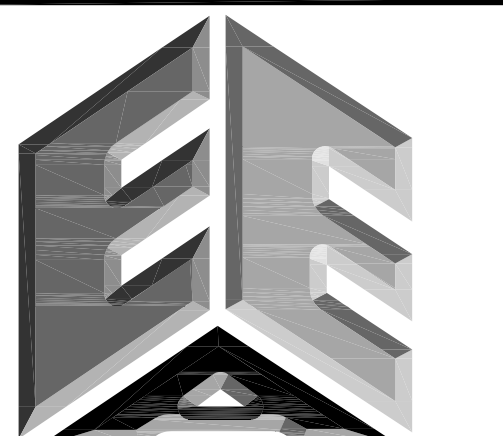
ARLINGTON HEIGHTS TOWER 131 - ZONE B - SOUTHWEST



ARLINGTON HEIGHTS TOWER 131 - ZONE B - NORTHEAST



ARLINGTON HEIGHTS TOWER 131 - ZONE B - NORTHEAST



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

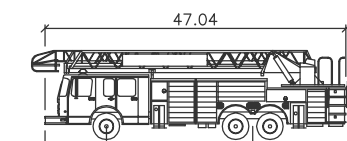
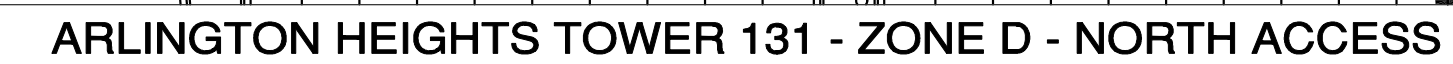
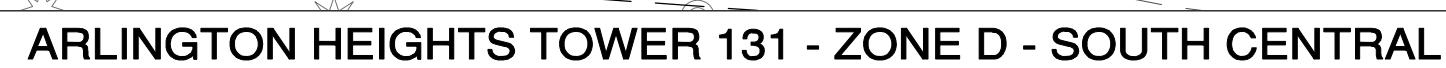
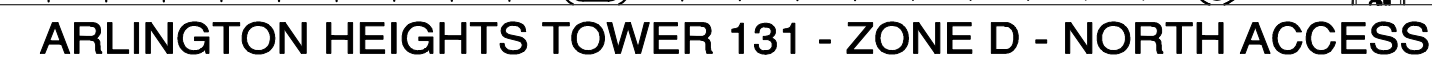
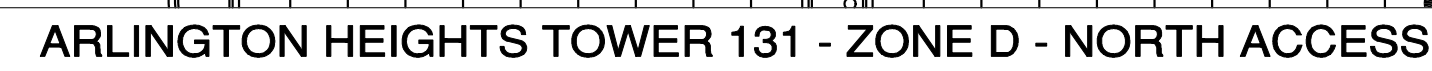
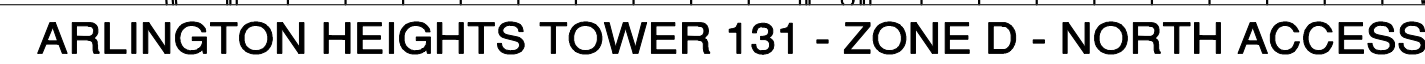
© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By:	PD
Approved By:	
Date:	04/04/18
Project No.	

Sheet Title:

**AUTOTURN EXHIBIT
FIRE TRUCK**

Sheet No:

C6.01



145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS
PHASE 2 CONSTRUCTION
3400 W Euclid Avenue
Arlington Heights, Illinois

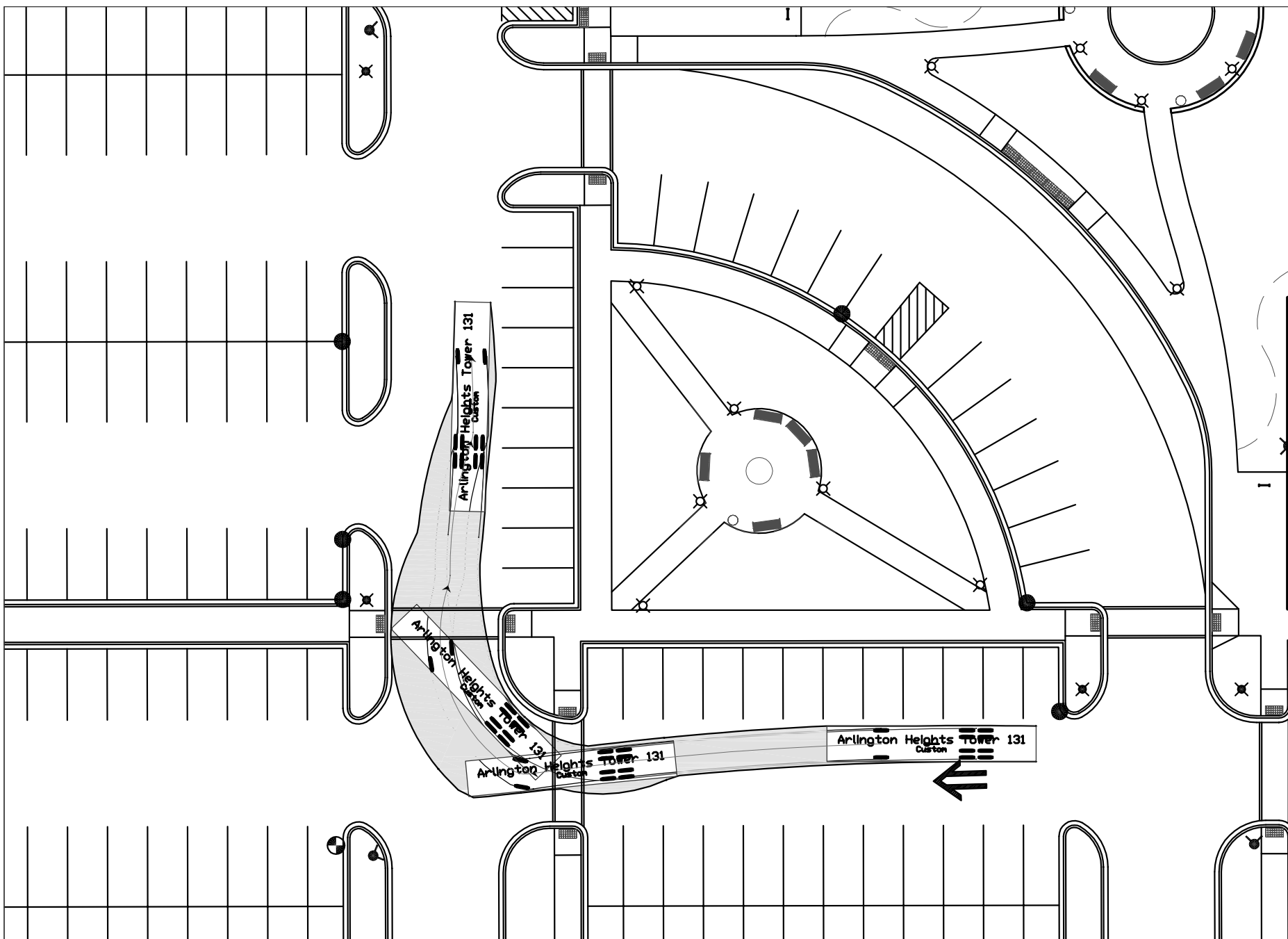
Expiration Date: 11/19

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018

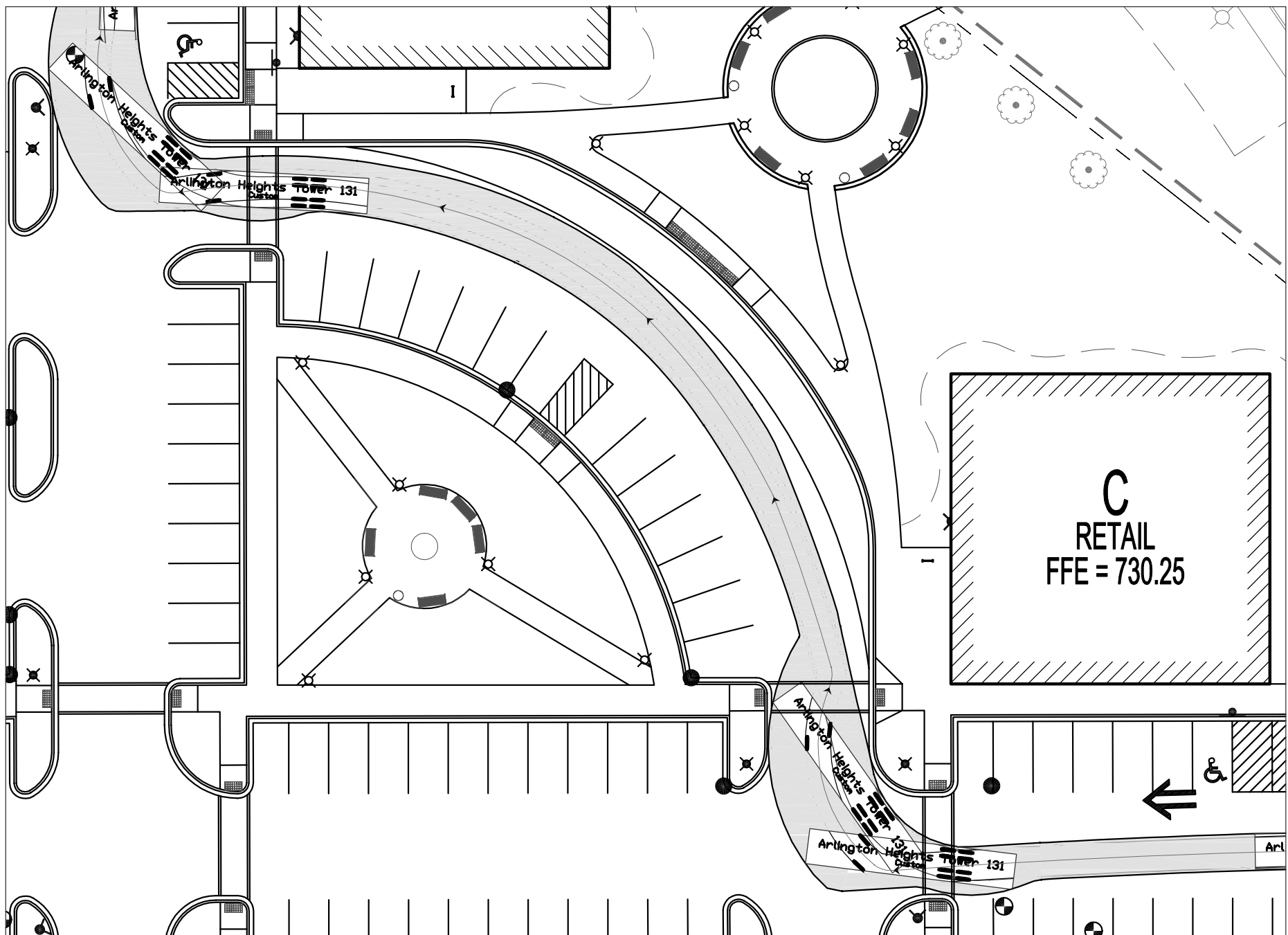
Sheet No:

C6.02

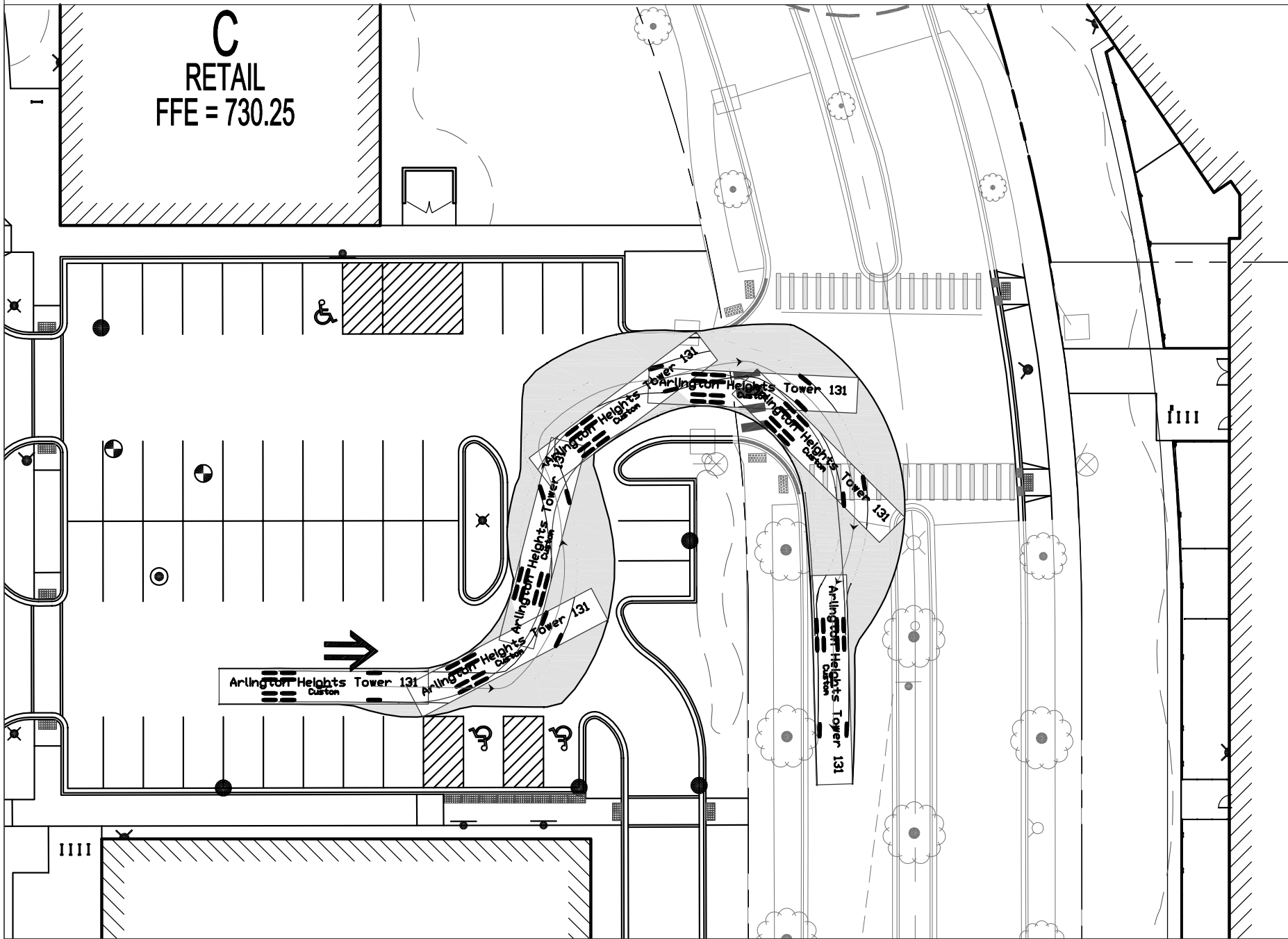
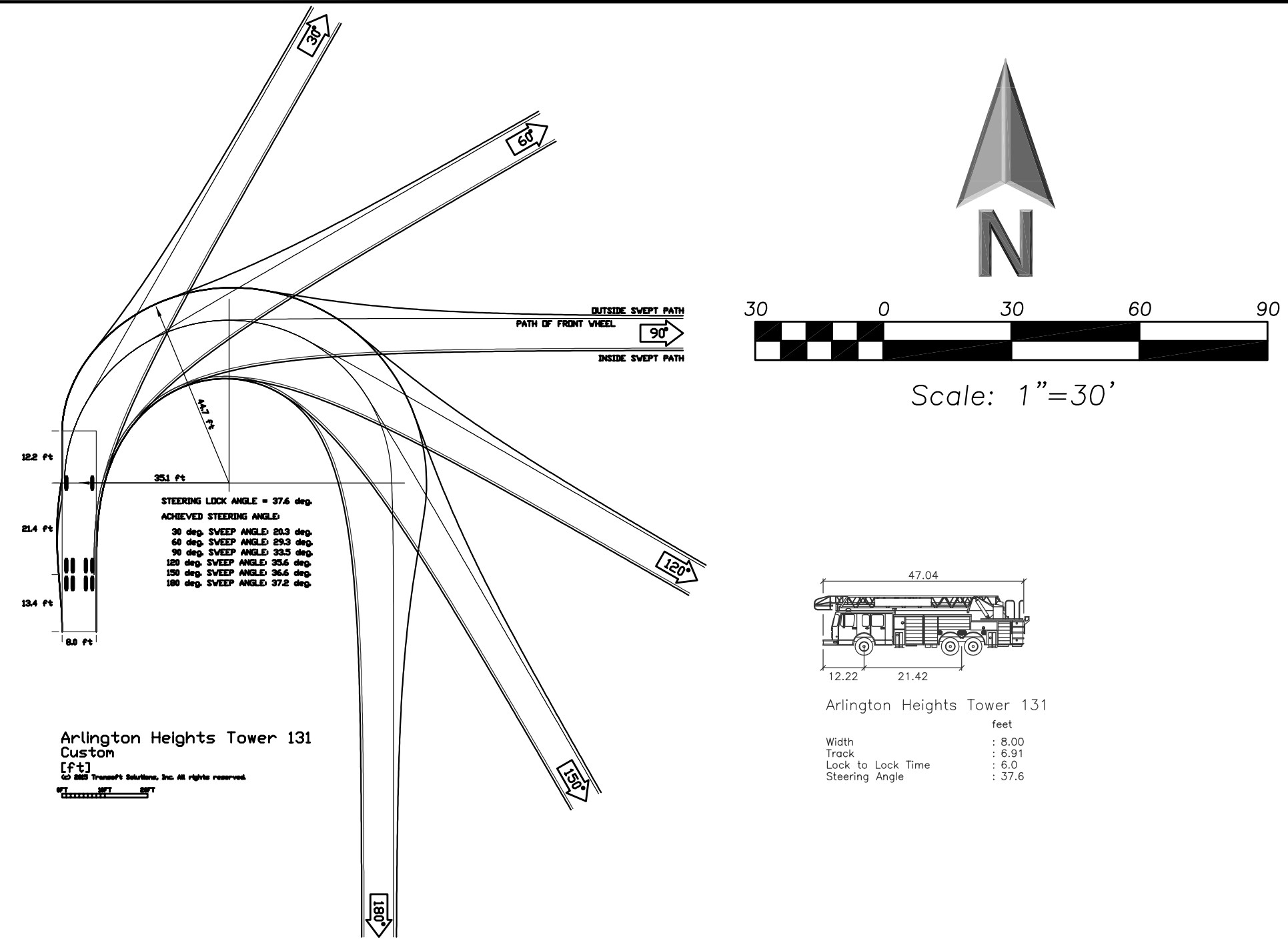
EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:49am By: pdimmer



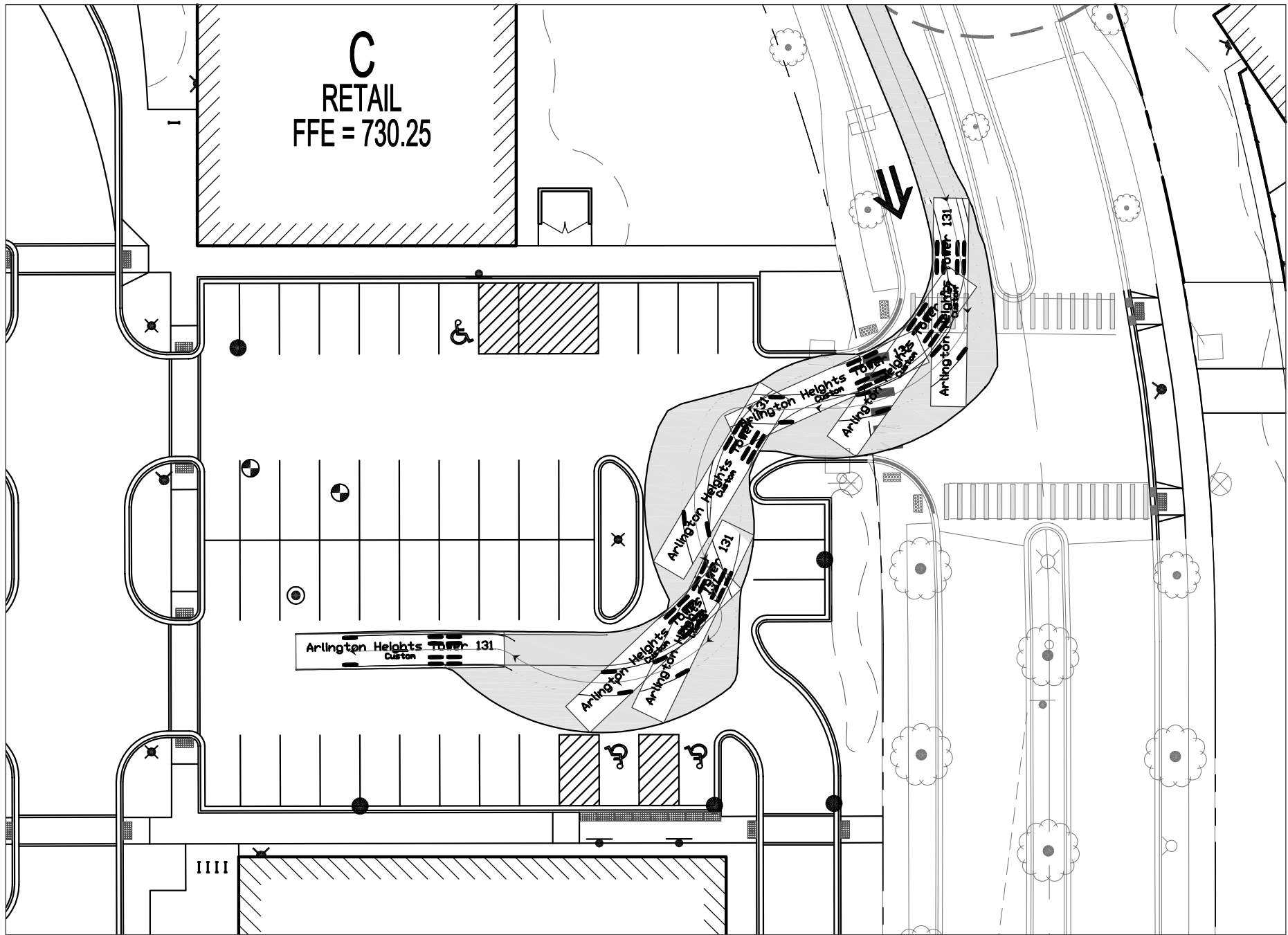
ARLINGTON HEIGHTS TOWER 131 - ZONE D - CENTRAL



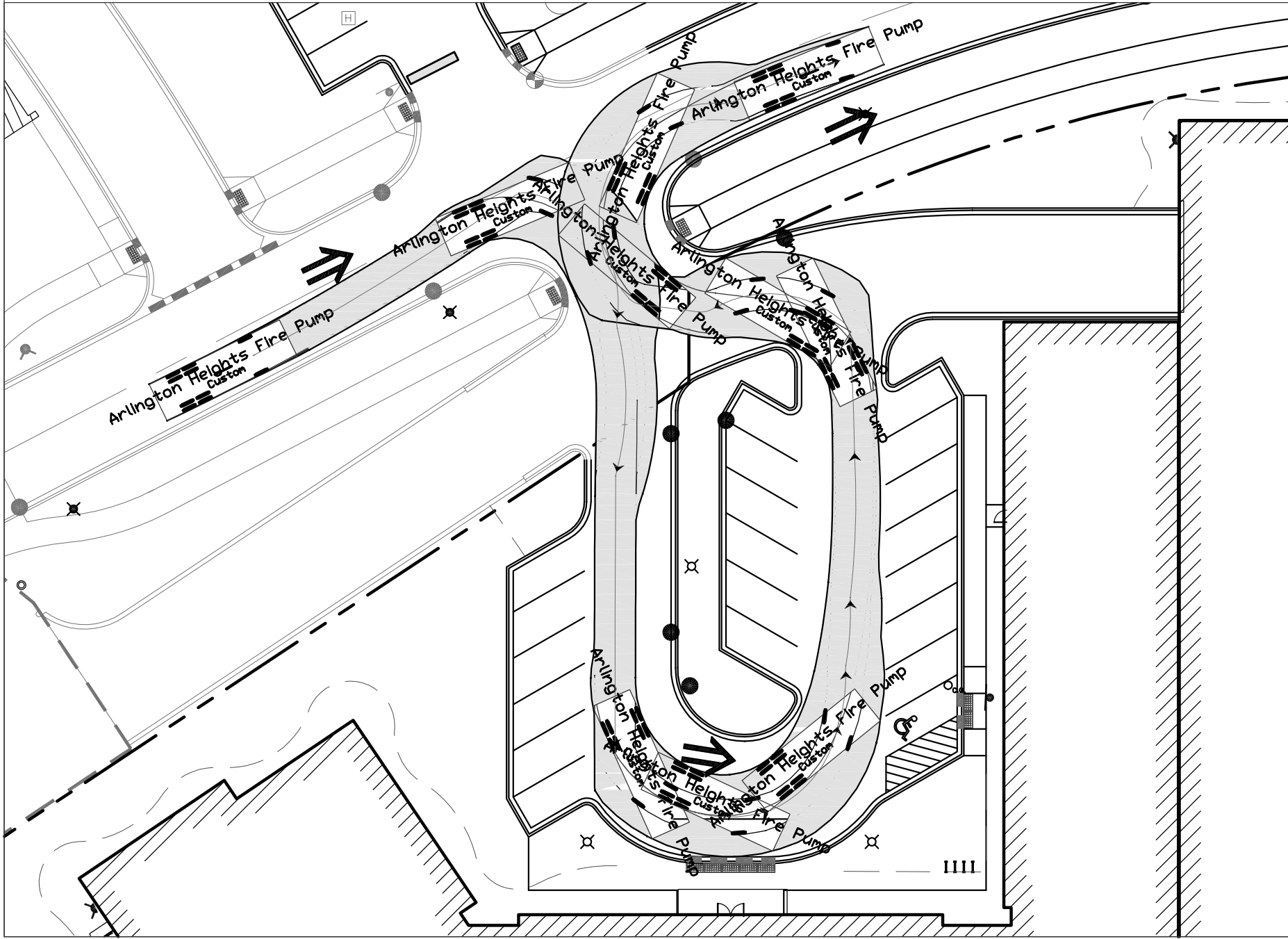
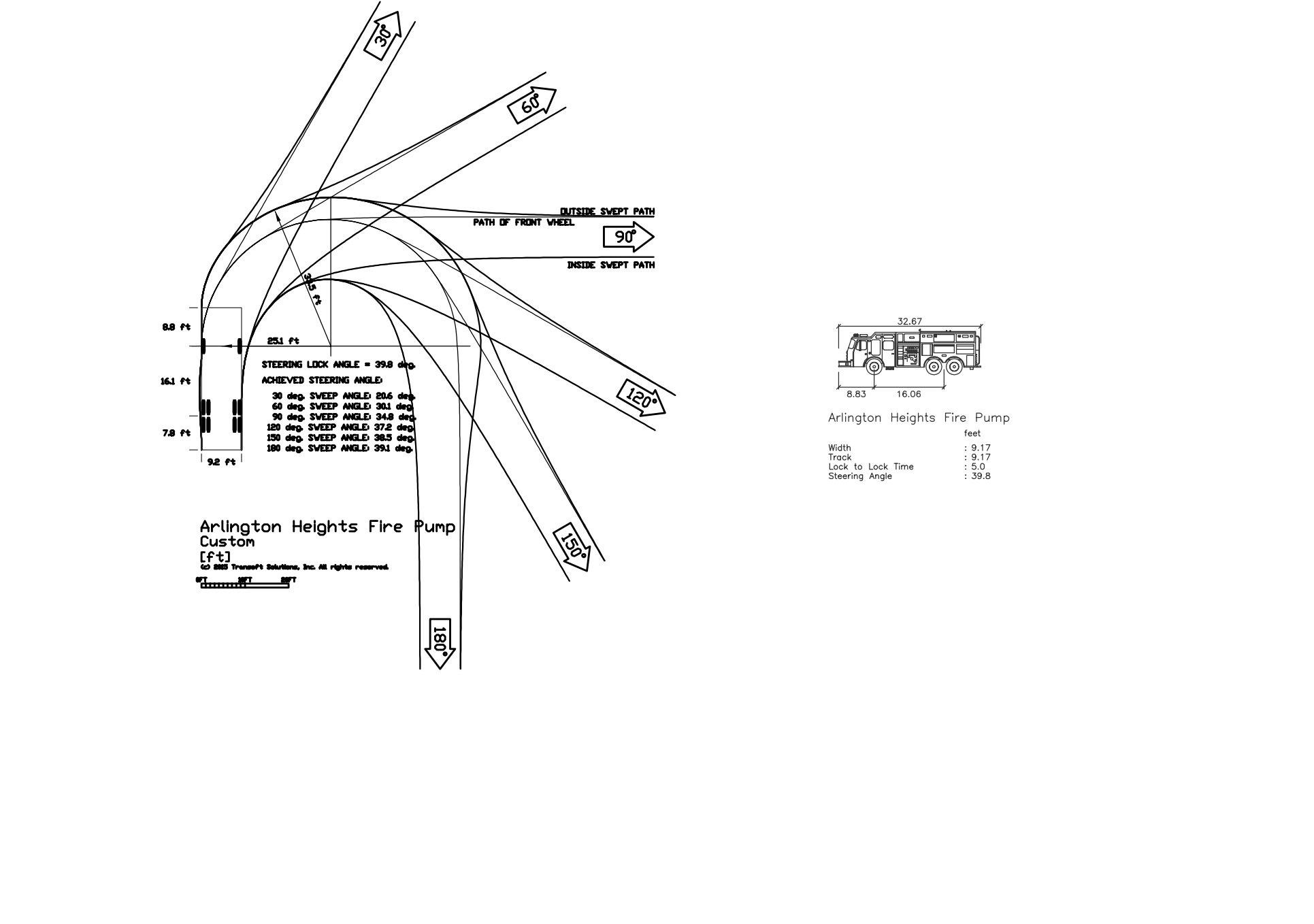
ARLINGTON HEIGHTS TOWER 131 - ZONE D - CENTRAL



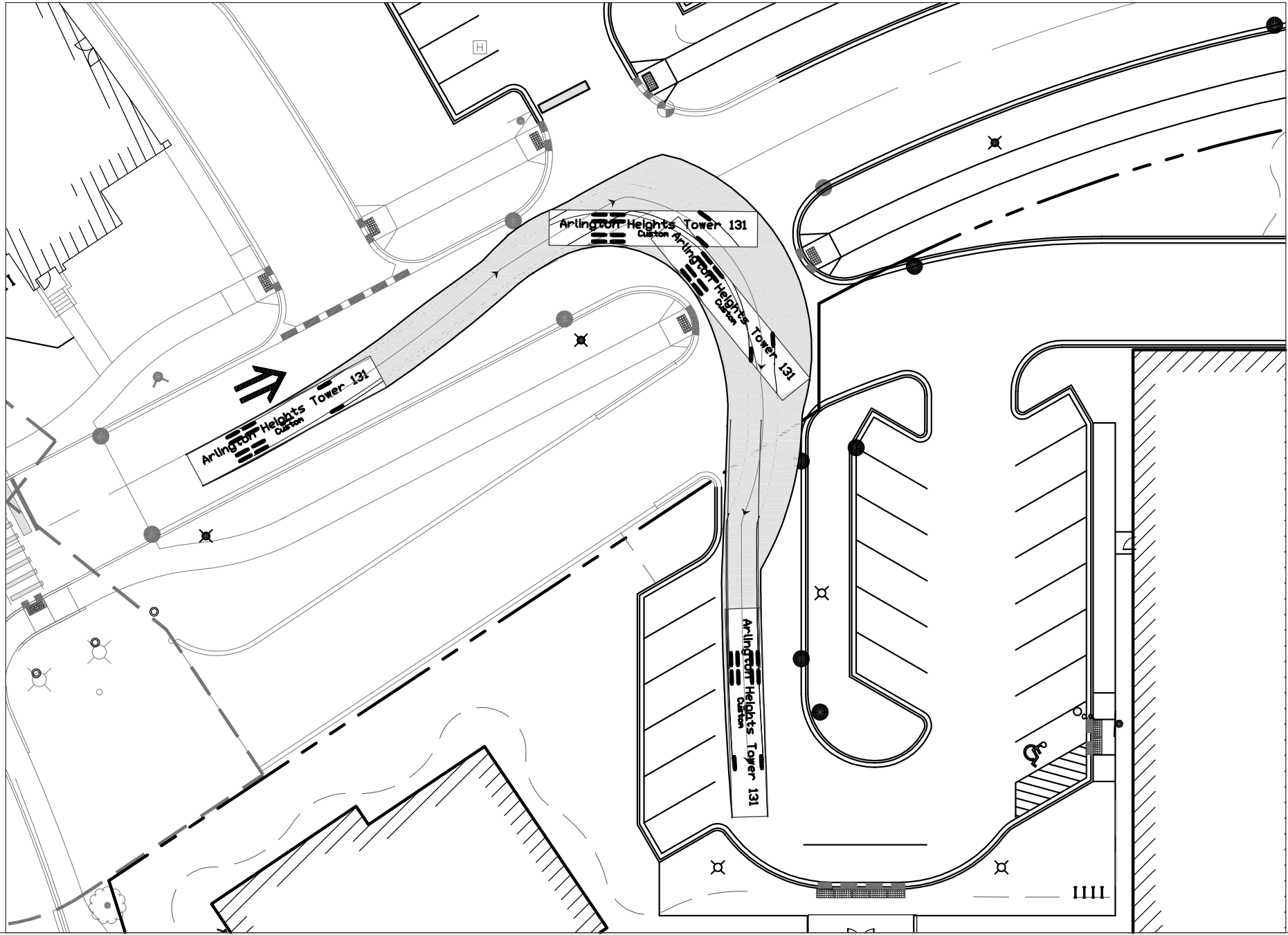
ARLINGTON HEIGHTS TOWER 131 - ZONE D - EAST



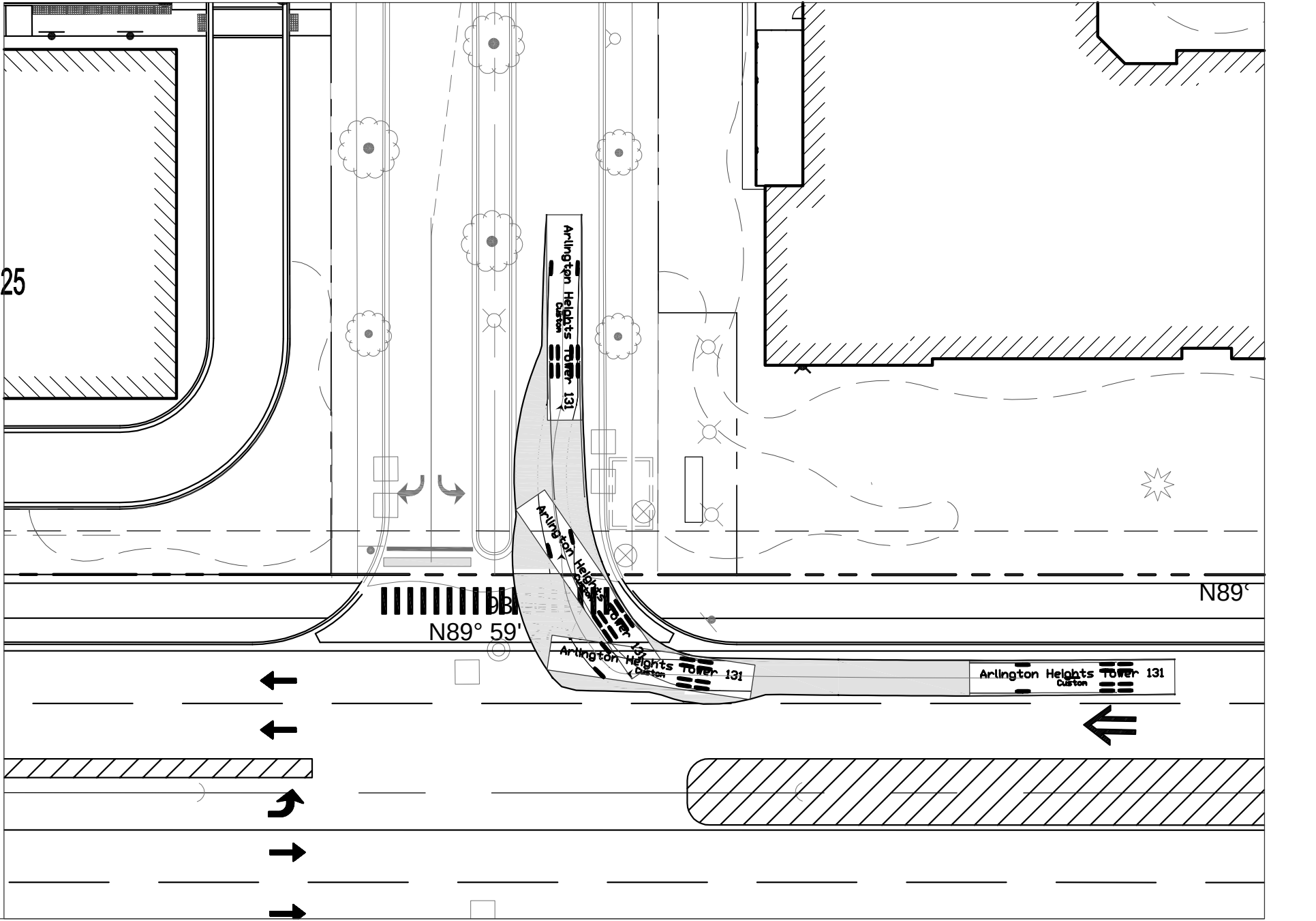
ARLINGTON HEIGHTS TOWER 131 - ZONE D - EAST



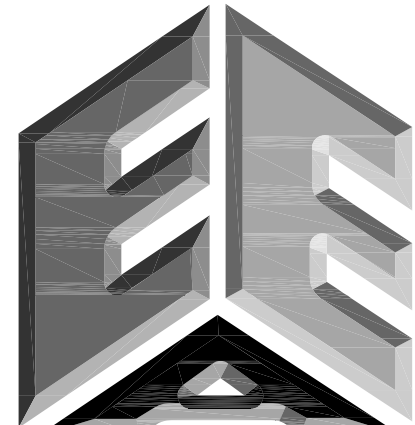
ARLINGTON HEIGHTS FIRE ENGINE - ADR II - ENTRY



ARLINGTON HEIGHTS TOWER 131 - ADR II - ENTRY



ARLINGTON HEIGHTS TOWER 131 - SOUTH EUCLID ACCESS



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

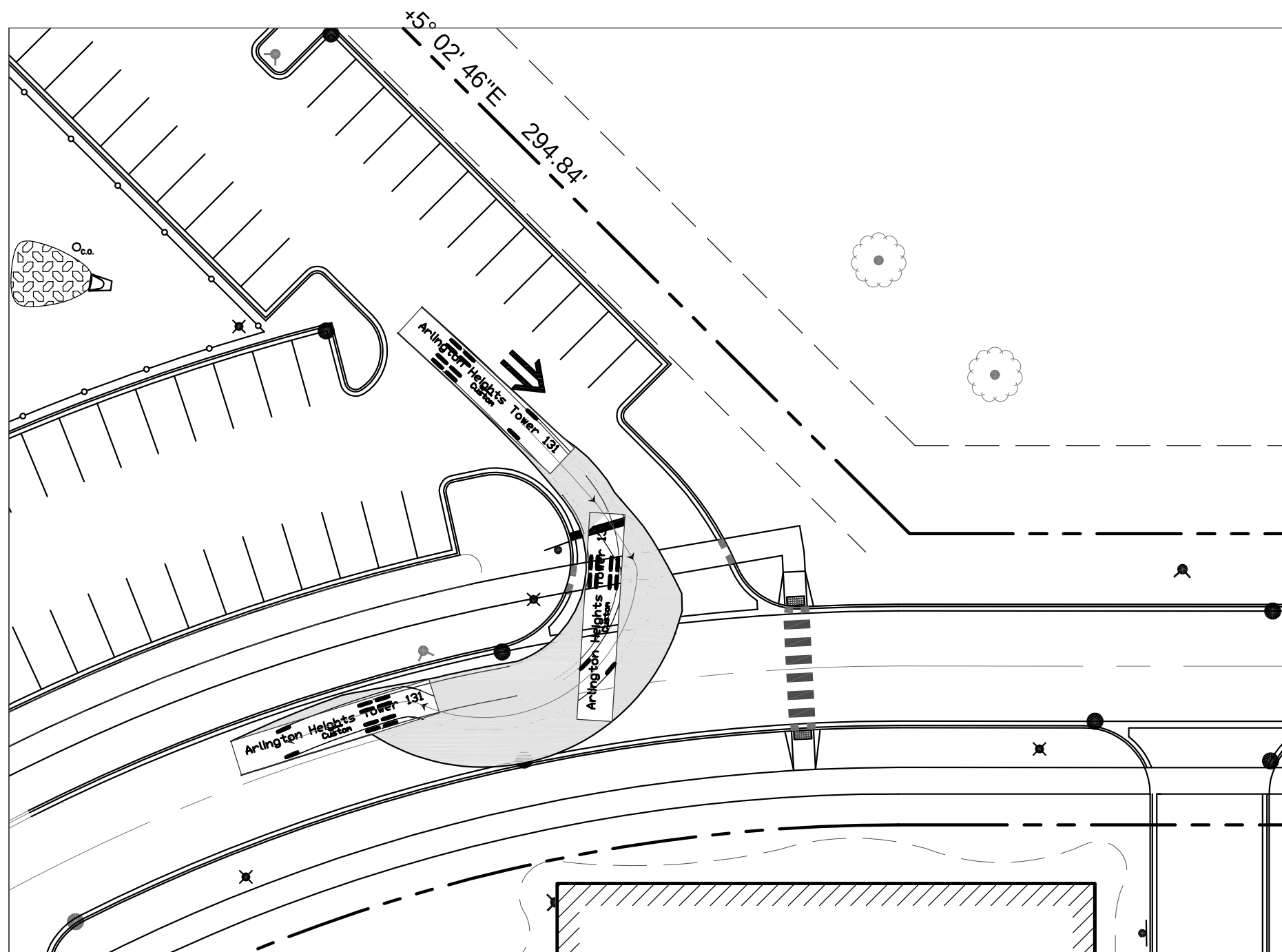
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2018 ALL RIGHTS RESERVED. NO PART OF THIS WORK IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ERIKSSON ENGINEERING ASSOCIATES, LTD.	
Design By: PD	Date: 04/04/18
Approved By:	Project No.

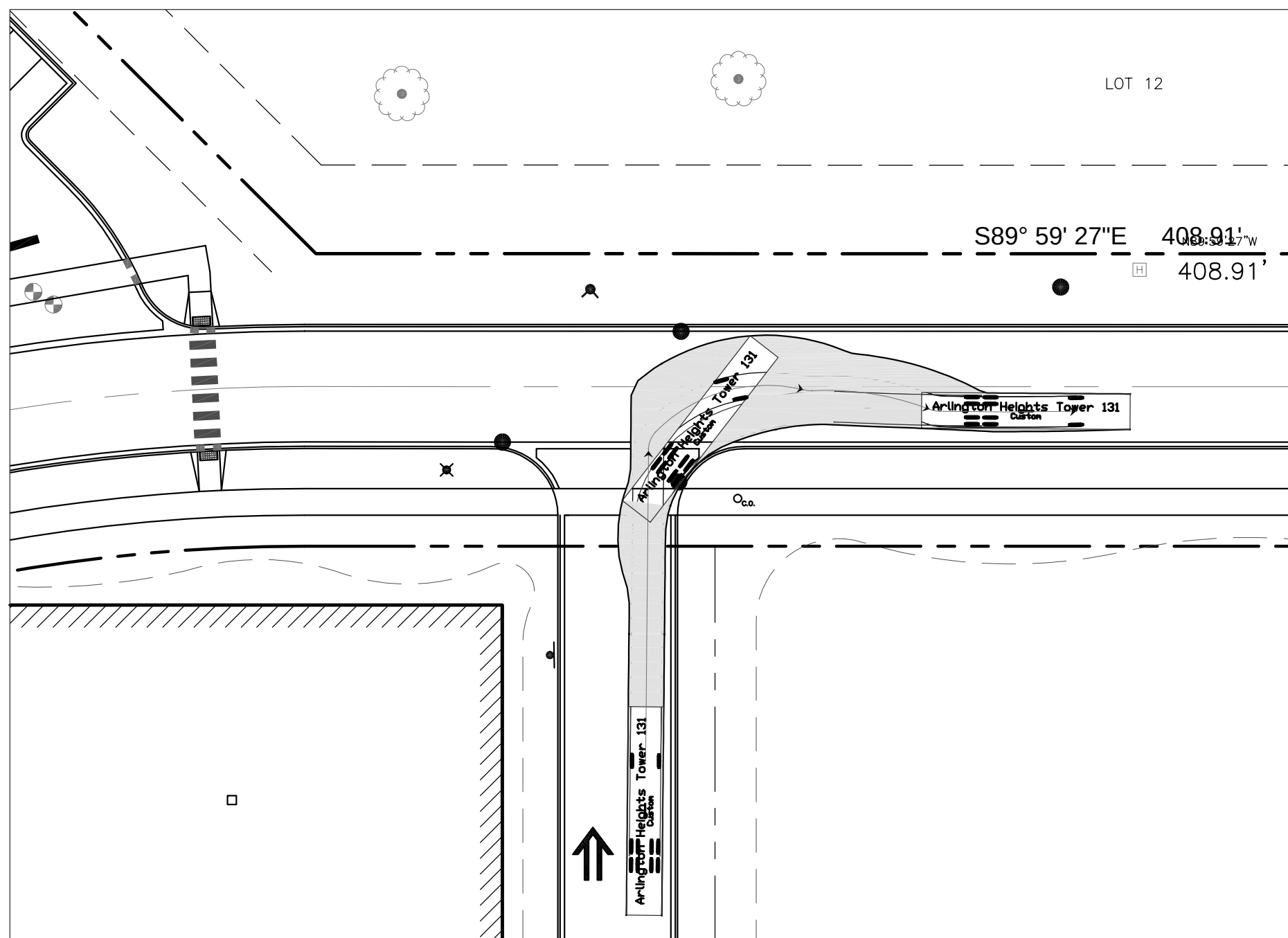
Sheet Title:
AUTOTURN EXHIBIT
FIRE TRUCK

Sheet No:

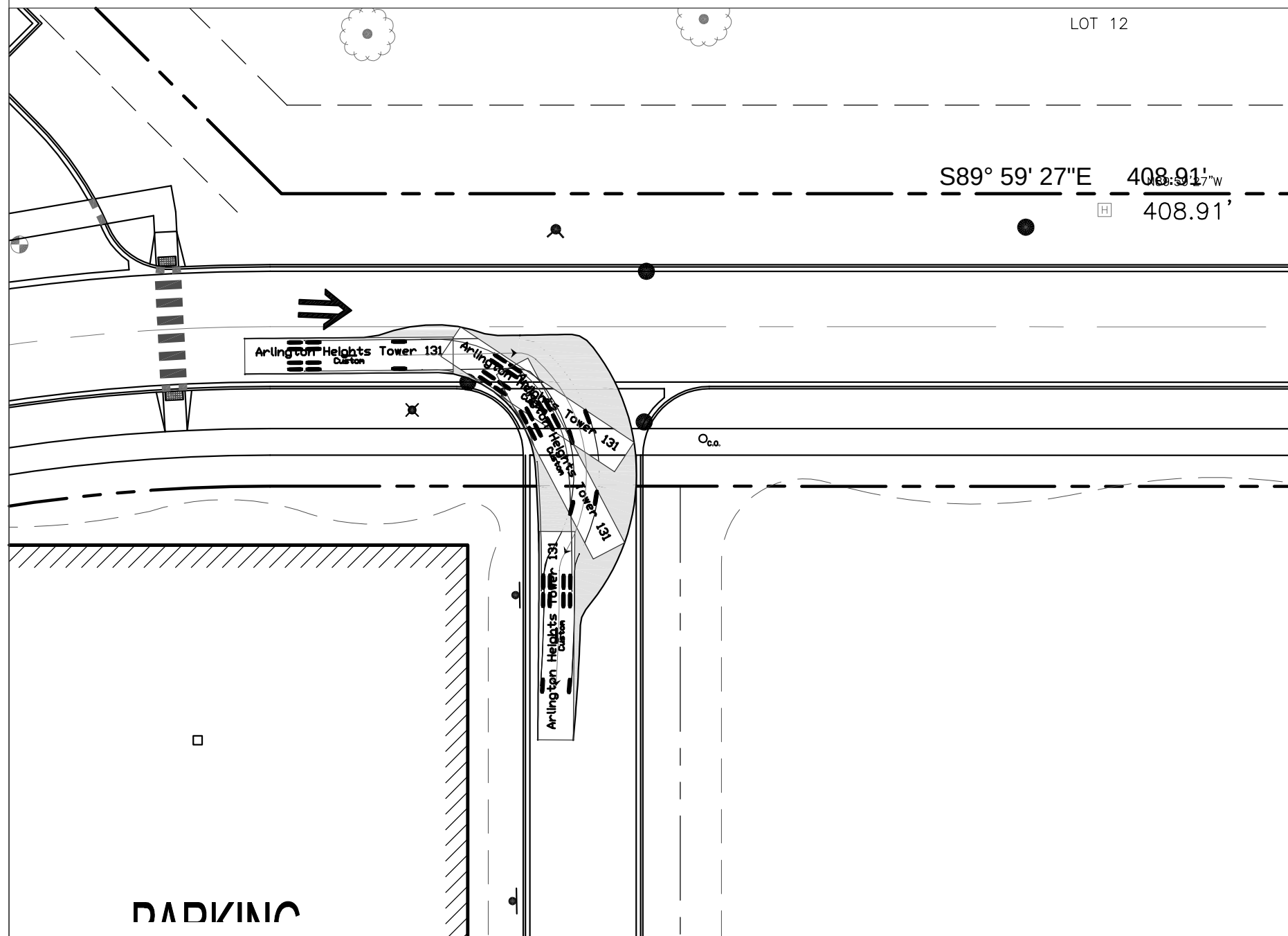
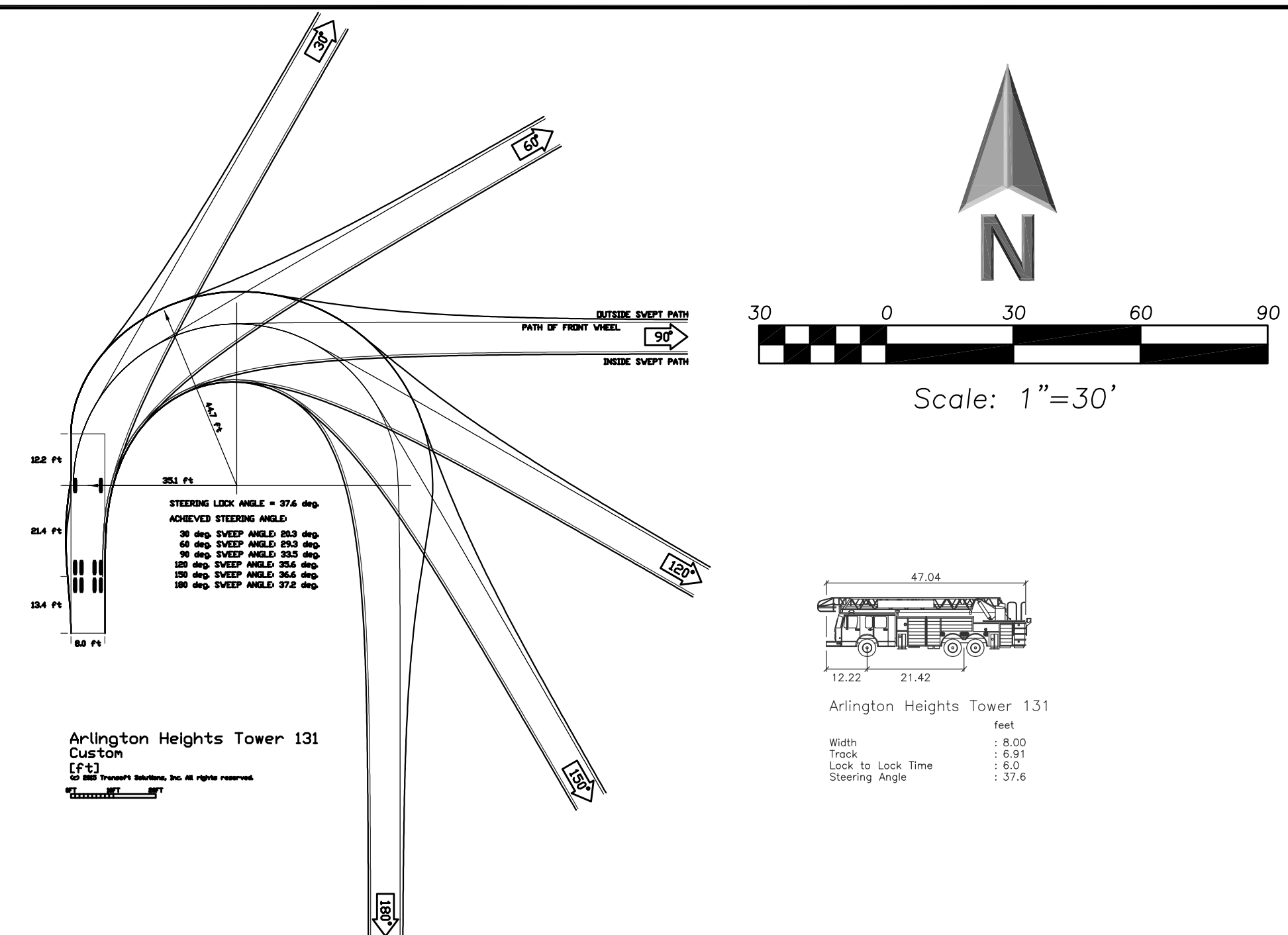
C6.03



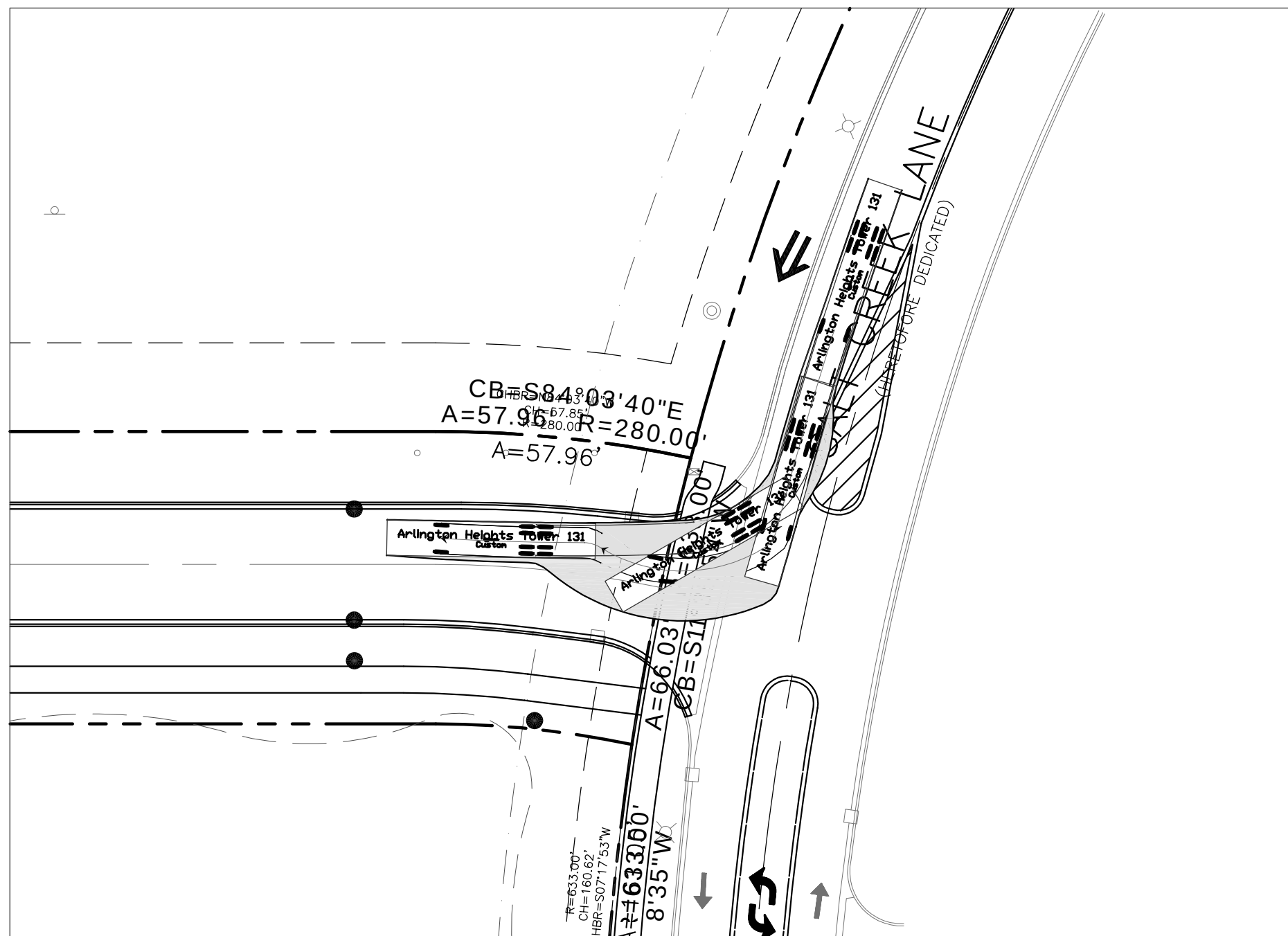
ARLINGTON HEIGHTS TOWER 131 - ZONE 1A - SOUTHEAST



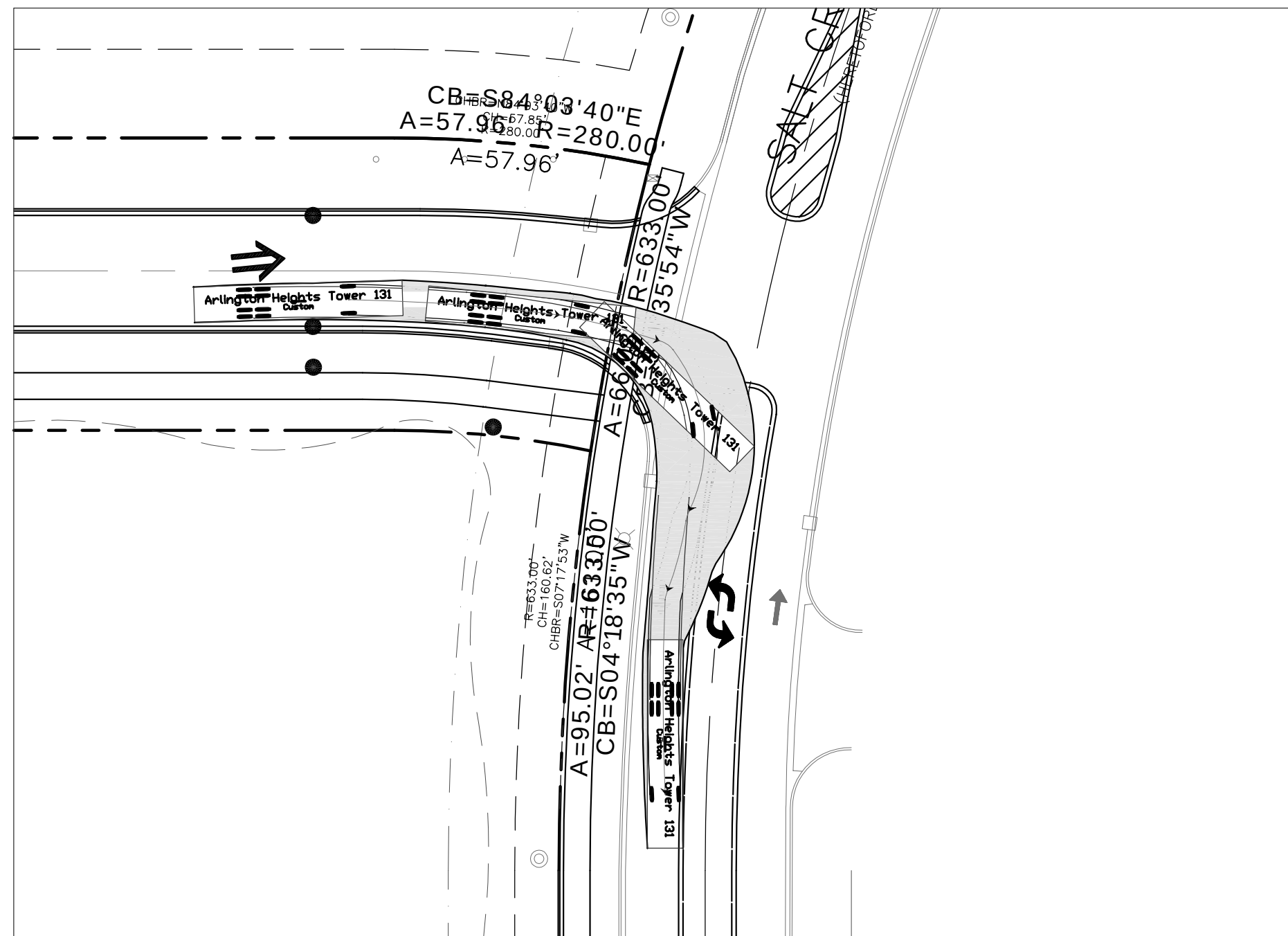
ARLINGTON HEIGHTS TOWER 131 - ZONE C - NORTH



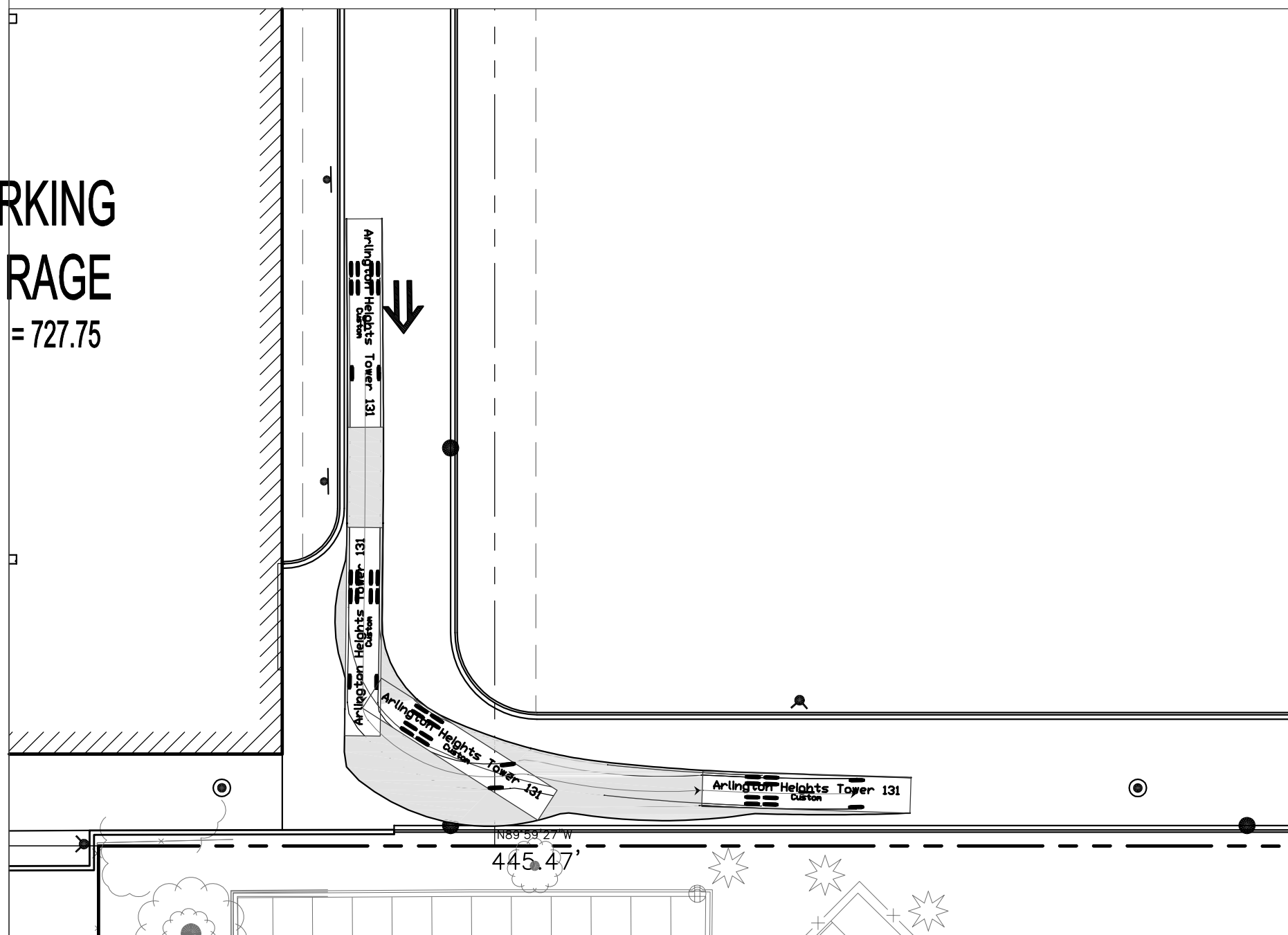
ARLINGTON HEIGHTS TOWER 131 - ZONE C - NORTH



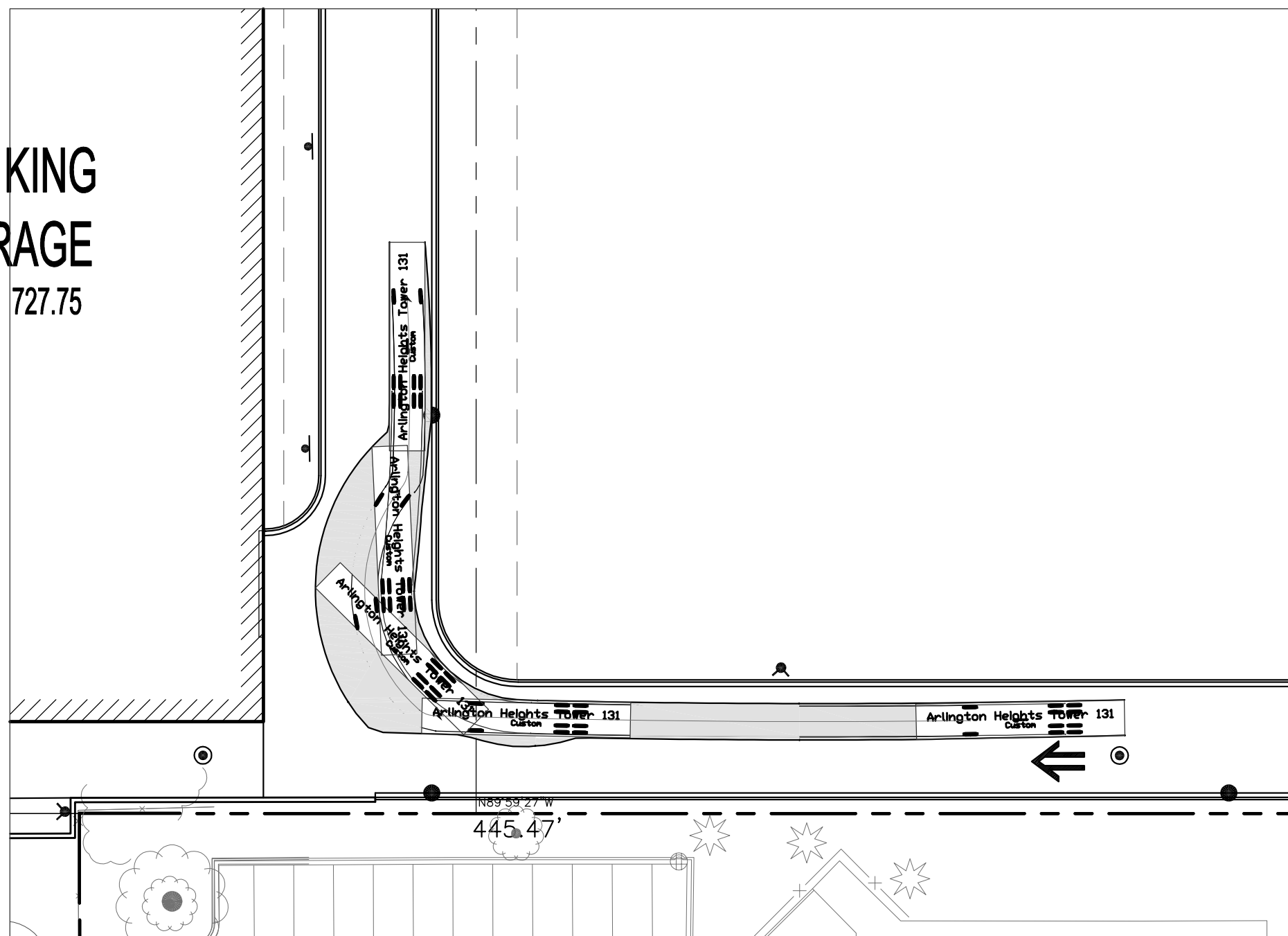
ARLINGTON HEIGHTS TOWER 131 - EAST SALT CREEK LANE ACCESS



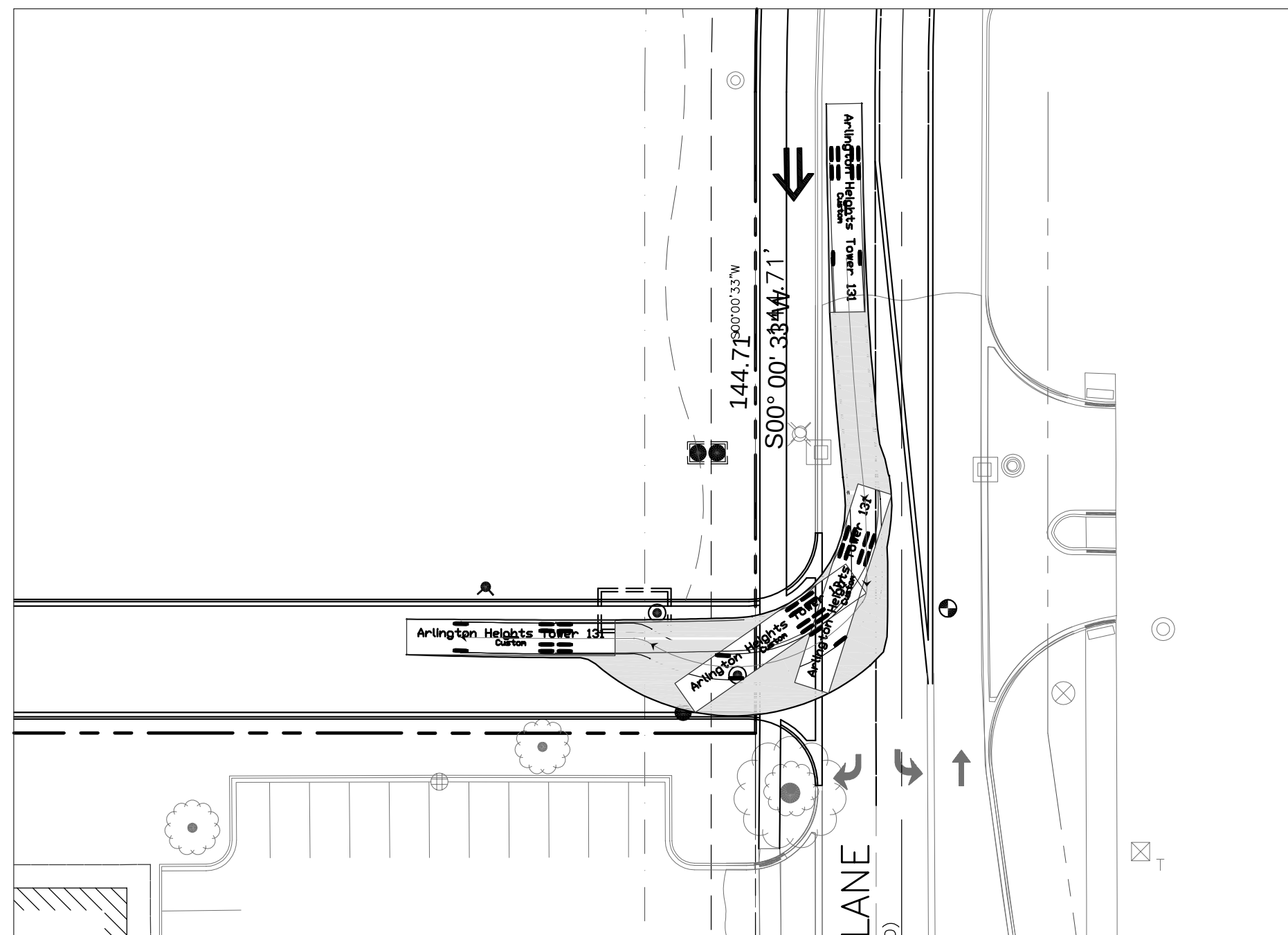
ARLINGTON HEIGHTS TOWER 131 - EAST SALT CREEK LANE ACCESS



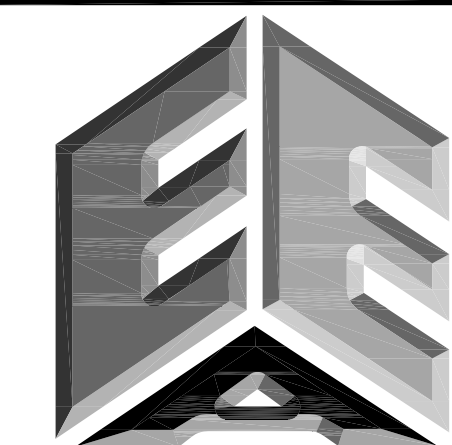
ARLINGTON HEIGHTS TOWER 131 - ZONE C FIRE LANE



ARLINGTON HEIGHTS TOWER 131 - ZONE C FIRE LANE



ARLINGTON HEIGHTS TOWER 131 - ZONE C FIRE LANE



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

DESIGN BY: PD		DATE: 04/04/18	
APPROVED BY:		PROJECT NO.:	

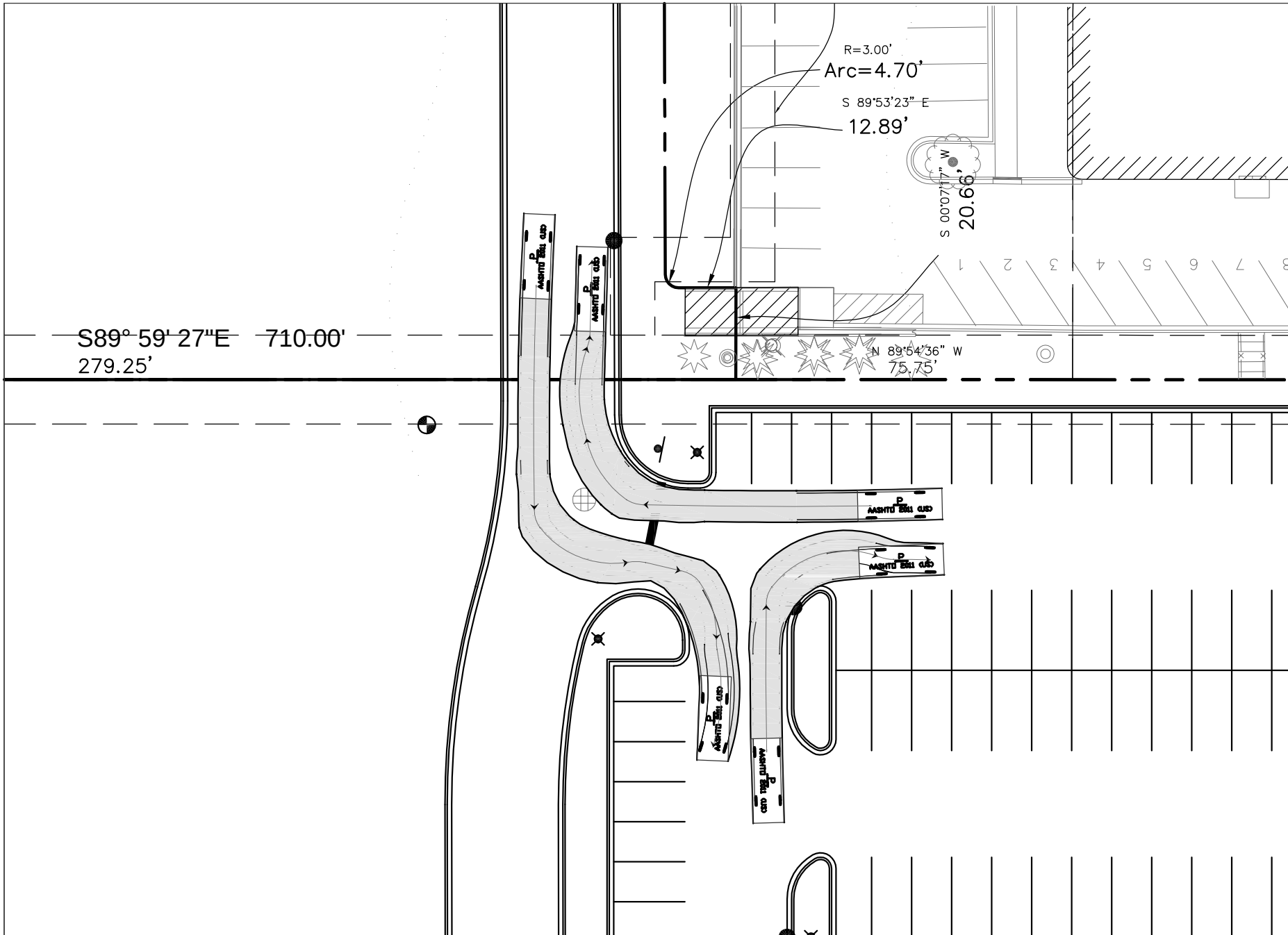
Sheet Title:

AUTOTURN EXHIBIT
FIRE TRUCK

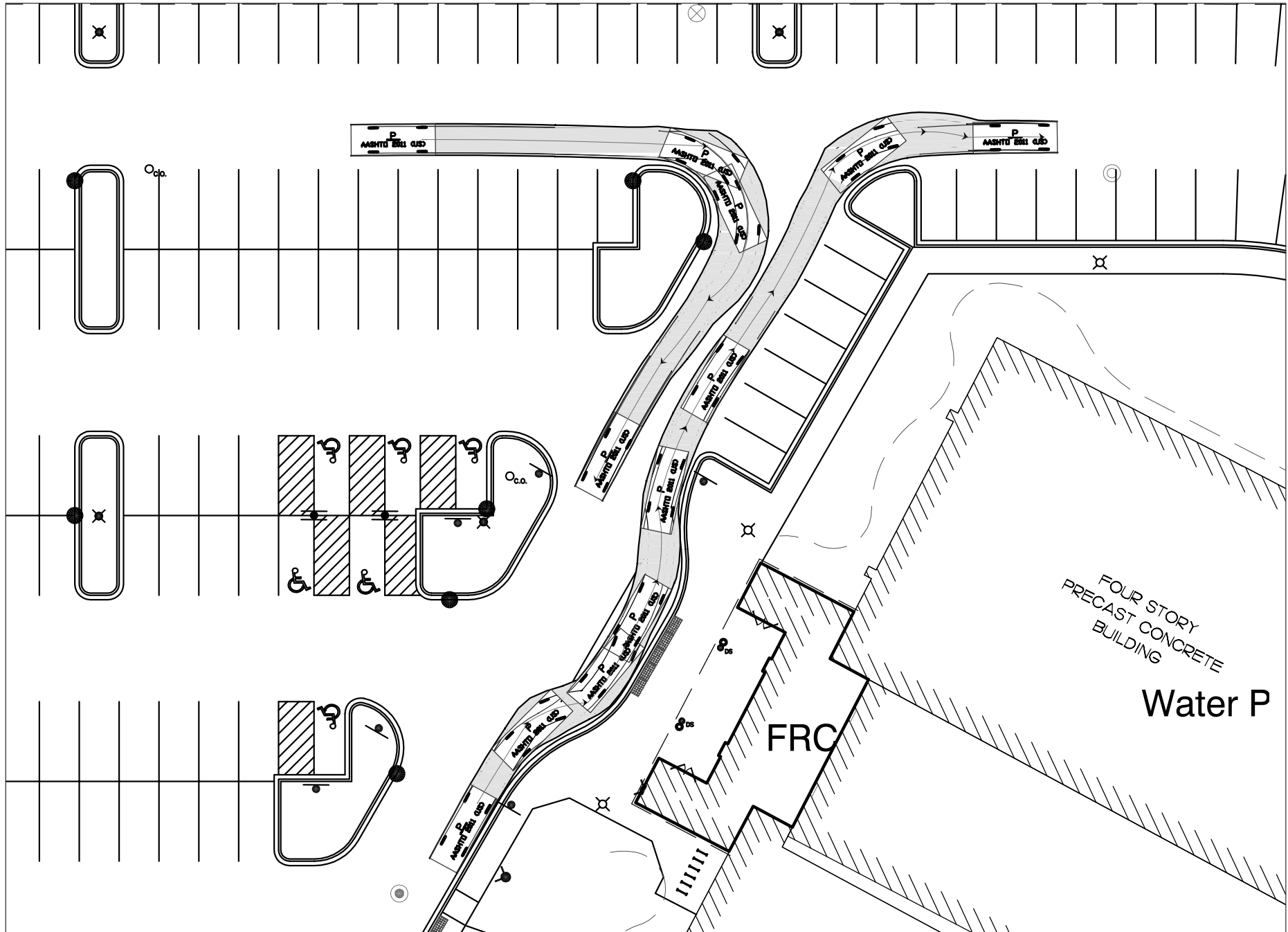
Sheet No:

C6.04

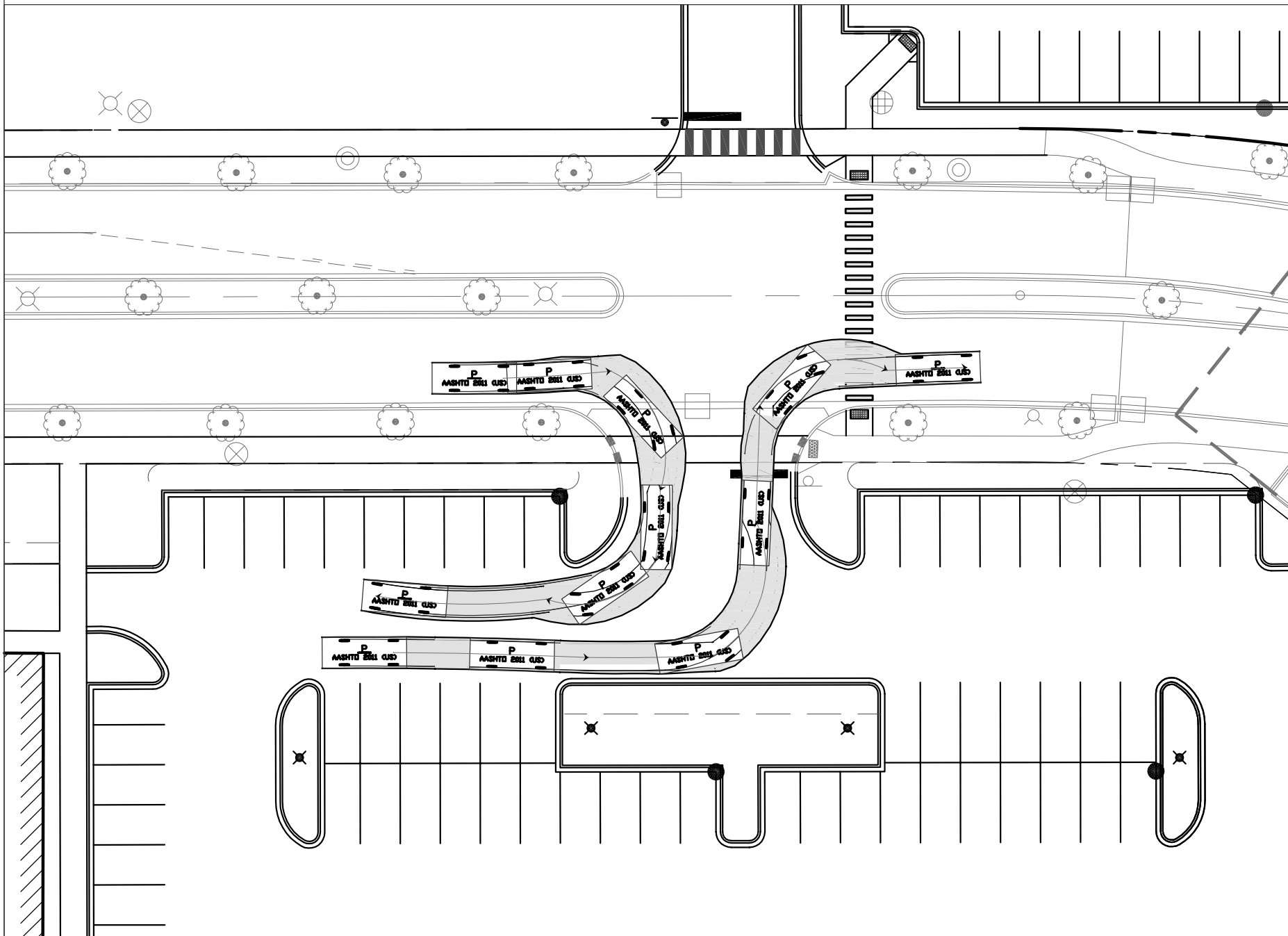
EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 10:38am By: pdimmer



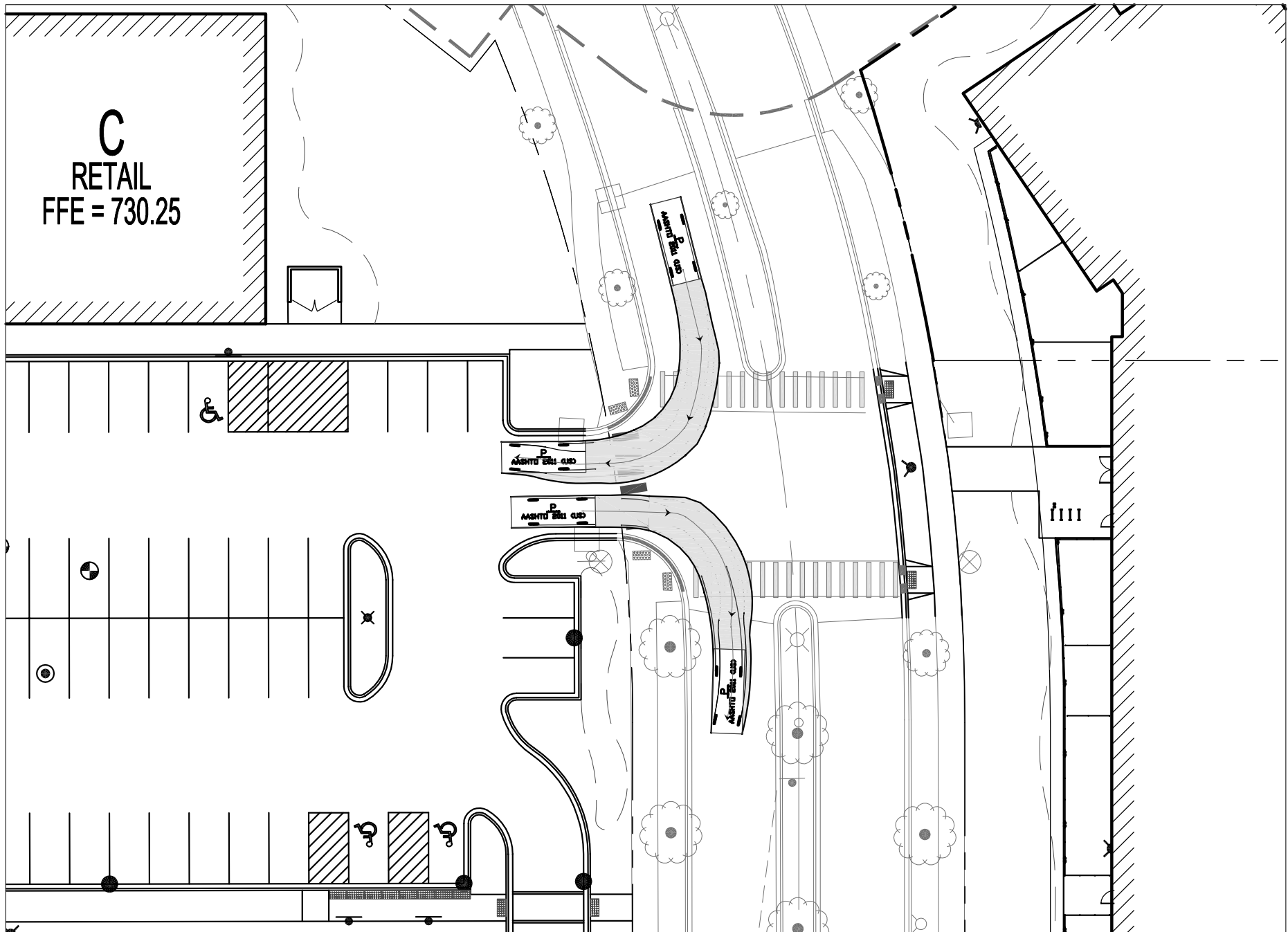
PASSENGER - ZONE B - NORTHWEST



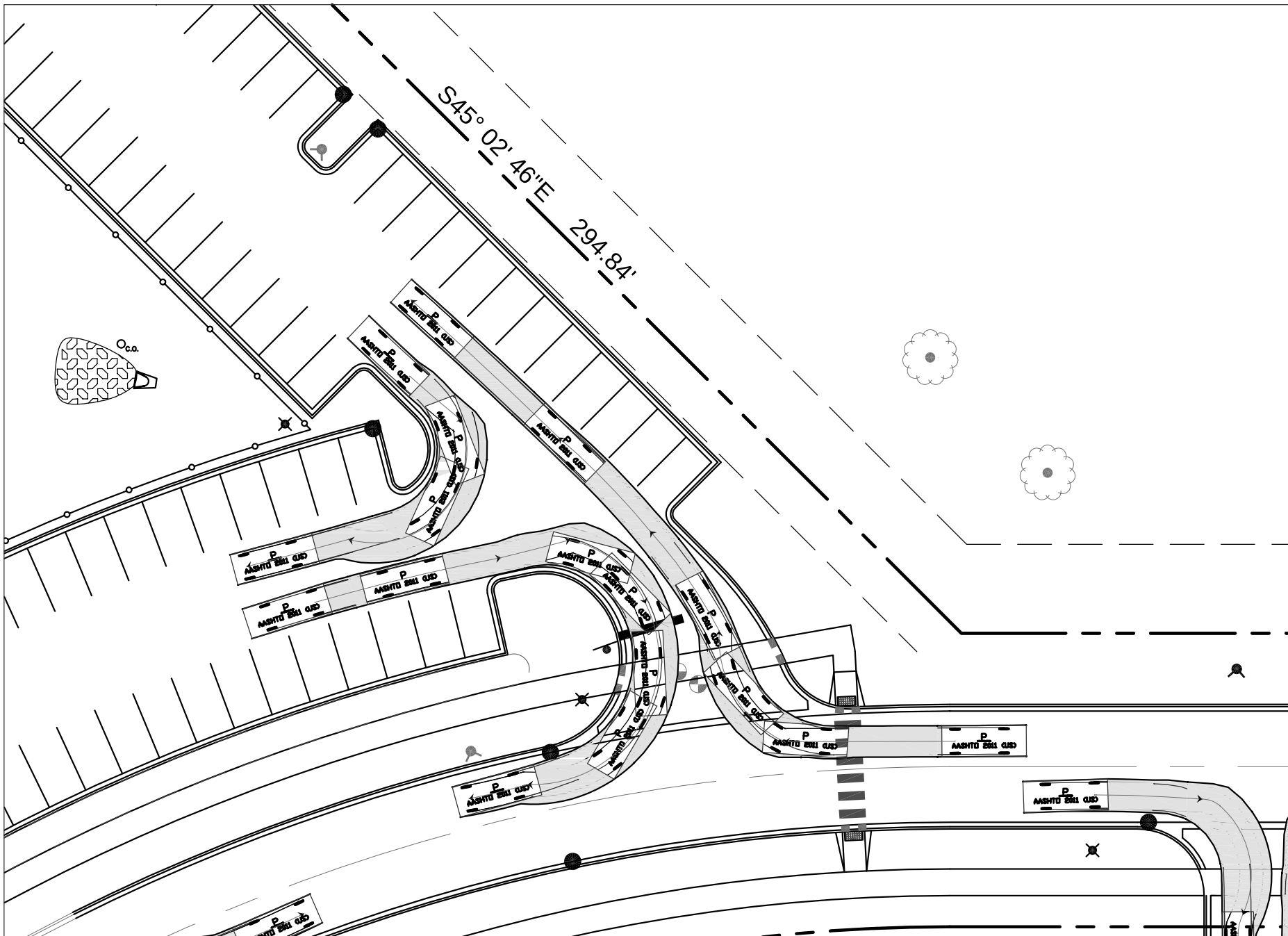
PASSENGER - ZONE B - NORTHEAST



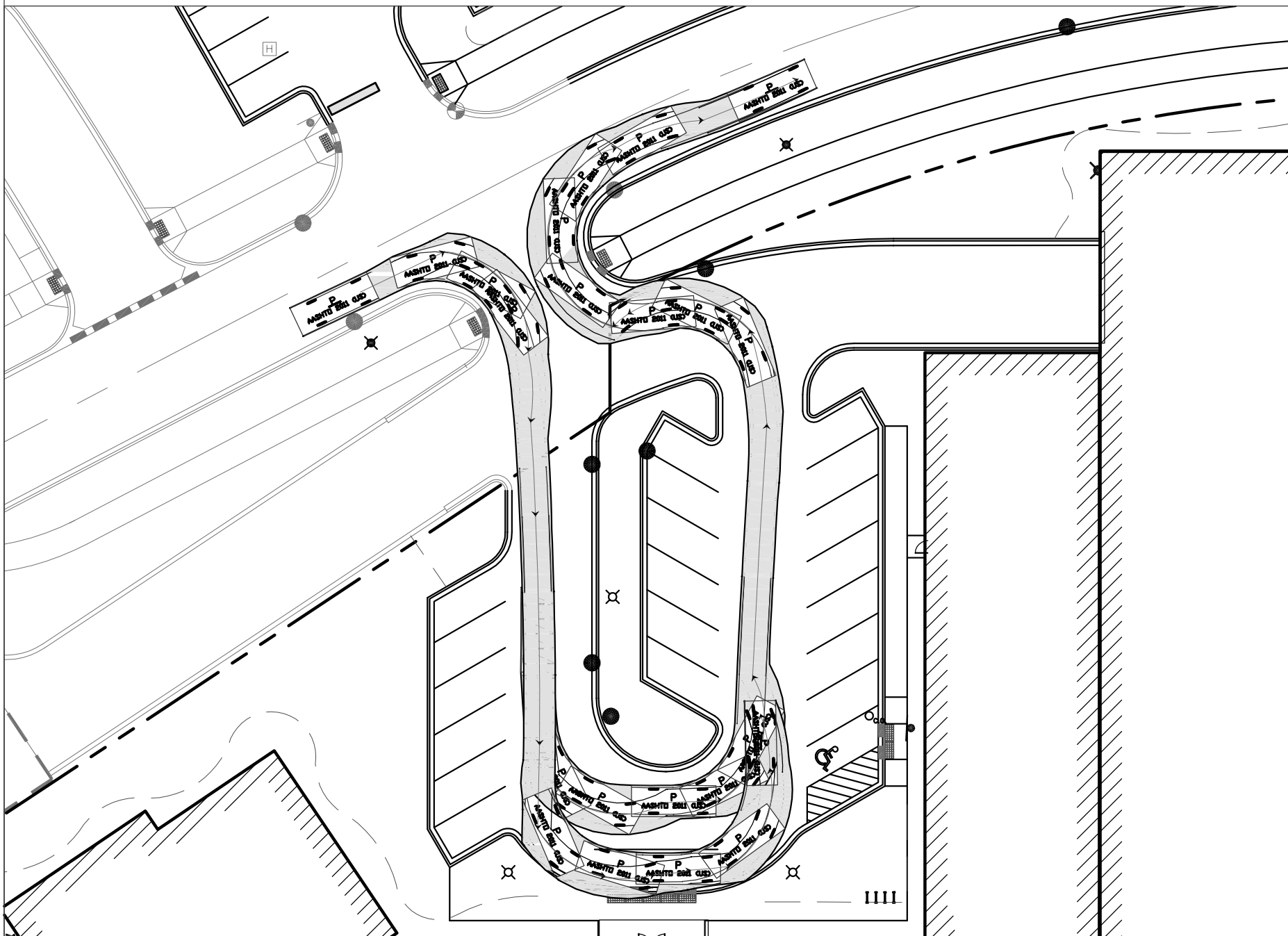
PASSENGER - ZONE D - NORTH ACCESS



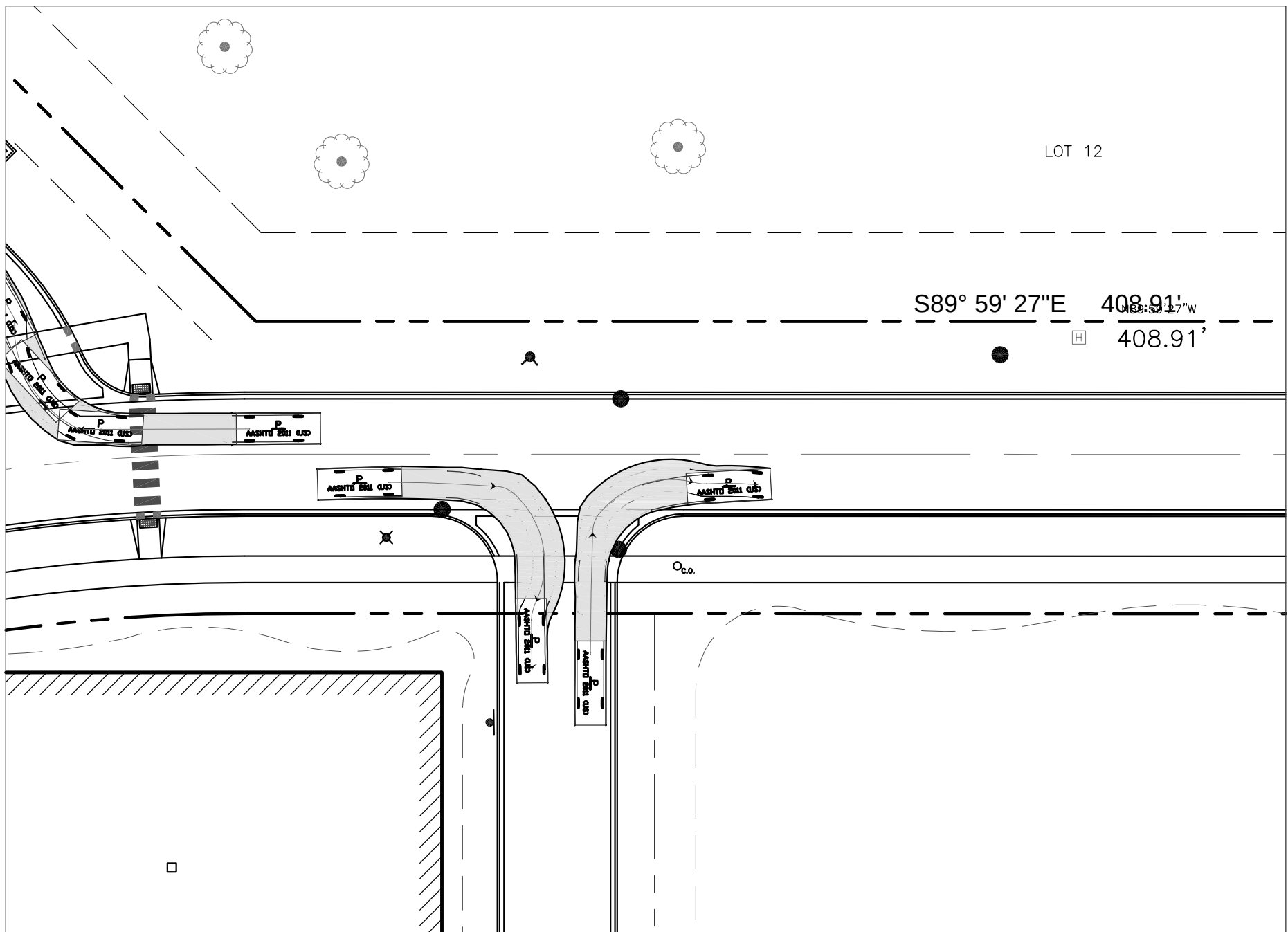
PASSENGER - ZONE D - EAST ACCESS



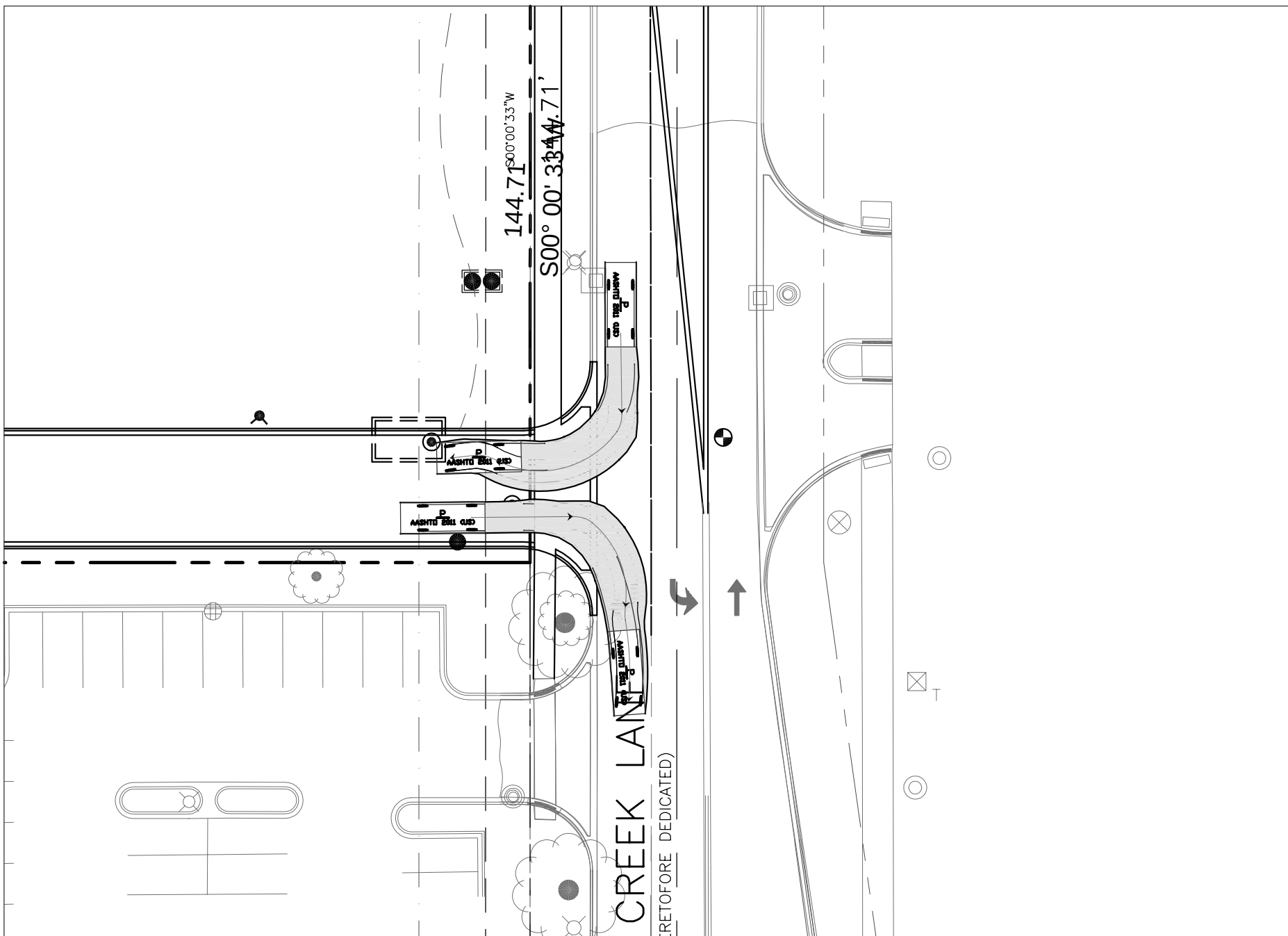
PASSENGER - ZONE A - SOUTHEAST



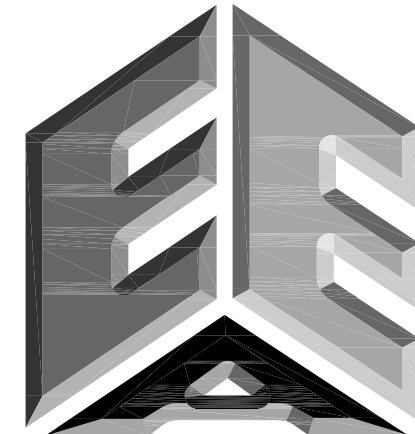
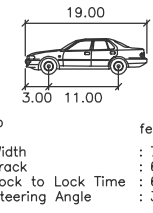
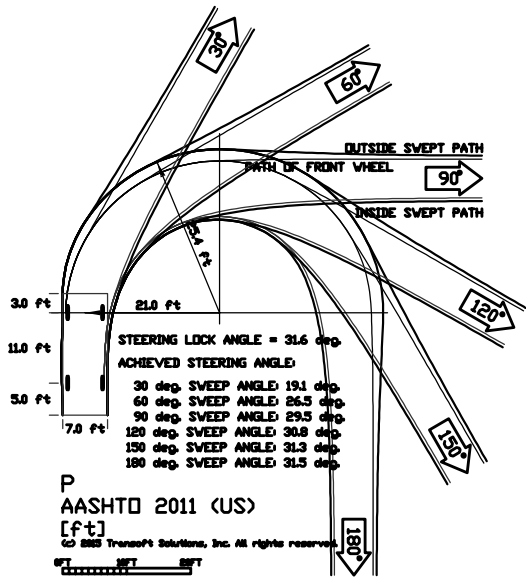
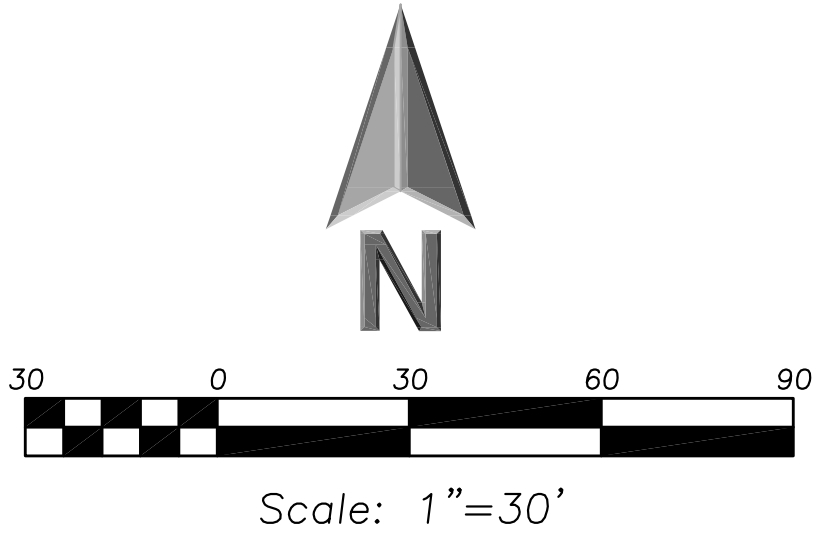
PASSENGER - ADR II - ENTRY



PASSENGER - ZONE C - NORTH



PASSENGER - ZONE C - EAST



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

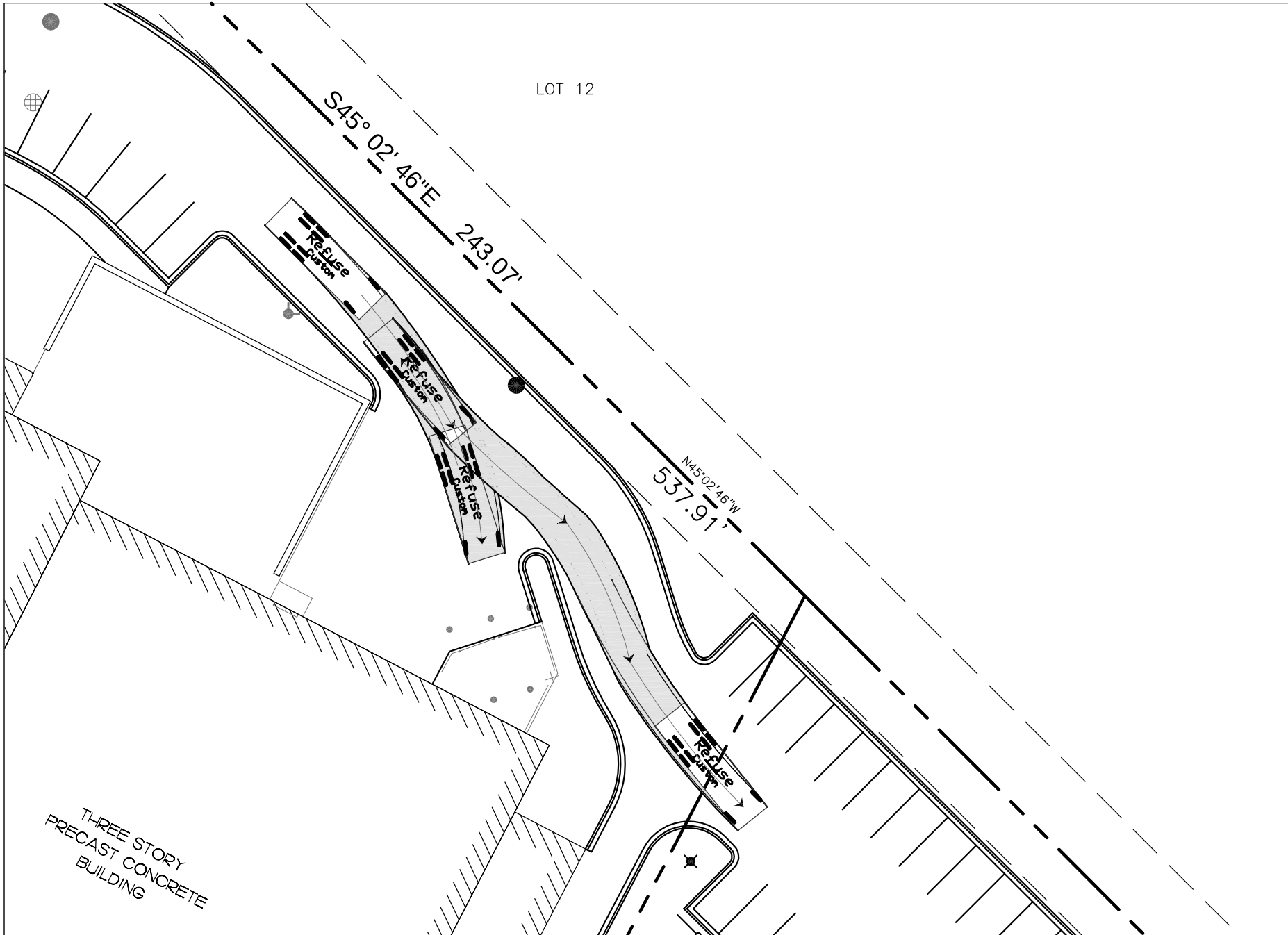
Sheet Title:

**AUTOTURN EXHIBIT
PASSENGER**

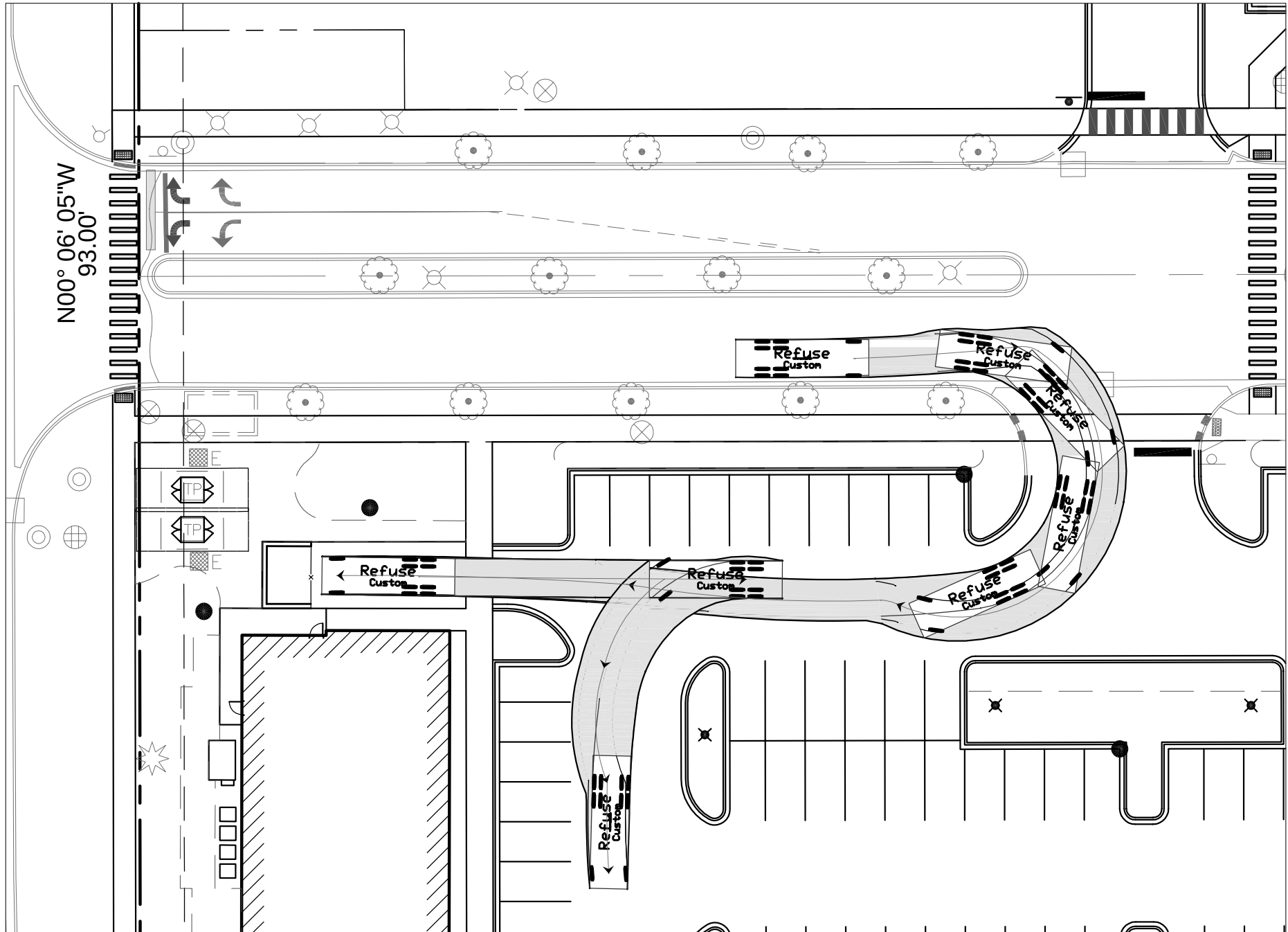
Sheet No:

C6.05

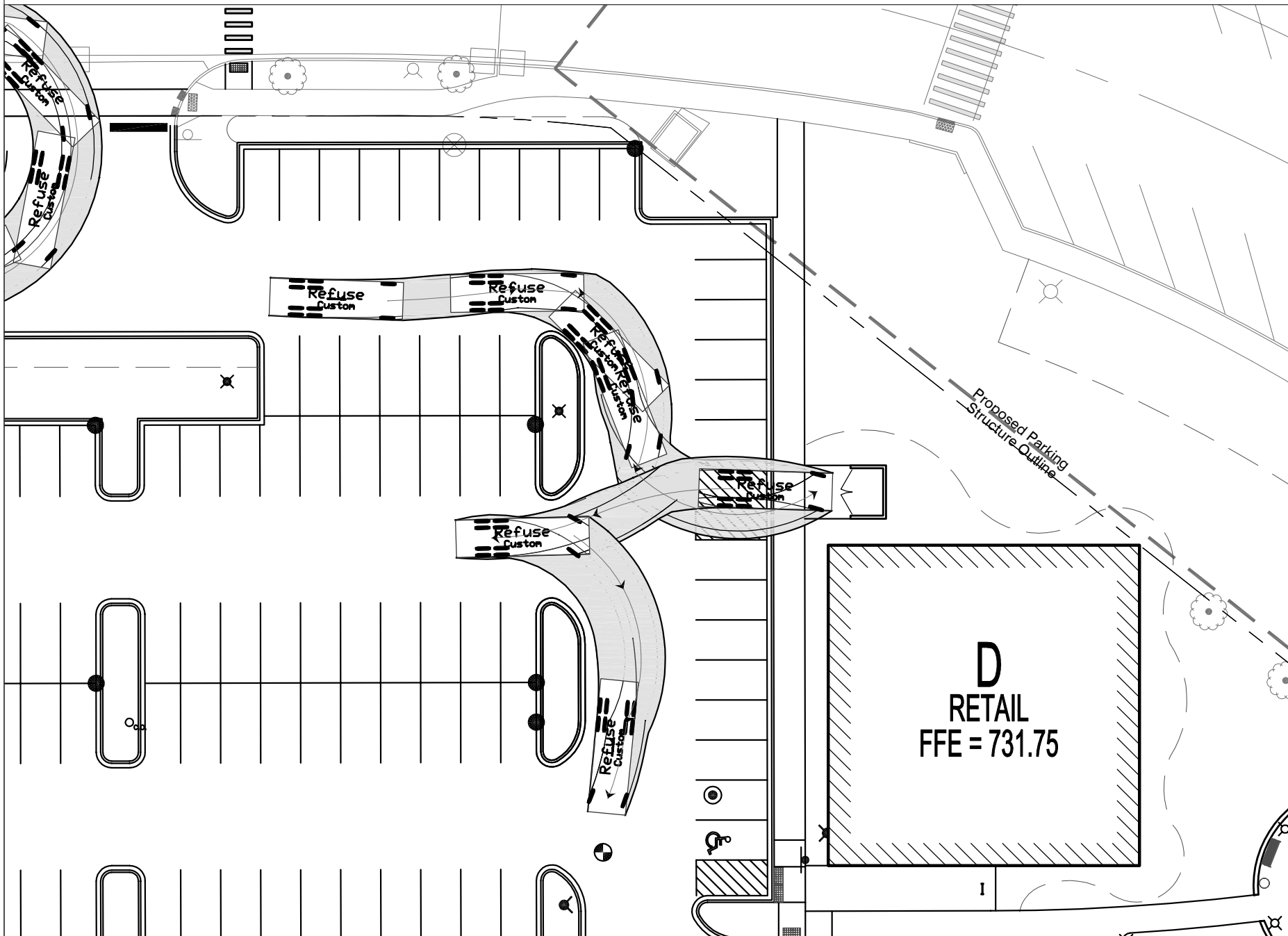
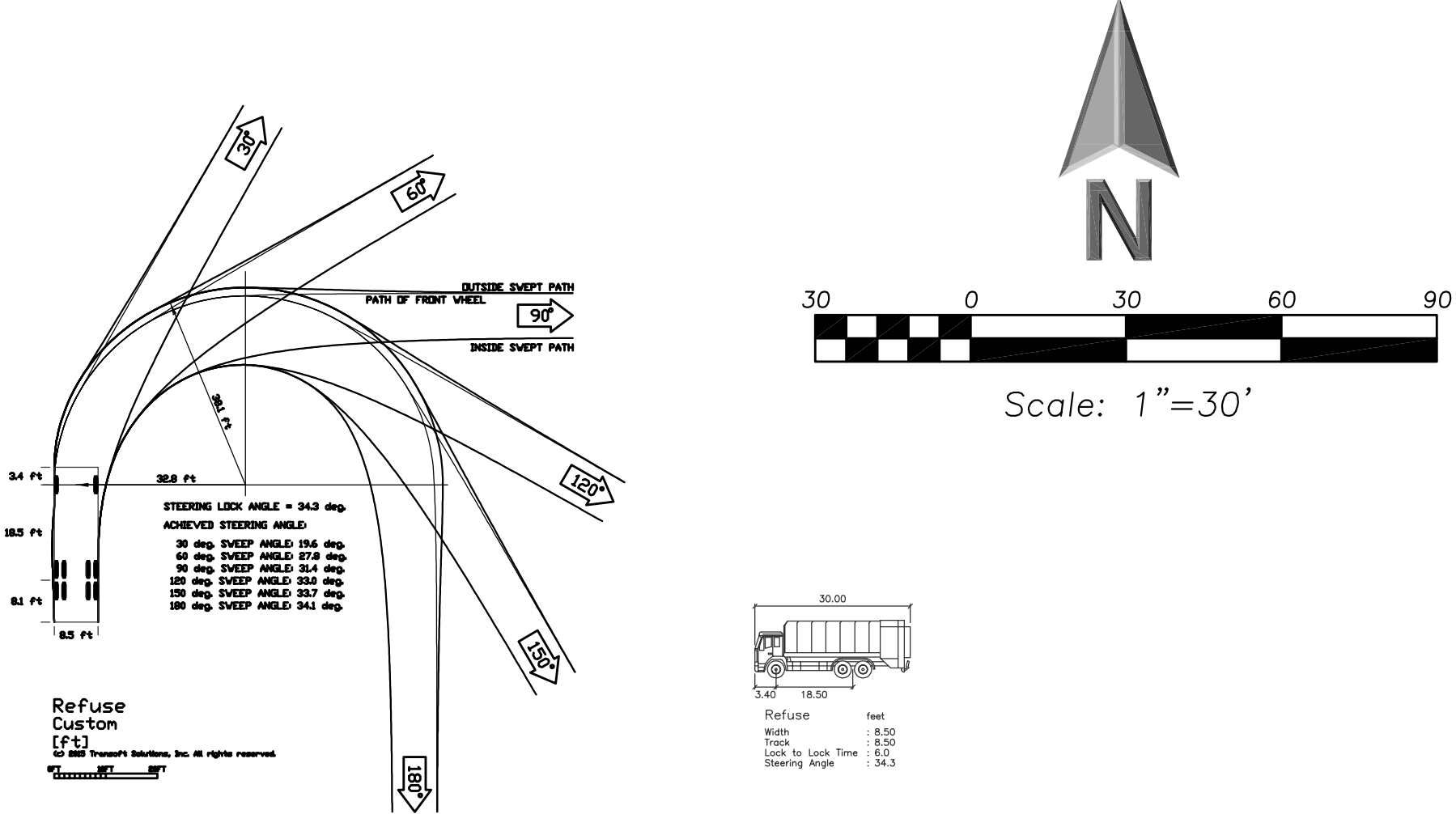
EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan.dwg
Plotted: 6/21/18 @ 9:58am By: pdimmer



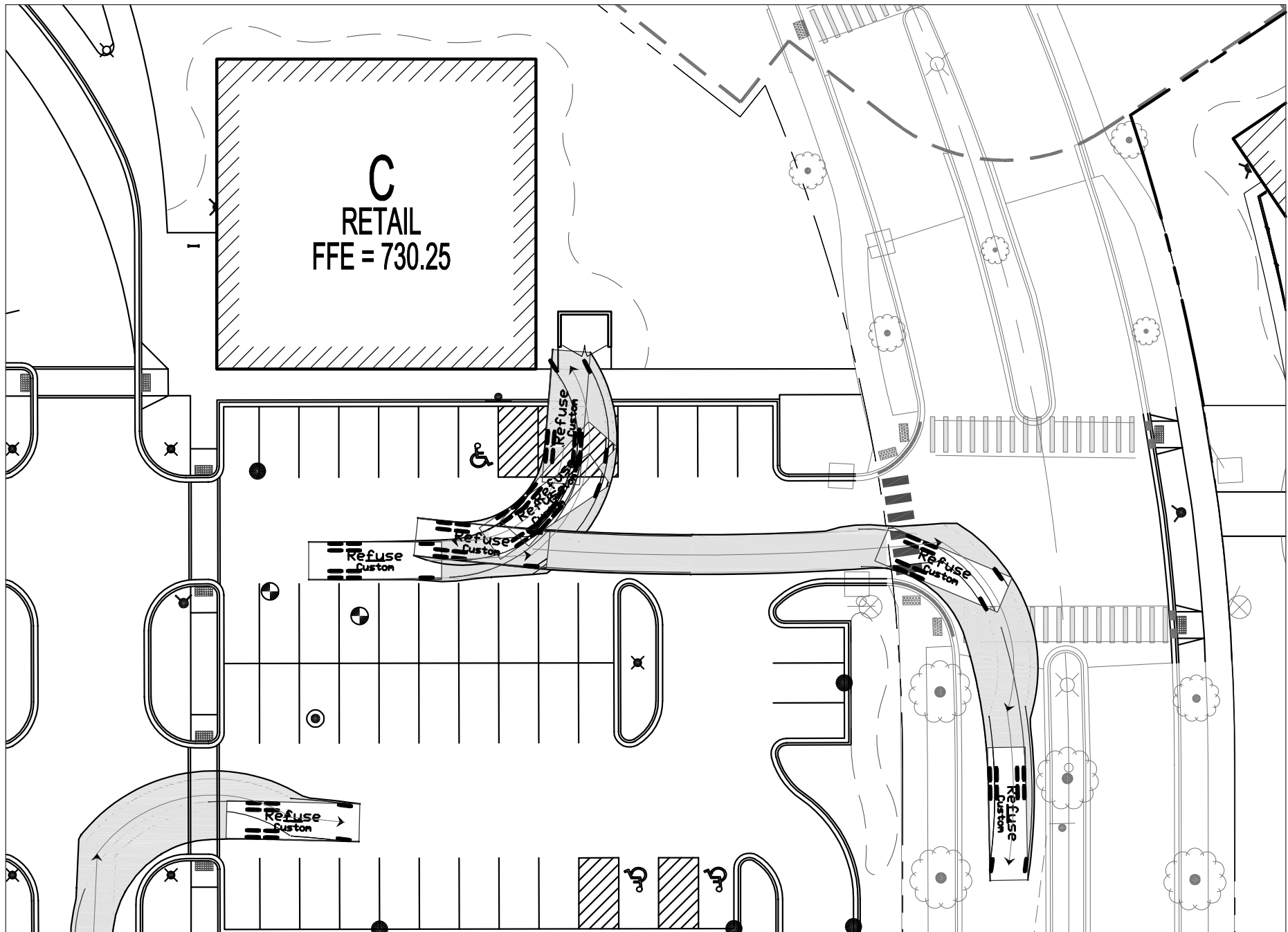
REFUSE - FIRST ACCENT



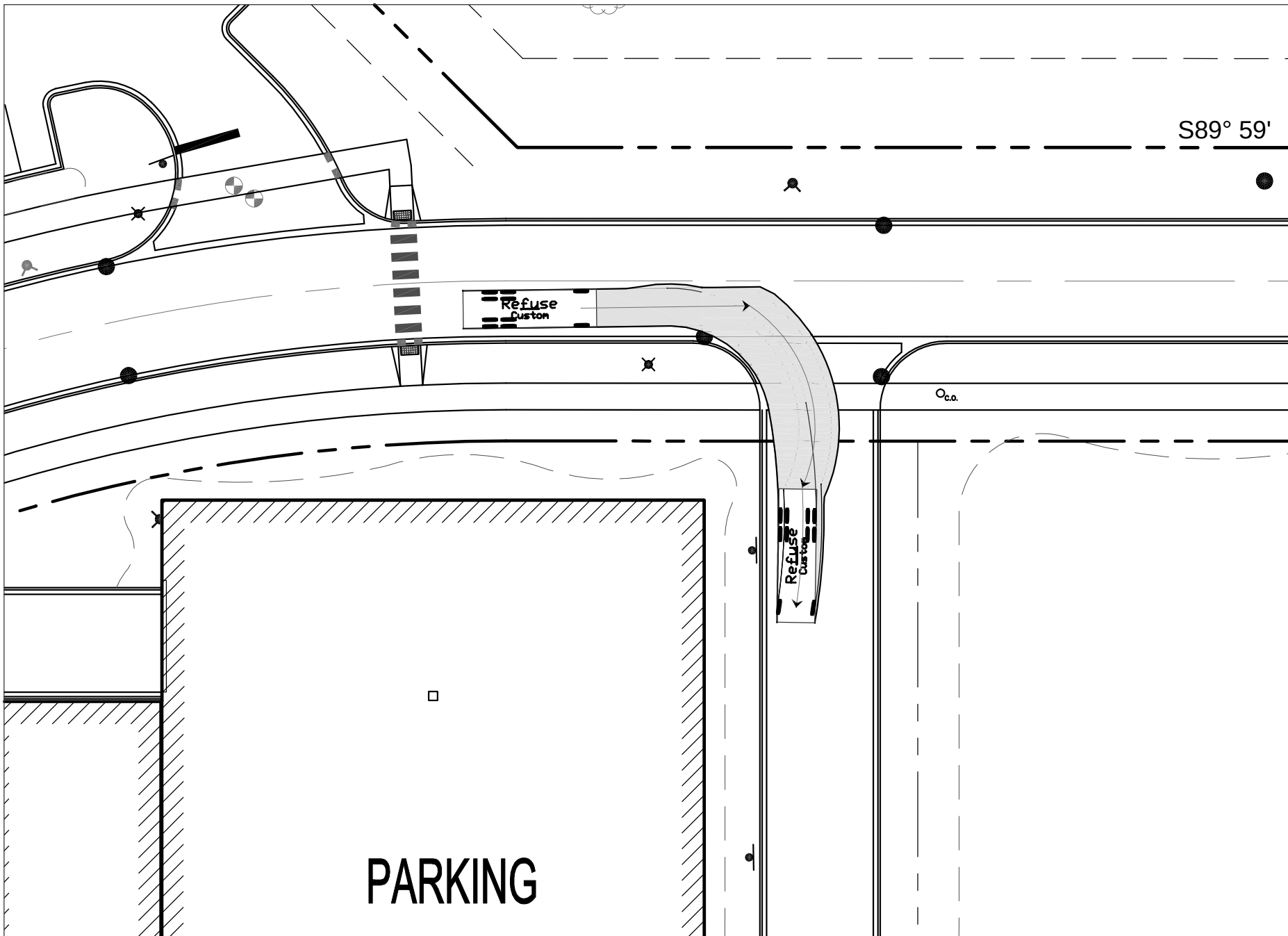
REFUSE - HOTEL



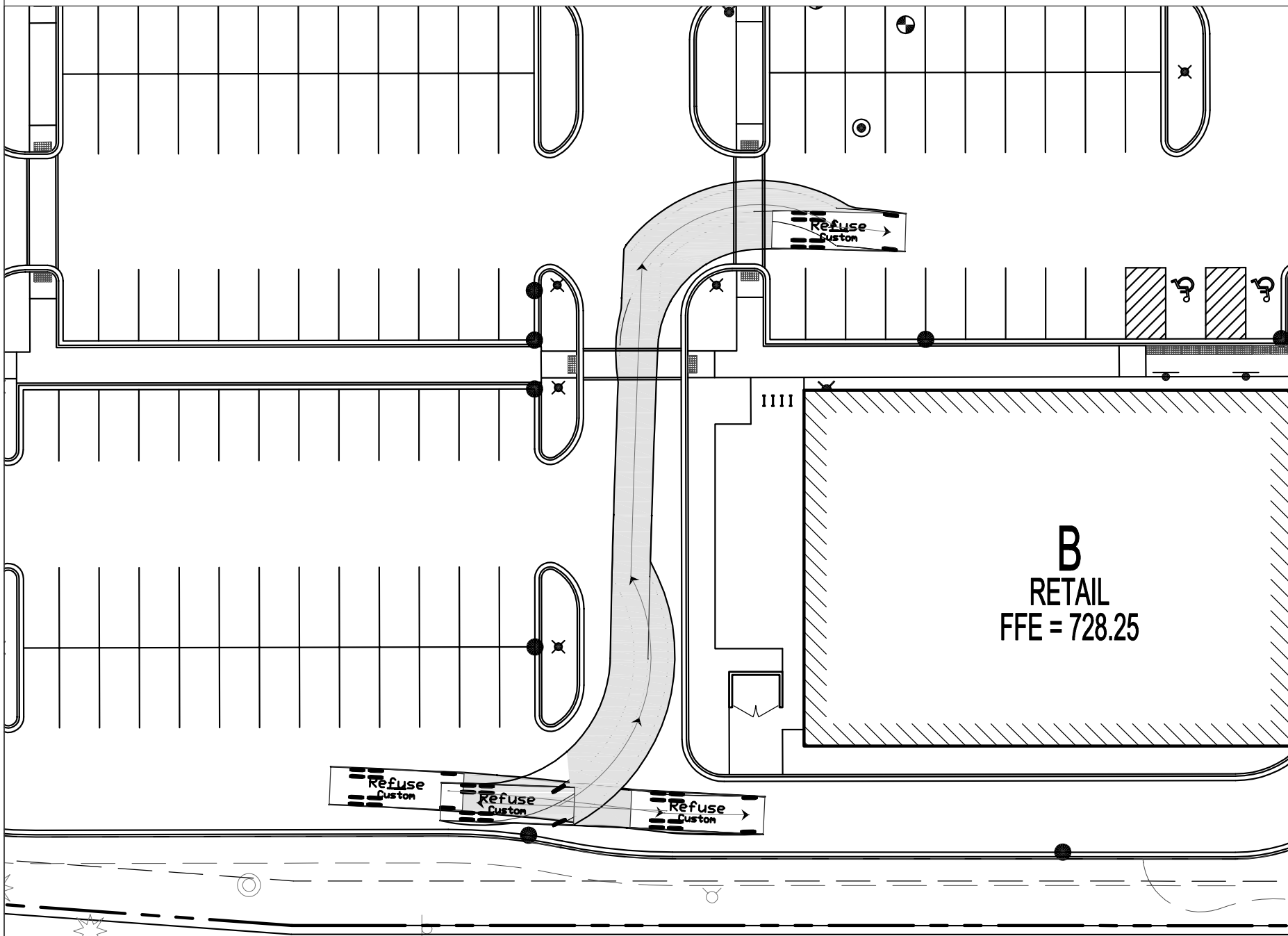
REFUSE - RETAIL D



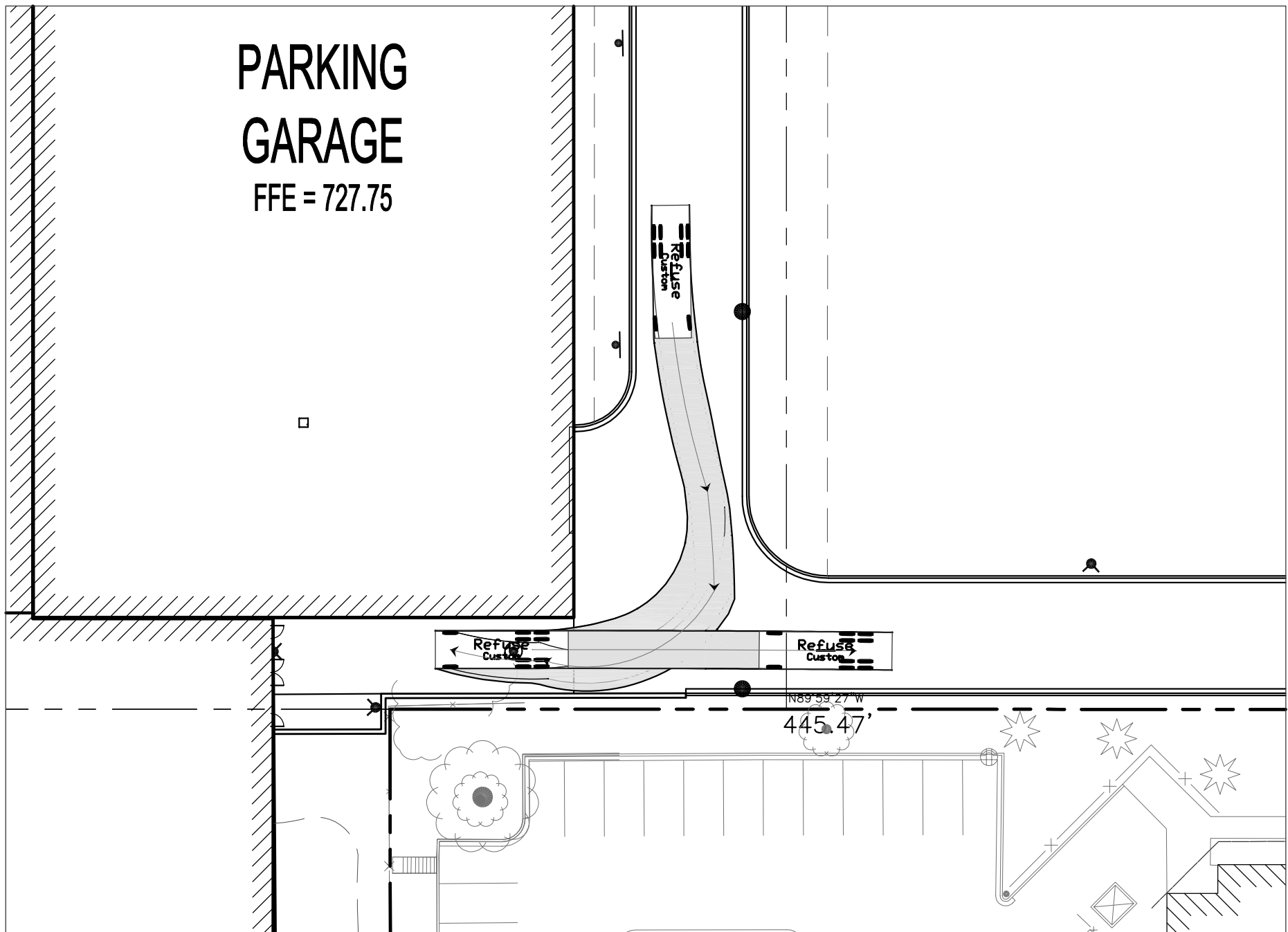
REFUSE - RETAIL C



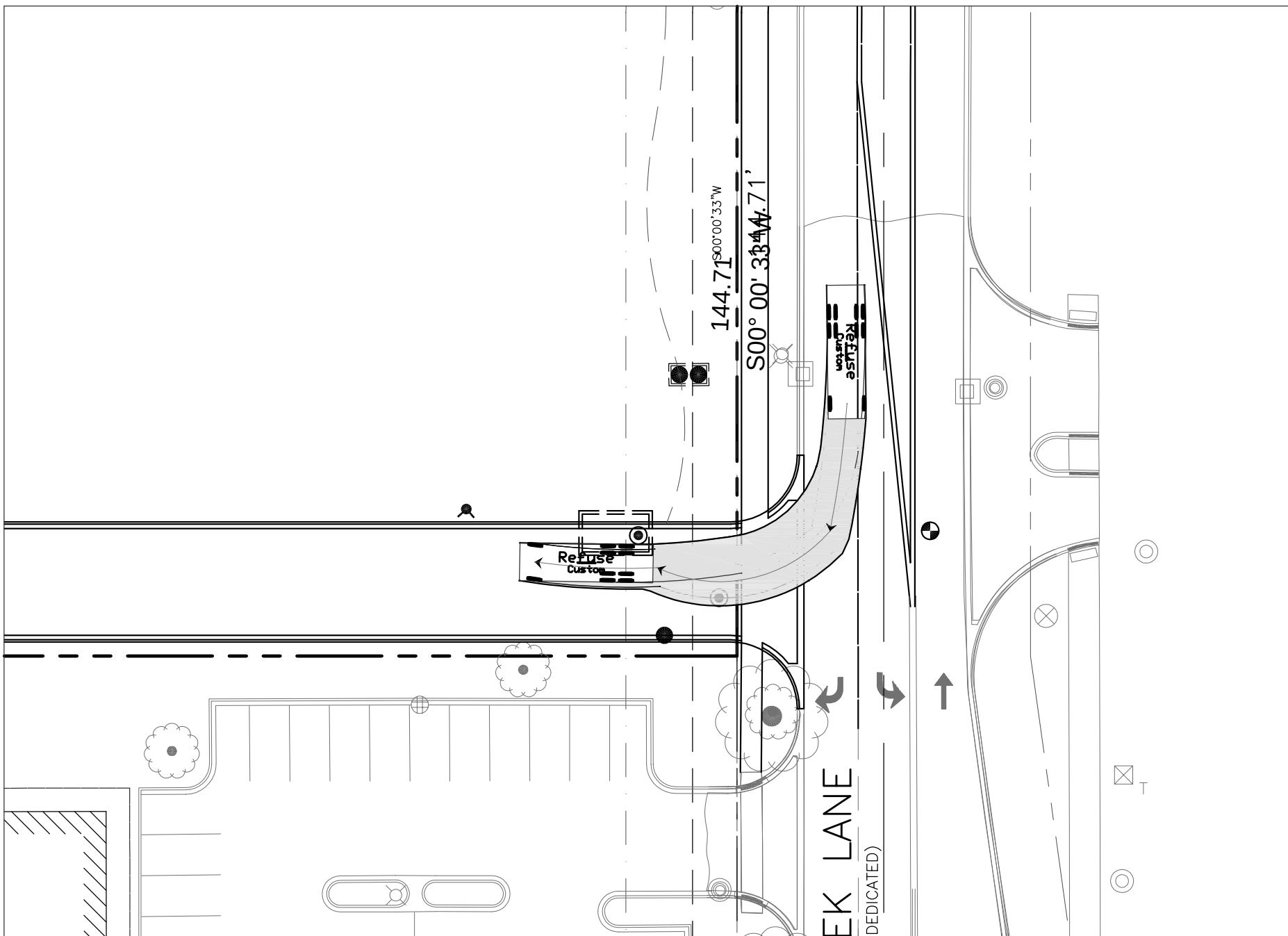
REFUSE - ZONE C



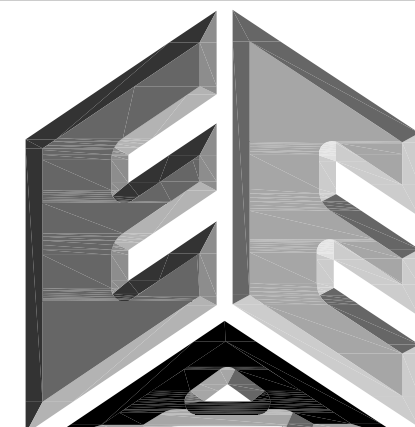
REFUSE - RETAIL B



REFUSE - ZONE C



REFUSE - ZONE C



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2019

ARLINGTON DOWNS PHASE 2 CONSTRUCTION 3400 W Euclid Avenue Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: 11/19

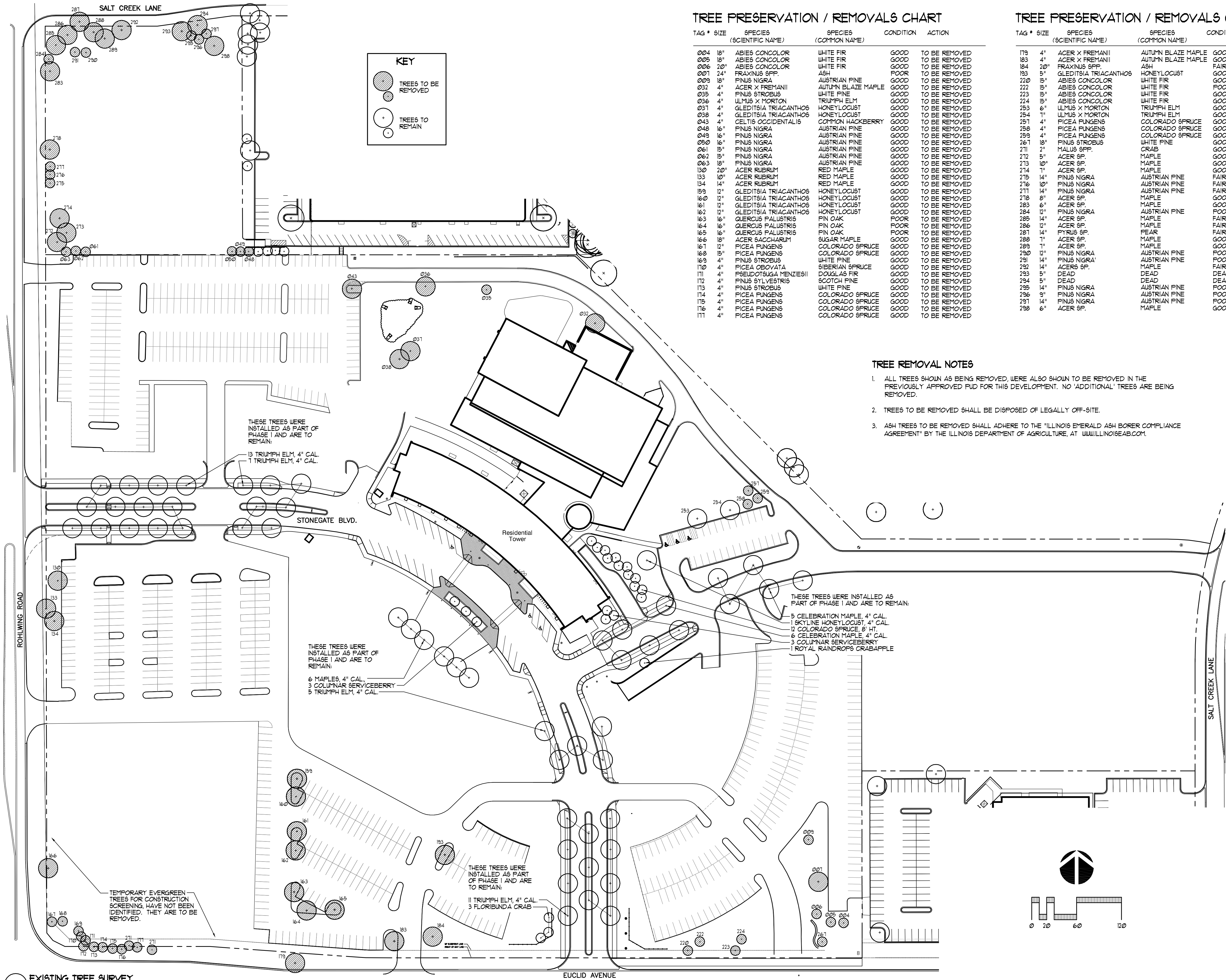
No.	Date	Description
	04/04/18	Issued For PUD Amendment
	05/08/18	Revised Per Village
	06/22/18	Revised Per Village

Design By:	PD	Date:	04/04/18
Approved By:		Project No.	

Sheet Title:
AUTOTURN EXHIBIT
REFUSE

Sheet No:

C6.06



TREE PRESERVATION / REMOVALS CHART

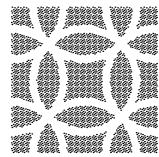
TAG #	SIZE	SPECIES (SCIENTIFIC NAME)	SPECIES (COMMON NAME)	CONDITION	ACTION
004	18"	ABIES CONCOLOR	WHITE FIR	GOOD	TO BE REMOVED
005	18"	ABIES CONCOLOR	WHITE FIR	GOOD	TO BE REMOVED
006	20"	ABIES CONCOLOR	WHITE FIR	GOOD	TO BE REMOVED
007	24"	FRAXINUS SPP.	ASH	POOR	TO BE REMOVED
009	18"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
022	4"	ACER X FREMANII	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
035	4"	FINUS STROBUS	WHITE PINE	GOOD	TO BE REMOVED
036	4"	ULMUS X MORTON	TRIUMPH ELM	GOOD	TO BE REMOVED
037	4"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
038	4"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
043	4"	CELTIS OCCIDENTALIS	COMMON HACKBERRY	GOOD	TO BE REMOVED
048	16"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
049	16"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
050	16"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
061	15"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
062	15"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
063	18"	FINUS NIGRA	AUSTRIAN PINE	GOOD	TO BE REMOVED
130	20"	ACER RUBRUM	RED MAPLE	GOOD	TO BE REMOVED
133	10"	ACER RUBRUM	RED MAPLE	GOOD	TO BE REMOVED
134	14"	ACER RUBRUM	RED MAPLE	GOOD	TO BE REMOVED
159	12"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
160	12"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
161	12"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
162	12"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
163	16"	QUERCUS PALUSTRIS	PIN OAK	POOR	TO BE REMOVED
164	16"	QUERCUS PALUSTRIS	PIN OAK	POOR	TO BE REMOVED
165	16"	QUERCUS PALUSTRIS	PIN OAK	POOR	TO BE REMOVED
166	18"	ACER SACCHARUM	SUGAR MAPLE	GOOD	TO BE REMOVED
167	12"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
168	15"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
169	4"	FINUS STROBUS	WHITE PINE	GOOD	TO BE REMOVED
170	4"	PICEA OBOVATA	SIBERIAN SPRUCE	GOOD	TO BE REMOVED
171	4"	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	GOOD	TO BE REMOVED
172	4"	FINUS STROBUS	WHITE PINE	GOOD	TO BE REMOVED
173	4"	FINUS STROBUS	WHITE PINE	GOOD	TO BE REMOVED
174	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
175	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
176	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
177	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED

TREE PRESERVATION / REMOVALS CHART

TAG #	SIZE	SPECIES (SCIENTIFIC NAME)	SPECIES (COMMON NAME)	CONDITION	ACTION
179	4"	ACER X FREMANII	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
183	4"	ACER X FREMANII	AUTUMN BLAZE MAPLE	GOOD	TO BE REMOVED
184	20"	FRAXINUS SPP.	ASH	FAIR	TO BE REMOVED
193	5"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	GOOD	TO BE REMOVED
220	15"	ABIES CONCOLOR	WHITE FIR	GOOD	TO BE REMOVED
222	15"	ABIES CONCOLOR	WHITE FIR	POOR	TO BE REMOVED
223	15"	ABIES CONCOLOR	WHITE FIR	GOOD	TO BE REMOVED
224	15"	ABIES CONCOLOR	WHITE FIR	GOOD	TO BE REMOVED
253	6"	ULMUS X MORTON	TRIUMPH ELM	GOOD	TO REMAIN
254	7"	ULMUS X MORTON	TRIUMPH ELM	GOOD	TO REMAIN
257	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
258	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
259	4"	PICEA FUNGENS	COLORADO SPRUCE	GOOD	TO BE REMOVED
267	18"	FINUS STROBUS	WHITE PINE	GOOD	TO BE REMOVED
271	2"	MALUS SPP.	CRAB	GOOD	TO BE REMOVED
272	5"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
273	10"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
274	7"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
275	14"	FINUS NIGRA	AUSTRIAN PINE	FAIR	TO BE REMOVED
276	10"	FINUS NIGRA	AUSTRIAN PINE	FAIR	TO BE REMOVED
277	14"	FINUS NIGRA	AUSTRIAN PINE	FAIR	TO BE REMOVED
278	8"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
283	6"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
284	12"	FINUS NIGRA	AUSTRIAN PINE	POOR	TO BE REMOVED
285	14"	ACER SPP.	MAPLE	FAIR	TO BE REMOVED
286	12"	ACER SPP.	MAPLE	FAIR	TO BE REMOVED
287	14"	PYRUS SPP.	PEAR	FAIR	TO BE REMOVED
288	7"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
289	7"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED
290	12"	FINUS NIGRA	AUSTRIAN PINE	POOR	TO BE REMOVED
291	14"	FINUS NIGRA	AUSTRIAN PINE	POOR	TO BE REMOVED
292	14"	ACERS SPP.	MAPLE	FAIR	TO BE REMOVED
293	5"	DEAD	DEAD	DEAD	TO BE REMOVED
294	5"	DEAD	DEAD	DEAD	TO BE REMOVED
295	14"	FINUS NIGRA	AUSTRIAN PINE	POOR	TO BE REMOVED
296	9"	FINUS NIGRA	AUSTRIAN PINE	POOR	TO BE REMOVED
297	14"	FINUS NIGRA	AUSTRIAN PINE	POOR	TO BE REMOVED
298	6"	ACER SPP.	MAPLE	GOOD	TO BE REMOVED

TREE REMOVAL NOTES

- ALL TREES SHOWN AS BEING REMOVED, WERE ALSO SHOWN TO BE REMOVED IN THE PREVIOUSLY APPROVED PUD FOR THIS DEVELOPMENT. NO 'ADDITIONAL' TREES ARE BEING REMOVED.
- TREES TO BE REMOVED SHALL BE DISPOSED OF LEGALLY OFF-SITE.
- ASH TREES TO BE REMOVED SHALL ADHERE TO THE 'ILLINOIS EMERALD ASH BORER COMPLIANCE AGREEMENT' BY THE ILLINOIS DEPARTMENT OF AGRICULTURE, AT WWW.ILLINOISEAB.COM.



DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

312 427-2888
www.dwpiltd.com

Revisions

8.

7.

6.

5.

4.

3. PLAN COMMISSION REVISION 6/22/18

2. PLAN COMMISSION REVISION 5/09/18

1. ISSUED FOR PLANNING COMMISSION REVIEW 4/04/18

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

TREE
SURVEY

Date

4/07/18

Project No.

DWP 18-120

Scale

1" = 60'-0"

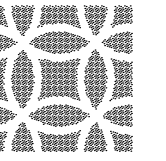
Sheet No.

L-1.0

Drawn By

FERGUSON

Approved



DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

312 427-2888
www.dwpiltd.com

Revisions

8.	
7.	
6.	
5.	
4.	
3.	PLAN COMMISSION REVISION 6/22/18
2.	PLAN COMMISSION REVISION 5/09/18
1.	ISSUED FOR PLANNING COMMISSION REVIEW 4/04/18

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

OVERALL
LANDSCAPE
PLAN

Date

4/07/18

Project No.

DWP 18-120

Scale

1" = 60'-0"

Sheet No.

L-2.0

Drawn By

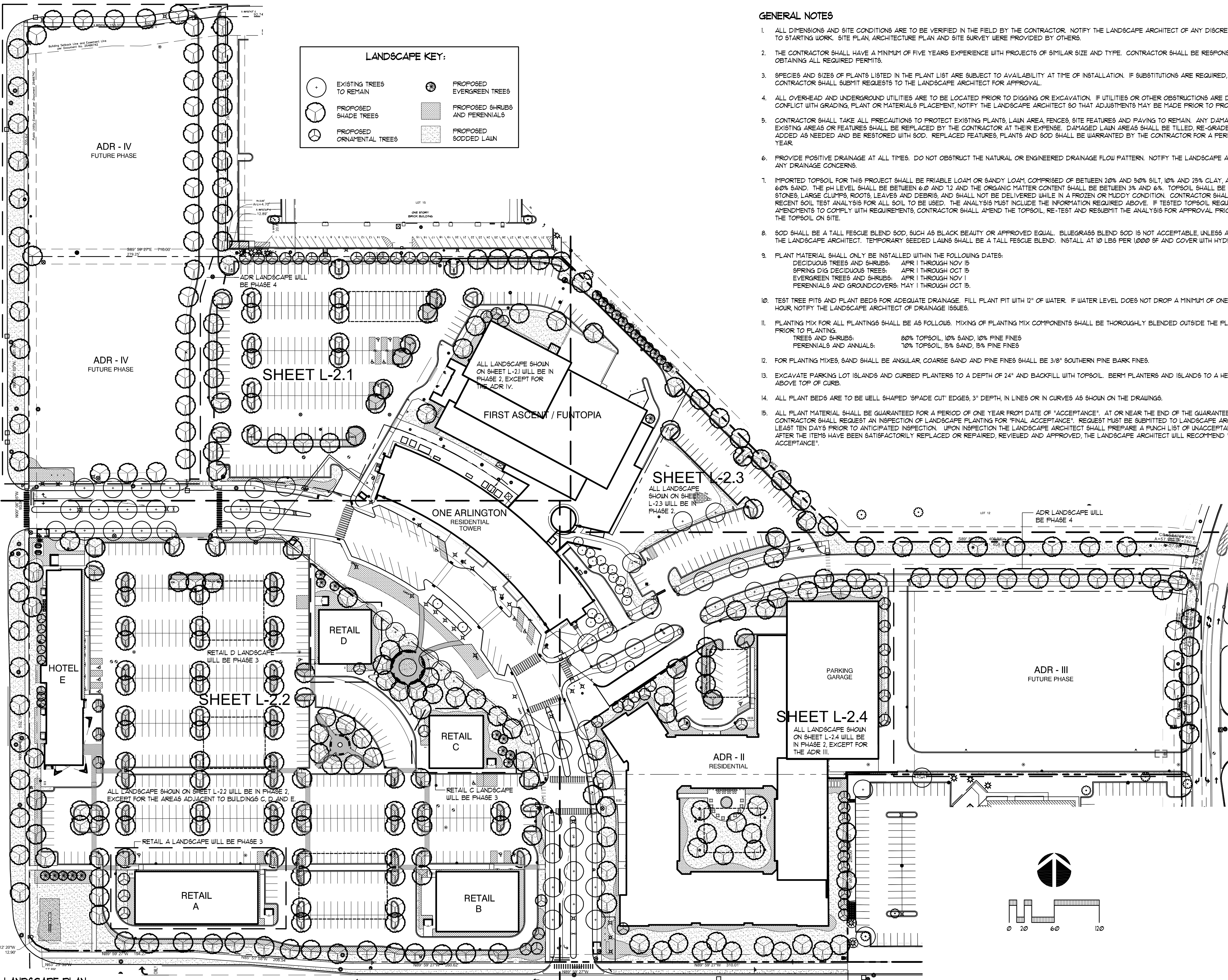
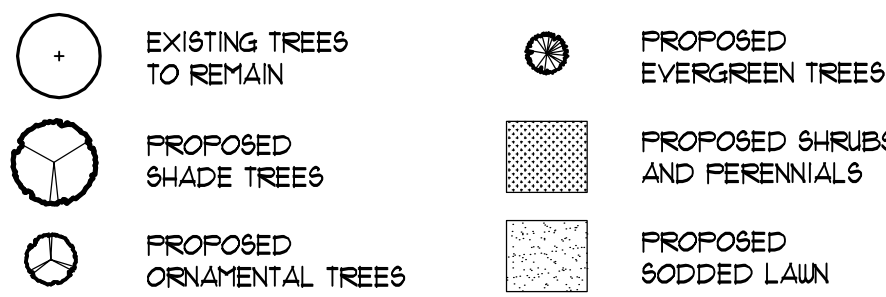
FERGUSON

Approved

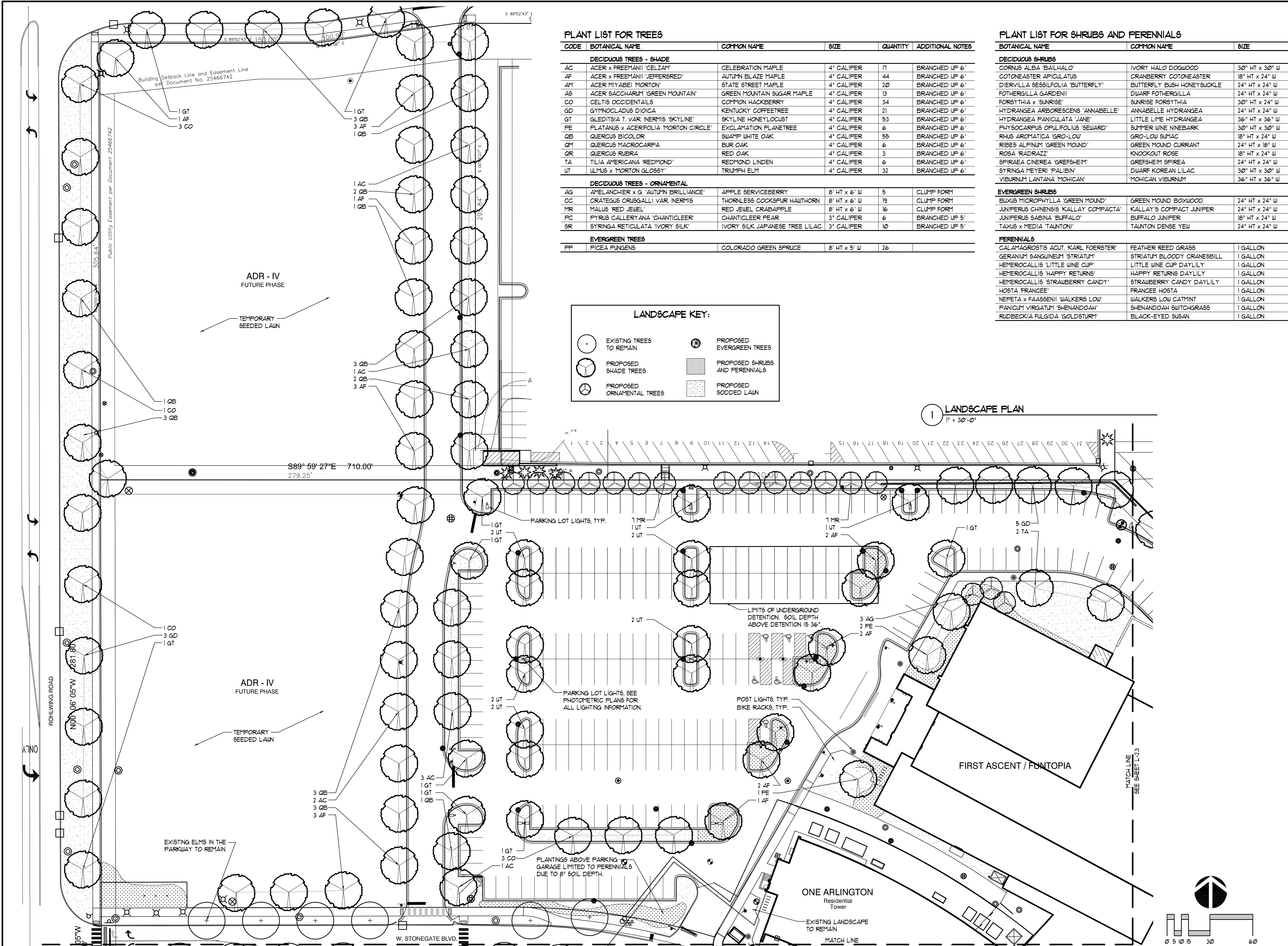
GENERAL NOTES

- ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FEATURES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.0 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. TEMPORARY SEEDED LAWNS SHALL BE A TALL FESCUE BLEND. INSTALL AT 10 LBS PER 1000 SF AND COVER WITH HYDROMULCH.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
DECIDUOUS TREES AND SHRUBS: APR 1 THROUGH NOV 15
SPRING DIG DECIDUOUS TREES: APR 1 THROUGH OCT 15
EVERGREEN TREES AND SHRUBS: APR 1 THROUGH NOV 1
PERENNIALS AND GROUNDCOVERS: MAY 1 THROUGH OCT 15.
- TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
TREES AND SHRUBS: 80% TOPSOIL, 10% SAND, 10% PINE FINES
PERENNIALS AND ANNUALS: 10% TOPSOIL, 15% SAND, 15% PINE FINES
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24" AND BACKFILL WITH TOPSOIL. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
- ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF 'ACCEPTANCE'. AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR 'FINAL ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'FINAL ACCEPTANCE'.

LANDSCAPE KEY:



LANDSCAPE PLAN
1" = 60'-0"



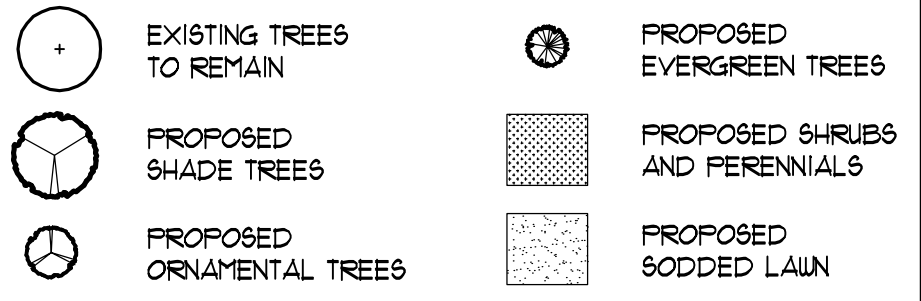
PLANT LIST FOR TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
DECIDUOUS TREES - SHADE					
AC	ACER x FREEMANII 'CELZAM'	CELEBRATION MAPLE	4" CALIFER	11	BRANCHED UP 6'
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	4" CALIFER	44	BRANCHED UP 6'
AM	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	4" CALIFER	20	BRANCHED UP 6'
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	4" CALIFER	13	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4" CALIFER	34	BRANCHED UP 6'
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	4" CALIFER	21	BRANCHED UP 6'
GT	GLEDITSIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	4" CALIFER	53	BRANCHED UP 6'
PE	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION PLANTREE	4" CALIFER	6	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CALIFER	55	BRANCHED UP 6'
QM	QUERCUS MACROCARPA	BUR OAK	4" CALIFER	6	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	4" CALIFER	3	BRANCHED UP 6'
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	4" CALIFER	6	BRANCHED UP 6'
UT	ULMUS x 'MORTON GLOSSY'	TRIUMPH ELM	4" CALIFER	32	BRANCHED UP 6'
DECIDUOUS TREES - ORNAMENTAL					
AG	AMELANCHIER x G. 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY	8' HT x 6' W	5	CLUMP FORM
CC	CRATEGUS CRUGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	8' HT x 6' W	19	CLUMP FORM
MR	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	8' HT x 6' W	16	CLUMP FORM
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIFER	6	BRANCHED UP 5'
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CALIFER	10	BRANCHED UP 5'
EVERGREEN TREES					
PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	8' HT x 5' W	26	

PLANT LIST FOR SHRUBS AND PERENNIALS

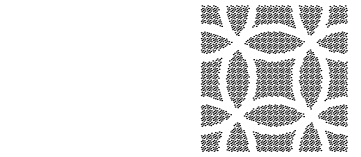
BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS		
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	30" HT x 30" W
COTONEASTER APICULATUS	CRANBERRY COTONEASTER	18" HT x 24" W
DIERVILLA BISSILFOLIA 'BUTTERFLY'	BUTTERFLY BUSH HONEYSUCKLE	24" HT x 24" W
FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" HT x 24" W
FORSYTHIA x 'SUNRISE'	SUNRISE FORSYTHIA	30" HT x 24" W
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT x 24" W
HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	36" HT x 36" W
PHYSCOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	30" HT x 30" W
RAJUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT x 24" W
RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND CURRANT	24" HT x 18" W
ROSA 'RADRAZZ'	KNOCKOUT ROSE	18" HT x 24" W
SPIRAEA CINEREA 'GREFSHHEIM'	GREFSHHEIM SPIREA	24" HT x 24" W
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	30" HT x 30" W
VIURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	36" HT x 36" W
EVERGREEN SHRUBS		
BUXUS MICROPHYLLA 'GREEN MOUND'	GREEN MOUND BOXWOOD	24" HT x 24" W
JUNIPERUS CHINENSIS KALLAY COMPACTA'	KALLAY'S COMPACT JUNIFER	24" HT x 24" W
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIFER	18" HT x 24" W
TAXUS x MEDIA 'TAUNTON'	TAUNTON DENSE YEW	24" HT x 24" W
PERENNIALS		
CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON
GERANIUM SANGUINEUM 'STRIATUM'	STRIATUM BLOODY CRANESBILL	1 GALLON
HEMEROCALLIS 'LITTLE WINE CUP'	LITTLE WINE CUP DAYLILY	1 GALLON
HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON
HEMEROCALLIS 'STRAWBERRY CANDY'	STRAWBERRY CANDY DAYLILY	1 GALLON
HOSTA 'FRANCEE'	FRANCEE HOSTA	1 GALLON
NEPETA x FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GALLON
PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	1 GALLON
RUDEBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON

LANDSCAPE KEY:



LANDSCAPE PLAN

1" = 30'-0"



DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

312 427-2888
www.dwpiltd.com

Revisions

8.

7.

6.

5.

4.

3. PLAN COMMISSION REVISION 6/22/18

2. PLAN COMMISSION REVISION 5/09/18

1. ISSUED FOR PLANNING
COMMISSION REVIEW 4/04/18

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE
PLAN - NW

Date

4/07/18

Project No.

DWP 18-120

Scale

1" = 30'-0"

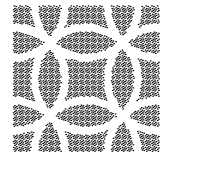
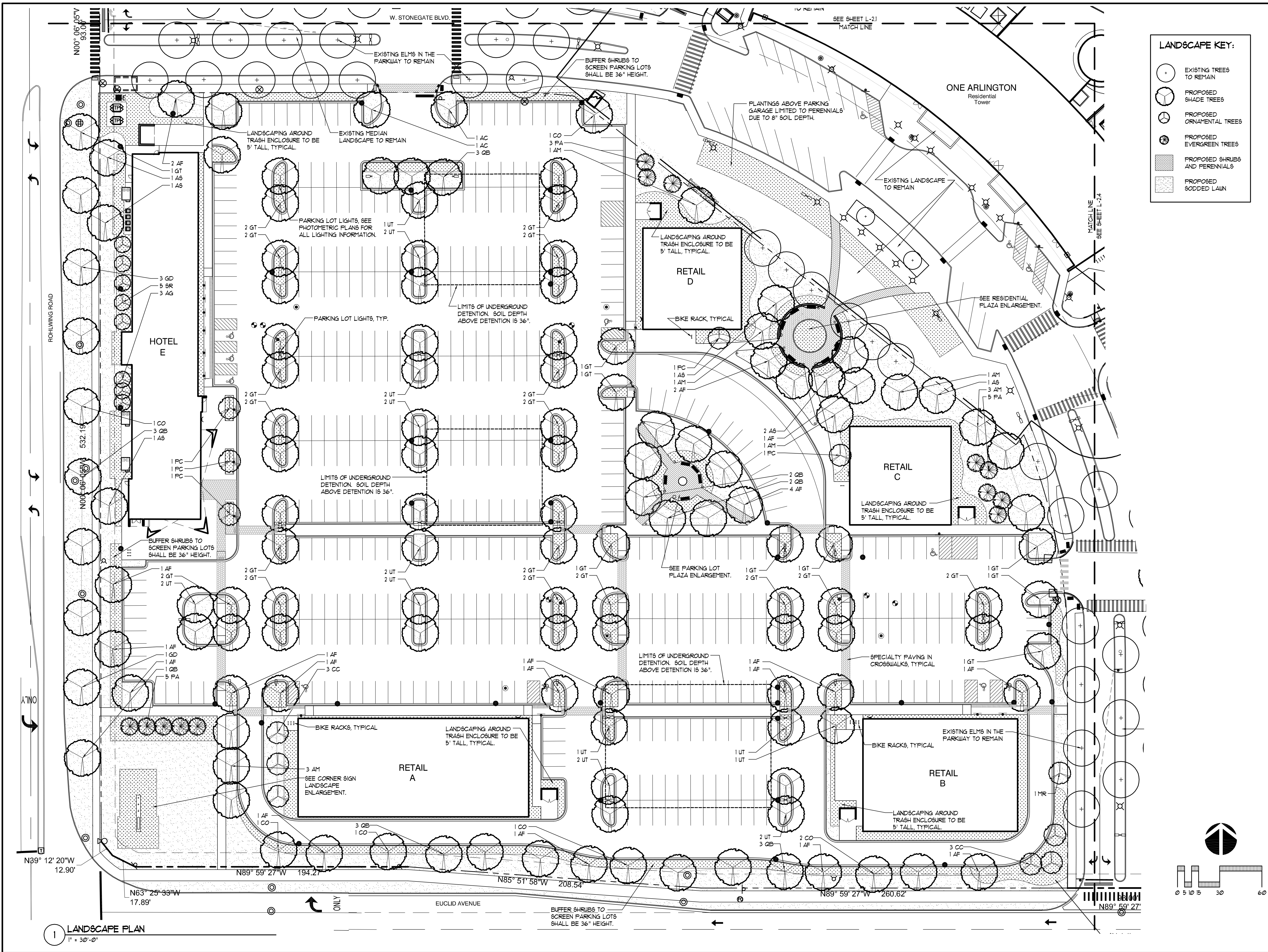
Sheet No.

L-2.1

Drawn By

FERGUSON

Approved



**DANIEL WEINBACH
&
PARTNERS, LTD.**
Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpiltd.com

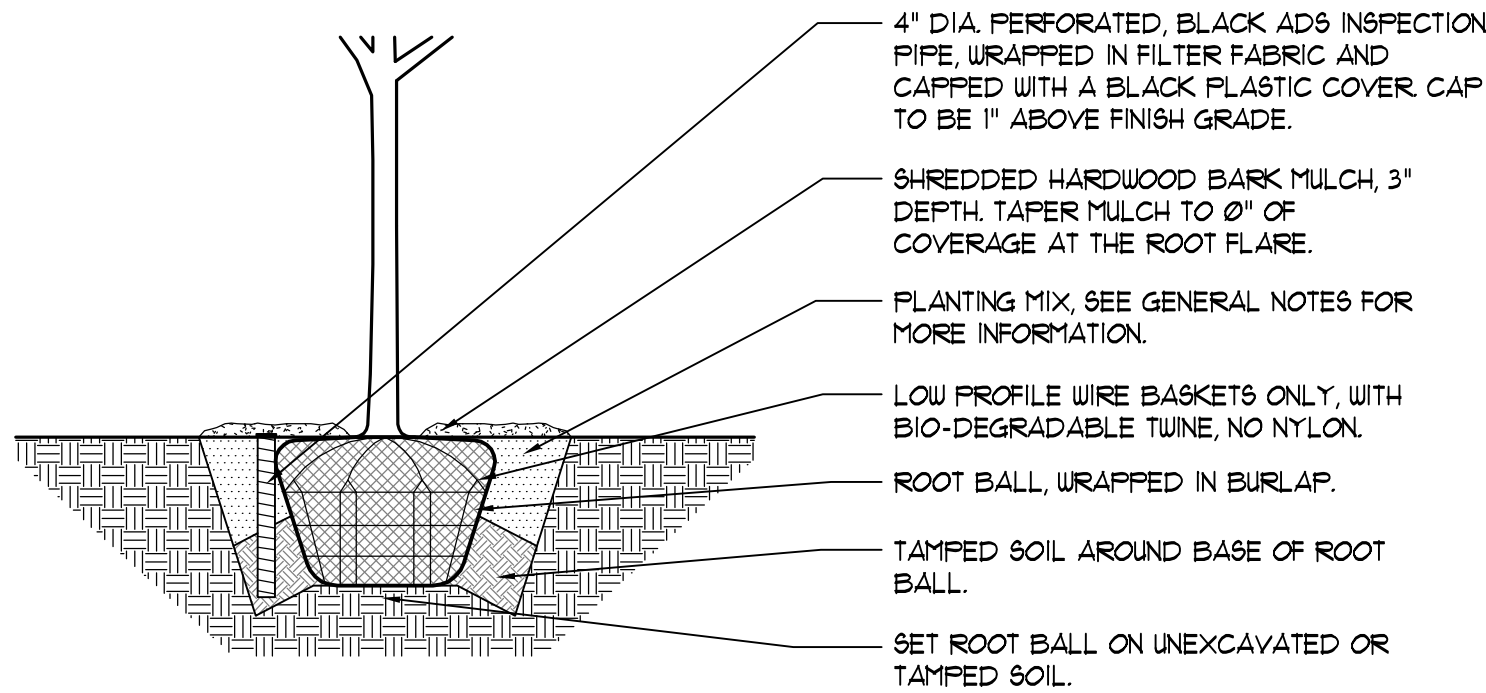
Revisions	
8.	
7.	
6.	
5.	
4.	
3.	PLAN COMMISSION REVISION 6/22/18
2.	PLAN COMMISSION REVISION 5/09/18
1.	ISSUED FOR PLANNING COMMISSION REVIEW 4/04/18

Project
**ARLINGTON
DOWNS
PUD REVISION**
EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title
**LANDSCAPE
PLAN - SW**

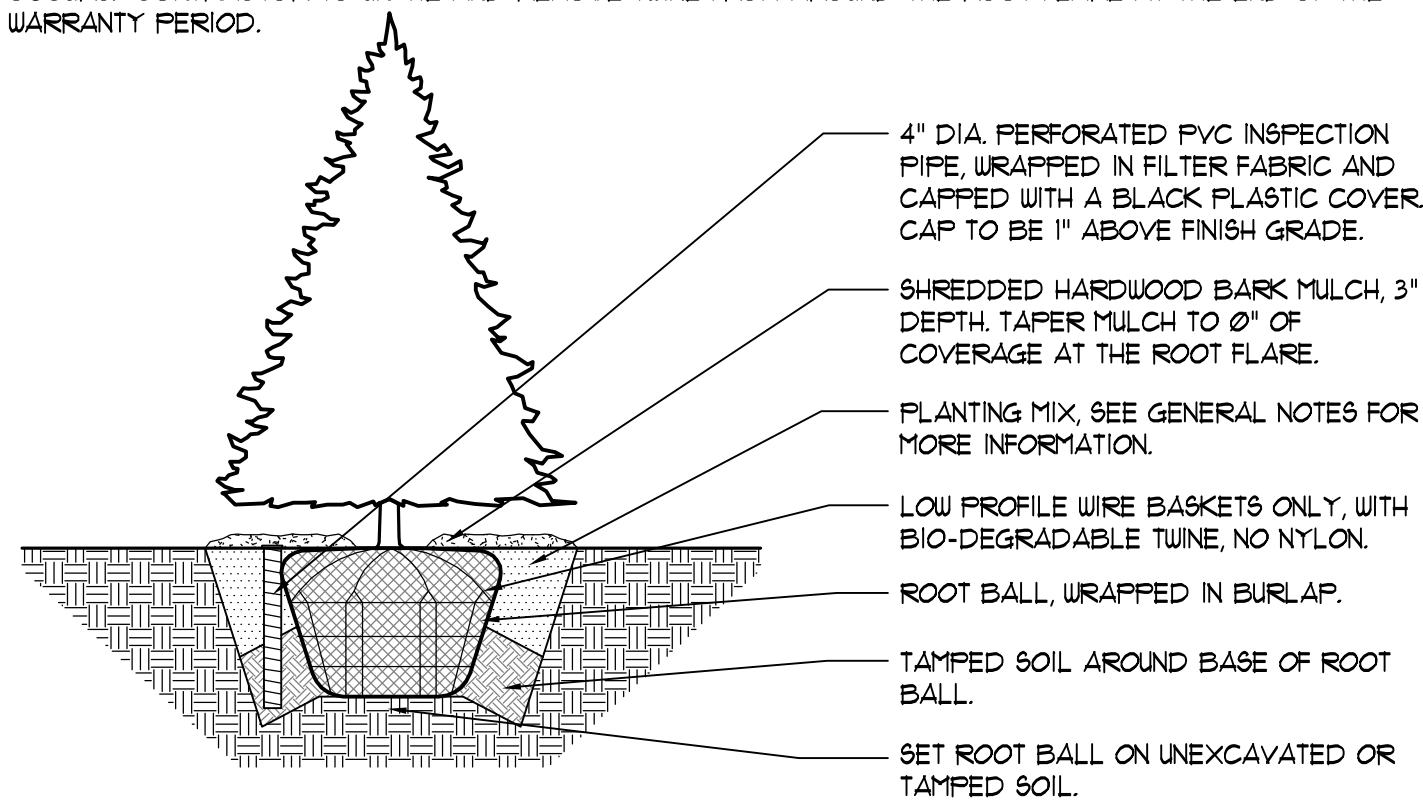
Date 4/07/18	Project No. DWP 18-120
Scale 1" = 30'-0"	Sheet No. L-2.2
Drawn By FERGUSON	
Approved	

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 5% -10% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 15%-20% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



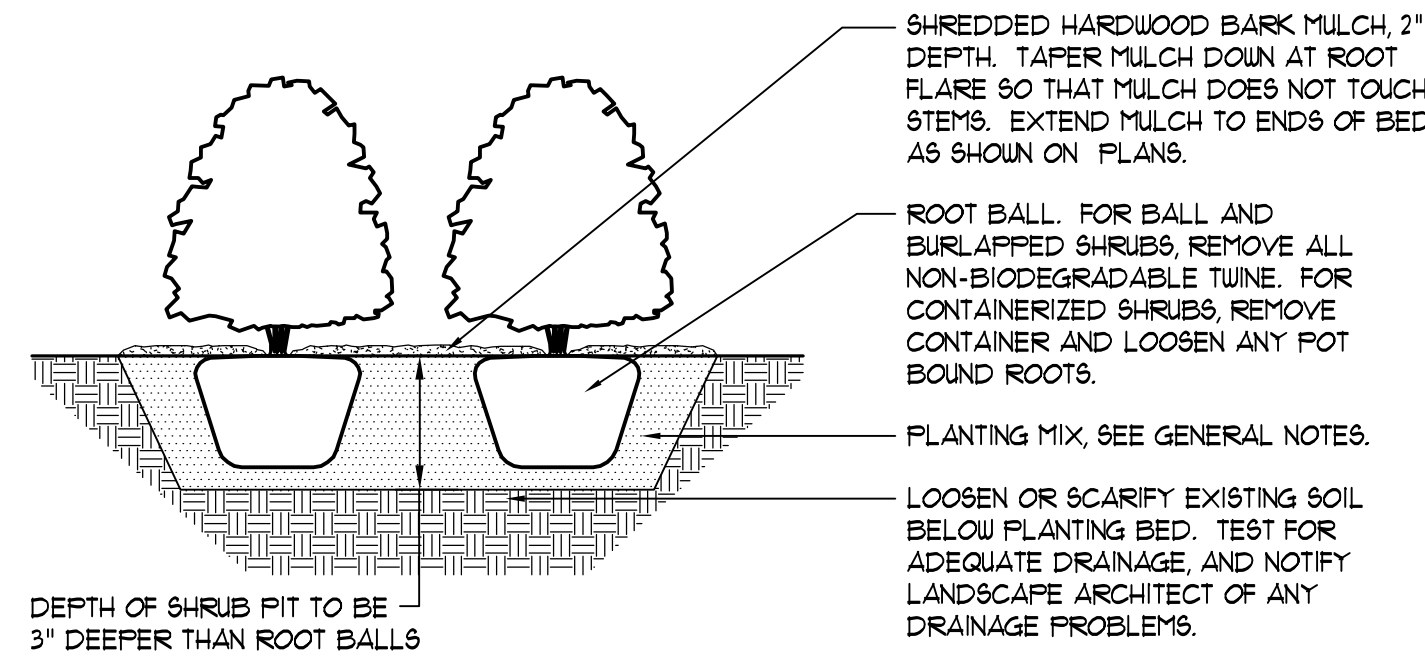
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND REMOVE ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. CONTRACTOR TO UN-TIE AND REMOVE TWINE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.

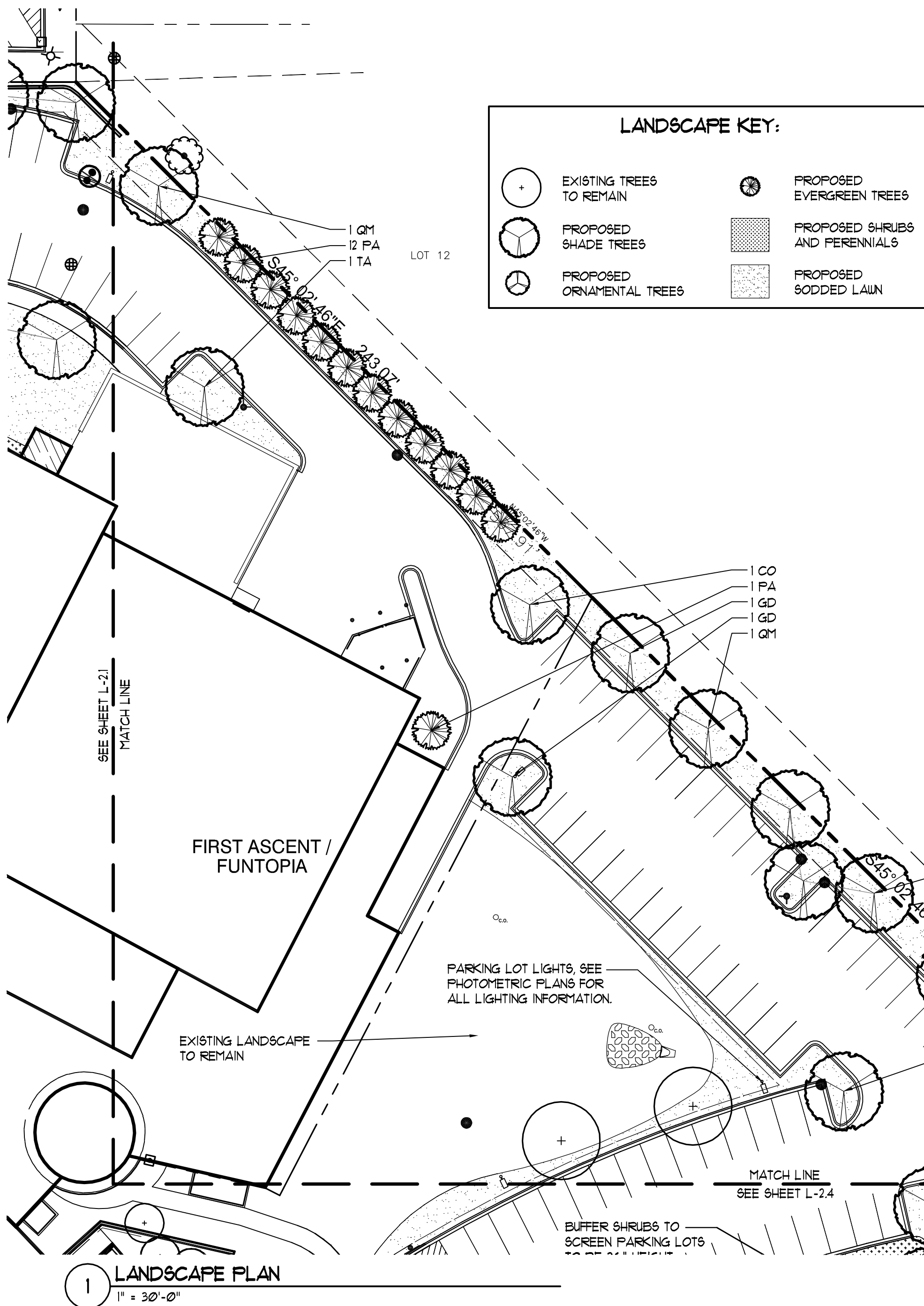


3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

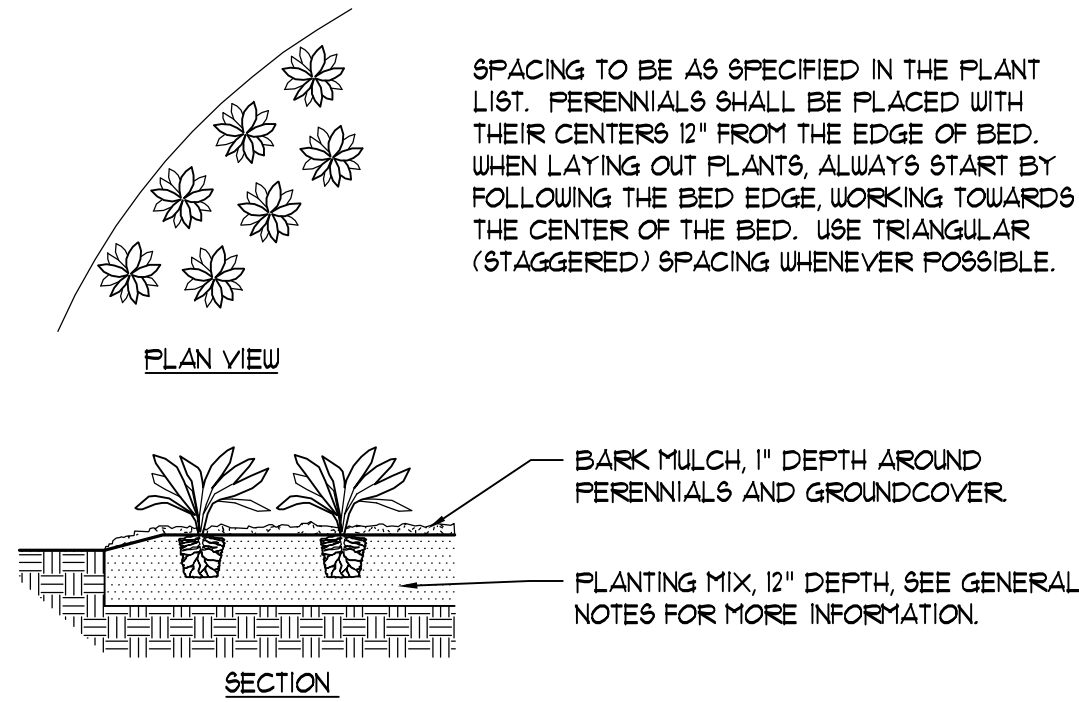
LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUBS BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TWINE FROM ROOT FLARE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.



4 SHRUB PLANTING DETAIL
NOT TO SCALE



LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS, SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



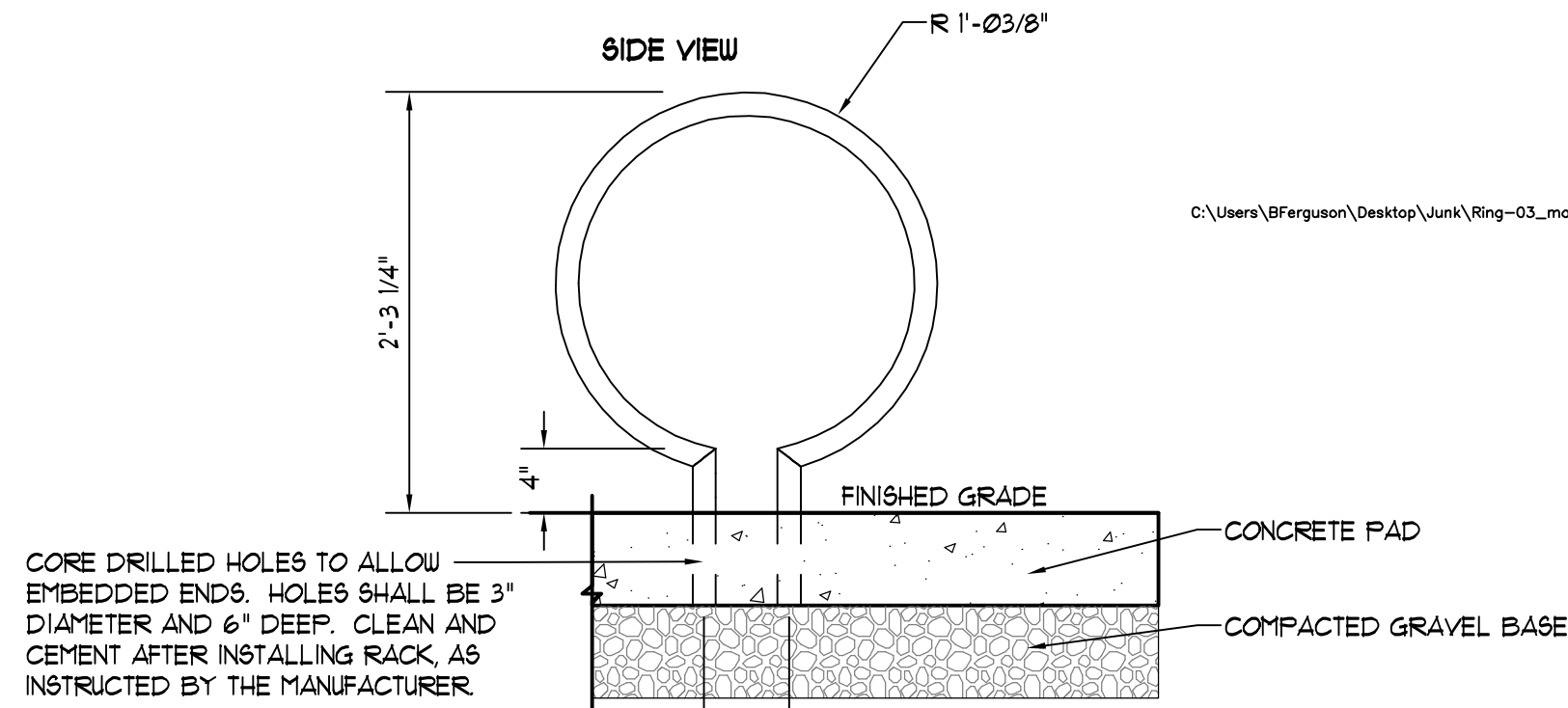
5 PERENNIAL PLANTING DETAIL
NOT TO SCALE

BENCHES TO BE MODEL 160-60, 6' LENGTH BENCH BY DUMOR SITE FURNISHINGS. BENCHES ARE TO HAVE END ARM RESTS. LITTER RECEPTACLES ARE TO BE MODEL 281-50 AND LINER CONCEALED SHIELDING. BENCHES AND LITTER RECEPTACLES TO HAVE BLACK POWDERCOAT FINISH AND ARE TO BE SURFACE MOUNTED. INSTALL AS RECOMMENDED BY THE MANUFACTURER, DUMOR.COM.

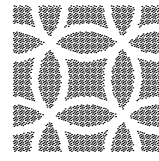


6 BENCHES AND LITTER RECEPTACLES
NOT TO SCALE

BIKE RACKS SHALL BE 'RING' RACK, AVAILABLE FROM LANDSCAPE FORMS, KALAMAZOO, MI. (800) 521-2546. RACKS SHALL BE EMBEDDED INTO THE CONCRETE PAVING AND SHALL HAVE A STAINLESS STEEL FINISH. THERE ARE 8 RACKS TOTAL, SPACED 30' ON CENTER. INSTALL BIKE RACKS PER MANUFACTURER'S RECOMMENDATIONS.



7 BIKE RACK DETAIL
NOT TO SCALE



DANIEL WEINBACH
&
PARTNERS, LTD.
Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

312 427-2888
www.dwpiltd.com

Revisions

8.

7.

6.

5.

4.

3. PLAN COMMISSION REVISION 6/22/18

2. PLAN COMMISSION REVISION 5/09/18

1. ISSUED FOR PLANNING COMMISSION REVIEW 4/04/18

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE
PLAN - NE

Date

4/07/18

Project No.

DWP 18-120

Scale

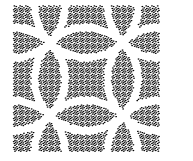
1" = 30'-0"

Sheet No.

Drawn By
FERGUSON

L-2.3

Approved

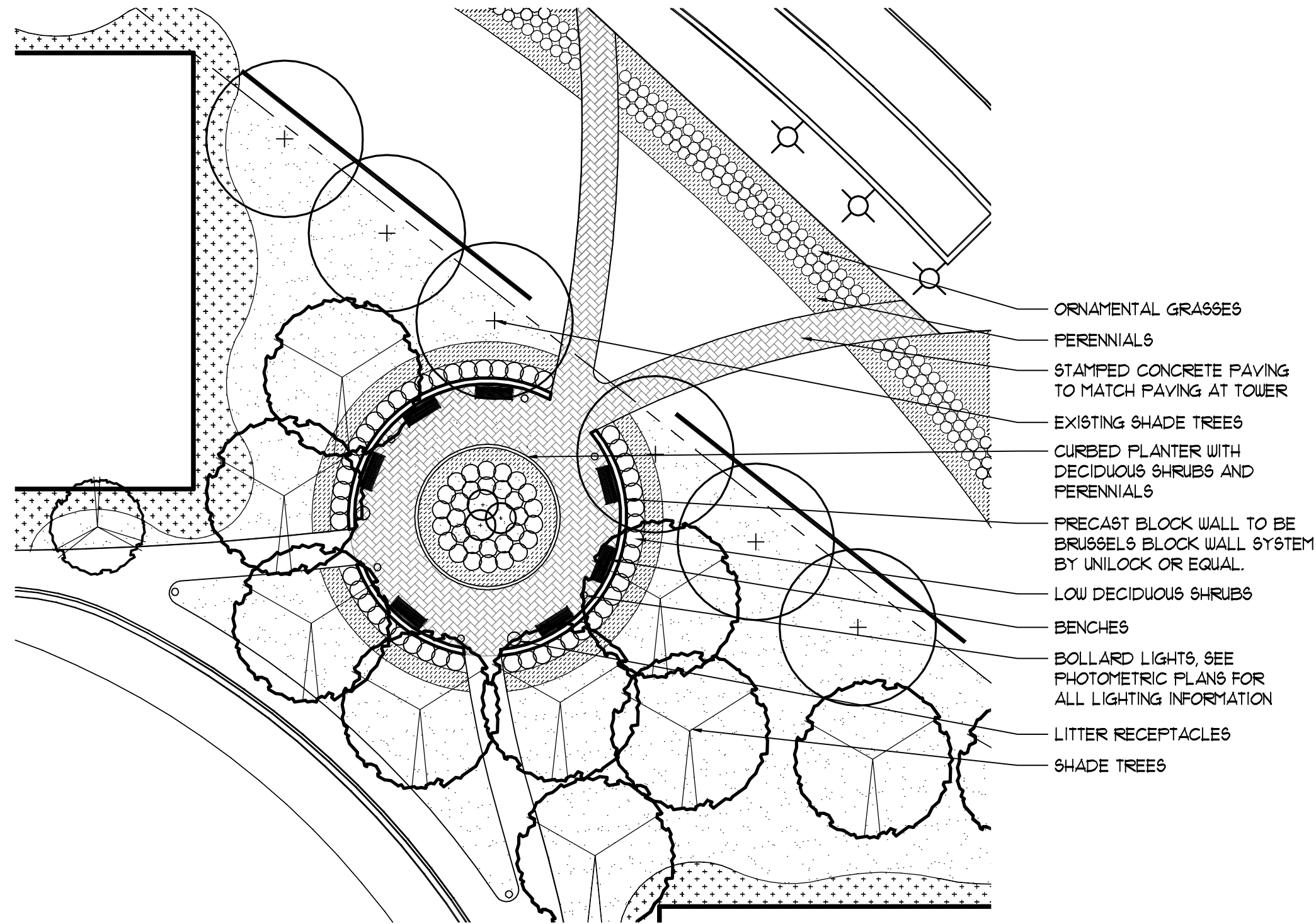


DANIEL WEINBACH
&
PARTNERS, LTD.

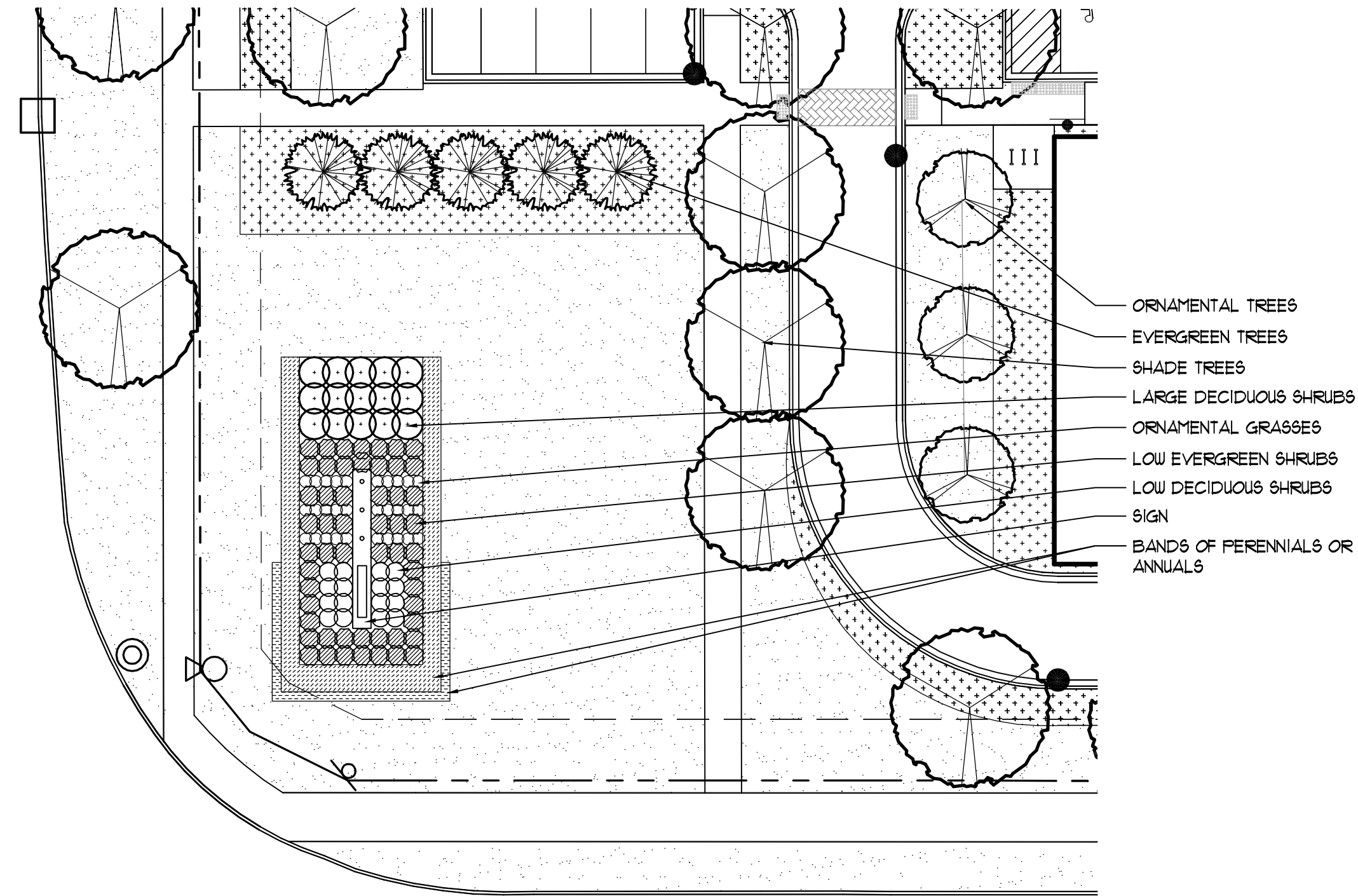
Landscape Architects

53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604

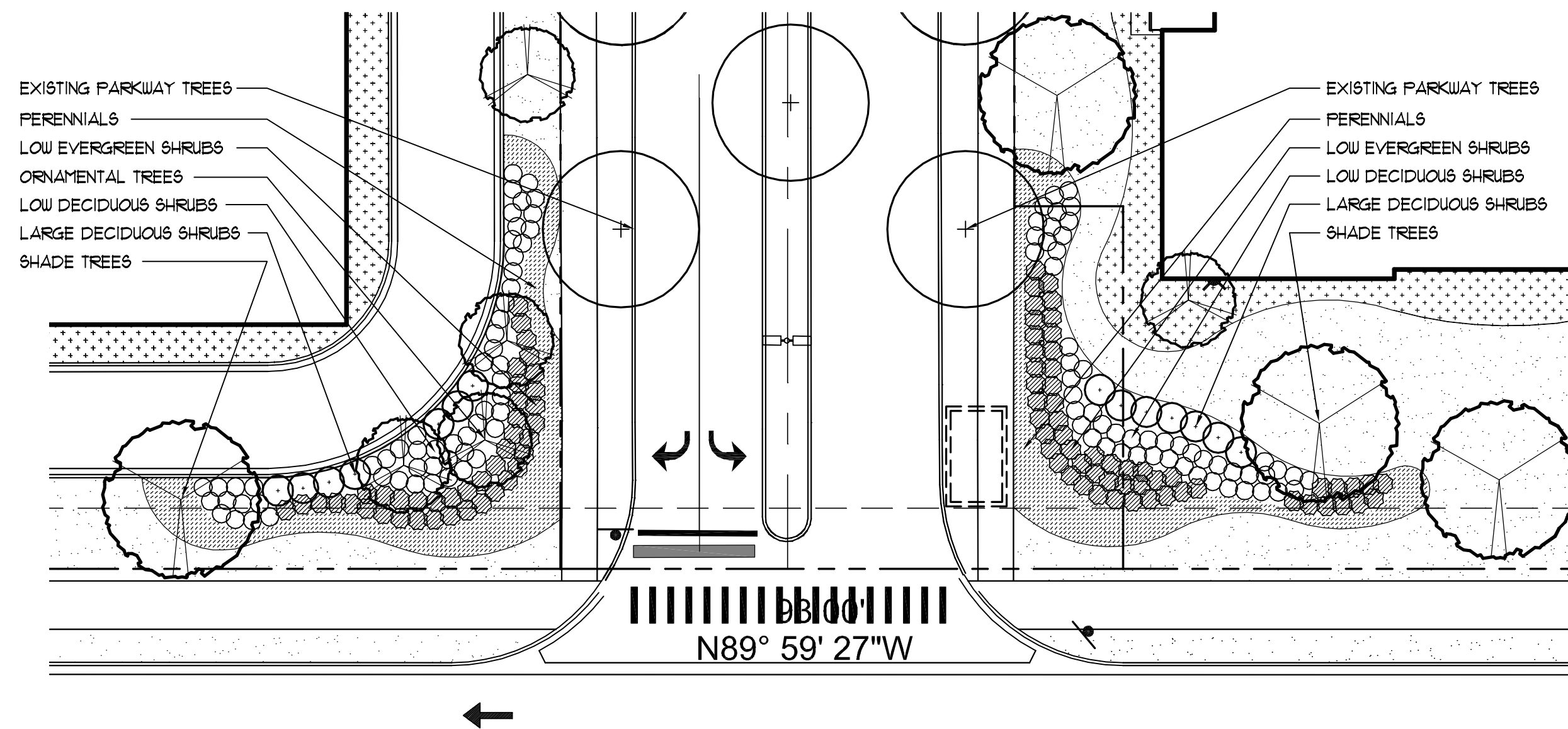
312 427-2888
www.dwpiltd.com



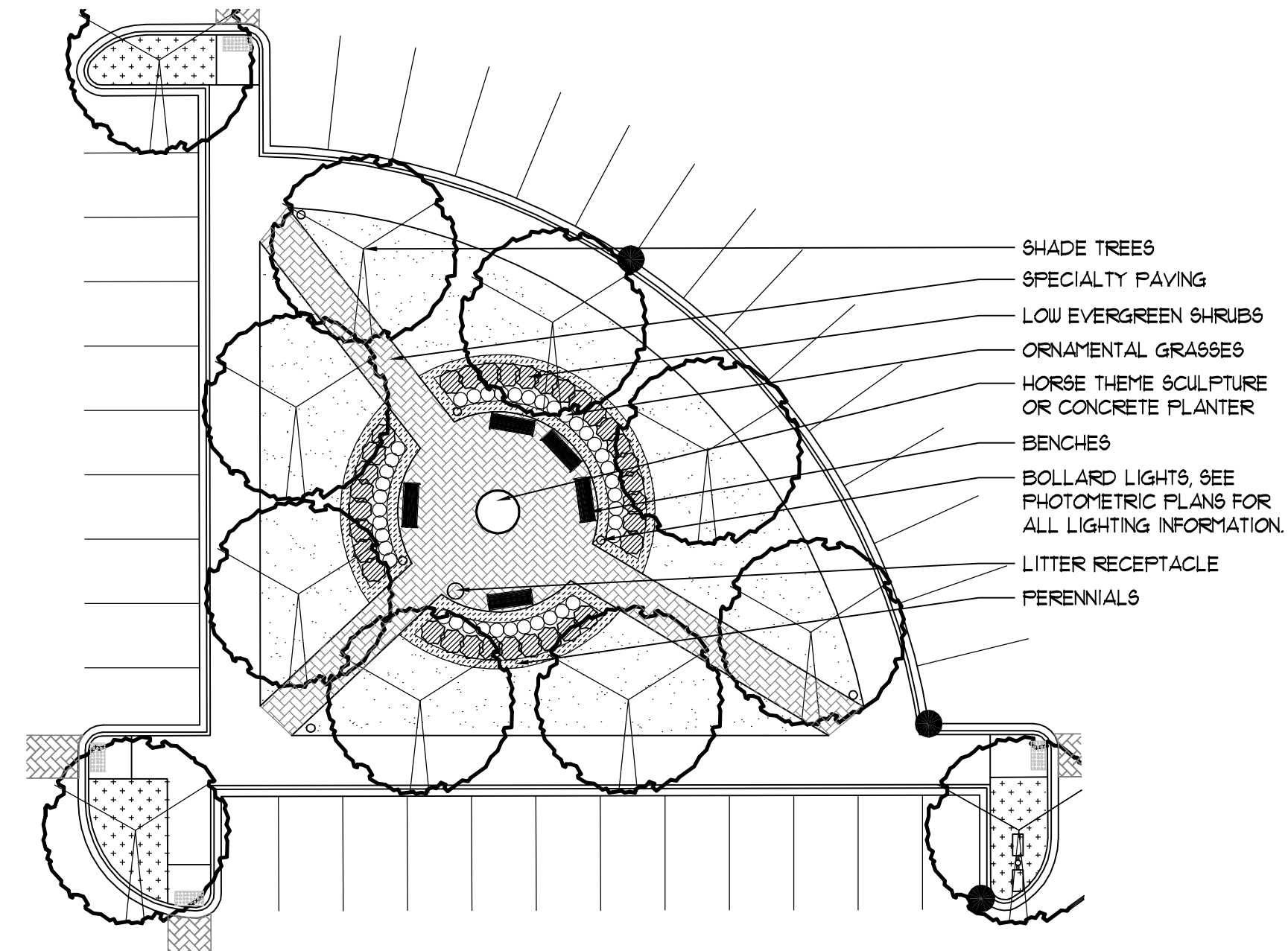
1 RESIDENTIAL PLAZA
1" = 20'-0"



2 CORNER SIGN LANDSCAPE
1" = 20'-0"



3 ENTRANCE LANDSCAPE
1" = 20'-0"



4 PARKING LOT PLAZA
1" = 20'-0"

Revisions

8.

7.

6.

5.

4.

3. PLAN COMMISSION REVISION 6/22/18

2. PLAN COMMISSION REVISION 5/09/18

1. ISSUED FOR PLANNING
COMMISSION REVIEW 4/04/18

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE
ENLARGEMENTS

Date

5/09/18

Project No.

DWP 18-120

Scale

1" = 20'-0"

Sheet No.

Drawn By

FERGUSON

L-3.0

Approved



2009 INTERNATIONAL BUILDING CODE
WITH APPLICABLE VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS / ORDINANCES

CONSTRUCTION CLASSIFICATION
AREA MODIFICATIONS (SECTION 506) AUTOMATIC SPRINKLER INCREASE

1. - TYPE IIIA CONSTRUCTION (TABLE 503)
- TYPE IIB CONSTRUCTION (OPEN PARKING GARAGE, TABLE 406.3.5)
2. ALLOWABLE FLOOR AREA (TABLE 503) & (TABLE 406.3.5)
- ASSEMBLY (A3) = 14,000 SF/FLOOR
- RESIDENTIAL(R2) = 24,000 SF/FLOOR
- STORAGE (S2) = 50,000 SF/FLOOR
3. AUTOMATIC SPRINKLER SYSTEM INCREASE (504.2)
- BUILDINGS EQUIPPED WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM MAY INCREASE THE MAXIMUM HEIGHT SPECIFIED IN TABLE 503 BY 20'-0" AND THE MAXIMUM NUMBER OF STORIES BY 1 AND FLOOR AREA BY FORMULA FOR SPRINKLER INCREASE
- ASSEMBLY (A3) = 14,000 + 14,000 = 28,000 SF/FLOOR
- RESIDENTIAL (R2) = 24,000 + 24,000 = 48,000 SF/FLOOR

BUILDING SEPARATION
FIRE WALLS COMPLYING WITH SECTION 706 WILL BE USED TO SEPARATE THE BUILDING
- GROUP R2 = 3 HOUR

BUILDING TOTAL AREAS
BUILDING A TOTAL AREA = 153,875 SF
BUILDING B TOTAL AREA = 135,385 SF
BUILDING C TOTAL AREA = 120,375 SF

BUILDING HEIGHT REQUIREMENT			
ALLOWABLE HEIGHT	SPRINKLER INCREASE	MAXIMUM MODIFIED ALLOWABLE HEIGHT	ACTUAL HEIGHT
55'-0"	20'-0"	75'-0"	56'-0"

NUMBER OF FLOOR REQUIREMENT			
ALLOWABLE FLOORS	SPRINKLER INCREASE	MAXIMUM MODIFIED ALLOWABLE FLOORS	ACTUAL FLOORS
4	1	5	5

NUMBER OF GARAGE TIERS REQUIREMENT			
ALLOWABLE FLOORS	SPRINKLER INCREASE	MAXIMUM MODIFIED ALLOWABLE FLOORS	ACTUAL FLOORS
8	N/A	8	5

NOT FOR
CONSTRUCTION

PLANNING COMMISSION REVISION	2018.06.22
PLANNING COMMISSION REVISIONS	2018.05.09
ISSUED FOR PLANNING COMMISSION	2018.04.04
NO.	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

GROUND FLOOR PLAN

DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A100

2 ADR II - LEVEL 1
A100 SCALE: 3/64" = 1'-0"



OKW
Architects

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

A101



1 ADR II - LEVEL 2 - DC
A102 SCALE: 3/64" = 1'-0"

NOT FOR
CONSTRUCTION

PLANNING COMMISSION REVISION	2018 08 22
PLANNING COMMISSION REVISIONS	2018 05 09
ISSUED FOR PLANNING COMMISSION	2018 04 04
NO.	ISSUED FOR:
	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

2ND-5TH FLOOR PLAN

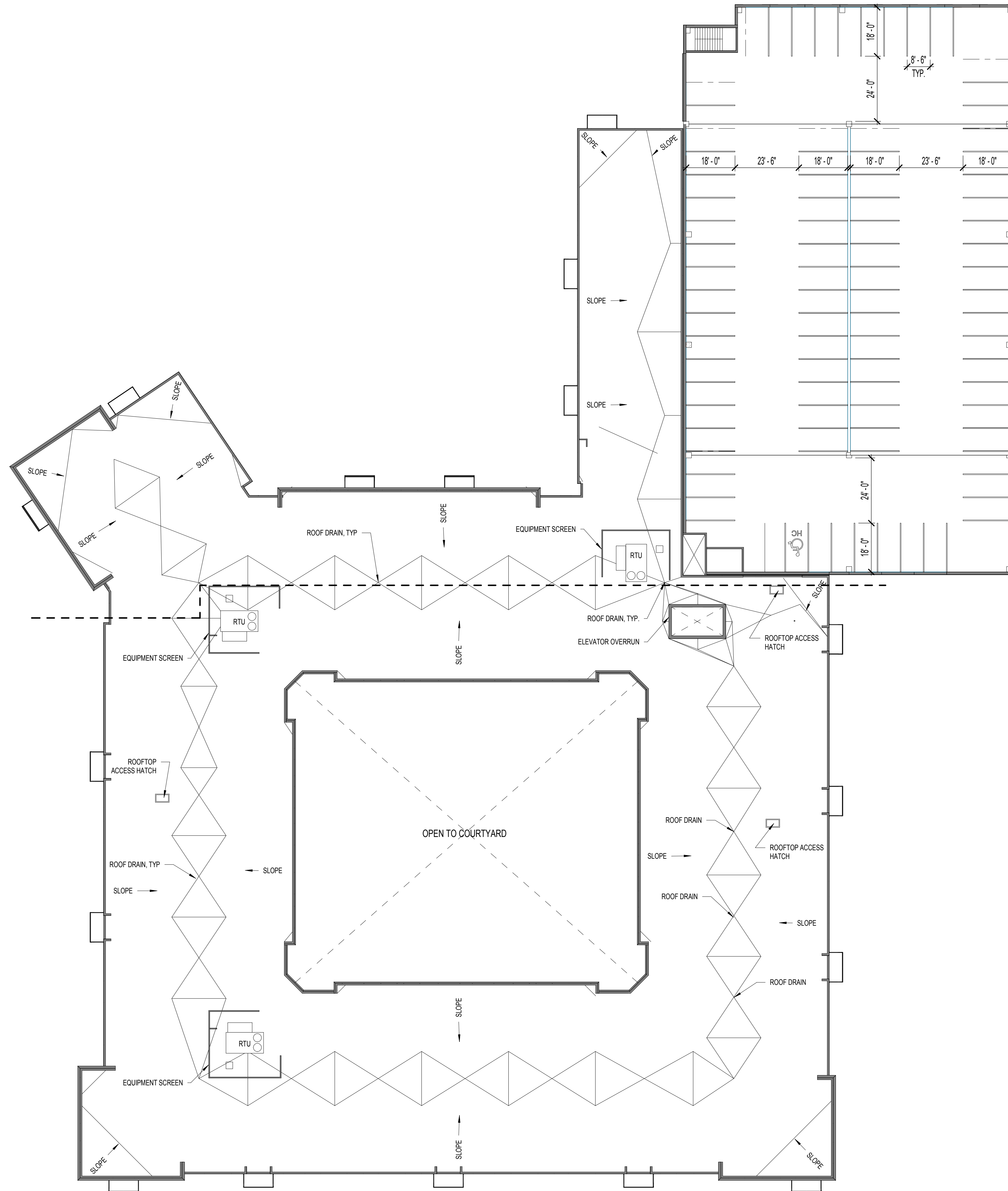
DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A102

312 OKW ARCHITECTS



1 ADR II - ROOF - DC
A103 SCALE: 3/64" = 1'-0"

NOT FOR
CONSTRUCTION

	PLANNING COMMISSION REVISION	2018.08.22
	PLANNING COMMISSION REVISIONS	2018.05.09
	ISSUED FOR PLANNING COMMISSION	2018.04.04
NO.:	ISSUED FOR:	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ROOF PLAN

DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date

PROJ. NO.:
16093

SHEET NO.:

A103

301 OKW ARCHITECTS



1 NORTH ELEVATION - DC
SCALE: 1/8" = 1'-0"



2 EAST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



3 NORTH ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



4 NORTHEAST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 NOT USED	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB METAL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

NOT FOR
CONSTRUCTION

	PLANNING COMMISSION REVISION	2018.08.22
	PLANNING COMMISSION REVISIONS	2018.05.09
	ISSUED FOR PLANNING COMMISSION	2018.04.04
NO.:	ISSUED FOR:	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ELEVATIONS

DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A-104

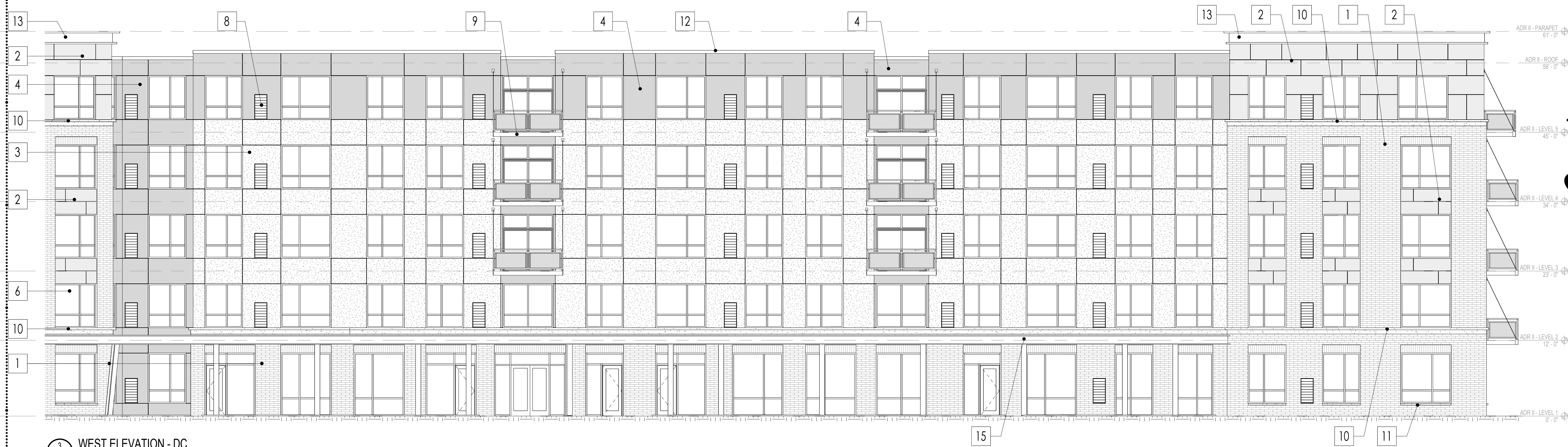
© 2018 OKW ARCHITECTS



1 NORTHWEST ENTRY ELEVATION - DC
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION @ CRANK - DC
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - DC
SCALE: 1/8" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 NOT USED	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB METAL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

NOT FOR
CONSTRUCTION

PLANNING COMMISSION REVISION	2018 08 22
PLANNING COMMISSION REVISIONS	2018 05 09
ISSUED FOR PLANNING COMMISSION	2018 04 04
NO.	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

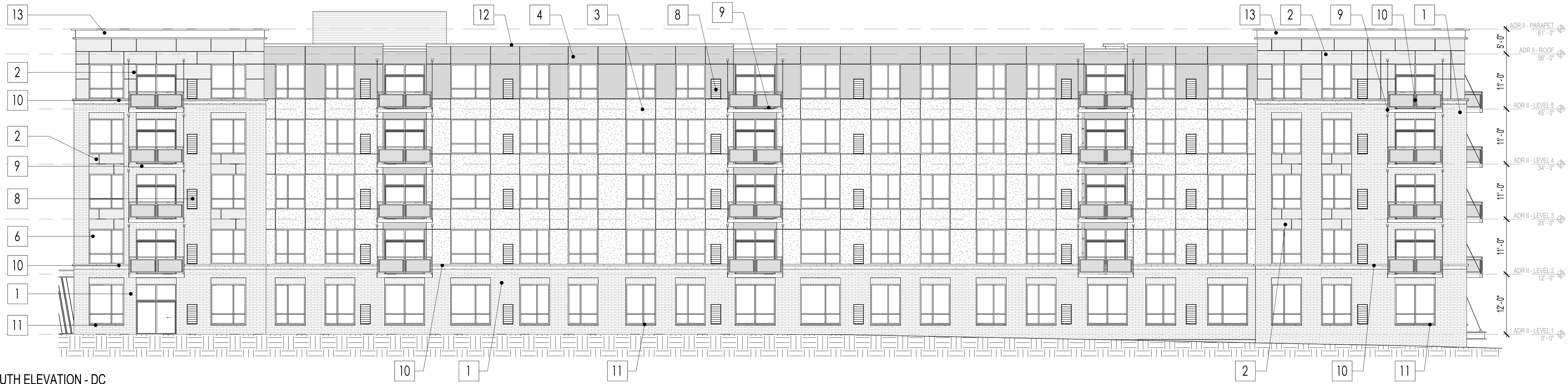
ELEVATIONS

DRAWN BY: CHECKED:

DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A-105



1 SOUTH ELEVATION - DC
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION - DC
SCALE: 1/8" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

1 MASONRY - 1	4 FIBER CEMENT - 3	7 STOREFRONT SYSTEM	10 CAST STONE - BAND	13 METAL WRAPPED CORNICE
2 FIBER CEMENT - 1	5 NOT USED	8 VTAC LOUVERS	11 CAST STONE - SILL	14 PREFAB METAL CANOPY
3 FIBER CEMENT - 2	6 VINYL WINDOWS	9 PREFAB BALCONY	12 METAL COPING	15 METAL PERGOLA

NOT FOR
CONSTRUCTION

PLANNING COMMISSION REVISION	2018 08 22
PLANNING COMMISSION REVISIONS	2018 05 09
ISSUED FOR PLANNING COMMISSION	2018 04 04
NO.	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ELEVATIONS

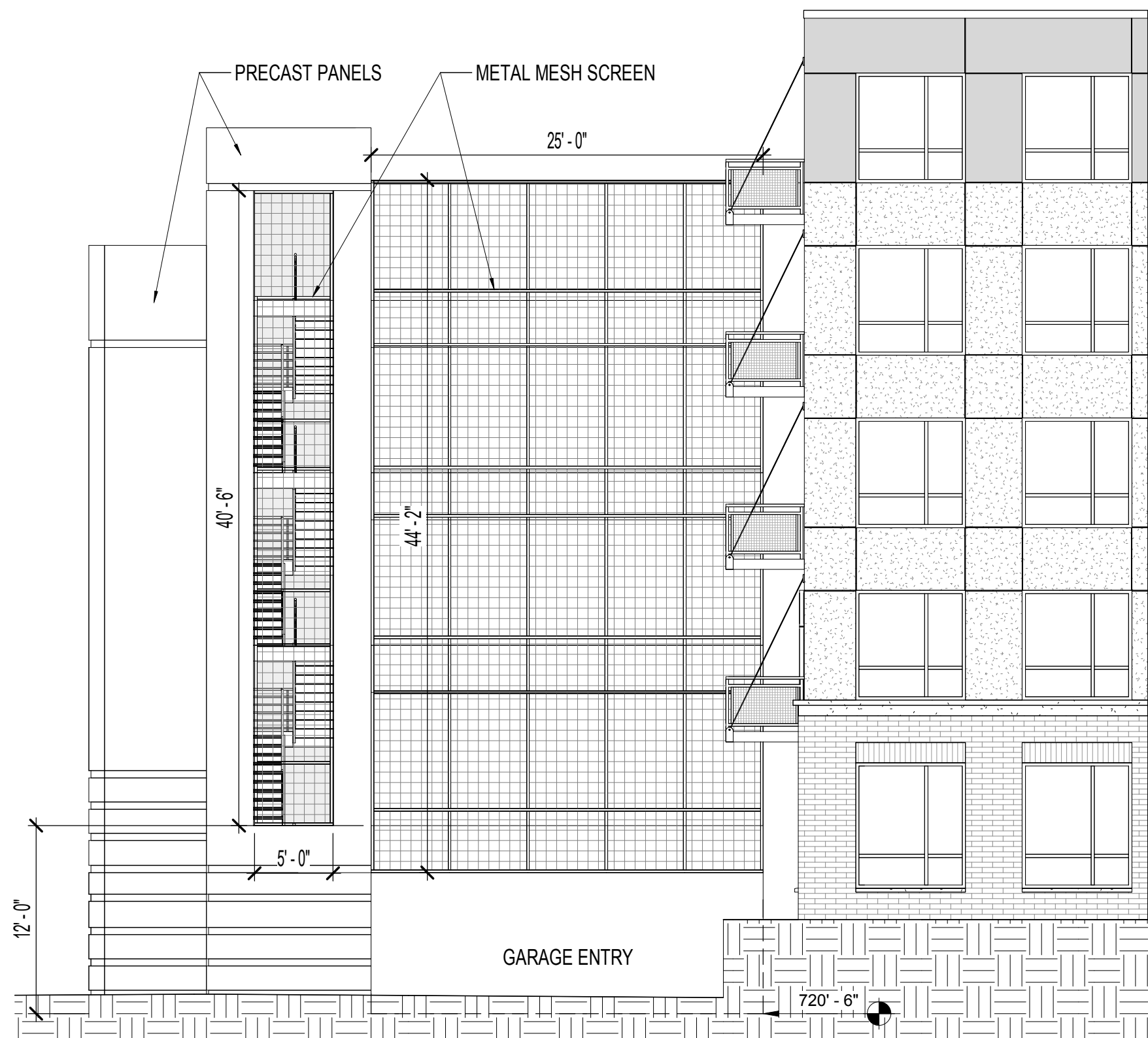
DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date

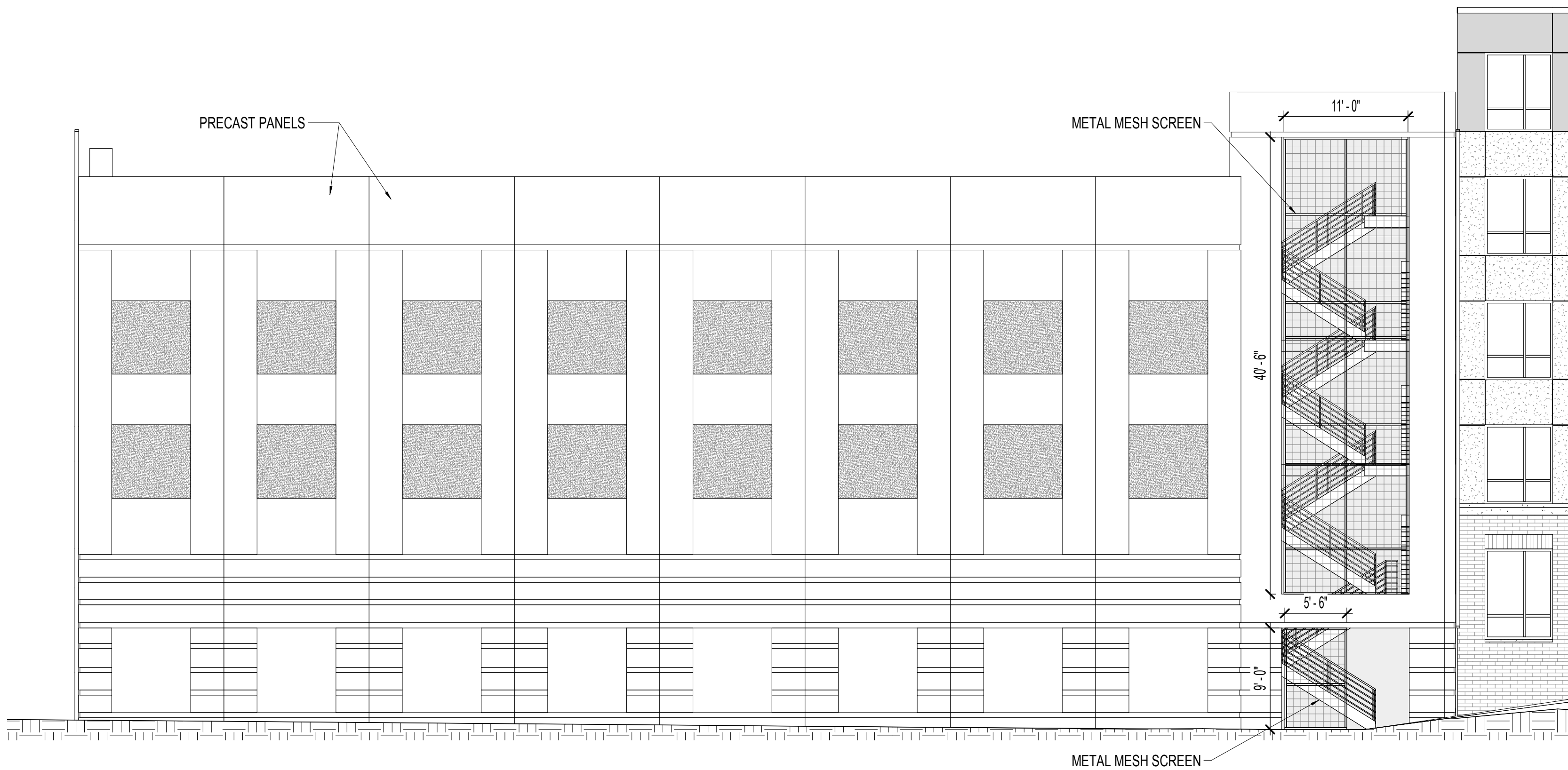
PROJ. NO.:
16093

SHEET NO.:

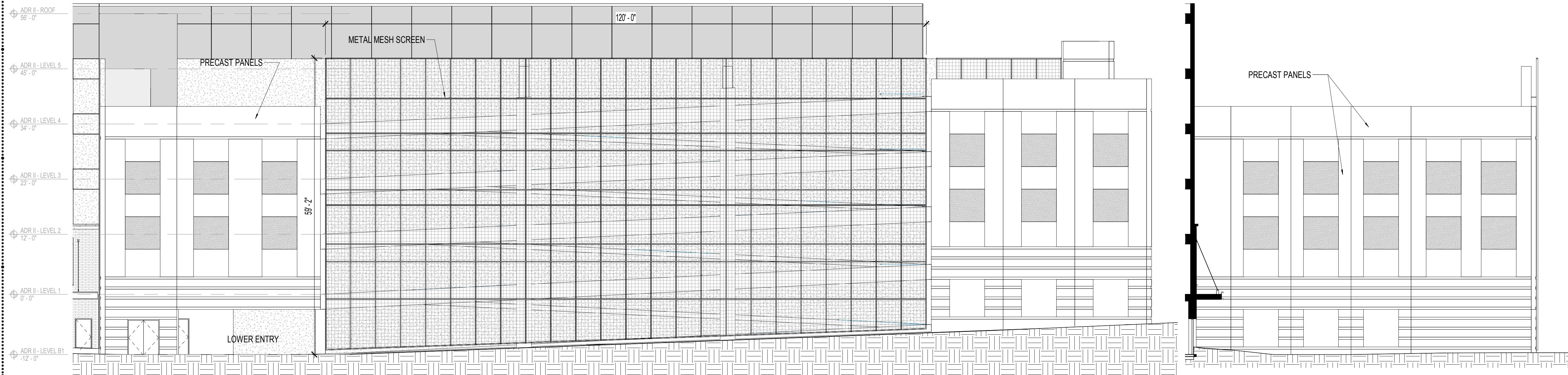
A-106



4 WEST ELEVATION @ GARAGE - DC
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ GARAGE - DC
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION @ GARAGE - DC
SCALE: 3/32" = 1'-0"

3 SOUTH ELEVATION @ GARAGE - DC
SCALE: 3/32" = 1'-0"

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- | | | | | |
|--------------------|--------------------|---------------------|----------------------|--------------------------|
| 1 MASONRY - 1 | 4 FIBER CEMENT - 3 | 7 STOREFRONT SYSTEM | 10 CAST STONE - BAND | 13 METAL WRAPPED CORNICE |
| 2 FIBER CEMENT - 1 | 5 NOT USED | 8 VTAC LOUVERS | 11 CAST STONE - SILL | 14 PREFAB METAL CANOPY |
| 3 FIBER CEMENT - 2 | 6 VINYL WINDOWS | 9 PREFAB BALCONY | 12 METAL COPING | 15 METAL PERGOLA |

NOT FOR
CONSTRUCTION

PLANNING COMMISSION REVISION	2018.08.22
PLANNING COMMISSION REVISIONS	2018.05.09
ISSUED FOR PLANNING COMMISSION	2018.04.04
NO.	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

ELEVATIONS

DRAWN BY: _____ CHECKED: _____

DATE:

Issue Date

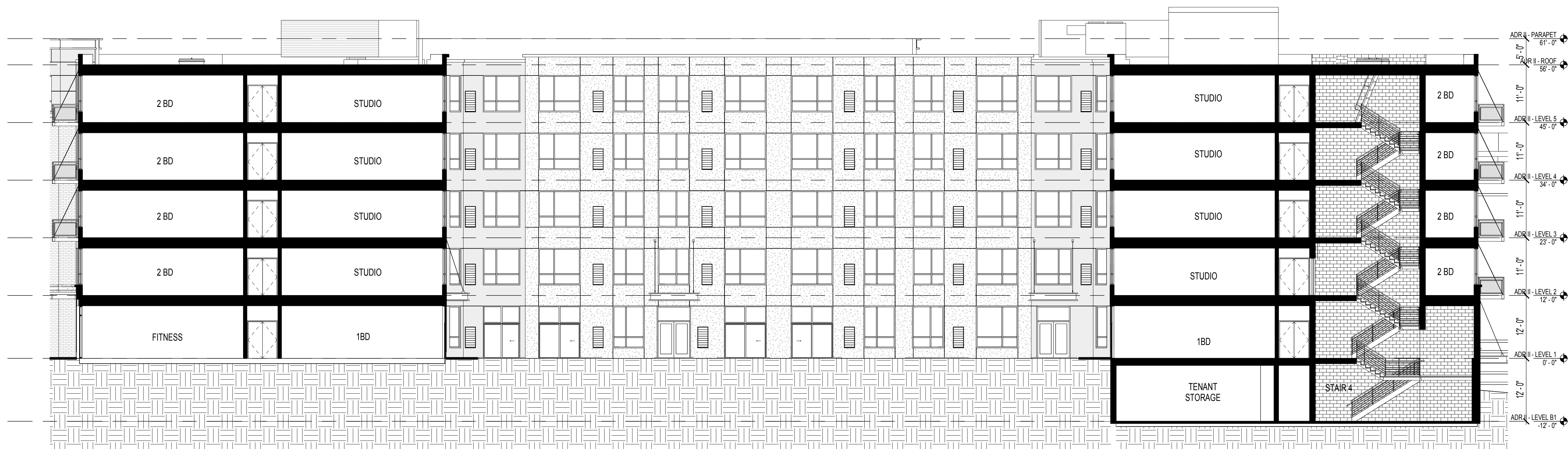
PROJ. NO.:

16093

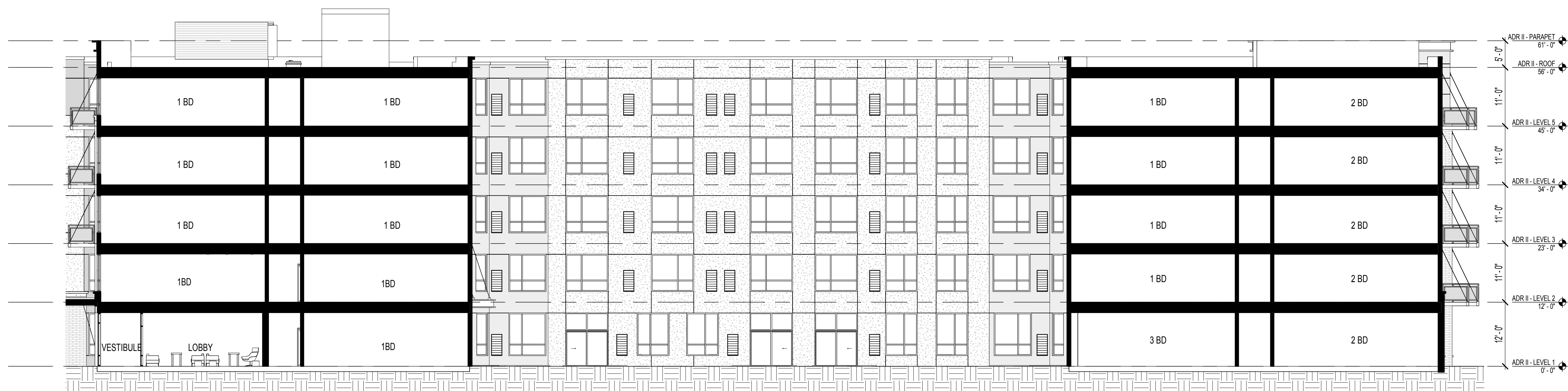
SHEET NO.:

A-107

301 OKW ARCHITECTS



2 SECTION 1 - DC
SCALE: 3/32" = 1'-0"



1 SECTION 2 - DC
SCALE: 3/32" = 1'-0"

NOT FOR
CONSTRUCTION

PLANNING COMMISSION REVISION	2018.08.22
PLANNING COMMISSION REVISIONS	2018.05.09
ISSUED FOR PLANNING COMMISSION	2018.04.04
NO.:	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

ARLINGTON DOWNS
RESIDENTIAL BUILDING II

BUILDING SECTIONS

DRAWN BY: _____ CHECKED: _____

DATE:
Issue Date
PROJ. NO.:
16093

SHEET NO.:

A-108

© 2018 OKW ARCHITECTS

LEGEND * MATERIAL SAMPLES AND MATERIALS BOARD WILL BE PRESENT AT MEETING

- 1

STOREFRONT SYSTEM
- 2

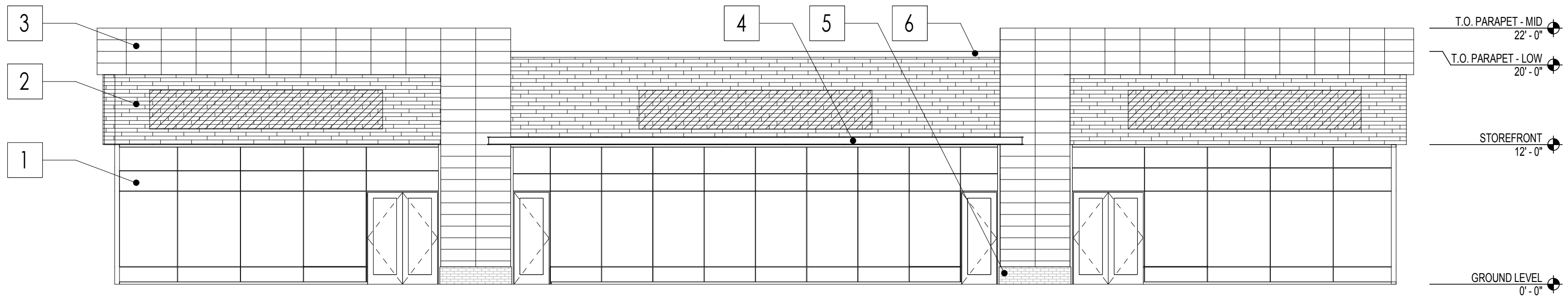
FIBER CEMENT PANEL
- 3

METAL PANEL
- SIGNAGE LOCATIONS
- 4

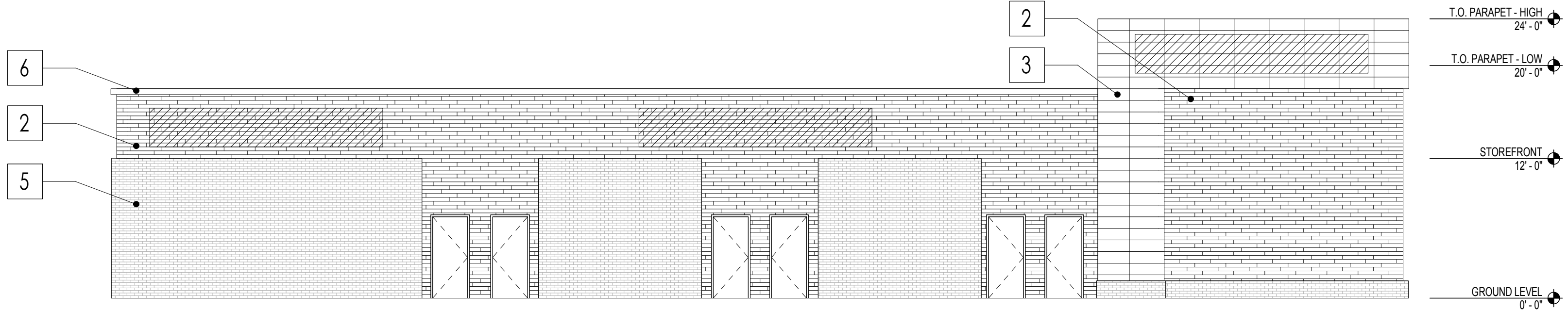
PREFAB CANOPY
- 5

MASONRY
- 6

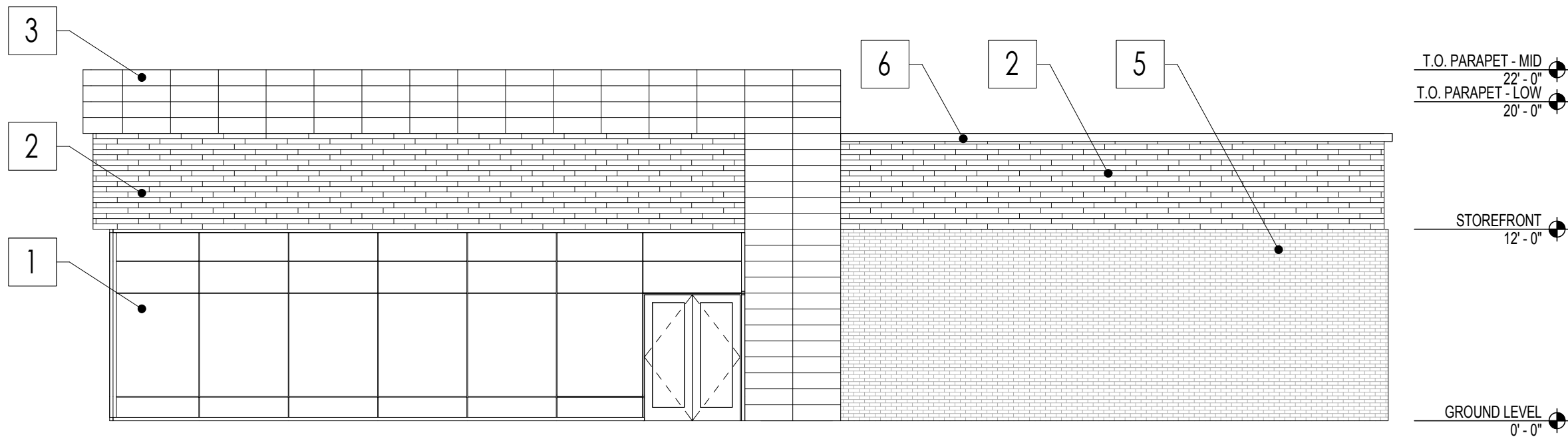
METAL COPING



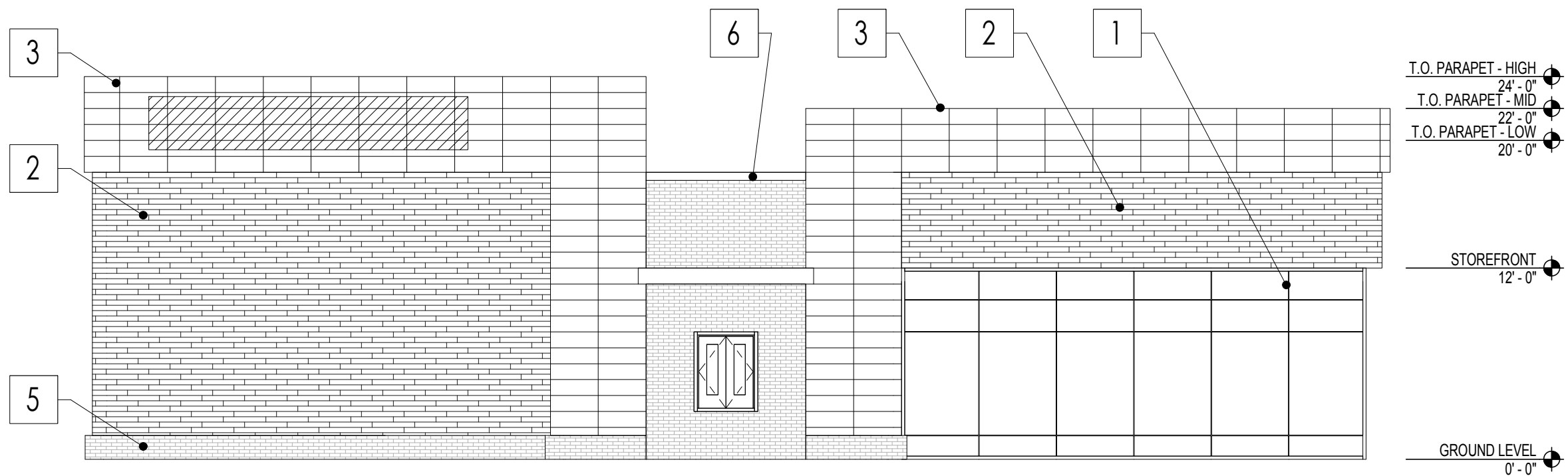
3
A-200
Retail B North Elevation
SCALE: 1/8" = 1'-0"



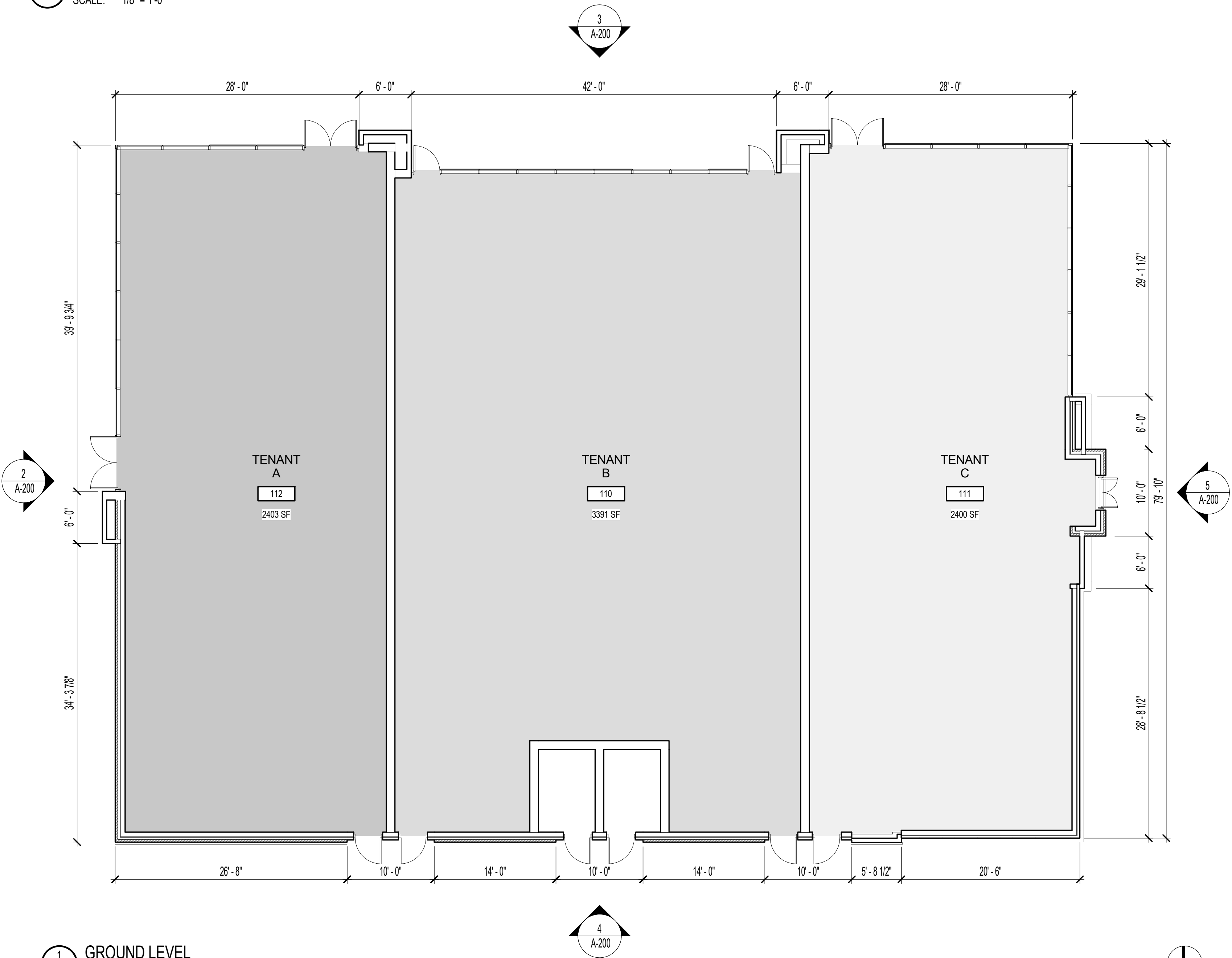
4
A-200
Retail B South Elevation
SCALE: 1/8" = 1'-0"



2
A-200
Retail B West Elevation
SCALE: 1/8" = 1'-0"



5
A-200
Retail B East Elevation
SCALE: 1/8" = 1'-0"



1
A-200
GROUND LEVEL
SCALE: 1/8" = 1'-0"

Room Legend

- TENANT A
- TENANT B
- TENANT C

NOT FOR
CONSTRUCTION

4	PLANNING COMMISSION REVISIONS	2018.08.22
3	PLANNING COMMISSION REVISIONS	2018.05.09
2	PLANNING COMMISSION	2018.04.04
NO.	ISSUED FOR:	DATE

OKW
Architects

OKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.788.7700
F 312.788.7777
www.okwarchitects.com

PROJECT NAME

PROJECT ADDRESS

BUILDING B

DRAWN BY: _____ CHECKED: _____

DATE:

Issue Date

PROJ. NO.:

16093

SHEET NO.:

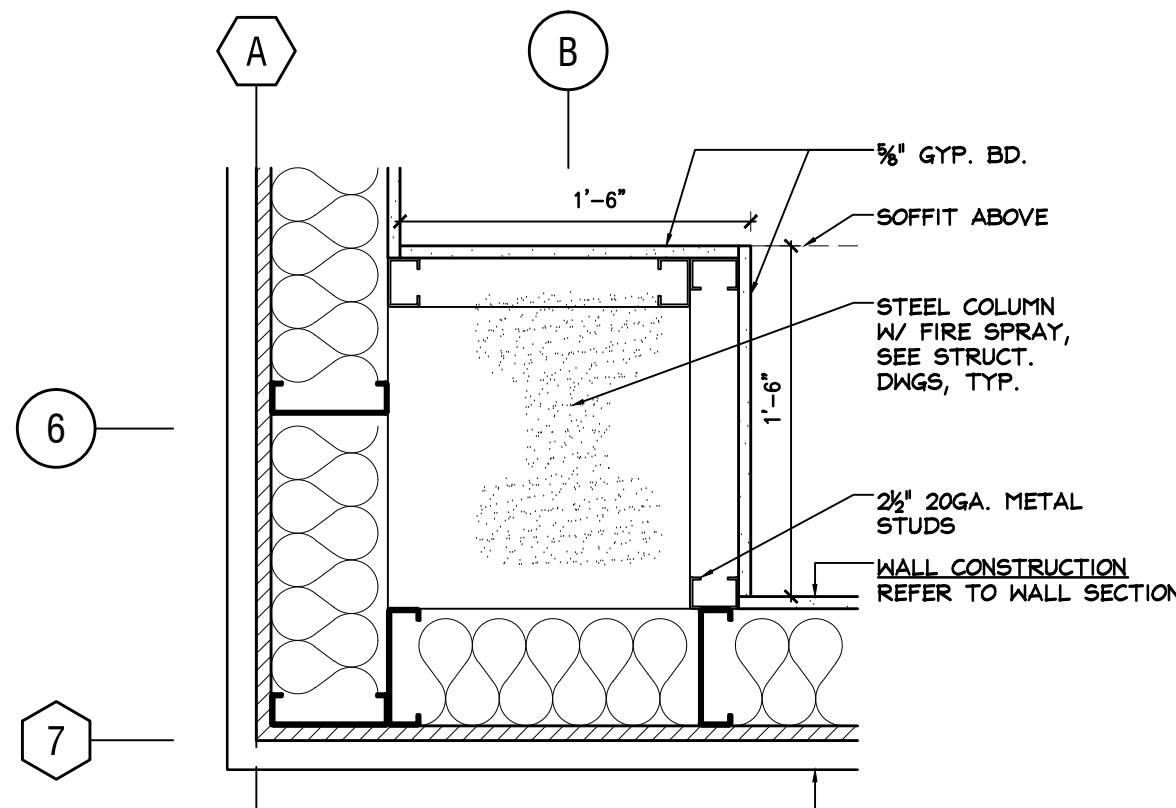
A-200

© 2018 OKW ARCHITECTS

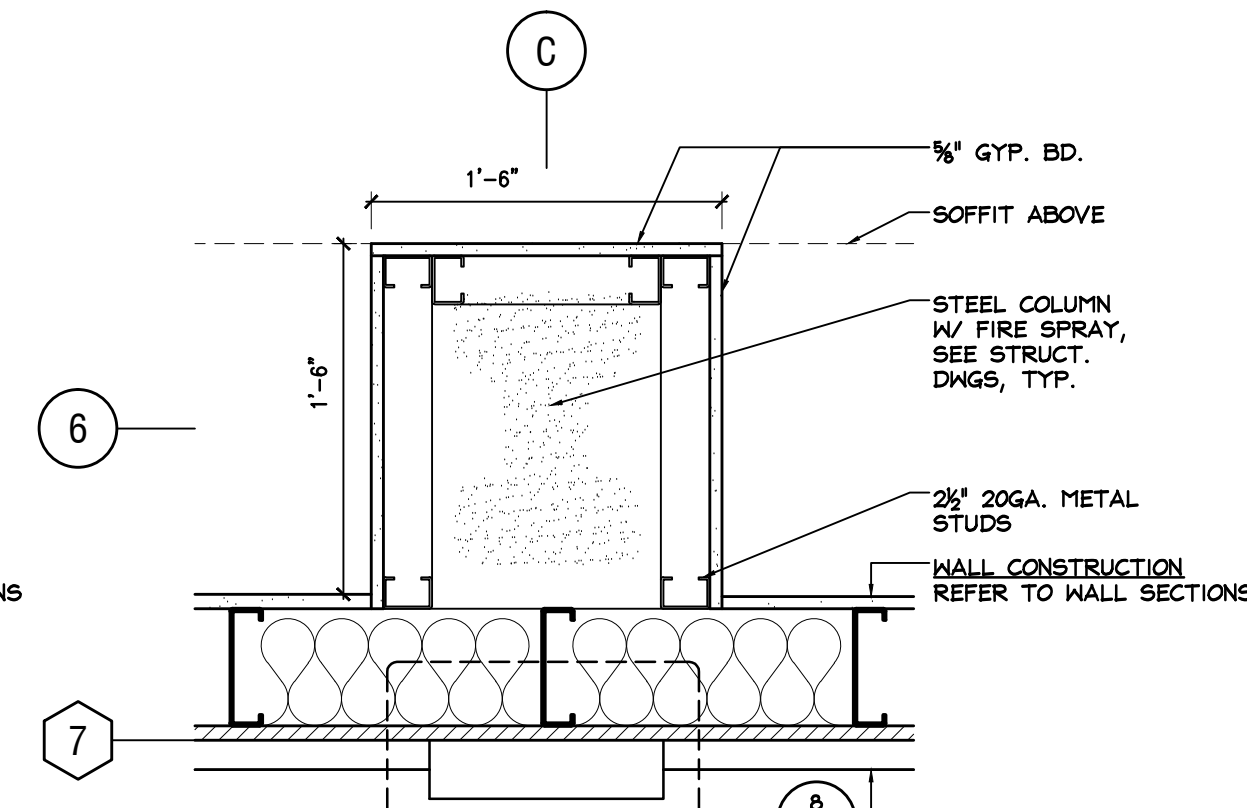
FLOOR PLAN NOTES:

1. REFER TO ENLARGED PLANS FOR:
PARTITION TYPES
INTERIOR DIMENSIONS
DOOR AND WINDOW TAGS
OTHER FLOOR PLAN INFORMATION
2. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
3. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
4. REFER TO FINISH SCHEDULE FOR FINISH INFORMATION.
5. FIELD VERIFY DIMENSIONS OF ALL MILLWORK AREAS PRIOR TO FABRICATION. REFER TO ENLARGED UNIT SHEETS FOR UNIT REFLECTED CEILING INFORMATION.
6. REFER TO LANDSCAPE DRAWINGS FOR SITE INFORMATION.
7. ALL EXPOSED CONCRETE WALLS IN PUBLIC AREAS SHALL RECEIVE 1/2" FURRING CHANNELS WITH 1/2" THICK GYPSUM WALL BOARD (GWB) AND THE PROPER CORNER BEADS AND GYPSUM 90 DEGREE ANGLES.
8. REFER TO ENLARGED STAIR PLANS FOR PARTITION TYPE INFORMATION.
9. ALL UNIT DEMISING PARTITIONS SHALL BE () UNLESS OTHERWISE NOTED.

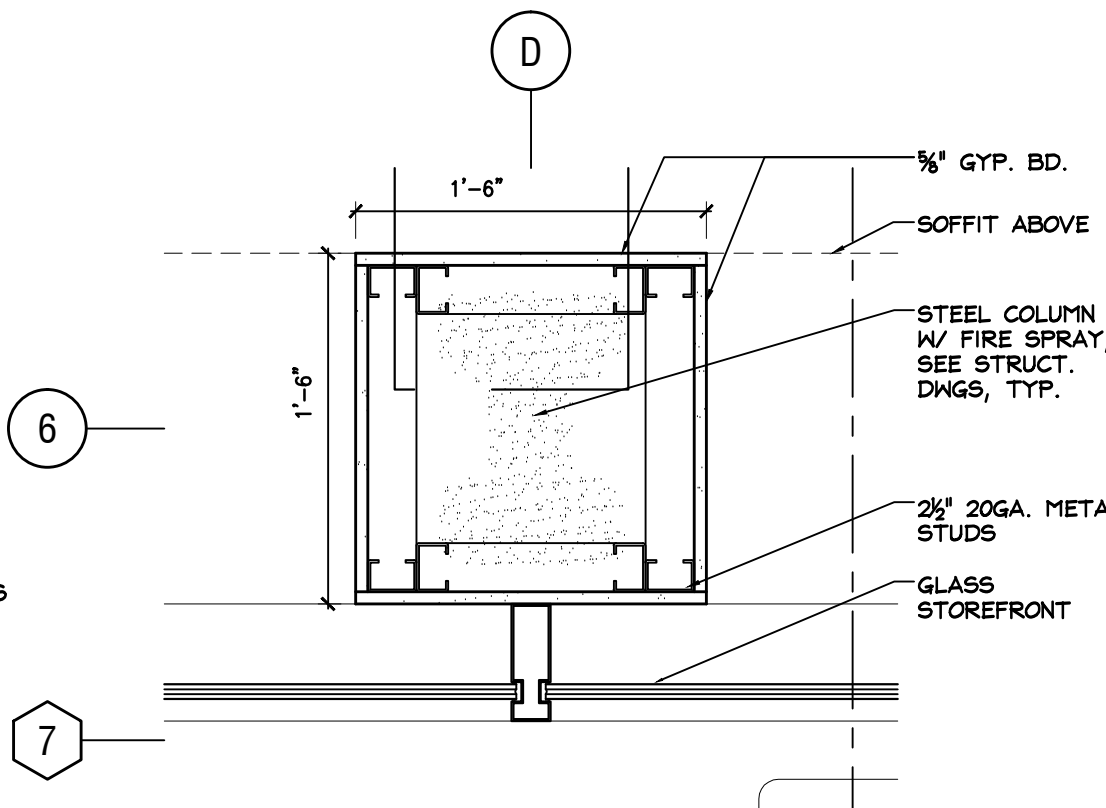
FLOOR AREA	
FIRST FLOOR	12,560 SF
MEZZANINE LEVEL	4,238 SF
SECOND FLOOR	12,600 SF
THIRD FLOOR	12,600 SF
FOURTH FLOOR	12,600 SF
TOTAL	54,598 SF



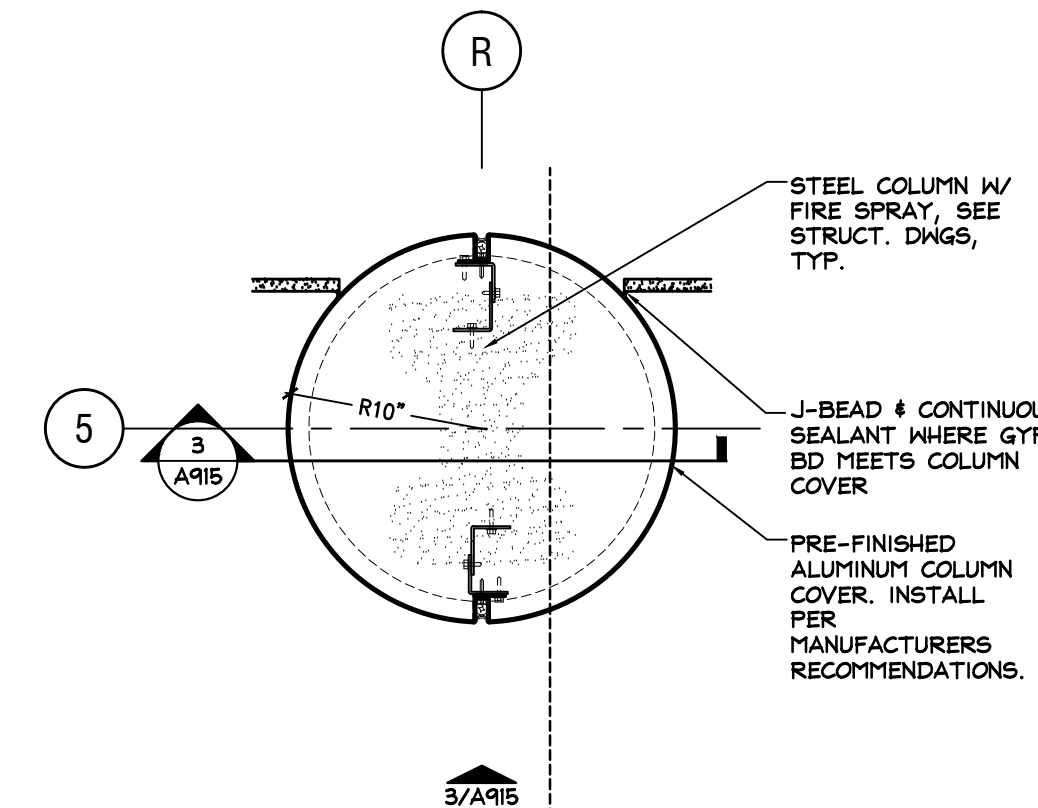
2 COLUMN DETAIL
A101 SCALE: 1-1/2" = 1'-0"



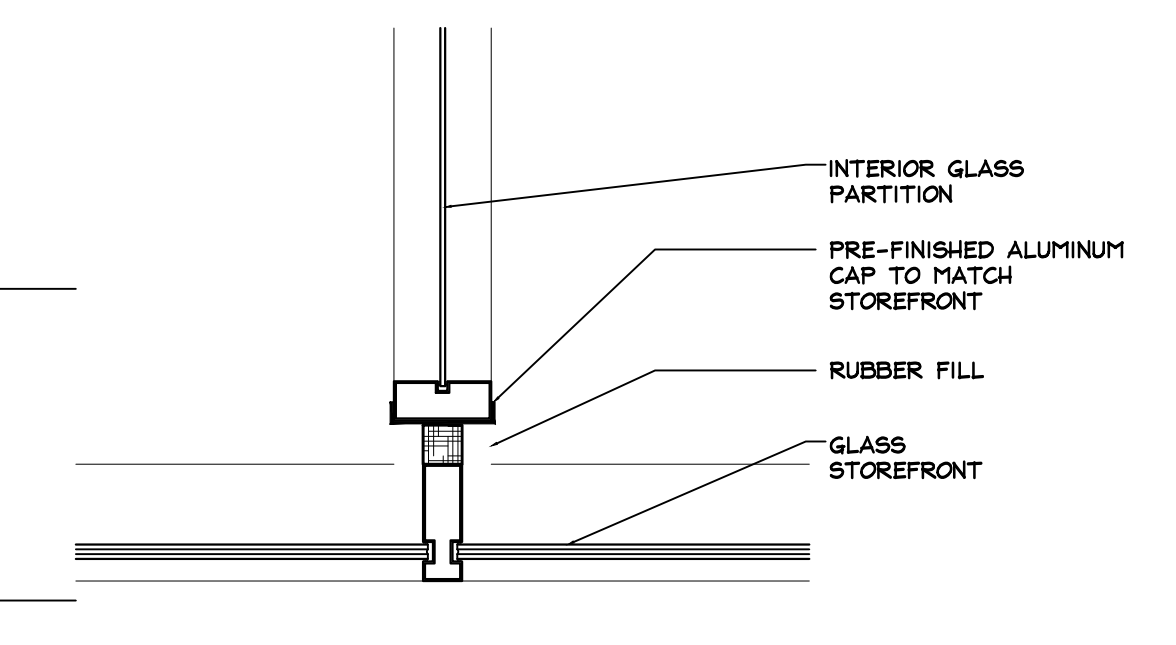
3 COLUMN DETAIL
A101 SCALE: 1-1/2" = 1'-0"



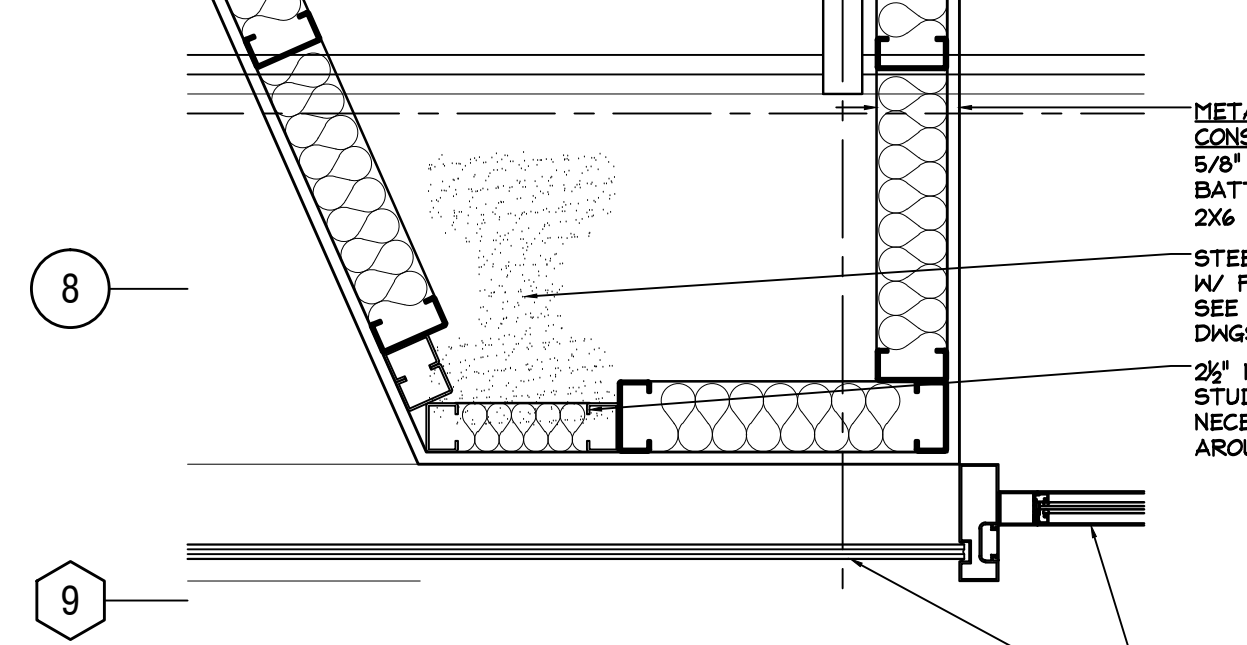
4 COLUMN DETAIL
A101 SCALE: 1-1/2" = 1'-0"



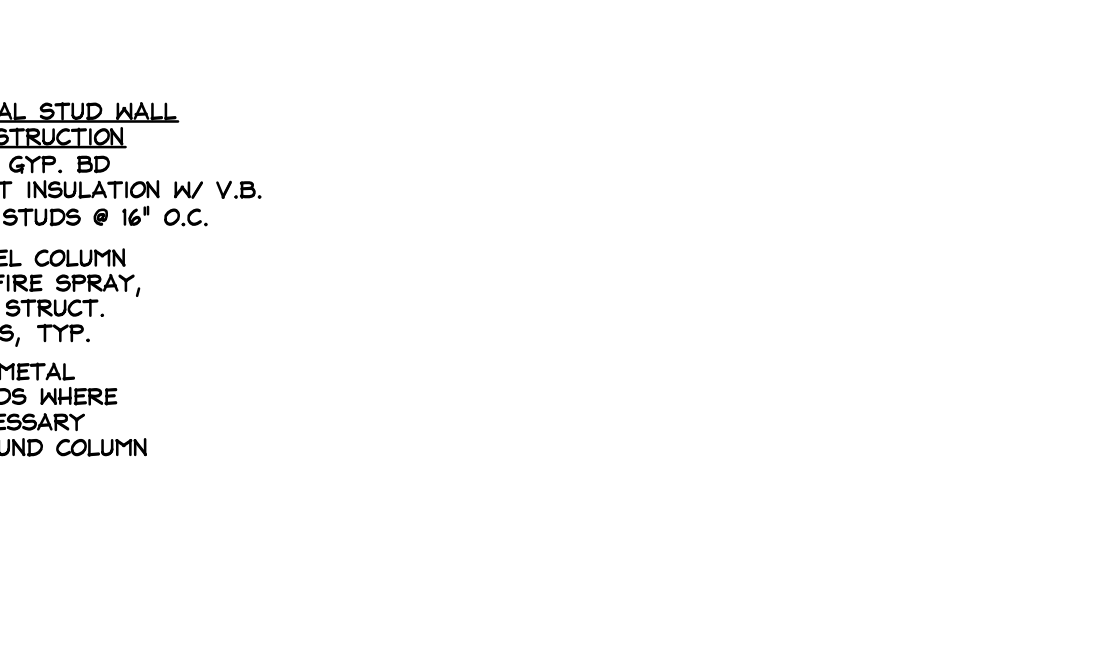
5 COLUMN DETAIL
A101 SCALE: 1-1/2" = 1'-0"



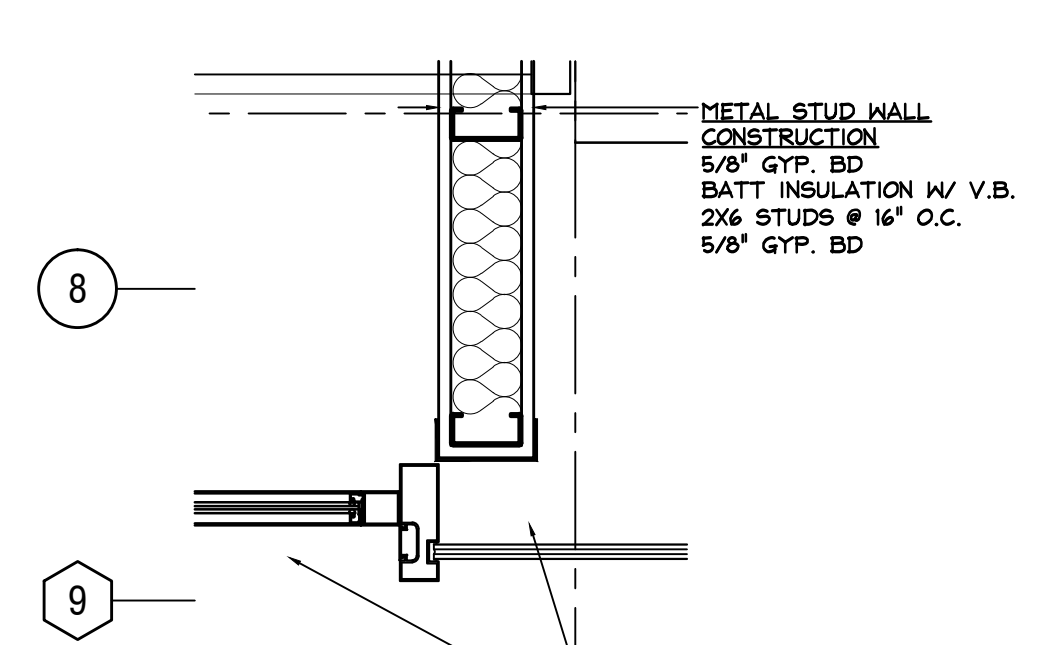
6 INTERIOR GLASS WALL @
CURTAIN WALL DETAIL
A101 SCALE: 3" = 1'-0"



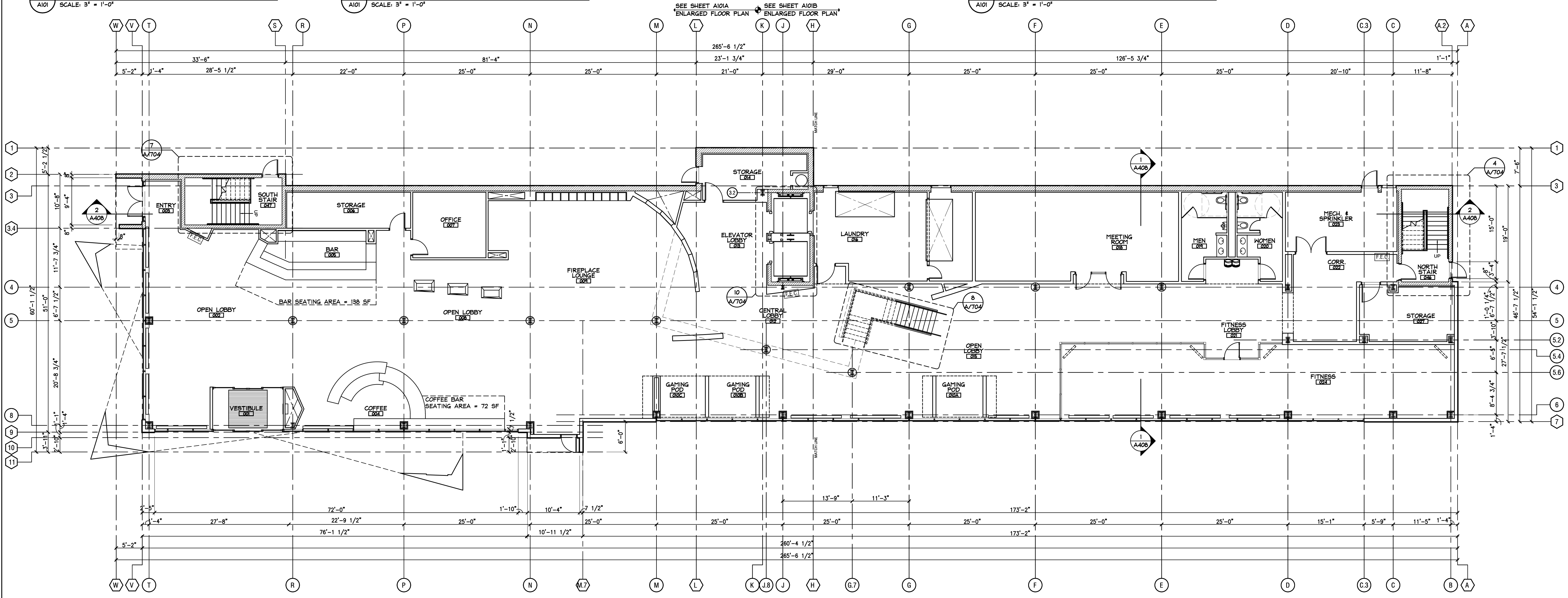
7 INTERIOR GYP. BD. WALL @
CURTAIN WALL DETAIL
A101 SCALE: 3" = 1'-0"



8 INTERIOR GYP. BD. WALL @
CURTAIN WALL DETAIL
A101 SCALE: 3" = 1'-0"



8 INTERIOR GYP. BD. WALL @
CURTAIN WALL DETAIL
A101 SCALE: 3" = 1'-0"



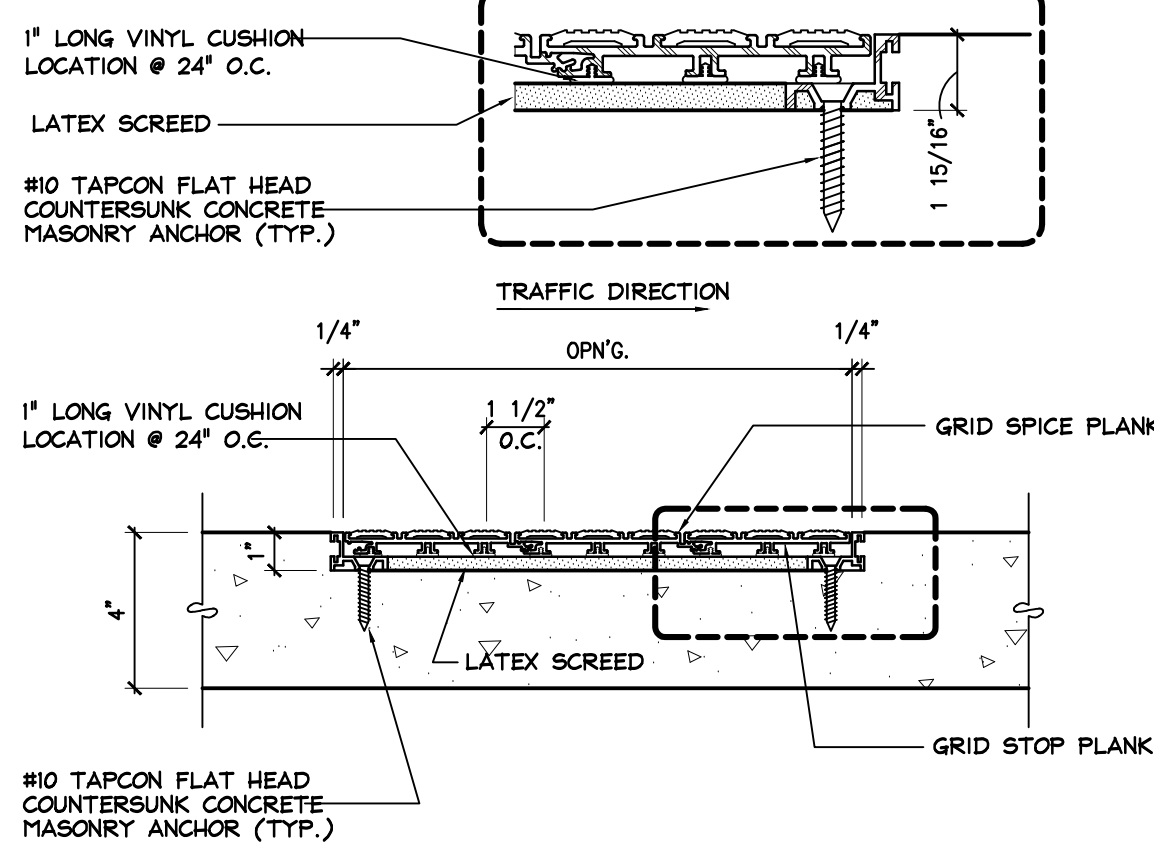
1 COMPOSITE
FIRST FLOOR PLAN
A101 SCALE: 1/8" = 1'-0"



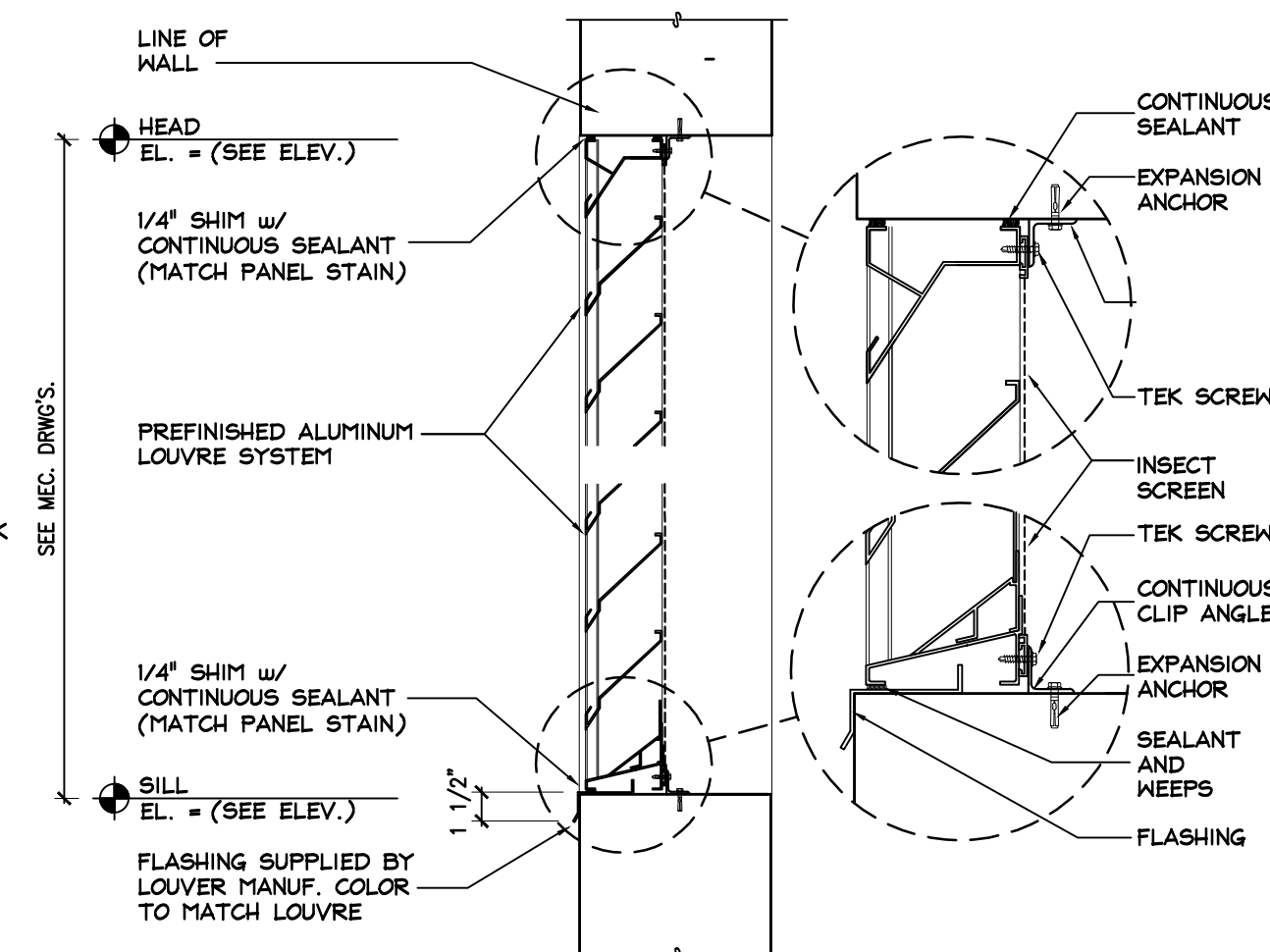
DESIGN STANDARD:
CONSTRUCTION SPECIALTIES
6696 ROUTE 405 HIGHWAY
MUNCY, PA 17756
(800)233-8493
STYLE: PEDITRED

RUBBER (BLACK) 

INSERT STYLE



2 RECESSED ENTRY MAT
A102 SCALE: 3" = 1'-0"

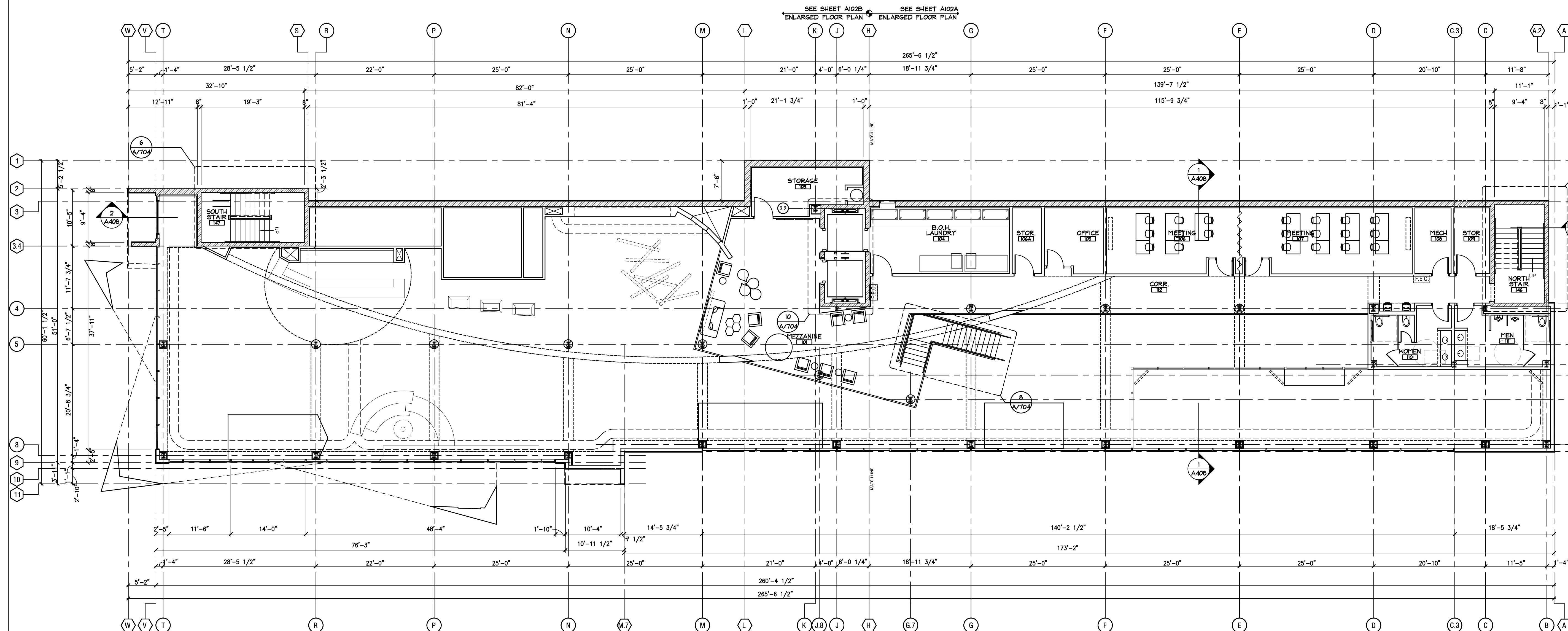


3 LOUVRE DETAIL
A102 SCALE: 1 1/2" = 1'-0"

FLOOR PLAN NOTES:

1. REFER TO ENLARGED PLANS FOR :
PARTITION TYPES
INTERIOR DIMENSIONS
DOOR AND WINDOW TAGS
OTHER FLOOR PLAN INFORMATION
2. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
3. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
4. REFER TO FINISH SCHEDULE FOR FINISH INFORMATION.
5. FIELD VERIFY DIMENSIONS OF ALL MILLWORK AREAS
PRIOR TO FABRICATION. REFER TO ENLARGED UNIT
SHEETS FOR UNIT REFLECTED CEILING INFORMATION.
6. REFER TO LANDSCAPE DRAWINGS FOR SITE
INFORMATION.
7. ALL EXPOSED CONCRETE WALLS IN PUBLIC AREAS
SHALL RECEIVE 1/2" FURRING CHANNELS WITH 1/2"
THE GYPSUM WALL BOARD (GWB) AND
THE PROPER CORNER BEADS AND GYPSUM 90 DEGREE
ANGLES.
8. REFER TO ENLARGED STAIR PLANS FOR PARTITION
TYPE INFORMATION.
9. ALL UNIT DEMISING PARTITIONS SHALL BE ()
UNLESS OTHERWISE NOTED.

<u>FLOOR AREA</u>	
FIRST FLOOR	12,560 SF
MEZZANINE LEVEL	4,238 SF
SECOND FLOOR	12,600 SF
THIRD FLOOR	12,600 SF
FOURTH FLOOR	12,600 SF
<u>TOTAL</u>	<u>54,598 SF</u>



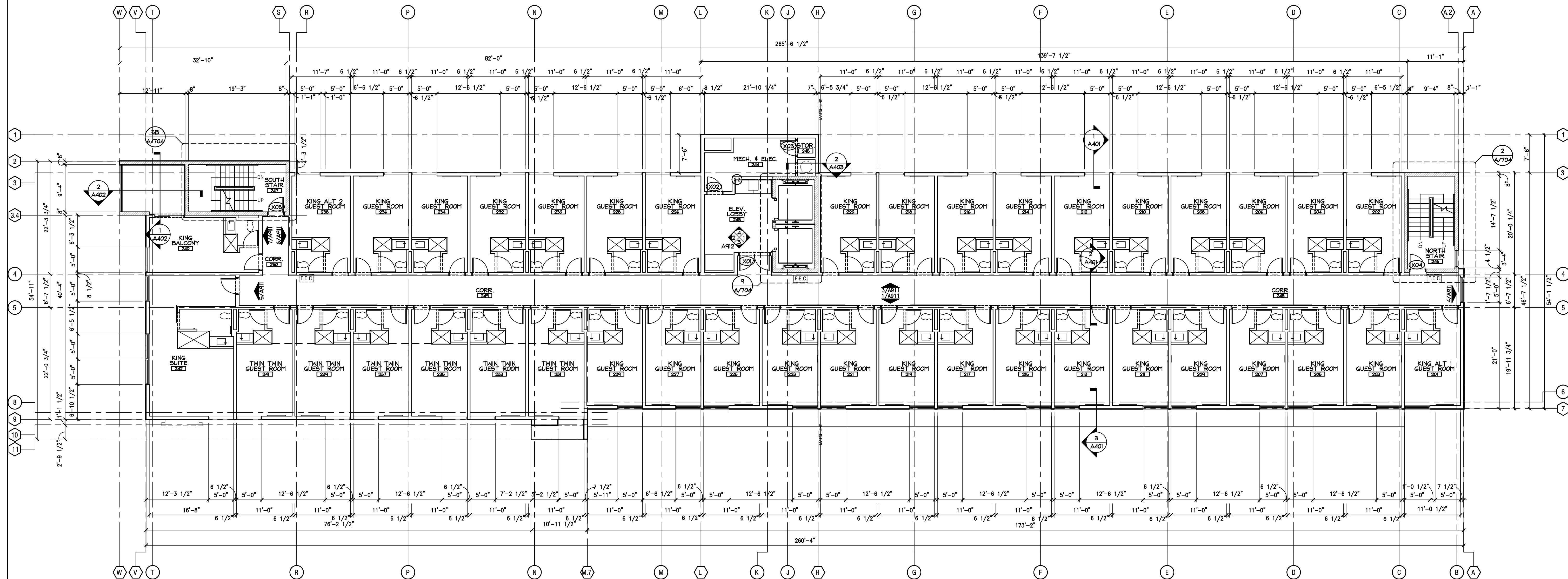
COMPOSITE
MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN NOTES:

1. REFER TO ENLARGED PLANS FOR :
PARTITION TYPES
INTERIOR DIMENSIONS
DOOR AND WINDOW TAGS
OTHER FLOOR PLAN INFORMATION
2. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
3. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
4. REFER TO FINISH SCHEDULE FOR FINISH INFORMATION.
5. FIELD VERIFY DIMENSIONS OF ALL MILLWORK AREAS PRIOR TO FABRICATION. REFER TO ENLARGED UNIT SHEETS FOR UNIT REFLECTED CEILING INFORMATION.
6. REFER TO LANDSCAPE DRAWINGS FOR SITE INFORMATION.
7. ALL EXPOSED CONCRETE WALLS IN PUBLIC AREAS SHALL RECEIVE 1/2" FURRING CHANNELS WITH 1/2" THICK GYPSUM WALL BOARD (GWB) AND THE PROPER CORNER BEADS AND GYPSUM 90 DEGREE ANGLES.
8. REFER TO ENLARGED STAIR PLANS FOR PARTITION TYPE INFORMATION.
9. ALL UNIT DEMISING PARTITIONS SHALL BE () UNLESS OTHERWISE NOTED.

2nd FLOOR		#				SUB TOTAL	SEE SHEET
ROOM TYPE:							
KING		39	--	--	--	39	A701
KING ALT 1		1	--	--	--	1	A703
KING ALT 2		1	--	--	--	1	A703
KING (ADA)		--	--	--	--	--	--
KING SUITE		1	--	--	--	1	A701
KING SUITE (ADA)		--	--	--	--	--	--
KING BALCONY		1	--	--	--	1	A701
KING PARLOR		--	--	--	--	--	--
TWIN		6	--	--	--	6	A702
TWIN (ADA)		--	--	--	--	--	--
FLOOR TOTAL						40	
AREA THIS FLOOR						12,805 SF	

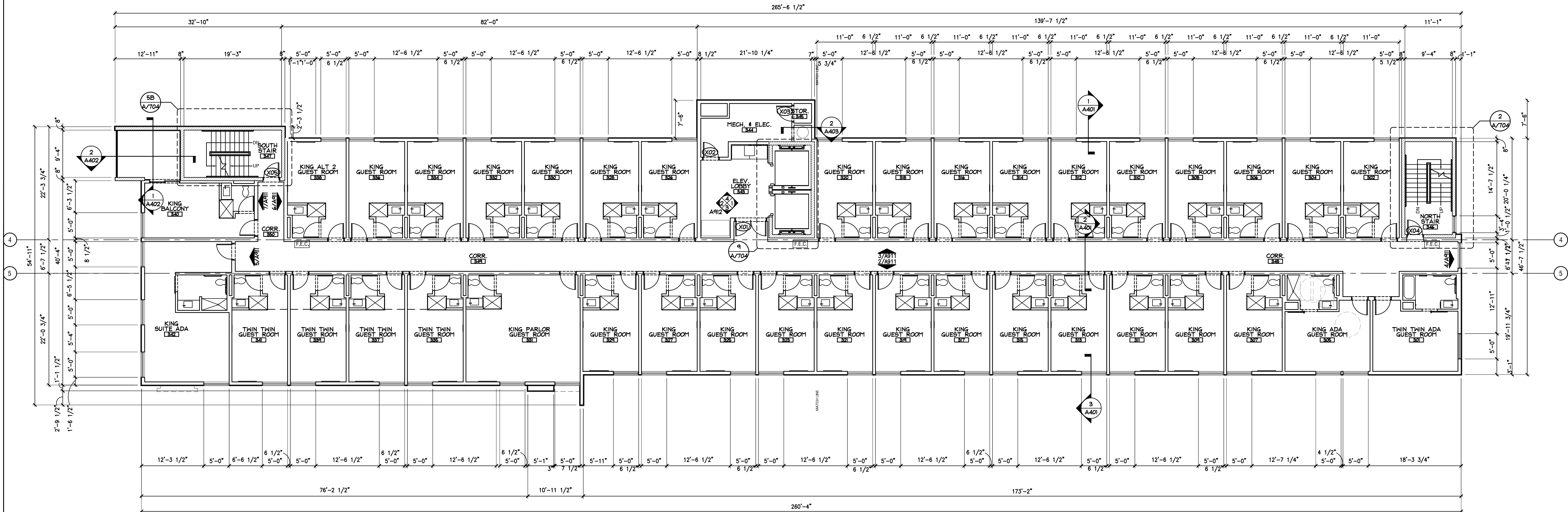


date	description
9.15.2017	ISSUED FOR PERMIT
5.3.2018	ISSUED FOR PUD AMENDMENT
6.20.2018	REVISED FOR PUD AMENDMENT

FLOOR PLAN NOTES:

- REFER TO ENLARGED PLANS FOR :
PARTITION TYPES
INTERIOR DIMENSIONS
DOOR AND WINDOW TAGS
OTHER FLOOR PLAN INFORMATION
- REFER TO DOOR SCHEDULE FOR DOOR TYPES.
- REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
- REFER TO FINISH SCHEDULE FOR FINISH INFORMATION.
- FIELD VERIFY DIMENSIONS OF ALL MILLWORK AREAS PRIOR TO FABRICATION. REFER TO ENLARGED UNIT SHEETS FOR UNIT REFLECTED CEILING INFORMATION.
- REFER TO LANDSCAPE DRAWINGS FOR SITE INFORMATION.
- ALL EXPOSED CONCRETE WALLS IN PUBLIC AREAS SHALL RECEIVE 1/2" FURRING CHANNELS WITH 1/2" THICK GYPSUM WALL BOARD (GWB) AND THE PROPER CORNER BEADS AND GYPSUM 90 DEGREE ANGLES.
- REFER TO ENLARGED STAIR PLANS FOR PARTITION TYPE INFORMATION.
- ALL UNIT DEMISING PARTITIONS SHALL BE () UNLESS OTHERWISE NOTED.

ROOM TYPE:	#	W	R	SUR (TOTAL)	SEE SHEET
KING	28	--	--	28	A701
KING ALT 1	--	--	--	--	--
KING ALT 2	1	--	--	1	A703
KING (ADA)	--	1	--	1	A703
KING SUITE	--	--	--	--	--
KING SUITE (ADA)	--	1	--	1	A702
KING BALCONY	1	--	--	1	A701
KING PARLOR	1	--	--	1	A702
TWIN	4	--	--	4	A702
TWIN (ADA)	--	1	--	1	A703
FLOOR TOTAL				38	
AREA THIS FLOOR	12,605 SF				

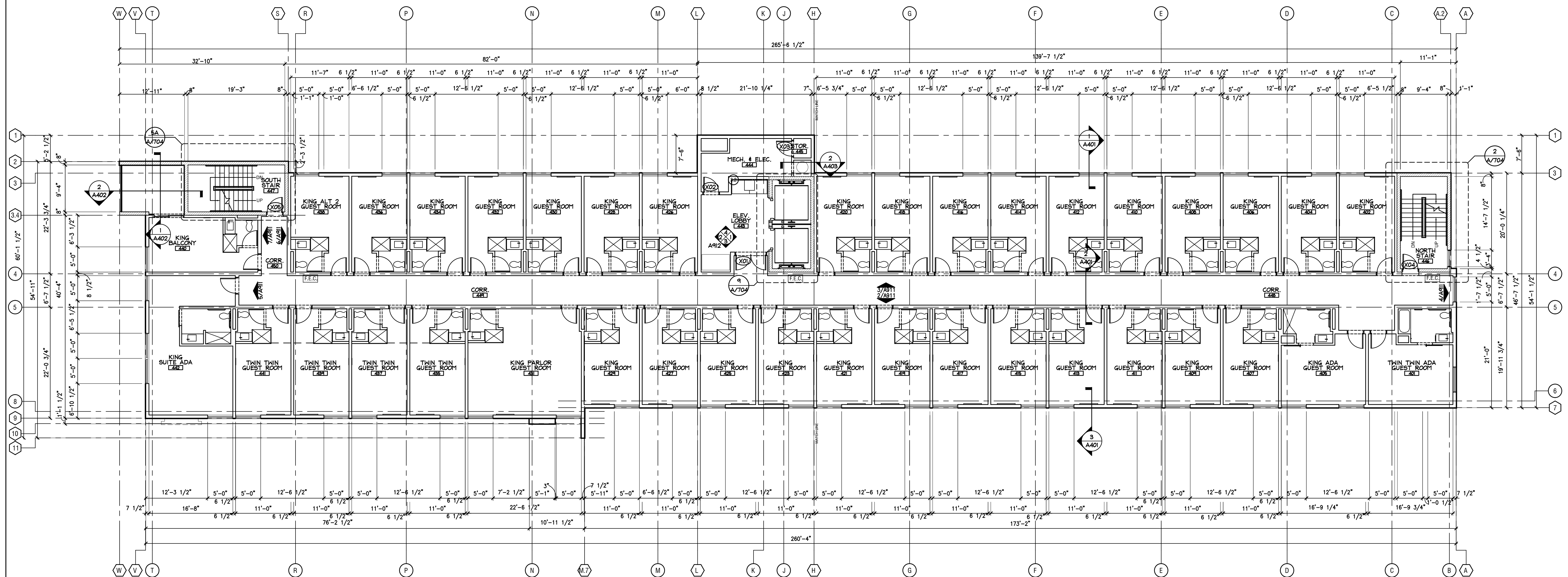


date	description
9.15.2017	ISSUED FOR PERMIT
5.4.2018	ISSUED FOR PUD AMENDMENT
6.20.2018	REVISED FOR PUD AMENDMENT

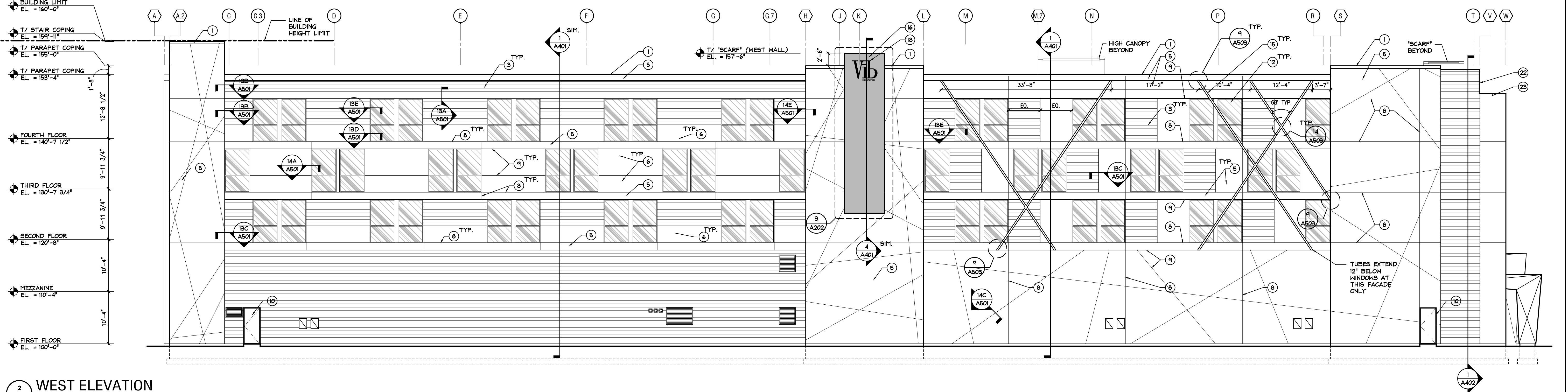
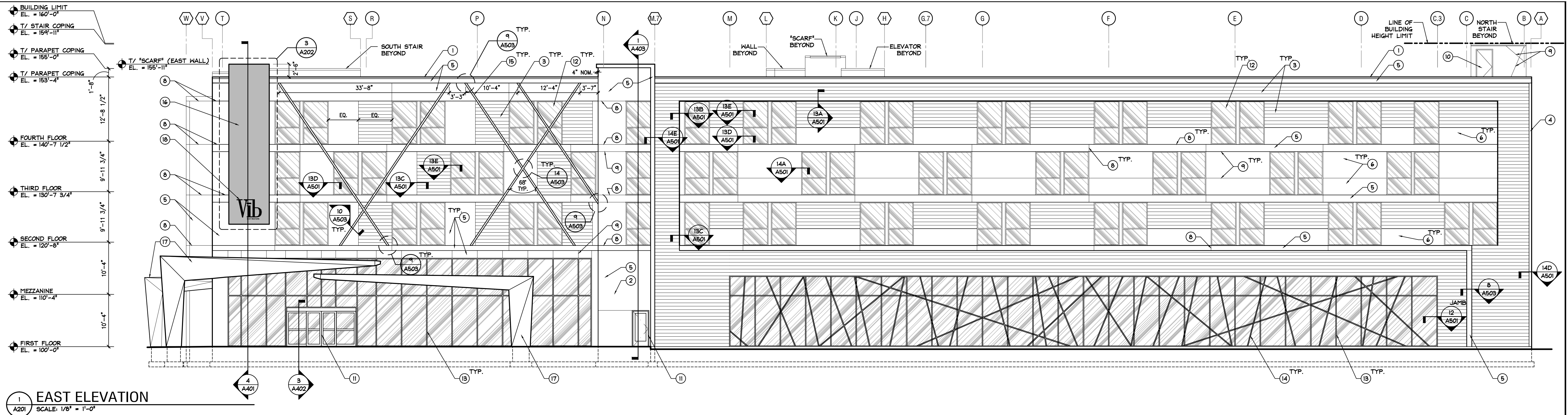
FLOOR PLAN NOTES:

1. REFER TO ENLARGED PLANS FOR 1 PARTITION TYPES INTERIOR DIMENSIONS DOOR AND WINDOW TAGS OTHER FLOOR PLAN INFORMATION
2. REFER TO DOOR SCHEDULE FOR DOOR TYPES.
3. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES.
4. REFER TO FINISH SCHEDULE FOR FINISH INFORMATION.
5. FIELD VERIFY DIMENSIONS OF ALL MILLWORK AREAS PRIOR TO FABRICATION. REFER TO ENLARGED UNIT SHEETS FOR UNIT REFLECTED CEILING INFORMATION.
6. REFER TO LANDSCAPE DRAWINGS FOR SITE INFORMATION.
7. ALL EXPOSED CONCRETE WALLS IN PARTIAL AREAS SHALL RECEIVE 1/2" FURRING CHANNELS WITH 1/2" THICK TRUSPAIL WALL BOARD (GWB) AND THE PROPER CORNER BEADS AND GYPSUM 90 DEGREE ANGLES.
8. REFER TO ENLARGED STAIR PLANS FOR PARTITION TYPE INFORMATION.
9. ALL UNIT DEMISING PARTITIONS SHALL BE () UNLESS OTHERWISE NOTED.

4th FLOOR ROOM TYPE:	#			SUB TOTAL	SEE SHEET
KING	28	--	--	28	A701
KING ALT 1	--	--	--	--	--
KING ALT 2	1	--	--	1	A703
KING (ADA)	--	1	--	1	A703
KING SUITE	--	--	--	--	--
KING SUITE (ADA)	--	1	--	1	A702
KING BALCONY	1	--	--	1	A701
KING PARLOR	1	--	--	1	A702
TWIN	4	--	--	4	A702
TWIN (ADA)	--	1	--	1	A703
FLOOR TOTAL				38	
AREA THIS FLOOR	12,605 SF				



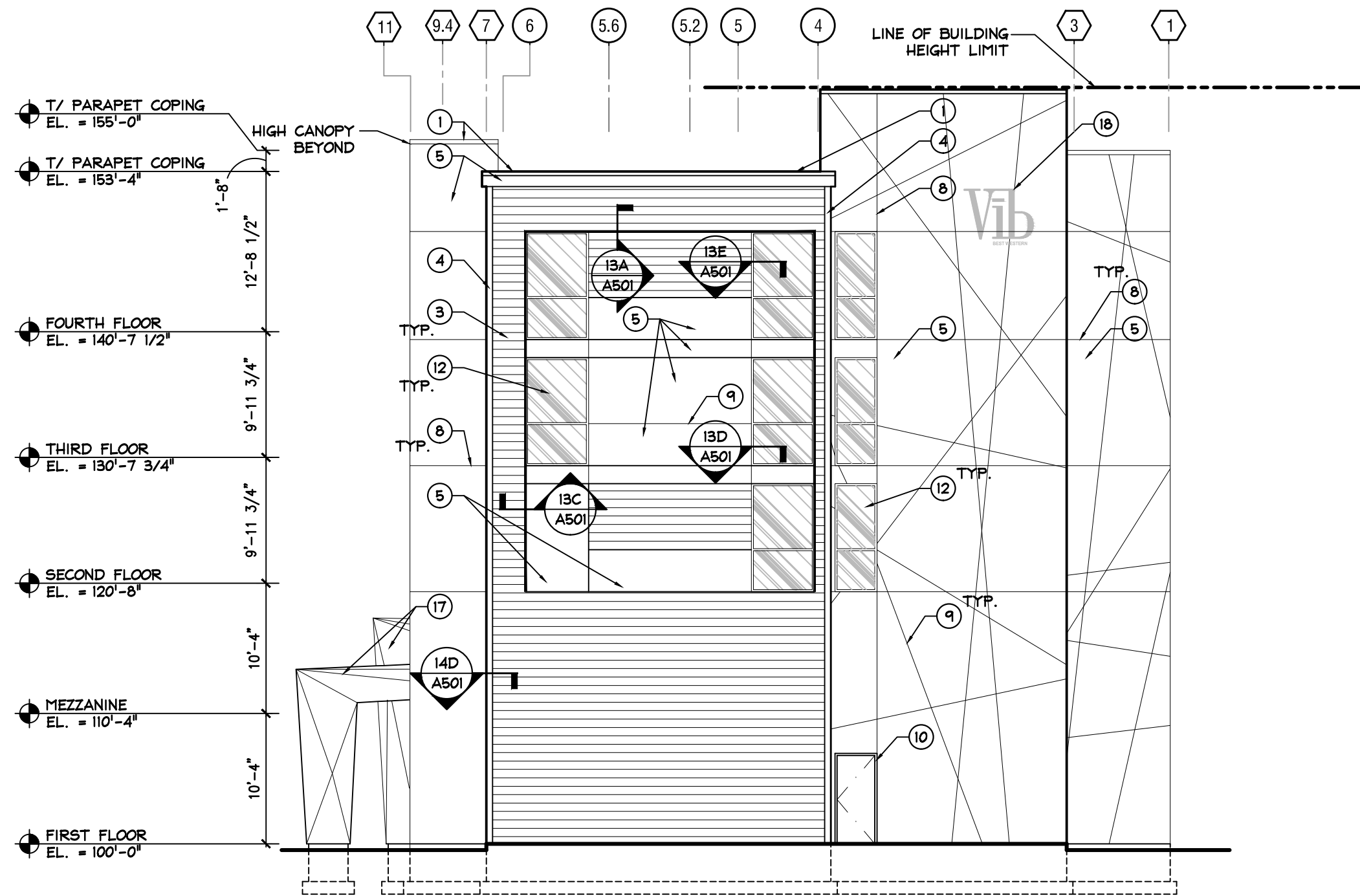
FOURTH FLOOR PLAN



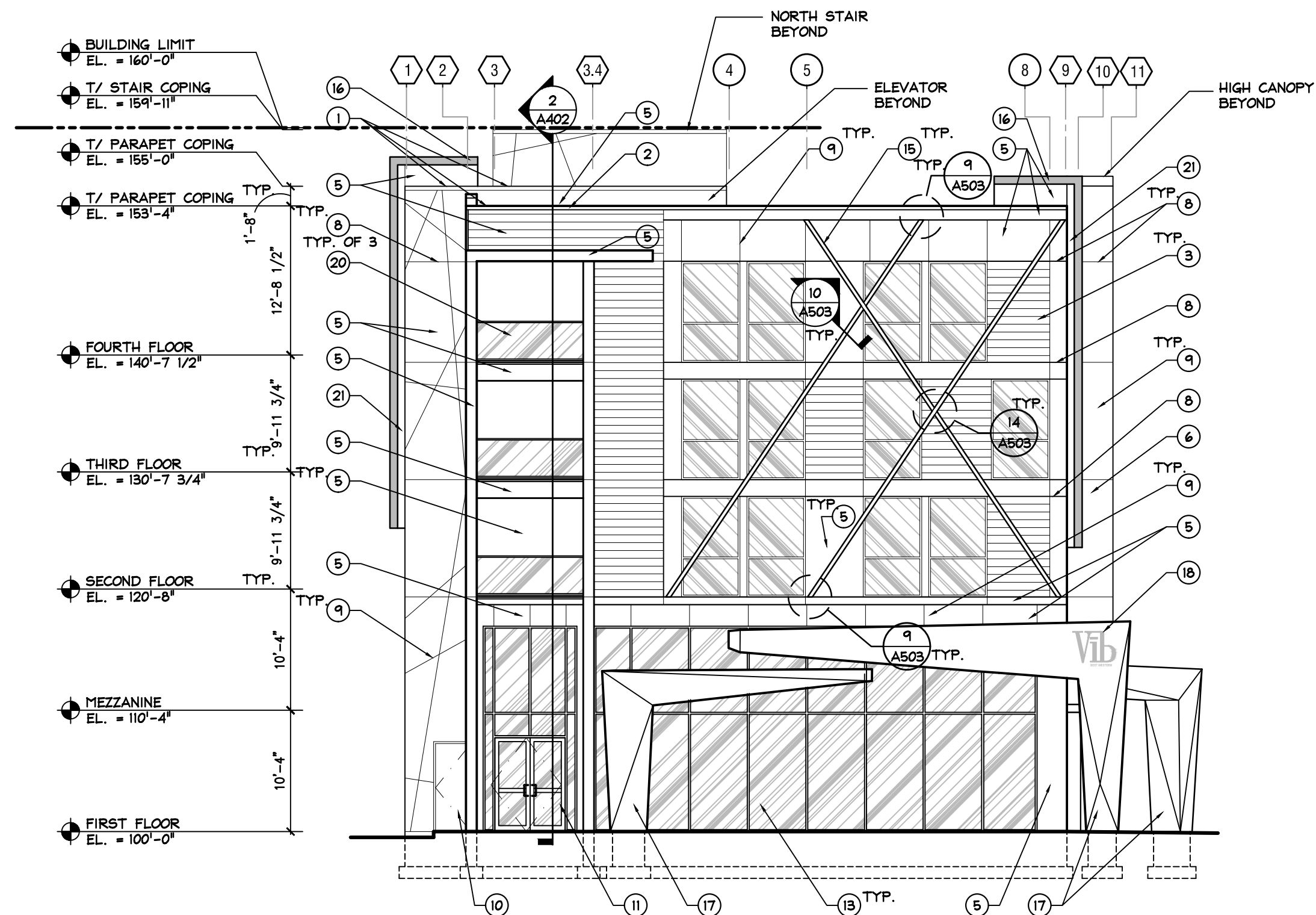
MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
1	METAL COPING	PETERSON ALUMINUM	PAC-CONTINUOUS CLEAT	---	---
2	METAL ROOF EDGE	PETERSON ALUMINUM	---	---	---
3	8" LAP SIDING (COLOR 1)	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
4	6" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
5	EIFS-1*	DRYVIT	---	PPG PAINTS: ASH PPG1076-2	MEDIUM SAND TEXTURE
6	EIFS-2*	DRYVIT	---	PPG PAINTS: STONE'S THROW PPG1008-7	MEDIUM SAND TEXTURE
7	NOT USED	---	---	---	---
8	CONTROL JOINT (EIFS)	DRYVIT	---	(MATCH WALL)	SEE DETAIL 12/A502
9	REVEAL (EIFS)	DRYVIT	---	BENJAMINE MOORE	SEE DETAIL 14C/A501
10	HOLLOW METAL DOOR/FRAME	---	---	(MATCH WALL)	---
11	ALUM. DOOR/FRAME	KAWNEER	---	---	---
12	ALUM. STOREFRONT	KAWNEER	TRIFAB 451T CENTER SET-OUTSIDE 1" GLAZING	(ALUMI: CLEAR ANOD.) (GLASS: CLEAR)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
13	ALUM. CURTAINWALL	KAWNEER	1620 CURTAIN WALL 6" SYSTEM 1" GLAZING	(ALUMI: CLEAR ANOD.) (GLASS: LIGHT GREY TINT)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
14	DECORATIVE ALUM. TUBE 2"	---	---	BRONZE	---
15	DECORATIVE ALUM. TUBE 4"	---	2" X 4" TUBE, 1/4" THK.	BRONZE	---
16	FIBER CEMENT PANELS	NICHIHA	ILLUMINATION SERIES	VIB RED	---

*NOTE: EIFS AT HIGH IMPACT ZONES TO BE REINFORCED PER MFR RECOMMENDATIONS. A HIGH IMPACT ZONE IS AN 8'-0" RADIUS FROM THE DOOR FRAME AT GRADE TO A HEIGHT OF 6'-0", AND 6'-0" HIGH AT WALKS ABUTTED AGAINST EIFS.

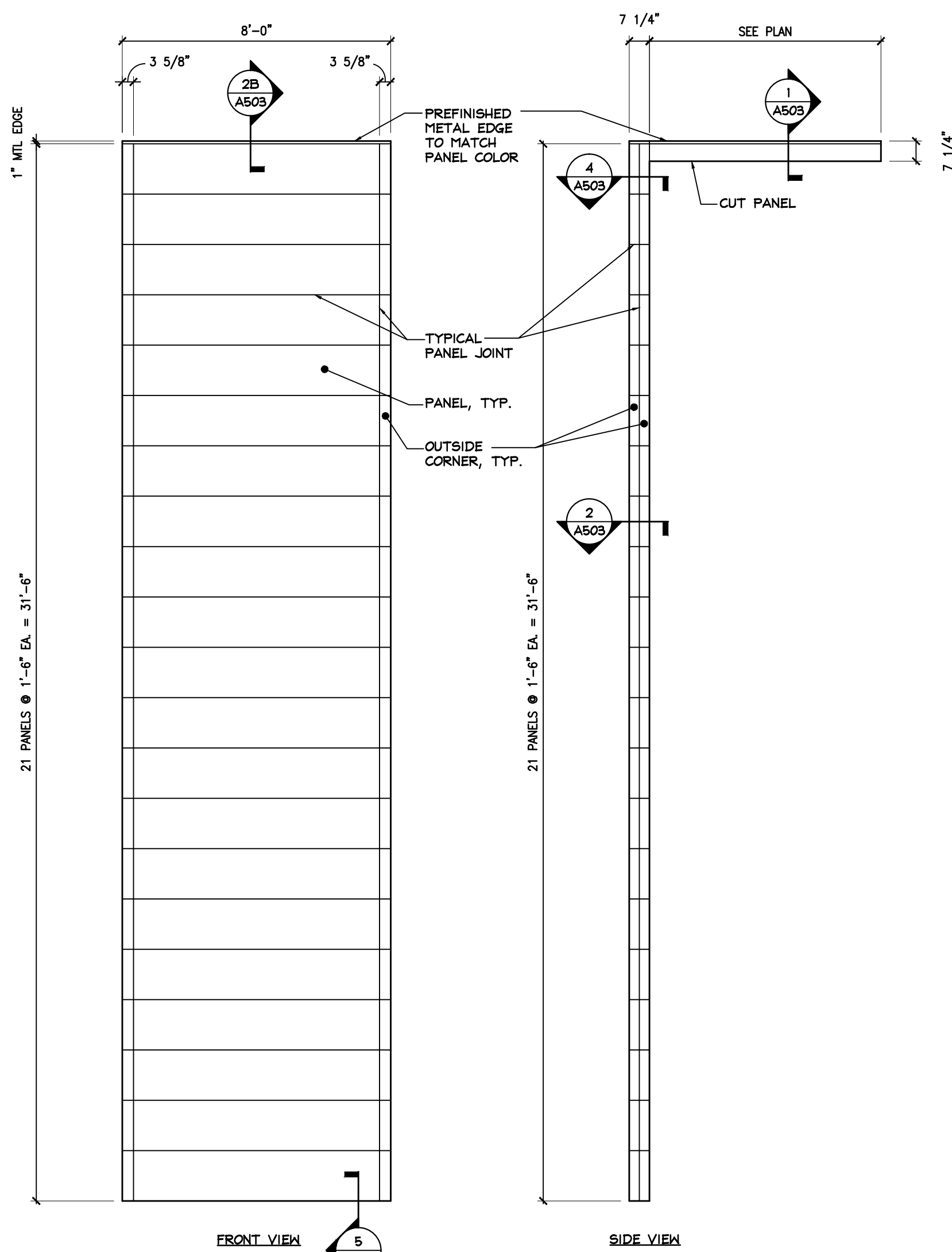
MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
17	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	PLATINUM	ALUM. COATING TO BE SELF-CLEANING
18	VIB SIGN	---	---	---	---
19	NOT USED	---	---	---	---
20	GLASS GUARDRAIL	DURARAIL	COMPONENT GLASS	---	1/4" TEMPERED GLASS, SEE 11/A502
21	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	---	---
22	2" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
23	SPOUT	---	---	---	SEE DETAIL 1/A504
24	---	---	---	---	---
25	---	---	---	---	---
26	---	---	---	---	---
27	---	---	---	---	---
28	---	---	---	---	---
29	---	---	---	---	---
30	---	---	---	---	---
31	---	---	---	---	---
32	---	---	---	---	---



1 NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A202 SCALE: 1/8" = 1'-0"



3 "SCARF" ELEVATIONS
A202 SCALE: 3/8" = 1'-0"

MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
1	METAL COPING	PETERSON ALUMINUM	PAC-CONTINUOUS CLEAT	---	---
2	METAL ROOF EDGE	PETERSON ALUMINUM	---	---	---
3	8" LAP SIDING (COLOR 1)	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
4	6" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
5	EIFS-1*	DRYVIT	---	---	PPG PAINTS: ASH PPG1076-2 MEDIUM SAND TEXTURE
6	EIFS-2*	DRYVIT	---	---	PPG PAINTS: STONE'S THROW PPG1008-7 MEDIUM SAND TEXTURE
7	NOT USED	---	---	---	---
8	CONTROL JOINT (EIFS)	DRYVIT	---	(MATCH WALL)	SEE DETAIL 12/A502
9	REVEAL (EIFS)	DRYVIT	---	BENJAMINE MOORE	SEE DETAIL 14C/A501
10	HOLLOW METAL DOOR/FRAME	---	---	(MATCH WALL)	---
11	ALUM. DOOR/FRAME	KAWNEER	---	---	---
12	ALUM. STOREFRONT	KAWNEER	TRIFAB 461T CENTER SET-OUTSIDE 1" GLAZING	(ALUM: CLEAR ANOD.) (GLASS: CLEAR)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
13	ALUM. CURTAINWALL	KAWNEER	1620 CURTAIN WALL 6" SYSTEM 1" GLAZING	(ALUM: CLEAR ANOD.) (GLASS: LIGHT GREY TINT)	1" INSUL GLASS TEMP. (MAXIMUM SHGC < 0.40)
14	DECORATIVE ALUM. TUBE 2"	---	---	BRONZE	---
15	DECORATIVE ALUM. TUBE 4"	---	2" X 4" TUBE, 1/4" THK.	BRONZE	---
16	FIBER CEMENT PANELS	NICHIA	ILLUMINATION SERIES	VIB RED	---

NOTE: EIFS AT HIGH IMPACT ZONES TO BE REINFORCED PER MFR RECOMMENDATIONS. A HIGH IMPACT ZONE IS AN 8'-0" RADIUS FROM THE DOOR FRAME AT GRADE TO A HEIGHT OF 6'-0", AND 6'-0" HIGH AT WALKS ABUTTED AGAINST EIFS.

MATERIAL LEGEND					
TAG	ITEM	MANUF.	MODEL	COLOR	REMARK
17	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	PLATINUM	ALUM. COATING TO BE SELF-CLEANING
18	VIB SIGN	---	---	---	---
19	NOT USED	---	---	---	---
20	GLASS GUARDRAIL	DURARAIL	COMPONENT GLASS	---	1/4" TEMPERED GLASS, SEE 11/A502
21	PREFINISHED ALUM. SHEET MTL	PETERSON ALUMINUM	---	---	---
22	2" CORNER BOARD	LOUISIANA-PACIFIC	LP SMARTSIDE	BENJAMINE MOORE	SMOOTH FINISH, PRIME AND PAINT PER SIDING MFR INSTRUCTIONS
23	SPOUT	---	---	---	SEE DETAIL 14/A504
24	---	---	---	---	---
25	---	---	---	---	---
26	---	---	---	---	---
27	---	---	---	---	---
28	---	---	---	---	---
29	---	---	---	---	---
30	---	---	---	---	---
31	---	---	---	---	---
32	---	---	---	---	---

GILLESPIE
DESIGN
GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gilspiesgroup.com

project number
17-052

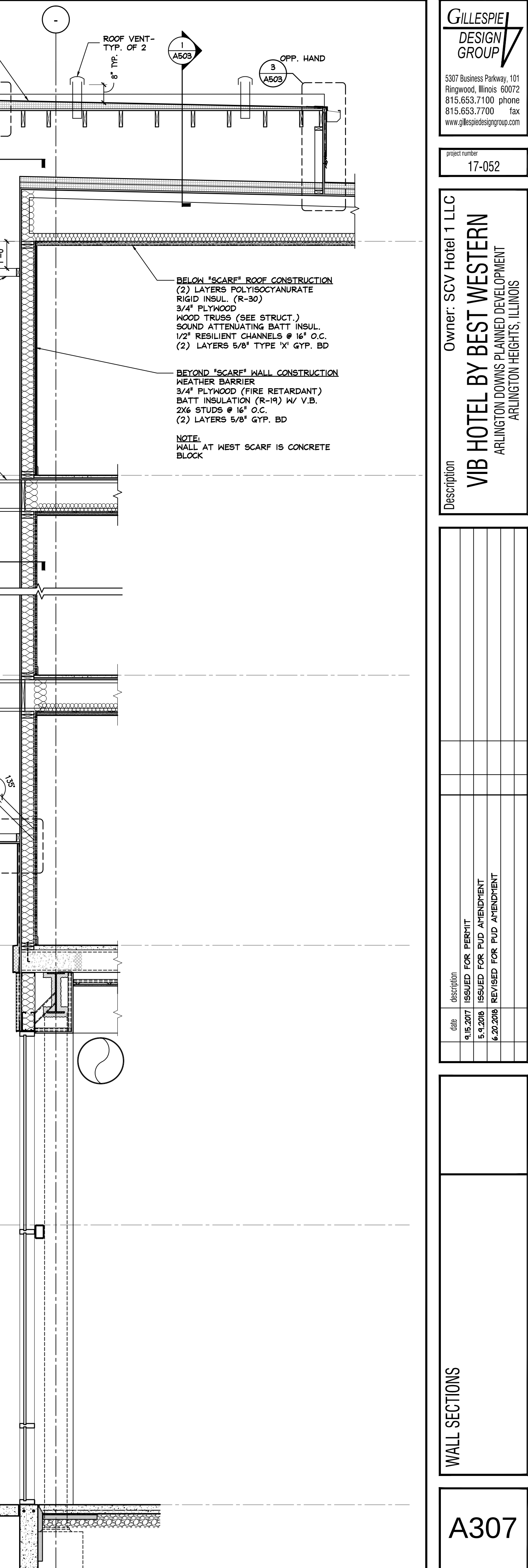
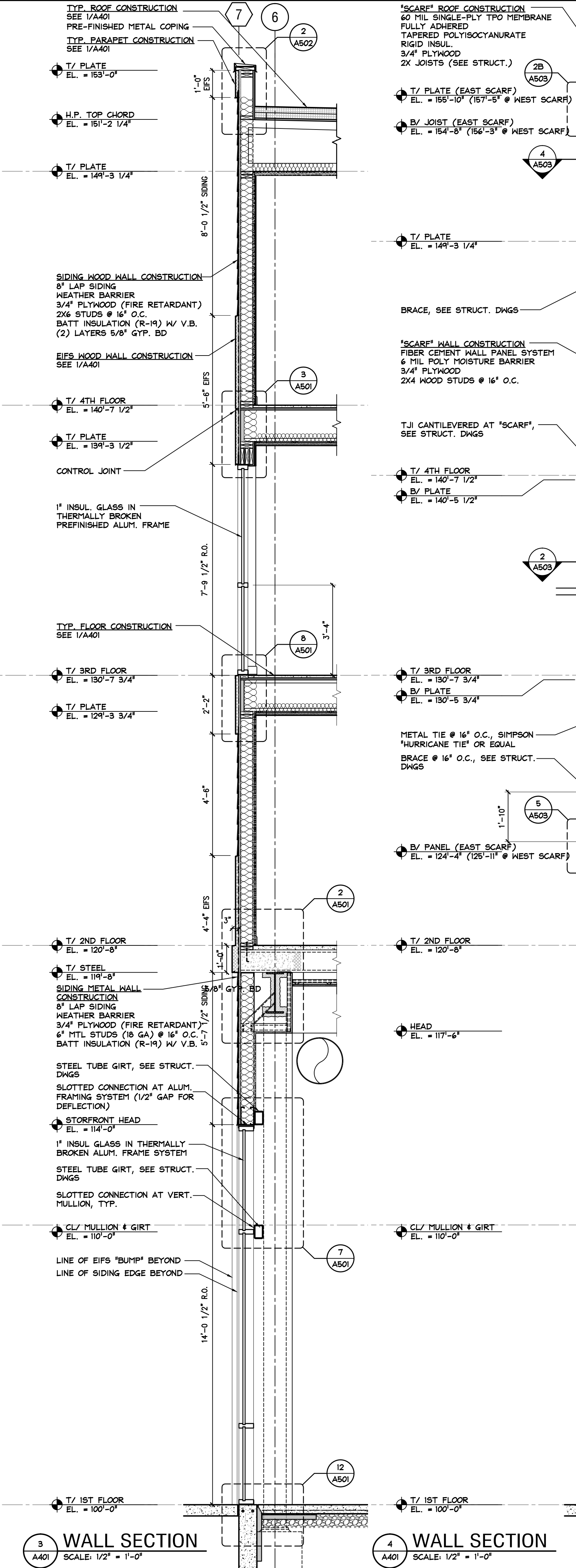
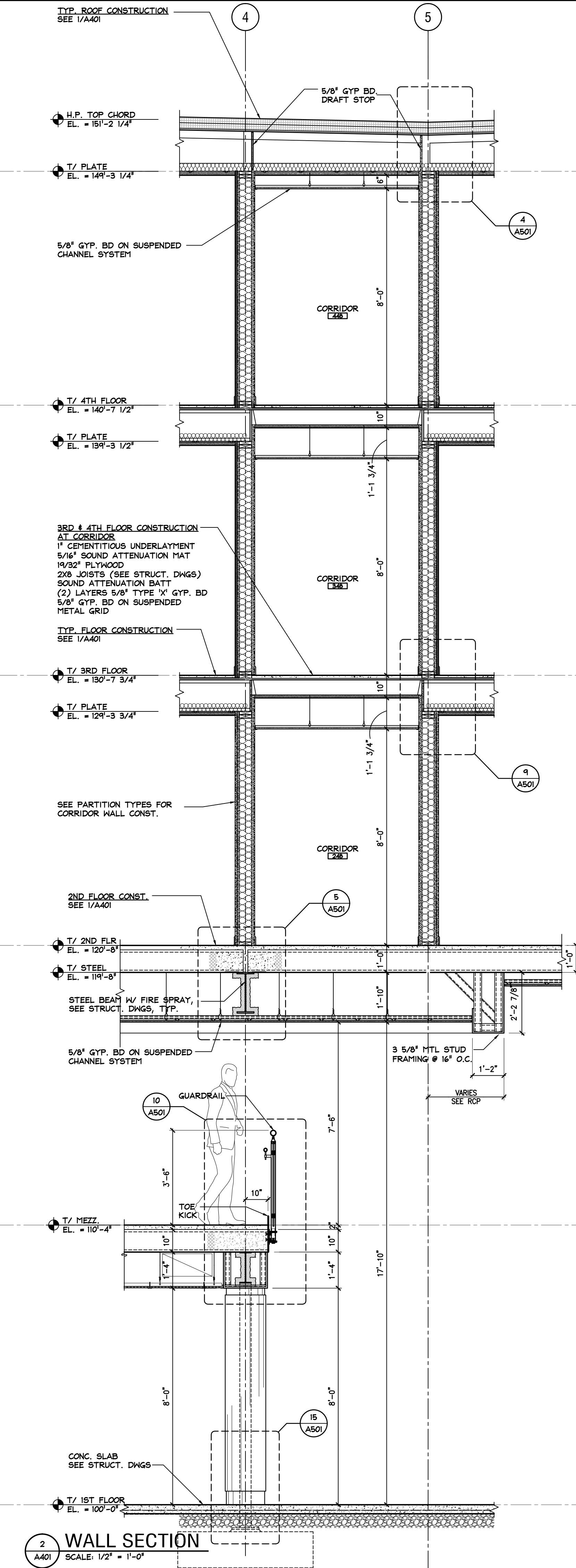
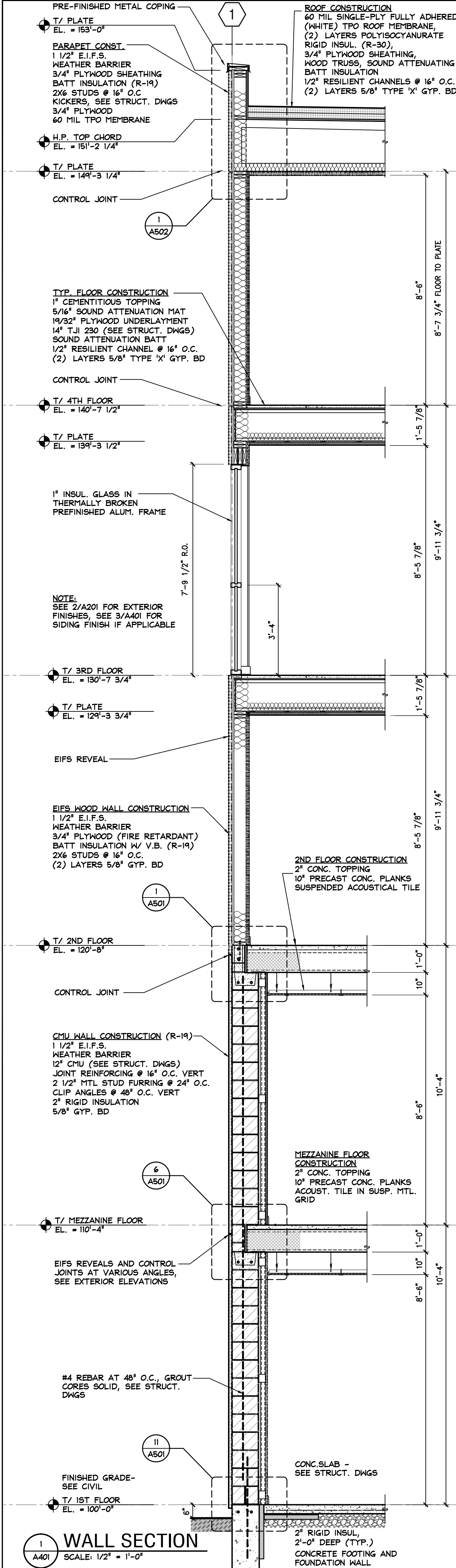
Owner: SCV Hotel 1 LLC
Description
VIB HOTEL BY BEST WESTERN
ARLINGTON DOWNS PLANNED DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

date
9.15.2017
5.4.2018
6.20.2018

description
ISSUED FOR PERMIT
ISSUED FOR PUD AMENDMENT
REVISED FOR PUD AMENDMENT

EXTERIOR ELEVATIONS

A306



GILLESPIE
DESIGN
GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gilspiedesigngroup.com

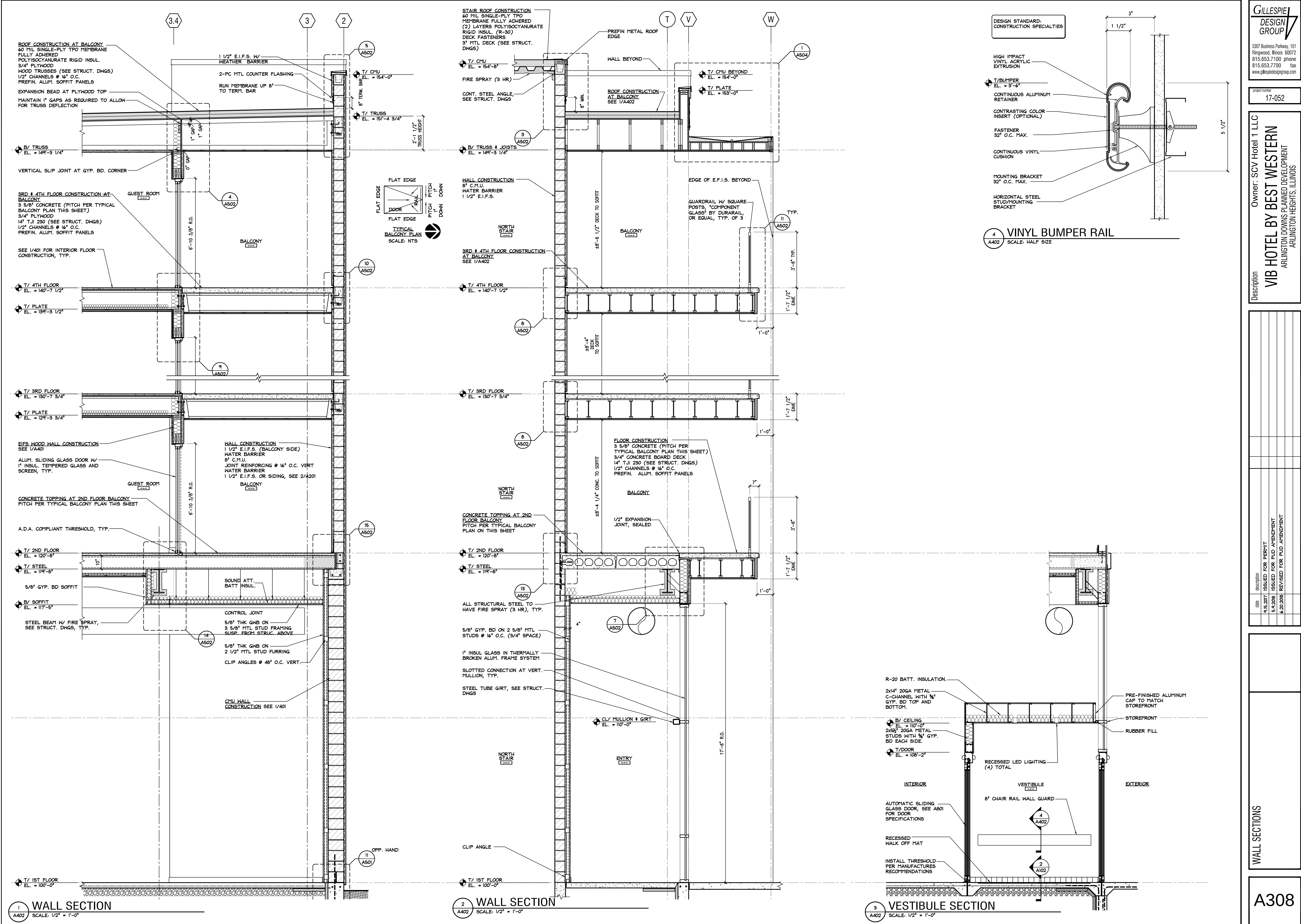
project number
17-052

Owner: SCV Hotel 1 LLC
Description
VIB HOTEL BY BEST WESTERN
ARLINGTON DOWNS PLANNED DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

date	description
9.15.2017	ISSUED FOR PERMIT
5.3.2018	ISSUED FOR PUD AMENDMENT
6.20.2018	REVISED FOR PUD AMENDMENT

WALL SECTIONS

A307



GILLESPIE
DESIGN
GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gilspiedesigngroup.com

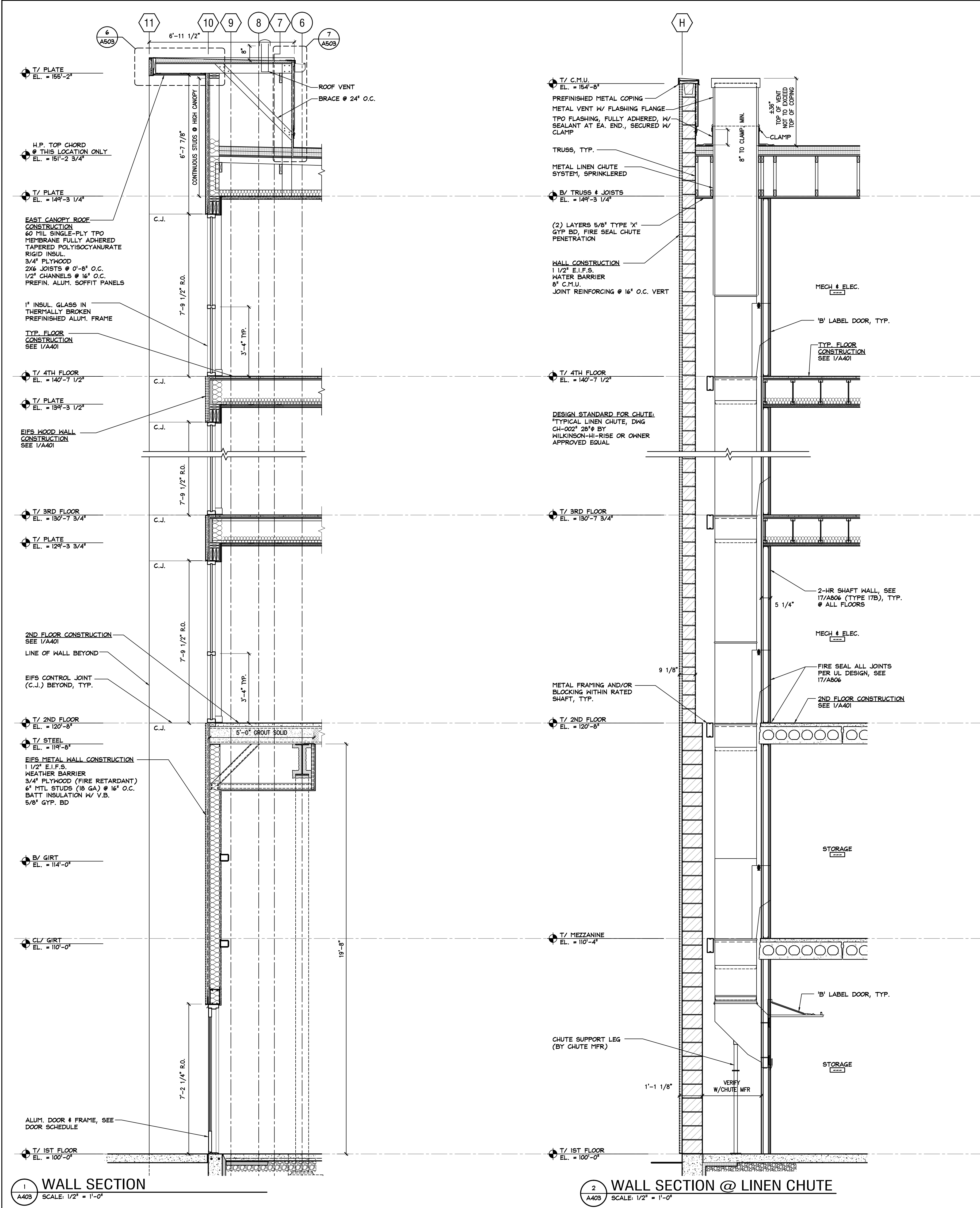
project number
17-052

Owner: SCV Hotel 1 LLC
VIB HOTEL BY BEST WESTERN
ARLINGTON DOWNS PLANNED DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

11/15/2017 ISSUED FOR PERMIT
5/3/2018 ISSUED FOR PUD AMENDMENT
6/20/2018 REVISED FOR PUD AMENDMENT

WALL SECTIONS

A308



GILLESPIE

DESIGN

GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gillespiedesigndgroup.com

project number
17-052

Owner: SCV Hotel 1 LLC

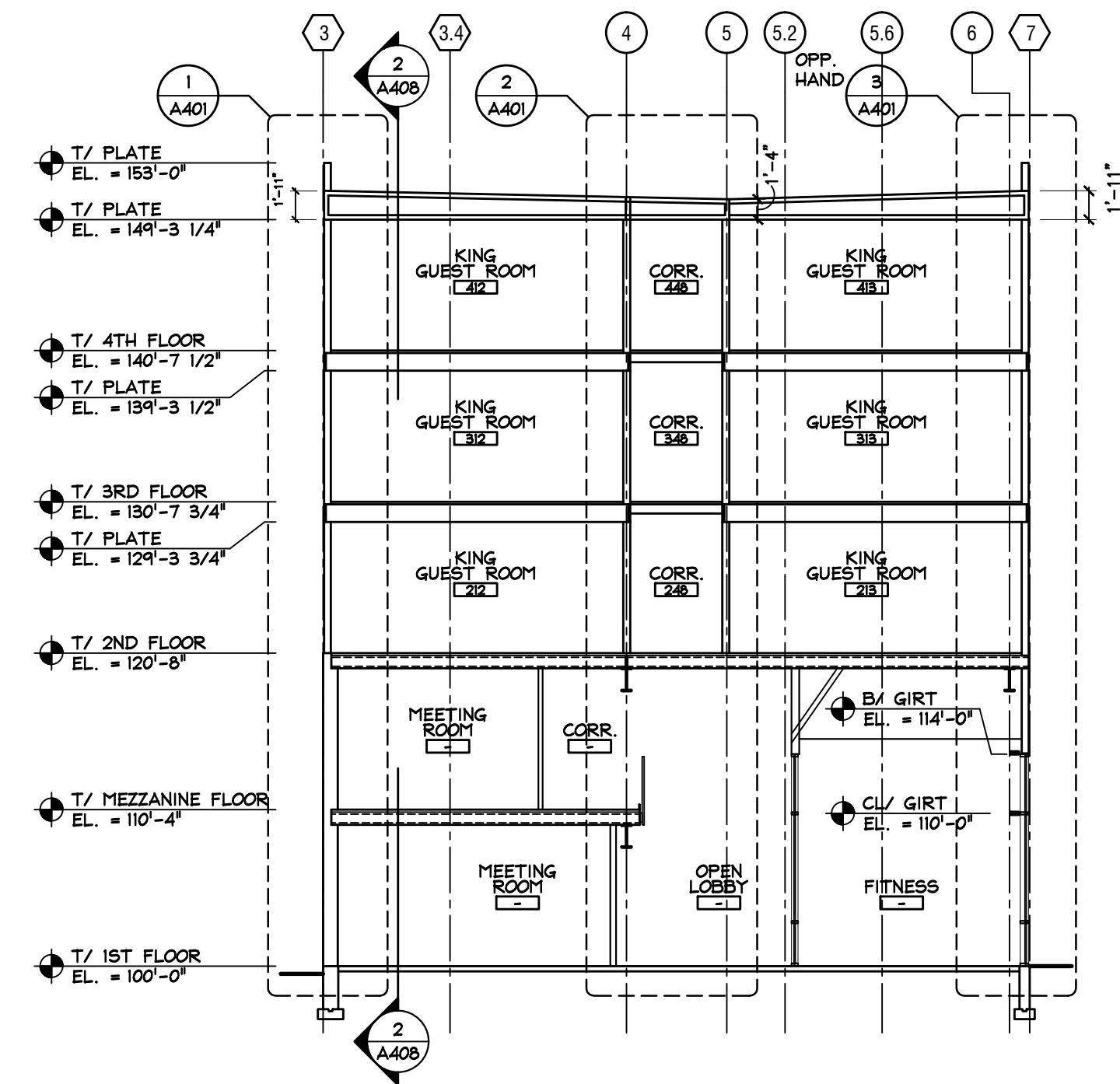
Description
VIB HOTEL BY BEST WESTERN
ARLINGTON DOWNS PLANNED DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS

date	description
9.15.2017	ISSUED FOR PERMIT
5.3.2018	ISSUED FOR PUD AMENDMENT
6.20.2018	REVISED FOR PUD AMENDMENT

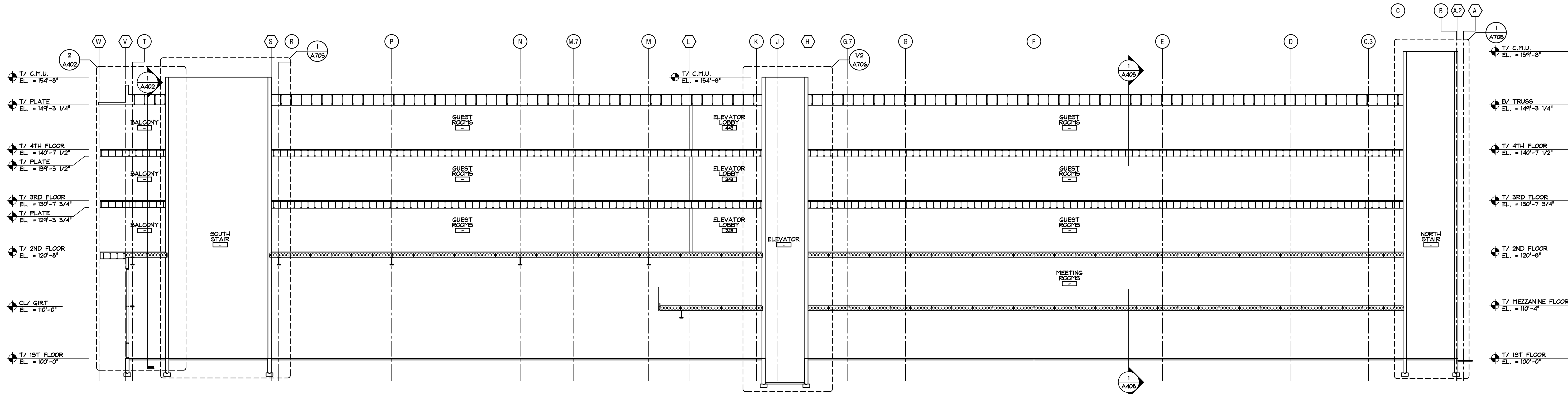
WALL SECTIONS

A309

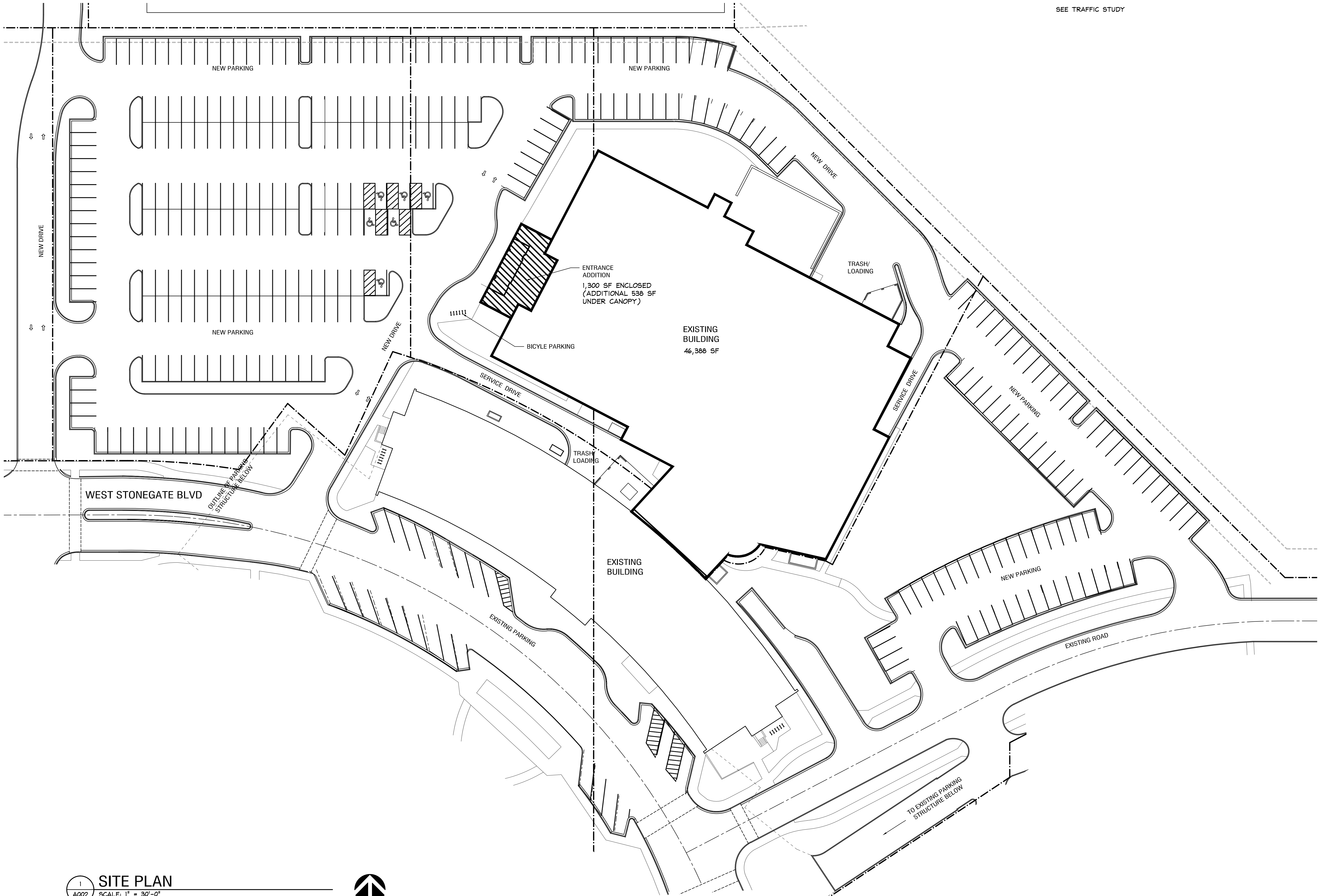
date	description
9.15.2017	ISSUED FOR PERMIT
5.4.2018	ISSUED FOR PUD AMENDMENT
6.20.2018	REVISED FOR PUD AMENDMENT



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



PARKING REQUIREMENTS:

SEE TRAFFIC STUDY

PARKING PROVIDED:

SEE TRAFFIC STUDY

GILLESPIE
DESIGN
GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gillespiedesigngroup.com

project number
17-042

BUILDING RENOVATION

FAMILY RECREATION CENTER

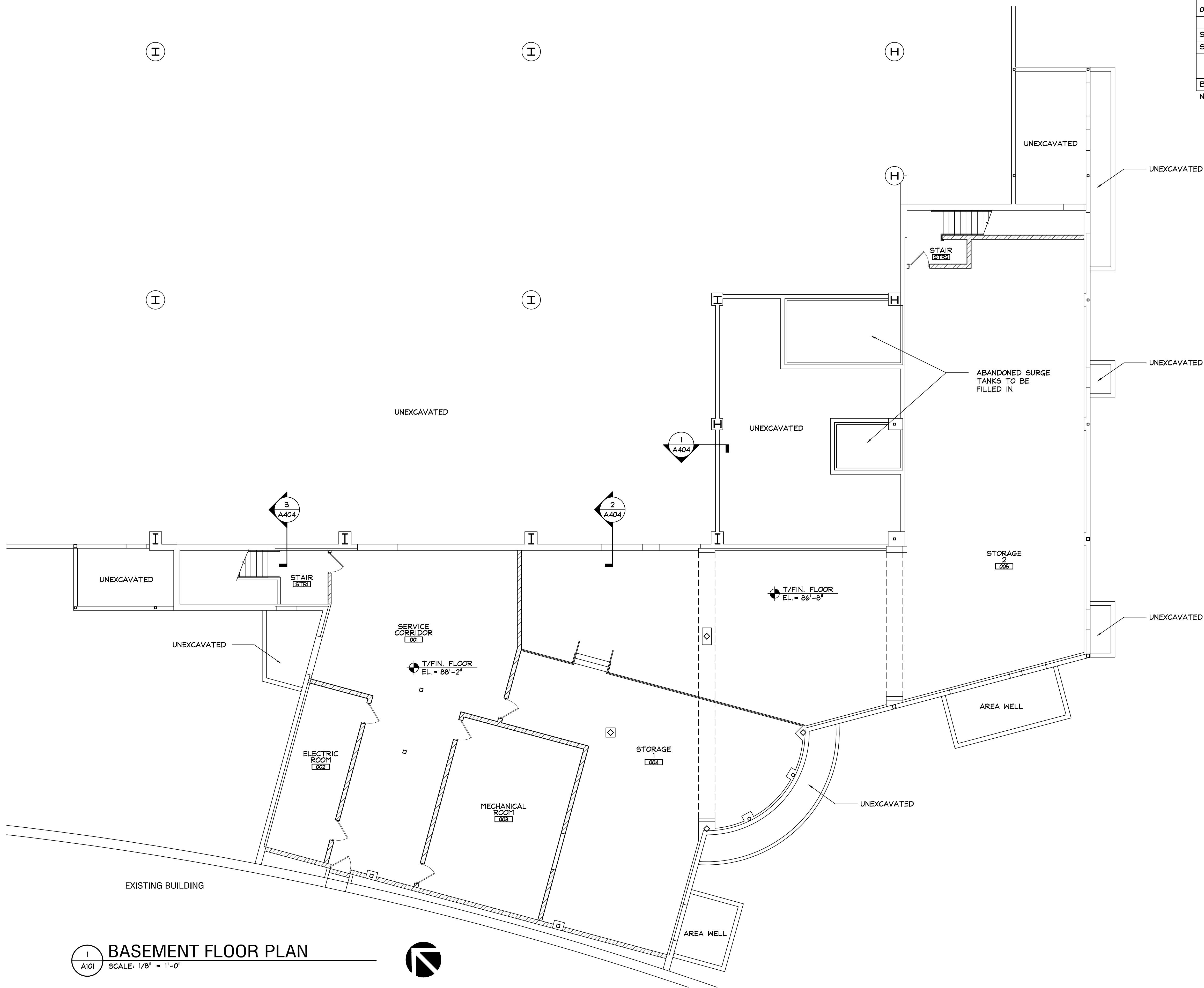
3400 W. EUCLID AVENUE
ARLINGTON HEIGHTS, IL

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT

PROPOSED SITE PLAN

A400



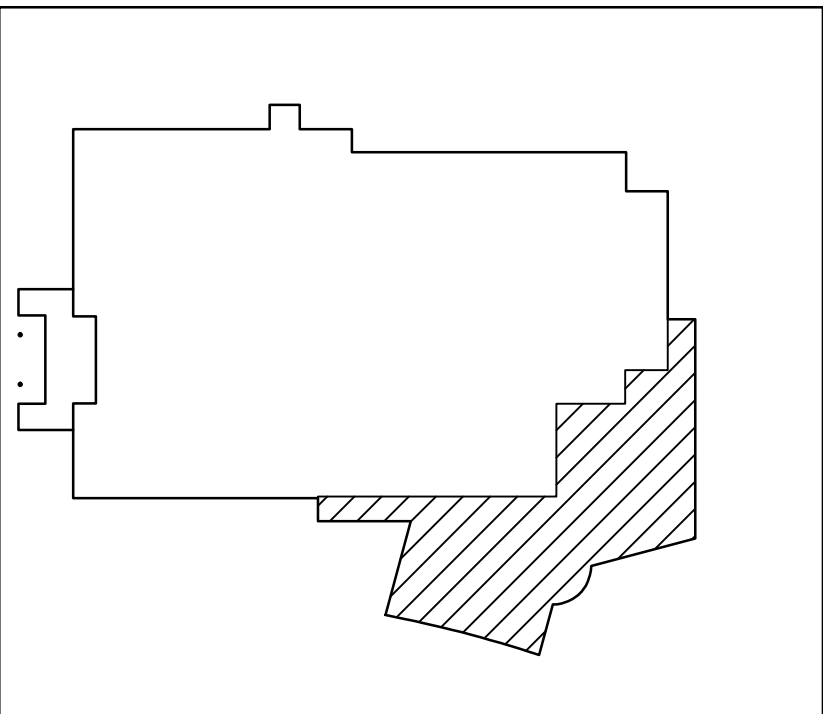


BASEMENT OCCUPANCY (PER CODE)

ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
001	SERVICE CORRIDOR	1,159	NSO	--
002	ELECTRIC ROOM	264	NSO	--
003	MECHANICAL ROOM	570	NSO	--
004	STORAGE 1	1,238	NSO	--
005	STORAGE 2	3,388	NSO	--
STR1	STAIR	207	NSO	--
STR2	STAIR	156	NSO	--
BASEMENT GROSS AREA: 8,043 SF			TOTAL:	--

NSO = NON-SIMULTANEOUS OCCUPANCY

KEY PLAN

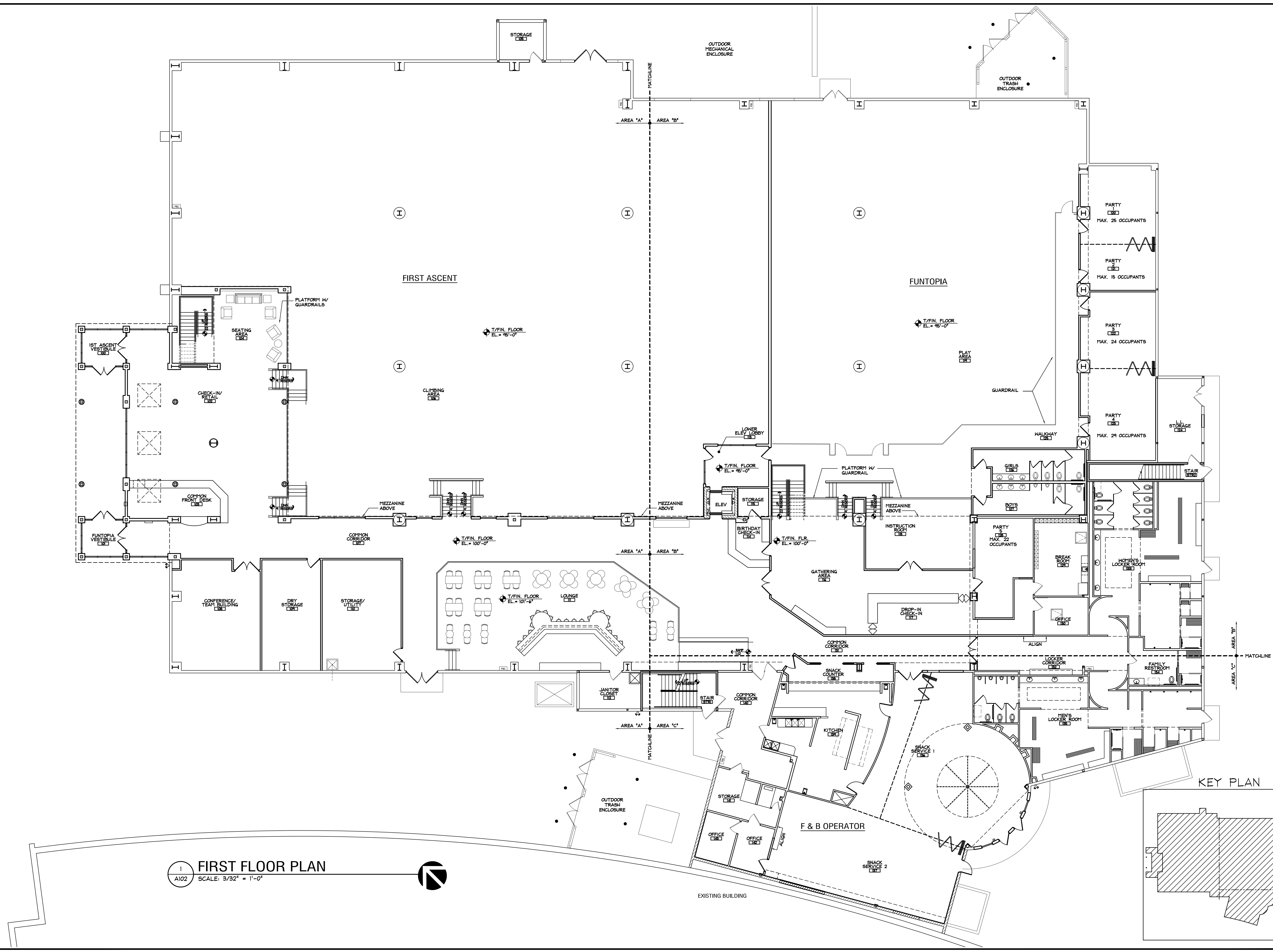


1
A101
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

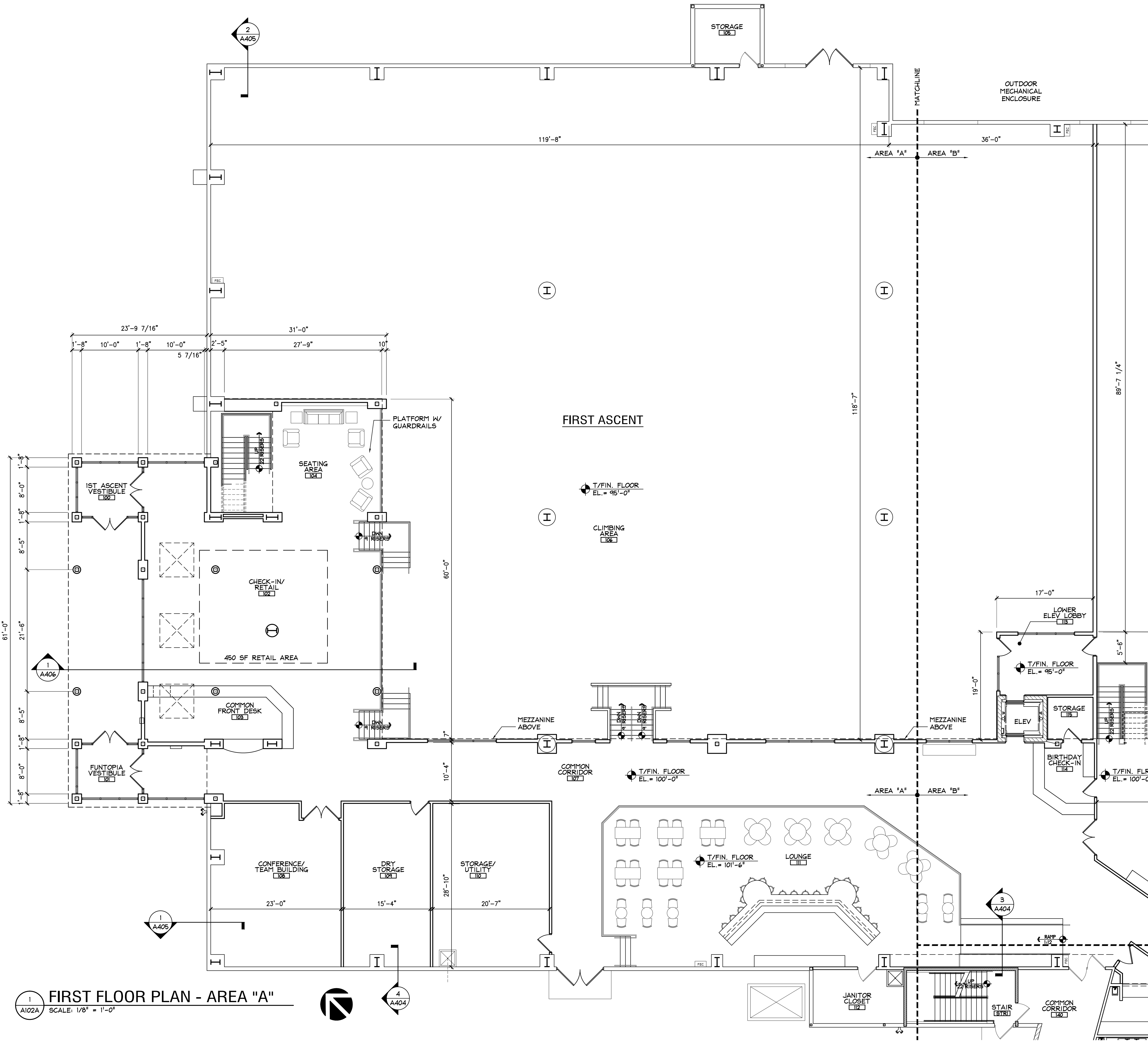


date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT

date	description
02/28/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT

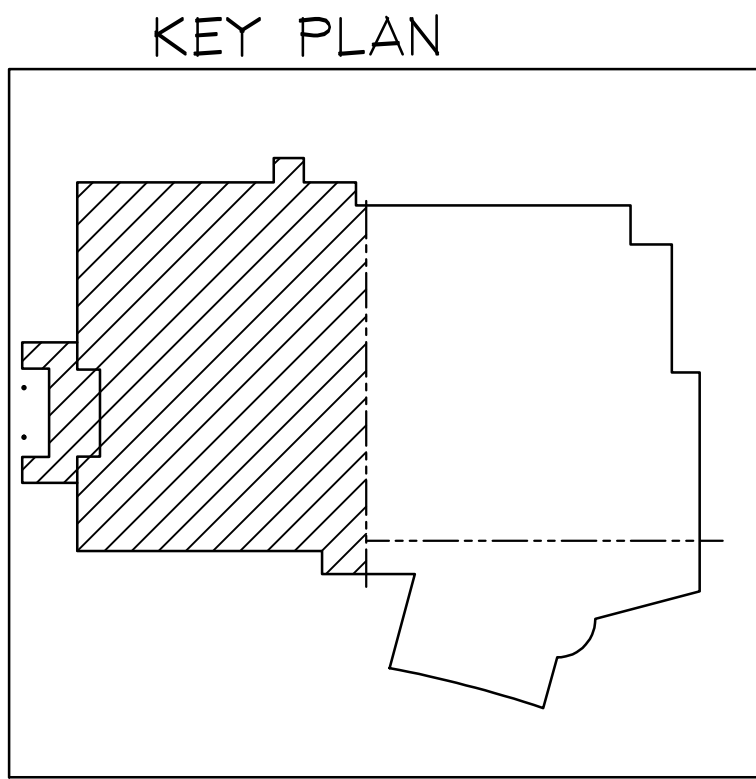


FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
A102

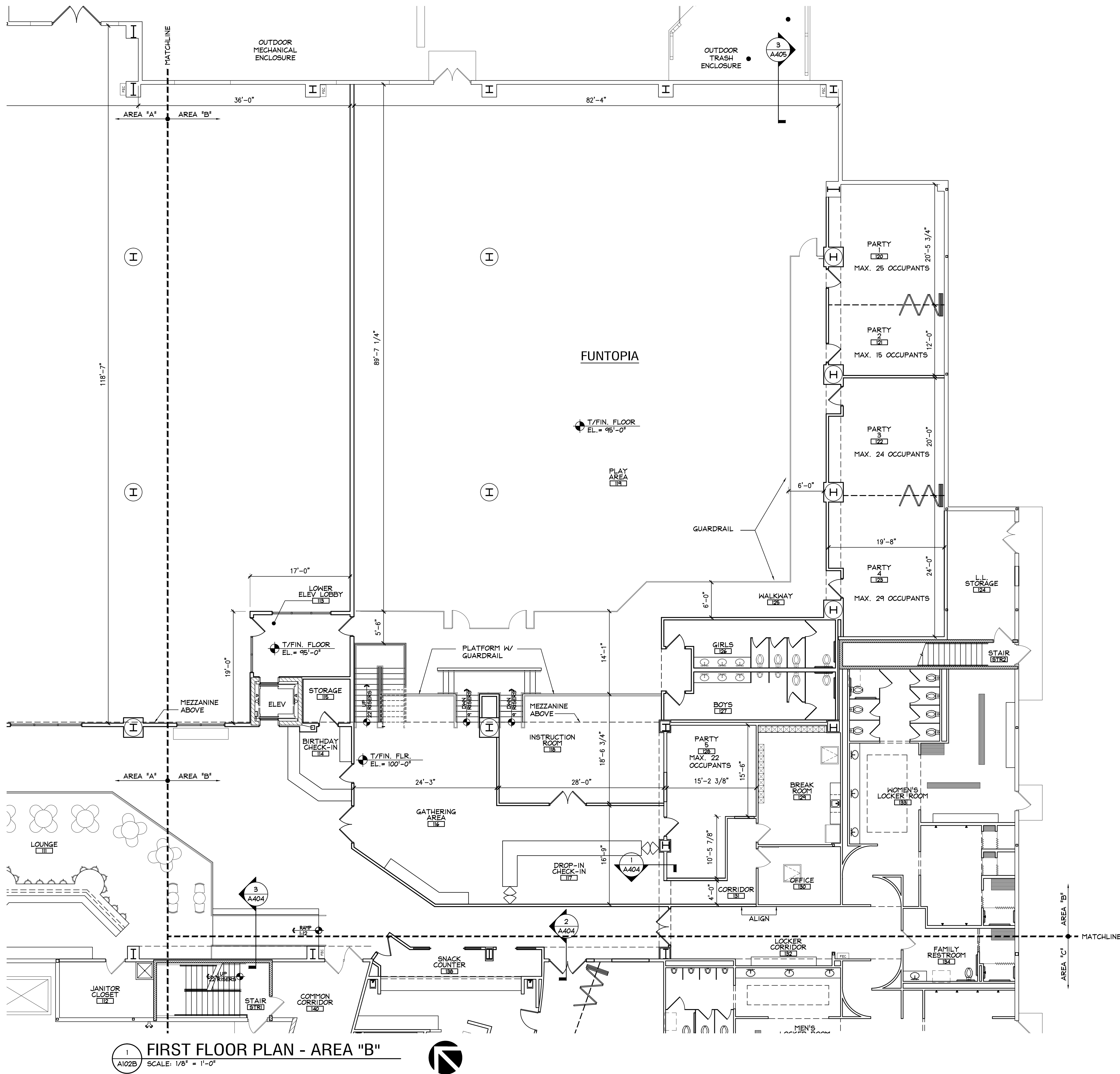


FIRST FLOOR OCCUPANCY (PER CODE)				
ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
100	FIRST ASCENT VESTIBULE	104	NSO	--
101	FUNTOPIA VESTIBULE	104	NSO	--
102	CHECK-IN/RETAIL	1,348	100 SF/OCC	13
103	COMMON FRONT DESK	180	N/A	1
104	SEATING AREA	428	N/A	7
105	STORAGE	112	NSO	--
106	CLIMBING AREA	15,706	50 SF/OCC	314
107	COMMON CORRIDOR	3,059	NSO	--
108	CONF./TEAM BUILDING	629	15 SF/OCC	41
109	DRY STORAGE	437	NSO	--
110	STORAGE/UTILITY	590	NSO	--
111	LOUNGE	1,650	15 SF/OCC	110
112	JANITOR CLOSET	125	NSO	--
113	LOWER ELEV. LOBBY	172	NSO	--
114	BIRTHDAY CHECK-IN	74	N/A	1
115	STORAGE	60	NSO	--
116	GATHERING AREA	886	15 SF/OCC	59
117	DROP-IN CHECK-IN	205	N/A	3
118	INSTRUCTION ROOM	496	15 SF/OCC	33
119	PLAY AREA	6,742	50 SF/OCC	134
120	PARTY 1	389	15 SF/OCC	25
121	PARTY 2	231	15 SF/OCC	15
122	PARTY 3	371	15 SF/OCC	24
123	PARTY 4	440	15 SF/OCC	29
124	L.L. STORAGE	251	NSO	--
125	WALKWAY	1,123	NSO	--
126	GIRLS	219	NSO	--
127	BOYS	219	NSO	--
128	PARTY 5	337	15 SF/OCC	22
129	BREAK ROOM	281	NSO	--
130	OFFICE	137	100 SF/OCC	1
131	CORRIDOR	114	NSO	--
132	LOCKER CORRIDOR	366	NSO	--
133	WOMEN'S LOCKER ROOM	1,133	50 SF/OCC	22
134	FAMILY RESTROOM	183	NSO	--
135	MEN'S LOCKER ROOM	1,064	50 SF/OCC	21
136	SNACK SERVICE 1	1,128	15 SF/OCC	75
137	SNACK SERVICE 2	1,066	15 SF/OCC	71
138	SNACK COUNTER	129	15 SF/OCC	8
139	KITCHEN	625	200 SF/OCC	3
140	COMMON CORRIDOR	380	NSO	--
141	STORAGE	195	NSO	--
142	OFFICE	110	100 SF/OCC	1
143	OFFICE	109	100 SF/OCC	1
STR1	STAIR	179	NSO	--
STR2	STAIR	117	NSO	--
FIRST FLOOR GROSS AREA: 47,699 SF		TOTAL:	1034	
MEZZANINE GROSS AREA: 10,808 SF		TOTAL:	241	
		OCCUPANCY TOTAL:	1275	

NSO = NON-SIMULTANEOUS OCCUPANCY



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT



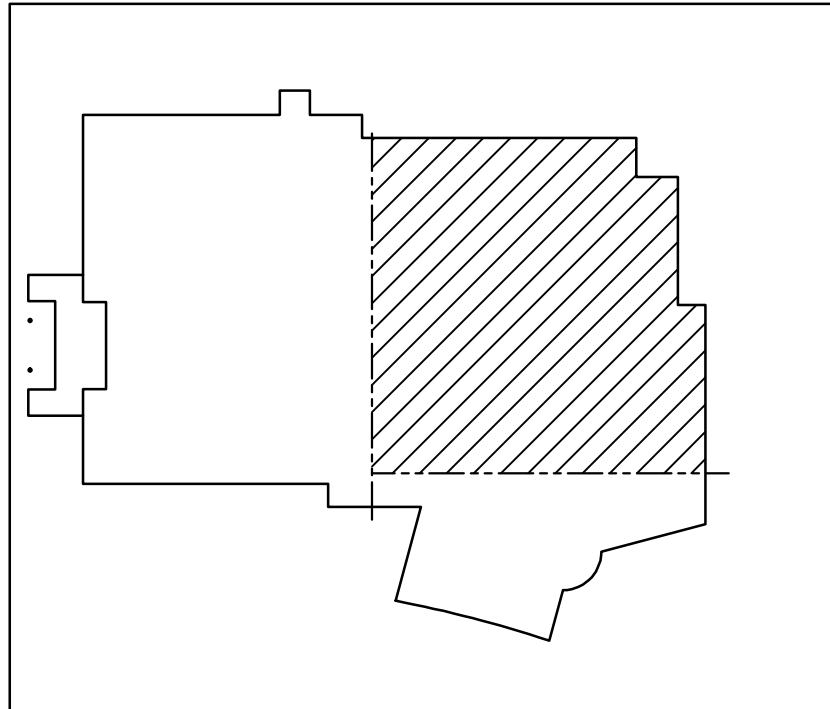
1 FIRST FLOOR PLAN - AREA "B"
A102B SCALE: 1/8" = 1'-0"

FIRST FLOOR OCCUPANCY (PER CODE)

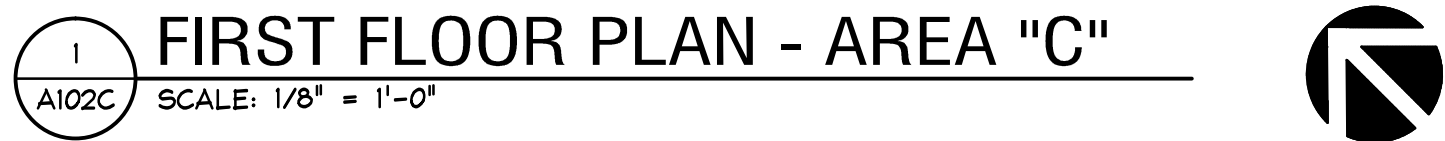
ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
100	FIRST ASCENT VESTIBULE	104	NSO	--
101	FUNTOPIA VESTIBULE	104	NSO	--
102	CHECK-IN/RETAIL	1,348	100 SF/OCC	13
103	COMMON FRONT DESK	180	N/A	1
104	SEATING AREA	428	N/A	7
105	STORAGE	112	NSO	--
106	CLIMBING AREA	15,706	50 SF/OCC	314
107	COMMON CORRIDOR	3,059	NSO	--
108	CONF./TEAM BUILDING	629	15 SF/OCC	41
109	DRY STORAGE	437	NSO	--
110	STORAGE/UTILITY	590	NSO	--
111	LOUNGE	1,650	15 SF/OCC	110
112	JANITOR CLOSET	125	NSO	--
113	LOWER ELEV. LOBBY	172	NSO	--
114	BIRTHDAY CHECK-IN	74	N/A	1
115	STORAGE	60	NSO	--
116	GATHERING AREA	886	15 SF/OCC	59
117	DROP-IN CHECK-IN	205	N/A	3
118	INSTRUCTION ROOM	496	15 SF/OCC	33
119	PLAY AREA	6,742	50 SF/OCC	134
120	PARTY 1	389	15 SF/OCC	25
121	PARTY 2	231	15 SF/OCC	15
122	PARTY 3	371	15 SF/OCC	24
123	PARTY 4	440	15 SF/OCC	29
124	L.L. STORAGE	251	NSO	--
125	WALKWAY	1,123	NSO	--
126	GIRLS	219	NSO	--
127	BOYS	219	NSO	--
128	PARTY 5	337	15 SF/OCC	22
129	BREAK ROOM	281	NSO	--
130	OFFICE	137	100 SF/OCC	1
131	CORRIDOR	114	NSO	--
132	LOCKER CORRIDOR	366	NSO	--
133	WOMEN'S LOCKER ROOM	1,133	50 SF/OCC	22
134	FAMILY RESTROOM	183	NSO	--
135	MEN'S LOCKER ROOM	1,064	50 SF/OCC	21
136	SNACK SERVICE 1	1,128	15 SF/OCC	75
137	SNACK SERVICE 2	1,066	15 SF/OCC	71
138	SNACK COUNTER	129	15 SF/OCC	8
139	KITCHEN	625	200 SF/OCC	3
140	COMMON CORRIDOR	380	NSO	--
141	STORAGE	195	NSO	--
142	OFFICE	110	100 SF/OCC	1
143	OFFICE	109	100 SF/OCC	1
STR1	STAIR	179	NSO	--
STR2	STAIR	117	NSO	--
FIRST FLOOR GROSS AREA: 47,699 SF		TOTAL:	1034	
MEZZANINE GROSS AREA: 10,808 SF		TOTAL:	241	
		OCCUPANCY TOTAL:	1275	

NSO = NON-SIMULTANEOUS OCCUPANCY

KEY PLAN



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT



NSO = NON-SIMULTANEOUS OCCUPANCY



PROJECTED TOTAL OCCUPANCY (PER HOUR AT PEAK TIME)

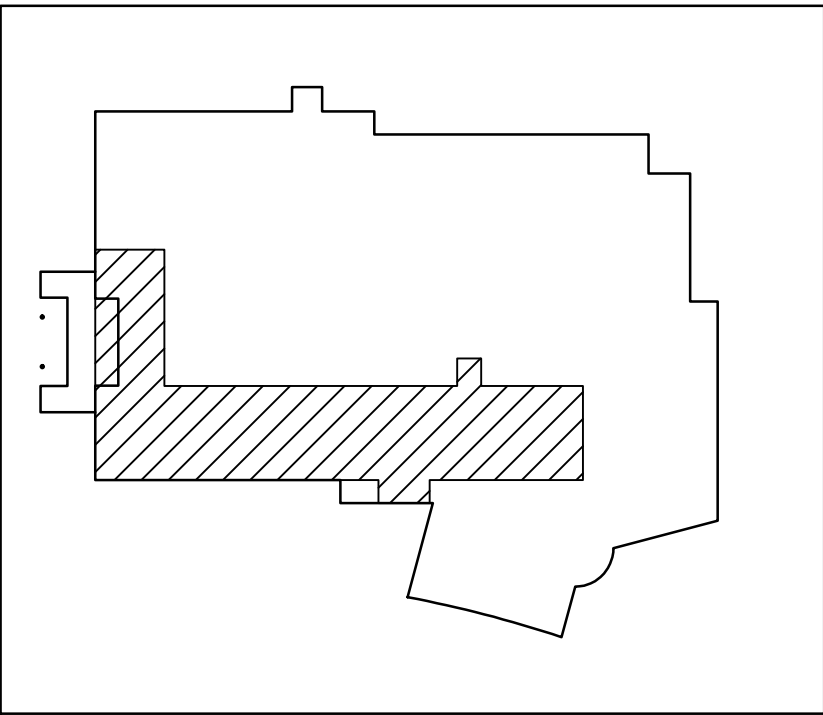
TENANT	PATRON COUNT	EMPLOYEE COUNT	OCCUPANCY
FIRST ASCENT	125	15	140
FUNTOPIA	300	25	325
FOOD/BEVERAGE	-	5	5
OCCUPANCY TOTAL:			470

MEZZANINE OCCUPANCY (PER CODE)

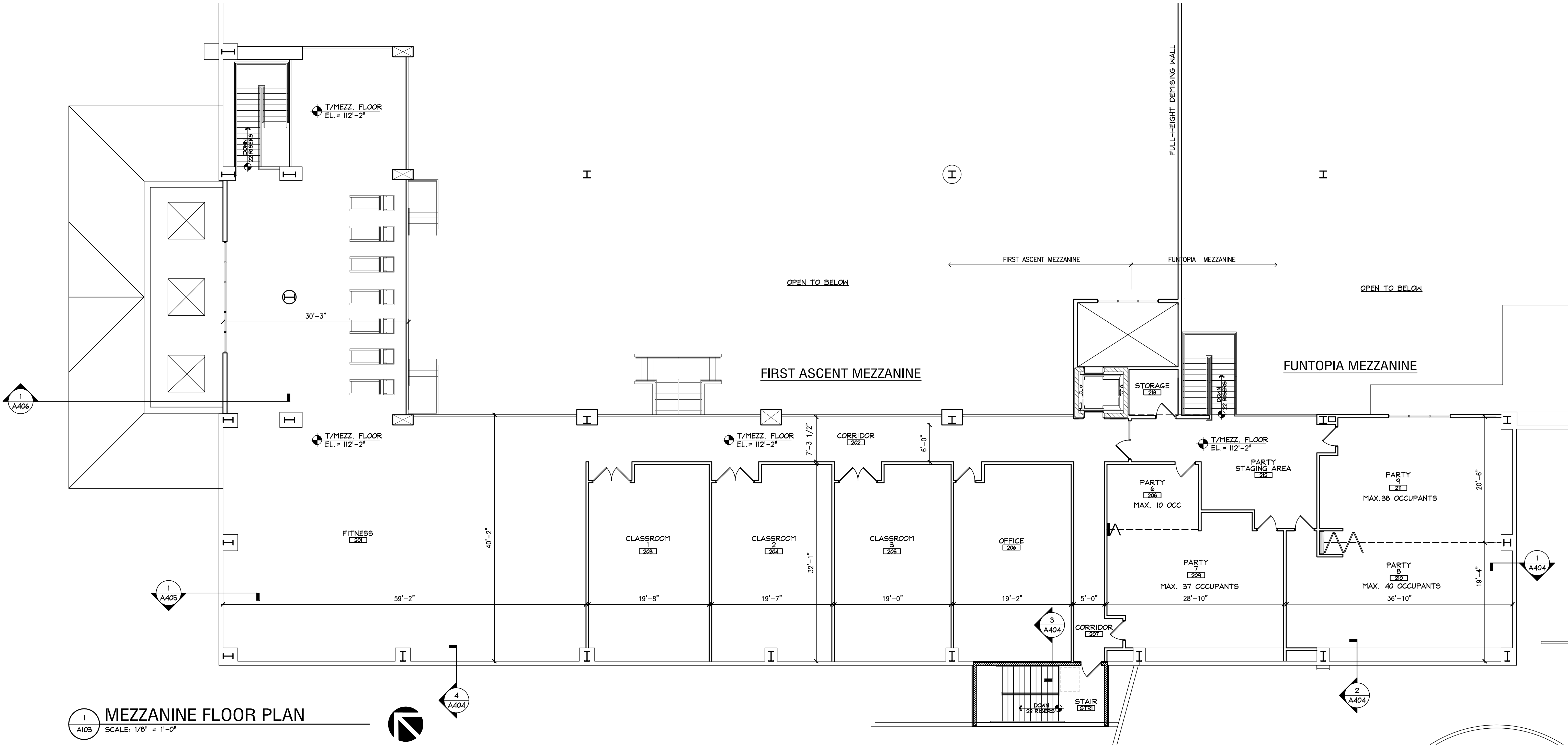
ROOM #	ROOM NAME	AREA (SF)	OCCUPANCY LOAD	MAXIMUM OCCUPANCY
201	FITNESS	3,865	50 SF/OCC	77
202	CORRIDOR	738	NSO	--
203	CLASSROOM 1	606	50 SF/OCC	12
204	CLASSROOM 2	599	50 SF/OCC	11
205	CLASSROOM 3	582	50 SF/OCC	11
206	OFFICE	598	100 SF/OCC	5
207	CORRIDOR	177	NSO	--
208	PARTY 6	158	15 SF/OCC	10
209	PARTY 7	561	15 SF/OCC	37
210	PARTY 8	600	15 SF/OCC	40
211	PARTY 9	574	15 SF/OCC	38
212	PARTY STAGING AREA	417	NSO	--
213	STORAGE	60	NSO	--
STRI	STAIR	195	NSO	--
MEZZANINE GROSS AREA: 10,808 SF			TOTAL:	241
FIRST FLOOR GROSS AREA: 47,699 SF			TOTAL:	1034
			OCCUPANCY TOTAL:	1275

NSO = NON-SIMULTANEOUS OCCUPANCY

KEY PLAN



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT

T/PARAPET (EXIST)
EL. = 151'-8"

T/PARAPET (EXIST)
EL. = 137'-0"

T/PARAPET (EXIST)
EL. = 127'-0"

T/SLAB (EXIST)
EL. = 100'-0"

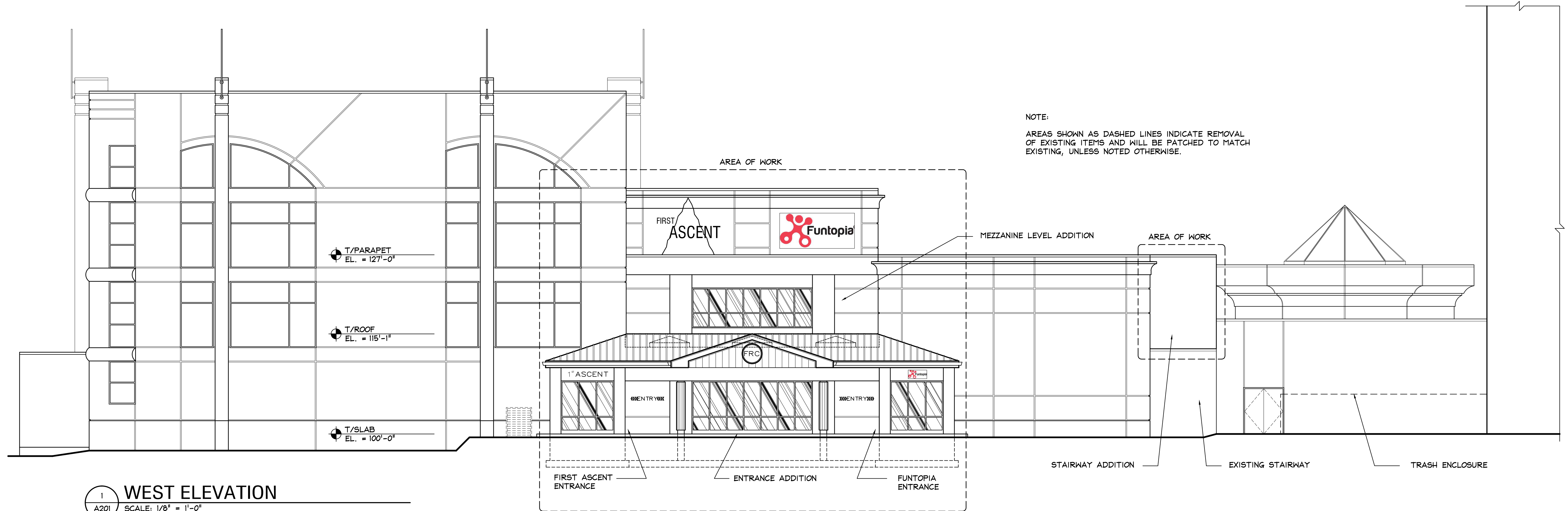
T/PARAPET
EL. = 127'-0"

T/ROOF
EL. = 115'-1"

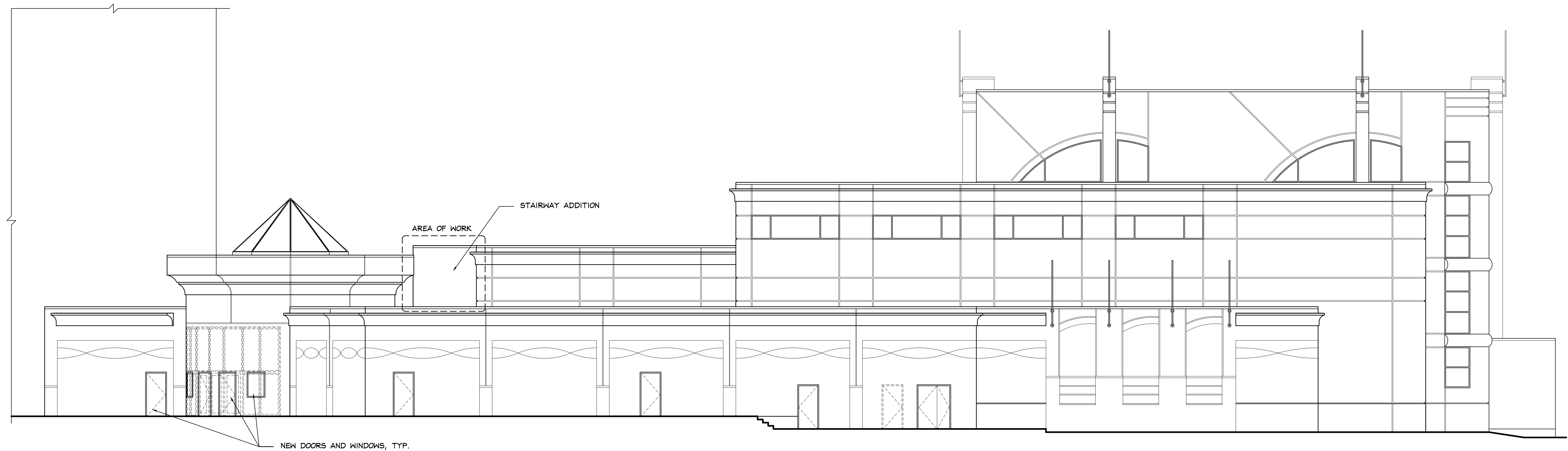
T/SLAB
EL. = 100'-0"

NOTE:

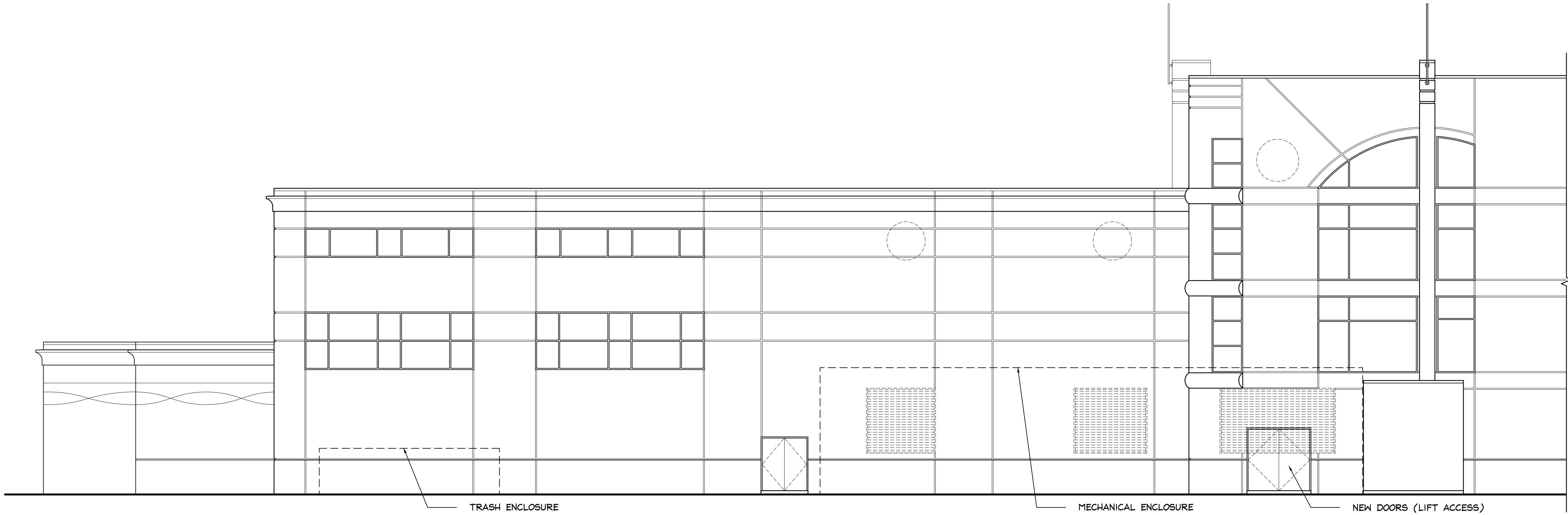
AREAS SHOWN AS DASHED LINES INDICATE REMOVAL
OF EXISTING ITEMS AND WILL BE PATCHED TO MATCH
EXISTING, UNLESS NOTED OTHERWISE.



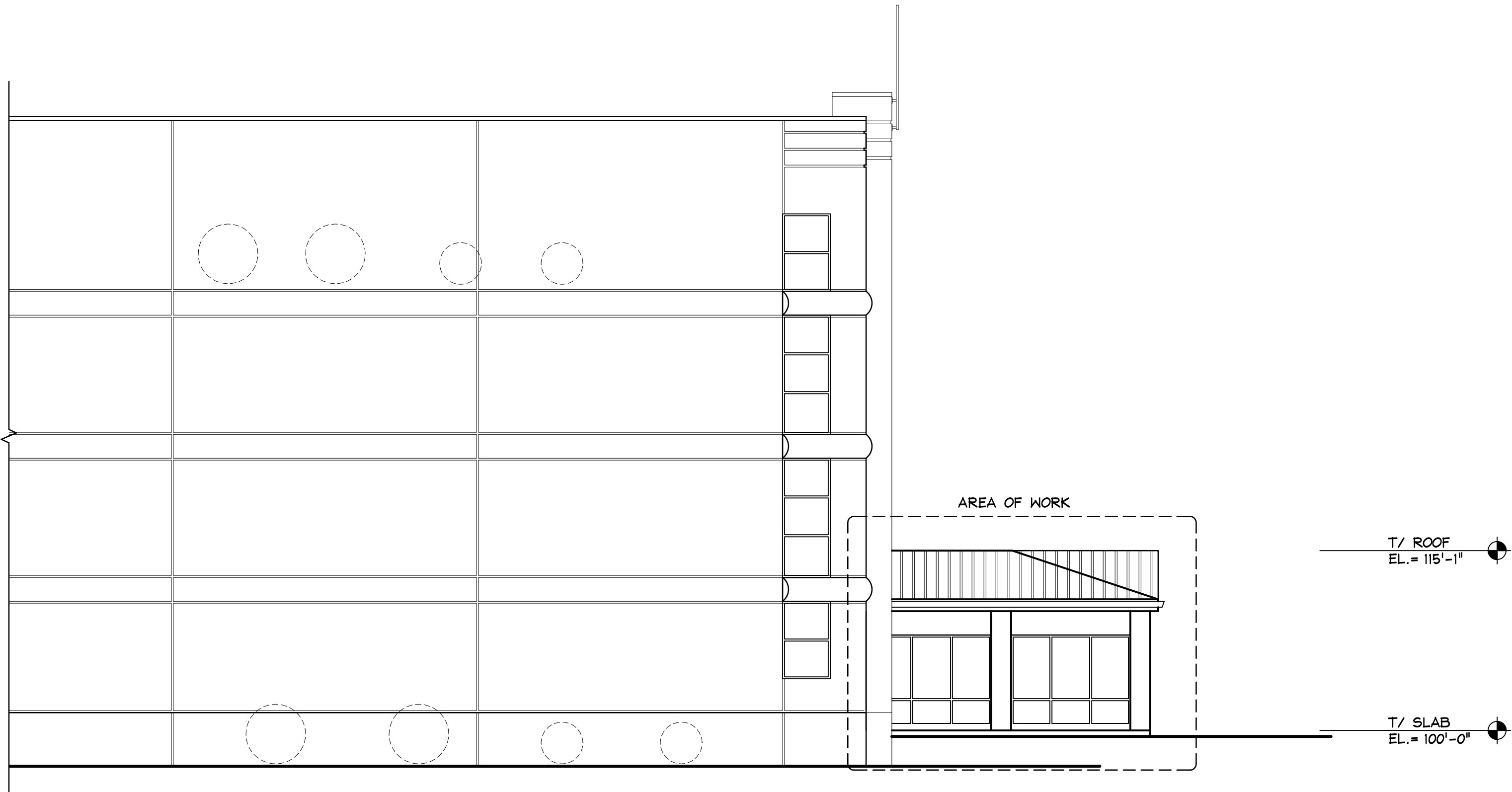
1 WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
A201 SCALE: 1/8" = 1'-0"

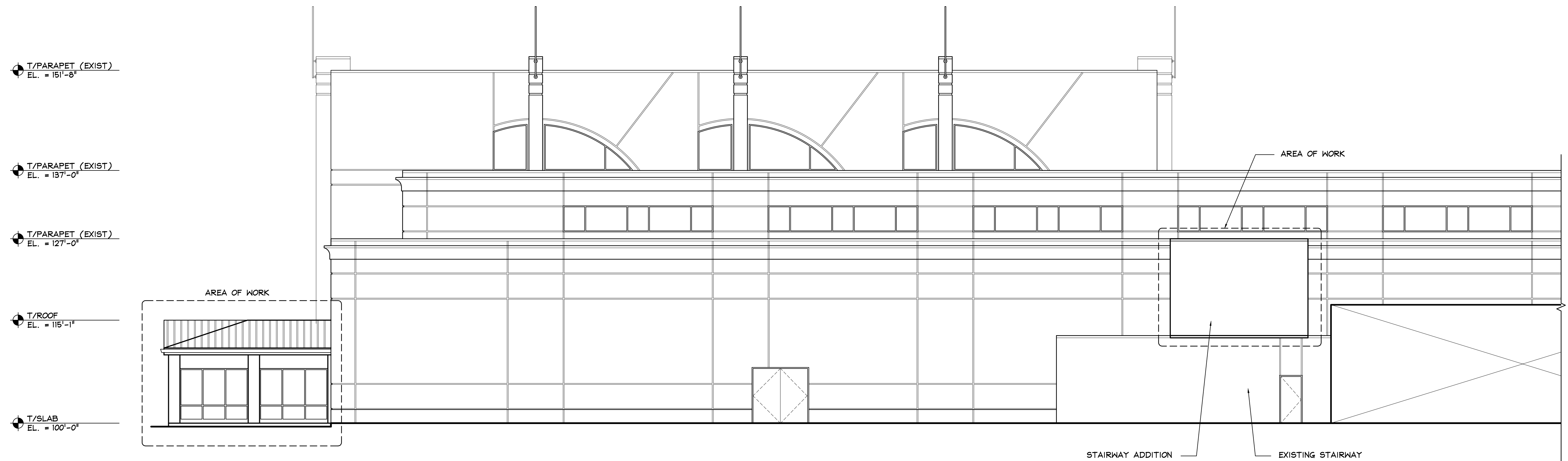


1 NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"

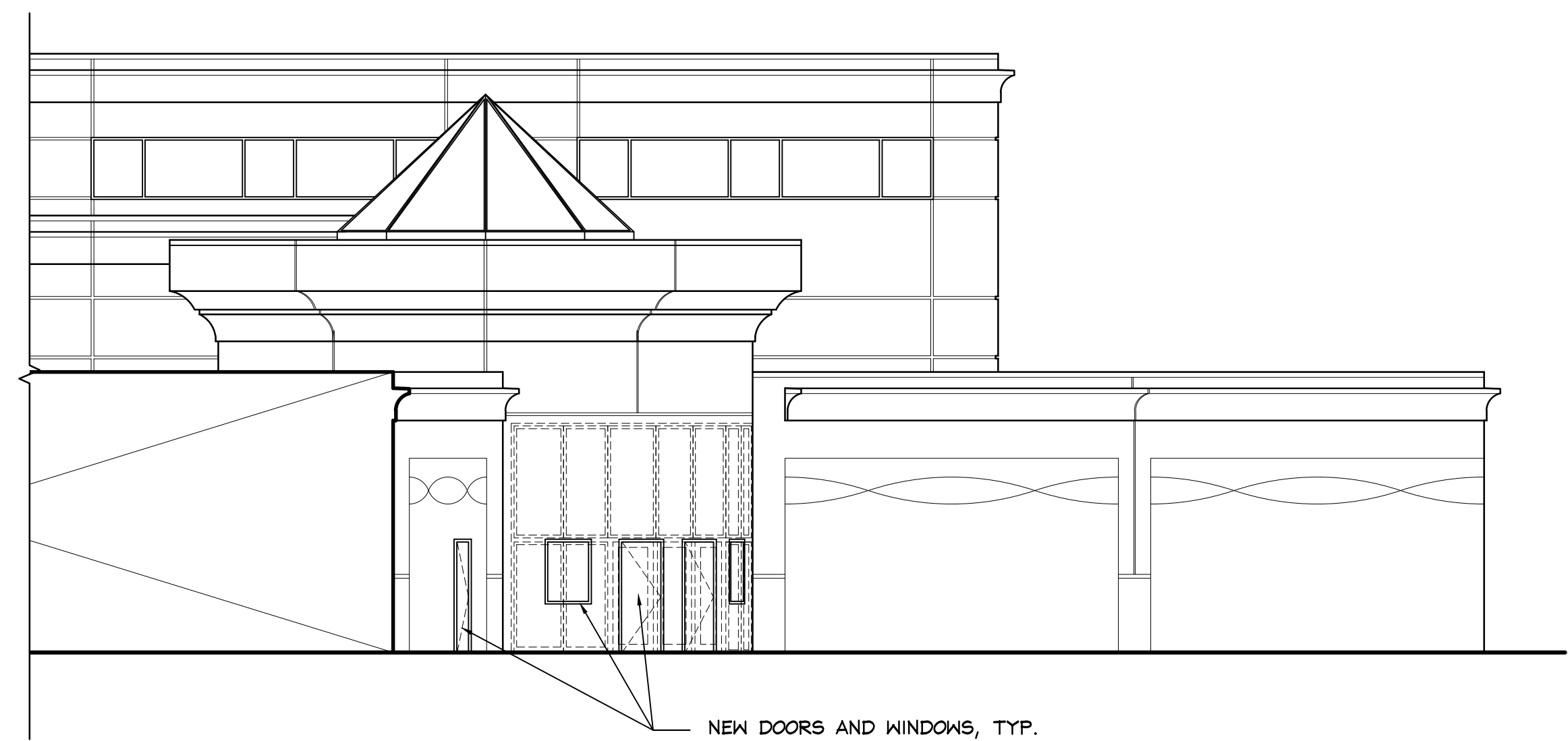


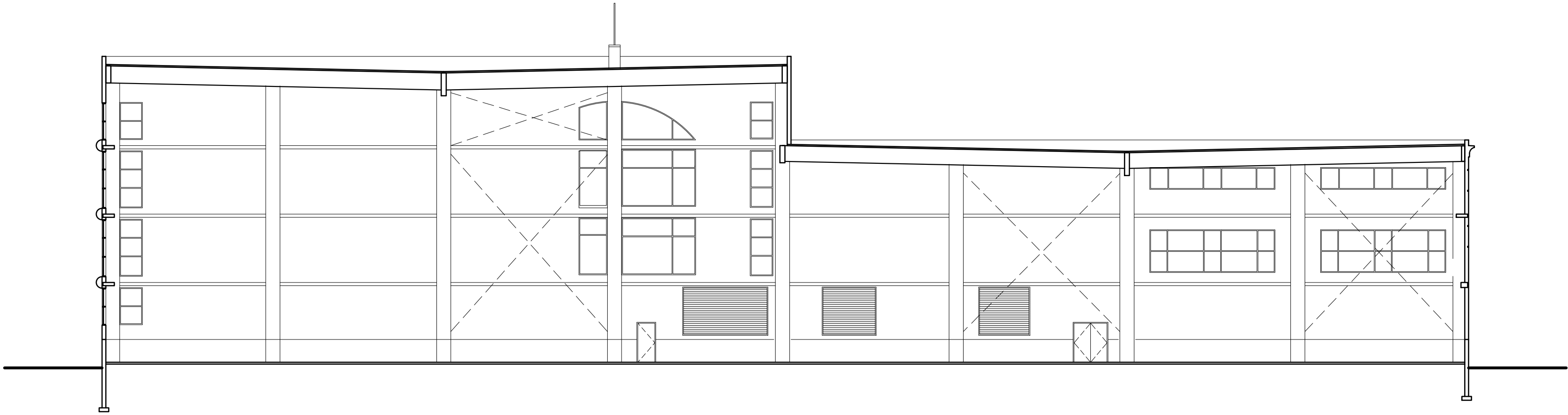
date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT



1
A203 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

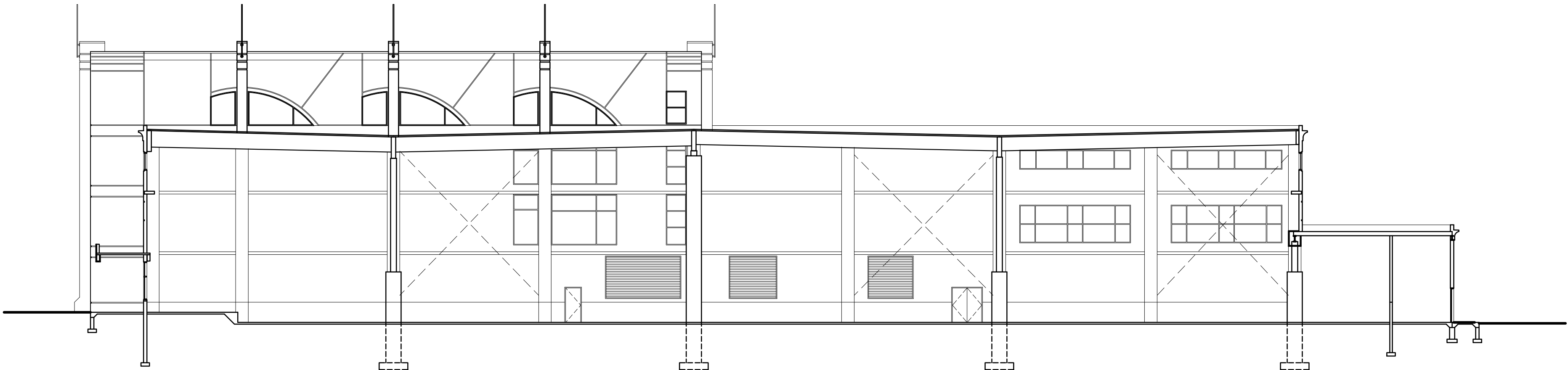




1
A401

EXISTING BUILDING SECTION

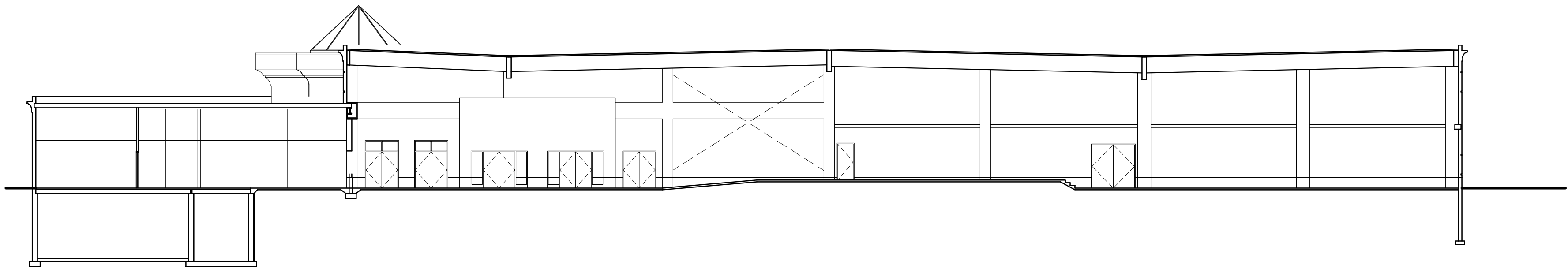
SCALE: 1/16" = 1'-0"



2
A401

EXISTING BUILDING SECTION

SCALE: 1/16" = 1'-0"

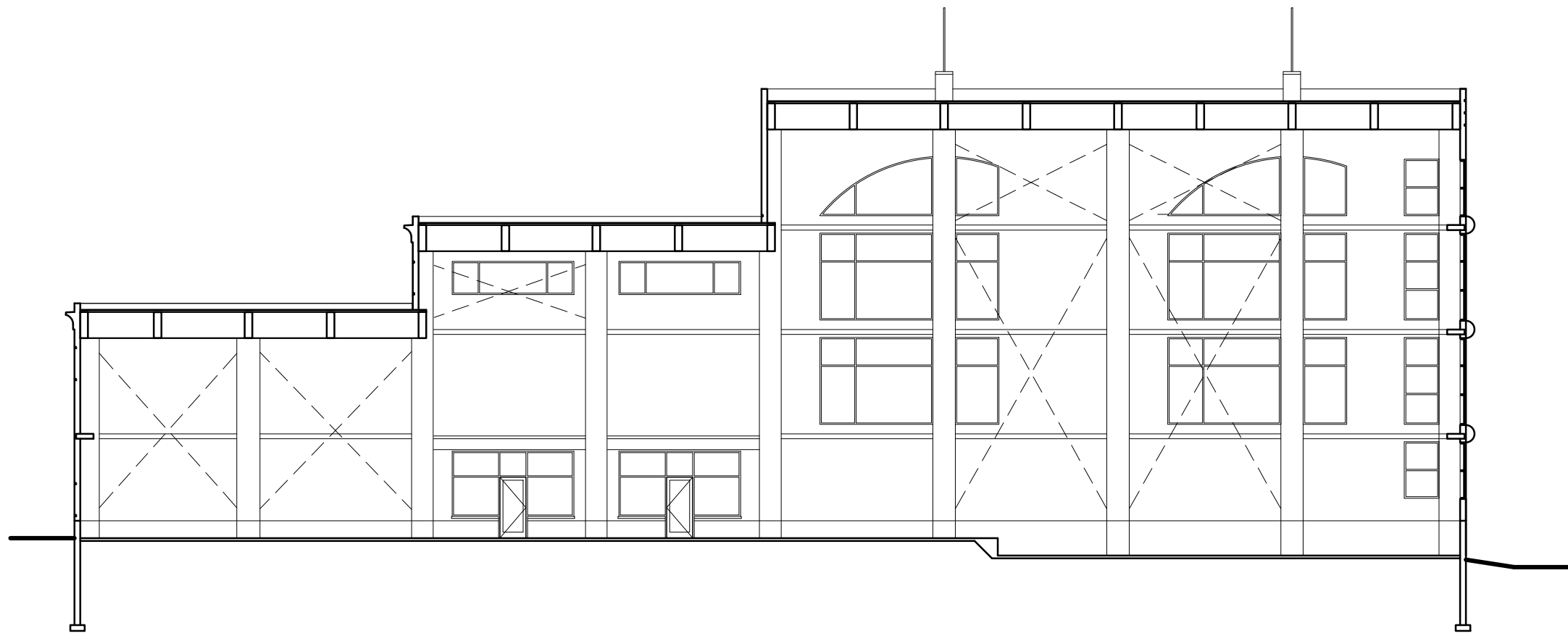


3
A401

EXISTING BUILDING SECTION

SCALE: 1/16" = 1'-0"

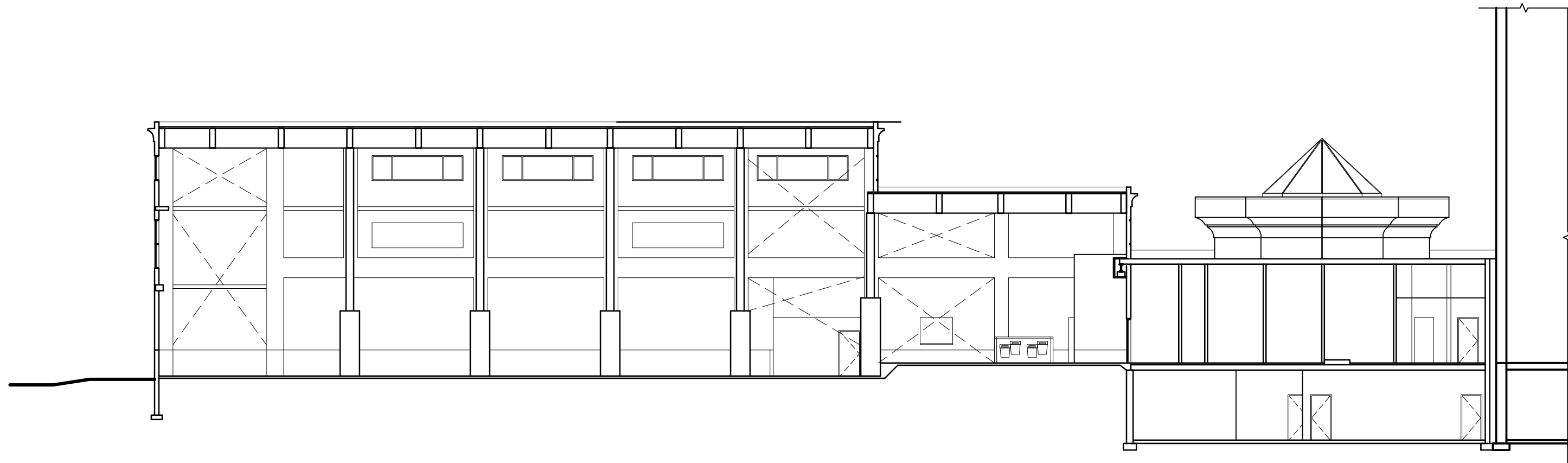
date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT



1
A402

EXISTING BUILDING SECTION

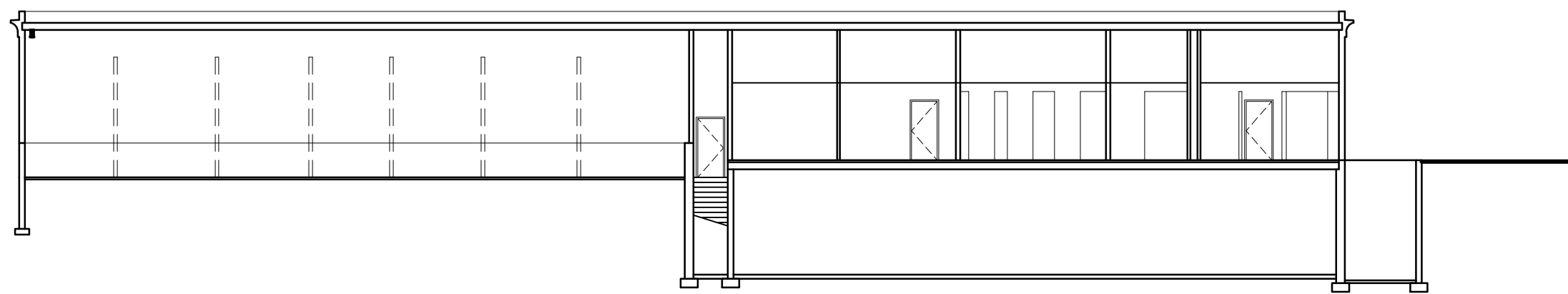
SCALE: 1/16" = 1'-0"



2
A402

EXISTING BUILDING SECTION

SCALE: 1/16" = 1'-0"

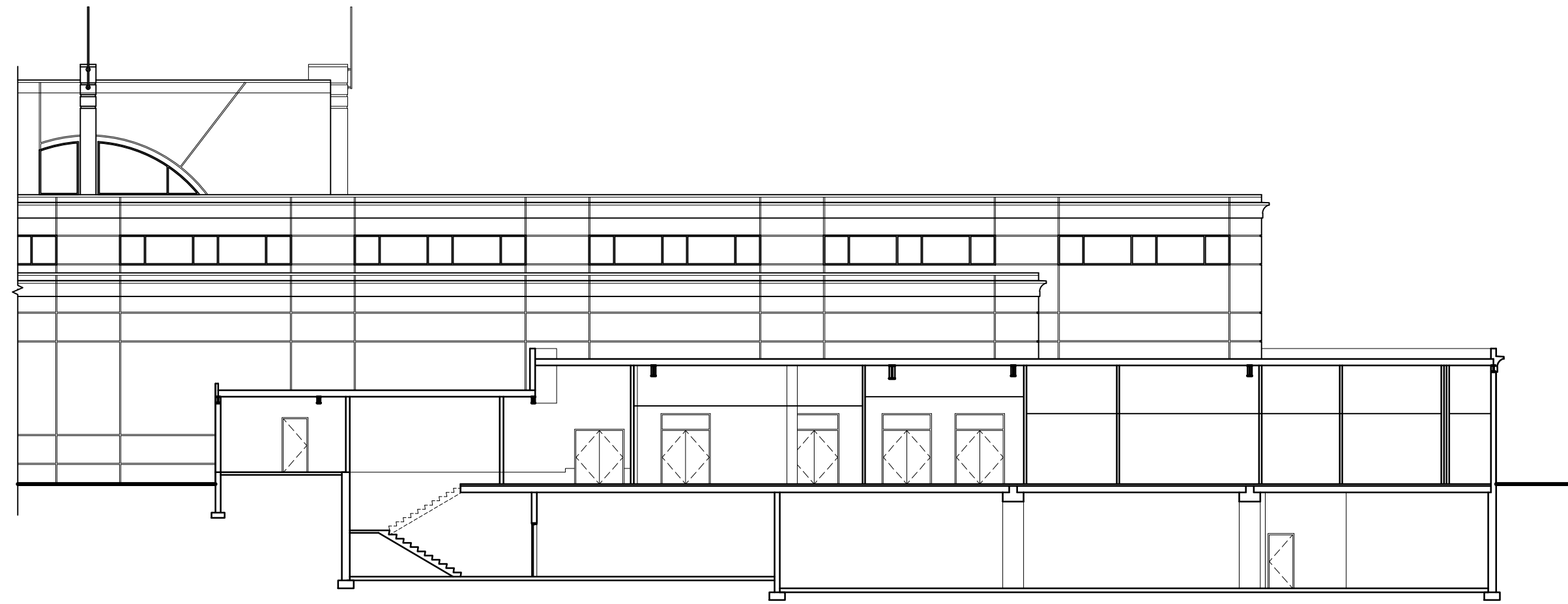


3
A402

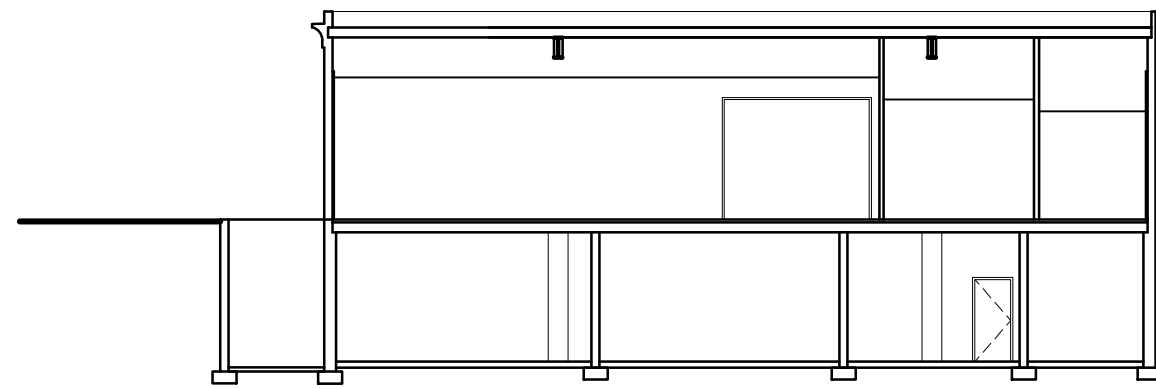
EXISTING BUILDING SECTION

SCALE: 1/16" = 1'-0"

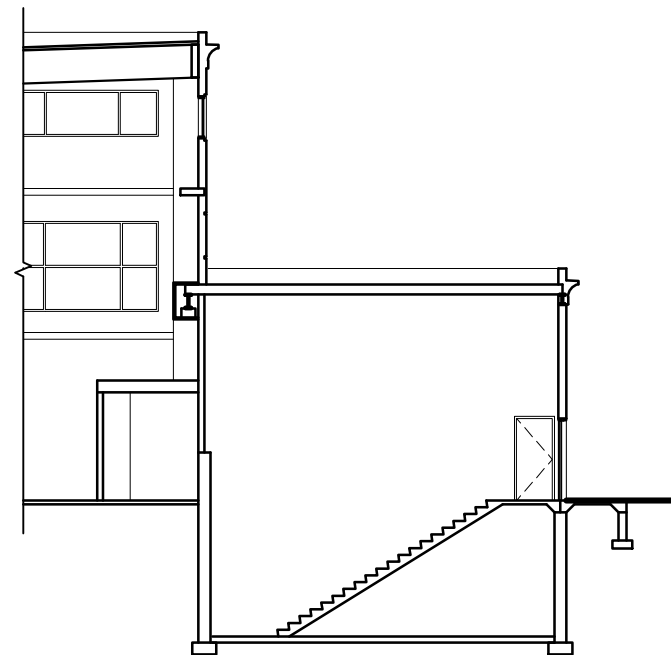
date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT



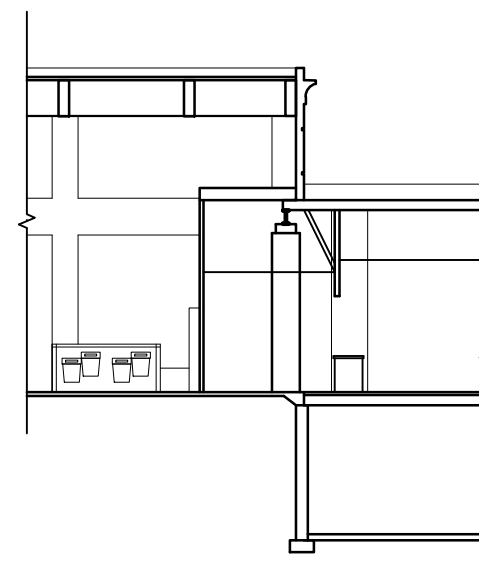
1
A403
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"



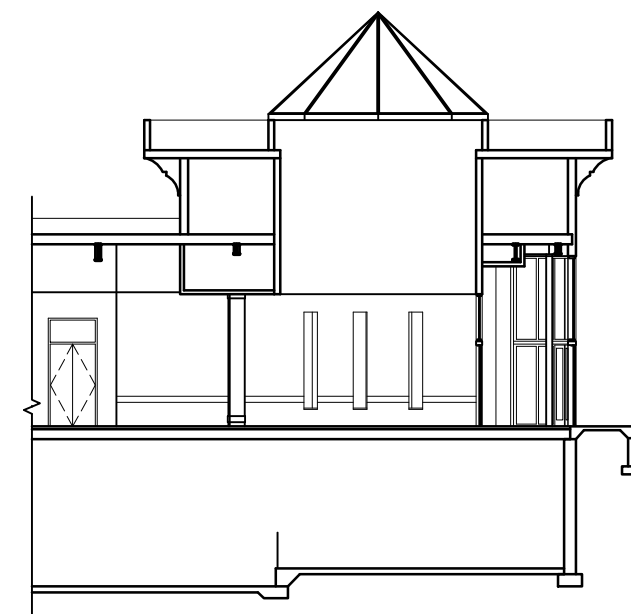
2
A403
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"



3
A403
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"



5
A403
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"



4
A403
EXISTING BUILDING SECTION
SCALE: 1/16" = 1'-0"

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT
06/20/18	FOR PUD AMENDMENT

NOT FOR
CONSTRUCTION

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

OKW
ArchitectsOKW
Architects
600 West Jackson Blvd
Chicago, IL 60661
T 312.798.7700
F 312.798.7777
www.okwarchitects.com

ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

PHOTOMETRIC SITE PLAN

DRAFTED BY
JB
DATE
4/24/2018
SCALE
Not to Scale
KSA CONTACT
PAGE SIZE
ARCH E1
1 of 3

DRAWN BY: _____ CHECKED: _____

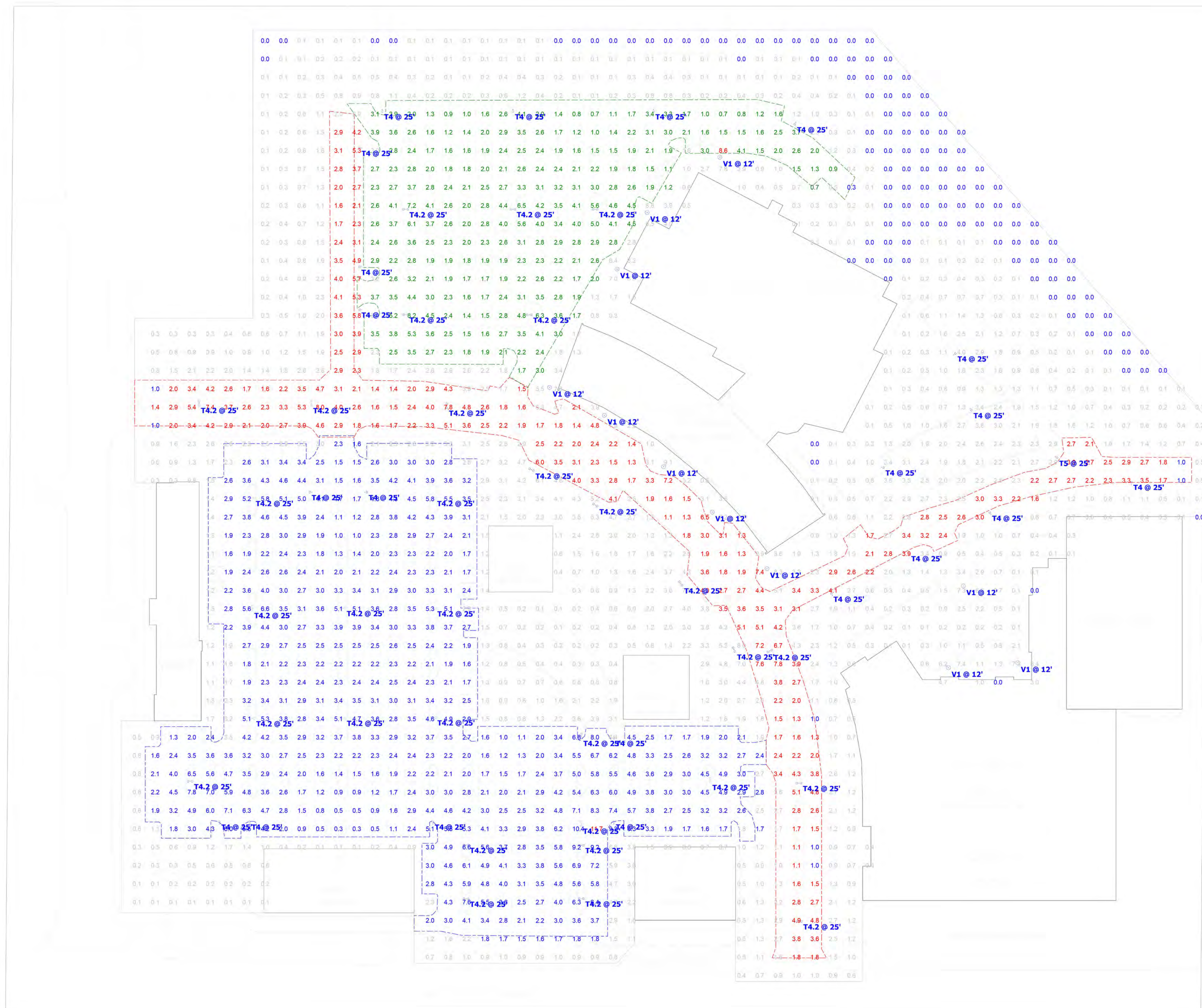
DATE
May 15, 2017

SHEET NO.:

PROJ. NO.:

16093

P-100



Plan View

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Filename
	T4	21	Lithonia Lighting	DSX1 LED P7 40K T4M MVOLT	DSX1 LED P7 40K T4M MVOLT	LED	1	20295	0.92	183	DSX1_LED_P7_40K_T4M_MVOLT.ies
	T4.2	31	Lithonia Lighting	DSX1 LED P7 40K T4M MVOLT	DSX1 LED P7 40K T4M MVOLT	LED	1	20295	0.92	366	DSX1_LED_P7_40K_T4M_MVOLT.ies
			Lithonia Lighting	DSX1 LED P7 40K T4M MVOLT	DSX1 LED P7 40K T4M MVOLT	LED	1	20295	0.92	183	DSX1_LED_P7_40K_T4M_MVOLT.ies
			Lithonia Lighting	DSX1 LED P7 40K T4M MVOLT	DSX1 LED P7 40K T4M MVOLT	LED	1	20295	0.92	183	DSX1_LED_P7_40K_T4M_MVOLT.ies
	V1	11	Visionaire Lighting LLC	PRE-2-L-T5-64LC-5-4K-	27 in. Diameter LED LUMINAIRE		1	13255	0.92	104	PRE-2-L_T5_64LC_5_4K.IES

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Full Area Calc.	+	2.1 fc	11.7 fc	0.0 fc	N/A	N/A
W STONEGATE BLVD	X	3.0 fc	8.0 fc	1.0 fc	8.0:1	3.0:1
ZONE B LOT 2A	X	2.6 fc	8.6 fc	0.3 fc	28.7:1	8.7:1
ZONE D - LOT 4A	X	3.3 fc	11.7 fc	0.3 fc	39.0:1	11.0:1

NOTES:

1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL T5 FIXTURES ARE POLE MOUNTED AT 25'-0" AFF. UNO.
3. ALL V1 FIXTURES ARE YOKE MOUNTED AT 12'-0" AFF. UNO.
4. T5-N FIXTURES ARE
5. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.
- **FIELD VERIFICATION REQUIRED.

**THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION OF KSA LIGHTING & CONTROLS. THIS DOCUMENT MAY ONLY BE USED BY OR FOR THE BENEFIT OF KSA LIGHTING & CONTROLS REPRESENTATIVES AND CUSTOMERS. FOR LIGHTING DESIGNS THIS LIGHTING DESIGN IS NOT A PROFESSIONAL ENGINEERING DRAWING AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE. KSA LIGHTING & CONTROLS IS NOT RESPONSIBLE FOR SPECIFYING THE LIGHTING OR ILLUMINATION REQUIREMENTS FOR ANY SPECIFIC PROJECT, INCLUDING MUNICIPAL OR BUILDING CODE REQUIREMENTS. IT IS THE OBLIGATION OF THE END-USER TO CONSULT WITH A PROFESSIONAL ENGINEERING ADVISOR TO DETERMINE WHETHER THIS LIGHTING DESIGN MEETS THE APPLICABLE PROJECT REQUIREMENTS FOR LIGHTING SYSTEM PERFORMANCE, SAFETY, SUITABILITY AND EFFECTIVENESS FOR USE IN A PARTICULAR APPLICATION. FIELD VERIFICATION IS RECOMMENDED WHEN CALCULATIONS ARE BASED ON END-USER OR CUSTOMER-PROVIDED INFORMATION. END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL FIELD PERFORMANCE TO DIFFER FROM THE CALCULATED PHOTOMETRIC PERFORMANCE REPRESENTED IN THIS LIGHTING DESIGN. IN NO EVENT WILL KSA LIGHTING & CONTROLS BE RESPONSIBLE FOR ANY LOSS RESULTING FROM ANY USE OF THIS LIGHTING DESIGN.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 3400 W Euclid Ave – PUD Amendment, Prelim/Final Plat of Subdivision, Land Use Variation to allow residential uses below the 1st floor in the B-2 District
PC#: 18-010 – Round 1
Date: April 17, 2018

General Comments:

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

Deferred submittals are required for Elevators, Fire Suppression and Fire Alarm.

Residential Building II

1. All currently adopted codes and Village amendments shall apply.
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
3. This review is based on the R-2 / S-2 Use Groups.
4. Provide the proposed construction type of the building.
5. Provide a height and area calculation.
6. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way doorframe.
7. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.
8. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

9. The electrical rooms shall be properly identified.
10. All bedrooms are required to have a properly sized egress window, which provides a minimum net clear opening of 5.7 square feet obtained in the normal operation of the window.
11. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.
12. Shaft enclosures for stairways, elevators and trash chute shall be 2-hour fire barriers.
13. Trash room shall have a minimum fire-resistance rating of a 1-hour fire barrier and 1-hour horizontal assembly.

VIB Hotel by Best Western

1. All currently adopted codes and Village amendments shall apply.
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
3. This review is based on the R-1, and A-2 Use Groups.
4. Provide the proposed construction type of the building.
5. Provide a height and area calculation.
6. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way doorframe.
7. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.
8. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.
9. The electrical room shall be properly identified
10. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

11. Shaft enclosures for stairways, elevators and trash/linen chute shall be 2-hour fire barriers.
12. Any room/space of assembly with an occupant load of 50 or more shall have panic hardware on all exit doors from the room/space.
13. Each room or space that is an assembly occupancy shall have to occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 4/16/2018

P.C. Number: 18-010

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. Sprinkler access/equipment room should be located on the first floor.
4. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
6. Fire protection equipment and service rooms shall be identified in an approved manner.
7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
8. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
9. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
10. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
11. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

12. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.
13. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
14. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
15. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.
16. Exit signs shall be illuminated at all times and have emergency power backup.
17. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
18. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.
19. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal.
20. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
21. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.
22. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
23. Buildings shall have approved address numbers.
24. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
25. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

26. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.
27. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.
28. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.
29. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Date 04-16-18

Reviewed By: 
Fire Safety Supervisor



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 4/23/2018

P.C. Number: 18-010 Round 2

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

There are several outstanding concerns which were discussed at the planning meeting. It was requested and agreed the developer would provide a scaled site plan showing several items regarding FD access. As of this time this has not been provided.

Additional information requested:

1. Location of the proposed fire dept. connection and how fire apparatus will negotiate access to the FDC.
2. Dimensions of the surrounding streets and fire lanes showing widths of those existing streets and proposed pavement.
3. The drawing discussed showed a dead end on the east side of the building. The revised plan shows this fire lane being extended eastward along the property line. What is the proposed width of this lane?
4. It was requested that a drawing showing the ability for the FD truck to negotiate turns onto and from the site to include the fire lane.

Date 04-23-18

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 7, 2018
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 1



Regarding the proposed PUD Amendment, PW has the following comments:

1. Provide a plan detail that shows method of abandonment of all existing sanitary and storm lines that are connected to sanitary and storm sewers that are going to remain.
2. Provide a profile detail for all sanitary and storm crossings of proposed water main installation.
3. Are the proposed water and sewer lines connecting to the north side of the parking structure going to supply and convey all flows to the proposed development? If so, the water main needs to be metered as it enters the parking structure. Future maintenance to lines poured into the foundation are going to be difficult.
4. I would suggest a fire flow test before proceeding with water main sizing and design. This can be coordinated with the Village Public Works Department. At 847-368-5800 and a contractor for the owner or general contractor.
5. Sheet C5.04 was not included and cannot be reviewed.

VAHPW has no further comments at this time.

C: File

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-010
 Petitioner: ARLINGTON DEVELO, LLC
 Owner: ARLINGTON DEVELO, LLC
 Contact Person: CHRIS GIBBS
 Address: 350 W. HUBBARD ST., SUITE 640
CHICAGO, IL 60654
 Phone #: 312 477-8022
 Fax #: 312 377-8351
 E-Mail: C.GIBBS@ARTANLEGACYGROUP.COM

P.I.N.# MULTIPLE PINS (SEE ATTACHMENT)
 Location: 3400 W. EUCLID AVE
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: Reconfigure lots 3 and 5
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: Amendment For: _____
 Special Use: _____ For: _____
 Land Use Variation: ✓ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 27 ACRES
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ XSanitary Sewer _____ XStorm Sewer _____ X

b. Surface Improvement

Pavement _____ XCurb & Gutter _____ XSidewalks _____ XStreet Lighting _____ X

c. Easements

Utility & Drainage _____ XAccess _____ X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ X

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____ Xe. CCHD _____ X

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____ X4. SITE PLAN ACCEPTABLE? _____ X5. PRELIMINARY PLAT ACCEPTABLE? _____ X6. TRAFFIC STUDY ACCEPTABLE? _____ X7. STORM WATER DETENTION REQUIRED? _____ X8. CONTRIBUTION ORDINANCE EXISTING? _____ X9. FLOOD PLAIN OR FLOODWAY EXISTING? _____ X10. WETLAND EXISTING? _____ X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: ERIKSSON ENG.DATE OF PLANS: 4-4-18

John J. Mull 4/23/18
 Director Date

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
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. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

14. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department 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.
15. The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. There is an existing Onsite Utility Maintenance Agreement recorded as Doc #1410049002.
16. The Stormwater Management Report is acceptable. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. Clearly show the overflow route for the site.
17. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

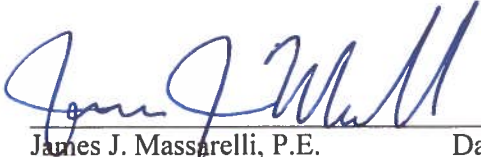
18. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
19. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

Traffic

20. Will the new hotel contain any space for meetings, parties, events, etc. that may place additional demands on parking?
21. Please define the proposed number of drive-thru restaurants.
22. The breakout of different zoning uses and a comparison of the shifts between these uses for trip generation would be helpful to understand the traffic projection and parking changes occurring. This most recent revision provided for creating an additional 361 housing units. It would be nice to see in a chart format the addition/reductions in gross retail, restaurant, housing, modifications from each P.U.D. request, to clarify the shifts for traffic and parking for the total site.
23. Lot 16 proposing 360 units does not seem to be able to handle the parking requirement for this density.
24. The traffic signal and lane modifications for the Rohlwing Road at Euclid Avenue intersection are mentioned but there is no firm identification for when these modifications are going to be provided, and in what phase of project this work will commence. Please clarify. All work within the Rohlwing Road ROW and the Euclid Avenue ROW requires a permit from the City of Rolling Meadows. In addition, all work in the Euclid Avenue ROW requires a permit from the Cook County Department of Transportation and Highways.
25. There will be a condition formulated for the PUD ordinance covering responsibilities for signalization of Stonegate Boulevard at Euclid Avenue if traffic signal warrants are met. The developer/property management company will be responsible for design, engineering, and construction of a traffic signal if ever required.
26. The plans attached for this PUD amendment include the residential proposal in Lot E, however the traffic report and parking analysis do not cover this part of the development into the trip analysis or parking count.
27. If this part of the proposal is being included, a detailed plan showing the proposed floor layouts for each level of the proposed parking garage needs to be provided for review.
28. It is unclear in the parking study why the parking ratios utilized in Table 7 were not the Village Code required parking rates. Required parking per Village Code is necessary to determine if a variation is necessary, and the magnitude of the variation. The values used provide for fewer required parking stalls than are required by Code.

Preliminary Plat of Subdivision:

29. There was no new Plat of Resubdivision to review. Complete all the items on the attached Preliminary Plat of Subdivision Checklist.
30. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #15, Township High School District #211, Township High School District #214, and Harper Community College District #512. Include the utility signature blocks. The plat should show the boundary line for the high school districts.

 4/23/18
James J. Massarelli, P.E. Date
Director of Engineering

Attachments:

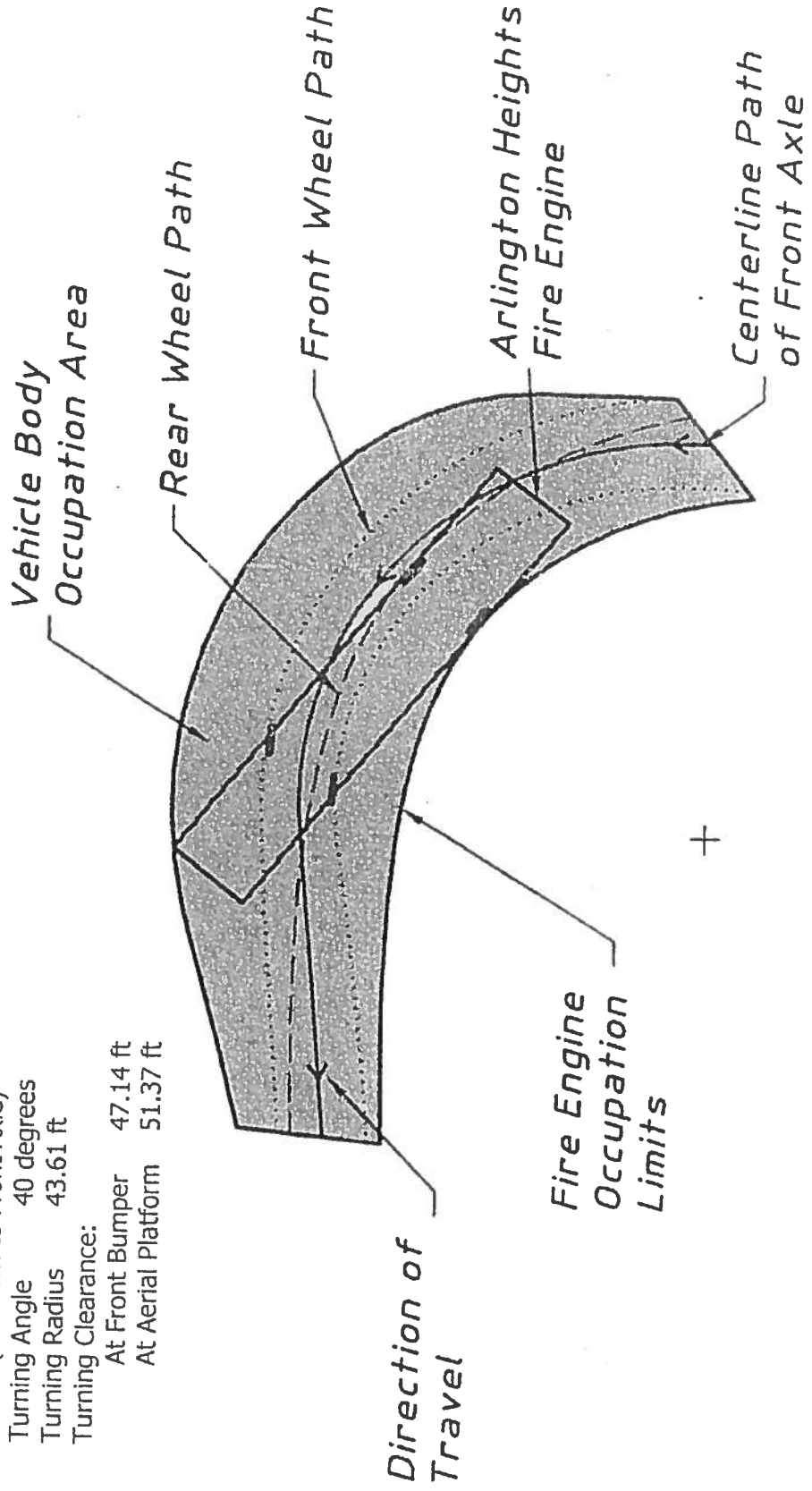
- Fire Apparatus Tower 131 Specifications (1 page)
- Preliminary Plat of Subdivision Checklist (1 page)
- Final Plat of Subdivision Checklist (3 pages)
- Contacts for Plat Signatures (1 page)
- Sample Utility Signature Blocks (1 page)

FIRE ENGINE TURNING TEMPLATE

Village of Arlington Heights Tower 131

Scale: 1"=15'

Overall Height	11 ft - 8 in
Overall Length	48 ft - 0 in
Overall Width	8 ft - 6 in
Overall Wheelbase	21 ft - 2 in
Front Overhang	14 ft - 0 in
(Platform to Front Axle)	
Turning Angle	40 degrees
Turning Radius	43.61 ft
Turning Clearance:	
At Front Bumper	47.14 ft
At Aerial Platform	51.37 ft



Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ☐ 1. The name of the proposed subdivision.
- ☐ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ☐ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ☐ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ☐ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ☐ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ☐ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ☐ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ☐ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ☐ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ☐ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ☐ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ☐ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ☐ a. The date of preparation of the final plat and by whom prepared.
- ☐ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☐ c. All permanent survey monuments, markers and bench marks.
- ☐ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☐ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☐ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☐ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☐ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☐ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☐ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☐ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☐ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- ☐ o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering

- ☐ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature
Illinois Land Surveyor
No. _____"

- ☐ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☐ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☐ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☐ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☐ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@agresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

Superintendent of Highways
Cook County, Illinois



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-010

Project Name

Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 1

1) Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible, and located within 100 feet of the nearest fire hydrant.

3) A Knox Box containing keys shall be mounted at the main front entrance of the building.

4) A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building.

5) The Fire Department requests an auto-diagram.

6) Please review section 503 of the 2009 International Fire Code and any applicable codes to ensure all Fire Apparatus roads will comply.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date April 25, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

3400 W. Euclid Ave.

PC#18-010

Round 1 Review Comments

04/17/2018

1. Character of use:

The character of use is consistent with the area.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

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 will create an increase in traffic volume. This increase is unlikely to cause any problems since there will be vehicle access off Rohlwing Rd (3), Euclid Ave (2) and Salt Creek Ln (1).

6. General comments:

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

-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. 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.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

RS **RECEIVED**

Brandi Romag, Crime Prevention Officer
Community Services Bureau
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Approved by:

[Signature] #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

[Print Form \(To Mail\)](#)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18 - 010</u>	P.I.N.# <u>MULTIPLE PINS (SEE ATTACHES)</u>
Petitioner: <u>ARLINGTON DEVELO, LLC</u>	Location: <u>3400 W. GULCH</u>
	Rezoning: _____ Current: <u>B-2</u> Proposed: _____
	Subdivision: <u>Reconfigure lots</u>
	# of Lots: _____ Current: _____ Proposed: _____
Owner: <u>ARLINGTON DEVELO, LLC</u>	PUD: <u>Amendment</u> For: _____
	Special Use: _____ For: _____
	Land Use Variation: ☒ For: _____
Contact Person: <u>CHRIS GORZKO</u>	Land Use: _____ Current: _____
Address: <u>350 W. HUBBARD ST, SUITE 640</u>	Proposed: _____
<u>CHICAGO, IL 60654</u>	Site Gross Area: <u>27 ACRES</u>
Phone #: <u>312 477-8022</u>	# of Units Total: _____
Fax #: <u>312 377-8351</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____
E-Mail: <u>C.GORZKO@ARLINGTONDEVELO.COM</u>	

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

1. GENERAL COMMENTS:

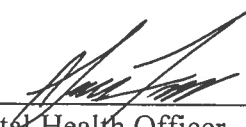
The Village Code requires that recycling be provided in all multi-family properties. A recycling plan will need to be submitted during the Building permit phase.

Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.
- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

Building permit plans must comply with the attached Food Service Plan Review Requirements.

See the attached accessibility comments.

Sean Freres 
Environmental Health Officer

4/20/18
Date

James McCalister 
Director

4/20/18
Date

Plan Review

Project: 3400 W. Euclid Avenue
PUD Amendment, Prelim/Final Plat of Subdivision, Land Use
Variation to allow residential uses below the 1st floor in the B-2
District

PC# 18-010 Round 1

From: David Robb, Disability Services Coordinator
Health & Human Services Department
(847) 368-5793



To: Sam Hubbard

Date: April 19, 2018

Re: Illinois Accessibility Code (IAC) Requirements

Sheet C-2.02

1. Seven Reserved Accessible Parking Spaces are required in parking lots with a total of 201 to 300 total parking spaces. Per IAC Section 400.310(c)(1).
2. Identify the depressed curb/curb ramps from the Reserved Accessible Parking Spaces to the sidewalk. Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).
3. Identify the curb ramp at the curb leading to the "FRC Entrance." Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

Sheet C-2.04

4. Curb ramps are required at all locations where a sidewalk crosses a curb. Per IAC section 400.310(d)(1).

Sheet C-2.05

5. Identify the depressed curb/curb ramps from the Reserved Accessible Parking Space to the sidewalk. Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

Sheets A101 and A102

6. Identify the Areas of Rescue Assistance serving occupiable levels above and below grade equal to the number of required exits. Per IAC Section 400.310(b)(5).

RECEIVED
APR 23 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Sheets A302

7. Identify the Area of Rescue Assistance serving occupiable levels above and below grade equal to the number of required exits. Per IAC Section 400.310(b)(4).

Sheet ADRII DD Progress Set Architectural – Revised

8. IAC Section 400.350 Multistory Housing New Construction and
9. IAC Section 400.360 Requirements for Adaptable Dwelling Units apply.

Sheet A103

10. Entrance doors to all individual dwelling units shall comply with IAC Section 400.310(j) and 400. Illustration B Figure 25 Maneuvering Clearances at Doors in accordance with Section 400.350(a).
11. Note: The “Seven Requirements of Accessibility” of the Federal Fair Housing Accessibility Guidelines apply to 100 percent of the dwelling units in elevator buildings. Per the Fair Housing Amendments Act, 42 U.S.C. §3601 et seq. See HUD Fair Housing Equal Opportunity at:
https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/accessibilityR

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-010
 Petitioner: ARLINGTON DEVCO, LLC
 Owner: ARLINGTON DEVCO, LLC
 Contact Person: CHRIS GEORGE
 Address: 350 W. HUBBARD ST., SUITE 400
CHICAGO, IL 60654
 Phone #: 312 477-8022
 Fax #: 312 377-8351
 E-Mail: C.GEORGE@TAXMANEBARTYMAN.COM

P.I.N.# MULTIPLE PINS (SEE ATTACHED)
 Location: 3400 W. GULLY
 Rezoning: B-2 Current: B-2 Proposed:
 Subdivision: Reconfigure Lot 3 and 5
 # of Lots: Current: Proposed:
 PUD: Amendment For:
 Special Use: For:
 Land Use Variation: ✓ For: Residential
uses on 1st floor in B-2 District
 Land Use: Current: Proposed:
 Site Gross Area: 27 ACRES
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

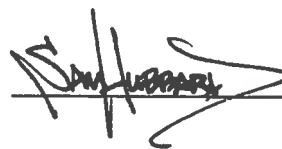
(Petitioner: Please do not write below this line.)

YES NO

1. X COMPLIES WITH COMPREHENSIVE PLAN?
2. X COMPLIES WITH THOROUGHFARE PLAN?
3. X VARIATIONS NEEDED FROM ZONING REGULATIONS?
 (See below.)
4. X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
 (See below.)
5. X SUBDIVISION REQUIRED?
6. X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
 (See below.)

Comments:

SEE ATTACHED COMMENTS



4-25-18

Date

Planning & Community Development Dept. Review

April 25, 2018



REVIEW ROUND 1

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

General:

7. Please acknowledge that zoning approval for the future residential uses (ADR-III and ADR-IV) cannot be granted at this time. Once formal plans have been developed for these sites, a PUD amendment will be required to grant zoning approval. Please note that staff does not have any objections to the proposed future use of ADR-III and ADR-IV as residential, however, based on the actual parking demand generated by the First Ascent/Funtopia facility, additional overflow parking areas may be required on Lot 2B, which could impact the number of units that could be constructed within ADR-IV.
8. Please clarify phasing for this project. Will all surface improvements (landscaping, parking lot and drive aisles, etc.) be constructed within Zone D as part of the hotel? If certain improvements will not be constructed at this time, please prepare a phasing plan outlining which improvements will be constructed when. Please note that the drive aisle exit north to Salt Creek Lane will need to be constructed as part of the First Ascent/Funtopia development.
9. The Plan Commission must review and approve the following actions:
 - a) Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
 - b) Land Use Variation to allow residential uses as a principal use in the B-2 District in Zones B and E.
 - c) Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
 - d) Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.
 - e) Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116, and to allow for development within Zone C prior to constructing the foundation of the hotel.
 - f) Chapter 28, Section 11.4, to reduce the required parking. The extent of this parking variation will be determined once additional information has been provided.
 - g) Chapter 28, Section 5.1-22.1(c), to reduce the required setback for parking areas along Rohlwing Road and Euclid Avenue from 15 feet to approximately 10 feet.
 - h) Chapter 28, Section 5.1-11.1(a), to allow dwelling units on the first floor within "ADR-II".
 - i) Chapter 28, Section 11.7, to reduce the required number of loading spaces. The extent of this variation will be determined once additional information has been provided.
10. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.
11. Per my email from April 9, 2018, the following items were missing from the application and must be provided in order to complete our review and proceed to the Plan Commission:
 - a) Project Description (including details on phasing, green design/sustainable features).
 - b) Preliminary and Final Plats of Subdivision
 - c) Photometric Plan (including catalog cuts for all fixtures)
 - d) Market Study (for residential)
 - e) Affordable Multi-Family Assessment

12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.
13. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of any necessary engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.
14. Will the proposed hotel be located on a separate subdivided lot? If so, the Plat of Subdivision should incorporate this lot.
15. Will any Bylaws or Covenants be established for the proposed development? Please provide these (in draft form) if so. How will shared parking and cross access be governed if individual lots will be sold off? Will easements be dedicated?
16. Impact Fee's will be required for the residential portion of the development, in accordance with Village Policy.
17. Please note that approval ordinances 12-006, 12-037, 12-039, 14-025, and 15-049 contain specific infrastructure requirements that must be completed along with "Phase II" of the development. Please familiarize yourself with these infrastructure requirements as outlined in the conditions of approval within each ordinance. Please note that staff is recommending a landscape median be installed within Euclid Avenue, subject to review and approval by Cook County and the City of Rolling Meadows, which was not part of the original approval conditions from 2012, 2014, and 2105.
18. For all variations and land use variations requested, please provide a written response to the hardship criteria for variation approval, as outlined on page 2B of the zoning application and summarized below.
Variations and Land Use Variations:
 - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
 - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
 - The proposed variation is in harmony with the spirit and intent of this Chapter; and
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.
19. The petitioner must meet with the Housing Commission prior to appearing before the Plan Commission. Once your response to the Affordable Housing criteria has been received, please work with Nora Boyer in scheduling the meeting with the Housing Commission.
20. Design Commission application documents are still needed on the Vib Hotel. Please note that Design Commission process must be complete prior to appearing before the Plan Commission.

Site Plan/Landscaping:

21. Please note that the Euclid/Rohlwing Overlay District requires a minimum 15' setback from parking lots and drive aisles abutting Euclid Avenue. The proposed drive-thru lane appears to be setback approx. 11' from the Euclid Avenue ROW, which would require a variation. Additional landscaping is needed within this setback

area. Finally, please note that any menu boards for a drive-thru in this location would also likely need a variation from the signage regulations as contained within Chapter 30 of the Municipal Code.

22. Sheet A010 needs revisions. Please clarify/revise the following:

- a) Does the overall square footage calculation include Lot 16? The lot acreage only seems to take into consideration the area of Lot 2B, but it does not seem to take into account the area in Lot 16. Please add this to the Lot Coverage table.
- b) The parking areas on do not match what is shown on the landscape and civil plans in multiple areas (orientation/layout of parking lots, location of loading areas/trash receptacles, etc.). Please revise so that the plan is coordinated with all other plans.
- c) Please provide a dimension for the minimum setback of the parking lot area along Rohlwing Road.
- d) Please provide a dimension for the minimum setback of the drive-thru lane along Euclid Ave.
- e) Please add a column to the Lot Coverage Table that outlines the proposed F.A.R. for each building, per the definition of F.A.R. in the zoning code.
- f) Please add a column to the Lot Coverage Table that outlines the maximum building height for each building.
- g) Please add a column to the Lot Coverage Table that outlines the impervious surface coverage in each zone except Zone C, Lot 2B, and Lot 16.
- h) Please incorporate the following density table to sheet A010

Density Table				
	One Arlington	ADR-II	ADR-III	ADR-IV
Lot Area				
Total Number of Units				
Studio & 1-Bdrm Units				
2-Bdrm Units				
3-Bdrm Units				

23. What is the object located northwest of the northwest corner of the hotel building?

24. Please provide details on all exterior dumpster enclosures (height, materials, etc.). Please note that exterior dumpster enclosures were never contemplated for the retail/office spaces in Zone B. Where feasible, interior dumpster enclosure spaces shall be provided in Zone D.

25. Please provide details on the corner "Sign Plaza" feature at the northeast corner of Rohlwing and Euclid. Please note that signage in this location was to include a "Welcome to Arlington Heights" sign.

26. What is the cross-hatched feature on sheet L-2.2 on the landscape plan?

27. Are any fences or retaining walls proposed as part of this development? Please indicate their locations and details on the site plan if so (heights, materials, etc.).

28. Other than the generator proposed within the garage of ADR-II, are there any other generators, transformers, AC units, mechanical equipment, or utility pedestals proposed to be ground mounted on the site? Please note that there are several existing utility pedestals at the south east corner of Stonegate Blvd and Rohlwing Road.

29. The engineering plans do not appear to take into account the recommended improvement needed to the access drive where it intersects with to Salt Creek Lane on the east side of the site. The traffic study recommended improvements to the lanes in these areas, which is not reflected on the site plans.

Buildings/Uses:

30. The plaza area connecting One Arlington to Zone D needs further development. Please reference previous concepts for this area, which included decorative paving, seat walls, bike racks, benches and seating areas, pergolas, etc. Please re-work this area to align it more with previous approvals.

31. Please address the previous comments which asked for commercial/active uses on the 1st floor of ADR-II where the building abutted Stonegate Blvd.
32. Please provide square footage of all meeting spaces/conference rooms within the hotel.
33. Please provide a dashed line outlining the seating area of the bar within the hotel and provide a square footage calculation. Will any food service be offered within the hotel?
34. How many employees will the hotel have at peak shift?
35. Where the drive aisle located on Lot 16 leads north from Lot 2B to Salt Creek Lane, additional landscape area should be provided on the east side of this drive aisle. Please shift the drive aisle on Lot 16 slightly to the west in order to provide a 10' wide planting area on the eastern side of Lot 16 (as measured from back of curb to property line). The width of the current planting area appears to be only 3'-4'.

Parking and Traffic:

36. Please provide a parking chart on sheet A010 that outlines the total number of parking spaces provided in each zone (excluding zones C, Lot 2B, and Lot 16). Please differentiate between surface parking and garage parking.
37. The "Lot Data Summary" chart indicates that a total of 1,549 parking spaces will be provided upon the completion of this phase of development (482 spaces in Zone D + 672 spaces in Zone A & B + 395 spaces in Zone E). Is this figure accurate?
38. Does the 395 parking spaces shown for ADR-II take into account the 24 surface parking spaces? Please note that the provision of handicap parking spaces in the ADR-II garage may reduce the total number of parking spaces provided.
39. Please provide a breakdown of the number of handicap accessible stalls required for each zone vs. the number of handicap spaces proposed for each zone. It appears that ADR-II may be short on the number of required handicap accessible stalls.
40. Please provide parking spaces dimensions for all parking rows, and please provide drive-aisle widths for all drive aisles. Additionally, the architectural plans for ADR-II must be revised to show the width and length of parking spaces in each parking row of the garage, and the width of all drive aisles within the garage.
41. Please explain how drop-off/pick-up, deliveries/loading, and trash collection will function at the hotel. Is the drop-off/pick-up area suitable? Please explore options to cut into the concrete plaza at the rear of the building to provide space for a small pull over area for drop-offs, or whether the row of 15 parking spaces at the rear of the building could be shortened to include a small drop-off area.
42. The loading area/trash collection area for ADR-II needs further development. Please rework this area and provide additional details. Where will dumpsters be stored? Where will the loading space be located? How will move-ins/move-outs function? Where will parcel delivery occur? Please explain where trucks will parking during these functions.
43. Per Section 11.7 of the zoning code, one 10' x 35' loading space is required for any multi-family dwelling that is between 10,000 sq. ft. and 200,000 sq. ft. in size. For each additional 200,000 sq. ft. of floor area (or fraction thereof), and additional 10' x 35' loading space is required. Please clarify the total square footage for ADR-II, and indicate on the plans where the required loading spaces are provided. If a variation is requested, please provide the necessary justification for the variation.
44. Per Section 11.7 of the zoning code, one 10' x 35' loading space is required for any hotel that is between 10,000 sq. ft. and 200,000 sq. ft. in size. For each additional 200,000 sq. ft. of floor area (or fraction

thereof), and additional 10' x 35' loading space is required. Please clarify the total square footage of the hotel and indicate on the plans where the required loading spaces are provided.

45. Per Section 11.7 of the zoning code, two 10' x 50' loading space is required for any retail or restaurant development that is between 25,000 sq. ft. and 40,000 sq. ft. in size. Please indicate on the plans where the required loading spaces are provided. If a variation is requested, please provide the necessary justification for the variation.
46. The Village has recently adopted a bicycle parking space requirement. Per Section 11.8 of the zoning code, the following bicycle parking spaces are required for each of the referenced developments:

One Arlington	21 spaces
25N Coworking	2 spaces
Funtopia/First Ascent	11 spaces
ADR-II	26 spaces
Commercial	5 spaces (if all retail), 17 if all restaurant (assuming seating area is 50% of total unit area)
Hotel	2 spaces (plus additional spaces for restaurant/bar area, TBD once details on the bar area are received)

Please outline the location of all bicycle parking spaces on the site plans and provide a table on sheet A101 outlining each development, how many bicycle parking spaces are required, and how many are proposed (distinguishing between interior bicycle parking spaces and exterior bicycle parking spaces).

47. Peak demand for visitor parking in ADR-II was estimated at 39 vehicles. It is noted that there is a "visitor" surface parking area at the entrance of the building which includes 24 spaces. Will the garage be open to guest parking as well?

Prepared by:



Arlington Downs
3400 W. Euclid
PC 18-010
April 20, 2018

Landscape Comments

- 1) Please provide enlarged details of key areas in plan view that show the landscaping and design elements for various key areas throughout the site including:
 - Retail plazas and storefronts.
 - The corner focal element at the intersection of Euclid and Rohlwing Road. Per the design guidelines, the feature element at the corner of Euclid and Rohlwing, which will serve gateway, shall be heavily landscaped with evergreens, flowering shrubs and perennials. Provide a plan view and elevations of the proposed sign.
 - The crosswalks – incorporate decorative crosswalks throughout the site.
 - Loading areas and trash enclosures.
 - The pavilion/seating areas near retail 'D' and 'C'. The design shall be comparable to the plan approved in 2015. Provide a plaza area that consists of site furnishings, seat walls and landscaping.
- 2) Provide additional landscaping along the northeast property line adjacent to Funtopia. The landscaping should consist of a mix of evergreen trees in order to screen the loading, trash and mechanical area in the rear of Funtopia.
- 3) Provide foundation plantings on the south elevation of the retail buildings along Euclid Avenue and along the west elevations of the retail buildings along Rohlwing Road. The landscaping proposed is minimal. Per the Design Guidelines, the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.
- 4) Must provide screening for service areas/drive aisles along Euclid and Rohlwing Road. The service area south of the parking garage must be fully screened and consist of walls and landscaping. Please identify how the refuse will be screened for retail 'A' and retail 'B'.
- 5) Provide a detail and statement demonstrating that all landscaping above the parking garage or above the below grade detention is feasible. There is storm detention system and sewer located below some of the parking lot islands. Please verify that this will not conflict with the code required shade trees within the islands and that it will not interfere with maintenance obligations.
- 6) Provide three foot high landscaping adjacent to the parking lots that are located along the drive aisle that connects Euclid, Rohlwing and Salt Creek Road.

- 7) Provide a three foot high screen along Euclid in front of retail 'A' and retail 'B'. In addition, provide a mix of perennials and shade trees. An abundance of landscaping must be provided along the corridor. The drive aisle must be fully screened. Identify what the cross hatch is along Euclid.
- 8) Full screening is required to enclose the trash corrals, loading areas, and utility/mechanical areas with a masonry wall or landscaping or a combination. There is mechanical equipment north of the hotel along Rohlwing Road. The equipment should be located away from the road and must be fully screened. Explore options for relocating the equipment.
- 9) Specialty pavement should be in the plaza areas in front of the retail and within the crosswalks. Please identify what material will be used for crosswalks, sidewalks, entrances and the plaza areas. In addition, please provide a plan that identifies where the specialty pavement is proposed.
- 10) Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.
- 11) Site furnishings are required on the parking side of all retail buildings per the Design Guidelines. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.
- 12) Provide cut sheets of the decorative light and the site furnishings. Please refer to the approved design guidelines regarding the site furnishings. The proposed furnishings must be compliment with the proposed architecture.
- 13) Per the approved design guidelines, the project entries are to be planted and heavily landscaped. Identify what will be planted within the crosshatch. The landscaping must be consistent with the prior approved plan.
- 14) For the drive aisle that connect Salt Creek Lane in the northwest corner of the property, provide three foot high shrubs and shade trees on the east side of the drive aisle. Move the drive so that there is a minimum of ten feet between the back of curb and the property line.
- 15) Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.
- 16) A landscape compliance bond in the amount of 30% of the landscaping costs will be required for each phase. A tree fee of \$200 is required for each tree identified for transplanting or preservation. In addition, a \$4 tree fee is required for each lineal foot of frontage.

May 9, 2018

Plan Commission of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Regarding: 2018 PUD – Comments on Initial PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members:

These comments are submitted in response to the review comments received April 25th, 2018. Numbering is coordinated to the comments received from each reviewing department.

Building & Life Safety Department

Residential Building II

1. We acknowledged and will comply with all codes and amendments when submitting for permit.
2. Design Firm Registration numbers shall be provided on the plans for all design firms.
3. Building II is a multi-family residential building of R2 occupancy with an attached parking structure of S2 occupancy.
4. The proposed construction type is IIIA for the residential building and IIB for the attached parking structure. This has been noted on sheet A100.
5. A height and area calculation has been added to sheet A100.
6. An elevator meeting the fire department emergency access will be provide when submitting for permit.
7. Two means of egress have been provided and the room will be rated appropriately when submitting for permit.
8. The service disconnect will be located within 5 feet of the point of entrance of the service conductors when submitting for permit.
9. All electric rooms will be properly identified at building permit submittal.
10. All egress windows will comply with the clear opening of 5.7 square feet when submitting for permit.
11. Acknowledged. The occupant load calculations and egress strategy will be provided for the building permit.
12. Acknowledged. Shaft enclosures will be provided as required and shown on design documents when submitting for building permit.
13. Acknowledged. Trash room enclosures will be provided as required and shown on design documents when submitting for building permit.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

VIB Hotel by Best Western

Refer to comments from Gillespie Design Group.

Fire Safety Division

1. Acknowledged.
2. Fire department connections have been located on the plans in locations to meet requirements.
3. The sprinkler access/equipment room is located in the basement but will be accessible by Fire Department as the site grading allows exterior access to the portion of the basement in question.
4. Acknowledged. Such a fire suppression system shall be provided. Further information shall be provided on the building permit application drawings.
5. Acknowledged. Such a water supply shall be provided. Further information shall be provided on the building permit application drawings.
6. Acknowledged. Fire equipment and service rooms shall be identified appropriately.
7. Acknowledged. Access shall be provided and maintained appropriately.
8. Acknowledged. Such radio coverage shall be provided. Further information shall be provided on the building permit application drawings.
9. Acknowledged.
10. Acknowledged. Such an alarm and annunciator shall be provided. Further information shall be provided on the building permit application drawings.
11. Acknowledged. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
12. Acknowledged. Such visible alarms shall be provided. Further information shall be provided on the building permit application drawings.
13. Acknowledged. Such a panel shall be provided. Further information shall be provided on the building permit application drawings.
14. Acknowledged. A Knox Box shall be provided. Further information shall be provided on the building permit application drawings.
15. Acknowledged.
16. Acknowledged.
17. Acknowledged.
18. Acknowledged.
19. In ADR II, an alternating tread device shall be provided to access the roof. For VIB Hotel, please refer to comments from Gillespie Design Group.
20. Acknowledged. Aerial fire access roads shall be provided. A meeting with the Fire Department will be requested to ensure compliance.
21. Acknowledged. Aerial fire access roads shall be 26 feet wide.
22. Acknowledged. A meeting with the Fire Department will be requested to ensure compliance.
23. Acknowledged. Individual building addresses will be applied for and obtained.
24. Acknowledged. Such signs shall be posted.
25. Acknowledged. Such signs shall be provided.
26. Acknowledged. An approved opening device shall be provided.
27. Acknowledged. Such a phone shall be provided.
28. Acknowledged. Such a sign shall be provided.
29. Acknowledged. Such an elevator shall be provided.

Additional Information Requested

1. Locations of proposed fire department connections are indicated on updated plans.
2. Dimensions of surrounding streets and fire lanes both existing and proposed have been provided.
3. The width of the proposed fire lane extending eastward from ADR II is 26'-0".
4. A drawing shall be provided that illustrates the ability for a fire department truck to negotiate turns onto and from the site, including the fire lane.

Public Works Department

1. Please refer to Civil Engineering documents.
2. Please refer to Civil Engineering documents.
3. Please refer to Civil Engineering documents.
4. Acknowledged. A flow test will be conducted.
5. Acknowledged. It has been included in the revised set.

Engineering Department

1. Acknowledged. Please refer to Civil Engineering documents and responses.
2. Acknowledged. Please refer to Civil Engineering documents and responses.
3. Acknowledged. Please refer to Civil Engineering documents and responses.
4. Acknowledged. Please refer to Civil Engineering documents and responses.
5. Acknowledged. Please refer to Civil Engineering documents and responses.
6. Acknowledged. Please refer to Civil Engineering documents and responses.
7. Acknowledged. Please refer to Civil Engineering documents and responses.
8. Acknowledged. Please refer to Civil Engineering documents and responses.
9. Acknowledged. Please refer to Civil Engineering documents and responses.
10. Acknowledged. Please refer to Civil Engineering documents and responses.
11. Acknowledged. Please refer to Civil Engineering documents and responses.
12. EEA to provide estimate of construction cost.
13. Acknowledged. Please refer to Civil Engineering documents and responses.
14. Acknowledged. Please refer to Civil Engineering documents and responses.
15. Acknowledged. Please refer to Civil Engineering documents and responses.
16. Revised drawings will show overflow route.
17. A photometric lighting plan and cut sheets for lighting fixtures have been provided.
18. Such an exhibit shall be provided.
19. Acknowledged. Such a fire lane shall be provided.

Traffic

20. Refer to comments from Gillespie Design Group.
21. Tenants have not been finalized, but a maximum of two drive-through restaurants, one in Retail "A" and one in Retail "B" will be included.
22. A chart breaking down uses and parking requirements for this PUD application shall be provided.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

23. Acknowledged.
24. On behalf of ownership, proposed phasing is as follows:
 - Phase 2A: Construction of ADR II and associated parking structures and access roads.
 - Phase 2B: Construction of parking for Zone D. Construction of the VIB Hotel and Retail Building "B". Concrete pads for Retail Buildings "A", "C" and "D" to be left unfinished for future construction.
 - Phase 2C: Construction of FRC and parking in lots 1A and 2A
 - Phase 3: Construction of Retail Buildings "A", "C" and "D"
 - Phase 4: Entitlement and construction of Residential Buildings ADR III and ADR IV.Roadway improvements shall be undertaken at the appropriate phase, and all necessary permits shall be obtained prior to construction.
25. Acknowledged.
26. Not sure how to handle this one.
27. Proposed floor layout for the parking garage will be provided.
28. Parking ratios will be adjusted to utilize Village Code required parking rates.
29. A new Plat of Subdivision shall be provided.
30. The revised plat shall be provided and include all requested information.

Fire Department

1. Building will be sprinklered per code.
2. Fire department Connection shall be located as required.
3. Acknowledged. A Knox Box will be provided. Further information shall be provided on the building permit application drawings.
4. Acknowledged. Such a panel shall be provided. Further information shall be provided on the building permit application drawings.
5. Acknowledged. Please refer to Civil Engineering documents.
6. Acknowledged.

Community Services Bureau

1. Acknowledged.
2. Acknowledged. A site lighting/photometric plan shall be provided.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged.

Health Services Department

1. Acknowledged. Solid waste storage sites will meet the outlined conditions.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

Health & Human Services Department

1. Acknowledged. Accessible parking shall be provided as required.
2. Acknowledged. Depressed curbs shall be identified on plans.
3. Acknowledged. Depressed curbs shall be identified on plans.
4. Acknowledged. Depressed curbs shall be identified on plans.
5. Acknowledged. Depressed curbs shall be identified on plans.
6. Acknowledged. Areas of Refuge shall be identified on plans.
7. Acknowledged. Areas of Refuge shall be identified on plans.
8. Acknowledged.
9. Acknowledged.
10. Acknowledged.
11. Acknowledged.

Planning and Community Development Department

General

1. Acknowledged.
2. Acknowledged.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged.
6. Acknowledged.
7. Acknowledged.
8. On behalf of ownership, proposed phasing is as follows:
 - Phase 2A: Construction of ADR II and associated parking structures and access roads.
 - Phase 2B: Construction of parking for Zone D. Construction of the VIB Hotel and Retail Building "B". Concrete pads for Retail Buildings "A", "C" and "D" to be left unfinished for future construction.
 - Phase 2C: Construction of FRC and parking in lots 1A and 2A
 - Phase 3: Construction of Retail Buildings "A", "C" and "D"
 - Phase 4: Entitlement and construction of Residential Buildings ADR III and ADR IV.
9. Acknowledged.
10. Acknowledged. Revision dates have been included.
11. Acknowledged.
 - a. Project Description is included in resubmission documents
 - b. Preliminary and Final Plats of Subdivision will be submitted.
 - c. Photometric Plan has been included in resubmission documents.
 - d. Market Study has been included in resubmission documents.
 - e. Affordable Multi-Family Assessment will be submitted separately.
12. Acknowledged. A final plat will be produced in time to meet with the Plan Commission.
13. Acknowledged.
14. Yes, the hotel is proposed to be on a separate subdivided lot. The revised Plat of Subdivision will reflect this.
15. Provisionally, not Bylaws or Covenants will be created as part of this development.
16. Acknowledged.
17. Acknowledged.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

18. A list of Variations to be requested has been included.
19. Acknowledged. A meeting with the Housing Commissioner will be arranged.
20. Acknowledged.

Site Plan/Landscaping

21. Parking and drive lanes have been relocated further into the interior of the property, beyond the minimum setback line, eliminating the need for a variation. Additional landscaping has been provided. Additional signage variations will be applied for as required when tenants are finalized.
22. Acknowledged. Clarifications and revisions have been provided on sheet A010.
23. The object is an exterior refuse enclosure. Details have been provided.
24. Acknowledged. Details have been provided.
25. Acknowledged. The sign plaza has yet to be designed or engineered. The "Welcome to Arlington Heights" message can be incorporated .
26. According to the key on Sheet L-2.2, the cross hatch refers to locations of proposed shrub/perennial plantings.
27. No.
28. Yes. The existing pedestals are to remain and additional equipment will be installed on the site.
29. Civil to address.

Buildings/Uses:

30. Acknowledged. Plaza shall be further developed.
31. It was previously resolved with staff that the ground floor along Stonegate need not require retail, in order to meet the necessary building unit count. Amenity space in the building is not of sufficient square footage to populate the entire length of the ground floor, and is instead located facing the courtyard on the interior of the building. The ground floor exterior along Stonegate is activated by resident patios and portico, providing an attraction to otherwise less-desirable units.
32. Refer to comments from Gillespie Design Group.
33. Refer to comments from Gillespie Design Group.
34. Refer to comments from Gillespie Design Group.
35. Acknowledged. Additional landscaping shall be provided as requested.

Parking and Traffic

36. Acknowledged. Such a parking chart has been provided.
37. No. The chart has been revised to reflect the current accurate design.
38. No it did not. Noted.
39. A breakdown of handicap accessible parking spots is provided in the revised parking chart.
40. Requested dimensions have been added to the plans
41. Refer to comments from Gillespie Design Group.
42. This area has been re-worked and revised plans will be submitted.
43. Required loading zones are included on revised plans to be submitted.
44. Required loading zones are included on revised plans to be submitted.
45. Required loading zones are included on revised plans to be submitted.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 3400 W Euclid Ave — PUD Amendment, Prelim/Final Plat of Subdivision, Land Use Variation to allow residential uses below the 1st floor in the B-2 District
PC#: 18-010 — Round 1
Date: April 17, 2018

General Comments:

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

Deferred submittals are required for Elevators, Fire Suppression and Fire Alarm.

Residential Building II

1. All currently adopted codes and Village amendments shall apply.

RESPONSE BY OTHERS

2. Design Firm Registration numbers shall be provided on the plans for all design firms.

RESPONSE BY OTHERS

3. This review is based on the R-2 / S-2 Use Groups.

RESPONSE BY OTHERS

4. Provide the proposed construction type of the building.

RESPONSE BY OTHERS

5. Provide a height and area calculation.

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS

7. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.

RESPONSE BY OTHERS

8. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

RESPONSE BY OTHERS

9. The electrical rooms shall be properly identified.

RESPONSE BY OTHERS

10. All bedrooms are required to have a properly sized egress window, which provides a minimum net clear opening of 5.7 square feet obtained in the normal operation of the window.

RESPONSE BY OTHERS

11. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.

RESPONSE BY OTHERS

12. Shaft enclosures for stairways, elevators and trash chute shall be 2-hour fire barriers.

RESPONSE BY OTHERS

13. Trash room shall have a minimum fire-resistance rating of a 1-hour fire barrier and 1-hour horizontal assembly.

RESPONSE BY OTHERS

VIB Hotel by Best Western

1. All currently adopted codes and Village amendments shall apply.

RESPONSE BY OTHERS

2. Design Firm Registration numbers shall be provided on the plans for all design firms.

RESPONSE BY OTHERS

3. This review is based on the R-1, and A-2 Use Groups.

RESPONSE BY OTHERS

4. Provide the proposed construction type of the building.

RESPONSE BY OTHERS

5. Provide a height and area calculation.

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS

7. If the electrical service is over 1,200 amps, the electrical room would be required to have a one hour fire rating or shall be rated equal to the designed structure, whichever is greater, and require two exits on opposite ends of the room, with panic hardware rated equal to the room.

RESPONSE BY OTHERS

8. The service disconnecting means shall be within 5 feet of the point of entrance of the service conductors. An exterior service disconnect is not permitted.

RESPONSE BY OTHERS

9. **The electrical room shall be properly identified**

RESPONSE BY OTHERS

10. Provide an occupant load calculation by floor. Provide the minimum required egress width and the provided egress width.

RESPONSE BY OTHERS

11. Shaft enclosures for stairways, elevators and trash/linen chute shall be 2-hour fire barriers.

RESPONSE BY OTHERS

12. Any room/space of assembly with an occupant load of 50 or more shall have panic hardware on all exit doors from the room/space.

RESPONSE BY OTHERS

13. Each room or space that is an assembly occupancy shall have to occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space.

RESPONSE BY OTHERS



Village of Arlington Heights, IL
Department of Building & Life Safety
Fire Safety Division

Date: 4/16/2018

P.C. Number: 18-010

Project Name: _____ Proposed Land Use

Project Location: _____ 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply.

RESPONSE BY OTHERS

2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.

Locations of FDC connections are shown on the Site Plan. All FDC connections have a fire hydrant located within 100' of the connection.

3. Sprinkler access/equipment room should be located on the first floor.

RESPONSE BY OTHERS

4. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

RESPONSE BY OTHERS

5. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.

The existing on-site water main will be extended through the site using stubs provided during Phase 1 construction. The on-site loop will include connections to all buildings. All building services will be sized for the necessary fire protection to each building. A Fire Flow test will be obtained for the site to demonstrate necessary fire flows prior to building permitting.

6. Fire protection equipment and service rooms shall be identified in an approved manner.

RESPONSE BY OTHERS

7. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.

RESPONSE BY OTHERS

8. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

RESPONSE BY OTHERS

9. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.

RESPONSE BY OTHERS

10. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.

RESPONSE BY OTHERS

11. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.

RESPONSE BY OTHERS

12. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space.

RESPONSE BY OTHERS

13. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.

RESPONSE BY OTHERS

14. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

RESPONSE BY OTHERS

15. Fire pumps, if provided, shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.

RESPONSE BY OTHERS

16. Exit signs shall be illuminated at all times and have emergency power backup.

RESPONSE BY OTHERS

17. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.

RESPONSE BY OTHERS

18. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator with some exceptions.

RESPONSE BY OTHERS

19. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal.

RESPONSE BY OTHERS

20. Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

RESPONSE BY OTHERS

21. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet exclusive of shoulders, in the immediate vicinity of any building or portion of building more than 30 feet in height.

Access roads exceeding 26' width are provided for the hotel and ADR2 parking garage. Note that the existing boulevard west of ADR2 is proposed as the fire access road for that structure. Although each travel direction contains 21' clear width, the availability of the second portion of the boulevard (an additional 21' clear width) is also available. Refer to the dimensioned Site Geometry Plan Sheets for dimensions of adjacent access roads

22. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

The hotel and ADR2 parking structure contain access routes meeting this requirement. Note that ADR2 is located approximately 36' from the boulevard pavement. Refer to the dimensioned Site Geometry Plan Sheets for dimensions of adjacent access roads.

23. Buildings shall have approved address numbers.

RESPONSE BY OTHERS

24. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING — FIRE LANE". Signs shall have arrows indicating the area of parking restriction.

Signs have been added to Fire Lanes

25. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Signs will be placed per noted requirements

26. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department.

RESPONSE BY OTHERS

27. If the elevator uses an automatic dialer, the ten digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.

RESPONSE BY OTHERS

28. **Emergency Signs required for elevators** shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS



Village of Arlington Heights, IL
Department of Building & Life Safety
Fire Safety Division

Date: 4/23/2018

D.C. Number: 18-010 Round 2

Project Name:

Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

There are several outstanding concerns which were discussed at the planning meeting. It was requested and agreed the developer would provide a scaled site plan showing several items regarding FD access. As of this time this has not been provided.

Additional information requested:

1. Location of the proposed fire dept. connection and how fire apparatus will negotiate access to the FDC.

Refer to enclosed AutoTurn exhibits for fire truck turning movements throughout the site. Please advise if additional turning movements are necessary. Refer to the Site Utility drawings for FDC and Hydrant locations, and Site Geometry drawings for additional geometric dimensioning.

2. Dimensions of the surrounding streets and fire lanes showing widths of those existing streets and proposed pavement.

Refer to Site Geometry drawings for geometric dimensioning.

3. The drawing discussed showed a dead end on the east side of the building. The revised plan shows this fire lane being extended eastward along the property line. What is the proposed width of this lane?

The proposed lane extending to Salt Creek Lane has been revised to 26' Face-Face.

4. It was requested that a drawing showing the ability for the FD truck to negotiate turns onto and from the site to include the fire lane.

Refer to enclosed AutoTurn exhibits for fire truck turning movements throughout the site. Please advise if specific additional turning movements are necessary.

Date 04-23-18

Reviewed By:

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 7, 2018
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 1

Regarding the proposed PUD Amendment, PW has the following comments:

1. Provide a plan detail that shows method of abandonment of all existing sanitary and storm lines that are connected to sanitary and storm sewers that are going to remain.

Notes to require abandonment of sewers at existing structures/sewers to remain have been added to require minimum 2' long non-shrink concrete/mortar plug.

2. Provide a profile detail for all sanitary and storm crossings of proposed water main installation.

Crossing information has been included on the Site Utility Drawings.

3. Are the proposed water and sewer lines connecting to the north side of the parking structure going to supply and convey all flows to the proposed development? If so, the water main needs to be metered as it enters the parking structure. Future maintenance to lines poured into the foundation are going to be difficult.

The proposed water line north of the parking structure will connect to the 12" water main in Salt Creek Lane (meter vault provided in Drawings) and will also connect around the north side of the private drive to the 8" water main north of the existing water park (connects to main at Rohlwing) and at the west side of ADR2 to the existing 10" main (connects to Euclid). Note that the existing 10" site water main also will be connected to the 10" main west of Phase 1, which also connects to Rohlwing. All existing connections to the Village main in Rohlwing, Salt Creek Lane, and Euclid include meter vaults.

4. I would suggest a fire flow test before proceeding with water main sizing and design. This can be coordinated with the Village Public Works Department. At 847-368-5800 and a contractor for the owner or general contractor.

Fire flow tests on the existing site hydrants and public hydrant in Salt Creek Lane are being acquired. Fire flow data will be provided to prior to Construction.

5. Sheet C5.04 was not included and cannot be reviewed.

Sheet C5.04 is enclosed.

VAHPW has no further comments at this time.

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
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.

RESPONSE BY OTHERS

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

RESPONSE BY OTHERS

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

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	
False_Northing:	984250.00000000
Central_Meridian:	0.00000000
Scale_Factor:	
Latitude_Of Origin:	-88.33333333
Linear Unit:	0.99997500
Geographic Coordinate System:	
Datum:	Prime
Meridian:	Angular
Unit:	Foot_US
	GCS_North_American_1983
	D_North_American_1983
	Greenwich
	Degree

Noted

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

RESPONSE BY OTHERS

15. The proposed detention facilities will be a private system and as such will not be the Village's responsibility to maintain. There is an existing Onsite Utility Maintenance Agreement recorded as Doc #1410049002.

Noted. Additionally, a Schedule R will be required to be recorded with Cook County as per MWRD WMO requirements.

16. The Stormwater Management Report is acceptable. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. Clearly show the overflow route for the site.

Overflow routes will be included in the Permit Submittal. The StormTech detention system proposed meets HS25 loading with the provided aggregate section.

17. When on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

RESPONSE BY OTHERS

18. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.

AutoTurn Exhibits have been included in the Drawings. Please advise if additional locations/movements are necessary.

19. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

Pavement sections meeting the required pavement thicknesses have been provided.

Traffic

20. Will the new hotel contain any space for meetings, parties, events, etc. that may place additional demands on parking?

RESPONSE BY OTHERS

21. Please define the proposed number of drive-thru restaurants.

RESPONSE BY OTHERS

22. The breakout of different zoning uses and a comparison of the shifts between these uses for trip generation would be helpful to understand the traffic projection and parking changes occurring. This most recent revision provided for creating an additional 361 housing units. It would be nice to see in a chart format the addition/reductions in gross retail, restaurant, housing, modifications from each P.U.D. request, to clarify the shifts for traffic and parking for the total site.

RESPONSE BY OTHERS

23. Lot 16 proposing 360 units does not seem to be able to handle the parking requirement for this density.

RESPONSE BY OTHERS

24. The traffic signal and lane modifications for the Rohlwing Road at Euclid Avenue intersection are mentioned but there is no firm identification for when these modifications are going to be provided, and in what phase of project this work will commence. Please clarify. All work within the Rohlwing Road ROW and the Euclid Avenue ROW requires a permit from the City of Rolling Meadows. In addition, all work in the Euclid Avenue ROW requires a permit from the Cook County Department of Transportation and Highways.

RESPONSE BY OTHERS

25. There will be a condition formulated for the PUD ordinance covering responsibilities for signalization of Stonegate Boulevard at Euclid Avenue if traffic signal warrants are met. The developer/property management company will be responsible for design, engineering, and construction of a traffic signal if ever required.

RESPONSE BY OTHERS

26. The plans attached for this PUD amendment include the residential proposal in Lot E, however the traffic report and parking analysis do not cover this part of the development into the trip analysis or parking count.

RESPONSE BY OTHERS

27. If this part of the proposal is being included, a detailed plan showing the proposed floor layouts for each level of the proposed parking garage needs to be provided for review.

RESPONSE BY OTHERS

28. It is unclear in the parking study why the parking ratios utilized in Table 7 were not the Village Code required parking rates. Required parking per Village Code is necessary to determine if a variation is necessary, and the magnitude of the variation. The values used provide for fewer required parking stalls than are required by Code.

RESPONSE BY OTHERS

Preliminary Plat of Subdivision:

29. There was no new Plat of Resubdivision to review. Complete all the items on the attached Preliminary Plat of Subdivision Checklist.

RESPONSE BY OTHERS

30. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #15, Township High School District #211, Township High School District #214, and Harper Community College District #512. Include the utility signature blocks. The plat should show the boundary line for the high school districts.

RESPONSE BY OTHERS



Arlington Heights Fire Department

Plan Review Sheet

P. C. Number 18-010

Project Name

Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 1

1) Building is to be sprinkled per code.

2) The Fire Department Connection shall be located at the main front entrance of the building, be fully visible and accessible, and located within 100 feet of the nearest fire hydrant.

RESPONSE BY OTHERS

3) A Knox Box containing keys shall be mounted at the main front entrance of the building.

RESPONSE BY OTHERS

4) A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building.

RESPONSE BY OTHERS

5) The Fire Department requests an auto-diagram.

Enclosed are AutoTurn Exhibits showing truck movement throughout the site. Please advise if additional tuning locations are required.

6) Please review section 503 of the 2009 International Fire Code and any applicable codes to ensure all Fire Apparatus roads will comply.

Noted

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date April 25, 2018

Reviewed By:

LT. Mark Aleckson

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

3400 W. Euclid Ave.
pc#18-olo

Round 1 Review Comments

04/17/2018

1. Character of use:

The character of use is consistent with the area.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas, entrances/exits and parking lot. Special attention should be given to illuminating the parking garage, areas around the building- to include entries/exits. These areas should be illuminated specifically during hours of darkness for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing vehicle burglaries, theft, trespassing, vandalism, and other criminal activity.

RESPONSE BY OTHERS

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 will create an increase in traffic volume. This increase is unlikely to cause any problems since there will be vehicle access off Rohlwing Rd (3), Euclid Ave (2) and Salt Creek Ln (1).

6. General comments:

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

RESPONSE BY OTHERS

– 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. 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.

RESPONSE BY OTHERS

– The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

RESPONSE BY OTHERS

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 1 - b t O

Petitioner: 142tAb`-b-rtT4 D6Jcp

Owner: AuAmr-Itv.) p b.) (0

Contact Person: Chus Ir6cevtr6

Address: 3s`o L`o• HV9136129 4r i 5..Ift49⁴⁰
Ateiti,o i It— 6 OttS`-1

Phone #: ? 1 t. 4-71- to/.z

Fax #: 3) z 377- 1331

E-Mail: C. 6-6-o1266 el-4,1,1440 QL-A011 triv-A oh **1B13:** 2BR: 3BR:

4BR:

P.I.N.# M Lr- IP 147 (s&6 ii-
rrifento) Location: Squo v4.) .

Rezoning: Current: ?-2. Proposed:

Subdivision: Retoin Aspire- 191.5

of Lots: Current: Proposed:

PUD: AmesAc6.4 For:

Special Use: For:

Land Use Variation: r For:

Land Use: Current: Proposed:

Site Gross Area: 7 / f4cri--(ri

of Units Total:

HEALTH SERVICES DEPARTMENT

6

1. GENERAL COMMENTS:

The Village Code requires that recycling be provided in all multi-family properties. A recycling plan will need to be submitted during the Building permit phase.

Solid waste storage sites must comply with the following:

- Container Site
 - Area shall be of a sufficient size to easily accommodate the container.
 - The surface shall be paved, curbed and graded to the front to prevent accumulation of liquid.
 - Visual screening of the site shall be provided.

RESPONSE BY OTHERS

- Access to Container
 - Sufficient space to accommodate the turning requirements of the scavenger truck shall be provided.
 - Parking, fences, plantings, etc., shall be located so as to create no obstacles to service vehicles.

RESPONSE BY OTHERS

Building permit plans must comply with the attached Food Service Plan Review Requirements.

See the attached accessibility comments.

Plan Review

Project: 3400 W. Euclid Avenue
PUD Amendment, Prelim/Final Plat of Subdivision, Land Use
Variation to allow residential uses below the 1st floor in the
B-2 District
PC# 18-010 Round 1

From: David Robb, Disability Services Coordina
Health & Human Services Department
(847) 368-5793

To: Sam Hubbard

Date: April 19, 2018

Re: Illinois Accessibility Code (IAC) Requirements

Sheet C-2.02

1. Seven Reserved Accessible Parking Spaces are required in parking lots with a total of 201 to 300 total parking spaces. Per IAC Section 400.310(c)(1).

Note that the parking lot referenced is a portion of the 1A/2A lot referenced in the Parking Study. The combination of the lots provides a total aggregate accessible parking of 15 spaces within the zone, exceeding the number required by code. Regardless, an additional ADA space has been added to the staff lot east of the existing Water Park.

2. Identify the depressed curb/curb ramps from the Reserved Accessible Parking Spaces to the sidewalk. Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

Locations for ADA truncated domes (and associated depressed curb) have been included.

3. Identify the curb ramp at the curb leading to the "FRC Entrance." Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

The curb ramp is delineated by the truncated domes at the entrance. Detailed grading elevation data in the area will be provided at time of permit submittal.

Sheet C-2.04

4. Curb ramps are required at all locations where a sidewalk crosses a curb. Per IAC section 400.310(d)(1).

Noted

Sheet C-2.05

5. Identify the depressed curb/curb ramps from the Reserved Accessible Parking Space to the sidewalk. Per IAC Section 400.310(d)(1) in accordance with IAC Section 400.310(a)(1)(A).

Locations for ADA truncated domes (and associated depressed curb) have been included.

Sheets A101 and A102

6. Identify the Areas of Rescue Assistance serving occupiable levels above and below grade equal to the number of required exits. Per IAC Section 400.310(b)(5).

RESPONSE BY OTHERS

Sheets A302

7. Identify the Area of Rescue Assistance serving occupiable levels above and below grade equal to the number of required exits. Per IAC Section 400.310(b)(4).

RESPONSE BY OTHERS

Sheet ADRII DD Progress Set Architectural — Revised

8. IAC Section 400.350 Multistory Housing New Construction and
9. IAC Section 400.360 Requirements for Adaptable Dwelling Units apply.

RESPONSE BY OTHERS

Sheet A103

10. Entrance doors to all individual dwelling units shall comply with IAC Section 400.310(j) and 400.11 Illustration B Figure 25 Maneuvering Clearances at Doors in accordance with Section 400.350(a).

RESPONSE BY OTHERS

11. Note: The "Seven Requirements of Accessibility" of the Federal Fair Housing Accessibility Guidelines apply to 100 percent of the dwelling units in elevator buildings. Per the Fair Housing Amendments Act, 42 U.S.C. §3601 et seq. See HUD Fair Housing Equal Opportunity at:

RESPONSE BY OTHERS

Planning & Community Development Dept. Review

April 25, 2018



REVIEW ROUND 1

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

General:

7. Please acknowledge that zoning approval for the future residential uses (ADR-III and ADR-IV) cannot be granted at this time. Once formal plans have been developed for these sites, a PUD amendment will be required to grant zoning approval. Please note that staff does not have any objections to the proposed future use of ADR-III and ADR-IV as residential, however, based on the actual parking demand generated by the First Ascent/Funtopia facility, additional overflow parking areas may be required on Lot 2B, which could impact the number of units that could be constructed within ADR-IV.

RESPONSE BY OTHERS

8. Please clarify phasing for this project. Will all surface improvements (landscaping, parking lot and drive aisles, etc.) be constructed within Zone D as part of the hotel? If certain improvements will not be constructed at this time, please prepare a phasing plan outlining which improvements will be constructed when. Please note that the drive aisle exit north to Salt Creek Lane will need to be constructed as part of the First Ascent/Funtopia development.

RESPONSE BY OTHERS

9. The Plan Commission must review and approve the following actions:

- a) Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
- b) Land Use Variation to allow residential uses as a principal use in the B-2 District in Zones B and E.
- c) Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
- d) Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.
- e) Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116, and to allow for development within Zone C prior to constructing the foundation of the hotel.
- f) Chapter 28, Section 11.4, to reduce the required parking. The extent of this parking variation will be determined once additional information has been provided.
- g) Chapter 28, Section 5.1-22.1(c), to reduce
- h) the required setback for parking areas along Rohlwing Road and Euclid Avenue from 15 feet to approximately 10 feet.
- i) Chapter 28, Section 5.1-11.1(a), to allow dwelling units on the first floor within "ADR-II".
- j) Chapter 28, Section 11.7, to reduce the required number of loading spaces. The extent of this variation will be determined once additional information has been provided.

RESPONSE BY OTHERS

10. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

11. Per my email from April 9, 2018, the following items were missing from the application and must be provided in order to complete our review and proceed to the Plan Commission:
- k) Project Description (including details on phasing, green design/sustainable features).
 - l) Preliminary and Final Plats of Subdivision
 - m) Photometric Plan (including catalog cuts for all fixtures)
 - n) Market Study (for residential)
 - o) Affordable Multi-Family Assessment

RESPONSE BY OTHERS

12. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval. If you end up proceeding with Preliminary Plat approval only, a copy of the Plat which reads "Preliminary" will be required one week prior to the Plan Commission hearing.

RESPONSE BY OTHERS

13. Please note that final engineering must be approved by the Engineering Dept. no less than one week prior to appearance before the Plan Commission, which will include the payment of any necessary engineering fees and the provision of all surety bonds, public improvement deposits, and engineering fee's. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval.

RESPONSE BY OTHERS

14. Will the proposed hotel be located on a separate subdivided lot? If so, the Plat of Subdivision should incorporate this lot.

RESPONSE BY OTHERS

15. Will any Bylaws or Covenants be established for the proposed development? Please provide these (in draft form) if so. How will shared parking and cross access be governed if individual lots will be sold off? Will easements be dedicated?

RESPONSE BY OTHERS

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

RESPONSE BY OTHERS

17. Please note that approval ordinances 12-006, 12-037, 12-039, 14-025, and 15-049 contain specific infrastructure requirements that must be completed along with "Phase II" of the development. Please familiarize yourself with these infrastructure requirements as outlined in the conditions of approval within each ordinance. Please note that staff is recommending a landscape median be installed within Euclid Avenue, subject to review and approval by Cook County and the City of Rolling Meadows, which was not part of the original approval conditions from 2012, 2014, and 2105.

RESPONSE BY OTHERS

18. For all variations and land use variations requested, please provide a written response to the hardship criteria for variation approval, as outlined on page 2B of the zoning application and summarized below.

Variations and Land Use Variations:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- The proposed variation is in harmony with the spirit and intent of this Chapter; and

- The variance requested is the minimum variance necessary to allow reasonable use of the property.

RESPONSE BY OTHERS

19. The petitioner must meet with the Housing Commission prior to appearing before the Plan Commission. Once your response to the Affordable Housing criteria has been received, please work with Nora Boyer in scheduling the meeting with the Housing Commission.

RESPONSE BY OTHERS

20. Design Commission application documents are still needed on the Vib Hotel. Please note that Design Commission process must be complete prior to appearing before the Plan Commission.

RESPONSE BY OTHERS

Site Plan/Landscaping:

21. Please note that the Euclid/Rohlwing Overlay District requires a minimum 15' setback from parking lots and drive aisles abutting Euclid Avenue. The proposed drive-thru lane appears to be setback approx. 11' from the Euclid Avenue ROW, which would require a variation. Additional landscaping is needed within this setback area. Finally, please note that any menu boards for a drive-thru in this location would also likely need a variation from the signage regulations as contained within Chapter 30 of the Municipal Code.

The drive lanes and parking has been shifted to provide the necessary 15' setback from Euclid.

22. Sheet A010 needs revisions. Please clarify/revise the following:

- Does the overall square footage calculation include Lot 16? The lot acreage only seems to take into consideration the area of Lot 2B, but it does not seem to take into account the area in Lot 16. Please add this to the Lot Coverage table.
- The parking areas on do not match what is shown on the landscape and civil plans in multiple areas (orientation/layout of parking lots, location of loading areas/trash receptacles, etc.). Please revise so that the plan is coordinated with all other plans.
- Please provide a dimension for the minimum setback of the parking lot area along Rohlwing Road.
- Please provide a dimension for the minimum setback of the drive-thru lane along Euclid Ave.
- Please add a column to the Lot Coverage Table that outlines the proposed F.A.R. for each building, per the definition of F.A.R. in the zoning code.
- Please add a column to the Lot Coverage Table that outlines the maximum building height for each building.
- Please add a column to the Lot Coverage Table that outlines the impervious surface coverage in each zone except Zone C, Lot 2B, and Lot 16.
- Please incorporate the following density table to sheet A010

Density Table				
	One Arlinton	ADR-II	ADR-III	ADR-IV
Lot Area				
Total Number of Units				
Studio & 1-Bdrm Units				
2-Bdrm Units				
3-Bdrm Units				

RESPONSE BY OTHERS

23. What is the object located northwest of the northwest corner of the hotel building?

These are existing electrical units (switchgear) and associated clear distances.

24. Please provide details on all exterior dumpster enclosures (height, materials, etc.). Please note that exterior dumpster enclosures were never contemplated for the retail/office spaces in Zone B. Where feasible, interior dumpster enclosure spaces shall be provided in Zone D.

RESPONSE BY OTHERS

25. Please provide details on the corner “Sign Plaza” feature at the northeast corner of Rohlwing and Euclid. Please note that signage in this location was to include a “Welcome to Arlington Heights” sign.

RESPONSE BY OTHERS

26. What is the cross-hatched feature on sheet L-2.2 on the landscape plan?

RESPONSE BY OTHERS

27. Are any fences or retaining walls proposed as part of this development? Please indicate their locations and details on the site plan if so (heights, materials, etc.).

RESPONSE BY OTHERS

28. Other than the generator proposed within the garage of ADR-II, are there any other generators, transformers, AC units, mechanical equipment, or utility pedestals proposed to be ground mounted on the site? Please note that there are several existing utility pedestals at the south east corner of Stonegate Blvd and Rohlwing Road.

RESPONSE BY OTHERS

29. The engineering plans do not appear to take into account the recommended improvement needed to the access drive where it intersects with to Salt Creek Lane on the east side of the site. The traffic study recommended improvements to the lanes in these areas, which is not reflected on the site plans.

The turn lane striping on Salt Creek Lane has been incorporated.

Buildings/Uses:

30. The plaza area connecting One Arlington to Zone D needs further development. Please reference previous concepts for this area, which included decorative paving, seat walls, bike racks, benches and seating areas, pergolas, etc. Please re-work this area to align it more with previous approvals.

RESPONSE BY OTHERS

31. Please address the previous comments which asked for commercial/active uses on the 1st floor of ADR-II where the building abutted Stonegate Blvd.

RESPONSE BY OTHERS

32. Please provide square footage of all meeting spaces/conference rooms within the hotel.

RESPONSE BY OTHERS

33. Please provide a dashed line outlining the seating area of the bar within the hotel and provide a square footage calculation. Will any food service be offered within the hotel?

RESPONSE BY OTHERS

34. How many employees will the hotel have at peak shift?

RESPONSE BY OTHERS

35. Where the drive aisle located on Lot 16 leads north from Lot 2B to Salt Creek Lane, additional landscape area should be provided on the east side of this drive aisle. Please shift the drive aisle on Lot 16 slightly to the west in order to provide a 10' wide planting area on the eastern side of Lot 16 (as measured from back of curb to property line). The width of the current planting area appears to be only 3'-4'.

The drive has been shifted accordingly

Parking and Traffic:

36. Please provide a parking chart on sheet A010 that outlines the total number of parking spaces provided in each zone (excluding zones C, Lot 2B, and Lot 16). Please differentiate between surface parking and garage parking.

RESPONSE BY OTHERS

37. The “Lot Data Summary” chart indicates that a total of 1,549 parking spaces will be provided upon the completion of this phase of development (482 spaces in Zone D + 672 spaces in Zone A & B + 395 spaces in Zone E). Is this figure accurate?

RESPONSE BY OTHERS

38. Does the 395 parking spaces shown for ADR-II take into account the 24 surface parking spaces? Please note that the provision of handicap parking spaces in the ADR-II garage may reduce the total number of parking spaces provided.

RESPONSE BY OTHERS

39. Please provide a breakdown of the number of handicap accessible stalls required for each zone vs. the number of handicap spaces proposed for each zone. It appears that ADR-II may be short on the number of required handicap accessible stalls.

RESPONSE BY OTHERS

40. Please provide parking spaces dimensions for all parking rows, and please provide drive-aisle widths for all drive aisles. Additionally, the architectural plans for ADR-II must be revised to show the width and length of parking spaces in each parking row of the garage, and the width of all drive aisles within the garage.

RESPONSE BY OTHERS

41. Please explain how drop-off/pick-up, deliveries/loading, and trash collection will function at the hotel. Is the drop-off/pick-up area suitable? Please explore options to cut into the concrete plaza at the rear of the building to provide space for a small pull over area for drop-offs, or whether the row of 15 parking spaces at the rear of the building could be shortened to include a small drop-off area.

RESPONSE BY OTHERS

42. The loading area/trash collection area for ADR-II needs further development. Please rework this area and provide additional details. Where will dumpsters be stored? Where will the loading space be located? How will move-ins/move-outs function? Where will parcel delivery occur? Please explain where trucks will parking during these functions.

RESPONSE BY OTHERS

43. Per Section 11.7 of the zoning code, one 10' x 35' loading space is required for any multi-family dwelling that is between 10,000 sq. ft. and 200,000 sq. ft. in size. For each additional 200,000 sq. ft. of floor area (or fraction thereof), and additional 10' x 35' loading space is required. Please clarify the total square footage for ADR-II, and indicate on the plans where the required loading spaces are provided. If a variation is requested, please provide the necessary justification for the variation.

RESPONSE BY OTHERS

44. Per Section 11.7 of the zoning code, one 10' x 35' loading space is required for any hotel that is between 10,000 sq. ft. and 200,000 sq. ft. in size. For each additional 200,000 sq. ft. of floor area (or fraction thereof), and additional 10' x 35' loading space is required. Please clarify the total square footage of the hotel and indicate on the plans where the required loading spaces are provided.

RESPONSE BY OTHERS

45. Per Section 11.7 of the zoning code, two 10' x 50' loading space is required for any retail or restaurant development that is between 25,000 sq. ft. and 40,000 sq. ft. in size. Please indicate on the plans where the required loading spaces are provided. If a variation is requested, please provide the necessary justification for the variation.

46. The Village has recently adopted a bicycle parking space requirement. Per Section 11.8 of the zoning code, the following bicycle parking spaces are required for each of the referenced developments:

One Arlington	21 spaces
25N Coworking	2 spaces
Funtopia/First Ascent	11 spaces
ADR-II	26 spaces
Commercial	5 spaces (if all retail), 17 if all restaurant (assuming seating area is 50% of total unit area)

Hotel	2 spaces (plus additional spaces for restaurant/bar area, TBD once details on the bar area are received)
-------	--

Please outline the location of all bicycle parking spaces on the site plans and provide a table on sheet A101 outlining each development, how many bicycle parking spaces are required, and how many are proposed (distinguishing between interior bicycle parking spaces and exterior bicycle parking spaces).

RESPONSE BY OTHERS

47. Peak demand for visitor parking in ADR-II was estimated at 39 vehicles. It is noted that there is a "visitor" surface parking area at the entrance of the building which includes 24 spaces. Will the garage be open to guest parking as well?

RESPONSE BY OTHERS

Arlington Downs

3400 W. Euclid

PC 18-010

April 20, 2018

Landscape Comments

1) Please provide enlarged details of keys areas in plan view that show the landscaping and design elements for various key areas throughout the site including:

- **Retail plazas and storefronts.**
- **The corner focal element at the intersection of Euclid and Rohlwing Road. Per the design guidelines, the feature element at the corner of Euclid and Rohlwing, which will serve gateway, shall be heavily landscaped with evergreens, flowering shrubs and perennials. Provided a plan view and elevations of the proposed sign.**
- **The crosswalks — incorporate decorative crosswalks throughout the site.**
- **Loading areas and trash enclosures.**
- **The pavilion/seating areas near retail 'D' and 'C'. The design shall be comparable to the plan approved in 2015. Provide a plaza area that consists of site furnishings, seat walls and landscaping.**

RESPONSE BY OTHERS

2) Provide additional landscaping along the northeast property line adjacent to Funtopia. The landscaping should consist of a mix of evergreen trees in order to screen the loading, trash and mechanical area in the rear of Funtopia.

RESPONSE BY OTHERS

3) Provide foundation plantings on the south elevation of the retail buildings along Euclid Avenue and along the west elevations of the retail buildings along Rohlwing Road. The landscaping proposed is minimal. Per the Design Guidelines, the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.

RESPONSE BY OTHERS

4) Must provide screening for service areas/drive aisles along Euclid and Rohlwing Road. The service area south of the parking garage must be fully screened and consist of walls and landscaping. Please identify how the refuse will be screened for retail 'A' and retail 'B'.

RESPONSE BY OTHERS

5) Provide a detail and statement demonstrating that all landscaping above the parking garage or above the below grade detention is feasible. There is storm detention system and sewer located below some of the parking lot islands. Please verify that

this will not conflict with the code required shade trees within the islands and that it will not interfere with maintenance obligations.

RESPONSE BY OTHERS

- 6) Provide three foot high landscaping adjacent to the parking lots that are located along the drive aisle that connects Euclid, Rohlwing and Salt Creek Road.

RESPONSE BY OTHERS

- 7) Provide a three foot high screen along Euclid in front of retail 'A' and retail 13'. In addition, provide a mix of perennials and shade trees. An abundance of landscaping must be provided along the corridor. The drive aisle must be fully screened. Identify what the cross hatch is along Euclid.

RESPONSE BY OTHERS

- 8) Full screening is required to enclose the trash corrals, loading areas, and utility/mechanical areas with a masonry wall or landscaping or a combination. There is mechanical equipment north of the hotel along Rohlwing Road. The equipment should be located away from the road and must be fully screened. Explore options for relocating the equipment.

RESPONSE BY OTHERS

- 9) Specialty pavement should be in the plaza areas in front of the retail and within the crosswalks. Please identify what material will be used for crosswalks, sidewalks, entrances and the plaza areas. In addition, please provide a plan that identifies where the specialty pavement is proposed.

RESPONSE BY OTHERS

- 10) Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.

RESPONSE BY OTHERS

- 11) Site furnishings are required on the parking side of all retail buildings per the Design Guidelines. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.

RESPONSE BY OTHERS

- 12) Provide cut sheets of the decorative light and the site furnishings. Please refer to the approved design guidelines regarding the site furnishings. The proposed furnishings must be compliment with the proposed architecture.

RESPONSE BY OTHERS

- 13) Per the approved design guidelines, the project entries are to be planted and heavily landscaped. Identify what will be planted within the crosshatch. The landscaping must be consistent with the prior approved plan.

RESPONSE BY OTHERS

- 14) For the drive aisle that connect Salt Creek Lane in the northwest corner of the property, provide three foot high shrubs and shade trees on the east side of the drive aisle. Move the drive so that there is a minimum of ten feet between the back of curb and the property line.

RESPONSE BY OTHERS

- 15) Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.

RESPONSE BY OTHERS

- 16) A landscape compliance bond in the amount of 30% of the landscaping costs will be required for each phase. A tree fee of \$200 is required for each tree identified for transplanting or preservation. In addition, a \$4 tree fee is required for each lineal foot of frontage.

RESPONSE BY OTHERS



May 8, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Application for PUD Amendment: Responses to VAH comments
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter stating our responses to the Village of Arlington Heights comments for the Special Use application that has been submitted for the above referenced Arlington Downs Planned Development. The responses to follow will be referenced by department and number as requested.

BUILDING & LIFE SAFETY DEPARTMENT
VIB Hotel by Best Western

1. All currently adopted codes and village amendments shall be followed and shall be listed on the construction documents when submitted for permit review.
2. Design firm registration numbers shall be added to the construction documents when submitted for permit review.
3. The building is considered mixed occupancy with use groups as A-2 Assembly and R-1 Residential and shall be noted on the construction documents when submitted for permit review.
4. The construction type of the building is Type IA and Type VA and shall be noted on the construction documents when submitted for permit review.
5. Building height and area shall be calculated based on code requirements and final calculations shall be noted on the construction documents when submitted for permit review.
6. An elevator shall be provided for use by the fire department that meets all requirements for size, arrangement and signage and shall be noted on the construction documents when submitted for permit review.
7. The electrical room shall meet all code requirements and shall be noted on the construction documents when submitted for permit review.

8. The service disconnecting means shall meet all code requirements and shall be noted on the construction documents when submitted for permit review.
9. Electrical room shall be identified on the construction documents when submitted for permit review.
10. Occupant load calculations, minimum required egress width, and provided egress width shall be noted on the construction documents when submitted for permit review.
11. Shaft enclosures for stairways, elevators, and trash/linen chutes shall be designated on the construction documents when submitted for permit review.
12. All doors, including rooms/spaces of assembly, shall have the required exit/panic hardware designated on the construction documents when submitted for permit review.
13. Signage stating maximum occupancy loads for all assembly spaces shall be posted as required and signage details shall be noted on the construction documents when submitted for permit review.

ENGINEERING DEPARTMENT

Traffic

20. The hotel will contain two meeting rooms to be used by hotel patrons and therefore will not place additional demands on parking.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

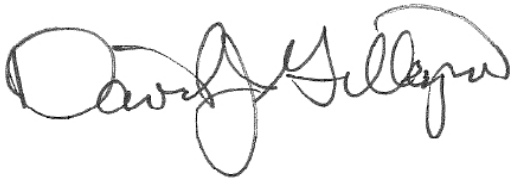
1. Phasing of the construction for this project is at the discretion of the developer, therefore this question should be directed to them.
1. At this time a trash enclosure is located at the northwest corner of the building.
2. Location of the trash enclosure has been addressed. Please refer to Civil drawings and Architectural Master Site Plan A010. Details for a typical trash enclosure have been provided. Please note that final configuration and details for the enclosure shall be included in the hotel construction documents when submitted for permit review.
32. The square footage of meeting spaces/conference rooms in the hotel are 687 SF on the first floor and 665 SF on the mezzanine for a total of 1352 SF.
33. A dashed line indicating the extent of the bar area has been shown, please refer to partial floor plan sketch provided. The total bar area, including the bar itself, is 530 SF. There will be no food service offered at the hotel as there is no kitchen.
34. The hotel will typically have 8 employees on a shift.

41. The trash collection/loading space is located at the northwest corner of the building. Drop off/pick up will occur at the southeast corner of the building. The plaza areas at the south and east sides of the building have seating areas and canopy structures that connect to the building. Cutting in to the plaza for a drop off area would crowd these structures. There is extensive curb area at the edge of the plaza that can accommodate the occasional drop off/pick up with little impact to traffic flow. Please note that a similar layout with no drop off was proposed at the previous site of the hotel.
44. Location of the loading space has been addressed. Please refer to Civil drawings and Architectural Master Site Plan A010. The total area of the hotel is 54,598 SF, requiring one 10'x35' loading space.
46. Location of the bicycle parking spaces has been addressed. Please refer to Civil drawings and Architectural Master Site Plan A010.

We trust these responses will satisfy the requirements of the Village of Arlington Heights for this step in the application process. Please advise if you have any questions.

Sincerely,

GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

May 8, 2018

Village of Arlington Heights
Department of Planning and Community Development

Re: Arlington Downs
3400 W. Euclid Ave

Attached are our responses to the landscape comments dated April 20, 2018.

1. Enlargements have been provided for the sign plaza, the entrance drive and plazas.
2. Evergreen trees have been added along Funtopia's northwest property line.
3. Foundation plantings have been added to the south sides of Retail Bldgs A and B.
4. Plantings have been added around the refuse enclosures and service drive. The plantings around the refuse enclosures shall be 5' tall, the plantings along the service drives will be 3' tall.
5. There will be 3' of soil above the underground detention areas, which will be adequate for supporting the trees and shrubs in the parking lot islands. There is currently approximately 8" of topsoil above the parking garage. Only perennials will be planted above the parking garage.
6. Plantings have been added between the parking lots and the inner drives. This landscaping will be 3' tall.
7. Plantings have been added along Euclid in front of Bldgs A and B. The landscaping will be 3' tall.
8. Plantings have been added around the refuse enclosures. The plantings around the refuse enclosures shall be 5' tall.
9. Specialty paving has been added to the Residential Plaza. Other areas will be reviewed at a later date, once the Retail Bldgs have been designed.
10. Lighting locations have been added to the landscape plans. See the lighting drawings for fixture types.
11. Benches are shown in the Parking Lot Plaza. Bike Racks have been added throughout the site. See landscape drawings for product information.
12. See lighting drawings for all light fixture information. Bench and Bike Rack product information is on the drawings.
13. The 'cross' hatching throughout the landscape plans denotes shrub and perennial plantings. These will be shown as specific shrubs and perennials at a later time.
14. Plantings have been added between the parking lots and the inner drives. This landscaping will be 3' tall.
15. Landscaping in Euclid Avenue's median will be discussed directly with Cook County at a later date.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Ferguson", with a long horizontal stroke extending to the right.

William Ferguson, RLA
Associate

53 West Jackson Blvd., Suite 250
Chicago, Illinois 60604
(312) 427-2888
Fax: 427-7648

46. Locations of all bicycle parking spaces is noted on plans and counts are noted in parking chart.
47. Yes, the garage will be open to visitor parking.

Landscape

(Responding on behalf of Ownership)

1. Enlarged details of key elements shall be provided for requested site elements including
 - Retail plazas
 - Crosswalks
 - Loading areas and trash enclosures
 - Park/seating area near retail buildings "D" and "C"
 - Detail of corner focal element, along with plans and elevations of proposed sign will be submitted at a later date.
2. Additional landscaping will be provided along northeast property line adjacent to Funtopia as requested.
3. Minimal foundation plantings will be added to drawings as requested.
4. Refer to responses and drawings by Weinbach Partners.
5. The loading zone will be screened with landscaping. Refer to responses and drawings by Weinbach Partners.
6. Refer to responses and drawings by Weinbach Partners.
7. Refer to responses and drawings by Weinbach Partners.
8. Refer to responses and drawings by Weinbach Partners.
9. Acknowledged. Information shall be provided on landscaping plans
10. Some pedestrian lighting has been added to the site and has been included on photometric plans. Additional site lighting will be managed as part of the retail buildings to be constructed, not with bollards.
11. Refer to responses and drawings by Weinbach Partners.
12. Cut sheets of proposed lighting fixtures have been included.
13. Acknowledged. Revised landscape drawings will address.
14. Acknowledged. Drive aisle will be moved and landscaping shall be provided.
15. Subject to agreements between Arlington Heights, Cook County and Rolling Meadows, landscaping shall be added to median design when a final decision on whether or not they are required is reached.
16. Acknowledged.

Respectfully Submitted,

Mark Kluemper, AIA
Managing Director
OKW Architects

Cc: D. Trandel
M. Parker
D. Reichl
C. George
A. Koglin



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 3400 W Euclid Ave – PUD Amendment, Prelim/Final Plat of Subdivision, Land Use Variation to allow residential uses below the 1st floor in the B-2 District

PC#: 18-010 – Round 2

Date: May 14, 2018

Sam...

I have reviewed the resubmittal and have no additional comments.

RECEIVED
MAY 14 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 5/10/2018

P.C. Number: 18-010

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

While the information contained in the drawings and other documents address many of the concerns previously raised it should be understood that many specific concerns (location of FDC's) will need to be addressed and complied with as the process continues.

Date 05-10-18

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: May 25, 2018
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 2

Regarding the proposed PUD Amendment, PW has the following comment:

1. Meter and RPZ sizes will be determined upon receipt of plumbing plans.

VAHPW has no further comments at this time.

C: File

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
Round 2 (revised)

31. The responses by the petitioner to comments #13, 15-17, 19-21 & 25 are acceptable.
32. The response to comment #11, "Response by Others" is not acceptable. There is no other written response. To reiterate: 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.
33. The response to Comment #12, "Response by Others" is not acceptable. There is no other written response. To reiterate: Since a subdivision is being proposed the plans must meet all subdivision requirements. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
34. The response to Comment #14, "Response by Others" is not acceptable. There is no other written response. To reiterate: The Final Plat of Subdivision must be reviewed and approved by the Engineering Department 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.
35. The response to Comment #18 is noted. The circular drive for the new ADR-II building can only accommodate ambulances, not the tower truck. Verify with the Fire Department if this is acceptable.
36. The plans show the roadway widening to be done along Euclid Avenue. This work must be coordinate with the City of Rolling Meadows and the Cook County Department of Transportation and Highways. The proposed sidewalk along Rohlwing Road must also be coordinated with the City. What is the anticipated schedule of permitting and construction for Euclid Avenue?
37. Sheet C-2.01: Sidewalk shall go through the driveway at Salt Creek Lane. Curb to stop on either side. Same comment for Sheet C-2.05.
38. Sheet C-5.01: The improvements to southbound Rohlwing Avenue at Euclid Avenue are shown on this plan sheet, but are not shown on any of the other plan sheets. Is this work to be included anywhere in this project, and what is the anticipated timeline?
39. Sheet C-2.15: The proposed ADR-II building is shown to be constructed on top of the existing 60" storm sewer. Relocate the storm sewer.

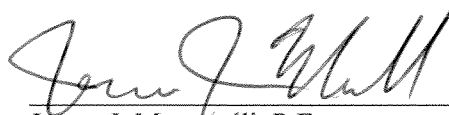
Traffic

40. The response to comment #22 is not acceptable. No detailed chart for the intensity of zoning uses has been provided, although the traffic report gives gross trip generation values for the site.

41. The response to comment #23 is not acceptable. The answer 'acknowledged' does not address the parking density concern about this parcel. Also, all figures should provide trip generation values for the Saturday roadway conditions as well.
42. The response to comment #24 is not acceptable. While a detailed account of private property development has been provided, the specific question was to identify when exactly the 'public offsite' roadway and traffic signal modifications are scheduled and in what Phase of Development.
43. The response to comment #26 is not acceptable. While the trip generation projections for the entire site have been addressed, the evaluation for the intersection levels of service need to explain how projected 2023 delays are decreasing. In addition, the parking stall count indicated for the total site is providing 600 more parking spaces than are required, which also is not understood.
44. The response to comment #27 is not acceptable. Stall depths, aisle widths, ADA stall layout, etc. all need to be have dimensions shown, as well as column intrusions into affected stalls. Additionally, the following comments need to be answered:
- a) The driveways for the 312 stall underground lot for the 1A/2A parcel, the ADR II 400 stall garage and surface lot all come out to a single two-lane driveway onto the site roadway leading to Salt Creek Lane. The operation and functionality of this area is a concern. Consider additional signage to adequately inform drivers of potential conflicts.
 - b) The sight distance for the ADR II site traffic to see cars coming up the ramp from underground out of the Lot 1A/2A garage may be an issue. Consider additional signage to warn drivers of potential conflicts.
 - c) It looks as though the underground parking of the basement level of the garage into the ADR II parcel is on a down ramp that may be covered. Is this ramp coming to grade at a site roadway intersection at the northwest corner of the elevated garage? What is the site distance?
 - d) The east service driveway is also labeled as a Fire Lane, but if it is an underground ramp, how do both of these functions happen geometrically?
45. The response to comment #28 is not acceptable. The values provided on the parking table on sheet A010 and the values provided in Table 1 of the Traffic Consultant's calculation of code-required parking must agree. Also, there are discrepancies for the square footages shown for the Funtopia/First Ascent parcels compared to what is shown in the trip generation analysis report.

Preliminary Plat of Subdivision:

46. The response provided by the petitioner to Comment #29 is unacceptable. Again, there was no new Plat of Resubdivision to review. Complete all the items on the previously attached Preliminary Plat of Subdivision Checklist.
47. The response provided by the petitioner to Comment #30, "Response by Others" is unacceptable. There is no other written response. To reiterate: For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #15, Township High School District #211, Township High School District #214, and Harper Community College District #512. Include the utility signature blocks. The plat should show the boundary line for the high school districts.

 5/25/18
James J. Massarelli, P.E. Date
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-010

Project Name

Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

1. Your response to round one comments stated that the "Fire Department Connection shall be located as required". Please show exact location of the FDC and the hydrant for each proposed building with distances. Currently a detailed review of the plans show four different FDCs for one of the buildings. The FDC shall be located at the main front entrance of the building, be fully visible and accessible, and located within 100 feet of the nearest fire hydrant. The fire apparatus shall be able to access the FDC and hydrant without obstructing other arriving apparatus.

2. Please provide a more visible auto turn exhibit that allows a better view of direction of travel. There are areas on the auto turn exhibit that need to be addressed showing that the Arlington Heights Tower 131 can navigate. It appears that the fire apparatus is entering against traffic off of Rohlwing road. Please make sure the template being used is readable. Please use Arlington Heights Tower 131 for the Auto Turn Exhibit. Using an Ambulance for the auto turn exhibit is not acceptable for the circle drive in front of the residential building with a circle. The fire department would consider allowing one of Arlington Heights fire engines as a template provided that the Tower Truck would be able to pull in and back out. The Engine would need to drive through the entire circle without needing to back up.

3. Continued on next page

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date June 14, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-010

Project Name

Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

3. On the first round comments it was asked that you review section 503 of the 2009 International fire Code and any applicable codes to ensure all Fire Apparatus roads comply to which you stated "acknowledged". I am concerned that some issues have not been addressed. I would like to see more detailed drawings with measurements shown. For example if public roadways are to be used as fire lanes it appears the criteria of the "fire lane" must be located within a minimum of 15 feet and maximum of 30 feet from the building is not being met.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date June 14, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

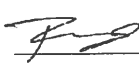
DEPARTMENT PLAN REVIEW SUMMARY

3400 W. Euclid Ave.
PC#18-010

Round 2 Review Comments

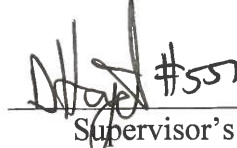
05/14/2018

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

 #212

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557

Supervisor's Signature

RECEIVED

MAY 15 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



**Village of Arlington Heights
Health & Human Services Department**

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be 'SF' or similar initials, written over the 'From' line.

Date: May 17, 2018

Re: PC# 18-010. Arlington Downs PUD Amendment, 3400 W. Euclid Ave. Round 2

-
- See attached accessibility comments.

RECEIVED
MAY 17 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plan Review

Project: 3400 W. Euclid Avenue
PUD Amendment, Prelim/Final Plat of Subdivision, Land Use
Variation to allow residential uses below the 1st floor in the B-2
District

PC# 18-010 Round 2

From: David Robb, Disability Services Coordinator
Health & Human Services Department
(847) 368-5793



To: Sam Hubbard

Date: May 16, 2018

Re: Illinois Accessibility Code (IAC) Requirements

More detail is requested for the items below per the Petitioner's reply of "**RESPONSE BY OTHERS:**"

Sheet ADR11 DD Progress Set Architectural – Revised

1. IAC Section 400.350 Multistory Housing New Construction and
2. IAC Section 400.360 Requirements for Adaptable Dwelling Units apply.

Sheet A103

3. Entrance doors to all individual dwelling units shall comply with IAC Section 400.310(j) and 400. Illustration B Figure 25 Maneuvering Clearances at Doors in accordance with Section 400.350(a).
4. Note: The "Seven Requirements of Accessibility" of the Federal Fair Housing Accessibility Guidelines apply to 100 percent of the dwelling units in elevator buildings. Per the Fair Housing Amendments Act, 42 U.S.C. §3601 et seq. See HUD Fair Housing Equal Opportunity at:
https://www.hud.gov/program_offices/fair_housing_equal_opportunity/disabilities/accessibility

Planning & Community Development Dept. Review

May 23, 2018



REVIEW ROUND 2

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

General:

48. The response to comments #1-#7, #12-#14, #16, #19-#21, #26, #29, #30, #32, #34, #38, #41, and #44 are acceptable.
49. The response to comment #8 is noted. However, please confirm that each phase will include all improvements as shown in that phase. Additionally, please provide a timeline for each phase, including the estimated start date and completion date of each phase. Please note that the northern driveway connection from Stone Creek Blvd. to Salt Creek Lane must be constructed as part of Phase 2B. It is recommended that the retail pads for buildings A, C, and B be left as grass pads as opposed to putting in the concrete foundations for these buildings. Please confirm that this is viable. Also, please note that Phase 2B includes the construction of retail building B, which will require a Design Commission application.
50. The response to comment #9 is noted. Please note that delay on submission of the Plat of Subdivision will push back the ability to proceed at the tentative June 27th Plan Commission date. Based on the re-submitted material, the Plan Commission must review and approve the following actions:
 - a) Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
 - b) Land Use Variation to allow residential uses as a principal use in the B-2 District in Zones B and E.
 - c) Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings, and to create a new lot for the hotel building.
 - d) Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.
 - e) Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116, and to allow for development within Zone C prior to constructing the foundation of the hotel.
 - f) Chapter 28, Section 11.4, to reduce the required parking. The extent of this parking variation will be determined once additional information has been provided and all plans show consistent data on parking.
 - g) Chapter 28, Section 5.1-11.1(a), to allow dwelling units on the first floor within "ADR-II".
 - h) Chapter 28, Section 11.7, to reduce the required number of loading spaces. The extent of this variation will be determined once additional information has been provided.
 - i) Chapter 28, Section 5.1-11.7, Maximum Floor Area, to increase the maximum allowable floor area from 250% to 260% for the ADR-II building.
 - j) Variation may be required to the parking area in front of ADR-II, pending revisions to the plans to eliminate this variation (see the diagram in Section 11-2.8 of the Zoning Code).

51. The response to comment #10 is noted. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 2 Department review comments include a revision date.
52. The response to comment #11 is unacceptable. The following items need to be addressed:
- a) The Project Description did not include any details green design/sustainable features. Please revise the letter accordingly.
 - b) Preliminary and Final Plats of Subdivision have yet to be submitted.
 - c) Photometric Plan was provided, however no catalog cuts for site lighting was included. Please provide catalog cuts for all parking lot and street lighting.
 - d) The market study was provided. However, no details on the rent ranges or rent per square foot was provided. Please provide details on the expected rent ranges for each type of unit in ADR-II and provide details on the average rent per square foot.
53. The response to comment #15 is noted. Is there a Reciprocal Easement Agreement for this development? Please provide a copy of this document. Will this document need to be revised to clarify shared parking, access, and maintenance of common utilities and common elements since portions of the development will be subdivided? Because portions of this development will be sold off to other entities as part of this process, shared parking and access must be defined, established, and provided as part of the PUD amendment process. Please outline how this will be established.
54. The response to comment #17 is noted. Please note that the engineering plans show this landscaped median area as striped pavement. A condition of approval requiring this median to be a landscaped median, subject to City of Rolling Meadows and Cook County approval, will be recommended.
55. The response to comment #18 is noted. However, separate responses to the hardship criteria for the parking variation, loading zone variation, and F.A.R. variation is required.

Site Plan/Landscaping:

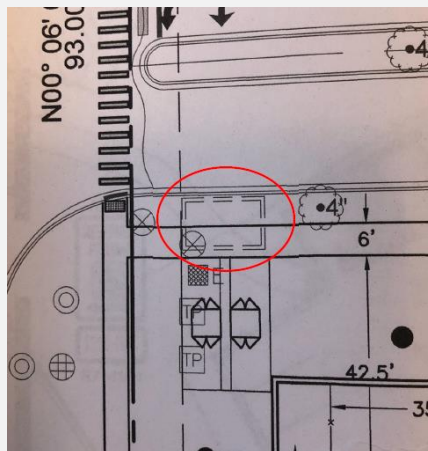
56. The response to comment #22 is not acceptable as outlined below:
- a) The response to #22a did not address the lack of clarity within the table. Within the Lot Coverage table, "Zone 2B" should read "Zone 2B/Lot 16" since the data within includes both of those properties. The dwelling unit value in this zone should be 360 and not 180 since 360 units are proposed on 2B/Lot 16.
 - b) Please cross-check all data within the tables on sheet A010. The square footage of retail/restaurant buildings A, B, C, and D as shown on the site plan equates to 30,300 square feet, however, the data within the table shows it as "General Retail, 29,800 sq. ft.", then there is a breakout showing 19,995 square feet for restaurants and the building footprint is listed at 29,900 sq. ft. The data in this table should clearly indicate the overall square footage of the retail/restaurant buildings and the estimated restaurant square footage out of the total.
 - c) The civil plans, architectural plans, floor plans, and landscape plans are still uncoordinated. The parking in Zone D is shown as 474 stalls on the architectural plans and 479 spaces on the civil plans and the locations of parking stalls don't match. The locations of bicycle parking racks are inconsistent across all plans. The central plaza area on the landscape plan is different compared to all other plans. There are areas on sheet A010 that are proposed as grass on the landscape plan but shown with a concrete pattern on sheet A010. The trash enclosures in Zone D appear to have solid walls on the civil plans but a note on sheet A010 calls for these enclosures to be constructed of wood. The refuse collection area for ADR-II is shown in different configurations on the civil plans, architectural site plan, and floor plans. To reiterate, please make sure all plans are consistent.

- d) The response to comment #22e is noted. Based on the F.A.R for ADR-II, a variation is required. Please provide the necessary justification for this variation.
- e) The response to comment #22g is noted. Actual values (not approximate) are required. The value for impervious surface in Zone A is inaccurate. Please revise.

57. The responses to comment #23 are noted. Please see the picture below, which depicts existing electrical equipment in this area. The plans show this equipment to be in a different layout than existing. Are changes to this equipment proposed? Please note that any existing or proposed electrical/utility equipment in this area must be screened and the landscape plan must be updated accordingly.



Additionally, please confirm what the following object is, which appears at both entrances of Stonegate Blvd.



58. The response to comment #24 is not acceptable. No details on the dumpster enclosures were provided within the plan set other than a note on sheet A010 that stated the enclosures in Zone D would be 6' tall wood enclosures. If enclosures are proposed for the exterior of the buildings, they must be of a masonry style to match the retail buildings. No details were provided for the dumpster enclosure for the hotel building. To reiterate this comment, please provide the details (not a note) on all enclosures, including height, gates, materials, etc. Staff continues to recommend that all retail buildings be designed to have interior dumpster enclosures and will incorporate a condition of approval that requires the developer to work with the Village on the final locations for the dumpster enclosures for the retail buildings. Finally, please note the standards for Infrastructure, Utilities, and Equipment as per the Arlington Downs Design Guidelines, which are attached at the end of this document. Compliance with these standards will be required.
59. The response to comment #25 is not acceptable. Details on the sign plaza must be provided as part of the Plan Commission review process.
60. The response to comment #27 is not acceptable. There appears to be a fence around the detention area to the east of the First Ascent/Funtopia building. Please provide details on said fence. Please note that this area is also meant to accommodate a future parking deck per previous PUD approvals, should there ever be a parking shortage on site.
61. The response to #28 is not acceptable. Please note that a separate landscape plan has been provided by Gillespie Design detailing landscaping around the hotel (that doesn't match the landscape plan submitted in conjunction with this application), which shows several AC units in the front yard along Rohlwing Road. Details on the location of all generators, transformers, AC units, mechanical equipment, or utility pedestals must be indicated on the site and landscape plans and properly screened from view with landscaping or other elements.

Buildings/Uses:

62. The response to comment #31 is noted. Please note that staff has had conversations with the developer, who expressed interest in activating the 1st floor with retail uses. Please confirm if the residential uses proposed on the 1st floor is what is proposed.
63. The response to comment #33 is noted. However, no dashed line on the partial floor plans was present. The square footage calculation should be based only on the seating area in front of the bar and the seating area in front of the coffee station. Please add the dashed line in front of each of these seating areas to clearly delineate where these seating area are located. Please provide details on any food that will be served (will continental breakfast be offered? what items? will food be catered in for a full breakfast buffet?). A liquor license will be required for the hotel bar and you're encouraged to reach out to Diana Mikula in the Village Managers office to coordinate the appropriate liquor license.
64. The response to comment #35 is noted. Although the 10' wide area is now shown on the plan, no landscaping in this area was provided. Additionally, this 10' area was not picked up on the landscape plan.
65. The plans for Retail Building B were omitted from your 2nd Round submittal. Please includes these plans.

Parking and Traffic:

66. The response to comments #36 and #37 are noted. However, please make changes to the table as based on the final parking count, which is not yet clear. Please coordinate between both civil and architectural for the actual parking count figure since each plan shows different parking counts. Double

check handicap parking figures as they are different in the table than what is shown on the plans. An accurate overall parking count must be provided. Please make sure to include the 13 stalls along the east leg of the access drive that leads from Stonegate Blvd to Salt Creek Lane. The parking study must also be revised to reflect the changes to the parking once the overall count it has been determined.

67. The response to #39 is not acceptable. There are errors in the data provided within the table on Sheet A010. For example, Lot 1A and Lot 2B include 647 total parking spaces, which requires 13 handicap stalls (2% of 647). There are 10 surface handicap stalls, and your data indicates there are 2 in the underground garage, which would bring the total count to 12, but the table indicates there are 16 handicap stalls provided. The plans for ADR-II and the count in the table also don't match. Please double check these numbers to make sure they match what is shown on the plans
68. The response to comment #40 is not acceptable. No parking stall and drive aisle dimensions were included for the parking garage. Please revise the plans to include this data. Additionally, please verify the angle of the proposed parking within the motor court in ADR-II. For 60-degree angled parking, drive aisles must be a minimum of 18' and stall depth must be a minimum of 20'. As proposed, it does not appear the motor court parking stalls and drive aisles conform to this requirement. It is suggested that this motor court be enhanced by eliminating the middle row of parking for more landscaping, provided that those parking stalls can be accommodated within the garage. Please evaluate further enhancements to this focal motor court/primary gateway to the building.
69. The response to comment #42 is unacceptable. This area is shown as different on the civil plans, architectural site plan, and floor plans. All plans must be revised to be consistent with what is shown on sheet A101. Screening of the loading area must be provided, please reference sheet L.2.4 which appears to show a wall around this area (details will be needed on any screen wall or landscaping proposed). Please provide a moving truck turning exhibit showing how trucks can back into this area.
70. The response to comment #43 is unacceptable. The total square footage for ADR-II was not provided. A reverse calculation using the FAR figure puts the floor area at 428,872 sq. ft. Is this figure accurate? Based on this figure, three loading spaces are required. Was the garage included in the floor area calculation? Garage space should not be include in the F.A.R. floor area calculation or in the floor area calculation for determining off-street parking and loading space requirements. Please refer to the definitions in the zoning code.
71. The response to comment #45 is not acceptable. The areas indicated for loading do not meet the code required 10' x 50' loading berth size requirement and are not dedicated loading spaces. A variation will be required if the loading spaces cannot be incorporated into the site plan and the necessary justification for the variation will be required. Please provide an explanation as to how loading will function for the retail buildings. As proposed, loading spaces will block drive-thru lanes.
72. The response to comment #46 is noted. Please coordinate the location of bike parking spaces as they are shown in different locations on different plans.
73. The response to comment #47 is not acceptable. How will visitor parking function within the ADR-II garage? Will there be dedicated visitor spaces? Will residents have assigned parking spaces? Is access to the garage controlled or can anyone enter? The traffic study must be revised to address this issue. Staff notes that there are now 19 surface parking spaces in ADR-II and a peak visitor parking demand of 39 cars.

74. The Traffic and Parking study should be revised to reflect the proposed parking amounts once all plans have been modified to show consistent data on the total number of parking spaces for the development and within each phase. Additionally, since the developer has estimated that only approx. 20,000 square feet of the 30,300 sq. ft. commercial buildings will be restaurant uses, the traffic and parking study should be modified to accommodate for this figure. Please have Steve Corcoran reach out to me so that I can provide him with the actual required parking amounts based on code requirements, which can be incorporated into the parking study.

Prepared by: SAM JUREK

MEMO

TO: Sam Hubbard, Development Planner
CC: Mike Pagones, P.E.
FROM: Nanci Julius, PE *NJ*
DATE: June 15, 2018
SUBJECT: Arlington Downs Three (Re-subdivision of lots 3 & 5)
PC NO: 18-010

Final Plat of Subdivision Checklist

The requirements of checklist items a, b, c, f, g, h, i, k, l, m, o, q, r, s, and t are met. I have the following comments regarding the remaining checklist items:

- d. **Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.**

Rohlwing Rd, Euclid Ave and Salt Creek Lane are shown on the plat, however; the width was not provided. TFW Surveying has indicated that they will add what information is available for these streets to the Final Plat.

- e. **True angles and distances to the nearest established street lines or official monuments, not less than three.**

The Final Plat provided shows only one monument, an iron pipe at the intersection of Rohlwing Rd and Euclid Ave. The Surveyor's Certificate on page 2 indicate that two (2) concrete monuments will be set in place upon recordation of the plat. The Surveyor's Certificate also states that within 12 months of the date of recording, all interior lot corners will be staked with iron pipe survey monuments. TFW Surveying has confirmed that the two concrete monuments and the interior lot corners will be set in place. It is assumed that this is acceptable.

- j. **Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.**

The Final Plat provided is a re-subdivision and all easements shown are existing.

n. A deed of dedication in the form set forth in Section 29-217 (a).

It is assumed that this is not applicable since no publicly dedicated streets are part of the proposed re-subdivision of lots 3 and 5. There is a question of ingress/egress through Lot 3A to service Lot 5A. TFW Surveying is confirming with the owner if any revisions need to be made to the language included on the Final Plat to address this.

p. A certification by a registered surveyor in the form set forth in Section 29-217 (c).

The language included on the Final Plat is slightly different than what is shown in the checklist, however; it is consistent with the Surveyor's Certificate provided with the Final Plat for Arlington Downs Two Re-subdivision from October, 2013. It is assumed that this language is acceptable.

u. Provide a location to identify the address of each new lot.

Addresses are not shown on the Final Plat. TFW Surveying has indicated that this information can be added if the Village has determined what the addresses should be for Lot 3A and 5A.

There is a typo on page 1 for the recorded date of Doc. 25466742, TFW Surveying is aware of this and will correct it on resubmittal of the Final Plat.

Planning & Community Development Dept. Review

June 15, 2018



REVIEW ROUND 2 – SUPPLEMENTAL PLAT OF SUBDIVISION COMMENTS

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

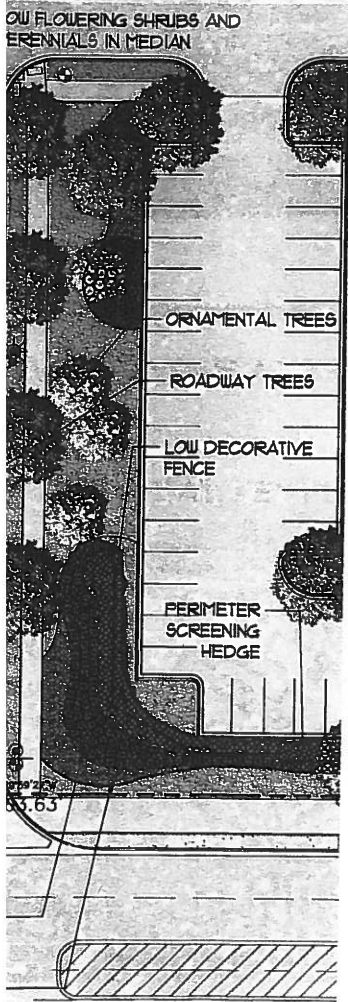
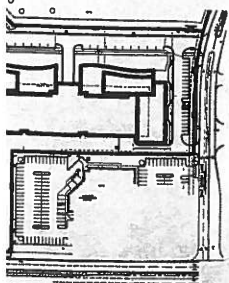
General:

1. Please provide a copy of the document that established reciprocal access/parking amongst all properties in the Arlington Downs PUD (document #1316322014?). Will any changes be needed to this document given that a new lot will be created/configured?
2. It is our understanding that a separate lot was to be created for the hotel pad. Please clarify if this is the intent. If this separate lot is to be created, please accommodate for it on the Plat of Subdivision. Furthermore, see #1 above relative to reciprocal access/parking and outline any changes to this agreement that may be needed given that another lot is being introduced to the PUD.
3. Lot area for Lot 2A and 1A should be added to the Plat. Please clarify why portions of the boundaries of the former lots in the Arlington Downs Subdivision are shown in lot 4A and 1A? Is there a need to show these former lot lines in 4A and 1A? If they are unnecessary, please remove them from the Plat.
4. The existing 25' BSL along the east side of Lot 3A should be abrogated as part of this subdivision. A 70' BSL in Lot 3A along Salt Creek Lane should be added in its place.
5. A 15' BSL should be established on the southern end of Lot 5A, adjacent to Rohlwing Rd.
6. Double check PIN 02-25-100-038 as shown on Page 2 of the Plat. Current records show this PIN as 02-25-100-021.
7. Per Section 29-209 of the Subdivision Regulations, the widths of adjoining streets must be shown on the Plat. Please add these street widths to the Plat.
8. On page 2, please clarify the need for the "Ingress and Egress Easement Provisions". This section references a "Lot 2", which is not shown on the Plat. If this section is unnecessary, please remove it.
9. Per Section 29-209(n), please provide the Deed of Dedication consistent with Section 29-217(a). This can be added onto the left-hand side of page two, on top of the three signature blocks for the owners of Lot 3A, 5A, and the mortgagee, which signature blocks can be incorporated into the end of the Deed of Dedication. Paragraphs 2 and 3 of the Deed of Dedication can be removed if no additional dedications/protective covenants, or private restrictions are proposed. However, if none are proposed, please move the note on page 1 regarding the Easement, Covenants, and Restrictions to appear where paragraph 2 and 3 would appear in the Deed of Dedication.
10. Please make sure all revisions to the Plat include a revision date.

Prepared by: SAM HUBBARD

— ROHLING ROAD ENTRY

— EUCLID AVENUE ENTRY



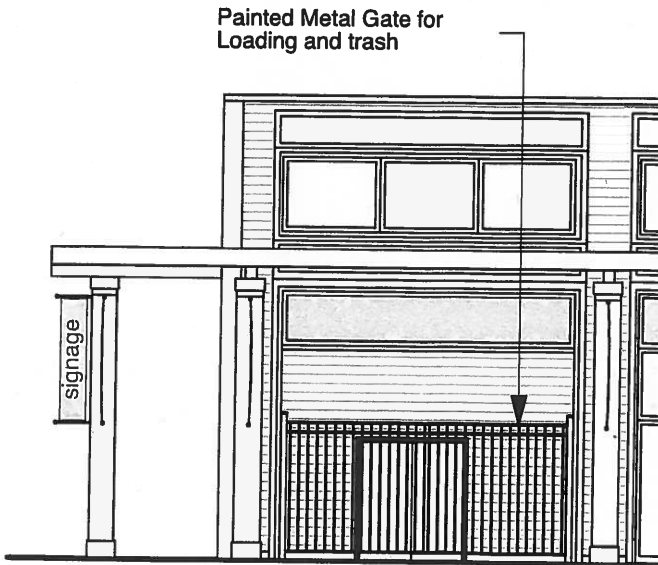
PE PLAN

Landscape/ Hardscape Design and Elements

- The internal roadway system will be planted with street trees at a similar spacing to the public parkway trees at 40' to 60' on center, and will be 3" caliper. The medians will be planted with low shrubs and perennials.
- The remaining perimeter of the site will be planted with a mixture of shade trees at 3" caliper, and ornamental and evergreen trees at 8' height
- The parking lot islands will be planted with drought tolerant shrubs, perennials and grasses.
- Specialty paving including integrally colored concrete with a distinct scoring pattern will be used to mark major building entries and to unify the retail uses.

Infrastructure, Utilities and Equipment

All mechanical equipment and all other appurtenances such as satellite dishes and telecommunications gear at the top of the building shall be designed as an integral a part of the building, or otherwise screened from public view. Mechanical Equipment, Utility Equipment, Meters, Generators & Other Power Devices ground or roof mounted units, must be screened from view by architectural elements such as screen walls, louvers, parapets, or grilles, and densely planted landscape will also be considered. Trash, roof top mechanical units and utility areas to be architecturally integrated with the building and not to be visible from surrounding residential or street views.



Landscape Details

Section IV

Arlington Downs

3400 West Euclid Avenue
Arlington Heights, Illinois

Arlington DEVCO LLC

These plans are schematic and are subject to further refinement for compliance with code required zoning, life safety improvements and coordination with existing systems.

Arlington Downs
3400 W. Euclid
PC 18-010
May 24, 2018

Landscape Comments

- 1) Please provide enlarged details of key areas in plan view that show the landscaping and design elements for various key areas throughout the site including:
 - Retail plazas and storefronts.
 - The corner focal element at the intersection of Euclid and Rohlwing Road. Per the design guidelines, the feature element at the corner of Euclid and Rohlwing, which will serve gateway, shall be heavily landscaped with evergreens, flowering shrubs and perennials. Provided a plan view and elevations of the proposed sign.
The landscaping proposed is minimal. Provide an abundance of landscaping. Per the Design Guidelines, the feature element at the corner of Euclid and Rohlwing Road, which will serve as a Village gateway, will be heavily landscaped with evergreens, flowering shrubs and perennials.
 - The crosswalks – incorporate decorative crosswalks throughout the site.
Provide a detail of the pedestrian crosswalk that includes specialty pavement. The crosswalk with specialty pavement must be provided throughout the site.
 - Loading areas and trash enclosures.
 - The pavilion/seating areas near retail 'D' and 'C'. The design shall be comparable to the plan approved in 2015. Provide a plaza area that consists of site furnishings, seat walls and landscaping.
- 2) Provide additional landscaping along the northeast property line adjacent to Funtopia. The landscaping should consist of a mix of evergreen trees in order to screen the loading, trash and mechanical area in the rear of Funtopia.
The response to comment #2 is acceptable.
- 3) Provide foundation plantings on the south elevation of the retail buildings along Euclid Avenue and along the west elevations of the retail buildings along Rohlwing Road. The landscaping proposed is minimal. Per the Design Guidelines, the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.
The response indicates that additional landscaping has been provided; however, the plans do not reflect the revision. If there are any mechanical units along the south or west elevation, they must be identified on the plan and fully screened. Must provide a screen that consists of dense landscaping for the north/south drive aisle in the southwest corner.

- 4) Must provide screening for service areas/drive aisles along Euclid and Rohlwing Road. The service area south of the parking garage must be fully screened and consist of walls and landscaping. Please identify how the refuse will be screened for retail 'A' and retail 'B'.
Per the design guidelines trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views.
- 5) Provide a detail and statement demonstrating that all landscaping above the parking garage or above the below grade detention is feasible. There is storm detention system and sewer located below some of the parking lot islands. Please verify that this will not conflict with the code required shade trees within the islands and that it will not interfere with maintenance obligations.
The response to comment #5 is acceptable which indicates that there is 3 feet of soil clearance above the detention.
- 6) Provide three foot high landscaping adjacent to the parking lots that are located along the drive aisle that connects Euclid, Rohlwing and Salt Creek Road.
The response to comment #6 is acceptable.
- 7) Provide a three foot high screen along Euclid in front of retail 'A' and retail 'B'. In addition, provide a mix of perennials and shade trees. An abundance of landscaping must be provided along the corridor. The drive aisle must be fully screened. Identify what the cross hatch is along Euclid.
Additional landscaping must be provided in order to buffer the drive aisle and soften the large spans of masonry along the rear elevation of retail buildings 'A' and 'B'. A detailed landscape plan has been provided for the hotel. Please incorporate the plan into the landscape plans as part of the PUD amendment.
- 8) Full screening is required to enclose the trash corrals, loading areas, and utility/mechanical areas with a masonry wall or landscaping or a combination. There is mechanical equipment north of the hotel along Rohlwing Road. The equipment should be located away from the road and must be fully screened. Explore options for relocating the equipment.
The existing mechanical equipment north of the hotel must be fully screened with landscaping. Per the design guidelines trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views. Please indicate how the trash area near the parking garage will be screened.
- 9) Specialty pavement should be in the plaza areas in front of the retail and within the crosswalks. Please identify what material will be used for crosswalks, sidewalks, entrances and the plaza areas. In addition, please provide a plan that identifies where the specialty pavement is proposed.

Per the design guidelines provide specialty pavement in front of the ADR II at the entrance and at the entrance of the hotel. In addition, incorporate specialty pavement in the crosswalks, entrances, and as part of the retail.

- 10) Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.
The response indicates that lighting has been added to the landscape plan; however, the plans do not show the lighting. Identify the location of the lighting and provide a legend which shows the proposed lighting. The lighting should be consistent with the design guidelines.
- 11) Site furnishings are required on the parking side of all retail buildings per the Design Guidelines. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.
Per the Design Guidelines the pedestrian areas will have a family of site furniture including benches, litter receptacles, bike racks, bollards and lighting the compliment the architecture of the development. The proposed bench does not compliments the architecture and must be evaluated. Provide details and identify the location of the proposed site furnishings.
- 12) Provide cut sheets of the decorative light and the site furnishings. Please refer to the approved design guidelines regarding the site furnishings. The proposed furnishings must be compliment with the proposed architecture.
The lighting plan does not show the proposed light fixtures. The fixtures must be consistent with the design guidelines. Please provide cut sheets or details for the proposed lighting.
- 13) Per the approved design guidelines, the project entries are to be planted and heavily landscaped. Identify what will be planted within the crosshatch. The landscaping must be consistent with the prior approved plan.
The response to comment #13 is acceptable.
- 14) For the drive aisle that runs north/south adjacent to ADR IV and connect Salt Creek Lane in the northwest corner of the property, provide shade trees on the east side of the drive aisle. Move the drive so that there is a minimum of ten feet between the back of curb and the property line.
The geometry plan shows a 10 foot setback; however, the landscape plan does not reflect the revision and does not include the shade trees. Revise the plans so that they are consistent and show the trees.
- 15) Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.
The response to comment #15 is acceptable.

June 22, 2018

Plan Commission of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Regarding: 2018 PUD – Comments on Round 2 PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members:

These comments are submitted in response to the review comments received May 25th, 2018. Numbering is coordinated to the comments received from each reviewing department.

Building & Life Safety Department

Residential Building II

- No additional comments

VIB Hotel by Best Western

- No additional comments

Fire Safety Division

- Acknowledged that specific concerns like the location of FDC's will need to be addressed as the process continues.

Public Works Department

- Acknowledged that meter and RPZ sizes will be determined upon receipt of plumbing plans.

Engineering Department

31. Acknowledged
32. Acknowledged. It is understood that the project will need the appropriate building permits and approval of all governing agencies for construction.
33. Acknowledged. An Engineers estimate of construction cost of full site improvements will be provided with this response.
34. Acknowledged. A Final Plat of Subdivision is included in this submittal.
35. Acknowledged. Per Fire Department Comments, the Department has requested confirmation that their Engine Truck is capable of making the full circle and that Tower 131 be able pull in and back out. The team is working to secure a meeting with the Fire Department for clarification. To keep the process moving we are responding with what we feel is appropriate.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

36. EEA has indicated that permitting would be about 6 months with CCDOT and all work will be permitted with City of Rolling Meadows and CCDOT. See phasing for anticipated construction timeframes.
37. Acknowledged. Please refer to Civil Engineering documents.
38. Acknowledged. The southbound Rohlwing improvements have been removed from this sheet. Note that permitting with Rolling Meadows and CCHD may require that some modification of this movement be incorporated in the design. The inclusion of any modifications to this intersection (if any) will be made upon request by Rolling Meadows or CCHD at the time of permitting for the larger Euclid Road widening efforts. Timing of any such improvement is noted in the response to comment #36.
39. Per conversations with the Village Engineering Department, the ADR II building will be constructed on top of the existing 60" storm sewer.

Traffic

40. Per discussions with engineering staff, a table was prepared below comparing the land-uses in the 2014 PUD to the proposed 2018 plan. Next to each use is a qualitative note on the impact on overall traffic volumes and parking demand. Overall, the amount of traffic generated by the site is less and the parking demand is less due to the reductions in restaurant, retail, and entertainment uses.

Comparison of Arlington PUD Changes (2014-2018)

Lot	2014		2018		Change in Intensity	
	Use	Size	Use	Size	Traffic	Parking
1A	One Arlington	214 units	One Arlington	214 units	same	same
2A	Health Club	17,350 sq. ft.	Office (25N)	11,722 sq. ft.	less	less
	Water Park	1,150 persons	First Ascent/Funtopia	834 persons	less	less
5	Apartments	222 units	Apartments (ADR-II)	263 units	more	more
	Retail	18,100 sq. ft.	-	-	less	less
3	Apartments	221 units	Senior Living (ADR-III)	180 units	less	less
	Childcare	6,600 sq. ft.	-	-	less	less
2B/16	Hotel	161 rooms	Apartments (ADR-IV)	360 units	more	more
	Meeting Rooms	300 persons	-	-	less	less
4A	Bank	4,700 sq. ft.	Hotel	116 rooms	more	more
	Retail	40,300 sq. ft.	Retail	10,300 sq. ft.	less	less
	Restaurant	26,100 sq. ft.	Restaurant	20,000 sq. ft.	less	less

41. Lot 16 has sufficient room for a parking structure with 360 units in a three to four level parking garage. A Saturday analysis was now completed with the Saturday peak-hour traffic counts (see Traffic Appendix) 1,100 vph less than the PM peak-hour counts. The overall Saturday trip generation was 100 vph higher than the PM peak-hour. The PM peak-hour has the highest overall traffic volumes at the site entrances and adjacent roadways.
42. See phasing. (response to 49)



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, Illinois 60661
 P: 312.798.7700
 okwarchitects.com

43. There is a typo in Table 5 that has been corrected relative to the intersection delays. We are providing **less** spaces than required by the zoning ordinance.
44. Proposed floor layout for the new parking garage will be provided.
 - a. Acknowledged. ADR II parking garage also has a second entry/ exit at the lower level. This allows residents to access the proposed road at the south side of ADR III connecting to Salt Creek Lane. Appropriate signage will be studied.
 - b. Acknowledged. Appropriate signage will be studied.
 - c. The lower level of the ADR II garage can be access internally or from the proposed road to the east of the garage. The proposed road starts at 719'-0" and drops to 714'-6" over 165'-0" to the lower garage entry.
 - d. This is proposed road is open to the sky and not an underground ramp.
45. The parking tables on all documents have been coordinated. Please note the Village's building break down for the calculation of parking is different than the overall area used in the trip generation calculations.

Preliminary Plat of Subdivision

46. Response to comments received on the initial submitted Plat will be included with our response.
47. Response to comments received on the initial submitted Plat will be included with our response.

Fire Department (June 14, 2018)

1. The comment is acknowledged, and the team is working to secure a meeting with the Fire Department for clarification. To keep the process moving we are responding with what we feel is appropriate.
2. The comment is acknowledged, and the team is working to secure a meeting with the Fire Department for clarification. To keep the process moving we are responding with what we feel is appropriate.
3. The comment is acknowledged, and the team is working to secure a meeting with the Fire Department for clarification. To keep the process moving we are responding with what we feel is appropriate.

Community Services Bureau

- No additional comments

Health Services Department

- No additional comments

Health & Human Services Department

1. Acknowledged. The building will meet the requirements of IAC Section 400.350
2. Acknowledged. The building will meet the requirements of IAC Section 400.360



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

3. Acknowledged. Unit entry doors will comply with IAC Section 400.310 (j) and 400. Illustration B Figure 25 Maneuvering Clearances at Doors in accordance with Section 400.350(a).
4. Acknowledged. The Fair Housing Accessibility Guidelines apply to 100% of the dwelling units

Planning and Community Development Department

General

48. Acknowledged.
49. Phasing Schedule
 - o Phase 1: ADR I (Complete)
 - o Phase 2: FRC (Commence Q# 201/, Completion Q3 2019)
 - o Phase 3: ADR II along with associated parking structures and access roads (including northern driveway connection from Stone Creek Blvd to Salt Creek Ln) (Commence Q4 2018, Completion Q4 2020)
 - o Phase 4: Construction of Parking in Zone D (zone with hotel and retail buildings) and Hotel (Commence Q4 2018, Completion Q1 2020)
 - o Phase 5: Retail Building B (Commence Q1 2019, Completion Q4 2019)
 - o Phase 6: Off-site Improvements (commence Q3 2019, Completion Q4 2019)
 - o Phase 7: Construction of Retail Buildings "A", "C" and "D" (TBD depending on Tenant interest)
 - o Phase 8: ADR III/IV (TBD depending on market interest)
- Acknowledge that Retail Building B will require a Design Commission application.
- Retail pads A, C and D will be left as graded pads without concrete foundations constructed until construction moves forward on these retail buildings.
50. Acknowledged. Given delays it is now the intention to appear before the July 12th Plan Commission date. The Plat of Subdivision will be submitted in time to proceed on that date.
 - a. Acknowledged
 - b. Acknowledged
 - c. Acknowledged. The new Platt of Subdivision is included in this package.
 - d. Acknowledged.
 - e. Acknowledged
 - f. Acknowledged.
 - g. Acknowledged.
 - h. Acknowledged. (See response to 55)
 - i. This variation is not required. The F.A.R. was previously incorrectly calculated to include the parking garage. The designed F.A.R. of the ADRII lot is 1.8, keeping the floor area under the 250% maximum allowable.
 - j. This variation is no longer required. The parking area in front of ADR-II has been revised and the required number of parking spaces is still being provided.
51. Acknowledged. Round 2 drawings will include a revision date
52. Acknowledged
 - a. Attached is the sustainable design features list.

- b. Acknowledged. The plan of subdivision is included in this package.
 - c. Acknowledged cut sheets have been included in the revised submission.
 - d. Rent Ranges:
 - o Studio: \$1,461 / \$2.92 PSF
 - o 1 BD: \$1,805 / \$2.41 PSF
 - o 2 BD: \$2,653 / \$2.41 PSF
 - o 3 BD: \$3,153 / \$2.43 PSF
53. There currently is a Declaration of Easements, Covenants and Restrictions that was recorded in 2013. Mike Firsel has been engaged to amend this document to clarify shared parking, access and maintenance of common utilities and common elements to be reflective of the requested amendments of the previously approved PUD.
54. Acknowledged
55. **Loading Zone Variation**
- 1. The Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
Based on retail tenant needs providing adequate sized loading spaces will limit parking and potentially eliminate the drive-thru's which will limit potential interested tenants due to their needs for a drive-thru and/or ample parking during peak hours.
 - 2. The plight of the owner is due unique circumstances.
Retail tenants in today's market require ample parking as close to their stores as possible. Providing the code required loading zones will reduce parking stalls close to the retail storefronts thus limiting the interest of high quality retail tenants.
 - 3. The variation, if granted, will not alter the essential character of the locality.
In our experience owning and managing retail centers, delivery trucks servicing the retail tenants load as close to the door of the tenant they are servicing as possible whether you provide a designated loading area or not. In addition, they deliver at off hours, typically first thing in the morning, before the tenants open for business and thus will not be interfering with customers parking.

F.A.R Variation: this was calculated incorrectly and a variation is not required

ADR II Parking Variation

- 1. The Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
The property cannot yield a reasonable return if parking per code is provided due to the additional cost to add more parking stalls to the parking deck. This additional cost threatens the viability of the project.
- 2. The plight of the owner is due to unique circumstances.
We are providing a parking ration of 1.5 at ADR II. One Arlington is parked to 1.38 and this has proved to be more than adequate to support the parking demand from residents. In addition, our parking analysis has indicated that a parking ratio of 1.31 spaces per unit can be supported. Due to this information we feel that a parking ratio of 1.5 is more than adequate and any additional parking required threatens the viability of the project.
- 3. The variation, if granted, will not alter the essential character of the locality.

One Arlington parking ratio is 1.38 and has proved to be more than adequate to support the parking demand from residents. Due to this information, a parking ratio of 1.5 is more than adequate to support parking requirements from residents and guests.

Site Plan / Landscaping

56. Acknowledged
- The table has been adjusted to read "Zone 2B/Lot 16" and the number of future units listed has been corrected to 360.
 - Square footages have been re-calculated and the table has been adjusted for increased fidelity.
 - Civil, architectural, and landscape plans have been coordinated and are consistent across disciplines.
 - The F.A.R. was previously calculated to include the square footage for the parking garage. This figure has been recalculated and the correct F.A.R. is 1.8, eliminating the need for a variation.
 - Acknowledged. The Lot Coverage Table on sheet A010 has been updated for precision and accuracy.
57. Acknowledged. It is not our intention to relocate any existing electrical equipment. The plans have been altered to reflect the existing equipment accurately. The object at both entrances to Stonegate Blvd. is an underground water meter vault, one existing, one proposed. Landscaping is shown on all sides of the existing utility equipment. The cross hatch pattern on the landscape drawings symbolize shrubs, perennials and ornamental grasses.
58. Acknowledged. Dumpster enclosures will be of a masonry style to match the architecture. A typical drawing has been included in the resubmittal. Please see sheet A-011 for further information. The proposed condition of approval is acknowledged. Final design and construction will comply with Arlington Downs Design Guidelines.
59. Acknowledged. Signage design has been included in the revised drawing package. Please see sheet A-011 for further details.
60. There is no fence planned for the area east of the First Ascent/ Funtopia building. The area will remain available as the location of a future parking deck if ever needed, per previous PUD approvals. There is an existing metal panel-clad mechanical equipment enclosure to the north of the First Ascent/ Funtopia building. This is to screen the mechanical equipment from view and tampering, and the enclosure itself will be screened with additional landscaping.
61. Acknowledged. The hotel will have some additional AC units at grade. The landscape plan has been modified to match the design submitted by Gillespie Design. The AC units and other mechanical equipment along Rohlwing will be screened with a mix of shrubs and trees. While the PUD plan uses a cross hatch pattern to denote shrubs and perennials, the Gillespie plan identifies each type of shrub and perennial proposed.

Buildings / Used

62. No retail use is proposed for the residential building ADRII. Building amenity spaces, including fitness rooms, community room, and others have been relocated to the west side of the first floor, activating the street with more public spaces than private dwellings. Please see included plans for ADRII for additional information.
63. A dashed line has been added to the floor plan to indicate where the seating areas for the bar and the coffee station are located. The seating area for the bar is 138 SF and the seating area for



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

the coffee station is 72 SF. There will be no food prepared at the hotel as there is no kitchen or food prep area. The service of purchased or catered food is at the discretion of the hotel manager. No details on such food service are available at this time. A liquor license will be obtained appropriately.

- 64. Acknowledged. This area has been picked up and landscaped on revised landscape plans.
- 65. Acknowledged. Retail Building B plans are attached in the resubmission. Please see sheet A-200.

Parking and Traffic

- 66. Acknowledged. The 13 parallel parking stalls have been removed from the project scope. Final parking counts have been clarified and coordinated between Civil and Architectural. The Parking Study has been revised to reflect these changes.
- 67. Acknowledged. The parking table has been updated.
- 68. Acknowledged. Dimensions will be added to the revised plans. Motor court parking stalls do conform to required dimensions, and drawings have been updated to include that information. Additionally, further detailing of the landscape shall be an ongoing process as the building design continues, in part based on input from the Design Commission, who approved the plans on June 12th, 2018.
- 69. Acknowledged. Plans have been coordinated between disciplines and a moving truck turning exhibit has been added. Landscape screening has been included.
- 70. Acknowledged. The F.A.R. was previously calculated to include the square footage for the parking garage. This figure has been recalculated and the correct F.A.R. is 1.8, requiring only two loading zones and eliminating the need for a variation.
- 71. A variation is requested to not provide the code required 10' x 50' loading spaces. To provide the code required loading spaces would pose several hardships by taking up currently identified parking stalls and/or drive-thru's on the site plan. Many tenants in today's retail environment mandate drive thru's due to them achieving increased sales volumes with drive-thru locations. If we are not able to provide drive-thru's, we eliminate our ability to lease the retail space to many food tenants. Adequate parking is also extremely important to potential retail tenants. Many retail tenants look for more than code required parking to adequately park their customers during peak times. It is of the up most importance to provide as much parking as possible to be attractive to potential retail tenants.

In our experience owning and managing retail strip centers delivery trucks servicing the retail tenants load as close to the door of the tenant they are servicing as possible whether you provide a designated loading area or not. In addition, they deliver at off hours, typically first thing in the morning, before the tenants open for business and thus will not be interfering with customers parking. Delivery hours can be specified in leases with tenants, if necessary.

- 72. Acknowledged. Plans have been coordinated to show bicycle parking in consistent locations.
- 73. Yes, the garage will be open to visitor parking. No, there will not be dedicated visitor parking. No, the tenants will not be assigned individual spaces. Access to the parking garage will be open, with no access gate or checkpoint, open to the public. The traffic study has been revised accordingly.
- 74. Acknowledged. The Parking and Traffic studies have been updated to match.

Landscape

- See response by Daniel Weinbach & Partners, LTD.
-

Supplemental Plat of Subdivision Comments (June 15, 2018)

Responses on behalf of TFW Surveying

Engineering Comments:

- d. TFW HAS ADDED THE RIGHT OF WAY WIDTH.
- e. PER ILLINOIS STATUTE 765 ILCS 205/1, from Ch. 109, par. 1, TFW WILL SET ALL LOT CORNERS AND CONCRETE MONUMENTS
- j. THE PLAT DOES NOT CONTAIN ANY NEW DEDICATIONS OR EASEMENTS.
- n. THE PLAT DOES NOT CONTAIN ANY NEW DEDICATIONS OR EASEMENTS. NO INGRESS / EGRESS EASEMENT WILL BE ADDED.
- p. THE PLAT CONTAINS A SURVEYOR'S CERTIFICATE.
- u. THE VILLAGE HAS NOT ASSIGNED ADDRESSES.

TFW HAS CORRECTED THE PLAT.

Staff Comments:

1. There currently is a Declaration of Easements, Covenants and Restrictions that was recorded in 2013. Mike Firsel has been engaged to amend this document to clarify shared parking, access and maintenance of common utilities and common elements to be reflective of the requested amendments of the previously approved PUD.
2. THE PROPOSED HOTEL DOES NOT FALL IN THIS SUBDIVISION AND DOES NOT APPLY.
3. THE SUBDIVISION INCLUDES LOTS EXISTING LOTS 3 AND 5. NO OTHER AREAS SHOULD BE INCLUDED ON THIS PLAT.
THE LIMITS OF LOT 4 PER THE ARLINGTON DOWNS HAS BEEN REMOVED. THE LIMITS OF THE LOT 4A IS SHOWN.
4. PER THE CLIENT THE 25' BSL WILL BE REMAIN AND NO 70' BSL WILL BE ADDED.
5. LOT 5A IS NOT ADJACENT TO ROHWLING ROAD.
6. COOK COUNTY GIS AND THE COOK COUNTY GIS DO NOT RETURN ANY RESULTS FOR 02-25-100-021. WE HAVE INCLUDED PART OF THE LATEST COOK COUNTY GIS MAP, DEPICTING THE PINs FOR THE LOTS SURVEYED.
7. TFW HAS ADDED THE RIGHT OF WAY WIDTH.
8. NO INGRESS / EGRESS EASEMENT WILL BE ADDED. THE PROVISIONS HAVE BEEN REMOVED.
9. TFW HAS ADDED A NOTE THAT NO DEDICATIONS OR EASEMENTS HAVE BEEN CREATED.
10. TFW HAS ADDED A REVISION DATE.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

Respectfully Submitted,

Mark Kluemper,
AIA Managing
Director OKW
Architects

Cc: D. Trandel
M. Parker
D. Reichl
C. George
A. Koglin



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com



DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

June 20, 2018

Village of Arlington Heights
Department of Planning and Community Development

Re: Arlington Downs
3400 W. Euclid Ave

Attached are our responses to the Village's Round 2 landscape comments, dated May 14, 2018.

Site Plan / Landscaping:

57. Landscaping is shown on all sides of the existing utility equipment. The cross hatch pattern on the landscape drawings symbolize shrubs, perennials and ornamental grasses.
61. The landscape plan has been modified to match the design submitted by Gillespie Design. The AC units and other mechanical equipment along Rohlwing will be screened with a mix of shrubs and trees. While the PUD plan uses a cross hatch pattern to denote shrubs and perennials, the Gillespie plan identifies each type of shrub and perennial proposed.

Landscape Comments:

1. The proposed landscaping is appropriate for the size of the areas being landscaped. All trees have been identified on this submittal. The cross hatch pattern symbolize the extensive beds that will contain shrubs, perennials and ornamental grasses. Cross walks have been modified to include specialty paving. Specialty paving shall be colored and stamped paving.
2. Evergreen trees have been added along Funtopia's northwest property line.
3. The cross hatch pattern symbolize shrubs, perennials and ornamental grasses. These buildings have not been designed yet, however we continue to show solid landscaping between the proposed pad and the drives. As they are not designed yet, we have no information on mechanical units. Shrubs and trees have been added to the southwest corner to enhance the landscaping.
4. As noted on the drawings, the plantings around the refuse enclosures shall be 5' tall.
- 5.
- 6.
7. As noted on the drawings, the landscaping planting screening retail A and B from Euclid will be 3' tall. The cross hatch pattern on the landscape drawings symbolize shrubs, perennials and ornamental grasses.

8. As noted on the drawings, the plantings around the refuse enclosures shall be 5' tall.
9. Once the Retail Bldgs have been designed, specialty paving can be added to their layout. Specialty paving is shown on the drawings at both plazas, crosswalks and in front of the hotel.
10. Lighting locations have been added to the landscape plans. See the photometric drawings for lighting styles.
11. Benches and trash receptacles are shown in both plazas, and their models specified on the drawings. Bike Racks have been added throughout the site. See landscape drawings for product information.
12. See photometric drawings for all light fixture information. The landscape drawings provide the light locations only.
- 13.
14. Shade trees have been added to the landscape plan.
- 15.

Sincerely,

A handwritten signature in dark ink, appearing to read "William Ferguson", with a long horizontal flourish extending to the right.

William Ferguson, RLA
Associate



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 7/12/2018

P.C. Number: 18-010

Project Name: Proposed Land Use

Project Location: 3400 N. Euclid Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

1. The pavement of the added fire lane needs to be of such strength to accommodate the fire apparatus. Typical "pavers" are not an acceptable surface for this use. I'm not certain what type of "paver" is planned but it may not meet the weight requirements needed. Please clarify.
2. The drawing indicates a "pergola" above the proposed fire lane. The purpose of the fire lane is to accommodate the truck for aerial operations. A pergola would encumber fire operations if were to protrude into the fire lane. More information is needed to clarify what the proposed pergola is and where it would be placed.
3. The placement of a new "decorative wall" is indicated. A wall at this location may interfere with fire operations or set-up of the outriggers on the truck. Please clarify the type and location of the wall in relation to the fire lane.

Date 07-12-18

Reviewed By:

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 10, 2018
Subject: 3400 W Euclid Ave, P.C. #18-010 Round 3



Regarding the proposed PUD Amendment, PW has the following comment:

1. There must be a utility maintenance agreement on file for the utility distribution and collection systems not metered by the specific buildings being served. The agreement must address payment responsibility for the water loss between the master meters serving the entire property and the sum of the individual meters that will not likely be added as construction progresses.
2. Meter and RPZ sizes will be determined upon receipt of plumbing plans.

If you have any questions, please feel free to contact me.

C: File

PLAN COMMISSION PC #18-010
Arlington Downs Phase 2
3400 W. Euclid Ave.
PUD Amendment, Pre/Final Plat of Subdivision, LUV
Round 3 (revised)

48. The response to Comment #32 is acceptable.
49. The response to Comment #33 is acceptable as a cost estimate was provided. The Engineering Department will be reviewing the cost estimate to complete the calculation for plan review, inspection, and other fees. Upon completion of this review, the fee letter will be prepared for the petitioner to assemble the proper documents.
50. The response to Comment #34 is acceptable as a Final Plat of Subdivision was provided and all comments from Round 2 review of the Final Plat have been addressed. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village.
51. The response to Comment #35 is noted. The plans for the Autoturn Exhibit Fire Truck were revised on July 3, 2018 per the Fire Department's comments. The amended response to Comment #35 is acceptable.
52. The response to Comment #36 and Comment #38 is acceptable. It should be noted that the City of Rolling Meadows will be constructing a bike path along the north side of Euclid Ave, west of Salt Creek Lane. Any modifications to the Arlington Downs Phase 2 plans as a result of this bike path can be addressed at Final Engineering.
53. The response to Comment #37 is noted. The sidewalk through the driveway for the new east entrance is not shown on all of the Civil sheets, this can be addressed at Final Engineering.
54. The response to Comment #39 is noted. The original plan for lot 5 was for retail space and for a surface parking lot over the existing 60" storm sewer. With the changes shown in Phase 2, the Engineering Department reiterates for the Plan Commission their position that the proposed ADR-II building should not be constructed on top of the existing 60" storm sewer. The storm sewer should be relocated or the layout of the building be modified.

Traffic

55. The response to comment #40-#45 are acceptable.

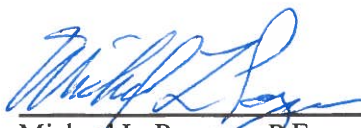
Preliminary Plat of Subdivision:

56. The responses provided by the petitioner to Comments #46 & 47 are acceptable.

RECEIVED

JUL 10 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**


Michael L. Pagones, P.E. 7/9/18
Interim Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-010

Project Name

Arlington Downs

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

Round 3-Amended Submittal:

1. The Fire Department did receive revised plans. We don't see any issues with the auto turn exhibit.
2. One thing that is a concern is the permeable paver Fire Lane on the plans which is not allowed. The Fire Department will defer to Don Lay the code official on the fire lane requirements.
3. The building ADR-II has the FDC in an acceptable location. The developer stated they were aware of the requirements to have them located at the main front entrance of each bundling in the development, be fully visible and accessible, and within 100 feet of a hydrant.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date July 10, 2018

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department



Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

A handwritten signature in black ink, appearing to be "SF", is written over the name "Sean Freres".

Date: June 26, 2018

Re: PC# 18-010. Arlington Downs PUD Amendment, 3400 W. Euclid Ave. Round 3

-
- No comments at this time.

RECEIVED
JUN 27 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

July 10, 2018



REVIEW ROUND 3

Project: 3400 W. Euclid Ave.
Arlington Downs PUD Amendment

Case Number: PC 18-010

General:

75. The response to comments #48, #51, #54, #55, #57, #58, #62, #64-#66, and #70-#74 are acceptable.
76. The response to comment #49 is not acceptable. Please note that there are certain infrastructure/off-site improvements that must be implemented when Phase II of construction begins (Phase II constitutes any new construction on the property beyond One Arlington), as per previous conditions of approval. Only the right hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue may be deferred to a later phase, but only if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows. To date, no discussions on this have taken place. Please note that construction of the parking areas in each phase will trigger the requirement for implementation of all landscaping and plaza areas (where applicable) in those phases.
77. The response to comment #50 is noted. Based on the re-submitted material, the Plan Commission must review and approve the following actions:
- a) Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019 to allow modifications to the approved development plan for Arlington Downs.
 - b) Land Use Variation to allow residential uses as a principal use in the B-2 District in Zones B and E.
 - c) Preliminary and Final Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
 - d) Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D, and to allow for development within Zone C prior to constructing the foundation of the hotel.
 - e) Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
 - f) Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
 - g) Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.
 - h) Section 10.2-8, to reduce the parking row widths for 60 degree angled parking from 20' to 17.5' within the motor court area of ADR-II, and to reduce the width of certain drive aisles within the ADR-II garage to 23.5' in width where code requires 24' in width.
78. The response to comment #52 is noted. The project narrative states that a Land Use Variation for 1st floor residential units is requested for Zone B, however, since no plans have yet been submitted, the variation will only apply to Lot 5A (ADR-II). Furthermore, the narrative includes the wrong figures for size of the proposed commercial in Zone D (states that 29,000 sq. ft. will be built when 30,300 sq. ft.

has been proposed). Finally, please note that no formal approval will be granted for the 360 units in Zone B and the 180 senior living units proposed in Zone C. Although the Village is generally supportive of the concept for the proposed future uses in these zones, an amendment to the PUD will be required when these developments are proposed. No catalog cuts for site lighting have been provided. Please provide these catalog cuts prior to final Village Board consideration of this project.

79. The response to comment #53 is noted. Prior to building permit approval for any future development, any necessary revisions to the Declaration of Easements, Covenants, and Restrictions for the subdivision must be recorded, which shall provide for suitable shared access, parking, and maintenance of common elements within the PUD area.
80. The response to comment #55 is noted. Please provide the necessary justification to the hardship criteria for the parking row width for the 60 degree angled parking (where 20' wide parking rows are required and 17.5' are proposed) and for the 23.5' drive aisle width for the interior garage for ADR-II (where 24' width is required).

Site Plan/Landscaping:

81. The response to comment #56 is not acceptable as outlined below:

- a) Addressed.
- b) Addressed.
- c) The civil plans, architectural plans, floor plans, and landscape plans are still uncoordinated. The front entrance to ADR-II is shown differently in the landscape plans and civil/paving plans. Please clarify if the landscape plan shall represents what is constructed in this area. The landscape plans shows a different configuration for the proposed pergola and 3' tall decorative wall along the west side of ADR-II in comparison to what is shown on the civil plans. The loading areas is shown as different on the ADR-II floor plans and civil plans. The landscape plan shows mechanical units in this area that are not shown on other plan sets. Please note that a masonry wall will be required to screen the loading area of ADR-II, and where feasible, shall also enclose the proposed mechanical units in this area (as shown only on the landscape plans).
- d) Addressed.
- e) Addressed.

82. The response to comment #59 is noted. Please note that the proposed LED signage will require a variation from the Design Commission and no approval of such variation will be granted as part of this PUD amendment process (a separate application to the Design Commission will be required). This signage/entryway feature will require further review by staff.

83. The response comment #60 is noted. Please clarify what the object is that encircles this detention area as shown on the civil plans. If it is not a fence, what is it?

84. The response to comment #61 is not acceptable. All AC units must be setback a minimum of 15' from Rohlwing Road. It is strongly encouraged to locate these units on the roof. Alternatively, a masonry wall (setback no less than 15' from Rohlwing Rd) on three sides of the units that is buffered with dense landscaping to screen the units would be required if they are ground mounted.

Buildings/Uses:

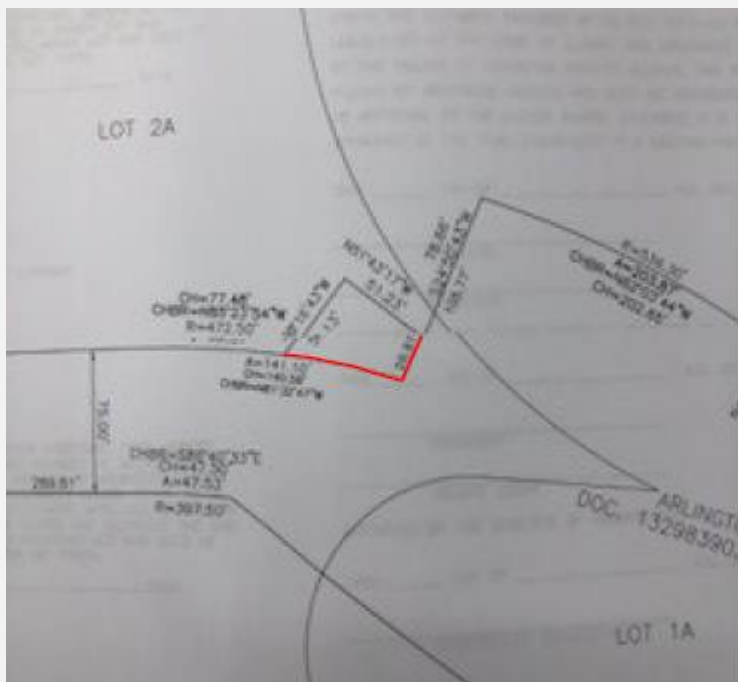
85. The response to comment #63 is noted. Please be aware that since the hotel will not have a kitchen for food service, a special liquor license classification may be required for the hotel bar. Please reach out to Diana Mikula in the Village Managers office to coordinate this.

Parking and Traffic:

86. The response to comments #67 is noted. Please note that there is still an inaccuracy in the parking table relative to handicap parking provided on lots 1A/2A (the table states that there are 16 handicap parking spaces provided, yet the plans indicate 10 surface handicap parking spaces and the table indicates 3 within the underground parking garage, which totals 13 handicap parking spaces). Code requires only 13 handicap spaces. Additionally, the parking table has duplicate info for Lot 16/2B.
87. The response to #68 is noted. Please note that the motor court area still requires a variation, and the proposed 23.5' width for the ADR-II interior garage drive aisles require a variation.
88. The response to comment #69 is noted. Please see comment #81c.
89. The response to comment #73 is noted. Although the response states that garage parking will be available for guests and will not be restricted via access gates or checkpoints, the plans show gates at the entrance for restricting traffic. Please clarify. How will public parking within the garage be restricted for persons other than tenants or their guests if no assigned parking is designated and entrance into the facility is not restricted?

Plat of Subdivision:

11. The response to Plat of Subdivision comments #2, and #6-#10 are acceptable.
12. The response to comment #1 is noted. Please refer to comment #79 above.
13. The response to comment #3 is noted. Please remove the small hangover of the previous portion of Lot 2 (indicated in red below), which is no longer relevant since Lot 2 no longer exists.



14. The response to comment #4 is not acceptable. The code required setback along the east side of Lot 3A is 70', and a building setback indicating this must be added to the Plat, and the current 25' setback shall be abrogated. If relief from this code required setback is sought when development on Lot 3A is proposed, a variation can be requested at that time.

Prepared by: SAM HUBBARD

Arlington Downs
3400 W. Euclid
PC 18-010
May 24, 2018

Landscape Comments

1) *Round 1 and 2*

Please provide enlarged details of key areas in plan view that show the landscaping and design elements for various key areas throughout the site including:

- Retail plazas and storefronts.
- The corner focal element at the intersection of Euclid and Rohlwing Road. Per the design guidelines, the feature element at the corner of Euclid and Rohlwing, which will serve as a gateway, shall be heavily landscaped with evergreens, flowering shrubs and perennials. Provide a plan view and elevations of the proposed sign.
The landscaping proposed is minimal. Provide an abundance of landscaping. Per the Design Guidelines, the feature element at the corner of Euclid and Rohlwing Road, which will serve as a Village gateway, will be heavily landscaped with evergreens, flowering shrubs and perennials.
- The crosswalks – incorporate decorative crosswalks throughout the site. Provide a detail of the pedestrian crosswalk that includes specialty pavement. The crosswalk with specialty pavement must be provided throughout the site.
- Loading areas and trash enclosures.
- The pavilion/seating areas near retail 'D' and 'C'. The design shall be comparable to the plan approved in 2015. Provide a plaza area that consists of site furnishings, seat walls and landscaping.

Round 3

Provide a detail of the proposed specialty pavement including pattern and color. At the corner of Euclid and Rohlwing provide an abundance of landscaping. Per the Design Guidelines, the feature element at the corner of Euclid and Rohlwing Road, which will serve as a Village gateway, will be heavily landscaped with evergreens, flowering shrubs and perennials.

2) *Round 1*

Provide additional landscaping along the northeast property line adjacent to Funtopia. The landscaping should consist of a mix of evergreen trees in order to screen the loading, trash and mechanical area in the rear of Funtopia.

Round 2

The response to comment #2 is acceptable.

3) *Round 1*

Provide foundation plantings on the south elevation of the retail buildings along Euclid Avenue and along the west elevations of the retail buildings along Rohlwing Road. The landscaping proposed is minimal. Per the Design Guidelines, the

foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.

Round 2

The response indicates that additional landscaping has been provided; however, the plans do not reflect the revision. If there are any mechanical units along the south or west elevation, they must be identified on the plan and fully screened. Must provide a screen that consists of dense landscaping for the north/south drive aisle in the southwest corner.

Round 3

The response to comment #3 is acceptable.

4) *Round 1*

Must provide screening for service areas/drive aisles along Euclid and Rohlwing Road. The service area south of the parking garage must be fully screened and consist of walls and landscaping. Please identify how the refuse will be screened for retail 'A' and retail 'B'.

Round 2

Per the design guidelines trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views.

Round 3

Trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views.

5) *Round 1*

Provide a detail and statement demonstrating that all landscaping above the parking garage or above the below grade detention is feasible. There is storm detention system and sewer located below some of the parking lot islands. Please verify that this will not conflict with the code required shade trees within the islands and that it will not interfere with maintenance obligations.

Round 2

The response to comment #5 is acceptable

6) *Round 1*

Provide three foot high landscaping adjacent to the parking lots that are located along the drive aisle that connects Euclid, Rohlwing and Salt Creek Road.

Round 2

The response to comment #6 is acceptable.

7) *Round 1*

Provide a three foot high screen along Euclid in front of retail 'A' and retail 'B'. In addition, provide a mix of perennials and shade trees. An abundance of landscaping

must be provided along the corridor. The drive aisle must be fully screened. Identify what the cross hatch is along Euclid.

Round 2

Additional landscaping must be provided in order to buffer the drive aisle and soften the large spans of masonry along the rear elevation of retail buildings 'A' and 'B'. A detailed landscape plan has been provided for the hotel. Please incorporate the plan into the landscape plans as part of the PUD amendment.

Round 3

Along Euclid between the sidewalk and pavement incorporate 12 evergreen trees to soften the drive aisle, buffer the rear of the buildings and to help screen the trash areas.

8) *Round 1*

Full screening is required to enclose the trash corrals, loading areas, and utility/mechanical areas with a masonry wall or landscaping or a combination. There is mechanical equipment north of the hotel along Rohlwing Road. The equipment should be located away from the road and must be fully screened. Explore options for relocating the equipment.

Round 2

The existing mechanical equipment north of the hotel must be fully screened with landscaping. Per the design guidelines trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and not to be visible from the surrounding residential or street views. Please indicate how the trash area near the parking garage will be screened.

Round 3

Trash, roof top mechanical units and utility areas are to be architecturally integrated with the building and are not to be visible from the surrounding residential or street views. In order to screen the air conditioning units along Rohlwing Road provide a masonry screen wall that matches the building and provide landscaping in front of the wall.

The trash enclosures that are part of retail 'A' and 'B' open towards Euclid and must be reoriented so that they open towards the center parking area (east / west). Incorporate the trash enclosures as part of the building by extending the south elevation wall.

9) *Round 1*

Specialty pavement should be in the plaza areas in front of the retail and within the crosswalks. Please identify what material will be used for crosswalks, sidewalks, entrances and the plaza areas. In addition, please provide a plan that identifies where the specialty pavement is proposed.

Round 2

Per the design guidelines provide specialty pavement in front of the ADR II at the entrance and at the entrance of the hotel. In addition, incorporate specialty pavement in the crosswalks, entrances, and as part of the retail.

Round 3

Provide a detail of the proposed specialty pavement including pattern and color.

10) Round 1

Per the design guidelines, pedestrian poles and bollard lighting is required. Incorporate a pedestrian lights throughout the site and within the retail areas.

Round 2

The response indicates that lighting has been added to the landscape plan; however, the plans do not show the lighting. Identify the location of the lighting and provide a legend which shows the proposed lighting. The lighting should be consistent with the design guidelines.

Round 3

Provide details and cut sheets of the proposed light fixture. Include a legend on the landscape plan that identifies the proposed light fixtures.

11) Round 1

Site furnishings are required on the parking side of all retail buildings per the Design Guidelines. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings.

Round 2

Per the Design Guidelines the pedestrian areas will have a family of site furniture including benches, litter receptacles, bike racks, bollards and lighting the compliment the architecture of the development. The proposed bench does not compliments the architecture and must be evaluated. Provide details and identify the location of the proposed site furnishings.

Round 3

The response to comment #11 is acceptable.

12) Round 1

Provide cut sheets of the decorative light and the site furnishings. Please refer to the approved design guidelines regarding the site furnishings. The proposed furnishings must be compliment with the proposed architecture.

Round 2

The lighting plan does not show the proposed light fixtures. The fixtures must be consistent with the design guidelines. Please provide cut sheets or details for the proposed lighting.

Round 3

Please include a legend on the landscape plan and provide details of the proposed light fixture.

13) Round 1

Per the approved design guidelines, the project entries are to be planted and heavily landscaped. Identify what will be planted within the crosshatch. The landscaping must be consistent with the prior approved plan.

Round 2

The response to comment #13 is acceptable.

14) Round 1

For the drive aisle that runs north/south adjacent to ADR IV and connect Salt Creek Lane in the northwest corner of the property, provide shade trees on the east side of the drive aisle. Move the drive so that there is a minimum of ten feet between the back of curb and the property line.

Round 2

The geometry plan shows a 10 foot setback; however, the landscape plan does not reflect the revision and does not include the shade trees. Revise the plans so that they are consistent and show the trees.

Round 3

The response to comment #14 is acceptable.

15) Round 1

Provide landscape medians along Euclid Avenue subject to approval from Cook County and Rolling Meadows.

Round 2

The response to comment #15 is acceptable.

July 18, 2018

Plan Commission of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Regarding: 2018 PUD – Comments on Round 3 PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members:

These comments are submitted in response to the review comments received July 12th, 2018. Numbering is coordinated to the comments received from each reviewing department.

Building & Life Safety Department

Residential Building II

- No additional comments

VIB Hotel by Best Western

- No additional comments

Fire Safety Division

1. The pavement will be designed to comply with HS25 loading.
2. The pergola will be designed to not encroach on the fire lane
3. The wall will be of masonry construction to match the building and will be located a minimum of 6" from the edge of the fire lane.

Public Works Department

1. The Utility maintenance agreement will be included within the revised declaration that is referenced in Planning and Community Development #79
2. Acknowledged that meter and RPZ sizes will be determined upon receipt of plumbing plans.

Engineering Department

48. Acknowledged
49. Acknowledged
50. A digital copy of the plat will be provided to the village as requested
51. Acknowledged
52. Acknowledged
53. Acknowledged. The sidewalk will be shown at Final Engineering



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

54. Acknowledged. Per conversations with the Village Engineering Department, the ADR II building will be constructed on top of the existing 60" storm sewer. Because of its large size this pipe will be easier to maintain than the alternate 24" pipe.

Traffic

55. Acknowledged
56. Acknowledged

Fire Department

1. Acknowledged
2. Acknowledged. Refer to Fire Safety response #1 above.
3. Acknowledged

Community Services Bureau

- No additional comments

Health Services Department

- No additional comments

Health & Human Services Department

- No additional comments

Planning and Community Development Department

General

75. Acknowledged.
76. Phasing Schedule
- o Phase 1: ADR I (Complete)
 - o Phase 2: FRC (Commence Q# 201/, Completion Q3 2019)
 - o Phase 3: ADR II along with associated parking structures and access roads (including northern driveway connection from Stone Creek Blvd to Salt Creek Ln) (Commence Q4 2018, Completion Q4 2020)
 - o Phase 4: Construction of Parking in Zone D (zone with hotel and retail buildings) and Hotel (Commence Q4 2018, Completion Q1 2020)
 - o Phase 5: Retail Building B (Commence Q1 2019, Completion Q4 2019)
 - o Phase 6: Off-site Improvements (commence Q3 2019, Completion Q4 2019)
 - o Phase 7: Construction of Retail Buildings "A", "C" and "D" (TBD depending on Tenant interest)
 - o Phase 8: ADR III/IV (TBD depending on market interest)
- Acknowledge that landscaping and plaza areas will be installed when parking is installed at each phase.
 - Acknowledged that when construction begins in one area that the landscaping and parking will also be constructed in that zone.

77. Acknowledged. Given delays it is now the intention to appear before the July 25th Plan Commission date.
- a. Acknowledged
 - b. Acknowledged
 - c. Acknowledged.
 - d. Acknowledged.
 - e. Acknowledged
 - f. Acknowledged.
 - g. Acknowledged.
 - h. Acknowledged. Parking spaces within the ADR II entry will be revised to comply with the required parking space dimensions. The garage drive aisle will comply with the 24' width.
78. Acknowledged. Please see updated narrative attached
79. Acknowledged
80. Acknowledged. See 77h above

Site Plan / Landscaping

81. Acknowledged
- a. Acknowledged
 - b. Acknowledged
 - c. The landscape plans correctly show the paving at the entry of ADR II
 - d. Acknowledged
 - e. Acknowledged
82. Acknowledged.
83. The object is representing a guardrail due to slop on the site. The barrier fence/guardrail at the top of the basin slope has been eliminated as the curb at the end of the parking spaces will act as the barrier to protect from vehicles pulling beyond the top of the slope.
84. Verify plans (civil) Hotel coordination if needed
85. Acknowledged. The hotel team has been notified and will coordinate with Diana Mikule with the Village Managers office.

Parking and Traffic

86. Acknowledged. The parking table will be revised to reflect the drawings.
87. Acknowledged see response to 77h above
88. Acknowledged see response to 81c above
89. The 20 spaces at the main entry will be unrestricted and dedicated for visitor parking. The remaining guest parking will be inside the garage. For access to the garage guest will need to contact the resident they are visiting to maintain security.

Plat of Subdivision

11. Acknowledged.
12. Acknowledged. See response to 79 above
13. Acknowledged. This has been relayed to the surveyor and will be updated on the final Plat of Subdivision
14. Acknowledged. The developer is seeking a front setback variation from the required 70' to 25' along Slat Creek, as shown on the Plat of Survey. A 70' front yard setback severely limits potential future development on this portion of site and directly impacts the economic goals of the entire development.



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com

15. Acknowledged. This has been relayed to the surveyor and will be updated on the final Plat of Subdivision
16. Acknowledged. The revisions will include a revision date

Landscape

- See attached responses from Daniel Weinbach & Partners, LTD.

Respectfully Submitted,



Mark Kluemper, AIA
Managing Director
OKW Architects

Cc: D. Trandel
M. Parker
D. Reichl
C. George
A. Koglin



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, Illinois 60661
P: 312.798.7700
okwarchitects.com



DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects

July 17, 2018

Plan Commission of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 2018 PUD – Comments on Round 3 PUD Review
Arlington Downs | 2400 Stonegate Boulevard | Arlington Heights, IL

Commission Members,

Here are our responses to the landscape review comments received July 12, 2008.

Site Plan / Landscaping

These comments pertain to the site plan, not the landscape plan, and will be responded to by OKW.

Landscape Comments

1. Specialty paving throughout the development shall be colored and stamped concrete to match the same color and pattern in front of One Arlington Apartments. This will be noted on the next submittal.

The landscape around the entrance sign includes 3 shade trees, 5 evergreen trees, a shrub bed screening the parking lot to the north, 15 large deciduous shrubs, 16 low deciduous shrubs, 53 evergreen shrubs, 30 ornamental grasses, and over 530 sf of annuals / perennials. We feel this is an abundant and appropriate amount of landscaping for this area. If this is not acceptable to the village, please provide us with more direction. The Design Guidelines do not provide specific quantities.

4. The landscape plan shows landscaping on all sides of trash enclosures, that can be landscaped.
7. It is our belief that we have provided an abundance of landscaping in this area. 12 evergreens trees could be provided however we will need more direction. The only location we see appropriate for these trees would fall in the utility easement that we have been directed to avoid.
8. The landscape plan shows landscaping on all sides of trash enclosures, that can be landscaped.

Currently, the landscape plan for the hotel has deciduous shrubs that reach 6' tall in front of the AC units, along with a row of evergreen shrubs. Adding a low screen wall is unnecessary, and would be blocked from view by the landscaping.

53 West Jackson Blvd., Suite 250
Chicago, Illinois 60604
(312) 427-2888
Fax: 427-7648

9. Specialty paving throughout the development shall be colored and stamped concrete to match the same color and pattern in front of One Arlington Apartments. This will be noted on the next submittal.
10. Lighting is not within the Landscape Architect's scope of work. Although, light locations have been provided on the landscape plans for reference and coordination. See the lighting drawings for all specific light information.
12. Lighting is not within the Landscape Architect's scope of work. Although, light locations have been provided on the landscape plans for reference and coordination. See the lighting drawings for all specific light information.

Sincerely,

A handwritten signature in dark ink, reading "William Ferguson". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

William Ferguson, ASLA
Senior Landscape Architect

PLAN COMMISSION PROJECT TIMELINE

Project Name: Arlington Downs PUD Amendment

PC Number: 18-010

Location: 3400 W. Euclid Ave.

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, and 18-019 to allow modifications to the approved development plan for Arlington Downs.
2. Land Use Variation to allow a residential use as a principal use in the B-2 District for "ADR-II".
3. Preliminary Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
4. Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116 and to allow the hotel within Zone D, and to allow for residential development within Zone C prior to constructing the foundation of the hotel.
5. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,768 spaces to 2,333 spaces.
6. Variation to Chapter 28, Section 5.1-11.4(a), to allow dwelling units on the first floor on Lot 5A.
7. Section 10.7, Schedule of Loading Requirements, to waive the requirement for two (10' x 50') off-street loading berths for the retail/restaurant uses in Zone D.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	02/07/18	-
Conceptual Plan Review Meeting (CPRC)	02/28/18	15
Awaiting PC Application	04/09/18	28
PC Application Submittal Date	04/09/18	-
1 st Round Department Comments	04/25/18	12
Petitioner's Response – 1 st Round	05/09/18	10
2 nd Round Department Comments	05/24/18	11
Petitioner's Response – 2 nd Round	06/22/18	20
3 rd Round Department Comments	07/11/18	12
Petitioner's Response – 3 rd Round	07/18/18	5
PC Hearing	07/25/18	75 days from application date
Village Board	09/04/18*	28
Anticipated Village Board Ord. Adoption	09/17/18	9

*Petitioner was originally scheduled for VB appearance on 8/06/18 but asked to be pushed back to 8/20/18. Due to certain late changes to the plans and affordable housing component, this item was pushed back again until 9/4/18 to allow further time to review all proposed changes.



Item: Ordinance - Code Amendment - Truancy

Department: Legal

An Ordinance Amending Chapter 8 of the Arlington Heights Municipal Code
(Section 8-524, Truancy)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Chapter 8 - Truancy

Type

Ordinance

AN ORDINANCE AMENDING CHAPTER 8
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 8-524, Truancy Prohibited, in Chapter 8, Public Safety, Morals and Welfare, of the Arlington Heights Municipal Code is hereby deleted in its entirety and substituted with the following (the language being deleted is stricken and the language being added is highlighted):

~~**Section 8-524 Truancy Prohibited.** It shall be unlawful for any person under the age of 18 enrolled in a public, private or parochial school within the corporate limits of the Village of Arlington Heights to absent himself or herself from attendance at school without parental permission. Any person who shall so absent himself or herself shall be guilty of the offense of truancy and be subject to the penalties hereinafter set forth in this Chapter. Emergency or unforeseen absences due to illness or other causes beyond the control of the person so absenting himself or herself from school without parental permission shall not constitute truancy if permission for such absence has substantially been obtained from the parent and such permission is submitted in writing to the proper school authorities within 24 hours after such absence.~~

Section 8-524 Truancy Prohibited.

- a. It shall be unlawful for any person enrolled in grades 1 through 12 who:
 1. Is required by law to attend school; and/or
 2. Is subject to the compulsory attendance requirements of the Illinois School Code; and/or
 3. Is enrolled in a public, private or parochial school within the corporate limits of the Village, to absent himself or herself from attendance at school without parental or school permission. Any person who shall so absent himself or herself shall be guilty of the offense of truancy.
- b. It shall be unlawful for any person who induces or attempts to induce any child to be absent from school in violation of this Section, or who knowingly employs or harbors, while school is in session, any child absent from school in violation of this Section.
- c. No individual shall be cited under this Section until the school has fulfilled all of the steps required for truant students as set forth in applicable State law.
- d. Penalties for violations of this Section shall be in accordance with applicable State law.

SECTION TWO: The various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof and, except as set forth in this Section, shall be in full force and affect from and after its passage, approval and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of September, 2018.

Village President

ATTEST:

Village Clerk

CodeAmendments: 8 Truancy version 2



Item: Closed Session

Department: Village Manager's Office

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount: