



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 9, 2018
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. St. James Parish - 4/25/18

IV. PUBLIC HEARINGS

- A. Funtopia at Arlington Downs - 3400 W. Euclid Ave. - PC#18-006
Special Use Permit for Amusement Facility, Large
- B. 1540 N. Arlington Heights Rd. - PC#18-007
Planned Unit Development Amendment for Parking Variation

V. OTHER BUSINESS

- A. Hearts Place - 120-122 E. Boeger Dr. - PC#17-014
Final Plat of Subdivision

VI. 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: St. James Parish - 4/25/18

Department: Planning & Community Development

ATTACHMENTS:

Description

St. James Parish - 4/25/18

Type

Minutes

PLAN

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

COMMISSION

RE: ST. JAMES PARISH - 831 NORTH ARLINGTON HEIGHTS ROAD - PC#17-012
FINAL PLAT OF SUBDIVISION

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 April, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. Would you please all rise and join us for the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN ENNES: Thank you. I'll hold this closer so George can sit down. Sam, would you please take the roll?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. So, we have a set of minutes from our last meeting, the Toy Shop & Motolounge at 1728 West Algonquin Road, PC#18-003, which was held on 4/11/2018. I trust everyone got copies of the minutes and reviewed those?

COMMISSIONER DAWSON: Yes.

CHAIRMAN ENNES: Can we have a motion to approve them?

COMMISSIONER GREEN: Motion to approve the minutes.

COMMISSIONER DAWSON: Second.

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: And a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anyone opposed?

(No response.)

COMMISSIONER SIGALOS: I have to abstain. I was not at that last meeting.

COMMISSIONER CHERWIN: So do I.

CHAIRMAN ENNES: Okay. So, moving on, we have a set of plans to approve, a final plat. Do we need the Petitioner to come up? We don't?

MR. HUBBARD: If the Plan Commission has any questions, they are here. Otherwise, it's a pretty administrative approval, if it matches all the preliminary plat and gotten the signatures, and that's it.

CHAIRMAN ENNES: I believe we do have one question. Mr. Green?

COMMISSIONER GREEN: I just had a question for you, Sam. When did

the signs come off of Arlington Heights Road and the parking is no longer permitted?

MR. HUBBARD: I don't know, I'd have to check with the Engineering Department.

COMMISSIONER GREEN: Is it part of this approval? I mean it's in the preliminary.

MR. HUBBARD: Right, it was required that they be removed as part of the approval. So, yes, they will be removed. At what point, I'll check with Engineering.

COMMISSIONER GREEN: That was it, thank you.

CHAIRMAN ENNES: Okay, any other questions? Everyone has reviewed the final plat? No questions about that? Sam, are there, so everything was taken care of?

MR. HUBBARD: Correct.

CHAIRMAN ENNES: Now, so we had a consolidation of what, 12 parcels down to one?

MR. HUBBARD: It's 16.

CHAIRMAN ENNES: 16 down to one. Do we have, is there a new parcel number yet or does that still have to go before the county to get --

MR. HUBBARD: Yes, once this gets recorded, they'll assign a new --

CHAIRMAN ENNES: So, once we send it in, that will get recorded.

MR. HUBBARD: Correct.

CHAIRMAN ENNES: Okay, do you want to do a report?

COMMISSIONER DAWSON: No.

CHAIRMAN ENNES: You're good if we're good?

MR. HUBBARD: Not unless you want some.

COMMISSIONER GREEN: I think we need a motion, and I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-012, the final Plat of Subdivision to consolidate the eastern St. James Parish Church campus into one lot.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER SIGALOS: I'll second that.

CHAIRMAN ENNES: Would you take the roll call?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

CHAIRMAN ENNES: So, we just need signatures and we can do that after the meeting. So, we need our secretary to stick around and we will do that. I do not believe we have any other business?

COMMISSIONER DROST: We don't?

CHAIRMAN ENNES: No.

COMMISSIONER DAWSON: Motion to adjourn.

COMMISSIONER WARSKOW: Seconded.

COMMISSIONER DAWSON: Terry, you missed the motion to adjourn.

CHAIRMAN ENNES: Sorry, yes. Well, we have a question.

COMMISSIONER DAWSON: Oh, I'm sorry.

COMMISSIONER DROST: No, I'll make a motion. No, I just wanted to see if Hearts Place was also --

MR. HUBBARD: They were supposed to be, but they missed a signature at the last minute and had some --

COMMISSIONER DROST: Okay, good. Just checking.

CHAIRMAN ENNES: They'll be on our next agenda.

MR. HUBBARD: Correct.

CHAIRMAN ENNES: Okay, so can we have a motion?

COMMISSIONER DROST: I'll make that.

COMMISSIONER DAWSON: I made a motion and we've already had a second.

CHAIRMAN ENNES: Okay, and that motion was to?

COMMISSIONER DAWSON: Adjourn.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: This meeting is adjourned. Thank you all for coming.
(Whereupon, at 7:35 p.m., the above-mentioned
petition was adjourned.)



Item: Funtopia at Arlington Downs - 3400 W. Euclid Ave. - PC#18-006

Department: Planning & Community Development

Requested Action

1. 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.
2. Special Use Permit for an "Amusement Facility, Large" (Funtopia).
3. Special Use Permit for a restaurant.

Variations Required

None.

Recommendation

The Staff Development Committee reviewed application PC 18-006 and recommends approval of the amendments 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, approval of a Special Use Permit for an "Amusement Facility, Large" (Funtopia), and approval of a Special Use Permit for a restaurant on the subject property, subject to the following conditions:

1. Parking surveys of Funtopia/First Ascent must be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.
2. The property owner shall be required to install additional parking on Lot 2B for Funtopia/First Ascent and for the uses within Zone D should it be determined by the Village that a parking shortage within the PUD exists.
3. Construction of the internal access drive that leads from Stonegate Boulevard north to Salt Creek Lane shall be required as part of this development.
4. That the Special Use Permit granted via ORD 14-025 for a "Amusement Device/Arcade, Large" on the subject property be rescinded.
5. Condition #9 relating to occupancy restrictions for the waterpark from approval ordinance #12-006 shall be deleted.

6. Employees and/or the office workers that lease space within the office portion of the One Arlington high-rise must be given access to, and shall park within, the 312-space underground garage.

7. Eleven bicycle parking spaces shall be required.

8. Parking lot landscaping shall be installed within the 312-space parking area that serves Funtopia/First Ascent, which landscaping must be in substantial compliance with the landscape plans submitted in conjunction with the overall Arlington Downs PUD amendment application (PC 18-010). However, a mix of additional evergreen trees shall be added along the northeast property to the rear of the Funtopia/First Ascent building to screen the trash/loading/mechanical area.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Public Notice	Correspondence
Aerial	Exhibits
Conceptual Plan Review Minutes 3/28/18	Minutes
Justification for Special Use	Correspondence
Market Study	Correspondence
Plat of Survey	Exhibits
Project Narrative	Correspondence
Plans	Exhibits
Landscape Plans	Exhibits
Parking Study	Exhibits
Traffic Study	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Petitioner Response to Department Comments - Round 2	Correspondence



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

PC File Number: 18-006

Project Title: Funtopia at Arlington Downs

Address: 3400 W. Euclid Ave.

PIN: Multiple PIN's

To: Plan Commission

Prepared By: Sam Hubbard, Development Planner

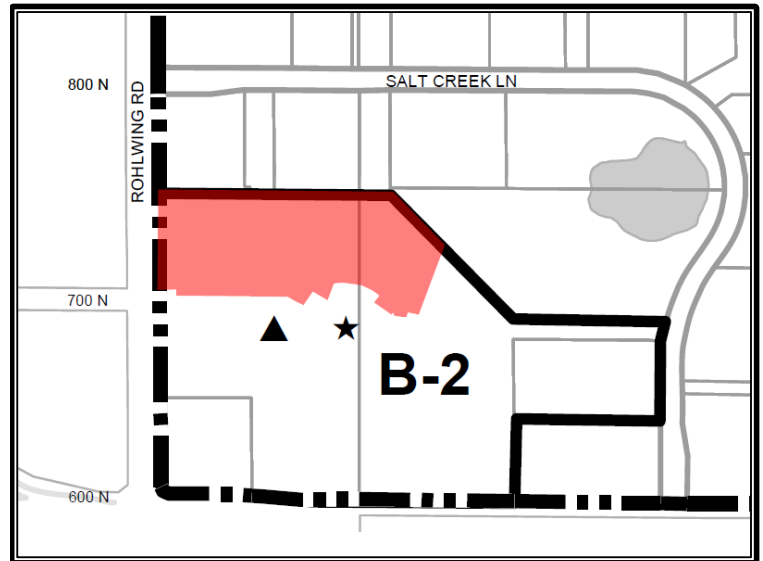
Meeting Date: May 9, 2018

Date Prepared: May 4, 2018

Petitioner: David Gillespie

Address: Gillespie Design Group
 5307 Business Pkwy, Suite 101
 Ringwood, IL 60072

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	Vacant Land, Offices, and Detention Areas	Offices Only
South	B-2, General Business District	Multi-family residential high-rise	Mixed Use
East	B-3, General Service Wholesale & Motor Vehicle District, and B-2, General Business District	Vacant Land & Detention Areas	Mixed Use
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, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
2. Special Use Permit for an "Amusement Facility, Large" (Funtopia).
3. Special Use Permit for a restaurant.

Variations Required:

1. None.

Project Background:

The subject property is located on the north side of the One Arlington multi-family residential high-rise and is part of the Arlington Downs mixed-use redevelopment originally approved in 2012. The site was previously used as the CoCo Key waterpark and the structure is attached to the former Sheraton Hotel building. However, the waterpark closed in 2009 and the building now sits vacant. While this building still remains attached to the former Sheraton Hotel (now occupied by the One Arlington residential development), the interior connection between the two structures has been sealed off. The building is approximately 46,000 square feet in size, with its main entry located on the east side.

During the prior approvals for the Arlington Downs redevelopment, this site was proposed for re-occupancy by a new water park that would include a arcade addition to the west side of the building; however, the developer is now proposing the re-occupancy of this building with First Ascent and Funtopia. These businesses will have separate spaces within the facility but will share common locker rooms, a restaurant/lounge/eating area, and a newly constructed mezzanine. The primary entrance to the facility will be relocated to the western side of the building, which will be adjacent to the primary parking area. Entry into the building will be controlled since usage of the facilities within will require either a membership, day-pass, hourly-pass, or scheduled visit/party.

First Ascent is a recreational climbing facility that will offer various climbing courses catering to a range of climbers, from first time climbers to expert climbers. The facility will also offer Yoga classes, fitness/exercise classes, and general gym equipment (free weights, treadmills, cardio equipment, etc.). Rooms will be built-out to accommodate small to medium sized exercise classes and personal training sessions. The lobby area will include a small space for retail sales offering various climbing and fitness apparel. First Ascent sells both day passes and monthly memberships, and hours of operation will be 6:00am to 11:00pm on weekdays and 10:00am to 8:00pm on weekends. The petitioner estimates 10-15 employees at peak shift. Currently, there are four First Ascent locations within the City of Chicago. The proposed facility in Arlington Heights would be the first facility in the suburbs and would also be the largest facility operated by First Ascent.

Funtopia is a family entertainment business that caters to children and offers ropes courses, cave exploration, tunnels and slides, a climbing wall, and a large jungle gym. In addition, Funtopia would include nine party rooms for birthdays and special events. Access is booked through scheduled play sessions via their website, however, walk-ins are also welcome. Funtopia offers play passes from 30 minutes up to 2 hours, and hours of operation will be 10:00am to 8:00pm Monday through Thursday, and 10:00am to 10:00pm Friday through Sunday. The petitioner estimates 15-25 employees at peak shift, and an additional 3-5 employees for the restaurant. Funtopia is a franchise with locations in Europe, the Middle East, Asia, Australia, and two locations in the United States (Utah and Glenview, IL). Both of the proposed uses would be an excellent re-use of the existing structure.

Zoning and Comprehensive Plan

The subject property is located within the B-2, General Business zoning district. As mentioned, the previous Arlington Downs PUD approvals allowed a waterpark and 9,900 square foot arcade to locate within the vacant CoCo Key building. The arcade portion of the waterpark was granted a special use permit in 2014 to allow a "Amusement Device/Arcade, Large", however, the Village has recently amended the definition of these types of facilities to classify them as "Amusement Facilities". The newly defined "Amusement Facility" is more consistent with the type of activities that will be offered in Funtopia. Per the Zoning Code, if the amusement facility is 5,000 square feet or greater, it requires special use permit in the B-2 District. The previous "Amusement Device/Arcade" special use permit is not applicable to the proposed facility as it was

meant to allow a video game arcade use, which does not adequately capture how Funtopia will function. Therefore, the 2014 special use permit should be rescinded, and a new “Amusement Facility” special use permit is required for Funtopia.

The waterpark did not require a special use permit as it was defined as a “commercial recreation facility”, which is a permitted use in the B-2 District. Given the exercise functions of First Ascent (personal training, yoga, exercise classes, cardio equipment), this use is also classified as a commercial recreation facility. The combined climbing and family entertainment facility is a similar use in comparison to the previously approved waterpark/arcade, and so the use is substantially compliant with the original Arlington Downs PUD. However, the petitioner is proposing changes to the previously approved parking lot layout, which requires an amendment to the PUD.

The proposed restaurant that will serve both First Ascent and Funtopia also requires special use permit approval. The size of this restaurant is greater than 5,000 square feet (when taking into account the kitchen, seating areas, and party room seating areas) and therefore it does not qualify for a special use permit waiver and must obtain its special use permit through the Plan Commission review process.

The site is designated as “mixed-use” on the Comprehensive Plan, which correlates to the overall mix of uses proposed within the Arlington Downs PUD redevelopment area. The proposed commercial uses are within the scope of the overall PUD, and when considered as one part of the entire Arlington Downs mixed-use redevelopment, the subject property is compatible with the mixed-use classification of the Comprehensive Plan.

Building

In order to accommodate for the new entrance on the west side of the building, the petitioner is proposing an approximately 1,300 square foot addition to the west elevation. The proposed addition received Design Commission approval on April 24, 2018. A larger addition on the western elevation had been proposed and approved during the 2014 PUD amendment to Arlington Downs, which addition would have accommodated the arcade portion of the proposed waterpark. The current addition is significantly smaller than the previously approved addition and therefore still compliant with the original PUD approval. The building conforms to all setback and bulk restriction requirements as approved in the Arlington Downs PUD.

The petitioner has proposed the addition of a 2nd level mezzanine, which will include the general fitness area and individual rooms for the fitness/yoga classes offered by First Ascent, as well as four of the nine party rooms that will be used by Funtopia. Based on Building Code occupancy standards, the entire facility could accommodate up to 1,275 occupants. A condition of approval was added during the preliminary PUD approval process that restricted the waterpark to no more than 1,000 occupants. This condition should be eliminated as part of this process since it is no longer applicable. Although per Building Code standards, 1,275 occupants could safely occupy this building, it should be noted that in reality, peak occupancy will be significantly less.

Site and Landscaping

The previously approved PUD included detailed site plans and landscape plans showing how the parking lots and associated landscape areas would be oriented on both sides of the waterpark building. These plans showed 162 parking spaces to the north and west of the building and 71 spaces to the east of the building. An additional 147 parking spaces were also to be provided to the west of the 162-space parking lot, which

would supply overflow parking capacity primarily for the waterpark. Including this overflow parking area, there were to be a total of 380 parking spaces available for the waterpark.

The proposed plans depict alterations to the previously approved parking lot orientation, which parking lot would now provide 238 parking spaces to the north and west of the building and 74 parking spaces to the east of the building, for a total of 312 parking spaces. Staff has reviewed the parking lot layout and has asked that the developer slightly adjust the location of the drive aisle on the west of the site to allow for 10' of landscaping on the eastern edge of Lot 16 (northwest corner of the site). A condition of approval requiring the construction of this access drive from Stonegate Boulevard to Salt Creek Lane as part of the Funtopia/First Ascent development has been included. Any additional modifications to the proposed site layout will be coordinated during the overall PUD amendment application (PC 18-010) that is currently under review.

Relative to landscaping, staff has asked that additional landscaping be provided at the rear of the site to screen the loading area, trash, and mechanical areas at the rear of the building. Landscaping in this area shall consist of a mix of evergreen trees to provide for year-round screening and a condition of approval requiring such has been recommended. Any additional adjustments needed to the landscape plan will be coordinated during review of the overall PUD amendment for Arlington Downs.

Infrastructure Improvements

The previously approved PUD and subsequent amendments included several conditions of approval relative to infrastructure improvements which are triggered when "Phase 2" of the development begins (Phase 2 was redevelopment of the waterpark and construction of the hotel). Since the proposed project encompasses redevelopment of the waterpark, these infrastructure obligations will be required. These infrastructure improvements include the following:

Per ORD 15-049:

- The Petitioner shall install a right-hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5, if any of those phases precede Phase 2. Implementation may occur at a later phase, or may not be required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.

ORD 12-039:

- The Petitioner shall install as part of Phase 2 (water park-hotel) or with Phase 3, 4 or, if any precedes Phase 2, the following roadway improvements to Rohlwing Road:
 - o a sidewalk along the east side of Rohlwing Road;
 - o southbound left-hand turn lanes for the two northernmost private drives that serve the development;
 - o crosswalk and pedestrian activated signal on the north side of the Euclid Avenue/Rohlwing Road intersection, unless the City of Rolling Meadows obtains a grant that includes said improvement.
- Euclid Avenue improvements shall be installed as follows:
 - o a left- hand turn lane from eastbound Euclid Avenue to the main private drive that serves the development as part of Phase 2
 - o A bike path on the north side of Euclid Avenue as part of Phase 2 (water park-hotel), or with Phase 3, 4 or 5, if either precedes Phase 2, unless the City of Rolling Meadows obtains a grant that includes said improvement.

- o 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.

Traffic & Parking

Along with the interior remodel of the former CoCo Key waterpark, the petitioner has proposed the construction of a total of 312 parking spaces. From a code standpoint, 348 parking spaces were required for the previously proposed waterpark and arcade/family entertainment center. The Funtopia/First Ascent/restaurant facility requires 324 parking spaces, so there is a reduction in the amount of code required parking for this facility in comparison to the previously approved waterpark. Furthermore, only 233 parking spaces were to be provided within the immediately abutting eastern and western parking around surrounding the building, whereas 312 spaces are now proposed in this area. The parking relationship between the previously approved use and the proposed use is illustrated in the table below:

	Parking Provided	Parking Required	Surplus/Deficit
First Ascent/Funtopia/Restaurant	312	324	12
Waterpark and Arcade	380*	348	32

* Includes 147 space overflow parking area on Lot 2B.

As shown above, the proposed use requires less parking than the previously approved use. A variation has already been granted for the overall PUD as it operates on a shared parking model assuming that peak parking demand generated by each use within the mixed-use development does not overlap. No amendment to the parking variation is required at this time since the parking required for the proposed use is less than the previously approved use.

However, as staff has noted, the previous PUD approval included a second parking lot to be located west of the 162-space parking lot immediately adjacent to the waterpark building (see **Exhibit I** at the end of this report with the secondary parking lot outlined in red). This secondary parking area provided overflow parking capacity for an additional 147 cars, which parking area was primarily to be used by the waterpark. Concepts for future amendments to the PUD show this secondary parking area to be instead developed with residential uses, which would eliminate this parking overflow capacity. In order to ensure that the elimination of this secondary parking area will not cause a parking deficit on the site, parking surveys of the PUD will be required once a formal development proposal is submitted for development of Lot 2B and Lot 16. Based on the actual parking demand within the PUD, additional parking on Lot 2B may be required, and a condition of approval addressing this situation has been included within the recommendation below.

A parking evaluation has been submitted by the petitioner, which concludes that the existing underground parking garage for the One Arlington building (which includes residential and offices uses) can accommodate the demand of the residential uses and office uses located within the building (25N Coworking). Currently, the office workers that lease space at 25N park in a surface parking lot located southwest of the One Arlington Building. In order for the shared parking model to succeed, the residents of One Arlington and the office workers that lease space in 25N must share the 312-space underground parking garage (residents park there at night when they're home from work, office workers park there during the day when the residents are at work). Therefore, the 25N employees and the office workers that lease space in 25N must begin parking in the underground garage.

The study recommends that existing surface parking spaces located in front of the residential tower, as well as 16 of the surface spaces that will be built on the east side of the tower for Funtopia/First Ascent, should be reserved for visitors of the residential and office uses within One Arlington. That leaves 296 spaces leftover for use by Funtopia/First Ascent. Although each business expects their peak parking demand to occur on Saturdays, with overall peak demand requiring 325 spaces, this Saturday peak demand does not occur at the same time of the day for each use (Funtopia peak occurs at 1:00pm and First Ascent peak occurs at 11:00am). Factoring in the differing times for each businesses peak parking demand, the parking study forecasts the peak parking demand to occur at noon on Saturdays with a need for 285 spaces. Therefore, the proposed supply of 296 spaces should be suitable to accommodate for this demand.

Since entry into the facility will be controlled by payment of an hourly/day/monthly pass, the restaurant facility will not create any additional parking demand outside of the demand generated by the two primary businesses.

Relative to traffic, the study has concluded that Funtopia/First Ascent will have a minimal impact on the overall traffic volumes associated with the PUD. As mentioned, this site had previously been designed and approved for the traffic associated with the waterpark and arcade. Based on the traffic study, Funtopia/First Ascent will result in only a slightly larger traffic generation in comparison to the previously approved waterpark/arcade. Specifically, this relationship is illustrated in the table below, which shows the number of trips anticipated from each use during peak weekday morning and evening commutes, as well as the Saturday peak. It should be noted that First Ascent and Funtopia are more year-round attractions while the waterpark had a winter peak demand.

Use	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
Waterpark/Arcade	0	0	0	120	40	160	93	93	186
First Ascent/Funtopia	15	33	48	67	59	126	104	104	208
Increase/Decrease	+15	+33	+48	-53	+19	-34	+11	+11	+22

Based on this data, staff concurs that Funtopia/First Ascent will have a minimal impact on the previously approved traffic volumes within the PUD.

Per the Villages' Bicycle Parking ordinance, the proposed use requires 11 bike parking spaces. The plans indicate a space for bicycle parking racks but do not have details on how many racks/bike parking spaces will be included. A condition of approval requiring 11 bike parking spaces is therefore recommended.

RECOMMENDATION

The Staff Development Committee reviewed application PC 18-006 and recommends approval of the amendments 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, approval of a Special Use Permit for an "Amusement Facility, Large" (Funtopia), and approval of a Special Use Permit for a restaurant on the subject property, subject to the following conditions:

1. Parking surveys of Funtopia/First Ascent must be provided as part of any amendment to the PUD for future uses on Lot 2B and Lot 16.

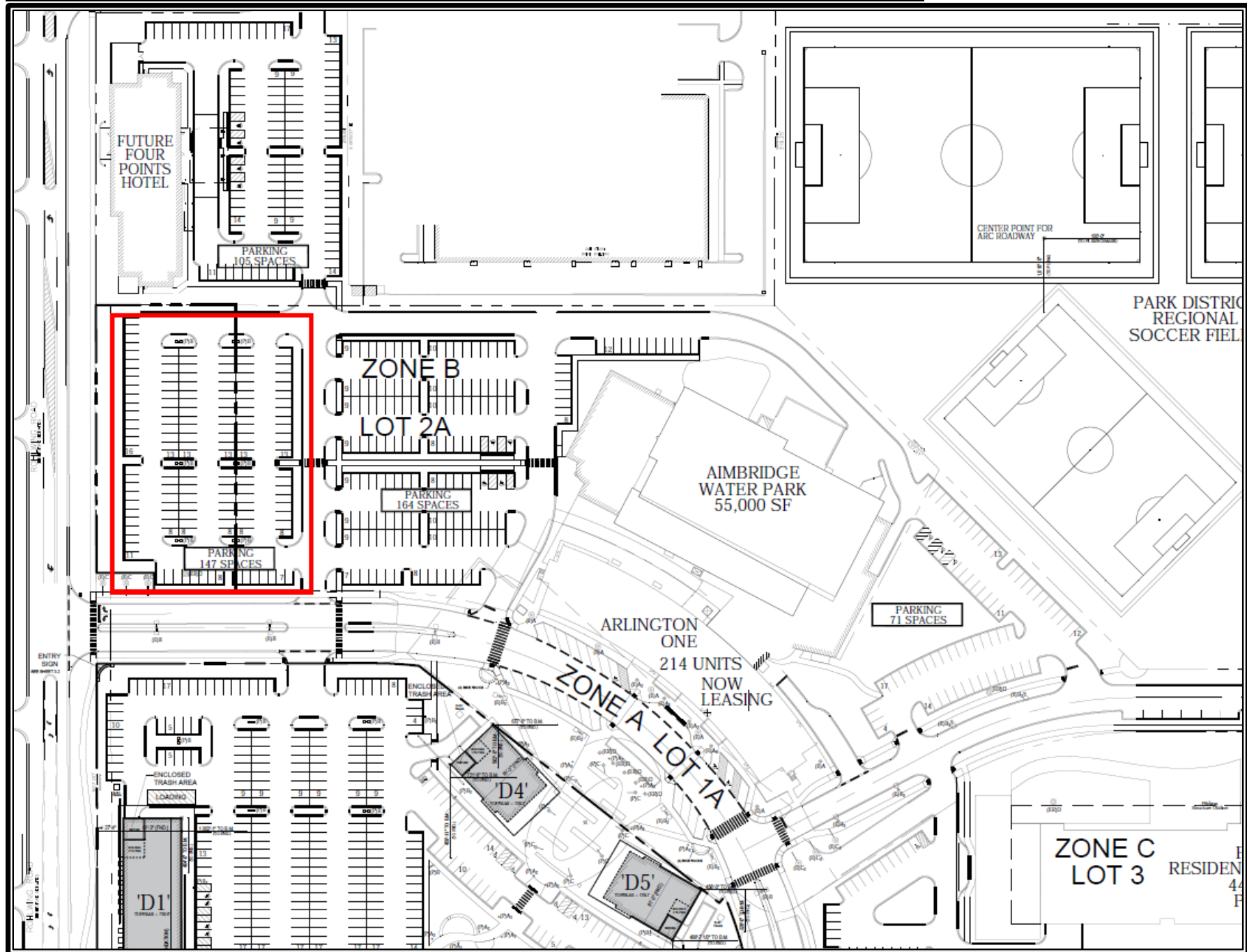
2. The property owner shall be required to install additional parking on Lot 2B for Funtopia/First Ascent and for the uses within Zone D should it be determined by the Village that a parking shortage within the PUD exists.
3. Construction of the internal access drive that leads from Stonegate Boulevard north to Salt Creek Lane shall be required as part of this development.
4. That the Special Use Permit granted via ORD 14-025 for a "Amusement Device/Arcade, Large" on the subject property be rescinded.
5. Condition #9 relating to occupancy restrictions for the waterpark from approval ordinance #12-006 shall be deleted.
6. Employees and/or the office workers that lease space within the office portion of the One Arlington high-rise must be given access to, and shall park within, the 312-space underground garage.
7. Eleven bicycle parking spaces shall be required.
8. Parking lot landscaping shall be installed within the 312-space parking area that serves Funtopia/First Ascent, which landscaping must be in substantial compliance with the landscape plans submitted in conjunction with the overall Arlington Downs PUD amendment application (PC 18-010). However, a mix of additional evergreen trees shall be added along the northeast property to the rear of the Funtopia/First Ascent building to screen the trash/loading/mechanical area.
9. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____, May 4, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Secondary parking area as depicted on the last amendment to the Arlington Downs PUD:



NOTICE OF
PUBLIC HEARING
NOTICE IS HEREBY
GIVEN THAT THE PLAN
COMMISSION OF THE
VILLAGE OF ARLINGTON
HEIGHTS WILL CONDUCT
A PUBLIC HEARING ON
MAY 9, 2018, AT 7:30 P.M. in
the Municipal Building, 33
South Arlington Heights
Road, Arlington Heights, Il-
linois to consider Petition
No. 18-005, an amendment to
Ordinances 12-006, 12-037,
12-039, 14-025, and 15-059 to
allow for modifications to
the previously approved Ar-
lington Downs site plans, a
Special Use Permit to allow
a Large Amusement/Ar-
cade, and a Special Use Per-
mit to allow a restaurant on
the subject property, said
property located at 3400 W.
Euclid Avenue and 3555 W.
Salt Creek Lane, Arlington
Heights, IL, legally de-
scribed as:
Lots 1A, 2A, and 4A in Ar-
lington Downs Two, being a
resubdivision of lots 1, 2 and
4 in Arlington Downs, being
a Planned Unit Develop-
ment of part of the north-
west 1/4 of Section 25 and
part of the northeast 1/4 of
Section 26, Township 42
North, Range 10, East of the
Third Principal Meridian,
According to the Plat of said
Arlington Downs Two, re-
corded October 25, 2013 as
Document 1329839038, in
Cook County, Illinois, and;
Lots 3 and 5 in Arlington
Downs, being a Planned
Unit Development of part of
the northwest 1/4 of Section
25 and part of the northeast
1/4 of Section 26, Township 42
North, Range 10, East of the
Third Principal Meridian,
according to the Plat of said
Arlington Downs, Recorded
January 3, 2013 as Docu-
ment 1300334039, in Cook
County, Illinois, and;
Lot 16 in Arlington Park Of-
fice Center, being a subdivi-
sion of part of the Northwest
1/4 of Section 25, and part of
the Northeast 1/4 of Section
26, Township 42 North,
range 10, East of the Third
Principal Meridian, re-
corded on May 22, 1980, Doc-
ument Number 25466742, in
Cook County, Illinois.
And other variations as de-
termined necessary by the
Plan Commission.
All persons desiring to be
heard shall be given the op-
portunity to be heard.
Should any individual need
auxiliary aid or service,
such as a sign language
interpreter or materials in
alternative formats, please
contact the Health Depart-
ment at 33 South Arlington
Heights Road, Arlington
Heights, Illinois 60005, (847)
368-5760, TDD# (847) 368-
5794.
Terrance Ennes, Chairman
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
April 24, 2018 (4498688)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove,
Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview,
Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove,
Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine,
Park Ridge, Prospect Heights, River Grove, Rolling Meadows,
Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood,
Wheeling, Wilmette

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 24, 2018 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4498688

RECEIVED

APR 30 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Map created on March 22, 2018.

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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.

**REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

March 28, 2018

Project Title: Funtopia at Arlington Downs
Address: 3400 W. Euclid Ave.
Petitioner: David Gillespie
Gillespie Design Group
5307 Business Pkwy, Suite 101
Ringwood, IL 60072

Requested Action:

1. 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.
2. Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.

Variations Required:

3. None identified at this time.

Attendees:

Karri Wilk, Gillespie Design Group
Steve Corcoran, Eriksson Engineering
Sam Hubbard, Development Planner
John Sigalos, Plan Commissioner
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner

Project Summary:

The subject property is located on the north side of the One Arlington multi-family residential high-rise and is part of the Arlington Downs mixed-use redevelopment originally approved in 2012. The site was previously used as the CoCo Key waterpark and the structure is attached to the former Sheraton Hotel building. However, the waterpark closed in 2009 and the building now sits vacant. While this building still remains attached to the former Sheraton Hotel (now occupied by the One Arlington residential development), the interior connection between the two structures has been sealed off. The building is approximately 46,000 square feet in size, with its main entry located on the east side.

During the prior approvals for the Arlington Downs redevelopment, this site was proposed for re-occupancy by a new water park that would include a small arcade addition to the west side of the building; however, the developer is now proposing the re-occupancy of this building with First Ascent and Funtopia. These businesses will have separate spaces within the facility but will share common locker rooms, a restaurant/lounge/eating area, and a newly constructed mezzanine. The primary entrance to the facility will be relocated to the western side of the building, which will be adjacent to the primary parking area. Entry into the building will be controlled since usage of the facilities within will require either a membership, day-pass, hourly-pass, or scheduled visit/party.

First Ascent is a recreational climbing facility that will offer various climbing courses catering to a range of climbers, from time climbers to expert climbers. The facility will also offer Yoga classes, fitness/exercise classes, and general gym equipment (free weights, treadmills, cardio equipment, etc.). Rooms will be built-out to accommodate small to medium sized exercise classes and personal training sessions. The lobby area will include a small space for retail sales offering various climbing and fitness apparel. First Ascent sells both day passes and monthly memberships, and hours of operation will be 6:00am to 11:00pm on weekdays and 10:00am to 8:00pm on weekends. Currently, there are four First Ascent locations within the City of Chicago. The proposed facility in Arlington Heights would be the first facility in the suburbs and would also be the largest facility operated by First Ascent.

Funtopia is a family entertainment business that caters to children and offers ropes courses, cave exploration, tunnels and slides, a climbing wall, and a large jungle gym. In addition, Funtopia would include nine party rooms for birthdays and special events. Access is booked through scheduled play sessions via their website, however, walk-ins are also welcome. Funtopia offers play passes from 30 minutes up to 2 hours, and hours of operation will be 10:00am to 8:00pm Monday through Thursday, and 10:00am to 10:00pm Friday through Sunday. Funtopia is a franchise with locations in Europe, the Middle East, Asia, Australia, and two locations in the United States (Utah and Glenview, IL).

Meeting Discussion:

Ms. Wilk introduced herself and explained that the petitioner was seeking a special use permit to allow the “Funtopia” use and food operator use. She mentioned that the site was home to a former water park, but would be remodeled to accommodate three tenants (First Ascent, Funtopia, and the food operator). She described each of the three uses. The site would accommodate birthday parties and events. Food and beverage service would not be open to people from outside of the space, you would need to pay for entry into either First Ascent or Funtopia in order to access food/beverages. First Ascent is primarily a membership based facility, and Funtopia traditionally books play times and parties by appointment via their website.

Commissioner Green asked if Funtopia has previously been proposed at a different space within the Village.

Mr. Hubbard noted that “Urban Air”, a trampoline operator based out of Texas has been looking at space in the Southpoint Shopping center, but that they were a different entity than Funtopia.

Ms. Wilk explained that the existing building, since it was previously used as a water park, already had many of the facilities that would be needed in First Ascent and Funtopia (locker rooms, showers, etc.).

Commissioner Green asked about the new entrance proposed on the west side of the building.

Ms. Wilk stated that the new entrance would be constructed on the side of the building that had access to more parking. She said that the addition would only be around 1,300 square feet.

Mr. Hubbard said that the subject property was part of the Arlington Downs mixed use development that was originally approved in 2012 and had several amendments since their original approval. The PUD was most recently amended in 2015, which contemplated a new water park in the subject space and an arcade addition on the western side of the building. He described the current proposal for Funtopia and First Ascent, which involved a smaller addition on the western side of the building than what was previously granted in the 2015 PUD amendment. One of the conditions of the 2015 approval was that the water park be reused at a maximum capacity of 1,000 people. He said that the petitioner would need occupancy calculations to confirm that they wouldn’t exceed that capacity.

Mr. Hubbard explained that code required 430 parking spaces were to be provided for the water park, and the petitioner will need additional details on the size of the interior spaces to verify that the parking requirement for the newly proposed uses does not exceed what was granted for the previously approved water park use. When staff had first spoken with the petitioner, it was assumed that the parking areas would be constructed as per the latest 2015 PUD amendment. However, the petitioner’s plans show alterations to the previously proposed parking fields, and therefore an amendment to the PUD is required.

Mr. Hubbard summed up staff’s presentation by stating they would need further details from the petitioner outlining how the site would function. First round comments has been provided to the petitioner. He explained that the 2015 PUD approval has contemplated a shared parking field to the west of the building, which was to have been split between the water park use and the hotel to the north. Since the plan has changed and this shared parking field is now contemplated for residential uses, staff would need to confirm at the time that the residential uses were proposed, if there was sufficient parking for the sum of the uses in the PUD. If a parking shortage is discovered, additional residential units may not be feasible.

Commissioner Jensen asked where the future residential uses would provide parking.

Mr. Hubbard replied that those details would need to be worked out, that perhaps parking could be underground, in a parking garage, or perhaps even surface parking spaces would be feasible. Staff was trying to be proactive in explaining that the developer would need to prove up parking after Funtopia and First Ascent were in operation if they wanted to construct additional residential areas as proposed.

Commissioner Jensen asked about contracts with each operator.

Ms. Wilk replied that as far as she knew, each operator had signed a lease.

Commissioner Sigalos asked if each business was their own separate entity.

Ms. Wilk responded that First Ascent and Funtopia were separate businesses, however, the food and beverage operator was going to be provided/coordinated through the landlord.

Commissioner Sigalos said he thought it was good that they could re-use some of the existing facilities within the waterpark building. He asked if the waterpark was still located in the building or if it had been removed.

Ms. Wilk stated that work had already begun to dismantle the slides and remove the water park fixtures.

Commissioner Sigalos asked about how this fit in with the overall PUD changes that were proposed within Arlington Downs.

Mr. Hubbard stated that this project will receive its own PUD amendment, and the larger changes to the PUD were proceeding separately and would appear before the Plan Commission after Funtopia/First Ascent had gone through the process. He said that only conceptual approval could be granted to certain parts of the overall PUD amendment, such as the residential areas to the west of the Funtopia building.

Commissioner Sigalos asked if Gillespie was still the architect for the hotel.

Ms. Wilk responded that he was still involved in the hotel.

Commissioner Sigalos said he thought the proposed use would be a great use of the space.

Commissioner Cherwin agreed that it was a good use of the space and asked if the building addition on the western side would be the main entrance.

Ms. Wilk confirmed that it would.

Commissioner Cherwin asked about the condition of the existing road that was behind the building, which was mostly gravel.

Mr. Hubbard replied that the new parking areas would be constructed in conjunction with the development and they would meet code.

Mr. Corcoran stated that this road would be reconstructed.

Commissioner Cherwin stated that if the road would be reconstructed, was there any opportunity to provide additional overflow parking along the road, should it be determined as necessary.

Mr. Corcoran said that with the tight geometry in that area, additional parking may prevent fire truck maneuverability around the rear of the building.

Commissioner Cherwin said he supported the project and was hopeful that they could get their parking items sorted out and that it would be a good use of the space.

Commissioner Green echoed that it was a great re-use of the space and he was excited to see something move forward here.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



April 19, 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 Special Use: STATEMENT OF JUSTIFICATION
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Statement of Justification for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development. Specifically, the Special Use is required for two proposed tenant uses:

- Funtopia, considered an Amusement.
- Food and Beverage, serving the food and beverage requirements of the tenants.

The following responses address the required special use criteria.

1. *The proposed use is deemed necessary for the public convenience at this location.*

The proposed use is similar in nature to the previous use at this location. That is, the use, Funtopia, takes advantage of large climbing structures in a spacious environment similar to the previous waterpark use. The Food and Beverage is re-using the existing kitchen and food service facilities to support the operations of the proposed tenants, namely the party rooms. This was the purpose of the existing Food and Beverage operation and will continue to serve that purpose.

Because the proposed tenant, Funtopia, has equipment deemed a special use, the special use is absolutely necessary for the public convenience at this location. Because the tenants have food and beverage needs that are to be fulfilled by an operator deemed to be a special use, the special use is absolutely necessary for the public convenience at this location.

2. *The proposed use will not, under any circumstances, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.*

The proposed uses will not, under any circumstances, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity. On the contrary, these uses will be extending the uses originally planned for this building, providing the potential for fitness and recreation that is convenient to people residing and working in the area. It will revitalize a vacant building bringing new life to the surrounding community.

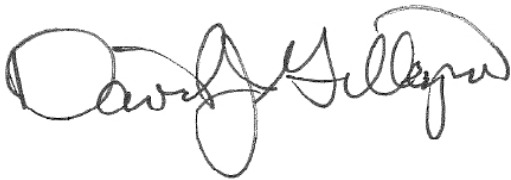
3. *The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.*

The proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

We trust this Statement of Justification satisfies the criteria for Special Use for the proposed uses. 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



April 19, 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 Special Use: MARKETING STUDY
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Marketing Study for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development.

The Marketing Study took into account four principles of retail marketing:

1. Product – the offerings of Funtopia and First Ascent are the finest and most sought after for their particular target market. First Ascent serves the growing and vibrant climbing community in the greater Chicago area. Funtopia seeks to bring active entertainment closer to families.
2. Price – these tenant services are very affordable to the residents of Arlington Heights and the surrounding communities. This has been proven by viewing the membership and participation levels at their other facilities.
3. Place – there is a captive market in the immediate area seeking unique health fitness opportunities as offered by First Ascent. Regarding Funtopia, there is a family base that is seeking structured, safe, wholesome, and skill developing activities for their children.
4. Promotion – both Funtopia and First Ascent have marketing programs, loyal followings, and actively engage the communities they are located in to assure they maintain a high participation level in their services.



We trust this Marketing Study satisfies the requirements of the Village of Arlington Heights. 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

ARLINGTON DOWNS

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.

NOTE:
THE PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARLINGTON DOWNS.

RECORDED ON _____ AS DOCUMENT _____

NOTE E1: SANITARY SEWER EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742 AND DOCUMENT 25591285 ARE HEREBY ABOLISHED, ABROGATED AND VACATED.

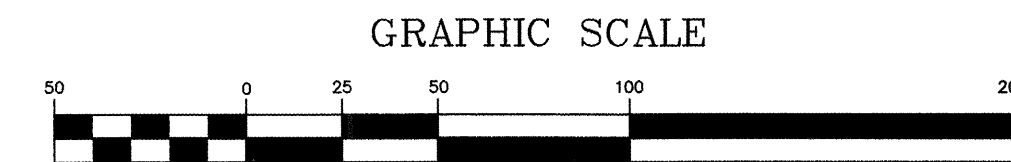
NOTE E2: ACCESS EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742 AND DOCUMENT 25591285 ARE HEREBY ABOLISHED, ABROGATED AND VACATED.

NOTE E3: PUBLIC UTILITY EASEMENT PER ARLINGTON PARK OFFICE CENTRE RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

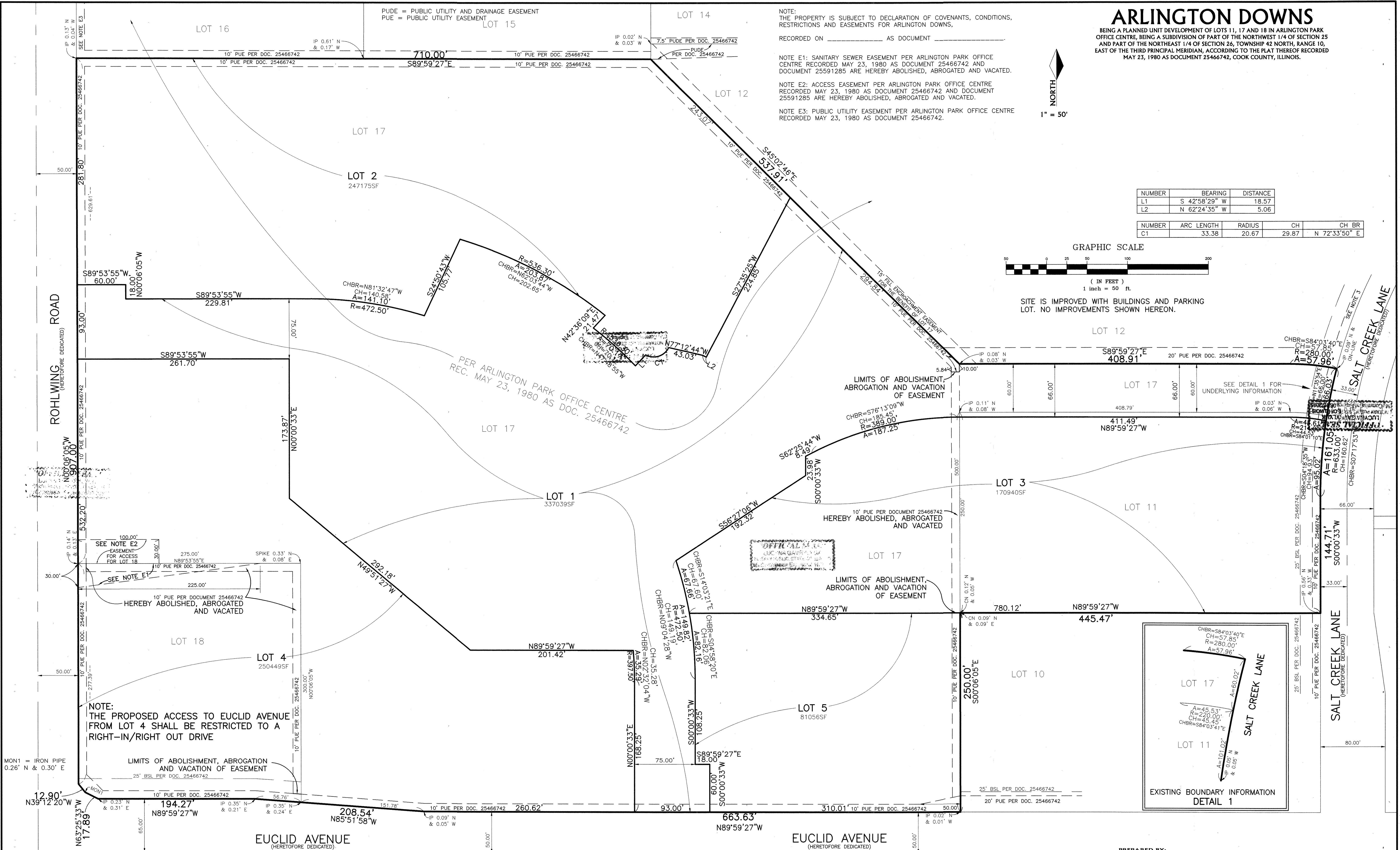


NUMBER	BEARING	DISTANCE
L1	S 42°58'29" W	18.57
L2	N 62°24'35" W	5.06

NUMBER	ARC LENGTH	RADIUS	CH	CH BR
C1	33.38	20.67	29.87	N 72°33'50" E



SITE IS IMPROVED WITH BUILDINGS AND PARKING LOT. NO IMPROVEMENTS SHOWN HEREON.



REVISION: APRIL 12, 2012 (VILLAGE COMMENTS)

DATE: FEBRUARY 15, 2012

ORDER NO: 120461-2

PROJ. NO: 1300.1

FOR: ARGENT GROUP

PROJ. NAME: ARLINGTON DOWNS

Copyright © TFW Surveying & Mapping, Inc., 2012. All rights reserved.

Professional Design Firm Registration #184-002793.

REVISION: MAY 25, 2012 (ADD COOK COUNTY NOTE)

REVISION: MAY 4, 2012 (REMOVE ROLLING MEADOWS CERTIFICATE)(110875-2)

REVISION: APRIL 19, 2012 (CLIENT COMMENTS)(110875-2)

DATE	CHECKED BY	REVISION
5-28-2012	CHECKED BY TFW	ORIGINAL PUBLICATION

TOTAL AREA OF TRACT SURVEYED =
1,086,659 SQUARE FEET OR 24.9463 ACRES

SHEET 1 OF 3

PREPARED BY:

TFW SURVEYING & MAPPING

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030

847-548-6600

tfw@tfwsurvey.com

FAX 548-6699

www.tfwsurvey.com

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

WE, THE UNDERSIGNED, ARGENT GROUP, 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 ARLINGTON DOWNS, 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 NO NEW EASEMENTS GRANTED PER THIS PLAT.

THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARLINGTON DOWNS.

THE FOREGOING COVENANTS, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2037, AT WHICH TIME SAID COVENANTS 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, 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 BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS, 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.

DATED AT _____, ILLINOIS, THIS 4th DAY OF JUNE, A.D. 2012.

BY: [Signature] TITLE: MANAGING MEMBER

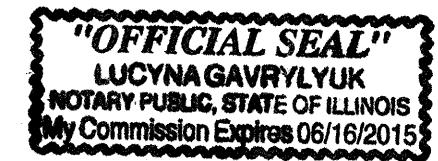
OWNER ADDRESS:
ARGENT GROUP
3400 WEST EUCLID AVE.
ARLINGTON HEIGHTS, IL 60004

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, LUCYNA GAVRYLYUK, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
MARK MATTHEWS AND _____ OF Wilmette, IL
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
4 DAY OF JUNE, A.D. 2012.

MY COMMISSION EXPIRES: 6/15/2015



[Signature]
NOTARY PUBLIC

EASEMENT PROVISIONS

Commonwealth Edison Company
and
SBC Illinois s.k.a. Illinois Bell Telephone
Company.

their respective businesses, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guy, anchors, wire, cables, conductors, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, signals and signals to, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or area", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or area to serve improvements thereon, or on adjacent lots, and common area or area, the right to cut, trim or remove trees, bushes, vines and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. (Obstructions shall not be placed over Grantee's facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 680/2, as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved to whole or an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "utility", "common element", "open area", "open area", "common ground", "parking", and "common area". The term "common area or area" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantee at cost of the Grantor/Lot Owner, upon written request.

SEND TAX BILL TO:
NAME: ARGENT GROUP
ADDRESS: 3400 WEST EUCLID AVE.
ADDRESS: ARLINGTON HEIGHTS, IL 60004

RETURN PLAT TO:
NAME: TFW SURVEYING & MAPPING, INC.
ADDRESS: 888 E. BELVIDERE ROAD, UNIT 413
ADDRESS: GRAYSLAKE, IL 60030

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS ____ DAY OF _____, A.D. 201__.

VILLAGE COLLECTOR

VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE
AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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

THIS ____ DAY OF _____, A.D. 201__.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201__.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS ____ DAY OF _____, A.D. 201__.

DIRECTOR OF ENGINEERING

EASEMENT PROVISIONS

NO NEW EASEMENTS GRANTED PER THIS PLAT.

UTILITY CERTIFICATES

COMMONWEALTH EDISON COMPANY
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: Mary K. J. Bobb DATE 6/1 2012
TITLE: SR. RE. Representative

AMERITECH/SBC /A-T-T
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: Susan E. Marchum DATE 6/1/12 2012
TITLE: Manager - Right of Way

NICOR GAS
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: JP [Signature] DATE May 30 2012
TITLE: Real Estate Agent

COMCAST CABLE
EASEMENT VACATION AS SHOWN ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: Frank [Signature] DATE MAY 30, 2012
TITLE: Right-of-Way Engineer

WIDE OPEN WEST
EASEMENT VACATIONS AS SHOWN HEREON ARE HEREBY
ACKNOWLEDGED, APPROVED AND ACCEPTED

BY: [Signature] DATE 5-22 2012
TITLE: Coor. mgt.

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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.

DATED THIS 30 DAY OF May, A.D. 2012

[Signature]
COOK COUNTY SUPERINTENDENT OF HIGHWAYS

SCHOOL DISTRICT BOUNDARY STATEMENT

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

(1) THAT HE/SHE IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON A PROPOSED PLAT OF SUBDIVISION SUBMITTED TO THE VILLAGE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND

(2) TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES ARE:

SCHOOL DISTRICT NAME ADDRESS
COMMUNITY CONSOLIDATED SCHOOL DISTRICT 15 580 NORTH 1ST BANK DRIVE
PALATINE, IL 60067-8110

TOWNSHIP HIGH SCHOOL DISTRICT #211 1750 SOUTH ROSELLE ROAD
PALATINE, ILLINOIS

AND
TOWNSHIP HIGH SCHOOL DISTRICT #214 2121 S. GOEBBERT ROAD
ARLINGTON HEIGHTS, IL 60005

DATED AT _____, ILLINOIS, THIS 4th DAY OF June, A.D. 2012.

BY: [Signature] TITLE: MANAGING MEMBER

BY: _____ TITLE: _____

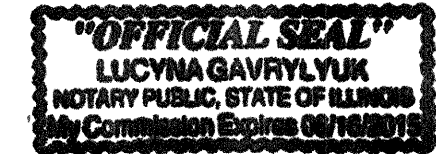
BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPage) SS

I, LUCYNA GAVRYLYUK, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
MARK MATTHEWS AND _____ OF Wilmette, IL
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
4 DAY OF JUNE, A.D. 2012.

MY COMMISSION EXPIRES: 6/16/2015



[Signature]
NOTARY PUBLIC

TITLE COMMITMENT NOTES:

THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE AS INDICATED WITHIN:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT
FILE NO. 1124234 EFFECTIVE DATE: JULY 25, 2011
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 25466742, RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)
AND
STEWART TITLE GUARANTY COMPANY ALTA COMMITMENT FORM
COMMITMENT NO. 10030403 EFFECTIVE DATE: MAY 10, 2011
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 25466742, RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)
DOCUMENT # 24785936 RECORDED JANUARY 2, 1979 (EASEMENT AGREEMENT - NOT PLOTTABLE)
DOCUMENT # 25591285, RECORDED SEPTEMBER 19, 1980 (EASEMENT AGREEMENT - SEE NOTE E1)
AND
CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE
ORDER NO. 1401 008861181 D1 EFFECTIVE DATE: JULY 15, 2011
THIS PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS AND
RESTRICTIONS CONTAINED WITHIN:
DOCUMENT # 25466742, RECORDED MAY 23, 1980 (SUBDIVISION - SHOWN ON PLAT)

NOTE E1: DOCUMENT 25591285, RECORDED SEPTEMBER 19, 1980 IS A DECLARATION OF EASEMENTS. THE EASEMENT LOCATIONS LISTED IN SAID DOCUMENT WERE PREVIOUSLY CREATED BY ARLINGTON PARK OFFICE CENTRE, RECORDED MAY 23, 1980 AS DOCUMENT 25466742.

PARCEL INDEX NUMBERS
02-25-100-021
02-25-100-026
02-26-201-019
02-26-201-020

ARLINGTON DOWNS

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE
IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 15th DAY OF FEBRUARY, A.D. 2012.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2012

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS)
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

LOTS 11, 17 AND 18 IN ARLINGTON PARK OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.

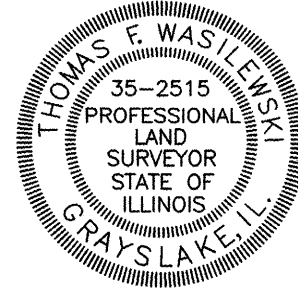
AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS PARTIALLY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0184 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDED OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 15th DAY OF FEBRUARY, A.D. 2012.

[Signature]
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2012



REVISION: MAY 4, 2012 (REMOVE ROLLING MEADOWS CERTIFICATE)(110875-2)
REVISION: APRIL 19, 2012 (CLIENT COMMENTS)(110875-2)
REVISION: APRIL 12, 2012 (VILLAGE COMMENTS)
DATE: FEBRUARY 15, 2012
ORDER NO: 120461-2
PROJ. NO: 1300.1
FOR: ARGENT GROUP
PROJ. NAME: ARLINGTON DOWNS
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Professional Design Firm Registration #184-002793.

PREPARED BY:

TFW SURVEYING & MAPPING INC.
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD • SUITE 413 • GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

MORTGAGEE'S CERTIFICATE

PROVINCE OF ONTARIO)
CITY OF TORONTO)

ROMSPEN INVESTMENT CORPORATION HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED
HEREON UNDER THE FOLLOWING MORTGAGES AND AMENDMENTS:

- MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING DATED JUNE 9, 2011 AND RECORDED IN THE
RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON JUNE 17, 2011 AS DOCUMENT NUMBER 1116818036.
- FIRST AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING AND SPREADER
AGREEMENT DATED SEPTEMBER, 2012 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY,
ILLINOIS ON OCTOBER 13, 2011 AS DOCUMENT NUMBER 1128629106.
- SECOND AMENDMENT TO MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING AND SPREADER
AGREEMENT DATED DECEMBER 12, 2012 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY,
ILLINOIS ON DECEMBER 22, 2011 AS DOCUMENT NUMBER 1135616093.

IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.
DATED AT TORONTO, ONTARIO, THIS 1st DAY OF JUNE, 2012.

BY: [Signature] TITLE: DIRECTOR
ATTEST: TITLE:

NOTARY CERTIFICATE

PROVINCE OF ONTARIO)
CITY OF TORONTO)

I, JOEL MICKELSON, A NOTARY PUBLIC IN AND
FOR ONTARIO, DO HEREBY CERTIFY THAT MARK HILSON
DIRECTOR OF ROMSPEN INVESTMENT CORPORATION
PERSONALLY KNOWN TO ME TO BE THAT SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT, APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 1st DAY OF JUNE, A.D. 2012.

MY COMMISSION EXPIRES: PERPETUAL
[Signature]
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED
HEREON UNDER MORTGAGE DATED AND RECORDED IN THE RECORDERS OFFICE
OF COUNTY, ILLINOIS ON AS DOCUMENT NO.
IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.
DATED AT, THIS DAY OF, A.D. 2012.

BY: TITLE:
ATTEST: TITLE:

NOTARY CERTIFICATE

I, A NOTARY PUBLIC IN AND
FOR COUNTY IN STATE, DO HEREBY CERTIFY THAT
OF
PERSONALLY KNOWN TO ME TO BE THAT SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FOREGOING INSTRUMENT AS, APPEARED
BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF, A.D. 2012.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

ARLINGTON DOWNS

BEING A PLANNED UNIT DEVELOPMENT OF LOTS 11, 17 AND 18 IN ARLINGTON PARK
OFFICE CENTRE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25
AND PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
MAY 23, 1980 AS DOCUMENT 25466742, COOK COUNTY, ILLINOIS.



April 19, 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 Special Use: PROJECT DESCRIPTION
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Project Description for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development.

BACKGROUND

As a brief background, the proposed development is the site of the former Coco Key Water Resort, located behind the former Sheraton Hotel, currently One Arlington, at 3400 W. Stonegate Boulevard. The Coco Key Water Resort has been closed since 2009. The building housing the waterpark was sealed off from the former hotel in 2014 and the two structures have been separate and independent since then.

The existing building is one-story, approximately 46,000 square feet (SF), with its main entry located on the east side of the building. Built in 2006, the building has varying clear heights with as much as 48'-0" clear to the underside of the roof structure. The space is comprised primarily of the following areas:

Waterpark features	31,800 SF
Lounge	4,000
Party Rooms	1,500
Food and Beverage Operations	2,200
Locker Room/Office Areas	4,000
Lobby/Entry Area	2,500
Total	46,000 SF

In addition to the spaces listed above, there are also areas on the exterior that were dedicated to the waterpark functions. Namely, there is an exterior water feature of about 7,600 SF in area, including a fenced-in patio, pool and water features, located on the west side of the building. Further, there is an area of roughly 4,000 SF on the north side of the building that is under the footprint of the four major waterslides that once occupied the overhead space. The exterior façade of the building is sheathed in synthetic stucco with decorative reveals and window patterns to allow a bright naturally lit interior space.

PROPOSED DEVELOPMENT

The interior of the existing building is to be renovated to include three tenant spaces. These are described briefly below.

First Ascent

First Ascent is a health club that employs the use of climbing walls in its facility along with other contemporary forms of health fitness practices and equipment. Consequently, First Ascent views this voluminous environment as very amenable to the unique functions of their facility. Further, the existing locker rooms, washrooms and showers that were constructed for the waterpark are perfectly suited for adaptation to First Ascent's membership. Other components of First Ascent, namely exercise machines and exercise classes such as aerobics and stretching classes, are to be located on a new mezzanine. For more information regarding First Ascent, their activities and offerings to members, please visit their website at <https://firstascentclimbing.com/>.

Funtopia

Funtopia is a recreational activity center, geared and marketed towards youth, that encourages play on unique indoor climbing structures. The play structures are typically to promote teamplay, competition, and fun for youth, strapped in safety harnesses, as they are climbing, swinging and seeking adventure in the open space. The fun attractions of Funtopia serve to draw friends together for parties. Therefore, part of the plan for Funtopia is to offer party rooms, typically for youth birthday parties, for 15-25 youth at a time, for an hour after play in the event space. These party rooms are located on the main floor as well as on the mezzanine level. For more information on Funtopia, please visit their website at <http://funtopiaworld.com/>.

Food and Beverage

This component facilitates the food service support to the two tenants. Specifically, this tenant exists to serve the clientele of First Ascent and Funtopia. As such, the operator is to support and coordinate the food and beverage requirements for the party rooms at Funtopia, the Lounge Area, and any other food related needs directly related to the patrons of the tenant spaces. A large part of the Food and Beverage operator then will be to make and serve pizzas in the Funtopia party rooms. Another part of the operation will be to serve beverages and light snacks to those waiting in the Lounge. Namely, these are members of First Ascent taking a break or parents waiting for their children at Funtopia. The only people allowed in the building are to be checked in by First Ascent or Funtopia. In other words, the operations of the Food and Beverage component do not serve the general public or walk-in traffic.

There is an extra space, specifically the existing lobby area, that may be used to facilitate a larger adult oriented group for the tenants. That is, this facility allows the potential for group activities, such as a corporate outing, or team-building activity, to be introduced to the facility, experience the environment, and have lunch in the large meeting rooms. The Food and Beverage operator would also be responsible for the support of these periodic events.

SUMMARY

As it turns out, First Ascent, Funtopia and the Food and Beverage Operator are a perfect complement to the existing space. The first two tenants demand high ceilings in their facilities – this space meets those expectations. The locker rooms and showers for the waterpark are already well suited for the health club. The waterpark had employed the use of party rooms – the same as Funtopia proposes. Also, the Food and Beverage infrastructure is already present on site, being built for the waterpark. The existing kitchen, dry storage, lounge and other support spaces are simply being re-tooled to serve the same function for the new tenants. Therefore, this very unique building is being re-purposed for very similar uses as it was intended, albeit dry rather than wet.

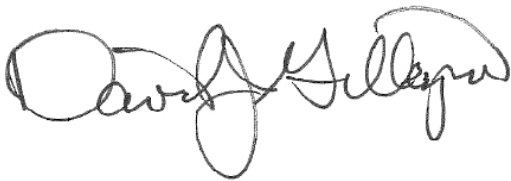
As part of the plans, the entry will be relocated from the east to the west side of the building. This is prompted by two specific reasons. First, it places the patrons of the tenants closest to the majority of the parking. It makes for logical dropoff of youth as well. Second, since there is no longer a waterpark, there is no longer an immediate need to enter the locker rooms upon entry into the building. Rather, the preferred entry sequence for First Ascent is to enter at the primary center of their activity space. And Funtopia prefers to allow group entry to gather together and enter at once.

In order to accomplish this, there is an addition of approximately 1300 SF planned for the west side of the building. The materials will be complementary to the existing finishes of the building. Further site improvements, including parking, drop-off lane, sidewalks, and grading will be completed with the proposed project.

We trust this Project Description presents a complete and accurate explanation of the work proposed. Please advise if you have any questions.

Sincerely,

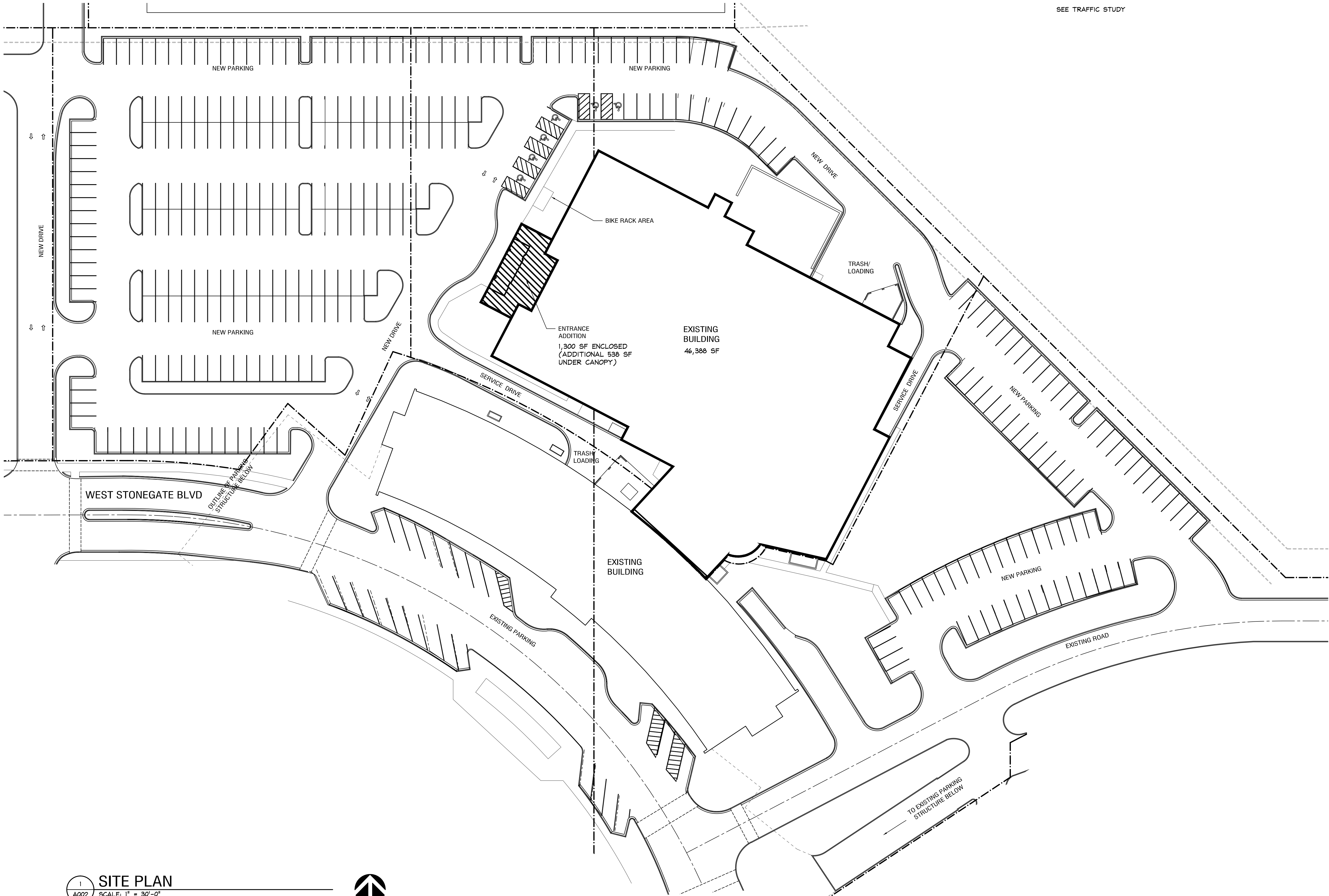
GILLESPIE DESIGN GROUP

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



PARKING REQUIREMENTS:

SEE TRAFFIC STUDY

PARKING PROVIDED:

SEE TRAFFIC STUDY

SITE PLAN
SCALE: 1" = 30'-0"

GILLESPIE
DESIGN
GROUP

5307 Business Parkway, 101
Ringwood, Illinois 60072
815.653.7100 phone
815.653.7700 fax
www.gillespiedesigngroup.com

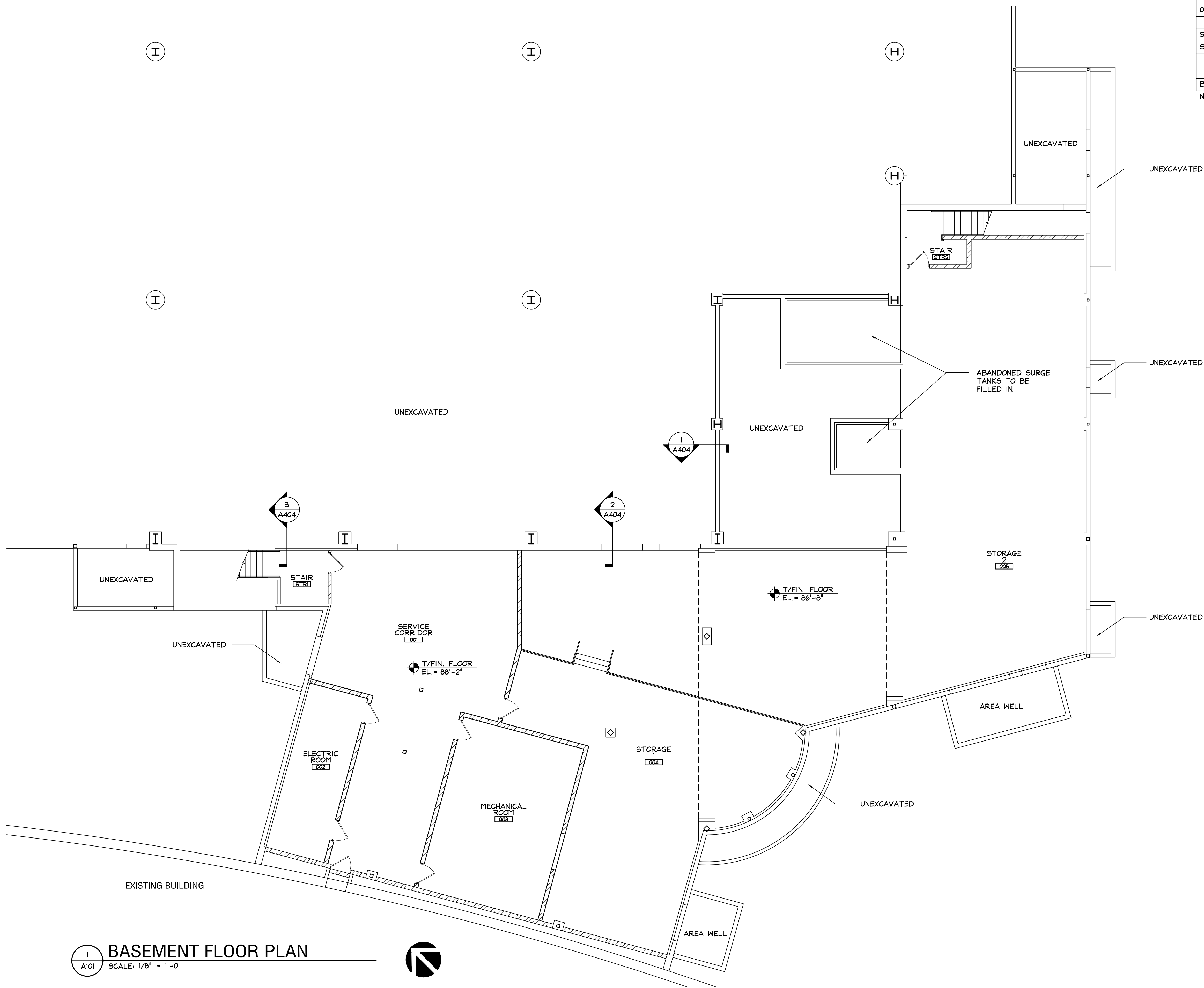
project number
17-042

BUILDING RENOVATION
FAMILY RECREATION CENTER
3400 W. EUGLID AVENUE
ARLINGTON HEIGHTS, IL

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/15/18	REVISED FOR SPECIAL USE PERMIT

PROPOSED SITE PLAN

A001

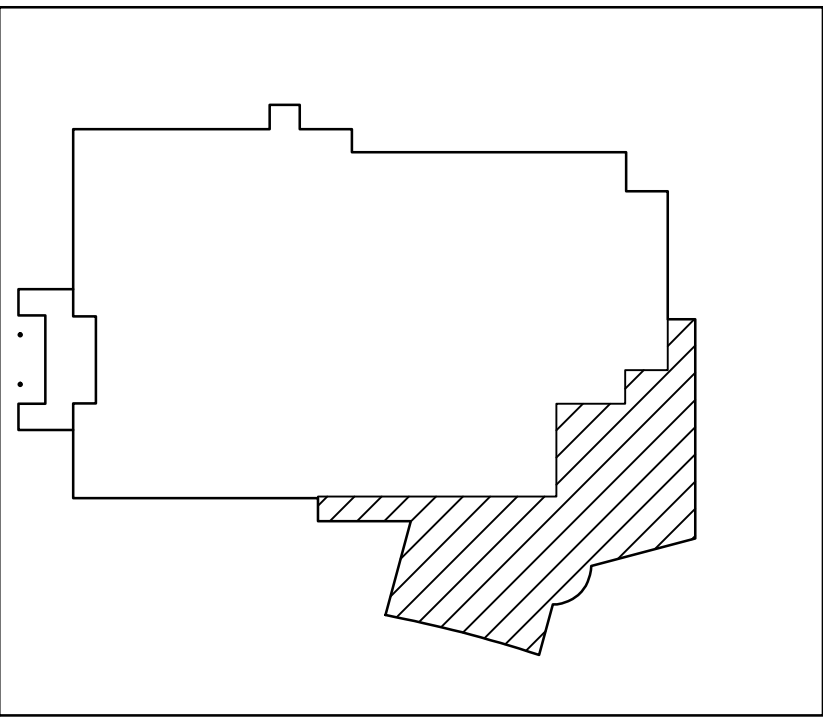


BASEMENT OCCUPANCY (PER CODE)

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

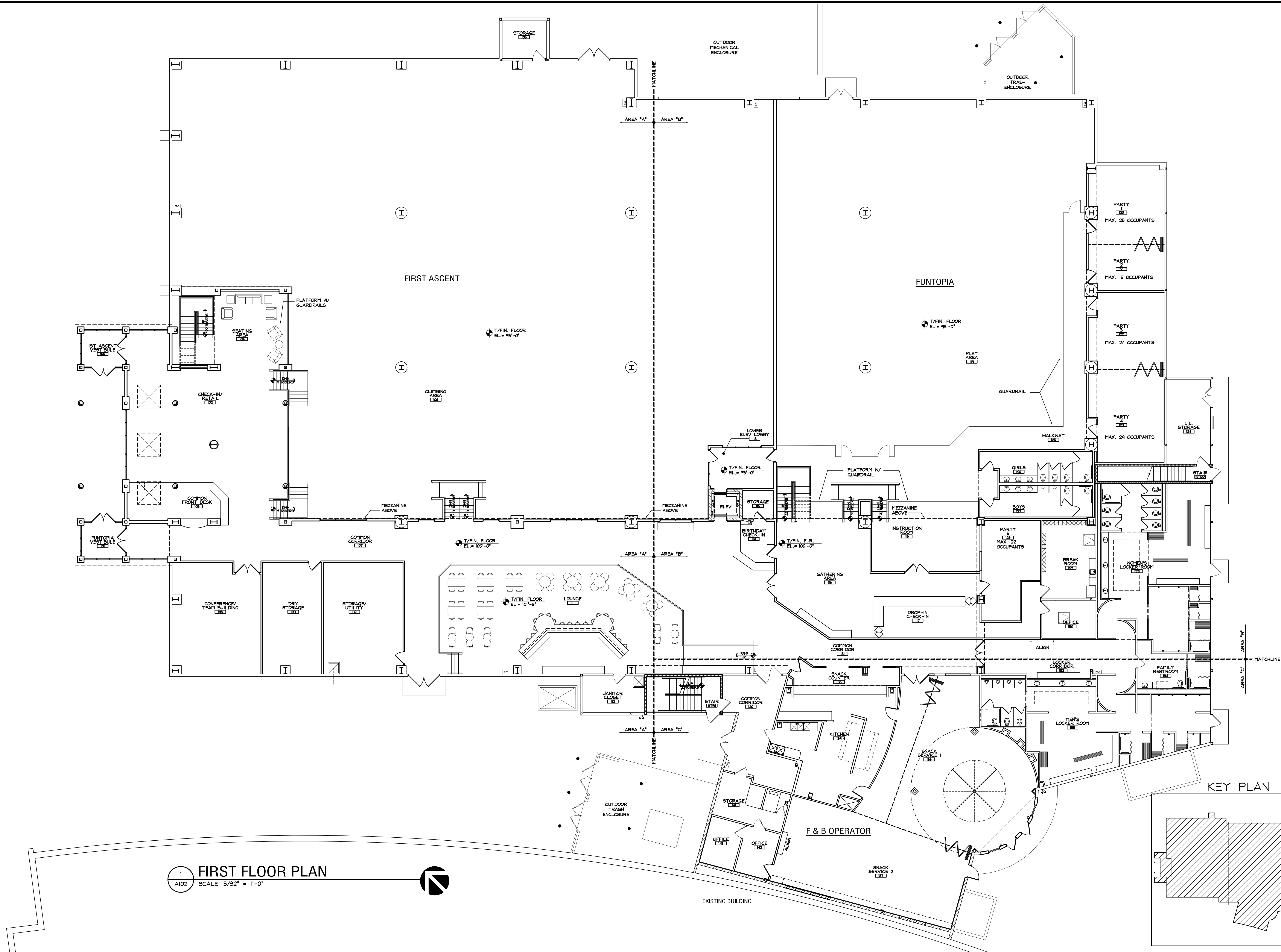


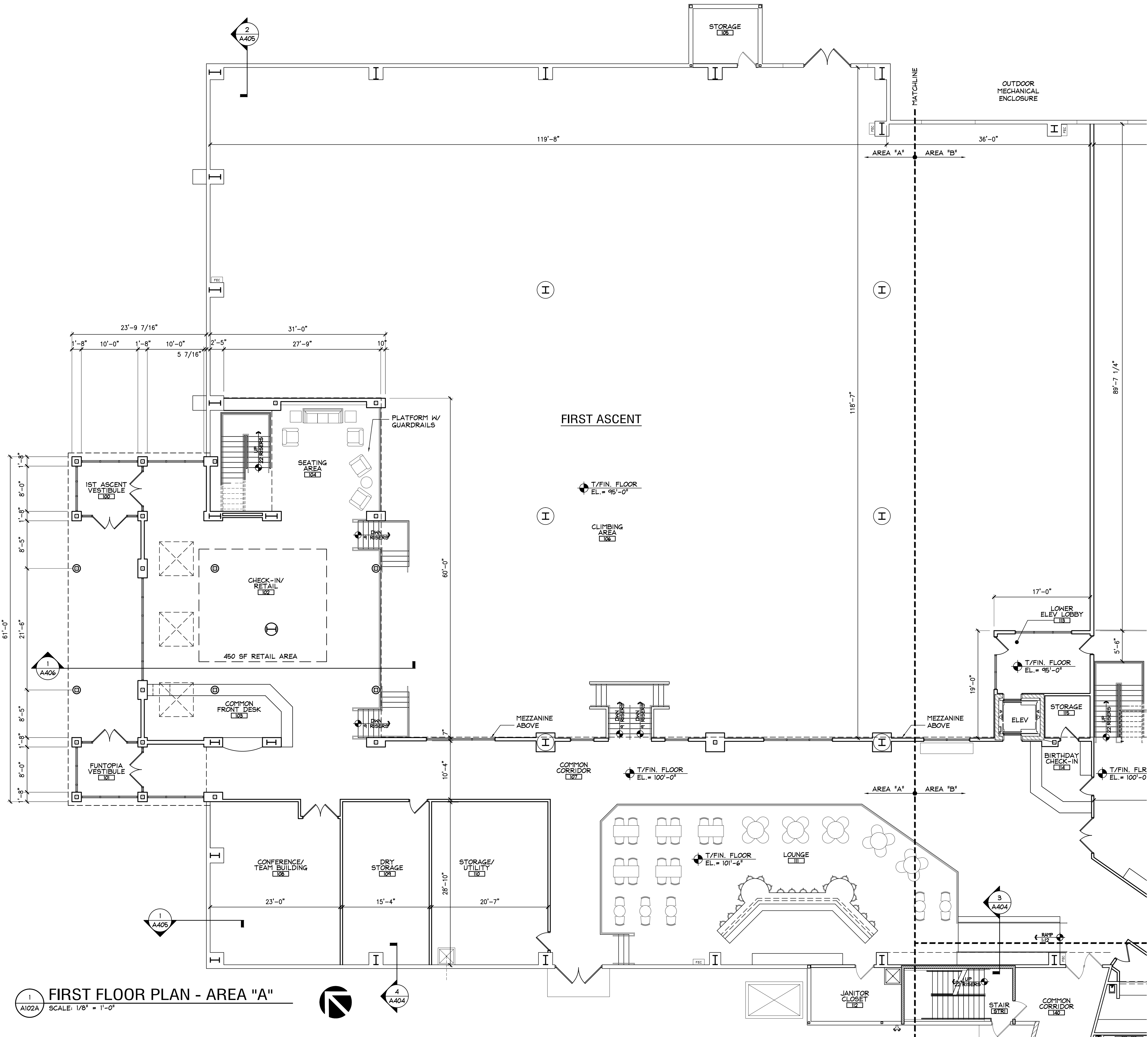
1
A101
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT

date	description
02/28/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT

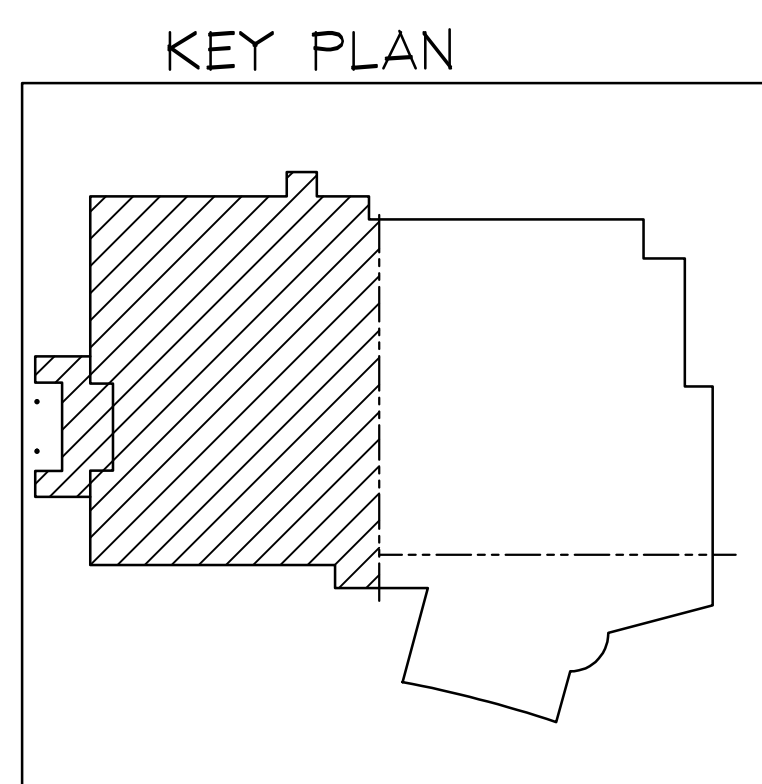




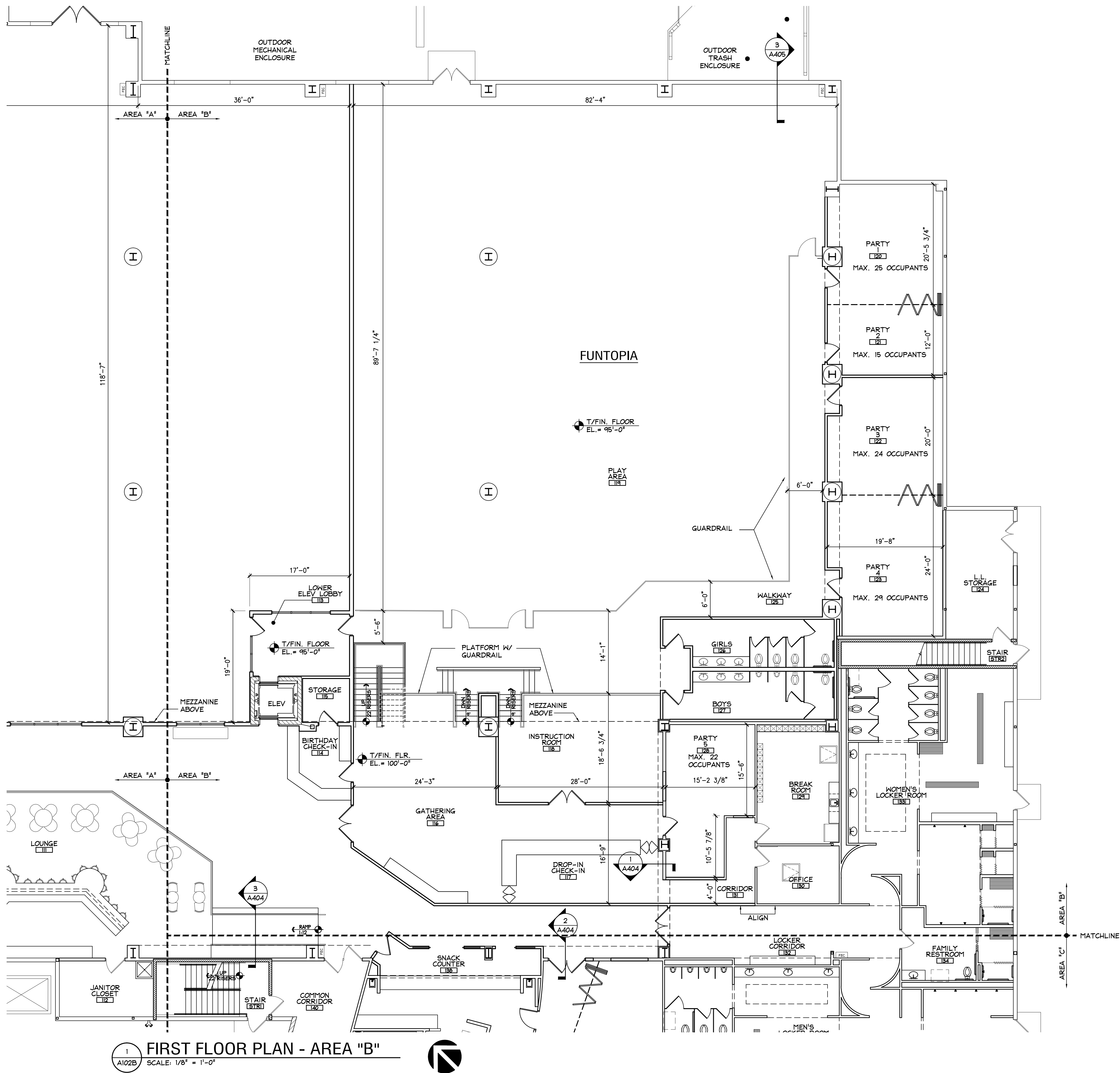
FIRST FLOOR PLAN - AREA "A"
SCALE: 1/8" = 1'-0"

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



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT



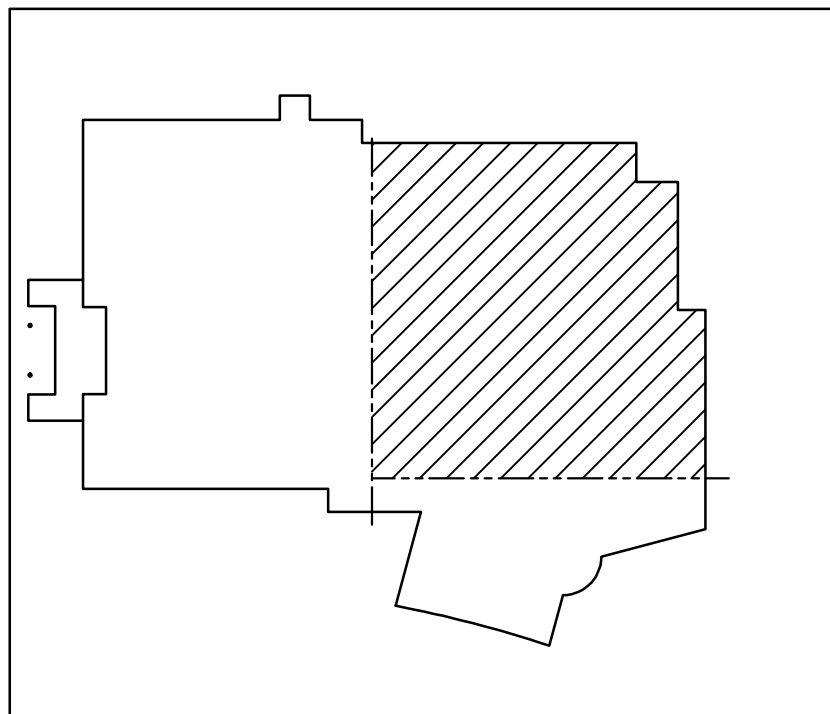
1
A102B
FIRST FLOOR PLAN - AREA "B"
SCALE: 1/8" = 1'-0"

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



NSO = NON-SIMULTANEOUS OCCUPANCY



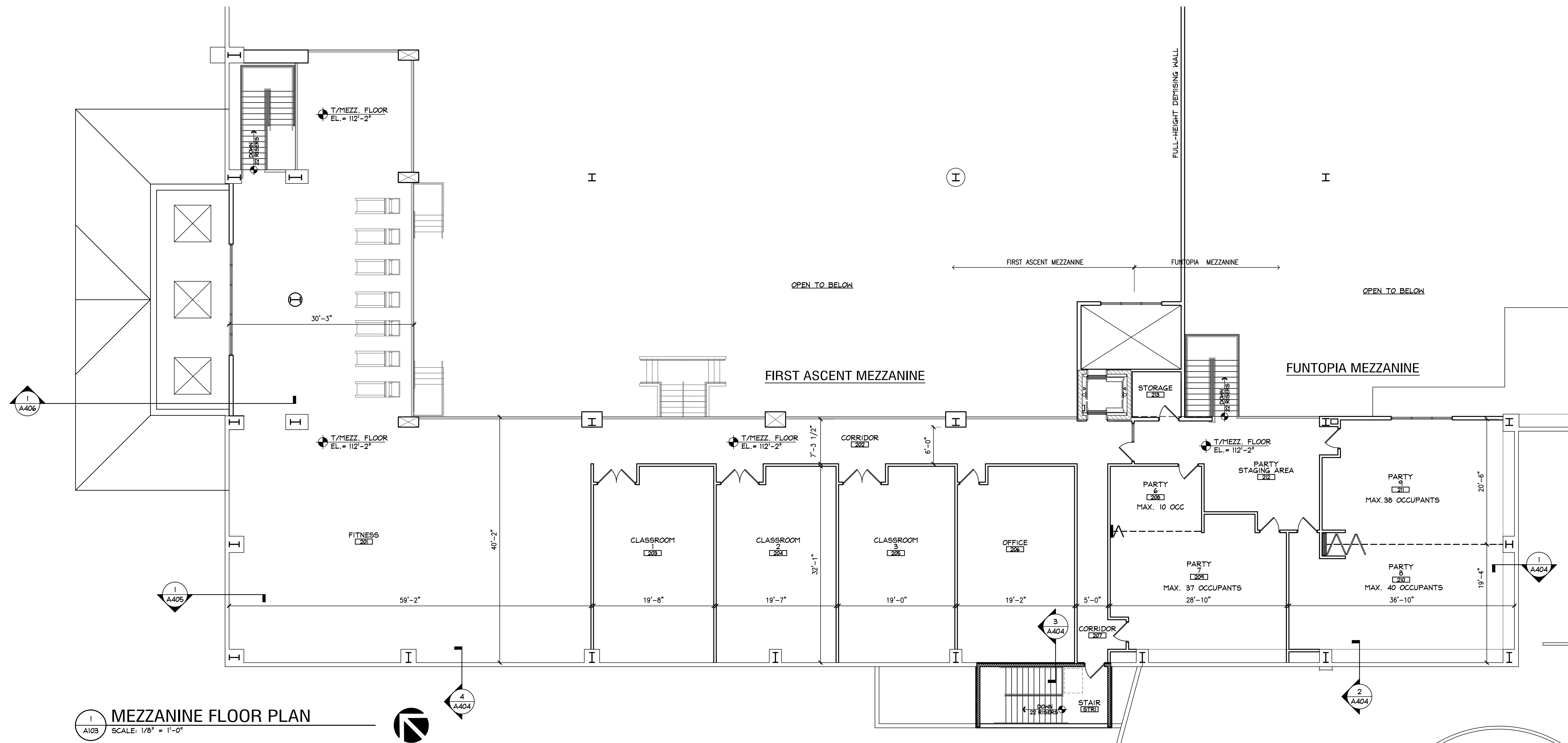
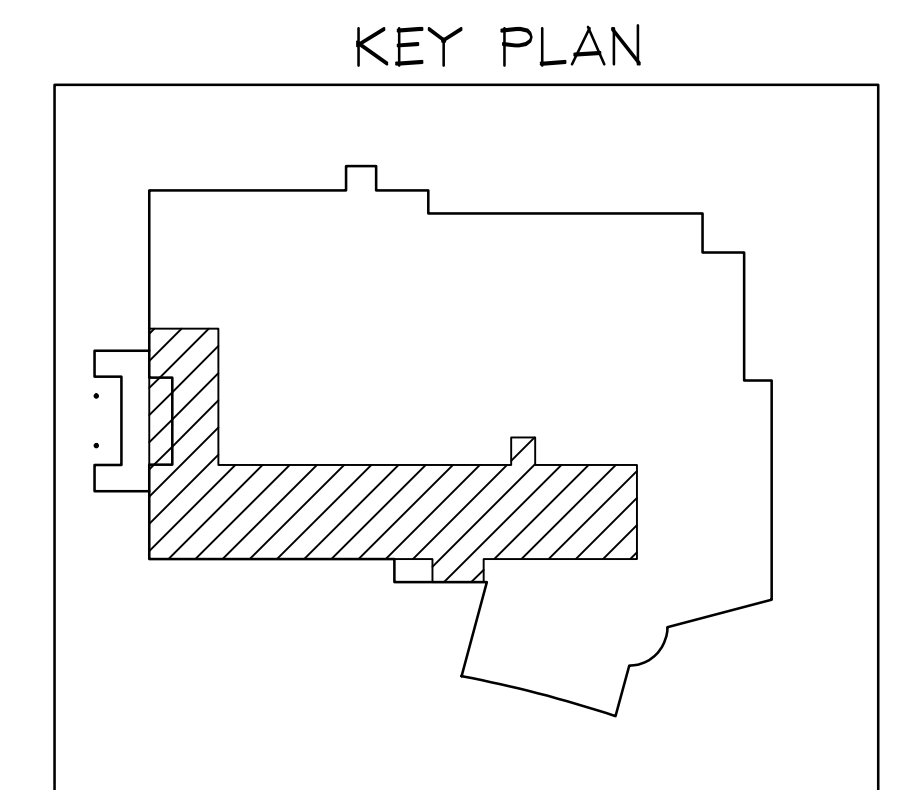
PROJECTED TOTAL OCCUPANCY (PER HOUR AT PEAK TIME)

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

[illegible]

T/PARAPET (EXIST)
EL. = 151'-8"

T/PARAPET (EXIST)
EL. = 137'-0"

T/PARAPET (EXIST)
EL. = 127'-0"

T/SLAB (EXIST)
EL. = 100'-0"

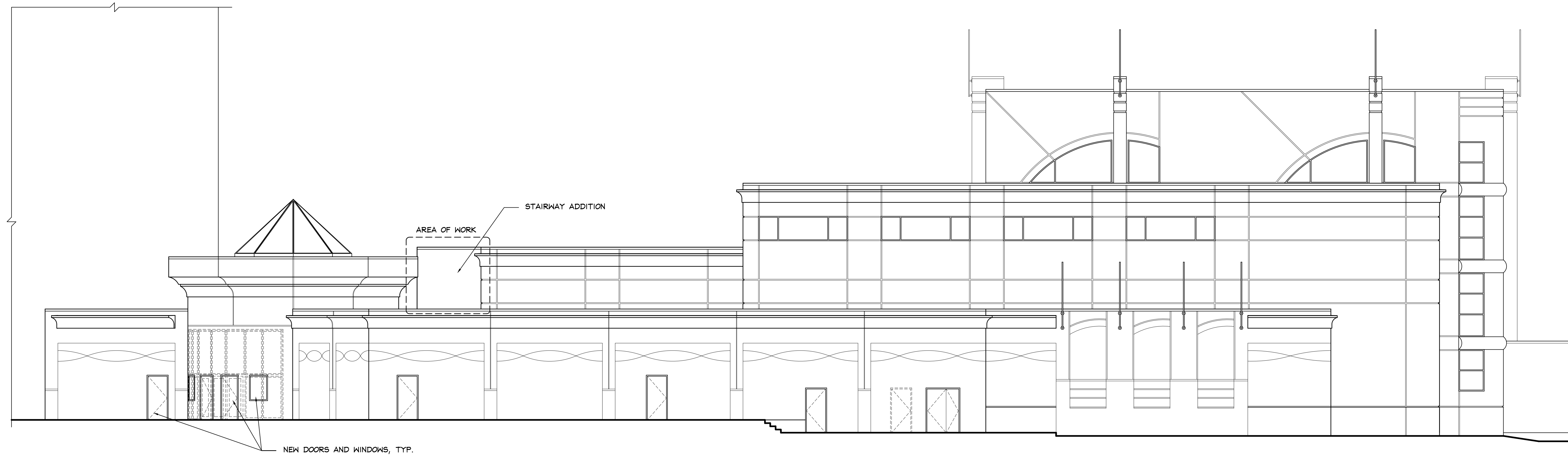
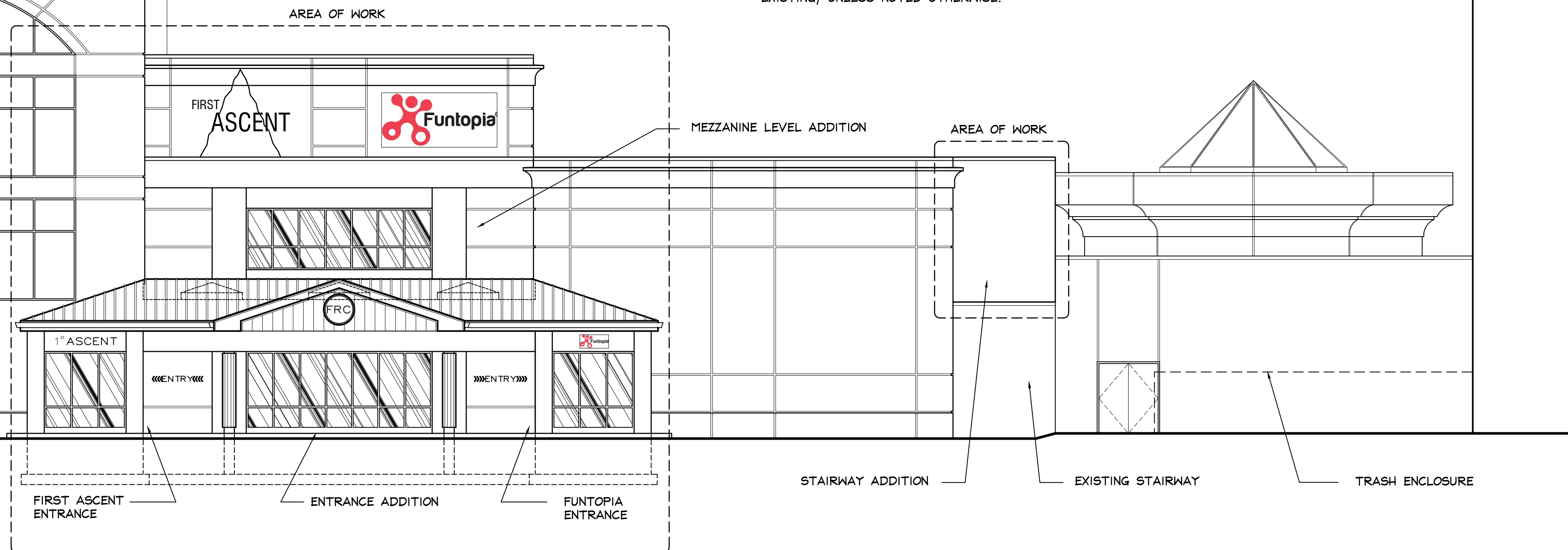
T/PARAPET
EL. = 127'-0"

T/ROOF
EL. = 115'-1"

T/SLAB
EL. = 100'-0"

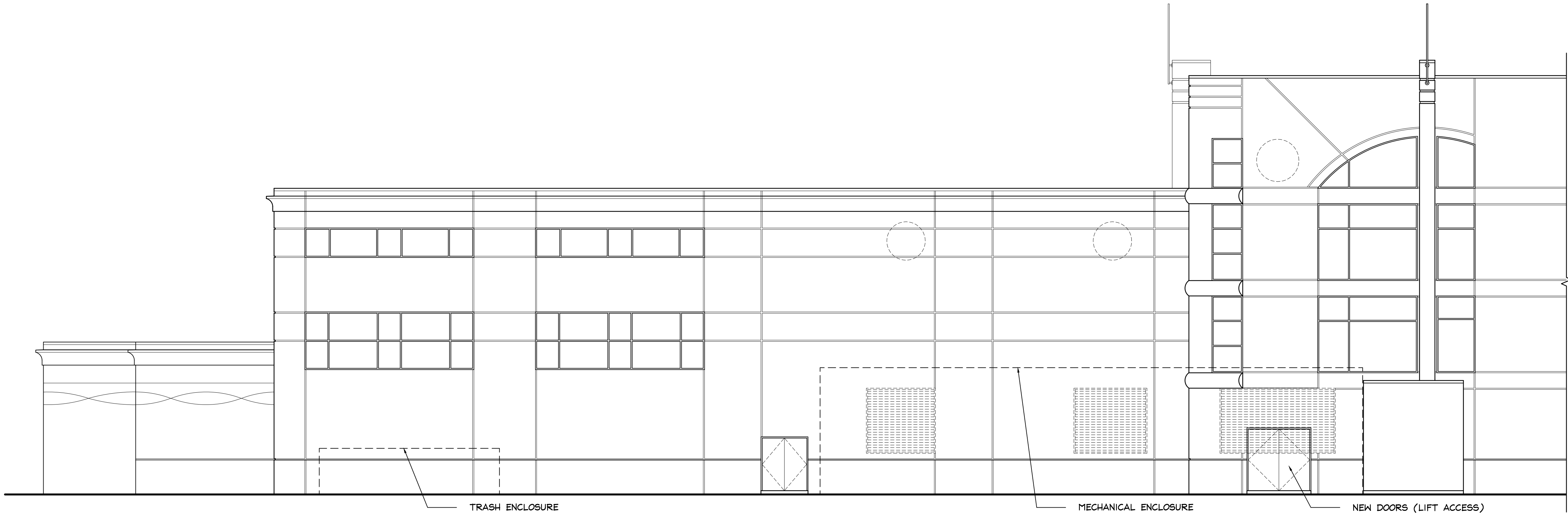
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
AREAS SHOWN AS DASHED LINES INDICATE REMOVAL
OF EXISTING ITEMS AND WILL BE PATCHED TO MATCH
EXISTING, UNLESS NOTED OTHERWISE.

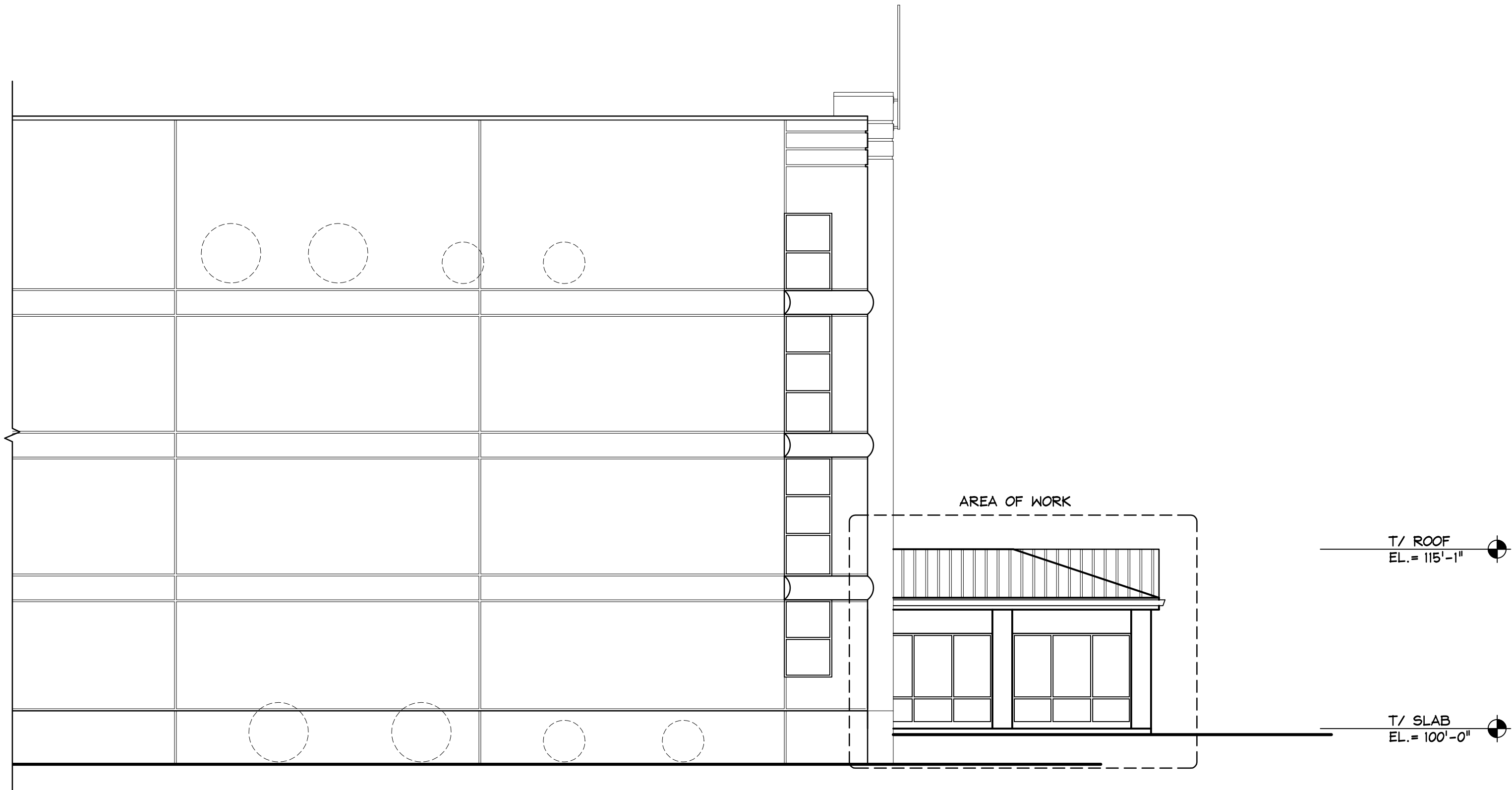


2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT



1 NORTH ELEVATION
A202 SCALE: 1/8" = 1'-0"



date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT

date	description
02/25/18	FOR SPECIAL USE PERMIT
04/05/18	FOR DESIGN COMMISSION
04/19/18	REVISED FOR SPECIAL USE PERMIT

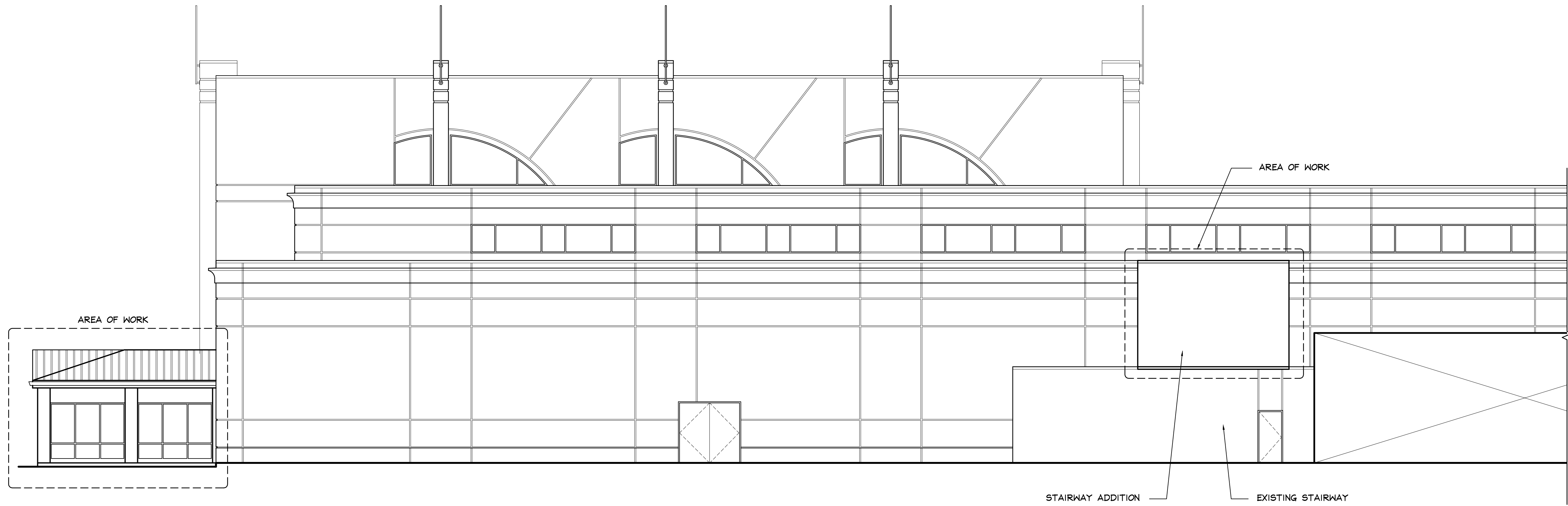
T/PARAPET (EXIST)
EL. = 151'-8"

T/PARAPET (EXIST)
EL. = 137'-0"

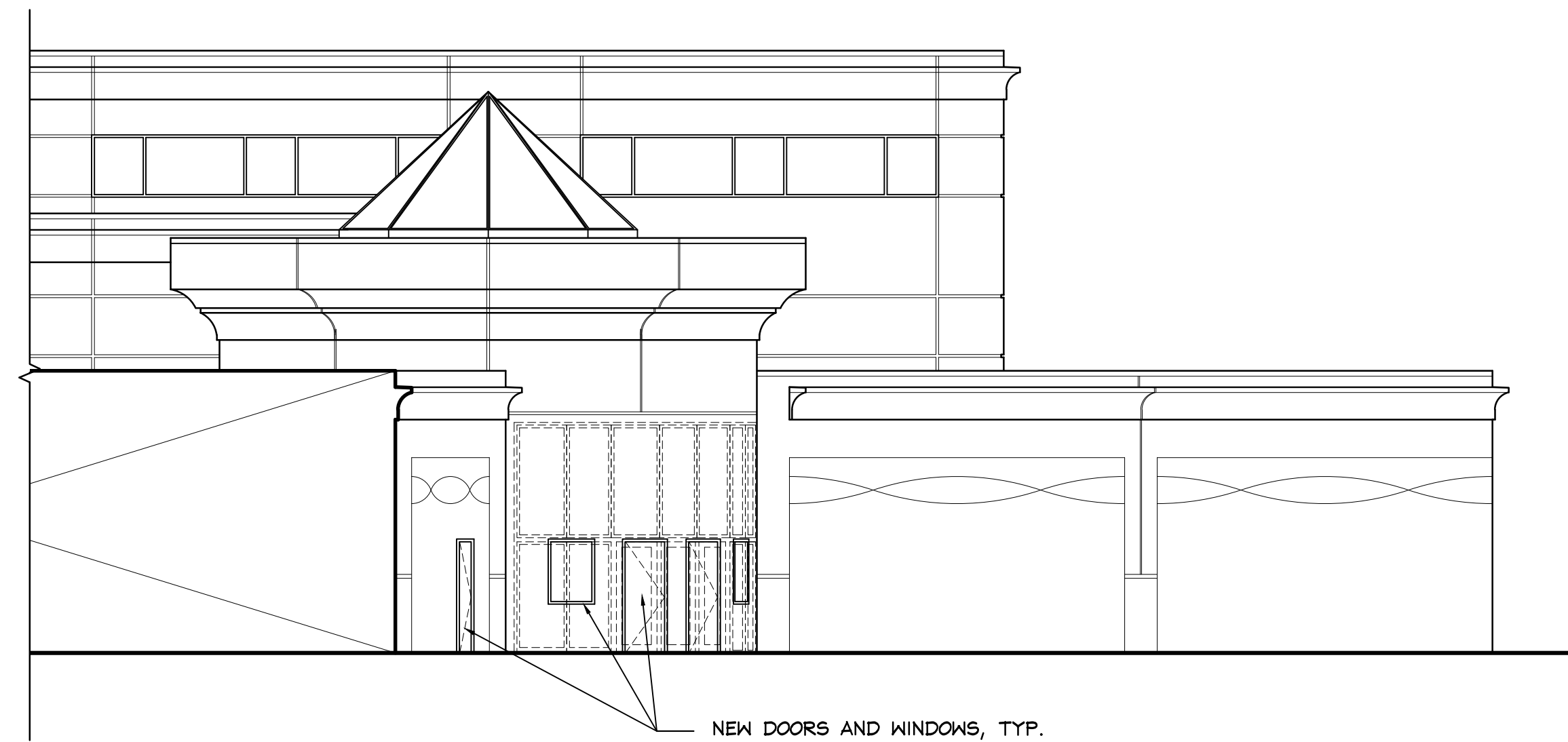
T/PARAPET (EXIST)
EL. = 127'-0"

T/ROOF
EL. = 115'-1"

T/SLAB
EL. = 100'-0"



1
A203 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





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Revisions

8.

7.

6.

5.

4.

3.

2.

1. ISSUED FOR PLANNING
COMMISSION REVIEW

4/04/1E

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE
PLAN - NW

Date

4/07/18

Scale

1" = 30'-0"

Drawn By

FERGUSON

Approved

Project No.

DWP 18-120

Sheet No.

L-2.1

PLANT LIST FOR TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ADDITIONAL NOTES
DECIDUOUS TREES - SHADE					
AC	ACER x FREEMANII 'CELZAR'	CELEBRATION MAPLE	4" CALIFER	16	BRANCHED UP 6'
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	4" CALIFER	34	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	31	BRANCHED UP 6'
GD	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	4" CALIFER	22	BRANCHED UP 6'
GT	GLEDTISIA T. VAR. INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	4" CALIFER	54	BRANCHED UP 6'
FE	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION PLANTREE	4" CALIFER	6	BRANCHED UP 6'
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CALIFER	38	BRANCHED UP 6'
QM	QUERCUS MACROCARPA	BUR OAK	4" CALIFER	9	BRANCHED UP 6'
QR	QUERCUS RUBRA	RED OAK	4" CALIFER	10	BRANCHED UP 6'
TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	4" CALIFER	1	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	9	CLUMP FORM
CC	CRATEGUS CRUGGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	8' HT x 6' W	21	CLUMP FORM
MR	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	8' HT x 6' W	15	CLUMP FORM
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIFER	10	BRANCHED UP 5'
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CALIFER	30	BRANCHED UP 5'
EVERGREEN TREES					
FP	PICEA PINGENS	COLORADO GREEN SPRUCE	8' HT x 5' W	13	

LANDSCAPE KEY:

	EXISTING TREES TO REMAIN		PROPOSED EVERGREEN TREES
	PROPOSED SHADE TREES		PROPOSED SHRUBS AND PERENNIALS
	PROPOSED ORNAMENTAL TREES		PROPOSED SODDED LAWN

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 BISSILIFOLIA '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
PHYTOSCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE NINEBARK	30" HT x 30" W
RHUS 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 'GREFSHEIM'	GREFSHEIM SPIREA	24" HT x 24" W
SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	30" HT x 30" W
VIBURNUM 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 JUNIPER	24" HT x 24" W
JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	18" HT x 24" W
TAXUS x MEDIA 'TAUNTONI'	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
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON

LANDSCAPE PLAN
1" = 30'-0"

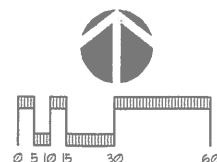
FIRST ASCENT / FUNTOPIA

ONE ARLINGTON
Residential
Tower

EXISTING LANDSCAPE
TO REMAIN

MATCH LINE
SEE SHEET L-22

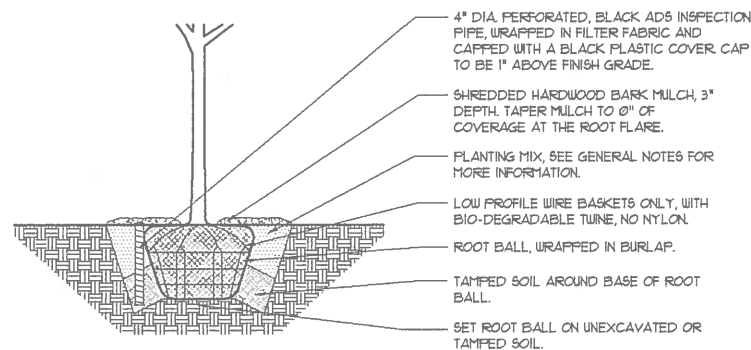
MATCH LINE
SEE SHEET L-23



ADR - IV
FUTURE PHASE

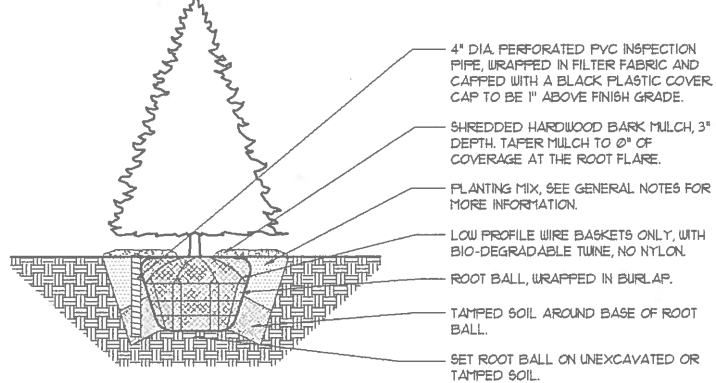
EXISTING ELMS IN THE
PARKWAY TO REMAIN

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. 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 TUNE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



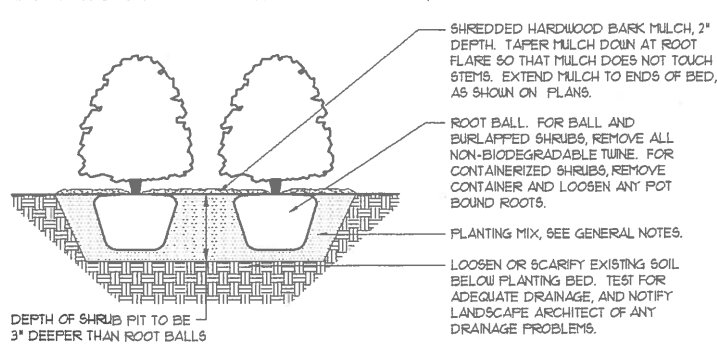
2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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 TUNE FROM AROUND THE ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



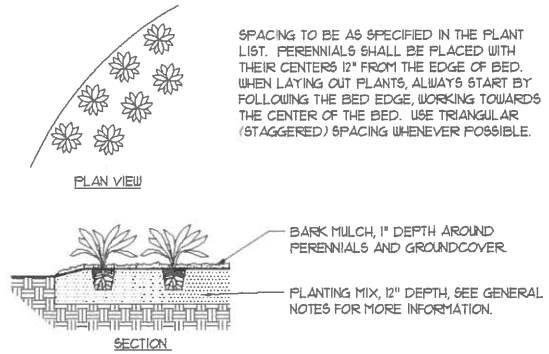
3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

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 TUNE 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.



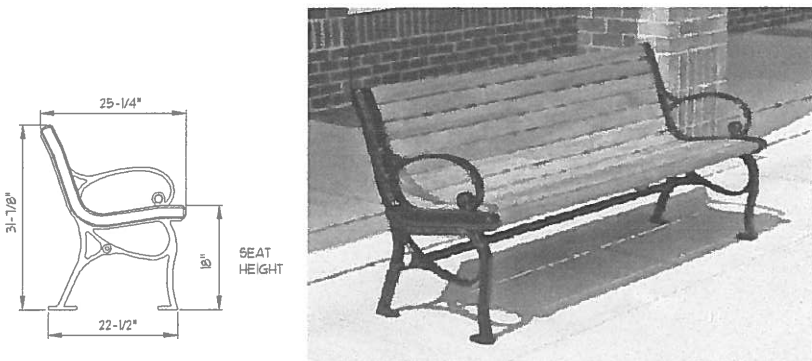
4 SHRUB PLANTING DETAIL
NOT TO SCALE

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.

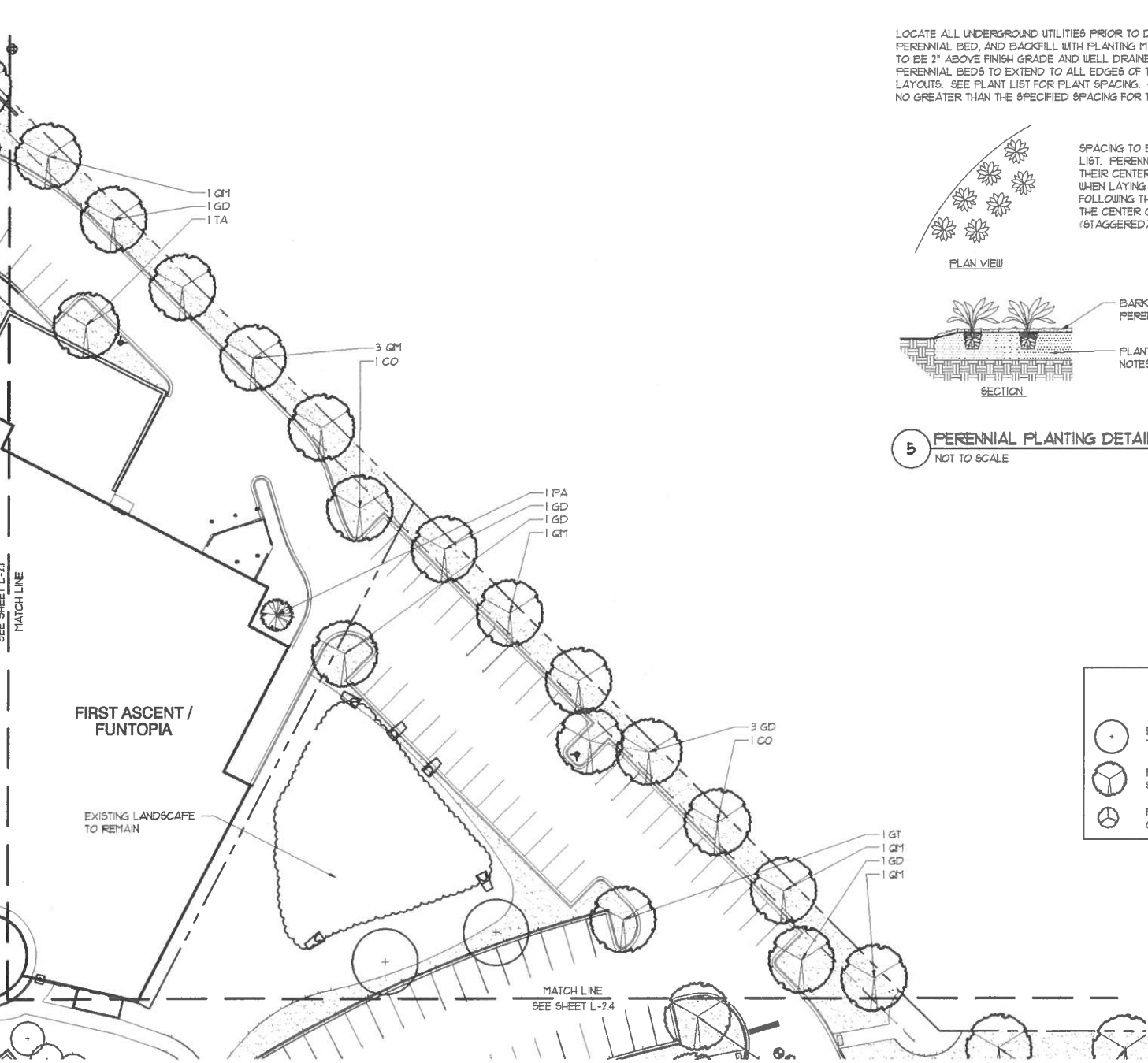


5 PERENNIAL PLANTING DETAIL
NOT TO SCALE

BENCHES TO HAVE POWDERCOATED STEEL FRAME WITH COMPOSITE TIMBER SEATING. ALL BENCHES TO BE 6' LENGTH AND HAVE ARMS. VICTOR STANLEY MODEL C-138 OR EQUAL. INSTALL BENCHES USING SURFACE MOUNTED, CORROSIVE RESISTANT BOLTS AND CAPS.



6 BENCHES
NOT TO SCALE



1 LANDSCAPE PLAN
1" = 30'-0"

Revisions		
8.		
7.		
6.		
5.		
4.		
3.		
2.		
1.	ISSUED FOR PLANNING COMMISSION REVIEW	4/04/

**ARLINGTON
DOWNS
PUD REVISION**

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

**LANDSCAPE
PLAN - NE**

Date 4/07/18	Project No. DWP 18-120
Scale 1" = 30'-0"	Sheet No. L-2.3
Drawn By FERGUSON	
Approved	



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Revisions

8.
7.
6.
5.
4.
3.
2.

1. ISSUED FOR PLANNING
COMMISSION REVIEW 4/04/

Project

ARLINGTON
DOWNS
PUD REVISION

EUCLID AVE AND ROHLWING RD
ARLINGTON HEIGHTS, IL

Sheet Title

LANDSCAPE
PLAN - SE

Date
4/07/18

Project No.
DWP 18-120

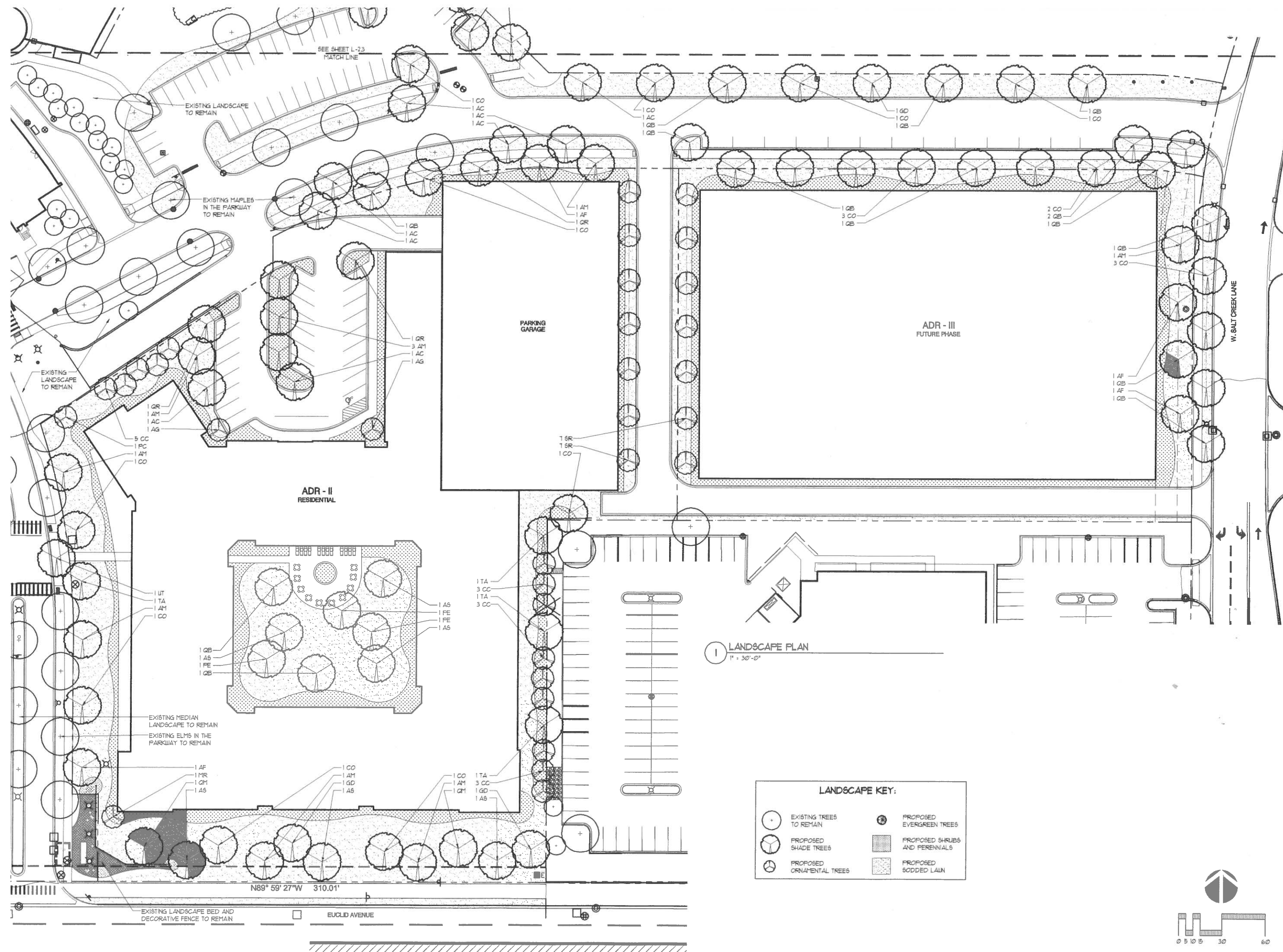
Scale
1" = 30'-0"

Sheet No.

Drawn By
FERGUSON

L-2.4

Approved





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		Resident Parking		Employees 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 0.35 veh.	Size Units= Peak Demand	11,722 0.4 veh.				
6:00 AM	0%	0.0	100%	278.2	0%	0.0	0%	0.0	278.2	4%	268	352 84.2
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

	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 veh.	Size Units = Peak Demand %	214 1.3 veh.	Size Units = Peak Demand %	11,722 3.5 veh.	Size Units = Peak Demand %	25,000 0.3 veh.							
Weekday	6:00 AM	0%	0.0	100%	278.2	278.2	3%	1.2	0%	0.0	1.2	279.4	241	-38	-14%
	7:00 AM	10%	3.2	90%	250.4	253.6	30%	12.3	1%	0.1	12.4	266.0	225	-41	-15%
	8:00 AM	20%	6.4	85%	236.5	242.9	75%	30.8	20%	1.5	32.3	275.2	189	-86	-31%
	9:00 AM	20%	6.4	80%	222.6	229.0	95%	39.0	60%	4.5	43.5	272.5	166	-107	-39%
	10:00 AM	20%	6.4	75%	208.7	215.1	100%	41.0	100%	7.5	48.5	263.6	166	-98	-37%
	11:00 AM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	154	-92	-37%
	Noon	20%	6.4	65%	180.8	187.3	90%	36.9	15%	1.1	38.0	225.3	155	-71	-31%
	1:00 PM	20%	6.4	70%	194.7	201.2	90%	36.9	45%	3.4	40.3	241.5	157	-85	-35%
	2:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	100%	7.5	48.5	249.7	173	-76	-31%
	3:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	168	-78	-32%
	4:00 PM	20%	6.4	75%	208.7	215.1	90%	36.9	15%	1.1	38.0	253.1	158	-95	-38%
	5:00 PM	40%	12.8	85%	236.5	249.3	50%	20.5	10%	0.8	21.3	270.6	179	-92	-34%
	6:00 PM	60%	19.3	90%	250.4	269.6	25%	10.3	5%	0.4	10.6	280.3	193	-87	-31%
	7:00 PM	100%	32.1	97%	269.9	302.0	10%	4.1	2%	0.2	4.3	306.2	198	-109	-35%
8:00 PM	100%	32.1	98%	272.6	304.7	7%	2.9	1%	0.1	2.9	307.7	207	-100	-33%	
9:00 PM	100%	32.1	99%	275.4	307.5	3%	1.2	0%	0.0	1.2	308.7	229	-79	-26%	
10:00 PM	100%	32.1	100%	278.2	310.3	1%	0.4	0%	0.0	0.4	310.7	252	-58	-19%	
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	256	-48	-16%	
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	270	-24	-8%	
Zone A	ONE ARLINGTON Residential and Office Space														
Weekend	Residential											Parking Surveys Adjusted for Full Occupancy Actual	Difference Spaces %		
	Visitor Parking		Resident Parking		Apartment Total Parking		Employee Parking		Visitor Parking		Office Total Parking				
	Size Units = Peak Demand %	214 0.15 veh.	Size Units = Peak Demand %	214 1.3 veh.	Size Units = Peak Demand %	11,722 0.35 veh.	Size Units = Peak Demand %	25,000 0.03 veh.							
6:00 AM	0%	0.0	100%	278.2	278.2	0%	0.0	0%	0.0	0.0	278.2	268	-10	-4%	
7:00 AM	20%	6.4	90%	250.4	256.8	20%	0.8	20%	0.2	1.0	257.8	258	0	0%	
8:00 AM	20%	6.4	85%	236.5	242.9	60%	2.5	60%	0.5	2.9	245.8	244	-2	-1%	
9:00 AM	20%	6.4	80%	222.6	229.0	80%	3.3	80%	0.6	3.9	232.9	226	-7	-3%	
10:00 AM	20%	6.4	75%	208.7	215.1	90%	3.7	90%	0.7	4.4	219.4	207	-12	-5%	
11:00 AM	20%	6.4	70%	194.7	201.2	100%	4.1	100%	0.8	4.9	206.0	198	-8	-4%	
Noon	20%	6.4	65%	180.8	187.3	90%	3.7	90%	0.7	4.4	191.6	205	14	7%	
1:00 PM	20%	6.4	70%	194.7	201.2	80%	3.3	80%	0.6	3.9	205.0	196	-9	-4%	
2:00 PM	20%	6.4	70%	194.7	201.2	60%	2.5	60%	0.5	2.9	204.1	193	-11	-5%	
3:00 PM	20%	6.4	70%	194.7	201.2	40%	1.6	40%	0.3	1.9	203.1	190	-13	-7%	
4:00 PM	20%	6.4	75%	208.7	215.1	20%	0.8	20%	0.2	1.0	216.0	200	-16	-8%	
5:00 PM	40%	12.8	85%	236.5	249.3	10%	0.4	10%	0.1	0.5	249.8	200	-50	-20%	
6:00 PM	60%	19.3	90%	250.4	269.6	5%	0.2	5%	0.0	0.2	269.9	207	-62	-23%	
7:00 PM	100%	32.1	97%	269.9	302.0	0%	0.0	0%	0.0	0.0	302.0	213	-89	-29%	
8:00 PM	100%	32.1	98%	272.6	304.7	0%	0.0	0%	0.0	0.0	304.7	233	-72	-24%	
9:00 PM	100%	32.1	99%	275.4	307.5	0%	0.0	0%	0.0	0.0	307.5	254	-54	-18%	
10:00 PM	100%	32.1	100%	278.2	310.3	0%	0.0	0%	0.0	0.0	310.3	266	-45	-14%	
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	271	-33	-11%	
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	280	-14	-5%	



Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: March 8, 2018

RE: Family Recreation Center Special Use Permit
Traffic Impact Review
Arlington Downs
Arlington Heights, Illinois

This memorandum summarizes a traffic review of the Special Use Permit request for the Family Recreation Center (FRC) within 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 family entertainment center.

The purpose of this study was to estimate the peak-hour traffic volumes of the FRC and compare them to the previously approved Family Entertainment Center (FEC) which contained a water park and family entertainment center accommodating up to 1,160 users.

Existing Permitted Use

The proposed location of the proposed FRC is the building behind the ONE Arlington apartment tower to the north. As part of the overall Arlington Downs Planned Unit Development (PUD), this building has been approved for a water park and family entertainment area with a maximum of 1,160 users in the building. Traffic studies conducted by EEA in 2014 and V3 Consultants in 2015 estimated the amount of traffic for the water park. These volumes are shown in **Table 1** and copies of the tables from those reports are included in the **Appendix** for reference.

Table 1
Arlington Downs FEC Trip Generation Estimates

Morning Peak			Evening Peak			Saturday Peak		
In	Out	Total	In	Out	Total	In	Out	Total
-	-	-	120	40	160	93	93	186

(1) Source: Eriksson Engineering (2014) and V3 (2015) Traffic Studies

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 58,509 square feet without the basement. First Ascent will occupy 31,127 square feet of the building, 16,262 square feet for the Funtopia facility, and 5,911 square feet food and beverage areas shared by the two users. The remaining 5,209 square feet is for shared corridors, stairways, and storage space.

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. The expected daily attendance is 500 visitors per day.

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 also offers a variety of programs that are aimed at providing socializing opportunities for our visitors. 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.

FRC Trip Generation

The traffic generated by the FRC was estimated from the Institute of Transportation Engineer's Trip Generation 10th Ed. Trip manual which contains trip generation surveys of similar uses. Food and beverage space was equally split between the two uses. The resulting site traffic volumes are shown in **Table 2**.

Table 2
FRC Trip Generation Estimates

Use	Size (sq. ft.)	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
First Ascent	34,082	15 ⁽¹⁾	33	48	32	24	56	44	44	88
Funtopia	19,218	-	-	-	35 ⁽²⁾	35	70	60	60	120
Corridors/Storage	5,209	-	-	-	-	-	-	-	-	-
Totals	58,509	15	33	48	67	59	126	104	104	208

(1) ITE LUC 434 – Rock Climbing Gym

(2) ITE LUC 435 – Multi-Purpose Recreation Facility

Comparison of the FEC and FRC Traffic Volumes

The change in projected traffic volumes are shown below in **Table 3**.

Table 3
Comparison of FEC and FRC Traffic Volumes

Use	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
FEC	-	-	-	120	40	160	93	93	186
FRC	15	33	48	67	59	126	104	104	208
Change	+15	+33	+48	-53	+19	-34	+11	+11	+22

During the morning peak hours of traffic, the new FRC will generate more traffic due to the climbing gym being open when the water park would have been closed. The additional traffic of 48 vehicles per hour would add roughly 10 to 20 cars an hour to any of the Arlington Down access points and would not materially impact their operations. Please note that the morning peak-hour is not the critical traffic time at the Arlington Downs PUD with the retail and restaurant components generating minimal traffic at that time of day. In the evening peak-hour the expected traffic volumes is less (-34 vph). On Saturdays, the volume of traffic generated FRC is 12% higher but would not have a negative impact on overall traffic volumes.

The proposed reuse of the approved FEC water park and entertainment center to the proposed FRC will have minimal impact on the traffic conditions that have been previously anticipated and not adversely impact the overall Arlington Downs PUD.

APPENDIX

- EEA 2014 Report Trip Generation Table
- V3 2016 Report Trip Generation Table

Table 1
Revised Weekday Trip Generation Estimates

Land Use	ITE LUC	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments	222	657 units	50	150	200	140	85	225
Hotel	312	161 rooms	55	40	95	60	40	100
Meeting Rooms	-	300 persons (4,600 sq. ft.)	40	10	50	10	40	50
Fitness Club	492	17,350 sq. ft.	12	12	24	36	24	60
Water Park	-	1,160 users	-	-	-	120	40	160
Retail	820	58,400 sq. ft.	67	51	118	230	230	460
Bank	912	4,700 sq. ft.	30	30	60	60	60	120
Childcare	565	88 children (6,600 sq. ft.)	35	35	70	35	35	70
Quality Restaurant	931	16,000 sq. ft.	-	-	-	80	40	120
Family Restaurant	932	10,000 sq. ft.	57	57	114	57	57	114
Subtotals	117,650 sq. ft. commercial space		346	385	731	828	651	1,479
Public Transportation ⁽¹⁾			-	-15	-15	-15	-	-15
Internal Interaction ⁽²⁾			-30	-30	-60	-45	-45	-90
Reduction for removal of 14,500 sq. ft. office building ⁽³⁾			-20	-3	-23	-3	-19	-22
Net Trip Generation at Site Drives			296	337	633	765	587	1352
Net Trip Generation (May Report)			332	364	696	783	602	1385
Net Difference			-36	-27	-63 (-10%)	-18	-15	-33 (-2%)

(1) 10% of peak direction residential traffic based on US Census data

(2) 7% AM and 6% PM reduction interaction between uses

(3) ITE Land Use Code 710 – General Office

Table 2
Revised Saturday Trip Generation Estimates

Land Use	ITE LUC	Size	Saturday Peak Hour		
			In	Out	Total
Apartments	222	657 units	140	105	245
Hotel	312	161 rooms	67	51	118
Meeting Rooms	-	300 persons (4,600 sq. ft.)	15	15	30
Fitness Club	492	17,350 sq. ft.	30	30	60
Water Park		1,160 users	93	93	186
Retail	820	58,400 sq. ft.	315	315	630
Bank	912	4,700 sq. ft.	60	60	120
Childcare	565	88 children (6,600 sq. ft.)	-	-	-
Quality Restaurant	931	16,000 sq. ft.	86	86	172
Family Restaurant	932	10,000 sq. ft.	74	74	148
Subtotal	117,650 sq. ft. commercial space		880	829	1,709
Internal Interaction			-45	-45	-90
Reduction for removal of 14,500 sq. ft. office building			-3	-3	-6
Net Trip Generation			832	781	1,613
Trips Generation (May Report)			860	795	1,655
Net Difference			-28	-14	-42 (-2%)



I. INTRODUCTION

V3 Companies has been retained by ChiArc to conduct a traffic impact study for the Arlington Downs mixed-use development located at Euclid Avenue and Rohlwing Road in Arlington Heights, Illinois. The development is located west of the Arlington International Racecourse and is bounded by Euclid Avenue to the south, Rohlwing Road to the west, and Salt Creek Lane to the north and east. A location map is included as Figure 1.

The site, which has been undergoing redevelopment for several years, currently consists of a 214-unit high-rise apartment building that recently opened and is partially occupied. A 55,000 square foot indoor water park is attached to the apartment building but is currently no in operation. A 161-room hotel with a conference space has been approved and will be under construction soon. The proposed plan for the remaining portions of the site include re-opening the indoor water with an attached family entertainment center, a second residential tower with 442 units, and a mix of retail, restaurant, and medical office land uses. Table 1 provides a summary of the proposed land use plan for Arlington Downs. A conceptual site plan is included in Figure 2.

Table 1: Proposed Land Use Plan

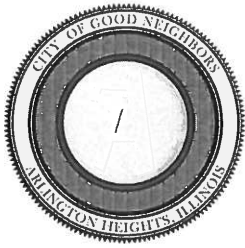
LAND USE	SIZE
Apartment	656 units
Hotel	161 rooms
Day Care Center	90 students
Office (Medical)	21,600 sq. ft.
Shopping Center	21,065 sq. ft.
Hair Salon	1,610 sq. ft.
High-Turnover (Sit-Down) Restaurant	20,085 sq. ft.
Fast-Food Restaurant without Drive-Through Window	3,770 sq. ft.
Fast-Food Restaurant with Drive-Through Window	2,670 sq. ft.
Special Use - Water Park and Family Entertainment	1,160 occ.

The purpose of this traffic study is to evaluate the potential traffic impacts of Arlington Downs, which is expected to be fully built out by 2017. Traffic estimates are projected to 2022, which is five years beyond the projected build-out year of the project. The study area includes the following intersections:



Table 2: Total Trip Generation

LUC	LAND USE	SIZE	AM			PM			SAT		
			In	Out	Total	In	Out	Total	In	Out	Total
220	Apartment	656 units	67	267	334	264	143	407	171	170	341
	Less Internal Capture:		-18	-18	-36	-24	-24	-48	-17	-17	-34
	Less Pass-By:		-	-	-	-	-	-	-	-	-
310	Hotel	161 rooms	45	33	78	40	41	81	51	50	101
	Less Internal Capture:		-4	-4	-8	-4	-4	-8	-5	-5	-10
	Less Pass-By:		-	-	-	-	-	-	-	-	-
565	Day Care Center	90 students	38	34	72	34	39	73	0	0	0
	Less Internal Capture:		-	-	-	-	-	-	-	-	-
	Less Pass-By:		-	-	-	-	-	-	-	-	-
720	Office (Medical)	21,600 sq. ft.	41	11	52	22	56	78	45	33	78
	Less Internal Capture:		-	-	-	-	-	-	-	-	-
	Less Pass-By:		-	-	-	-	-	-	-	-	-
820	Shopping Center	21,065 sq. ft.	11	8	19	37	41	78	53	48	101
	Less Internal Capture:		-4	-4	-8	-12	-12	-24	-20	-20	-40
	Less Pass-By:		-	-	-	-9	-9	-18	-8	-8	-16
918	Hair Salon	1,610 sq. ft.	2	0	2	0	2	2	3	5	8
	Less Internal Capture:		-	-	-	-	-	-	-	-	-
	Less Pass-By:		-	-	-	-	-	-	-	-	-
932	High-Turnover (Sit-Down) Restaurant	20,085 sq. ft.	102	84	186	99	68	167	77	68	145
	Less Internal Capture:		-11	-11	-22	-19	-19	-38	-19	-19	-38
	Less Pass-By:		-	-	-	-28	-28	-56	-	-	-
933	Fast-Food Restaurant without Drive-Through Window	3,770 sq. ft.	60	57	117	44	40	84	78	74	152
	Less Internal Capture:		-7	-7	-14	-9	-9	-18	-19	-19	-38
	Less Pass-By:		-	-	-	-	-	-	-	-	-
934	Fast-Food Restaurant with Drive-Through Window	2,670 sq. ft.	70	47	117	36	34	70	72	74	146
	Less Internal Capture:		-6	-6	-12	-8	-8	-16	-19	-19	-38
	Less Pass-By:		-26	-26	-52	-14	-14	-28	-	-	-
	Special Use - Water Park and Family Entertainment	1,160 occ.	0	0	0	120	40	160	93	93	186
	Less Internal Capture:		-	-	-	-20	-20	-40	-34	-34	-68
	Less Pass-By:		-	-	-	-	-	-	-	-	-
Total Trip Generation:			436	541	977	696	504	1200	643	615	1258
Less Internal Capture:			-50	-50	-100	-96	-96	-192	-133	-133	-266
Total External Trips			386	491	877	600	408	1008	510	482	992
Less Pass-By:			-26	-26	-52	-51	-51	-102	-8	-8	-16
Total New Traffic Generated on Network:			360	465	825	549	357	906	502	474	976



**Village of Arlington Heights
Building & Life Safety Department**

RECEIVED

MAR 19 2018

Interoffice Memorandum

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 3400 W Euclid Ave – SUP for Amusement/Arcade and Restaurant
PC#: 18-006 – Round 1
Date: March 16, 2018

General Comments:

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

1. All currently adopted codes and Village amendments shall apply.
2. Utility rooms shall not be used for storage of any kind.
3. Provide an occupant load calculation for the entire building broken out by room/area.
4. Provide minimum required width of egress and compare to the provided width of egress.
5. 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.
6. Panic hardware shall be provided on required exit doors leading to the exterior of the building.
7. 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.
8. 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.
9. The electrical room shall be properly identified.

10. It is assumed that the elevator shown on the plans is existing. If this is a new element in the building - The 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.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division



Date: 3/14/2018

P.C. Number: 18-006

Project Name: SUP for Amusement/Arcade and Restaurant

Project Location: 3400 W. Euclid

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 be followed.
2. Specific information regarding the fire suppression system and fire alarm system would be required focusing on the relationship of these systems with the existing building and the existing building next to this occupancy.
3. Fire department connections shall be 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.
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. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance.
10. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
11. 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.

12. 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.
13. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
14. Indicate the maneuvering capability of the Fire Department Tower Truck to confirm that the truck can negotiate the turns on pavement avoiding any dead-ends and identify any overhead wires that may be within the airspace of the truck set-up.
15. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
16. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved a visible Location.
17. 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.
18. 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.
19. Emergency evacuation drills complying with the provisions of the Fire Code shall be conducted at least annually in the occupancies listed (as below) or when required by the *fire code official*. Drills shall be designed in cooperation with the local authorities. Records shall be maintained of required emergency evacuation drills.
20. Employees shall receive training in the contents of fire safety and evacuation plans and their duties as part of new employee orientation and at least annually thereafter. Records shall be kept and made available to the *fire code official* upon request.
21. Employees shall be trained in fire prevention, evacuation and fire safety in accordance with Sections 406.3.1 through 406.3.4 of the Fire Code.
22. Employees shall be familiarized with the fire alarm and evacuation signals, their assigned duties in the event of an alarm or emergency, evacuation routes, areas of refuge, exterior assembly areas and procedures for evacuation.

Date 03/14/18

Reviewed By: 
Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 30, 2018
Subject: 3400 W Euclid Ave, P.C. #18-006 Round 1



Regarding the proposed PUD Amendment, PW has the following comments:

- a. Until utility plans have been submitted, VAHPW has no comments.

VAHPW has no further comments at this time.

C: File

RECEIVED
APR - 2 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-006</u>	P.I.N.# <u>02-26-201-030 + 02-25-100-036</u>
Petitioner: <u>Gillespie Design Group</u>	Location: <u>3400 W. Euclid Avenue</u>
<u>5307 Business Parkway, Suite 101</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Ringwood, IL 60072</u>	Subdivision: <u> </u>
Owner: <u>Arlington Devco WPH, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>2920 W. Stonegate Blvd., Suite 2128</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u>X</u> For: <u>Amusement / Food Service</u>
Contact Person: <u>David Gillespie</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u> </u>	Land Use: <u> </u> Current: <u> </u>
Phone #: <u>815-653-7100</u>	Proposed: <u> </u>
Fax #: <u>815-653-7700</u>	Site Gross Area: <u>3.9968 acres</u>
E-Mail: <u>dgillespie@gillespiedesigngroup.com</u>	# of Units Total: <u> </u>
	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(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 b. IDOT c. ARMY CORP d. IEPA e. CCHD 3. R.O.W. DEDICATIONS? 4. SITE PLAN ACCEPTABLE? 5. PRELIMINARY PLAT ACCEPTABLE? 6. TRAFFIC STUDY ACCEPTABLE? 7. STORM WATER DETENTION REQUIRED? 8. CONTRIBUTION ORDINANCE EXISTING? 9. FLOOD PLAIN OR FLOODWAY EXISTING? 10. WETLAND EXISTING?

YES NO COMMENTS

 X N/A N/A X X X X X

GENERAL COMMENTS ATTACHED

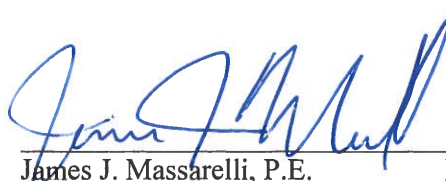
PLANS PREPARED BY: GILLESPIE DESIGN GROUPDATE OF PLANS: 2-28-18

James F. Munk 3/26/18
 Director Date

PLAN COMMISSION PC #18-006
Funtopia at Arlington Downs
3400 W. Euclid Ave.
SUP for Amusement/Arcade and Restaurant
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. 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.
13. The summary of the available parking stall counts between the site plans, and the total counts mentioned in the Traffic Report need to be corrected. The stall count on the site plan totals 671 spaces, but the tally on Table 3 indicates 668.
14. Table 1 indicates that Funtopia has 12,600 sf. But the text on page two states that 16,262 sf. will be devoted to this part of the facility. The calculation for the required parking stalls based upon the 250 sf/space is 65 stalls and not the 117 shown. So the required spaces for these new uses would be 313 without any reduction. This table should provide one column for the parking demand on the weekdays and one column for the weekend values.
15. Table 3 for total parking supply indicates the underground parking garage count is 312, but Table 1 in the parking surveys in the revised memo in the appendix indicates 315 available.
16. Based upon the evaluation of the suggested proposed number of spaces gained by repaving the parking area west of the repurposed waterpark, the discussion about revising the approved parking rate of 1.45 spaces per dwelling unit, down to the suggested rate of 1.31 spaces per dwelling unit is not supported or agreed to at this time.
17. After making these adjustments to the tables and summary for required parking, the following values should be the basis of supply, $(315+24+75+256=671)$, verses code required demand, $(214 \times 1.45=310; 11,722\text{sf} \times 1/300\text{sf}=39; 31,127 \times 1/250\text{sf}=125; 16,262 \times 1/250\text{sf}=65; 409 \times 30\%=123$ totaling 662 stalls). The conclusions reached would then result in reductions to the variations being sought for required parking. The major reduction being allowed for the reduction to for the 214 existing residential dwelling units for code required parking stays as is at 310 required parking stalls based upon agreed parking rate reduction from 2 spaces per dwelling unit to the 1.45 spaces per dwelling unit permitted in the last P.U.D. approval.

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MAR 27 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


James J. Massarelli, P.E. 3/24/18
Director of Engineering Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-006

Project Name

Funtopia at 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 to access all areas of the building and the different businesses shall be mounted at the main front entrance of the building. Depending on addressing and different entrances additional Know Boxes may be needed. As of now the plans appear to have a shared entrance for both businesses and will be using one address.

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 to ensure all Fire Apparatus roads will comply.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 20, 2018

Reviewed By: _____

LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Funtopia
3400 W. Euclid Ave.
PC#18-006

RECEIVED

MAR 23 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**
03/22/2017

Round 1 Review Comments

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 should not create any traffic problems.

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.

- Operating procedures addressing locker room thefts and parking lot vehicle burglaries should be included. Requiring patrons to secure their items in a locked locker or encouraging them through education to keep valuable items inside their vehicle out of plain view will help prevent these common crimes. There should be signage to encourage users to lock their vehicles and storage lockers and video surveillance located at the entrance/exits to the facility and entrance/exits to the locker rooms to deter theft and help identify potential offenders.

- 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.

- As stated in the plans, access to the facilities should be to paid guests only to reduce incidents of theft trespassing and vandalism.

#202

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #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

Print Form (To Mail)

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.

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

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-006</u>	P.I.N.# <u>02-26-201-030 + 02-25-100-036</u>
Petitioner: <u>Gillespie Design Group</u>	Location: <u>3400 W. Euclid Avenue</u>
<u>5307 Business Parkway, Suite 101</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Ringwood, IL 60072</u>	Subdivision: <u> </u>
Owner: <u>Arlington Devco WPH, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>2920 W. Stonegate Blvd., Suite 2128</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights, IL 60005</u>	Special Use: <u>X</u> For: <u>Amusement / Food Service</u>
Contact Person: <u>David Gillespie</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u> </u>	Land Use: <u> </u> Current: <u> </u>
Phone #: <u>815-653-7100</u>	Proposed: <u> </u>
Fax #: <u>815-653-7700</u>	Site Gross Area: <u>3.9968 acres</u>
E-Mail: <u>dgillespie@gillespiedesigngroup.com</u>	# of Units Total: <u> </u>
	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

- Building permit plans must comply with the attached Food Service Plan Review Requirements.

RECEIVED
MAR 26 2018
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Sean Freres, LEHP 3/22/18
 Environmental Health Officer Date

James McCalister 3/22/18
 Director Date



Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
 - 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
 - 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
 - 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.
 - 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)
- Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
 - 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
 - 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.
 - 9. Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-006
 Petitioner: Gillespie Design Group
5307 Business Parkway, Suite 101
Ringwood, IL 60072
 Owner: Arlington Devco WPH, LLC
2920 W. Stonegate Blvd., Suite 2128
Arlington Heights, IL 60005
 Contact Person: David Gillespie
 Address: _____
 Phone #: 815-653-7100
 Fax #: 815-653-7700
 E-Mail: dgillespie@gillespiedesigngroup.com

P.I.N.# 02-26-201-030 + 02-25-100-036
 Location: 3400 W. Euclid Avenue
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Amusement / Food Service
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 3.9968 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.



3/27/18
 Date

Planning & Community Development Dept. Review

March 26, 2018



REVIEW ROUND 1

Project: Funtopia at Arlington Downs – 3400 W. Euclid Ave.

Case Number: PC 18-006

General:

7. The following approvals are needed:
 - **Amendment to PUD Ordinances 12-006, 12-037, 12-039, 14-025, and 15-059 to allow for modifications to the previously approved Arlington Downs site plans.**
 - **Special Use Permit to allow a Large Amusement/Arcade.**
 - **Special Use Permit to allow a restaurant.**
8. The following variations have been identified:
 - **A Variation to Section 11.4, Schedule of Parking Requirements, may be required in order to reduce the required amount of off-site parking spaces. This will be determined once further details have been provided.**
9. If a Variation is required, please provide a written justification for the required variation to reduce the parking requirements, which addresses each of the hardship criteria outlined below:
 - **That 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 plight of the owner is due to unique circumstances.**
 - **The variation, if granted, will not alter the essential character of the locality.**
10. Please outline how many full time and part time employees are expected at each business (First Ascent, Funtopia, food operator), and how many employees will be onsite at peak shift for each business..
11. The Palatine Township Assessor's office has been provided with information on the proposed development and has compiled a list of all PIN #'s of property within 250' of the subject property. The list has been obtained and provided to the Village and is currently under review. Please note that when the mailing is sent out, it must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN.
12. A Design Commission application is required for this project. Please provide an application as soon as possible and note that the Design Commission review must be completed prior to your tentative appearance before the Plan Commission on May 9th.
13. Please ensure all plans/document to be revised as part of the Round 1 review comments include a revision date.

Floor Plans:

14. Please assign room numbers to each room and provide the square footage of each room/space. Please include a separate table on the floor plans that outlines the occupancy calculation for each room and the total square footage of each floor.

15. Please draw a dashed line around the area within the First Ascent entrance that will be used for retail sales. Please provide the square footage of this area.
16. What will the rear southeast doorways be used for (adjacent to the Snack Service 1 area)? Will these be exit only doors or will entry be allowed at these doors as well?
17. How will rooms "Snack Service 1" and "Snack Service 2" function? Are these sit-down eating areas? If so, please provide the square footage of these spaces.
18. Will all food service be ordered from the snack counter, or is food served from the Snack Service areas too?
19. How will the "lounge" be used? Could food service customers sit in this area to eat? Please provide a square footage calculation for the seating area here.

Site Plan:

20. The First Ascent website references a parking garage that will be built adjacent to this building. Are there plans for a parking garage to be built within the Arlington Downs PUD?
21. What will the large exterior enclosure area be used for (located on the north side of the building adjacent to the trash/loading area)?
22. Are the proposed parking areas to be built to the east and west of the building intended to be permanent, or will these areas be temporary until the site is developed as per the approved PUD?
23. Please provide plans showing how these proposed parking rows and parking spaces will integrate with the adjacent areas of the development. The site plan should be revised to include the geometry of adjacent areas with relation to proposed drive aisle and parking rows.
24. Please indicate the existing foundation size (sq. ft.) and proposed building addition foundation size (sq. ft.) on the site plan.
25. Due to the proposed changes to the parking orientation, a landscape plan will be required. Please note that the proposed configuration of the west side parking area does not leave adequate space for landscaping to the north and along the south. Please see the comment from the landscape reviewer Derek Mach.
26. Will there be any exterior generators, transformers, or utility equipment proposed? Will all rooftop mechanical units be screened?

Traffic/Parking:

27. Please note that the last approval for Arlington Downs showed a secondary parking lot proposed to the west of the western parking lot for the waterpark redevelopment. This secondary parking lot was meant for overflow between the hotel that was to be constructed to the north, and the redeveloped waterpark. The developer has proposed this area for future development with residential uses, which will eliminate its ability to provide 147 overflow parking spaces for the waterpark re-use. If based on actual demand for First Ascent/Funtopia, this secondary parking lot is determined as necessary, it may prevent it from being developed with residential uses.
28. Please explain how the data for Appendix 2 in the parking study (which was labeled as Appendix 1) relative to the occupancy times for First Ascent and Funtopia was determined? Were existing sites visited to substantiate the peak usage? How were the percentages for space utilization at the different times determined? Were they based on observation?
29. Please confirm if employees of 25N are currently allowed to park within the underground parking garage for One Arlington. Is 25N aware that their employees are supposed to be parking within the underground parking

garage, as assumed by the parking study? The developer must confirm that employee parking for 25N will be allowed within the One Arlington underground garage.

30. The Village has recently adopted a bicycle parking ordinance, which requires all properties to install bicycle parking spaces on the site. The subject property will require the installation of a certain amount of bicycle racks/spaces as a result of these new code requirements. The final number of spaces required will be determined once information on the other uses and spaces within the building have been provided.
31. The estimated peak parking demand for each use is based on estimates provided by the proposed businesses. Were any observations conducted at existing facilities operated by each proposed business to confirm their estimates?
32. Future parking demand was forecasted based on the estimates from each business outlining their peak parking demand. How do ITE parking rates (LUC 434 and LUC 435) compare to the estimates from each business?

Prepared by: 

Funtopia at Arlington Downs
3400 W. Euclid
PC 18-006
March 26, 2018

Landscape Comments

- 1) Please provide a landscape plan. The landscape plan must take into consideration the modified site plan. Landscaping must be provided along the south end between the sidewalk and the parking area. In addition, landscaping must be provided on the north end of the parking area. Also, landscaping must be provided between the parking area and the new drive aisle on the west side. Per Chapter 28, four inch caliper trees are required at the ends of all parking rows. Please refer to the previously approved landscape plan. The proposed landscaping must be comparable to the previously approved plan.



April 19, 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 Special Use: Responses to VAH comments
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
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 FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development. The responses to follow will be referenced by department and number as requested.

BUILDING & LIFE SAFETY DEPARTMENT

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. A note shall be added to the construction documents when submitted for permit review.
3. Drawings have been revised - occupant load calculations have been provided.
4. Required and provided egress widths shall be added to the construction documents when submitted for permit review.
5. A note shall be added to the construction documents when submitted for permit review.
6. All required hardware shall be added to the construction documents when submitted for permit review.
7. A note shall be added to the construction documents when submitted for permit review.
8. The existing electrical room shall be verified for compliance with code requirements and any necessary changes shall be added to the construction documents when submitted for permit review.

9. Room designations shall be added to the construction documents when submitted for permit review.
10. The elevator – a new element – shall be sized and designated accordingly and noted on the construction documents when submitted for permit review.

FIRE SAFETY DIVISION

1. All currently adopted codes shall be followed and will be listed on the construction documents when submitted for permit review.
2. The existing fire suppression system shall be verified for compliance with code requirements and any necessary changes shall be added to the construction documents when submitted for permit review.
3. Fire department connections shall meet code requirements and shall be noted on the construction documents when submitted for permit review.
4. Fire suppression system shall meet code requirements and shall be noted on the construction documents when submitted for permit review.
5. Water supply shall meet code requirements and shall be noted on the construction documents when submitted for permit review.
6. Equipment and rooms shall be identified to meet code requirements on the construction documents when submitted for permit review.
7. Fire protection equipment access shall be provided to meet code requirements.
8. Radio coverage shall be provided to meet code requirements.
9. Fire alarms code requirements shall be noted on the construction documents when submitted for permit review.
10. Shop drawings shall be submitted for approval as required.
11. Alarm notification appliances shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.
12. Zoning indicator panel shall be located to meet code requirements and shall be noted on the construction documents when submitted for permit review.
13. A key box shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.
14. Truck maneuverability shall be indicated and overhead wire locations shall be provided to meet code requirements.
15. Fire department connections shall be designed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
16. Fire department connections shall be designed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
17. Signs shall be posted at fire lanes to meet code requirements and shall be noted on the construction documents when submitted for permit review.
18. Signs shall meet code requirements for lettering, size and installation details.
19. Compliance with the fire code with regard to emergency evacuation drills shall be the responsibility of the building owner and/or operator.

20. Compliance with the fire code with regard to employee training of evacuation plans shall be the responsibility of the building owner and/or operator.
21. Compliance with the fire code with regard to employee training in fire prevention and safety shall be the responsibility of the building owner and/or operator.
22. Employee training for emergency and evacuation procedures and duties shall be the responsibility of the building owner and/or operator.

PUBLIC WORKS DEPARTMENT

- a. We acknowledge that Public Works has no comments at this time.

ENGINEERING DEPARTMENT

1. We acknowledge.
2. We acknowledge.
3. We acknowledge.
4. We acknowledge.
5. We acknowledge.
6. We acknowledge.
7. We acknowledge.
8. We acknowledge.
9. We acknowledge.
10. We acknowledge.
11. We acknowledge.
12. On-site lighting shall meet code requirements and required photometric diagrams shall be provided on the construction documents when submitted for permit review.
13. See Eriksson Engineering memo dated 4/18/2018 for response.
14. See Eriksson Engineering memo dated 4/18/2018 for response.
15. See Eriksson Engineering memo dated 4/18/2018 for response.
16. See Eriksson Engineering memo dated 4/18/2018 for response.
17. See Eriksson Engineering memo dated 4/18/2018 for response.

FIRE DEPARTMENT

1. Building shall meet all fire sprinkler code requirements.
2. Fire department connections shall be designed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
3. A key box shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.

4. An annunciator panel or alarm panel shall be provided to meet code requirements and shall be noted on the construction documents when submitted for permit review.
5. An auto-diagram shall be provided on the construction documents when submitted for permit review.
6. All fire apparatus roads will meet code requirements and shall be noted on the construction documents when submitted for permit review.

POLICE DEPARTMENT

1. We acknowledge.
2. Exterior lighting shall meet all requirements and shall be noted on the construction documents when submitted for permit review.
3. We acknowledge.
4. We acknowledge.
5. We acknowledge.
6. Landscaping plan will be designed and planted accordingly. Recommendations over locker room thefts and vehicle burglaries will be forwarded to building owner and/or operator and tenants. Emergency contact card will be forwarded to building owner to be filled out. Recommendations of use of no trespassing/loitering signs will be forwarded to building owner and/or operator and tenants.

HEALTH SERVICES DEPARTMENT

1. All areas associated with food service will be identified on the construction documents when submitted for permit review.
2. All equipment fixtures shall be cross referenced to a schedule and all necessary mounting heights, clearance distances and relevant information shall be noted on the construction documents when submitted for permit review.
3. All equipment shall meet code requirements and be noted on the construction documents when submitted for permit review.
4. All plumbing shall meet code requirements and be noted on the construction documents when submitted for permit review.
5. All required sinks shall be provided and installed to meet code requirements and shall be noted on the construction documents when submitted for permit review.
6. Ventilation equipment shall meet code requirements and be noted on the construction documents when submitted for permit review.
7. All room finishes shall meet code requirements and be noted on the construction documents when submitted for permit review.
8. All lighting shall meet code requirements and be noted on the construction documents when submitted for permit review.

9. All storage areas shall meet code requirements and be noted on the construction documents when submitted for permit review.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

1. We acknowledge.
2. We acknowledge.
3. We acknowledge.
4. We acknowledge.
5. We acknowledge.
6. We acknowledge.
7. We acknowledge.
8. We acknowledge.
9. We acknowledge, and will provide if deemed necessary.
10. Estimated employee counts for peak shift are as follows: First Ascent 10-15 employees, Funtopia 15-25 employees, and Food/Beverage 3-5 employees.
11. We acknowledge.
12. We acknowledge.
13. All revised plans/documents show a revision date.
14. Square footage and occupancy calculations have been included in a table and added to the floor plans.
15. Retail area of First Ascent has been defined and square footage noted.
16. These doors are intended to be exit doors.
17. These areas are intended to be for pre-arranged group use for food service by First Ascent patrons. Square footage of areas shall be provided on floor plans.
18. Food service at the snack counter is available to patrons of either tenant. The snack service areas are for pre-arranged group service by First Ascent patrons.
19. The lounge will be used as a seating area for those patrons who purchased food at the snack counter and offers another location to get drinks.
20. There will not be a parking garage associated with this project.
21. The enclosure is currently for mechanical units. These will be removed and a storage shed will be installed for use by First Ascent.
22. These parking areas are intended to be permanent.
23. The Arlington Downs site plan has been included in the submittal to show the relationship of our site to the entire site.
24. Existing building area and addition area have been shown on the site plan.
25. Preliminary landscape plans have been provided.
26. Any new mechanical/electrical equipment shall be located on rooftops and shall be screened where necessary.
27. See Eriksson Engineering memo dated 4/18/2018 for response.
28. See Eriksson Engineering memo dated 4/18/2018 for response.

- 29. See Eriksson Engineering memo dated 4/18/2018 for response.
- 30. See Eriksson Engineering memo dated 4/18/2018 for response.
- 31. See Eriksson Engineering memo dated 4/18/2018 for response.
- 32. See Eriksson Engineering memo dated 4/18/2018 for response.

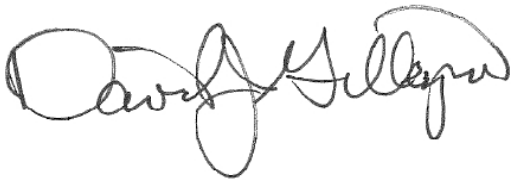
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT-LANDSCAPING

- 1. Preliminary landscape plans have been provided. Final landscaping plans shall be designed to meet the code requirements and shall be noted on the construction documents when submitted for permit review.

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



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
Traffic Impact Review
Arlington Downs
Arlington Heights, Illinois

This memorandum summarizes the responses to the Village of Arlington Heights Round 1 review comments for the Special Use Permit request for the Family Recreation Center (FRC) within the Arlington Downs mixed-use development in Arlington Heights, Illinois.

ENGINEERING COMMENTS

13. The summary of the available parking stall counts between the site plans, and the total counts mentioned in the Traffic Report need to be corrected. The stall count on the site plan totals 671 spaces, but the tally on Table 3 indicates 668. **Response: Exhibits updated to 647 parking spaces.**

14. Table 1 indicates that Funtopia has 12,600 sf. But the text on page two states that 16,262 sf. will be devoted to this part of the facility. The calculation for the required parking stalls based upon the 250 sf/space is 65 stalls and not the 117 shown. So the required spaces for these new uses would be 313 without any reduction. This table should provide one column for the parking demand on the weekdays and one column for the weekend values. **Response: For the purpose of the Village Code calculations, the food and beverage area that serves both uses was separated from the First Ascent and Funtopia building areas. The food and beverage square footage was added to Funtopia. Table 1 is based on the Village code which does not differentiate for day of the week. Table 1 has been corrected.**

15. Table 3 for total parking supply indicates the underground parking garage count is 312, but Table 1 in the parking surveys in the revised memo in the appendix indicates 315 available. **Response: The 312 number is correct. Prior memo was incorrect and has been revised.**

16. Based upon the evaluation of the suggested proposed number of spaces gained by repaving the parking area west of the repurposed waterpark, the discussion about revising the approved parking rate of 1.45 spaces per dwelling unit, down to the suggested rate of 1.31 spaces per dwelling unit is not supported or agreed to at this time. **Response: Analysis updated with the 1.45 ratio. That increases the peak demand for the combined residential/office demand to 311 versus 280 or 31 more spaces which still can be accommodated in the parking garage and surface spaces (352 spaces).**

17. After making these adjustments to the tables and summary for required parking, the following values should be the basis of supply, $(315+24+75+256=671)$, versus code required demand, $(214 \times 1.45=310; 11,722\text{sf} \times 1/300\text{sf}=39; 31,127 \times 1/250\text{sf}=125; 16,262 \times 1/250\text{sf}=65; 409 \times 30\%=123$ totaling 662 stalls). The conclusions reached would then result in reductions to the variations being sought for required parking. The major reduction being allowed for the reduction to for the 214 existing residential dwelling units for code required parking stays as is at 310 required parking stalls based upon agreed parking rate reduction from 2 spaces per dwelling unit to the 1.45 spaces per dwelling unit permitted in the last P.U.D. approval. **Response: The revised report has the updated supply of 647 spaces $(312+24+74+237)$. The 12,600 square feet is for the Funtopia without the food and beverage area (3,662 square feet). The revised calculation is $(214 \times 1.45=310; 11,722\text{sf} \times 1/300\text{sf}=39; 31,127 \times 1/250\text{sf}=125; 12,600 \times 1/250\text{sf}=50; 409 \times 30\%=123$ totaling 647 required stalls). The proposed parking supply of 647 meets the zoning code requirement.**

Traffic/Parking:

27. Please note that the last approval for Arlington Downs showed a secondary parking lot proposed to the west of the western parking lot for the waterpark redevelopment. This secondary parking lot was meant for overflow between the hotel that was to be constructed to the north, and the redeveloped waterpark. The developer has proposed this area for future development with residential uses, which will eliminate its ability to provide 147 overflow parking spaces for the waterpark re-use. If based on actual demand for First Ascent/Funtopia, this secondary parking lot is determined as necessary, it may prevent it from being developed with residential uses. **Response: So noted but study shows the overflow will not be needed.**

28. Please explain how the data for Appendix 2 in the parking study (which was labeled as Appendix 1) relative to the occupancy times for First Ascent and Funtopia was determined? Were existing sites visited to substantiate the peak usage? How were the percentages for space utilization at the different times determined? Were they based on observation? **Response: First Ascent provided occupancy data for the month of January (2018) which, like other fitness related centers, is their peak month of the year from their Avondale location. EEA then adjusted the parking demand higher based on their projection of 500 visitors per day. First Ascent has four locations in the City of Chicago which shares their parking with other users and their patrons also walk, bike, or use public transportation. Parking surveys would under estimate their parking needs. Funtopia has a location in Glenview, Illinois within the Glen Town Center with a shared on-street and parking garage with other users. They do not have a separate parking area. The parking usage was based on their peak demand/occupancy from the owner.**

29. Please confirm if employees of 25N are currently allowed to park within the underground parking garage for One Arlington. Is 25N aware that their employees are supposed to be parking within the underground parking garage, as assumed by the parking study? The developer must confirm that employee parking for 25N will be allowed within the One Arlington underground garage. **Response: The employees of 25N are not currently parking in the parking garage. They will be allowed to in the future.**

30. The Village has recently adopted a bicycle parking ordinance, which requires all properties to install bicycle parking spaces on the site. The subject property will require the installation of a certain amount of bicycle racks/spaces as a result of these new code requirements. The final number of spaces required will be determined once information on the other uses and spaces within the building have been provided. **Response: Bicycle parking will be provided and coordinated with staff.**

31. The estimated peak parking demand for each use is based on estimates provided by the proposed businesses. Were any observations conducted at existing facilities operated by each proposed business to confirm their estimates? **Response: See response to Comments 28.**

32. Future parking demand was forecasted based on the estimates from each business outlining their peak parking demand. How do ITE parking rates (LUC 434 and LUC 435) compare to the estimates from each business? **Response: The ITE parking generation data does not have information for ITE LUC 434 Rock Climbing Gym. For LUC 435 (Multipurpose Recreational Facility), the parking data was for one facility with peak parking ratios on a weekday demand of 6.33 vehicles per 1,000 square feet and a weekend ratio of 10.67 vehicles per 1,000 square feet. The resulting demand for the Funtopia would be 103 and 174 parking spaces.**



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

General Comments:

No additional comments at this time.

RECEIVED
APR 24 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 04-23-18

Reviewed By:


Fire Safety Supervisor



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-006

Project Name

Funtopia at Arlington Downs (Round 2)

Project Location

3400 W. Euclid Ave.

Planning Department Contact Sam Hubbard

General Comments

- 1) 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. Could you please specify exactly where the location will be. From what I see in the plans it appears the main front entrance would be on the West side of the building. The current Fire Department Connection is located on the East side of the building. The Fire Department connection shall be labeled with what areas it covers.
- 2) A Knox Box containing keys to the building and the different businesses shall be mounted at the main front entrance of the building (West side of Building). Depending on addressing and different entrances additional Know Boxes may be needed. As of now the plans appear to have a shared entrance for both businesses and will be using one address. Could you please be more specific as to the location and if additional Knox Boxes will be needed. Could you please specify your intentions for the current Knox Box on the East side of the building.
- 3) A fully operational annunciator panel or alarm panel shall be located at the main front entrance of the building(West entrance area). Could you please be more specific as to the location.
- 4) The Fire Department requests an auto-turn diagram. Could you please be more specific on the widths of the driveway and parking areas for fire apparatus and where any overhead utilities will be located. Please review section 503 of the 2009 International Fire Code to ensure all Fire Apparatus roads will comply.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date April 27, 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: April 24, 2018

Re: PC# 18-006. Funtopia at Arlington Downs, 3400 W. Euclid Ave. Round 2

-
- No comments from Health & Human Services at this time.

RECEIVED
APR 24 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Planning & Community Development Dept. Review

April 27, 2018



REVIEW ROUND 2

Project: Funtopia at Arlington Downs – 3400 W. Euclid Ave.

Case Number: PC 18-006

General:

7. The responses to comments #1-#15, #17-#18, #20, #22, #26, #28, and #31-#32 are acceptable.
8. The response to comment #16 is noted. Please clarify if these doors will be exit **only**?
9. The response to comment #19 is noted. Please clarify that no alcohol will be served within the lounge.
10. The response to comment #21 is noted. Please acknowledge that any shed will need to be approved via a separate building permit.
11. The response to comment #25 is noted. Please acknowledge that landscaping shall be installed per the approved amendment to the Arlington Downs PUD that is currently under review by the Planning Department.
12. The response to comment #27 is noted. A condition of approval will be added to clarify that any future development proposed on Lot 2B will need to include a parking survey of Lot 2A to ensure that there is suitable parking for the First Ascent/Funtopia.
13. The response to comment #29 is noted. The parking study is predicated on the fact that this garage will be open to employees of 25N and that they will utilize this parking lot. Please be aware that the developer may need to take steps to ensure that this is happening.
14. The response to comment #29 is not acceptable. Eleven bicycle parking spaces must be incorporated within the First Ascent/Funtopia development site. A condition of approval requiring such will be included.

Prepared by:

Sam Luzzardi



May 2, 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 Special Use: Responses to VAH comments – round 2
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
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 FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development. The responses to follow will be referenced by department and number as requested.

BUILDING & LIFE SAFETY DEPARTMENT

1. No comments/responses at this time.

FIRE SAFETY DIVISION

1. No comments/responses at this time.

PUBLIC WORKS DEPARTMENT

No comments/responses at this time.

ENGINEERING DEPARTMENT

1. No comments/responses at this time.

FIRE DEPARTMENT

1. A fire department connection location has been indicated on the floor plan. See attached sketch.
2. A knox box location has been indicated on the floor plan. See attached sketch.
3. An annunciator panel location has been indicated on the floor plan. See attached sketch.
4. This comment has been directed to the civil engineer for verification of compliance with the fire code. We acknowledge that final site design of driveways and parking areas to be used by fire apparatus will need to comply with Section 503 of the 2009 International Fire Code and that any overhead utilities will need to be located.

POLICE DEPARTMENT

1. No comments/responses at this time.

HEALTH & HUMAN SERVICES DEPARTMENT

1. No comments/responses at this time.

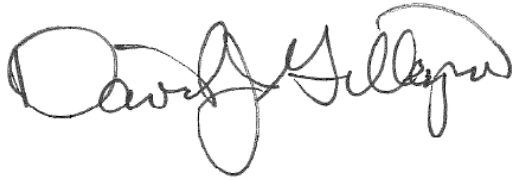
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7. We acknowledge.
8. These doors will be for emergency exiting – employees may possibly use them as an entrance if they park on the east side of the building but they will not be used a public entrance.
9. No alcohol will be served within the lounge.
10. We acknowledge that any storage shed to be built on the property will need to be approved under a separate building permit.
11. The landscaping for the project will be installed per the approved Arlington Downs PUD amendment.
12. We acknowledge and agree that any future development of Lot 2B should include a parking survey of Lot 2A to ensure adequate parking for First Ascent/ Funtopia.
13. We acknowledge and agree that the developer may need to ensure that employees of 25N are able to use the parking garage as proposed by the parking study.
14. A proposed location for a bicycle rack had been indicated on the revised site plan on sheet A001 dated 04-19-2018 submitted with the round 1 responses. The area will be sized to accommodate a minimum of 11 bicycles.

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

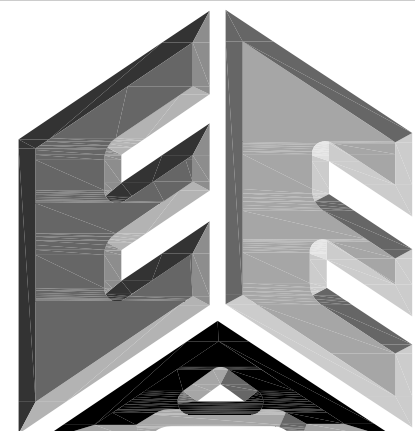
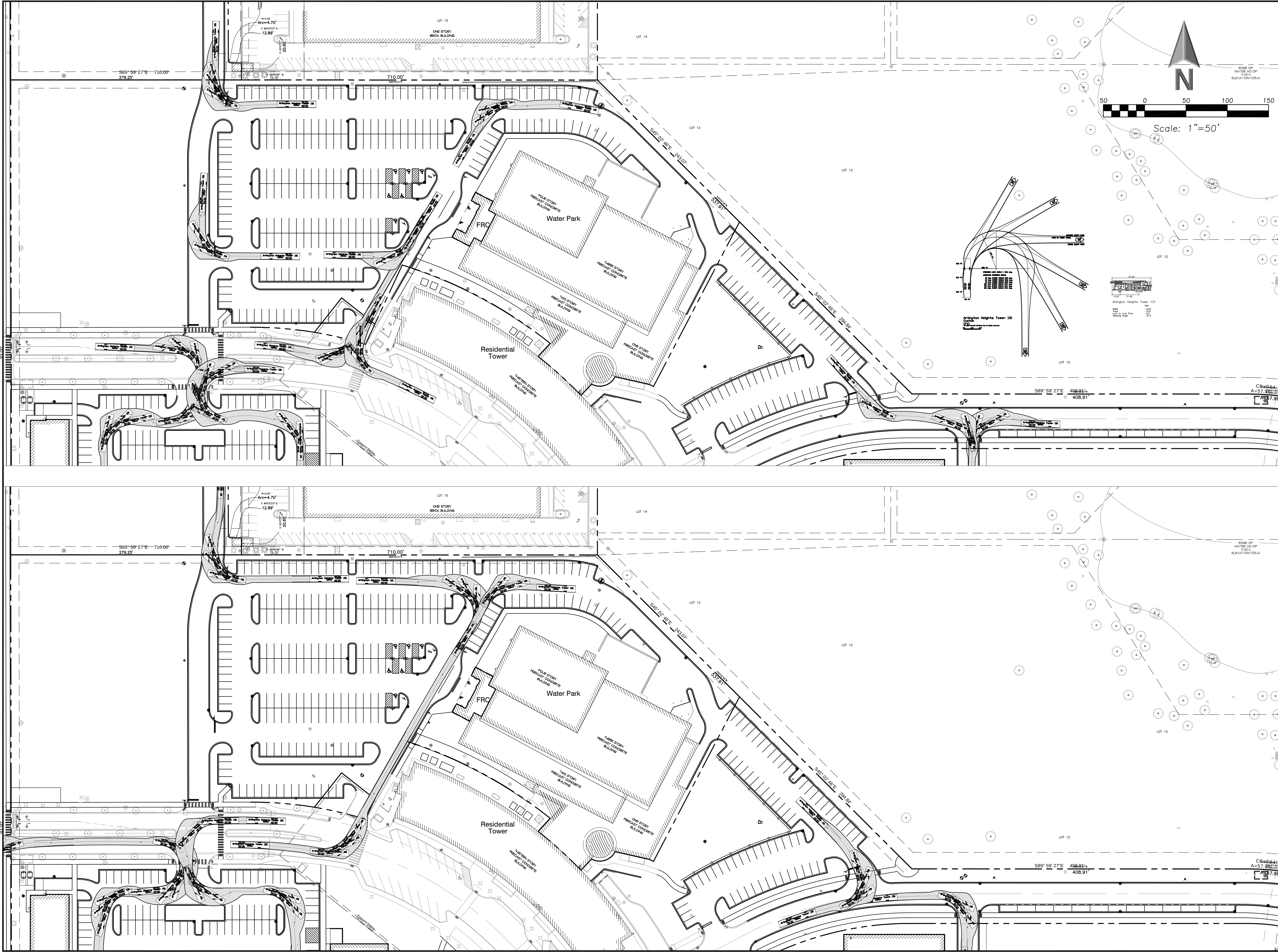
A handwritten signature in black ink, appearing to read "David J. Gillespie".

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

EEA - P:\Pot\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan ADRII Shit.dwg
Plotted: 5/03/18 @ 9:35am By: pdmmr



**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

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

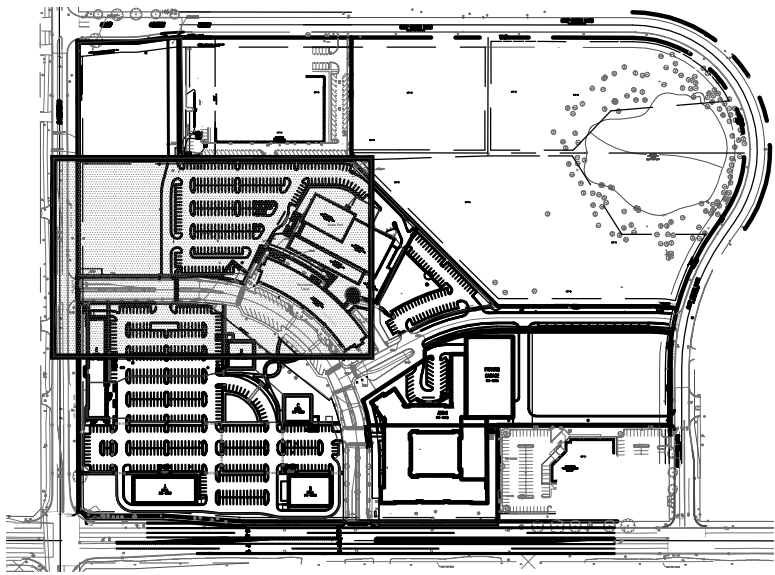
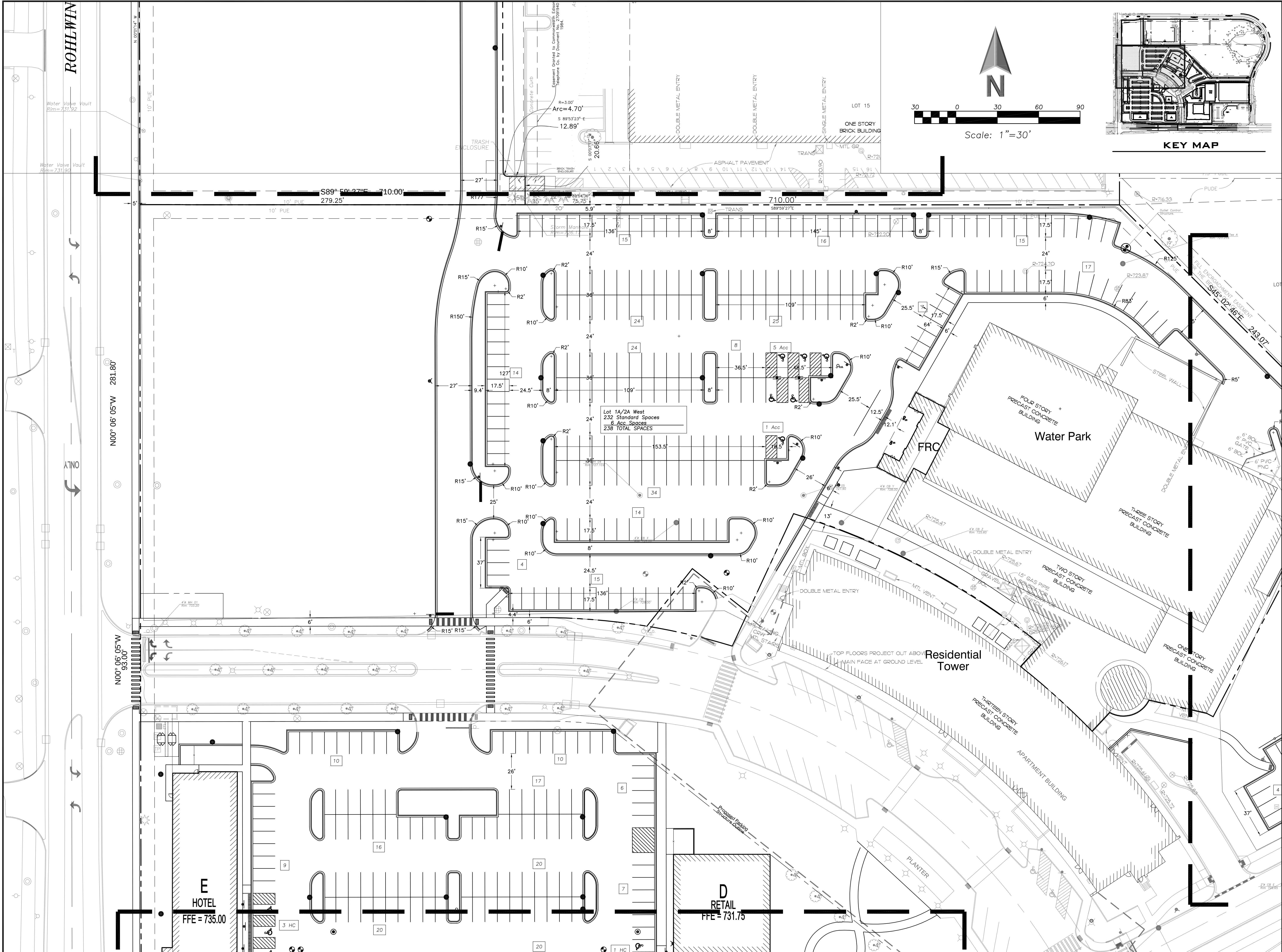
Sheet Title:

**AUTOTURN EXHIBIT
FIRE TRUCK**

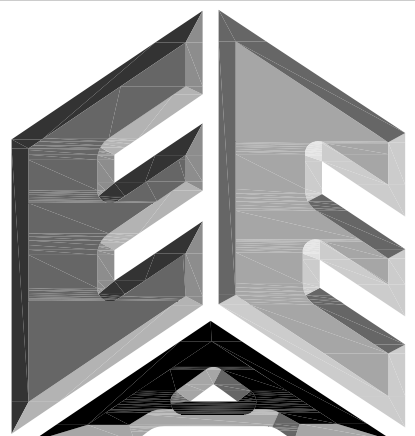
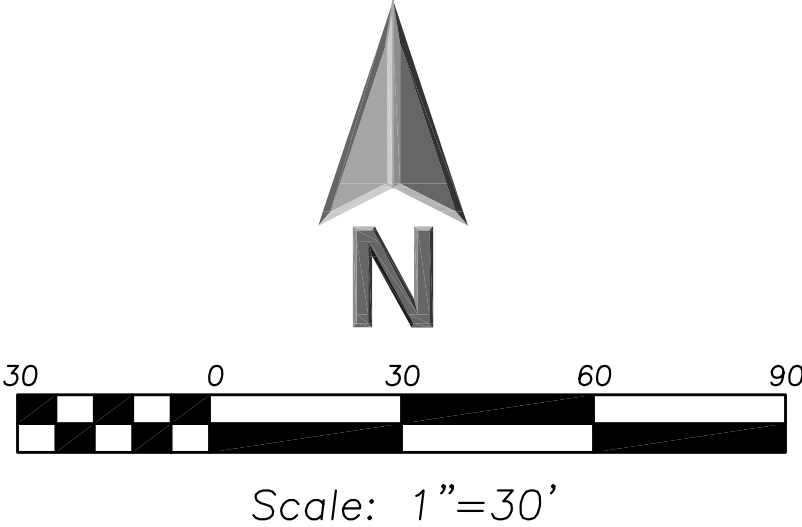
Sheet No:

CX.01

EEA - P:\Pat\Arlington Downs\06 West Site - OKW\Drawings\Arlington Downs Master Site Plan ADRII Shift.dwg
Plotted: 5/03/18 @ 9:48am By: pdimmer



KEY MAP



**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

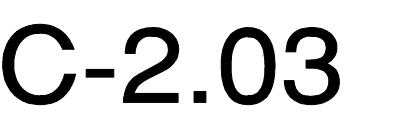
No.	Date	Description
	04/04/18	Issued For PUD Amendment

DESIGN BY: PD		DATE: 04/04/18	
APPROVED BY: TH		PROJECT NO.	

Sheet Title:
**SITE GEOMETRY
PLAN
WEST**

Sheet No:

C-2.02





Item: 1540 N. Arlington Heights Rd. - PC#18-007

Department: Planning & Community Development

Staff is recommending the hearing be continued until a future Plan Commission hearing, in order to allow the petitioner additional time to address items raised through the provision of previously unknown information.

ATTACHMENTS:

Description

Staff Memo - 5/4/18

Type

Memorandum



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Jake Schmidt, Assistant Planner
Date: 5/4/2018
Re: PC #18-007: 1540 N. Arlington Heights Road PUD Amendment – Plan
Commission Hearing May 9, 2018

On May 3rd, 2018, the petitioner provided previously unknown information pertaining to off-site parking agreements between tenants of the subject site and neighboring property owners. This information has raised significant issues regarding parking demand for the site, which has implications on Staff's analysis and recommendations for the project. As such, Staff is recommending the hearing be continued until a future Plan Commission meeting, in order to allow the petitioner additional time to address two primary issues:

1. Provision of any existing off-site parking agreements between tenants of the subject site, Glueckert Funeral Home, and Our Saviour's Lutheran Church.
2. A survey of the impact this off-site parking has on the availability of parking at the Glueckert and Our Saviour's site.

The petitioner has previously provided information related to parking usage at their site, as well as on the surrounding streets, in accordance with Staff requests. The petitioner is now in the process of obtaining the additional information required.

Recommendation:

It is recommended that a continuance of the Plan Commission meeting be granted to allow the petitioner suitable time to address items raised through the provision of previously unknown information.



Item: Hearts Place - 120-122 E. Boeger Dr. - PC#17-014

Department: Planning & Community Development

Background

On April 2, 2018, the Village Board approved Ordinance #18-007 authorizing an amendment to the previously granted Ordinance (#17-028) which authorized Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Final Plat	Exhibits



Memorandum

To: Chairman Ennes and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 5/3/2018
Re: PC #17-014: Hearts Place PUD Amendment

On April 2, 2018, the Village Board approved Ordinance #18-007 authorizing and amendment to the previously granted Ordinance (#17-028) which authorized Preliminary Plat of Subdivision approval to consolidate the subject property into one lot. The petitioner has completed the Final Plat document and obtained all of the necessary signatures to proceed with final approval. All conditions of approval as outlined in Ordinance #17-023 and #18-007 shall continue to apply.

Recommendation: Staff recommends that the Plan Commission recommend [approval](#) of the Final Plat of Subdivision.

If you should require any additional information, please let me know.

