



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 28, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Arlington Downs - 3400 W. Euclid Ave. - T1621
PUD Amendment, Plat of Resubdivision, Variations

VII. OTHER BUSINESS

VIII. 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: Arlington Downs - 3400 W. Euclid Ave. - T1621

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. Land Use Variation to allow residential uses as a principal use in the B-2 District in zones B and E.
3. Plat of Subdivision to reconfigure lots 3 and 5 to accommodate for the proposed "ADR-II" and "ADR-III" residential buildings.
4. Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.
5. Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116, and to allow for development within Zone C prior to constructing the foundation of the hotel.

Variations Required

1. Chapter 28, Section 11.4, to reduce the required parking. The extent of this parking variation will be determined once additional information has been provided.
2. Chapter 28, Section 5.1-22.1(c), to reduce the required setback for parking areas along Rohlwing Road and Euclid Avenue from 15 feet to approximately 10 feet.
3. Additional variations may be identified once details plans have been submitted.

Recommendation

The Staff Development Committee is generally supportive of the amendment to the PUD to allow modifications to the approved Arlington Downs development plan, Plat of Subdivision, and Land Use Variation to allow residential uses as the primary use with

the B-2 District in Zones B and E, and associated variations subject to the following conditions:

1. For each requested variation, the petitioner shall provide a written response to each of the hardship criteria necessary for variation approval, as summarized 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.

2. All restaurants will require Special Use approval.

3. Design Commission review is required.

4. Housing Commission review is required, which will require the petitioner to provide a written response to the affordable housing requirement of the Village.

5. Additional details are needed on certain aspects of the development as identified in the Traffic & Parking section of this report.

6. Certain modifications to the conditions of approval on the previous ordinances relative to this development will be required.

7. Funtopia and the associated restaurant will require Special Use approval, which can be obtained separate from the overall PUD amendment.

8. The proposed hotel shall be redesigned to incorporate a drop-off/pick-up area, which must be well designed to integrate into the overall traffic flow within Zone D.

9. Implementation of certain off-site and on-site improvements shall be required as outlined in the prior approval ordinances.

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

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Site Plan

Previously Approved Site Plan

Project Narrative & Use Table

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Elevations & Renderings

Exhibits



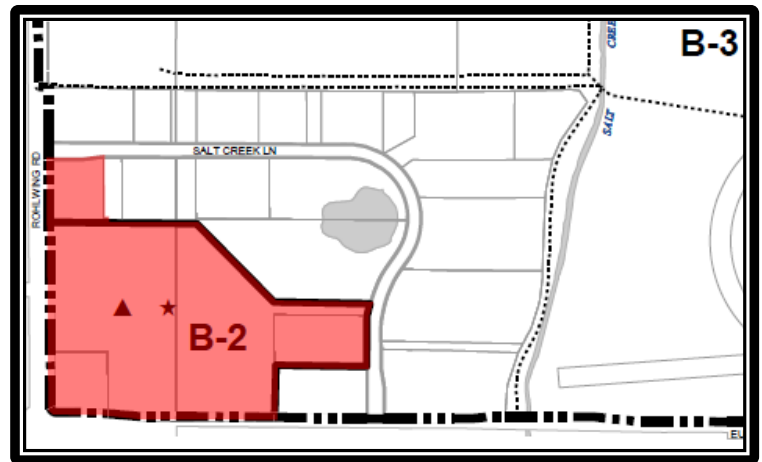
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1621
Project Title: Arlington Downs PUD Amendment
Address: 3400 W. Euclid Ave.
PIN: Multiple PIN's

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: February 28, 2018
Date Prepared: February 23, 2018

Petitioner: Mark Kluemper, AIA
Address: OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, Illinois 60661

Existing Zoning: B-2: General Business District



SURROUNDING LAND USES

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

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5. Amendment to the hotel Special Use Permit to reduce the number of rooms from 161 to 116, and to allow for development within Zone C prior to constructing the foundation of the hotel.

Variations Required:

1. Chapter 28, Section 11.4, to reduce the required parking. The extent of this parking variation will be determined once additional information has been provided.
2. Chapter 28, Section 5.1-22.1(c), to reduce the required setback for parking areas along Rohlwing Road and Euclid Avenue from 15 feet to approximately 10 feet.
3. Additional variations may be identified once details plans have been submitted.

Project Background:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 27 acres. In 2012, and subsequent amendments in 2014 and 2015, the Village Board of Trustees approved the Arlington Downs mixed use development. The current version of this project, as per Ordinance #15-049, is to include the following:

A master development plan for the Arlington Downs mixed use development that was divided into 5 different use zones; Zones A and C: Residential / Mixed Use, Zone B: Hotel and Entertainment (Water Park), and Zones D and E: Commercial. When combined, the Arlington Downs Mixed Use Development includes:

- 657 luxury apartment units;
- 161 limited service hotel rooms;
- The reopening of the water park with a 1,000 person occupancy and a new entry addition along the west building elevation to include an arcade;
- 71,100 square feet of commercial/retail space;
- 2,028 parking spaces.

A copy of the previously approved 2015 site plan is provided as part of the developers plan submittal.

Current Request

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

- Elimination of the 442 dwelling unit residential high-rise tower within Zone C and the 12,000 sq. ft. retail building in Zone E, and their replacement with a 5-story 263 dwelling unit residential building located on Zone C and E, and a 180 dwelling unit senior living facility on the remainder of Zone C;
- Renovation of the former water park for a climbing wall recreation facility (First Ascent) and family entertainment center with a restaurant/cafeteria (Funtopia);
- Adjustment of the retail/medical offices in Zone D from 48,000 square feet to 29,000 square feet of commercial space;
- Amendment to the hotel Special Use to reduce the number of rooms from 161 to 116 and from 6 floors to 4 floors, as well as the relocation of that hotel from Zone B (lot 16) to Zone D;
- Instead of the Hotel in Zone B, the petitioner is proposing a 360 unit residential development (on lots 16 and 2B).
- Allowance for the 263 dwelling unit residential building to proceed prior to construction of the hotel.
- Replacement of the 4,500 square foot restaurant space within the One Arlington residential tower with an expansion of the existing "2N" office space currently located within the building.

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

It should be noted that the former water park will be retrofitted to accommodate Funtopia, which is a family entertainment facility equipped with an amateur climbing wall, ropes course, caves for exploration, jungle gym/obstacle course, and a 20-foot tall slide. This use is classified as an "Arcade/Amusement Facility" which will require a Special Use Permit. Additionally, the facility will include a restaurant/cafeteria, which will also

require a Special Use Permit. However, the developer has indicated that these Special Use Permit requests will proceed separately from the PUD amendment in an effort to expedite their approval.

An updated traffic and parking study shall be required and staff will carefully review the parking requirements and traffic circulation for the development considering the scope of the proposed changes. The developer has not yet provided detailed plans for the senior housing portion of Zone C (ADR-III), and the residential portion in Zone B (ADR-IV). The petitioner will need to clarify how many square feet of the commercial spaces will be restaurants versus standard retail in Zone D, and whether any medical or office uses are contemplated within the buildings in this zone.

Existing PUD Conditions

Ordinance 12-006, Section Nine, General Condition #11 requires that prior to the issuance of a building permit for residential within Zone C, the petitioner must first construct the foundation for the proposed hotel. Since the petitioner has an interested residential developer for “ADR-II”, they are requesting the elimination of this condition in order to commence ADR-II prior to beginning construction of the hotel. Staff is generally supportive of this amendment as it will help to move this project forward, which has been stalled since completion of the One Arlington residential tower.

Ordinance 15-049, Section One, paragraph #5 granted conceptual approval for up to 26,825 square feet of indoor restaurant space and 6,400 square feet of outdoor restaurant space in Zones A, D and E combined. The petitioner must clarify how many square feet of restaurant space (including outdoor space) is now proposed within Zone D. Staff recommends leaving the existing condition from 2015 as is with no changes since that condition will likely be able to accommodate the current request.

In addition, the PUD restricts the amount of medical office space and the amount of square feet leased to non sales tax / food and beverage tax generators in Zones D and E. This is to ensure that the development generates sales taxes and or food and beverage taxes. These conditions should remain although the restrictions should be evaluated in to determine if the current limitation on non sales tax / food and beverage tax generators is practical given that the amount of retail/restaurant space has been reduced to 29,000 square feet. The petitioner should clarify if any medical office spaces are still proposed. Currently the restrictions are as follows:

- No more than 15,000 sf medical offices in Zones D and E combined, and no more than 21,600 sf total for all zones.
- No more than 20,000 sf of non sales tax / food and beverage tax generators in Zones D and E combined.

Finally, there are several conditions of approval from the various zoning entitlements granted for this development, which conditions are no longer applicable given the proposed changes. These conditions must be either repealed or amended as part of the PUD process. The petitioner should evaluate all conditions of approval from each prior approval ordinance to ensure that they will be able to comply.

Affordable Housing

The PUD requires that affordable housing is provided pursuant to the Housing Commission and Village Board prior approvals. With the original PUD approval in 2012, the petitioner obtained approval from the Housing Commission and Village Board to waive the requirement for both affordable units and the fee-in-lieu of affordable units within the Phase 1 residential tower. However the developer was required to provide

affordable housing for 5% of the units in Zone C (or contribute \$100,000 per affordable unit not provided), with a provision that if the economics of the projects warrant, then the developer can seek changes to the requirement. The petitioner may request that the new residential units proposed in Zone C and E (443 units), as well as in Zone B (360 units), be exempt from the affordable housing requirement. The developer must provide a justification for this request, however, staff believes that the petitioner should comply with the current Affordable Housing requirements, which state that 15% of all units be designated as affordable, or the developer must contribute a \$25,000 fee-in-lieu of each unit not provided. Finally, a Housing Commission meeting will be required for the modified residential portion of the proposed PUD amendment.

Zoning and Comprehensive Plan

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

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

The petitioner has submitted elevations for the proposed ADR-II building, which are currently under review by staff, however, additional plans will be required during the PUD amendment review process (floor plans, landscape plans, engineering plans, photometric plans, etc.). Detailed plans have not yet been submitted for ADR-III and ADR-IV, therefore, only conceptual approval can be granted at this time. Detailed plans will be required for the proposed hotel, residential building in Zone C/E, and revised commercial/retail buildings in Zone D. Once detailed plans are submitted for the remaining residential buildings, the PUD will need to be amended for those Zones (unless they are submitted with this PUD).

A plat of resubdivision will be required as the proposed ADR-II residential building overlaps the existing lots lines between Zone C and Zone E. Residential densities are based on the platted lot sizes and so the densities will need to be re-evaluated per the Overlay Zone. Additionally, any restaurant within the PUD will require a Special Use Permit.

For each variation request, the petitioner shall submit a written response to the following variation criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Site Plan and Building Design

The developer has retained OKW Architects to provide a new design concept that is a more contemporary architecture with larger window openings to enhance the retail appeal of the development. A modern theme for the retail portion of Arlington Downs is appropriate and consistent with the modern aesthetic of the

renovated One Arlington residential tower. The elevations for the proposed residential building in Zone C/E, depict a structure that follows the contemporary architectural theme of the development.

The proposed site plan has been modified to shift the hotel down from Zone B to Zone D. The proposed hotel does not include a dedicated pick-up/drop-off area, and the petitioner will need to address this as they move forward with a Plan Commission application. Additionally, the hotel is setback 15 feet from the property line along Rohlwing Road; the previous retail building in this location was setback approximately 27 feet. Staff will need to analyze if the proposed hotel setback is appropriate along this corridor, although the hotel height has been reduced from 6-stories to 4-stories.

Since ADR-II replaces a retail building in Zone E, which building would have provided an active streetscape along the ring road and Euclid Avenue, it is recommended that the first floor of this residential building include amenity spaces and common areas, especially where the building fronts Euclid Avenue, in order to keep the frontage areas of this building active.

In addition, it appears that the parking areas in Zone D are setback less than 15 feet from the Rohlwing Road and Euclid Avenue Right-of-Ways. The Euclid Avenue / Rohlwing Road Overlay Zone requires 15-foot setbacks along Euclid and Rohlwing for all parking areas, and 10 foot setbacks along Salt Creek Lane for all parking areas. The parking areas in Zone D along both frontages are approximately 10 feet, therefore a variation is required. All other parking areas appear to meet the setback requirement.

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

Arlington Downs 2018 PUD Amendment: Current and Proposed PUD			
		Current PUD (Ord 15-049)	Proposed Amendment
Zone A	Residential tower	214 dwelling units	no change
		Day Care 6,600 sf; Restaurant 4,500 sf	Offices 11,100 sf
Zone B	Hotel	161 rooms / conference rooms	360 dwelling units
	Water Park	Water Park (1,000 capacity)	Climbing Wall / Family Entertainment Facility (1,000 capacity)
Zone C	Residential Tower Phase 2	442 dwelling units	443 dwelling units (263 units in ADR-II plus 180 age restricted units in future phase)
Zone E	Commercial	12,000 sf commercial	
Zone D	Commercial	48,000 sf	29,000 sf
		(15,000 sf medical)	No medical proposed?
			116 room hotel (conference rooms?)
	Total Commercial (excluding Zone B)	71,100 sf (15,000 sf medical)	40,100 sf (no medical?)

Traffic & Parking

The petitioner shall submit a shared parking and traffic study assessing the impacts of the development. A shared parking model will be used to evaluate the parking requirements for this development as was done

with the original PUD and amendments thereto. However, prior to staff being able to assess the parking requirements, the petitioner must provide further details on the following:

- Floor plans for the hotel, including the size of the restaurant/bar within hotel.
- Size of conference space in hotel (if applicable).
- Floor plans and occupancy calculations for the climbing wall (First Ascent) and family entertainment facility (Funtopia), including details on the seating area size for the proposed restaurant within this facility.
- Details on the usage of the commercial spaces within Zone D (will medical office be proposed? how many square feet will be restaurants, including both interior and exterior seating, etc.).
- Details on the number of parking spaces within ADR-III and ADR-IV.

All iterations of this development have involved a parking deficit relative to code requirements and staff expects that once all data has been provided, a parking deficit will continue to exist given the proposed PUD amendment. The new parking and traffic study must take into account all existing and proposed uses within each Zone of the development. Once this has been provided, staff will carefully review the analysis to ensure there is adequate parking for the development.

The petitioner must provide additional details on the phasing for the project, outlining what buildings and site improvements will be built during each phase. This information is necessary for staff to evaluate if the parking during each phase will be sufficient to accommodate the demand generated by the uses proposed within the phased build-out.

The developer has proposed the ADR-IV residential building to be located on both Lot 16 and 2B within Zone B. However, based on the actual parking demand generated by First Ascent and Funtopia, additional parking may be needed on Lot 2B, which may prevent the proposed 360-unit ADR-IV building from being constructed in its entirety. Since ADR-IV is a future phase, staff will evaluate the parking demand and possible need for additional parking on Lot 2B when a proposal is received for ADR-IV.

The petitioner should note that the previous approvals outlined certain off-site and on-site improvements that must be constructed when the second phase of development begins. Either ADR-II or the proposed hotel will constitute the second phase of development, which will kick in the requirement for implementation of the off-site and on-site improvements. The petitioner should review the previous approval ordinances to familiarize themselves with the obligations for these improvements.

RECOMMENDATION

The Staff Development Committee is generally supportive of the amendment to the PUD to allow modifications to the approved Arlington Downs development plan, Plat of Subdivision, and Land Use Variation to allow residential uses as the primary use with the B-2 District in Zones B and E, and associated variations subject to the following conditions:

1. For each requested variation, the petitioner shall provide a written response to each of the hardship criteria necessary for variation approval, as summarized 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.***

2. All restaurants will require Special Use approval.
3. Design Commission review is required.
4. Housing Commission review is required, which will require the petitioner to provide a written response to the affordable housing requirement of the Village.
5. Additional details are needed on certain aspects of the development as identified in the Traffic & Parking section of this report.
6. Certain modifications to the conditions of approval on the previous ordinances relative to this development will be required.
7. Funtopia and the associated restaurant will require Special Use approval, which can be obtained separate from the overall PUD amendment.
8. The proposed hotel shall be redesigned to incorporate a drop-off/pick-up area, which must be well designed to integrate into the overall traffic flow within Zone D.
9. Implementation of certain off-site and on-site improvements shall be required as outlined in the prior approval ordinances.
10. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

February 23, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1621

LOT 16 / 2B DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-IV	360 UNITS	540
SUB-TOTAL		540
PARKING PROVIDED		540

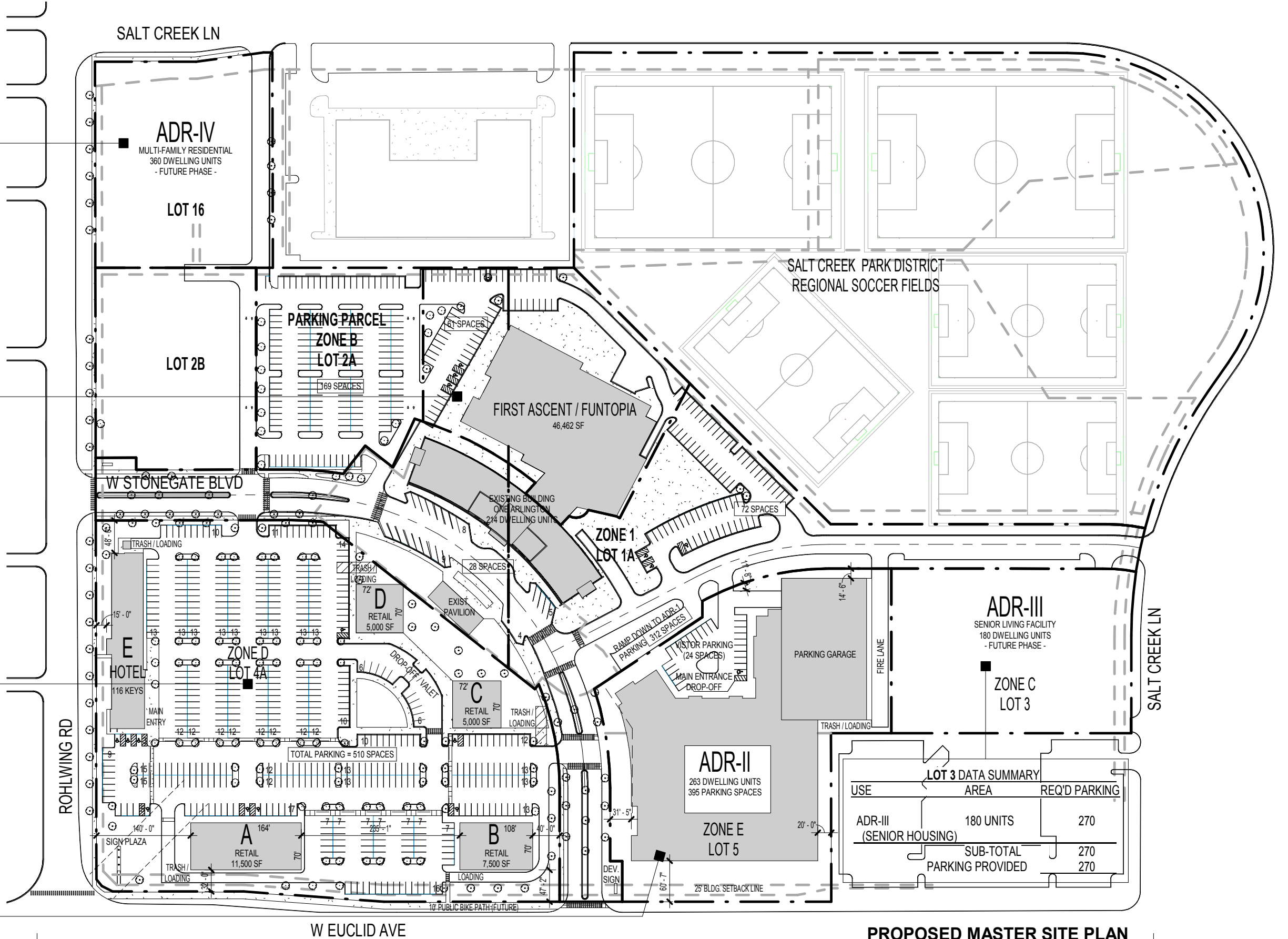
LOT 1A / 2A DATA SUMMARY		
USE	AREA	REQ'D PARKING
ONE ARLINGTON (RES.)	214 UNITS	289
OFFICE (25N)	11,722 SF	59
FIRST ASCENT	46,463 SF	132 *
FUNTOPIA	(area included above)	117 *
SUB-TOTAL		597
PARKING PROVIDED		642
EXCESS PARKING		45

* PARKING COUNTS PER TENANT STDS

LOT 4A DATA SUMMARY		
USE	AREA	REQ'D PARKING
BLDG A - RETAIL	11,500 SF	172 *
BLDG B - RETAIL	5,000 SF	75 *
BLDG C - RETAIL	7,500 SF	112 *
BLDG D - RETAIL	5,000 SF	75 *
BLDG E - HOTEL (116 KEYS)	55,400 SF (approx)	116
SUB-TOTAL		550
PARKING PROVIDED		510
PARKING DEFICIT		40

* 15 PARKS / 1,000 SQ. FT. RETAIL AREA PER TENANT STDS.

LOT 5 DATA SUMMARY		
USE	AREA	REQ'D PARKING
ADR-II (RESIDENTIAL)	263 UNITS	395
SUB-TOTAL		395
PARKING PROVIDED		395



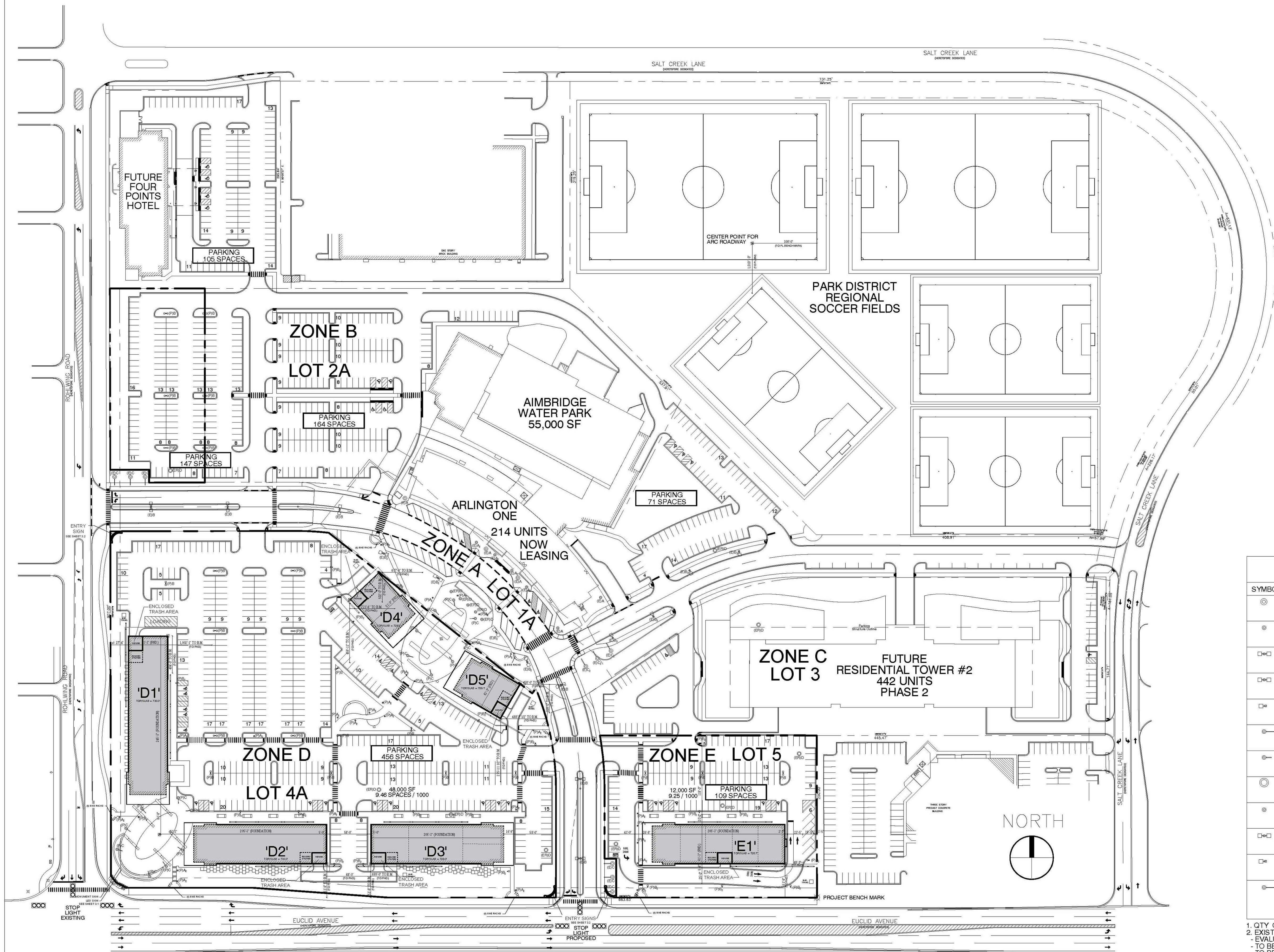
PROPOSED MASTER SITE PLAN

ARLINGTON DOWNS

3400 STONEGATE BLVD.

ARLINGTON HEIGHTS, IL

FEBRUARY 2, 2018 Project #: 16093



PROJECT DATA					
ZONE	AREA (SF)	ACREAGE	BUILDING	AREA (SF)	LOT COVERAGE
ZONE B (PARTIAL)	70,244	1.61	-	-	0.00%
ZONE D	333,517	7.66	'D1'	15,000	
			'D2'	12,000	
			'D3'	12,000	
			'D4'	4,500	
			'D5'	4,500	
SUBTOTAL (ZONE D)				48,000	14.39%
ZONE E	81,057	1.86	'E1'	12,000	14.80%
TOTAL	484,814	11.13		60,000	12.38%

SITE LIGHTING LEGEND					
SYMBOL	TAG	QTY	TYPE	CATALOG NUMBER	DESCRIPTION
⊙	(E)A	6	EXISTING	MSA-C08-LED-E1-SM2Q	MINI DECO-LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE E SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊙	(E)A	4	EXISTING	230063	VAPOR LUM (D) TO THE 15W E27
⊞	(E)B	6	EXISTING	VTS-C08-LED-E1-RW	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE B SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊞	(E)B	4	EXISTING	VTS-C08-LED-E1-SWQ	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE B SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊞	(E)B	4	EXISTING	VTS-C08-LED-E1-T2	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE B SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊞	(E)C	6	EXISTING	34'-6" ECLIPSE W110-C414 XM2932	HEAVY CAST ALUMINUM TOP COVER WITH TRANSLUCENT ACRYLIC OPTICS, TYPE C SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊞	(E)C	3	EXISTING	18'-0" ECLIPSE W110-C216 XM2933	HEAVY CAST ALUMINUM TOP COVER WITH TRANSLUCENT ACRYLIC OPTICS, TYPE C SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊙	(E)D	>5	DEMO		
⊙	(E)A	28	NEW	230063	VAPOR LUM (D) TO THE 15W E27
⊞	(E)B	17	NEW	VTS-C08-LED-E1-RW	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE B SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊞	(E)B	19	NEW	VTS-C08-LED-E1-T2	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE B SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET
⊞	(E)C	16	NEW	18'-0" ECLIPSE W110-C216 XM2933	HEAVY CAST ALUMINUM TOP COVER WITH TRANSLUCENT ACRYLIC OPTICS, TYPE C SQUARE MEDIUM ARCHITECTURAL FINISH (TP) IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET

1. QTY. OF FIXTURES TO BE VERIFIED BY CONTRACTOR
2. EXISTING LIGHTS INDICATED TO BE REMOVED ARE TO BE:
- EVALUATED IN TERMS OF CONDITION AND FUNCTION
- TO BE REMOVED WITH CARE
- TO BE RE-INSTALLED AT NEW LOCATIONS

1

SITE PLAN

SCALE: NTS

50'

150'

0

100'

300'

EX1.0 - PREVIOUSLY APPROVED PUD SITE PLAN - NOT BY OKW ARCHITECTS

funk architects

160 east Grand 300
Chicago IL 60611
c. 312.593.4812
p. 312.428.9979
f. 312.546.7065

www.funkarchitects.com

ARLINGTON
DOWNS -
RETAIL

OWNER(S):
ARLINGTON DOWNS WPH, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005

PLAN
COMMISSION
APPLICATION

NO.	DATE	DESCRIPTION
2	09.03.15	PLAN COMMISSION APPLICATION REV. 1
1	09.03.15	PLAN COMMISSION APPLICATION

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SHEET TITLE:

SITE PLAN

SHEET NO.

VIA EMAIL (shubbard@vah.com)

February 2, 2018

Village of Arlington Heights
Sam Hubbard
33 S. Arlington Heights Rd
Arlington Heights, IL 60005

RE: Arlington Downs Conceptual Plan Review Commission Submission

Dear Mr. Hubbard:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 27 acres. The site is divided into several different uses consisting of residential, hotel, entertainment and commercial.

Specifics of each site and changes to the original are included on the attached site plan and data table provided by OKW Architects dated February 2, 2018.

The changes are requested in order to facilitate development of ADR-II Residential building in Zone E prior to starting foundation work on the hotel and relocating the hotel to a location where the proposed hotel operator indicated is their desired location.

We look forward to meeting with the Conceptual Plan Review Committee to discuss this project. Thank you for your attention to this matter and please do not hesitate to contact me at (312) 477-8022 or via email at c.george@tartanrealtygroup.com if you have any questions or concerns.

Sincerely,

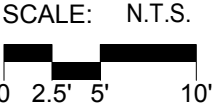
A handwritten signature in blue ink that reads "Chris George". The signature is written in a cursive, flowing style.

Chris George

SITE AREA / ZONE	BUILDING / USE	CURRENT P.U.D.	PROPOSED AMENDMENT	REMARKS	UNITS / AREA		CODE REQ'D		TOTAL # SPACES REQ'D		REQ'D PARKING BY ZONE		PARKING PROVIDED	SURPLUS (DEFICIT) CODE/SHARED
											CODE	SHARED		
ZONE A	RESIDENTIAL TOWER	214 DWELLING UNITS	NO CHANGE		214	UNITS	1.35	SPACES/UNIT	289	SPACES				
		DAY CARE	OFFICE; 11,722 SF		11,722	SF	1	SPACE/200 SF	59	SPACES	348	TBD	393	45
ZONE B	ENTERTAINMENT	WATERPARK	CLIMBING (FITNESS) FACILITY		46,462	SF	1	SPACE / 300 SF	155	SPACES				
			CHILDREN'S AMUSEMENT FACILITY					INCLUDED ABOVE	0	SPACES				
			RESTAURANT, ANCILLIARY USE TO ABOVE	REQUIRES SPECIAL USE	N/A				N/A		155	TBD	249	94
ZONE B2	RESIDENTIAL	HOTEL, 161 KEYS	RESIDENTIAL - 360 DWELLING UNITS - FUTURE PHASE	CONFIRM AFFORDABLE HOUSING REQUIREMENTS	360	KEYS	1.5	SPACES / UNIT	540	SPACES	540	NONE	540	0
ZONE C	RESIDENTIAL	442 DWELLING UNITS	SENIOR HOUSING - 180 DWELLING UNITS	REQUEST ELIMINATION OF AFFORDABLE HOUSING REQUIREMENTS	180	UNITS	1.5	SPACES/UNIT	270	SPACES	270	NONE	270	0
ZONE D	RETAIL	RETAIL; 48,000 SF	NO CHANGE; 29,000 GENERAL RETAIL		29,000	SF	1	SPACE/300 SF	97	SPACES				
	HOTEL		SELECT SERVICE HOTEL, 116 KEYS	REMOVE REQUIREMENT FOR CONST. START BEFORE ADR-II	55,400	SF	1	SPACE/KEY	116	SPACES				
			OUTDOOR DINING; UP TO 750 SF PER RESTAURANT; 4 TOTAL		3,000	SF	1	SPACE/45 SF SEATING	67	SPACES	280	TBD	510	230
ZONE E	MIXED-USE RETAIL / RESIDENTIAL	RETAIL; 12,000 SF	NO RETAIL REQUIREMENT	REVISED SITE BOUNDARIES; ELIMINATE RETAIL REQUIREMENT	0	SF	1	SPACE / 300 SF	0	SPACES				
			RESIDENTIAL - 263 DWELLING UNITS	AFFORDABLE HOUSING REQUIREMENT THIS PARCEL ONLY	263	UNITS	1.5	SPACES / UNIT	395	SPACES	395	NONE	395	0
TOTALS					657	UNITS			1,987	SPACES	1,987	TBD	2,357	370



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SITE DATA TABLE
ARLINGTON DOWNS
3400 STONEGATE BLVD.
ARLINGTON HEIGHTS, IL

FEBRUARY 2, 2018 Project #: 16093

DATA-1



RENDERING - VIEW FROM EUCLID - ADR-II

ARLINGTON DOWNS

3400 STONEGATE BLVD.

ARLINGTON HEIGHTS RD

February 19, 2018 Project #: 16093



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661





RENDERING - VIEW FROM EUCLID (ANNOTATED)- ADR-II
 ARLINGTON DOWNS



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



ARLINGTON HEIGHTS RD
 February 19, 2018 Project #: 16093

A-1A



RENDERING - VIEW FROM RETAIL PARKING - ADR-II

ARLINGTON DOWNS

3400 STONEGATE BLVD.

ARLINGTON HEIGHTS RD

February 19, 2018 Project #: 16093



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661





RENDERING - VIEW FROM RETAIL PARKING (ANNOTATED)- ADR-II
ARLINGTON DOWNS



RENDERING - VIEW ALONG STONEGATE - ADR-II

ARLINGTON DOWNS

3400 STONEGATE BLVD.

ARLINGTON HEIGHTS RD

February 19, 2018 Project #: 16093



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661





RENDERING - VIEW AT DROP-OFF (NORTH ELEVATION) - ADR-II

ARLINGTON DOWNS

ARLINGTON HEIGHTS RD

February 19, 2018 Project #: 16093



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