

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Katherine E. Lockerby, Development Planner
 Meeting Date: September 25, 2013
 Date Prepared: September 19, 2013
 Project Title: Arlington Downs
 Address: 3400 W. Euclid Avenue

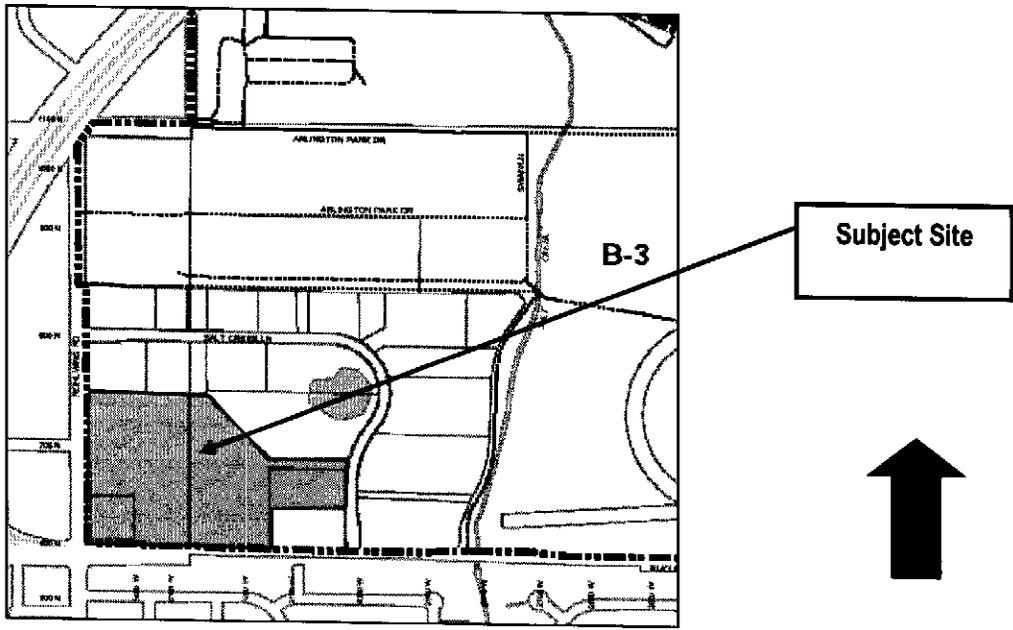
BACKGROUND INFORMATION

Petitioner: Josh Wohlreich
 Address: Stoneleigh Companies LLC
 760 W. Main Street, Suite 140
 Barrington, Illinois 60010

Existing Zoning: B-2, General Business District, Euclid/Rohlwing Overlay Zone

Requested Action:
 1. A Plat of Resubdivision

Variations Identified:
 ■ None have been identified to date



Surrounding Land Uses:

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

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 24.95 acres (1,086,659 square feet). In early 2012, the Village Board of Trustees adopted Ordinance 12-004, which amended the Village's Comprehensive Plan designation to Mixed Use, and Ordinance 12-006, which rezoned the property to B-2, granted a preliminary Planned Unit Development (PUD) amendment, granted preliminary approval of a plat of re-subdivision, allowed a special use for a hotel within Zone B, allowed three special uses for three parking structures in Zones A, B, and C of said development, granted a Land Use Variation to allow residential as a principal use in Zone C, and granted several variations to Chapter 28 (Zoning Ordinance) of the Arlington Heights Municipal Code.

In June 2012, the Village Board approved the following:

- Ordinance 12-037, which amended Preliminary PUD Ordinance 12-006 to allow certain modifications to the approved Arlington Downs development plan; a Special Use to allow a second parking structure in Zone A; and various variations.
- Ordinance 12-039, which granted final PUD approval of the development.
- Resolution R12-017, which approved the final plat of subdivision.

Current Request

At this time, the Petitioner is proposing a plat of resubdivision to adjust the property lines between approved lots 1 and 2 and approved lots 1 and 4. The purpose of the modifications is to match the lot lines with the existing ownership of the underlying land. Argent Group is still the developer and primary owner, but since the project was approved, new LLCs have been created for lot ownership. The Stoneleigh Group (applicant) is one of the primary investors in the residential development.

The Petitioner has provided the following explanation:

The purpose of revising the existing Plat of Arlington Downs Subdivision is to adjust the lot lines of original Lots 1, 2 and 4 to be the same as the ownership of these Lots. Currently, Lot 1 has 2 owners and Lot 2 has 2 owners. A small portion of existing Lot 2 will become part of new Lot 1A. The only change to existing Lot 2 will be the deletion of the small portion of existing Lot 2 that will become part of Lot 1A. A portion of existing Lot 1 will become a part of new Lot 4A. There are no changes to existing Lots 3 & 5, which will retain their current designations.

As requested at the Plat and Subdivision Committee meeting on September 11, 2013, an exhibit has been provided which outlines the proposed lot lines over the approved site plan.

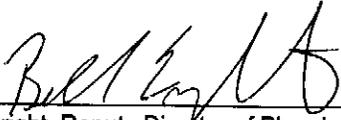
Zoning

The proposed lot line modifications do not result in any zoning deficiencies. The plat of resubdivision has no impact on the approved PUD and complies with the overlay zone and underlying B-2 zoning district.

Recommendation

The Staff Development Committee recommends **approval** of the proposed plat of resubdivision with the following conditions:

1. The Petitioner shall submit the mylar copy of the plat of resubdivision, with all required external signatures executed, prior to Village Board consideration.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.



September 19, 2013
Bill Enright, Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads