



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
November 8, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Hey Nonny - 10/11/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. AHPD Olympic Park - 660 N. Ridge Ave. - T1611
PUD Amendment, Parking Variation

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: Hey Nonny - 10/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Hey Nonny 10/11/17

Type

Minutes

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

HELD AT VILLAGE HALL ON:

October 11, 2017

Project Title: Hey Nonny
Address: 10 S. Vail Ave.
Petitioner: Christopher Dungan
 1211 W. Noyes
 Arlington Heights, IL 60005

Requested Action:

- Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
- A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Attendees: Christopher Dungan, Petitioner
 Chip Brooks – Hey Nonny
 Bruce Green, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the southwest corner of Vail Avenue and Campbell Street and is part of the larger Metropolis PUD, which was originally approved in 1998. Current tenants within the subject property include the Metropolis Ballroom, Big Shots Piano Bar, and Armand's Restaurant, as well as the subject unit which is 3,974 square feet in size and currently vacant. The applicant is proposing the occupancy of this vacant unit with Hey Nonny, a music venue and accompanying restaurant. The restaurant would feature "farm-to-table" food options including locally sourced meat, fish, and produce from around the Midwest. Cocktails and beverages would also be available from local breweries and distilleries. The space would be essentially split in half, with one side devoted primarily for the restaurant function, and the other side would provide overflow space for the restaurant (when needed), but would primarily function as the space for the music entertainment portion of the business.

Meeting Discussion:

Mr. Brooks stated that the petitioner and himself were looking to create a restaurant and music venue space in downtown Arlington Heights in the former bank space underneath the Metropolis Ballroom. Neither of them have a background in food, but they both have a little background in music. He explained that Chris was on the board of directors for the Metropolis Theater, and he was on the board of the Northwest Community Concert Association, which presents concerts at Forestview. He said that they have purchased the space and plan to build it out into two rooms, with one room being more the restaurant room, and other room being the music venue room. The rooms would be separated by the bar, which may have a moveable wall that can physically close the two rooms off from each other, if the budget can afford it. He said at no time will there be less than 76 seats in the establishment, which conforms to liquor license requirements. He said there would be a wide variety of different music offered. In most cases he estimated that they wouldn't have more than 120 people listening to music.

Commissioner Green asked about the potential wall separation that would close the two rooms off from each other.

Mr. Brooks responded that they've looked at several options. Ideally, they would have the wall fold up rather than across, which would be better for space savings (since the space was really tight), but more expensive. Ultimately, he did not know if it was in the budget to accommodate for this feature.

Commissioner Sigalos mentioned that there were a number of different acoustical panel manufacturers.

Commissioner Jensen asked about outdoor dining.

Mr. Brooks replied that there would be limited outdoor dining.

Commissioner Sigalos asked if the windows opened.

Mr. Brooks responded that currently they did not, but that they would like to have windows that opened, similar to Shakou which just recently opened in downtown this year. He said that if the windows were going to be openable, it would have to be designed to meet the Health Department standards.

Commissioner Sigalos asked about potential sound impact outside of the restaurant if the windows could be opened.

Mr. Brooks replied that they didn't want to run programming that would compete with events in Harmony Park.

Mr. Hubbard stated that the property was part of the Metropolis PUD, which was approved in 1998. A PUD amendment was needed to accommodate for this use and floorplan. The "music venue" portion of the business was determined by staff to fall under the "auditorium" use classification, which requires a special use permit in the B-5 District where the property was located. The restaurant, being under 4,000 square feet in size, qualified for a special use permit waiver. However, since the business involved the music venue portion which required its own special use permit, the restaurant would be required to obtain special use permit approval along with the music venue portion of the business and therefore could not qualify for the waiver.

Mr. Hubbard said that this type of use was what made the downtown vibrant and successful, and so staff was supportive of the general concept of the use. That being said, staff wanted to make sure that the business did not create any nuisances for the existing business within downtown. In order to address sound overflow outside of the subject unit, staff may recommend restrictions on the ability to open the windows at certain times. In order to minimize and impact on the other tenants within the building, staff may require the installation of sound buffering equipment to be incorporated during the build-out of the space.

Mr. Hubbard outlined potential parking issues, noting that there was no on-site parking and that all customers will have to parking on the street or within the Vail Avenue garage. He referenced a recent Plan Commission hearing where there was a lot of testimony alleging that the Vail Avenue garage was at capacity. Staff would continue to do more research, including additional parking surveys within the garage during evening times, to ensure that adequate capacity exists. Current data shows that there is capacity, so there may in fact be sufficient capacity although there is a perception that the garage is full. This would be evaluated during the Plan Commission review process. He pointed out that this space was already constructed and so there was no way to add any parking on-site, and the only way to control the parking impact of this space would be to restrict what businesses could locate there.

Commissioner Green stated that Circa '57 had previously been approved to locate in this space, which was a larger restaurant but did not have the music portion.

Mr. Hubbard confirmed that Circa '57 had been approved to locate in this space but had never actually built the space out and occupied it.

Commissioner Jensen asked about the approved parking for Circa '57.

Mr. Hubbard replied that they had done some analysis of parking when Circa '57 was approved in 2013, but that the downtown was different now and may have less parking capacity due to the number of new businesses in downtown since 2013.

Mr. Brooks mentioned that they had retained an acoustical engineer to analyze what can be done about sound overflow, and they were looking into the possibility of installing additional sound buffering material on their ceiling to prevent sound from impacting the Metropolis Ballroom.

Commissioner Cherwin asked about potential condo association restrictions.

Mr. Brooks said he was not aware of any restrictions in the governing condo documents and that he had been to condo meetings and made the other owners aware of their project. He clarified that the condo association only included the Metropolis Ballroom, Armand's, and Big Shots. The Metropolis Theater was a separate condo association.

Commissioner Sigalos stated that working with an acoustical sound engineer was a good idea. He asked about the restaurant side of the business.

Mr. Brooks said they were trying to do something that people liked, but that he wasn't trying to create a fine dining atmosphere.

Commissioner Jensen asked about the market for a new restaurant in Arlington Heights.

Mr. Brooks said that the profit margin was very close when they ran their numbers on whether the food side would be successful. He said that while they are not in the business to lose money, their desire to create a music venue space in Arlington Heights was a primary driver for this project and they didn't expect that they were going to get rich off of the concept.

Mr. Dungan said that they have a chef on board and that the food would be interesting and creative, but it didn't necessarily have to be expensive.

Commissioner Jensen asked about other locations with this type of business model.

Mr. Brooks replied that there were similar businesses in Hyde Park, Highwood, and Pilsen.

Commissioner Cherwin said he thought that just about every college town would have a place like this, too.

Commissioner Jensen said he thought that this was a great idea for a new use in the community.

Commissioner Green commented that he also thought this was a good idea.

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



Item: AHPD Olympic Park - 660 N. Ridge Ave. - T1611

Department: Planning & Community Development

Requested Action

Amendment to Planned Unit Development (PUD) Ordinances 79-19, 03-036 to allow a building addition.

Variations Required

1. A Variation from Chapter 28, Section 11.4, to reduce the required off-street parking (extent of Variation is unknown at this time).
2. Additional variations may be required as identified when detailed plans are submitted.

Recommendation

The Staff Development Committee has reviewed the proposed PUD Amendment and parking variation and is generally supportive of the project subject to the following conditions:

1. Provide a written justification to support the proposed variation as per the approval criteria outlined in the Zoning Ordinance:
 - 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. The petitioner hold a neighborhood meeting prior to appearing before the Plan Commission.
3. The existing curb cut along Euclid Road shall be removed and returned to parkway/landscaping.
4. A fully dimensioned site plan shall be required and must show the entire park, the existing and future building footprints and parking lot, and reference chart outlining the

code requirements relative to the proposed attributes of the project.

5. A fully dimensioned floor plan shall be required and must show the existing and proposed spaces, including the square footage and use of each room (including the basement).
6. A Code complaint landscape and tree preservation plan is required.
7. A photometric plan is required
8. Fire Truck turning radius exhibit is required.
9. Preliminary engineering plans and detention calculations are required.
10. Design Commission application is required.
11. A traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, drop-off/pick-up operations, and impacts to public streets is required.
12. Additional details on existing and proposed number of employees, hours of operation, and programing within the facility are required.
13. 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

Aerial

Project Narrative

Conceptual Plans

Type

Report

Exhibits

Correspondence

Exhibits



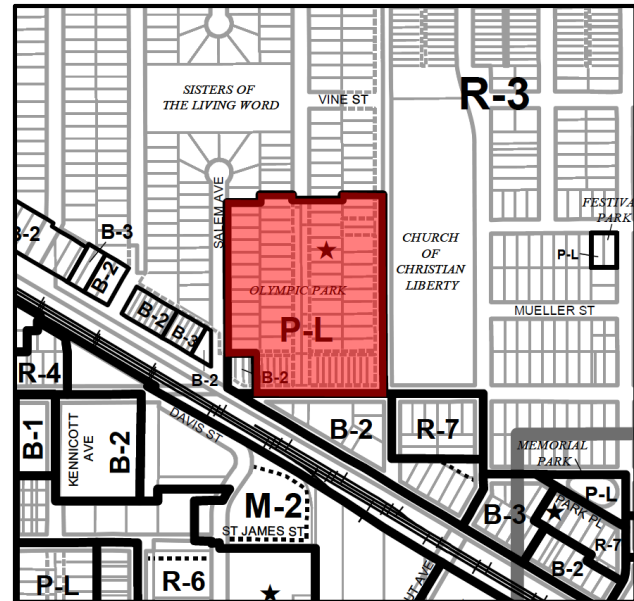
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1611
Project Title: Olympic Park PUD Amendment
Address: 660 N. Ridge Street
PIN: Multiple PIN's

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 8, 2017
Date Prepared: November 3, 2017

Petitioner: Arlington Heights Park District
Address: 410 N. Arlington Heights Road
 Arlington Heights, IL 60004

Existing Zoning: P-L, Public Land District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family homes	Mixed-Use
South	B-2, General Business District	Existing restaurant and tire store	Government or Institutional
East	R-3, One-Family Dwelling District	Christian Liberty Academy	Mixed-Use
West	R-3, One-Family Dwelling District, B-2, General Business District	Single-Family homes and office building	Mixed-Use

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinances 79-19 and 03-036 to allow a building addition.

Variations Required:

1. A Variation from Chapter 28, Section 11.4, to reduce the required off-street parking (extent of variation is unknown at this time).
2. Additional variations may be identified when detailed plans are submitted.

Project Background:

The subject property is located on the west side of the Village at the intersection of Northwest Highway and Euclid Road. Comprising approximately 6 acres, the property is owned by the Arlington Heights Park District (AHPD) and is currently home to Olympic Park and the Olympic Swim Center facility. The site includes the following outdoor amenities:

- Full size soccer field
- Half size soccer field
- Safety fence for baseball field
- Basketball court
- Skate Park
- Playground area
- Two tennis courts
- Safety Town

The Olympic Swim Center building is approximately 45,200 square feet and includes three pools, locker rooms, a lobby area, a basement, and several small office and storage rooms. The site currently has 185 parking spaces. Access to the site comes from one driveway entrance along Ridge Avenue near the southwest corner of the site.

The proposed action, if approved, would allow the Park District to build a two-story building addition on the north and west elevations of the building, which would house a new gymnasium with two full size basketball courts, a 2nd floor running track around the perimeter of the gym, additional office space, two multi-purpose rooms, a fitness center, a fourth pool, and remodeled locker rooms. Depending on construction costs, the project would all be completed in one phase, or split into two phases with the first phase encompassing just one basketball court in the new gym and the second phase entailing an addition to the gym for the second basketball court.

In order to accommodate for the additional use of the subject property given the proposed building addition, an expansion of the parking lot would occur, increasing the on-site parking to 267 spaces. The skate park, basketball court and playground would be removed to make space for the new building and parking areas. However, a new playground area would be added to the west side of Safety Town. The outdoor field space would be reduced in size to where there would be only one full size soccer field (or two half-size soccer fields) as opposed to both a full sized field and a half sized one.

Zoning and Comprehensive Plan

The subject property is within the P-L Public Lands zoning district, which is the appropriate district for public uses such as Olympic Park and the Olympic Swim Center. However, all developments within the P-L District are required to obtain Planned Unit Development (PUD) approval, which the property received in 1978. Consequently, an amendment to the previously granted PUD is required to allow the proposed building addition and site changes. Of note, the PUD was most recently amended in 2003 to allow for a small building addition to accommodate the third pool and an expansion to the parking lot.

The Comprehensive Plan designates this property as “Parks” and the existing use as Olympic Park is compatible with this classification.

Since this project involves nearly doubling the size of the existing facility, staff recommends that the Park District consider holding a neighborhood meeting for nearby property owners to obtain their feedback on the development, prior to appearing before the Plan Commission.

Site and Landscaping

A preliminary review of the conceptual plans indicate that the proposed building addition will conform to all bulk and setback restrictions. However, the petitioner must prepare detailed plans for staff analysis, including a fully dimensioned site and landscape plan that lists all of the “proposed” and “code required” bulk standards, as well as identifies the existing and proposed plant material that is located in the area of the proposed improvements. The petitioner shall also provide a photometric plan, site grading plan, utility plan, fire truck turning exhibit, and detention calculations.

During the PUD amendment process that took place in 2003, the Park District was to re-evaluate in five years the need for an existing curb cut along Euclid Road, which is currently blocked off and not in use. If the curb cut was determined to be unnecessary, it would be removed. Since the removal of the curb cut has not yet occurred, and since the curb cut is no longer needed, its removal will be required with the proposed expansion project.

Staff is recommending that the Park District consider the addition of a pedestrian connection to the west to allow foot/bike traffic on the Salem St. side of the site access to the facility. Finally, the Park District should provide sufficient pavement markings for safe pedestrian travel for young children from the building to Safety Town.

Building

A Design Commission application will be required as part of this application. The petitioner shall take special care in designing the exterior of the addition should the project proceed in two phases to ensure a quality exterior appearance of the structure will be maintained should Phase II be delayed or never occur. The petitioner must provide details on any fences proposed on the site, and all playground equipment. Additional details are also needed on the refuse collection and delivery operations, and the location of the trash room and service drive will need to be analyzed to determine its potential impact on the appearance of the facility fronting Ridge Road.

Traffic and Parking

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that any amendment to an existing PUD include a traffic and parking study from a certified traffic engineer. The study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, drop-off/pick-up operations, and impacts to public streets.

In order for staff to calculate parking, the petitioner shall provide details on the floor plan that outline the size and use of each space within the existing and proposed facility (the basement must be included). In addition, the Park District shall provide details on the days, times, capacity, and location of all programming that take place in the park and swim facility, including any classes, sporting events, summer camps, etc. (both existing and proposed). Additionally, the Park District shall also provide information on the number of employees and the hours of operation of the facility. Finally, the petitioner shall provide information on any parking agreements with neighboring properties for shared parking or use of the Park District parking lot.

Once all information has been provided, staff will calculate the required parking and prepare a parking analysis relative to the requested variation. To provide some perspective, when the small addition to the swim center was constructed in 2003, a parking variation was approved to allow 191 parking spaces where 318 spaces were required.

The petitioner must provide written justification to the criteria for variation approval as 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.**

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD Amendment and parking variation and is generally supportive of the project subject to the following conditions:

1. Provide a written justification to support the proposed variation as per the approval criteria outlined in the Zoning Ordinance:
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13. 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.

November 3, 2017

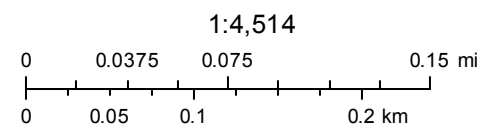
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1611

Olympic Park - Aerial



November 3, 2017



November 1, 2017

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Conceptual Design Submittal
Arlington Heights Park District
Olympic Indoor Swim Center Addition and Renovation
660 North Ridge Avenue, Arlington Heights, Illinois 60004

Dear Mr. Hubbard:

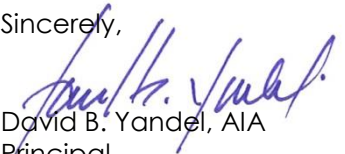
The Arlington Heights Park District intends to renovate and expand the Olympic Indoor Swim Center located at 660 North Ridge Avenue in Arlington Heights, Illinois. The property for the Project is currently owned by the Arlington Heights Park District and includes the following services: Indoor pools, multi-purpose space, offices, outdoor play fields, outdoor tennis courts, outdoor basketball court, outdoor skate park, and playground.

The primary purpose of the Project is to provide the community with a complete fitness facility that contains a new warm-water therapy / group fitness pool, one or two full-sized gymnasiums, indoor running / walking track, dedicated fitness space, additional group fitness / multi-purpose rooms, and fully accessible locker rooms and restrooms.

Please find enclosed Conceptual Plans that show existing site conditions, a site plan based on a single gym addition, a site plan based on a double gym addition, and first second floor plans for each option.

We look forward to meeting on Wednesday, November 8, 2017 and if there are any questions please do not hesitate to contact me at directly at (312) 948-8436 or davidy@fgmarchitects.com.

Sincerely,


David B. Yandel, AIA
Principal


John C. Dzarnowski, AIA
Director, Municipal and Recreation

XC: Rick Hanetho, AHPD
Benjamin Rea, AHPD

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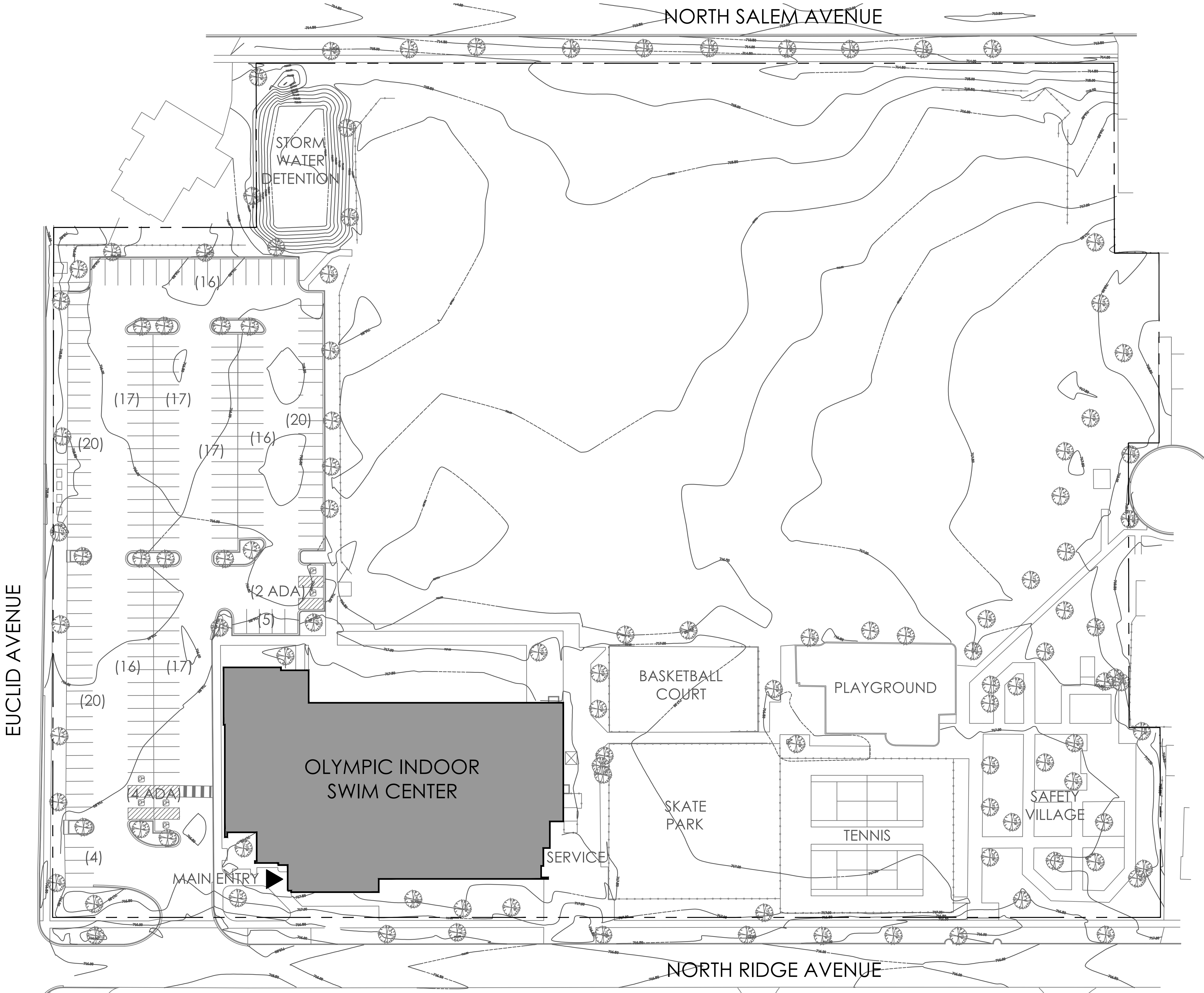
Arlington Heights Park District

PARKING SUMMARY

EXISTING SPACES: 185

EXISTING ADA SPACES: 6

TOTAL: 191



EXISTING SITE PLAN

NOVEMBER 1, 2017

SCALE: 1" = 30'

DB 17-2048.01

FGM ARCHITECTS

OLYMPIC INDOOR SWIM CENTER

Arlington Heights Park District

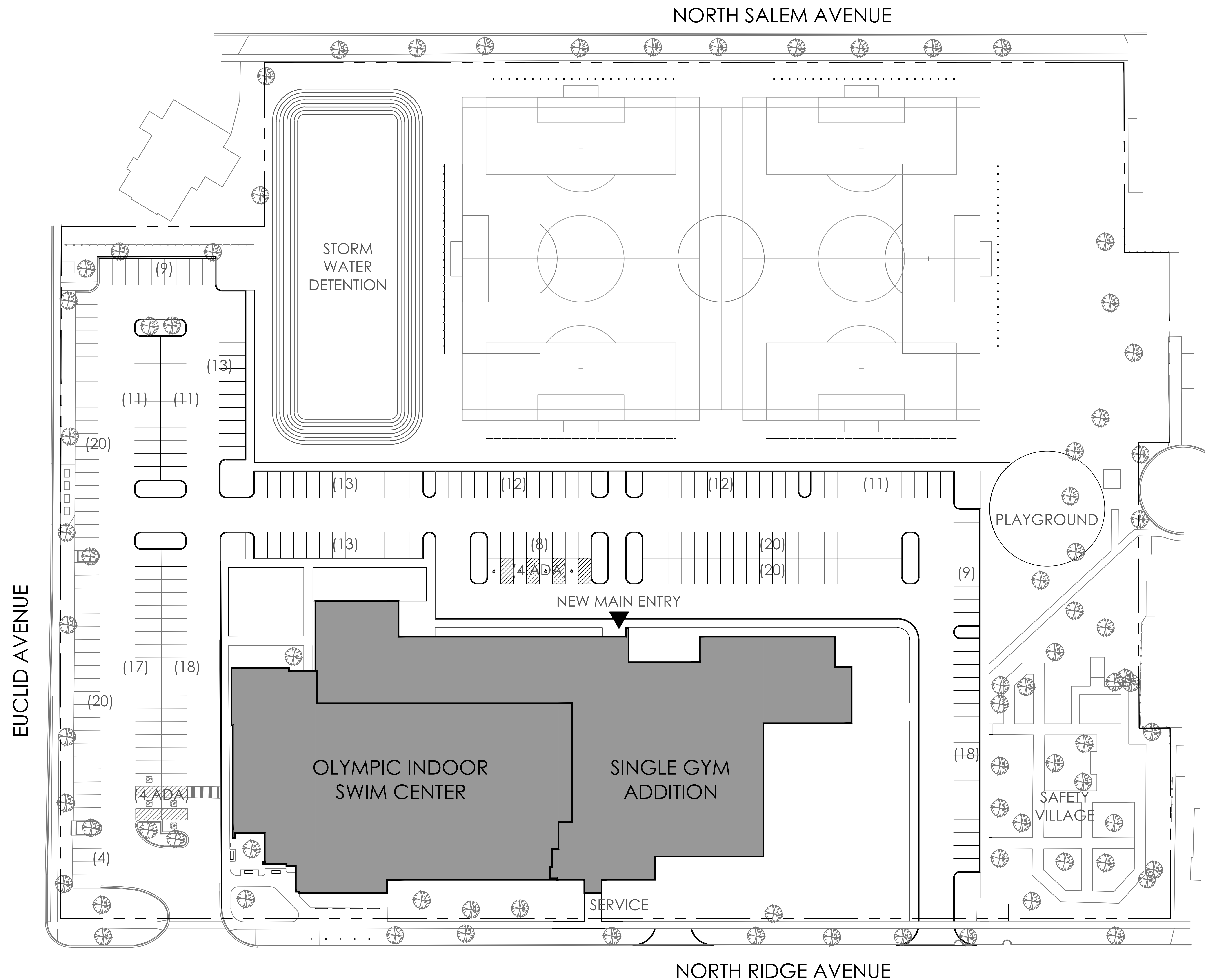
PARKING SUMMARY

EXISTING SPACES: 259

EXISTING ADA SPACES: 8

TOTAL: 267

DELTA: 76 ADDITIONAL



PROPOSED SITE PLAN - ONE GYM

NOVEMBER 1, 2017

SCALE: 1" = 30'

JOB 17-2048.01

FGM ARCHITECTS

OLYMPIC INDOOR SWIM CENTER

Arlington Heights Park District

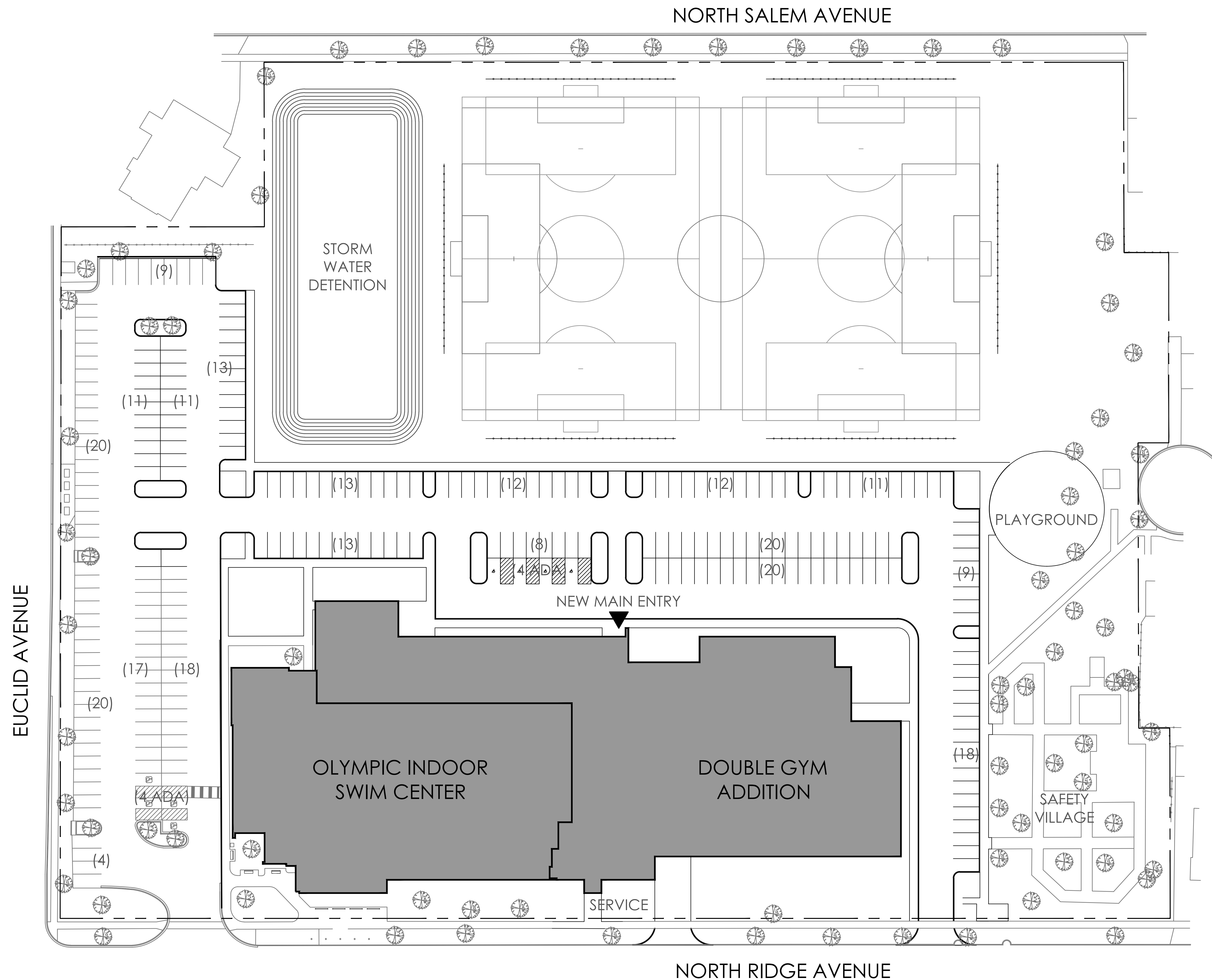
PARKING SUMMARY

EXISTING SPACES: 259

EXISTING ADA SPACES: 8

TOTAL: 267

DELTA: 76 ADDITIONAL



PROPOSED SITE PLAN - TWO GYMS

NOVEMBER 1, 2017

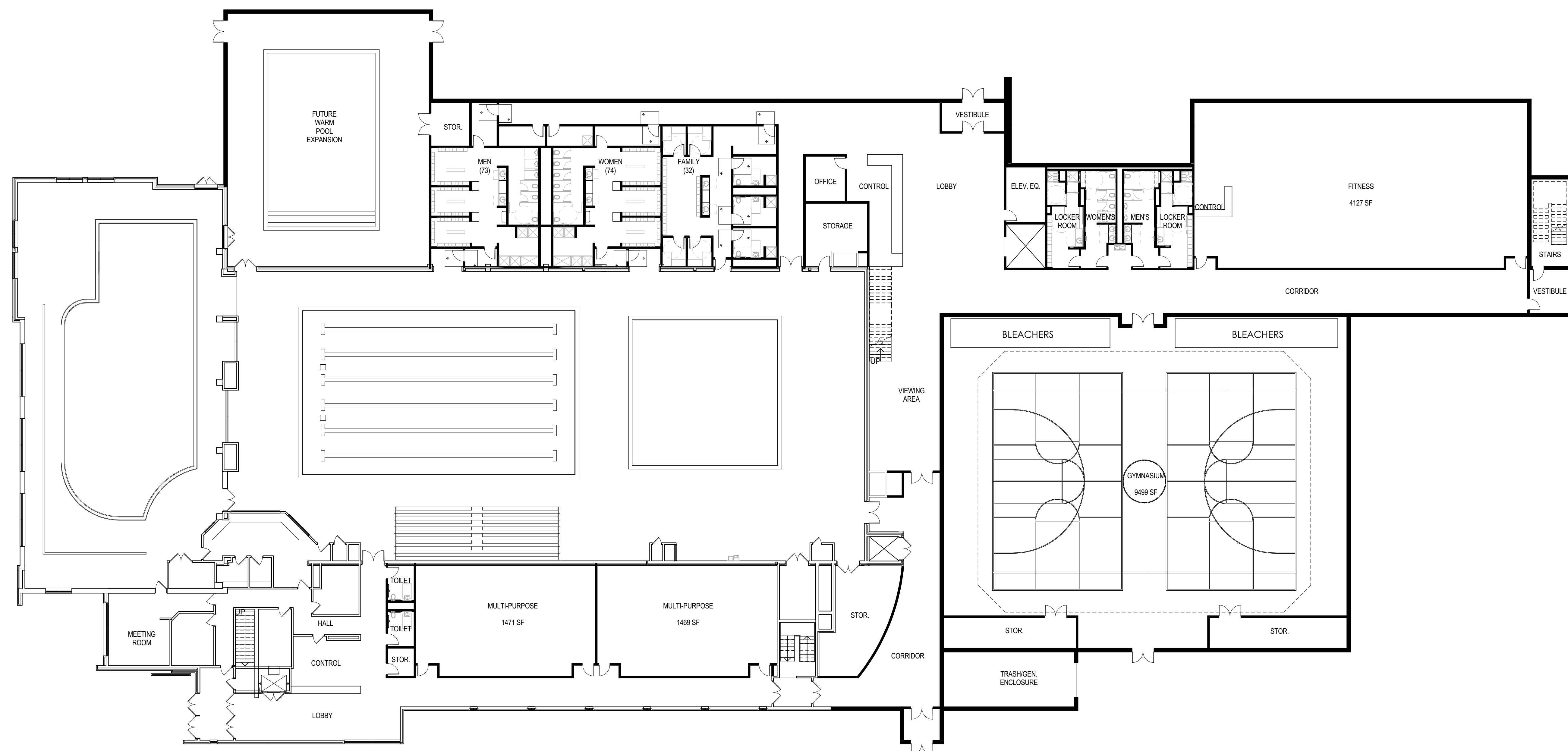
SCALE: 1" = 30'

JOB 17-2048.01

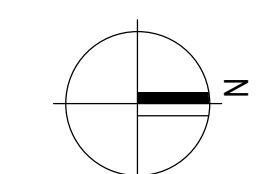
FGM ARCHITECTS

OLYMPIC INDOOR SWIM CENTER

Arlington Heights Park District



NOVEMBER 1, 2017
SCHEMATIC FLOOR PLAN SINGLE GYM

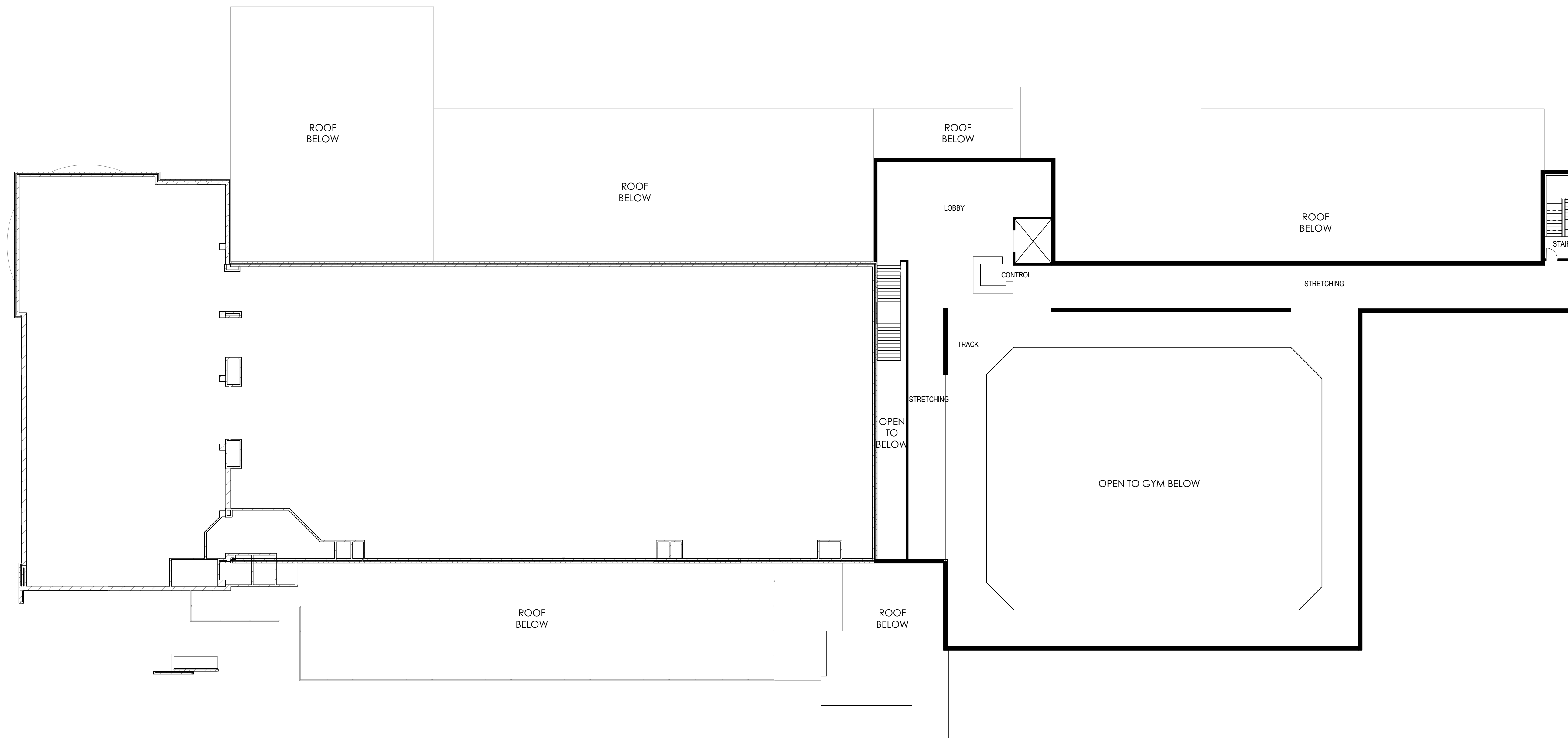


17-2408.01
1/16" = 1'-0"

FGM ARCHITECTS

OLYMPIC PARK SWIM CENTER

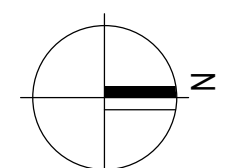
Arlington Heights Park District



FGM ARCHITECTS

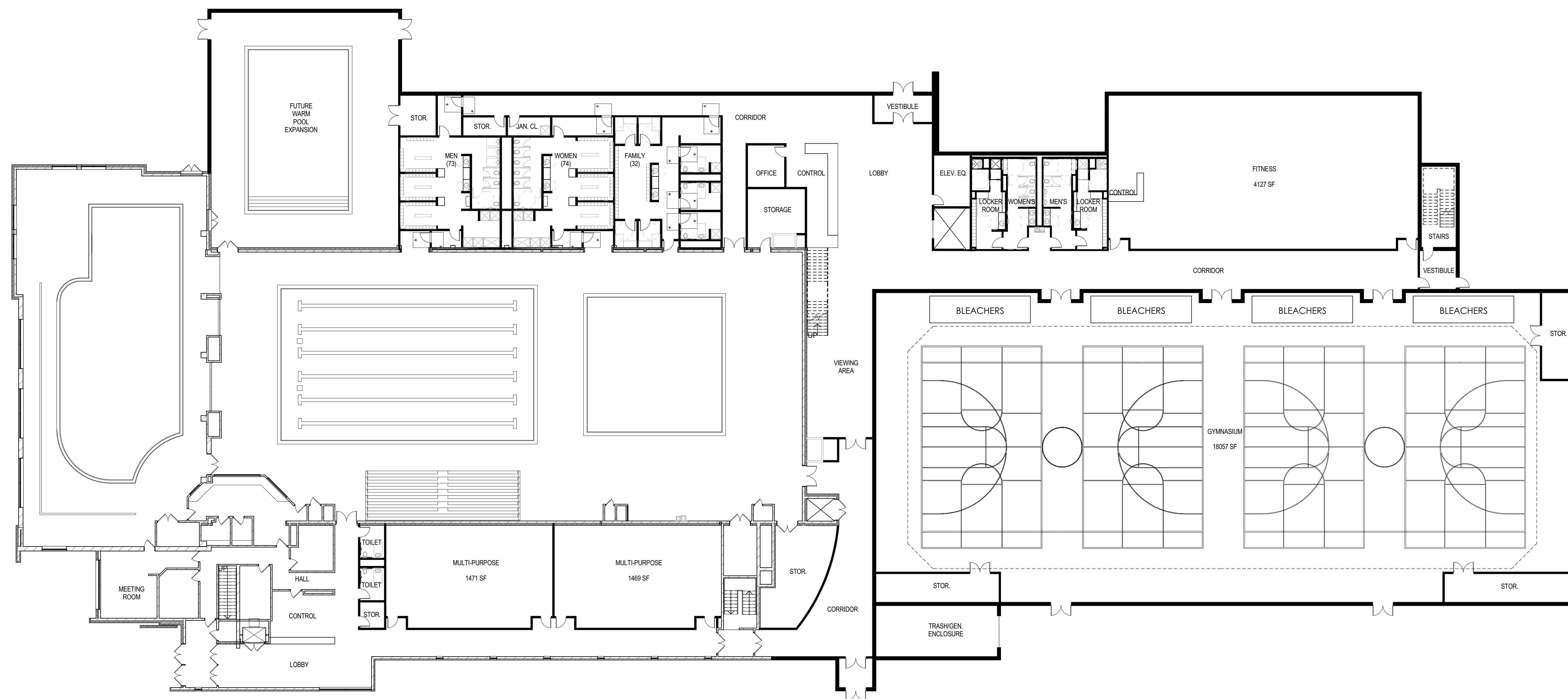
NOVEMBER 1, 2017
SCHEMATIC 2ND FLOOR PLAN SINGLE GYM

OLYMPIC PARK SWIM CENTER



17-2408.01
1/16" = 1'-0"

Arlington Heights Park District



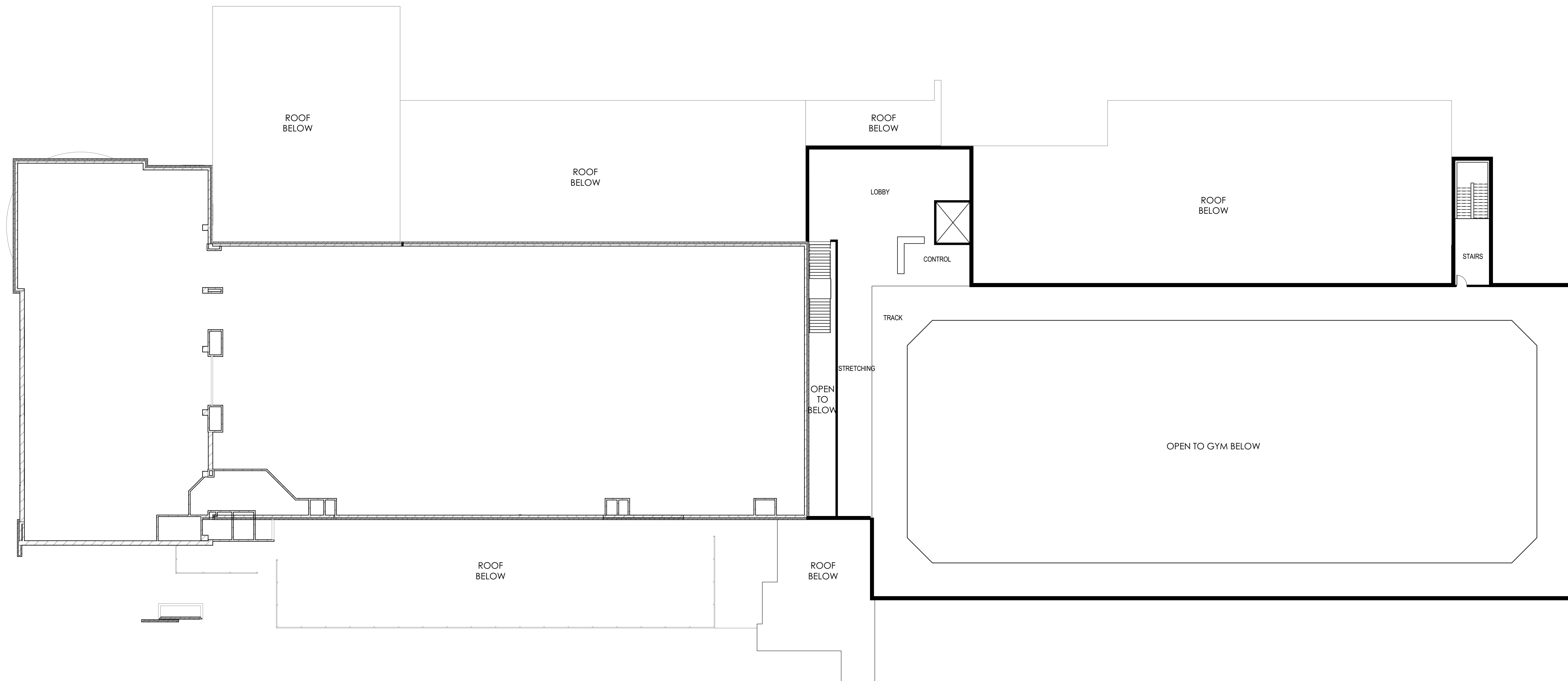
NOVEMBER 1, 2017
SCHEMATIC FLOOR PLAN DOUBLE GYM

17-2408.01
1/16" = 1'-0"

FGM ARCHITECTS

OLYMPIC PARK SWIM CENTER

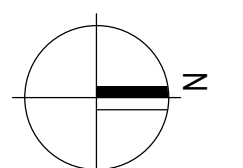
Arlington Heights Park District



FGM ARCHITECTS

NOVEMBER 1, 2017
SCHEMATIC 2ND FLOOR PLAN DOUBLE GYM

OLYMPIC PARK SWIM CENTER



17-2408.01
1/16" = 1'-0"