



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 23, 2018
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Funtopia - 5/9/18
- B. 1540 N. Arlington Heights Rd. - 5/9/18
- C. Hearts Place - 5/9/18

IV. PUBLIC HEARINGS

- A. Chapter 28 Text Amendment - Breweries - PC#18-012

V. OTHER BUSINESS

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: Funtopia - 5/9/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Funtopia - 5/9/18

Type

Minutes

PLAN

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

COMMISSION

RE: FUNTOPIA AT ARLINGTON DOWNS - 3400 WEST EUCLID AVENUE - PC#18-006
SPECIAL USE PERMIT FOR AMUSEMENT FACILITY, LARGE

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 9th day of May, 2018 at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRY ENNES, Chairman
LYNN JENSEN
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

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Commission is called to order. Would you please all rise and join us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN ENNES: Thank you. Sam, would you 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.

(No response.)

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. We have minutes from our last meeting for the final plat approval for St. James, and that is PC#17-012 I believe. Everybody get that that was here? Can we have a motion to approve that?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

CHAIRMAN ENNES: Thank you. Second?

COMMISSIONER GREEN: I'll second.

CHAIRMAN ENNES: And there's a second. Should we roll call that?

MR. HUBBARD: No, you can go with a voice vote.

CHAIRMAN ENNES: Okay, all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed or absent?

(No response.)

CHAIRMAN ENNES: So, the motion passes. The first petition that we have this evening is Funtopia at Arlington Downs, 3400 West Euclid Avenue, PC#18-006. Is the Petitioner present?

MR. GILLESPIE: Yes.

CHAIRMAN ENNES: Would you please come forward and state your name for our report and please spell your first and last name?

MR. GILLESPIE: It's David Gillespie, Gillespie Design Group. D-a-v-i-d G-i-l-l-e-s-p-i-e.

CHAIRMAN ENNES: Will anybody else be speaking?

MR. GILLESPIE: Yes.

CHAIRMAN ENNES: Would you also please spell your name?

MR. CORCORAN: Stephen Corcoran with Eriksson Engineering, S-t-e-p-h-e-n C-o-r-c-o-r-a-n, Director of Traffic Engineering.

CHAIRMAN ENNES: Let me swear the two of you in so that you can go

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from there.

(Witnesses sworn.)

CHAIRMAN ENNES: Thank you. So, if you would like to tell us about your project?

MR. GILLESPIE: Okay, well, thank you and it's a pleasure to be here. It's good to see you again. It's been I think a couple of years.

This of course is the property that used to be the water park. What do you do with a water park that no longer serves its use in such a unique structure and building? We believe that our client, Spring Bank Advisors, has found a perfect user for this. On the one side is a rock climbing facility known as First Ascent. This is a health club membership type facility, except instead of weights and aerobics like maybe some of us do, they climb walls, and the clear height fits that space really well, that need very well.

But what we're here tonight is to seek your recommendation for approval of the Village Board for the use of Funtopia which is going to take about, I forget the exact number, 16,000-17,000 square feet of the overall 40,000 square feet roughly, and the associated food and beverage operator, which both require special uses. Funtopia is a large motor skill exercise for kids, birthday party type, big gym event. They're especially busy on Saturday mornings, meant for the young crowd, from toddlers on up to predominantly young teens. They have exercise equipment and structures and play structures and age appropriate things for each of those age groups within that period. That is deemed an arcade, so we are here for a special use as an arcade use for that Funtopia.

Food and beverage is to reuse the existing kitchen that served the water park. It is primarily to support, well, it's only to support the tenants. It's not for public access. It is to provide pizzas and drinks to the birthday parties at Funtopia and beverages to the membership at First Ascent. That's it.

It's a three-tenant building is what it's being deemed as. There's extra meeting room space in the current lobby. Part of the proposal is to relocate the lobby, the main entrance, from the east where we have the rotunda with the skylight to the west. With that, you know, some of the, we think the plan with the parking and the entryway and the drop-off area is a great use for this space.

One of the nice benefits of this, having these two uses combined, Funtopia and First Ascent, is they have different peak times. The health club membership is generally evenings, and the Funtopia use is generally weekends and during the days in the summer. So, I'll answer questions if you have questions.

CHAIRMAN ENNES: Okay, we'll get back to that in a bit. But there's nine conditions.

MR. GILLESPIE: Yes,

CHAIRMAN ENNES: That are attached. Have you reviewed all of those and are you agreeable to them?

MR. GILLESPIE: Yes, we are.

CHAIRMAN ENNES: Thank you. Sam, would you give us the Staff report?

MR. HUBBARD: Absolutely. Good evening, Chairman Ennes and members of the Plan Commission. As you've heard, the Petitioner is proposing the reuse and repurposing of the existing and vacant water park facility with First Ascent and Funtopia, and a restaurant that would serve the two. The subject property is located at 3400 West Euclid Avenue in the B-2 General Business District. It is part of the Arlington Downs PUD which was a

master redevelopment approved for the subject property back in 2012 with several amendments since then. It's designated as a mixed use on the Comprehensive Plan which is compatible with the proposed use as commercial uses along with entirety of the remainder of the PUD which contains residential uses and a proposed hotel and some office spaces as well.

As you've heard, the Funtopia facility is classified by Village code as a large amusement facility, that's any amusement facility over 5,000 square feet in size. The restaurant requires a special use permit, and special use permits are required for amusement facilities as well.

First Ascent is more of a commercial recreation facility, it's more of a gym. It has climbing walls, it's got tread mills, aerobics classes, yoga classes, free weights and so forth. So, it's not quite an amusement facility; it's more of a gym and a commercial recreation facility as defined by our code, which is a permitted use in the B-2 district. So, there are no variations associated with this proposed development.

There have been several actions that have been taken to get us to where we are today. On March 28th, the Petitioner appeared before the Conceptual Plan Review Committee, and was met favorably and encouraged to move forward. On April 24th, they appeared before the Design Commission for a small addition that they are planning on the western elevation of the building. They did receive a recommendation of approval by the Design Commission with several different options and some recommendations on the some signage.

So, here you can see the overall aerial of the property. This property area outlined in red is the overall PUD. You can see towards the center, there is the existing One Arlington building right here, and then the water park, the vacant water park facility is in the back here. The remaining land in the PUD is currently vacant with some surface parking areas and a plan for a mix of other uses in the future.

So, the last iteration of the PUD approval is shown here before you. You can see again the water park in the center that was proposed to be reused as a water park, and the subject building would also include a small video arcade addition that was planned on the west side of the building. That's no longer planned as part of this proposal. Instead, there is just going to be a very small, approximately 1,300 square-foot addition towards the front of the building right where the pointer is there.

Since the PUD operates on a shared parking model, in order to analyze the parking, we first looked at the previously approved parking for the water park to gauge the effect that this new use was going to have on the overall subdivision and PUD area. So, the previous water park included 71 parking spaces on the east side of the building, 162 spaces on the west side of the building, for a total of 233 spaces directly adjacent to the water park. Additionally, there was 147 space auxiliary parking area off to the west which was meant to accommodate for overflow from the water park primarily, but also could have served the hotel that was planned to the north, or some auxiliary parking to the office and the retail uses to the south.

That was the total for the previously approved water park and arcade. They would have provided a total of 380 parking spaces with a total of 348 spaces required by code. So, they operated or would have operated at somewhat of a surplus compared to code requirements.

Again, you can see the aerial here kind of zoomed in showing the existing building as it stands today. You can see kind of how this new parking area would look here. The current proposal includes 74 spaces on the east side where 71 had been proposed

previously, and 238 spaces on the west side. So, that's a total of 312 parking spaces. Relative to code requirements, 324 spaces are required. So, the current proposal for the Funtopia and First Ascent provides a little bit more parking adjacent to the use but would operate at a deficit compared to code requirements.

One thing that Staff looked at relative to parking was the future uses proposed here. So, as you recall on the last slide or two slides ago, there was an auxiliary parking area proposed on the west. The developer is now contemplating some larger changes to the PUD that the Plan Commission may or may not be aware of. One of these changes involves the area outlined in orange there, where the auxiliary parking was to be on Lot 2B. The developer is contemplating future residential uses in this area.

So, kind of shown in a chart are First Ascent and Funtopia with the restaurant compared to the waterpark and arcade. First Ascent again will provide 312 parking spaces with 324 required at a deficit of 12 spaces. The water park and arcade including the auxiliary parking area would have provided 380 parking spaces with 348 required by code, resulting in a 32 parking space surplus.

So, one of the conditions that Staff has recommended is that, because this auxiliary parking area would now potentially be removed for future residential uses, if that ever moves forward and an amendment to the PUD is applied for for that residential area, you know, we would ask that the developer provide parking counts within the PUD once Funtopia and First Ascent are up and running so that we can determine if that parking area, the auxiliary parking area is actually needed or if it could be, if it was unnecessary based on the demand and it could be developed as a residential area. If those parking surveys come back showing that there is actually a parking deficit on the site, that could restrict some of the future residential uses on that area to the west of the parking where the auxiliary parking area was originally proposed and approved.

So, we also looked at the parking study and the estimated demand. During the peak times which would occur on a Saturday around noon, it was estimated that peak demand would be 285 parking spaces. Again, this is only, you know, an estimate based on best practice for what parking generation would be for a use like this. So, while they do have 312 parking spaces, some of which would also be shared with the employees of the office building and residential building, you know, they would still have a demand for 285 spaces and they would have a surplus of spaces I think to accommodate for the employee and visitor parking for the residential building. I think the overall parking provided within the 312 spaces was around 290. So, there was still a small surplus relative to the estimated parking demand.

Parking with this was I think the main concern from Staff, and we believe that our first two conditions as I outlined for you this evening will address potential deficits in parking if and when this facility is up and running it's determined that parking demand exceeds estimated demand. We are definitely supportive of this project. A water park facility is a difficult facility to reuse. We think that the proposed adoptive reuse is well done and will be a benefit for the Village.

We are recommending approval subject to nine conditions as outlined in the Staff report and as shown before you on the slide. I'm happy to go through these conditions in detail if the Plan Commission desires. I've already talked about one and two, but if the Plan Commission desires, I again can provide more details. But other than that, that would conclude my presentation this evening.

CHAIRMAN ENNES: Thank you, Sam. Sam, were all the notices sent out?

MR. HUBBARD: They were, yes.

CHAIRMAN ENNES: Can we have a motion to submit the Staff report to the public record?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: And a second?

COMMISSIONER JENSEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Thank you. Lynn, let's start with you. Do you have any questions?

COMMISSIONER JENSEN: Sure. I saw this plan earlier at the Conceptual Plan Review Committee, so I don't really have any questions at this point other than one I'd ask Staff. We have in the packet materials a very short letter with a bunch of assertions in it that is called a market study. Does that meet the minimum standard that you need for a market study for a project this big?

MR. HUBBARD: For something like this, we are comfortable that there will be a market for this use. So, yes, we are moving forward with the market study as drafted, yes.

COMMISSIONER JENSEN: Okay, I won't press that issue, but we have a demanded a lot more from a lot of people who were a little less ambitious than what we're doing here. So, it kind of underwhelmed me; that's all I will say at this point.

MR. HUBBARD: Understood.

CHAIRMAN ENNES: Thank you. Commissioner Lorenzini?

COMMISSIONER LORENZINI: I have no questions.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I was around the Conceptual Plan Committee.

CHAIRMAN ENNES: So, you're good?

COMMISSIONER GREEN: So, I'm good.

CHAIRMAN ENNES: Okay, Commissioner Drost?

COMMISSIONER DROST: I don't have any questions.

CHAIRMAN ENNES: Wow. Commissioner Dawson?

COMMISSIONER DAWSON: I do have a question, sorry, guys.

CHAIRMAN ENNES: Go for it.

COMMISSIONER DAWSON: Could you go back up or wherever are the designs? The stated hours of operation are until 11:00 o'clock at night during the week, correct?

MR. GILLESPIE: Yes, if that's what we said. I don't know if I have that right in front of me, but yes.

COMMISSIONER DAWSON: So, is there any concern about, I assume that that would be more the, obviously the adults than the children, and the children are probably creating most of the noise. But is there any concern, or Sam, did you talk at all about any noise level concerns abutting the residential area? They have balconies I believe. Do the balconies go off the back of the building as well or just the front?

MR. HUBBARD: I don't know offhand. It may --

COMMISSIONER DAWSON: Just the front? Okay.

MR. GILLESPIE: Can we just correct that? First Ascent is open until 11:00 p.m. during the week. Funtopia though is open until 8:00 o'clock during the week and 10:00 o'clock on Friday and Saturday.

COMMISSIONER DAWSON: 11:00 o'clock just seems later to me, just given the fact that it's abutting a residential area with people who have to work and sleep. So, I just was questioning, just to make sure it's been addressed, any noise level that has been, during the Staff review, addressed, considered? No one has any concerns about the residents? Is there anything, you know, if there's noise complaints, we can go back to them and talk to them about their hours and such? I mean 11:00 o'clock, if it's a Tuesday night and I have to get up early for work and there's a lot of noise coming out of the space, it would be troublesome.

MR. HUBBARD: I would say that the whole PUD was designed as a mixed use model, so I think those mix of residential and commercial uses as contemplated, I think, you know, I'm hoping that people that move in to One Arlington also would know that and would, you know, choose to live there, you know, with the risk that there could be some noise from these mix of uses in the evening possibly.

COMMISSIONER DAWSON: Okay, I was just shocked to hear of the 11:00 o'clock hour. That just seemed late during the week to me. Then I looked at pictures of the other locations. I didn't see any designs for the layout of the space for us to review. A lot of times we would have more of this level looks like this and actual architectural plans or design. Did I miss it?

MR. HUBBARD: They did submit floor plans, yes. I think I have that.

COMMISSIONER DAWSON: Okay, I don't know why I don't see it on mine when I'm looking at it. But I looked at some of the other locations that you had and they have people crawling -- oh, thanks, it didn't pop up on mine. I saw people crawling on the ceiling in the pictures you already have by the way. I mean, let me just back up. I think this is a really cool use, okay, so I'm sounding critical but I think it's a really cool use for this space and a great way that you turned over this around.

I'm just curious. Your locations in the city are smaller, and they have people crawling like on the ceiling. But then when I look at the pictures that have been depicted for Arlington Heights, you have tables and gathering places throughout the climbing areas, and I just was curious. You've got people climbing on the ceiling over these tables and dining areas that you have depicted in the pictures?

MR. GILLESPIE: No, that's not the point. But they do climb vertical and then it turns horizontal at some point. I'm not a climber, I'm the architect and I just have to make sure the walls don't tumble down.

COMMISSIONER DAWSON: Right.

MR. GILLESPIE: But you know, this is supposed to simulate their, you know, rock climbing conditions and it's a membership. So, these are people that go to the health club and they work out. From what First Ascent tells us, they change the grips I think three times a week, something like that, because people want new challenges each time they go there. I know some of those walls go up and start going around.

They said this would be the premier facility in the country as far as rock climbing membership clubs go and, you know, they're pretty excited that they can have a space that has a 50-foot clear height. The ones in the city, there's one in uptown and one in, I think it's Avondale, the Avondale neighborhood, they just don't have the volume or the area. So, yes, they're pretty excited about this.

As far as, no, we haven't done anything that shows people climbing over the top of, you know --

COMMISSIONER DAWSON: People sitting and dining?

MR. GILLESPIE: Of other people sitting, no.

COMMISSIONER DAWSON: Okay, because I looked at the other spaces and it didn't seem to have any seating area in the climbing area. But then this one depicted a seating area, so I was just curious how that was going to be working in the space.

But I looked at Funtopia as well and it seems like it has climbing facilities for younger. The way it was described as an amusement area for young children when I looked at the website, it has climbing and it's crawling through caves. It's not like anything I've ever seen out here for children. I think it's really very cool. I think it's going to be a huge drive, a huge success out here, and I think it's a great use for the space. That's my comment, no more questions.

CHAIRMAN ENNES: John?

COMMISSIONER SIGALOS: Yes, I was also at the Conceptual Plan Review meeting. I think it's a great use. To try to find a tenant for a water park has got to be pretty difficult. So, I think this is perfect and I'm all for it. So, I don't have any other questions.

CHAIRMAN ENNES: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes. Similarly, I was at the Conceptual Plan Committee and I like the project. I think it's a great use here as you said and I'm looking forward to it. Hopefully, it's a success

CHAIRMAN ENNES: Okay, I do have one question. Sam, could you put up the exhibit that you had that showed the parking numbers? This one will work fine. This, to the right-hand of the screen which I believe is the east side of the building, that big triangle of open space, is there a reason there isn't parking in there? Mr. Gillespie, you've got the answer?

MR. GILLESPIE: Right now it serves as a detention area. There's two detention areas, one in the east, one in the west. We're filling in the one on the west with parking. The one on the east though, I believe Eriksson Engineering is planning in some long-range plan to, you know, look at the possibility of eliminating that detention area. But right now it serves as a holding area.

CHAIRMAN ENNES: Maybe like a vault? I know you don't want to hear that, right?

MR. GILLESPIE: I don't want to commit to that here, but no, the detention on this site has gotten very complicated because of all the different properties. I know there's various holding areas here and some of it's storing pipes below the parking lot. This is one of those areas that we totally can't get rid of right now.

CHAIRMAN ENNES: Okay, and are there any entrances on that east side of the building?

MR. GILLESPIE: There will not be any entrances into the building on that east side. Now, there will be an exit but no entrances.

CHAIRMAN ENNES: Okay, thank you. I see we have a couple of people in the audience. Is there anybody in the audience that have questions about this project? Would you like to come forward? Please, again state your name.

MR. HORNE: Sure, Rob Horne with the City of Rolling Meadows.

CHAIRMAN ENNES: Would you please spell it, Mr. Horne?

QUESTIONS FROM AUDIENCE

MR. HORNE: Yes. R-o-b H-o-r-n-e. Thank you, Chairman and

Commission members. I'm only here on behalf of the city to confirm that there is concurrence between the developers, the Village of Arlington Heights, and the City of Rolling Meadows that per the existing PUD, that the public improvements associated, that are planned for off-site associated with the phase two construction will be performed in conjunction with this improvement. It's just really for the record to make sure that we're all on the same page because based on our recent discussion and the Staff report, it leads me to believe that's the case. But I just want to confirm it for the record.

CHAIRMAN ENNES: Which is, that is our understanding from the information that you provided.

MR. HUBBARD: Yes.

MR. HORNE: Thank you, I appreciate it.

CHAIRMAN ENNES: Thank you. Is there anybody else? Okay, I'm closing the public portion of the meeting. Is there any further discussion or do we have a motion on this project?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#18-006, an Amendment to Planned Unit Development (PUD) Ordinances #12-006, 12-037, 12-039, 14-025, and 15-049, to allow modifications to the approved development plan for Arlington Downs, a Special Use Permit for an "Amusement Facility, Large" (Funtopia), and a Special Use Permit for a restaurant.

This approval shall be 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 28 and Lot 16.**
- 2. The property owner shall be required to install additional parking on Lot 28 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 an 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 an "amusement device/arcade, large" on the subject property be rescinded.**
- 5. Condition #9 relating to occupancy restrictions for the water park 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.**

CHAIRMAN ENNES: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN ENNES: Sam, can we have a roll call vote?

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: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

CHAIRMAN ENNES: So, you have a favorable recommendation and you'll be going forward to the Village Board. Good luck with your project.

MR. GILLESPIE: Thank you very much.

CHAIRMAN ENNES: Okay, thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:01 p.m.)



Item: 1540 N. Arlington Heights Rd. - 5/9/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1540 N. Arlington Heights Rd. - Minutes	Minutes

PLAN

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

COMMISSION

RE: 1540 NORTH ARLINGTON HEIGHTS ROAD - PC#18-007
PLANNED UNIT DEVELOPMENT AMENDMENT FOR PARKING VARIATION

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 9th day of May, 2018 at the hour of 8:01 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: So, we have another petition tonight, but there is a recommendation that we continue that?

MR. HUBBARD: Correct.

CHAIRMAN ENNES: So, that is 1540 North Arlington Heights Road for a PUD amendment, PC#18-007. If there is nobody that doesn't want this continued and we're all in favor, can we have a motion to approve it?

MR. HUBBARD: Motion to continue until the June 13th Plan Commission.

CHAIRMAN ENNES: 13th Plan Commission.

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Would you take the roll call vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, we'll be hearing that on the 13th. I hope you all can make it.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:02 p.m.)



Item: Hearts Place - 5/9/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Hearts Place - 5/9/18

Type

Minutes

PLAN

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

COMMISSION

RE: HEARTS PLACE - 120-122 EAST BOEGER DRIVE - PC#17-014
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 9th day of May, 2018 at the hour of 8:02 p.m.

MEMBERS PRESENT:

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SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: We have one last item on the agenda. That is in regard to the final plat of subdivision for PC#17-014, for Hearts Place. Sam, do you have any report on this? Was everything completed?

MR. HUBBARD: Not too much to report. We did review the plat of subdivision. It is in substantial compliance with the originally approved preliminary plat of subdivision to consolidate the lots. There were some last minute negotiations and details we had to work out for some easements on the property, the Petitioner -- through those easements. The vote this evening is simply for the final plat of subdivision and whether or not it matches the preliminary plat of subdivision. The remaining aspects of this project were deliberated on before the Plan Commission and ultimately approved by the Village Board. So, again the item before you this evening is just whether or not the plat is in substantial compliance with the original one.

CHAIRMAN ENNES: So, this consolidated the two lots into one?

MR. HUBBARD: Correct.

CHAIRMAN ENNES: And then adjusted, there was an easement down the middle of Lot 1?

MR. HUBBARD: That was, yes, vacated and then --

CHAIRMAN ENNES: So, that's been moved around?

MR. HUBBARD: Yes.

CHAIRMAN ENNES: So it's buildable, okay. Can we have a motion to accept the final plat?

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-014, the Final Plat of Subdivision to consolidate the property at 120-122 East Boeger Drive into one lot.

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: And we have a second. Roll call vote.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

CHAIRMAN ENNES: So, we will be signing that this evening. If I can ask, oh, the secretary isn't here. Can I ask Commissioner Dawson, can she sign?

COMMISSIONER DAWSON: No, I'm not the secretary. No, he has to --

CHAIRMAN ENNES: We could have a substitute.

COMMISSIONER DAWSON: No, she'll just come in and sign. I used to do it all the time as secretary. He just contacts her and asks her, makes other arrangements for her to sign.

CHAIRMAN ENNES: Okay, that's the last item on the agenda. Is there any other business that's not on the agenda?

MR. HUBBARD: No other business not on the agenda. I think we have -- who knows if we have anything yet on the agenda for the next Plan Commission meeting.

CHAIRMAN ENNES: 23rd?

MR. HUBBARD: Unless something comes before us. In fact, actually we do, we have the breweries. The brewery text amendment I believe will come before you.

CHAIRMAN ENNES: But that's a public meeting, not a hearing, right?

MR. HUBBARD: I think it will be a public hearing.

CHAIRMAN ENNES: It will be? Okay. So, we could take a motion to adjourn.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed who want to stay here longer?

(No response.)

CHAIRMAN ENNES: Good night.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:06 p.m.)



Item: Chapter 28 Text Amendment - Breweries - PC#18-012

Department: Planning & Community Development

The Village Board recently discussed establishing new liquor licenses to allow microbreweries and breweries. The attached proposed text amendments to Chapter 28 defines both microbreweries and breweries, as well as brew pubs. The Board is seeking a recommendation on how to zone for these uses, which is also attached as part of an amendment to the Permitted Use Table.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
ORC Minutes 5-9-18	Minutes
Chapter 28 - Proposed Amendments	Exhibits

Memorandum

To: Chairman Ennes and Members of the Plan Commission

From: Bill Enright, Deputy Director of Planning and Community Development

Date: May 18, 2018

Subject: Plan Commission Public Hearing
Wednesday, May 23, 2018 7.30PM
Chapter 28 Amendment: Brew Pubs, Microbreweries, Breweries

The Village Board recently discussed establishing new liquor licenses to allow microbreweries and breweries. The attached proposed text amendments to Chapter 28 defines both microbreweries and breweries, as well as brew pubs. The Board is seeking a recommendation on how to zone for these uses, which is also attached as part of an amendment to the Permitted Use Table.

Brew Pubs: Shall be treated no different than a restaurant and thus eligible for a Special Use Waiver if less than 4,000 square feet in size.

Microbrewery: Small microbreweries that are 2,500 square feet or less would be permitted uses in B2, B3, and B5 (downtown). Microbreweries above 2,500 square feet up to 4,000 square feet, would be Special Uses in B2, B3, and B5.

In addition, only a certain percentage of the space (35% maximum) could be allocated to the “retail portion” of the space. The retail portion would include areas for sales of packaged beer, as well as seating areas for consumption of microbrews.

Brewery: These would be permitted uses in M1 and M2 but no larger than 20,000 square feet. The “retail portion” of the space shall not exceed 10% of the floor area. Staff also recommends that a brewery shall not be permitted on a zoning lot contiguous to a residential zoning district.

REPORT OF THE PROCEEDINGS OF
The ORDINANCE REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 HELD AT VILLAGE HALL ON:

May 9, 2018

Project Title: Chapter 28 Amendments

Petitioner: Village of Arlington Heights
 33 S. Arlington Heights Road
 Arlington Heights, IL

Requested Action:

- Chapter 28 Text Amendment: Brew Pubs, Microbreweries, Breweries

Attendees: Bruce Green, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Terry Ennes, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Bill Enright, Deputy Director Planning
 Jake Schmidt, Planner

The Village Board recently discussed establishing new liquor licenses to allow microbreweries and breweries. The attached proposed text amendments to Chapter 28 defines both microbreweries and breweries, as well as brew pubs. The Board is seeking a recommendation on how to zone for these uses, which is also attached as part of an amendment to the Permitted Use Table.

Meeting Discussion:

B. Enright summarized the proposed changes which would allow microbreweries and breweries. Staff is recommending that brew pubs are treated the same as a restaurant and permitted via special use waiver if 4,000 sf or less. Above that amount would require special use approval of the Board. Microbreweries would be smaller up to 4,000 sf total. If 2,500 sf or less, permitted in B2, B3, and B5 downtown. If 2,501 sf and up to 4,000 sf would require a special use in B2, B3, B5. Also the total amount of floor area devoted to the retail portion of the space would be 35% maximum, which could allow up to 58 persons total per the building code. The Board will have to determine via a new liquor license to what extent, if any, food items will be required. Typically, microbreweries do not have food serviced, but may have small packaged chips, etc. Microbreweries brew on site and serve their beer on site for tastings and prepackaged.

Breweries would be permitted up to 20,000 sf in M1 and M2. There would be a 10% limit on floor space devoted to the retail portion of the space. Breweries typically have tastings, etc to sample the beer made on site.

The Board will then take up the liquor license code amendments at the same time as the proposed zoning changes.

CHAPTER 28 AMENDMENTS

Commissioner Jensen asked if any food requirement would be discussed as part of zoning? It would also be counter to promoting microbreweries if the food requirements are too onerous.

B. Enright indicated that no, the food discussion is part of the liquor license. Again I don't think the board will require a lot of food items but maybe some smaller items such as chips.

Commissioner Ennes asked if the Plan Commission would review these applications? Also how did OGrady's open years ago?

B. Enright indicated that they obtained a land use variation.

B. Enright indicated that above 2,500 sf would require a special use and public hearing of the Plan Commission.

The Ordinance Review Committee concurred with the recommendations and agreed that the amendments should move forward to Plan Commission for a public hearing.

The meeting adjourned at 7.28pm.

Ordinance Review Committee
Bill Enright, Recorder

PROPOSED AMENDMENTS TO THE ZONING CODE

Add to Definitions:

Section 28-3

Brewery. A place that manufactures beer and is licensed as such by the State of Illinois.

Brew pub. A restaurant that includes a brewery as an accessory use and is licensed as a brew pub by the State of Illinois.

Microbrewery. An independently owned brewery that produces no more than 930,000 gallons of beer per year, generally characterized by an emphasis on quality, flavor and brewing technique, and often selling its products only locally, and which is licensed as a Class 1 brewer by the State of Illinois.

Add to the Permitted Use Table:

Section 28-5.5-1

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Brew pubs	s	s	s		s					

Like restaurants, brew pubs that are less than 4,000 square feet would be permitted through a special use waiver. If they are more than 4,000 square feet, they would need a special use.

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, 2,500 square feet or less Note: The retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises.		p	p		p					
Microbrewery, more than 2,500 square feet but less 4,000 square feet Note: The retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises.		s	s		s					

Manufacturing/Processing Uses	M1	M2	B3
Brewery, up to 20,000 square feet Note: The retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises. A brewery shall not be permitted on a zoning lot contiguous to a residential zoning district.	p	p	