



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
May 9, 2018
6:45 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Funtopia at Arlington Downs - 3/28/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Haddow Ave. Lot Consolidation - 614 N. Haddow Ave. - T1618
Subdivision to Consolidate

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: Funtopia at Arlington Downs - 3/28/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Funtopia at Arlington Downs - 3/28/18	Minutes

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

HELD AT VILLAGE HALL ON:

March 28, 2018

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

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, and 15-049 to allow modifications to the approved development plan for Arlington Downs.
2. Special Use Permit for an arcade/amusement facility (Funtopia) and a Special Use Permit for a restaurant.

Variations Required:

3. None identified at this time.

Attendees:

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

Project Summary:

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

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

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

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

Meeting Discussion:

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

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

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

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

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

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

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

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

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

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

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

Commissioner Jensen asked about contracts with each operator.

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

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

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

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

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

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

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

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

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

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

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

Ms. Wilk confirmed that it would.

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

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

Mr. Corcoran stated that this road would be reconstructed.

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

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

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

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

RECOMMENDATION

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

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



Item: Haddow Ave. Lot Consolidation - 614 N. Haddow Ave. - T1618

Department: Planning & Community Development

Requested Action

Preliminary Plat of Resubdivision to consolidate the two lots into one.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee reviewed the proposed subdivision and is generally supportive of the project subject to the following conditions:

1. Plat of Subdivision is required.
2. The petitioner shall dedicate 33' of Right-of-Way to the Village.
3. The petitioner shall install a sidewalk in the Right-of-way abutting the subject property.
4. A fee-in-lieu of detention shall be required, at the discretion of the Engineering Dept.
5. The petitioner shall provide details of the existing front yards setbacks on the western Haddow Avenue frontage north of Euclid and south of Hawthorne.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
7. 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

Type

Board or Commission Report

Aerial
Plans

Exhibits
Exhibits



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

Temp File Number: T1618
Project Title: 614 N. Haddow Ave Lot Consolidation
Address: 614 N. Haddow Ave.
PIN: 03-20-200-007

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 9, 2018
Date Prepared: April 20, 2018

Petitioner: Robert Flubacker
 Robert Flubacker Architects, Ltd.
Address: 1835B Rohlwing Rd.
 Rolling Meadows, IL 60008

Existing Zoning: R-3: One-Family Dwelling District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached
South	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached
East	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached
West	R-3, One Family Dwelling District	Single-Family Home	Single-Family Detached

Requested Action:

1. Preliminary Plat of Resubdivision to consolidate the two lots into one.

Variations Required:

1. None identified at this time.

Project Background:

The subject property consists of two platted lots of record. The first lot contains the single-family home located at 614 N. Haddow, the second lot is addressed 608 N. Haddow and is currently vacant and serves as an additional yard/landscape area for the home at 614 N. Haddow. Both lots are owned by the resident at 614 N. Haddow Avenue, and each lot is approximately 66 feet by 132 feet. The 614 N. Haddow lot is 10,890 square feet, and the 608 N. Haddow lot is 10,730 square feet (although the Plat of Survey shows the property as including 33 feet of Haddow Avenue within the boundaries of the property which land must be dedicated to the Village). A previous owner of the vacant lot had applied for a variation in 2001 to make the vacant lot buildable, but the request was rejected by the Zoning Board of Appeals. The vacant lot was later obtained by the owner of 614 N. Haddow and has served as a portion of his yard ever since.

In 2015, the property owner applied for preliminary Plat of Subdivision approval to consolidate the lots to allow for a small addition to the home. Within this request, the petitioner was also seeking several variations to allow multiple accessory structures in the rear yard, which received a recommendation of denial by the Plan Commission (the petitioner withdrew their application after the Plan Commission vote and prior to Village Board consideration). The property owner is now proposing a large addition to the southern elevation of his home and is no longer requesting variations to allow multiple accessory structures in the rear yard. In order to comply with Village Code, the two lots must be consolidated into one to conform with setback and F.A.R. restrictions.

If approved, the combined lots would yield a 17,424 square foot singular lot (which takes into consideration the required ROW dedication) that would be 132 feet wide. The petitioner would construct an addition to the southern and western elevations of the home, which would result in an approximately 7,000 square foot residence when complete. The existing two-car detached garage would be removed from the rear yard, and a new 3-car attached garage would be added to the home. The driveway on the north side of the house would be removed and returned to landscaping, and a new driveway would be constructed at the southern side of the site.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One-Family Dwelling District. The proposed use of the site is consistent with the Comprehensive Plan “Single-Family Detached” land use designation. In consideration of the appropriateness of a proposed lot consolidation, staff’s primary analysis focuses on the lots that are located on the same side of the street as the subject property. In this instance, there are currently four zoning lots that are located on the west side of Haddow Avenue north of Euclid and south of Hawthorne. Of those lots, one is 132 feet wide, one is 112 feet wide, and one is 86 feet wide. If the consolidation was approved, the subject lot would be 132 feet in width. The proposed lot consolidation meets the R-3 standards for lot size and lot area (shown below in **Table I**), and is consistent with the existing lots on the west side of Haddow Avenue. Per Chapter 28, Section 5.1-3.6, a minimum side yard of ten percent of the lot width is required. Therefore, a 132-foot wide lot will require a 13.2-foot side yard on both sides. The existing home is setback 17.9 feet from the side lot line to the north.

Table I:

Zoning Requirements	Minimum Lot Area		Minimum Lot Width		Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Side Yard Setback
	Corner	Standard	Corner	Standard			30 FT	

Typical R-3 Lot	9,900 SF	8,750 SF	90 FT	70 FT	Block Average (Must be calculated)	10% of Lot width (at least 7 feet)		Average or 10% of lot width
Proposed Lot (608 & 614 N. Haddow	N/A	17,424 SF*	N/A	132 FT	TBD	13.2 feet	30 feet	N/A
624 N. Haddow	N/A	17,424 SF	N/A	132 FT	N/A	N/A	N/A	N/A
626 N. Haddow	N/A	11,352 SF	N/A	86 FT	N/A	N/A	N/A	N/A
630 N. Haddow	N/A	14,784	N/A	112 FT	N/A	N/A	N/A	N/A

The building addition will extend slightly past the front plane of the existing home, which will slightly reduce the existing front yard setback. Therefore, the petitioner must provide the existing front yard setbacks of the homes on the frontage to determine the average of the existing homes.

The petitioner shall provide a formal Plat of Subdivision document for review by Village staff. Additionally, the petitioner should clarify if they intend to proceed with both preliminary and final plat of subdivision concurrently, or if they wish to proceed through the approval process separately.

Building, Site, Landscaping:

As previously mentioned, the Plat of Survey shows the subject property as including 33' of Haddow Avenue within its' boundaries. As such, dedication of 33' of Right-of-Way will be required. Furthermore, the sidewalk must be extended along the front yard within the Right-of-Way.

The proposed building addition will require a Design Commission application be submitted and approved prior to building permit issuance. A landscape and tree preservation plan is only required for subdivisions which create three or more new lots. Based on a preliminary zoning analysis, the proposed building addition conforms to all setback and bulk/mass restrictions. Staff notes that the property will be close to maxing out relative to F.A.R. standards (215 square feet until maxed out on F.A.R.). Therefore, future accessory structures on the subject property will likely be restricted.

Parking and Loading:

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is only required for residential subdivisions that involve at least 100 dwelling units or more. Since the petitioner is proposing single-lot consolidation, no traffic study is required.

RECOMMENDATION

The Staff Development Committee reviewed the proposed subdivision and is generally supportive of the project subject to the following conditions:

1. Plat of Subdivision is required.
2. The petitioner shall dedicate 33' of Right-of-Way to the Village.
3. The petitioner shall install a sidewalk in the Right-of-way abutting the subject property.
4. A fee-in-lieu of detention shall be required, at the discretion of the Engineering Dept.

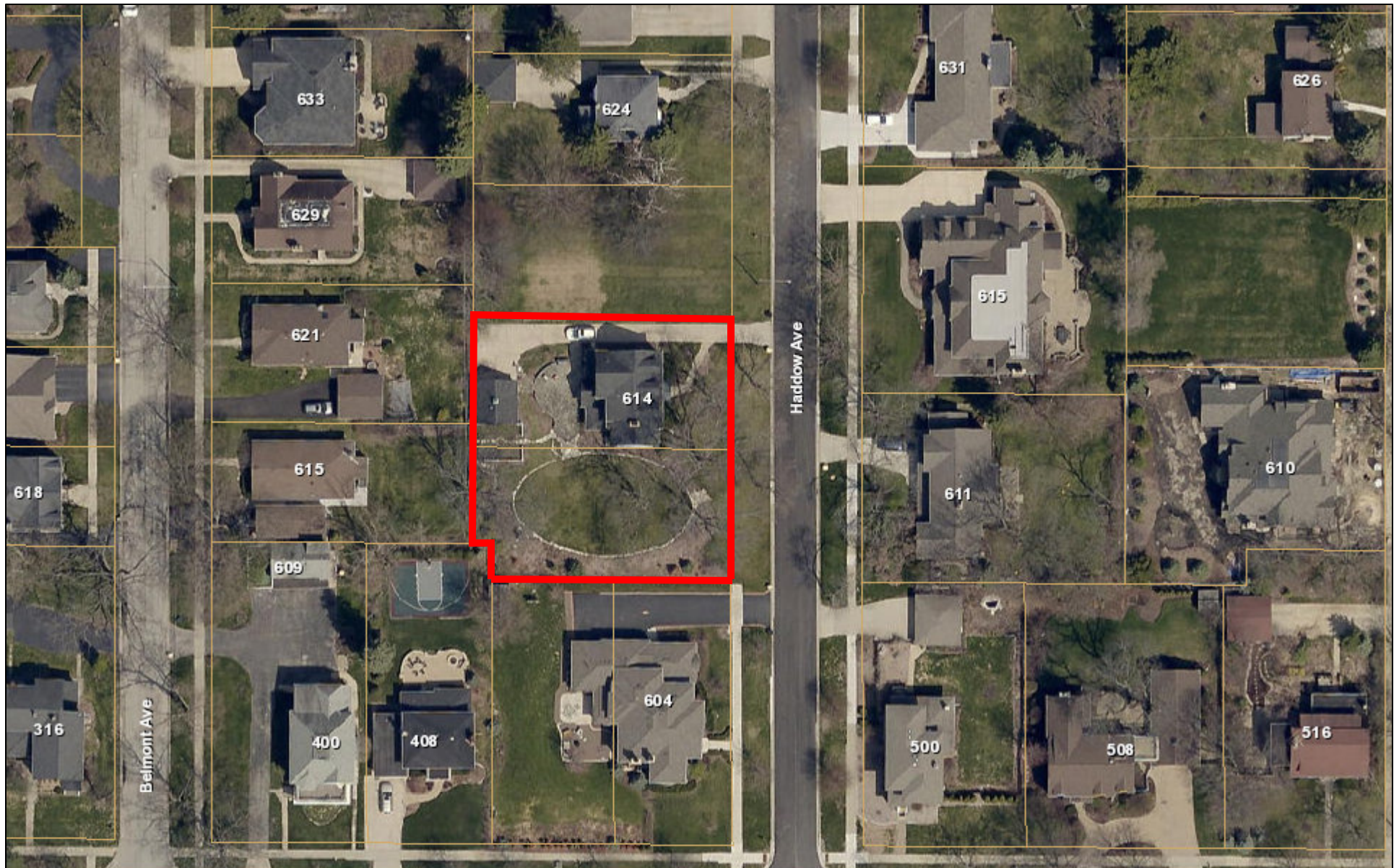
5. The petitioner shall provide details of the existing front yards setbacks on the western Haddow Avenue frontage north of Euclid and south of Hawthorne.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
7. These are preliminary comments only and should 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.

April 20, 2018

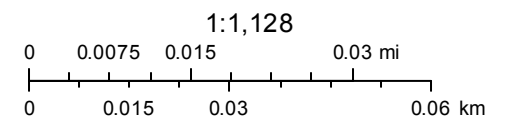
Bill Enright, Deputy Director of Planning and Community Development

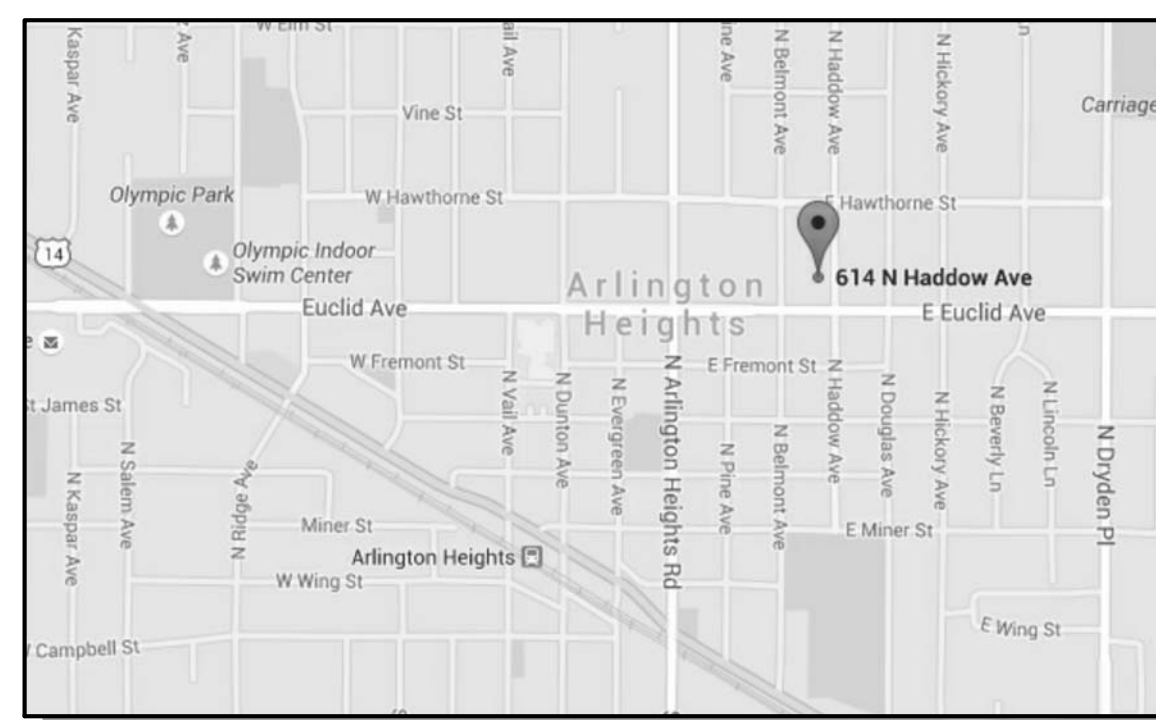
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1618

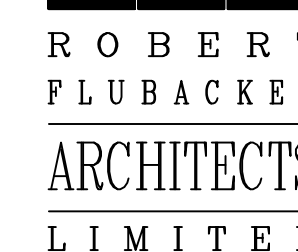
Aerial - 614 N. Haddow



April 19, 2018







IL Design Firm
#184.001489

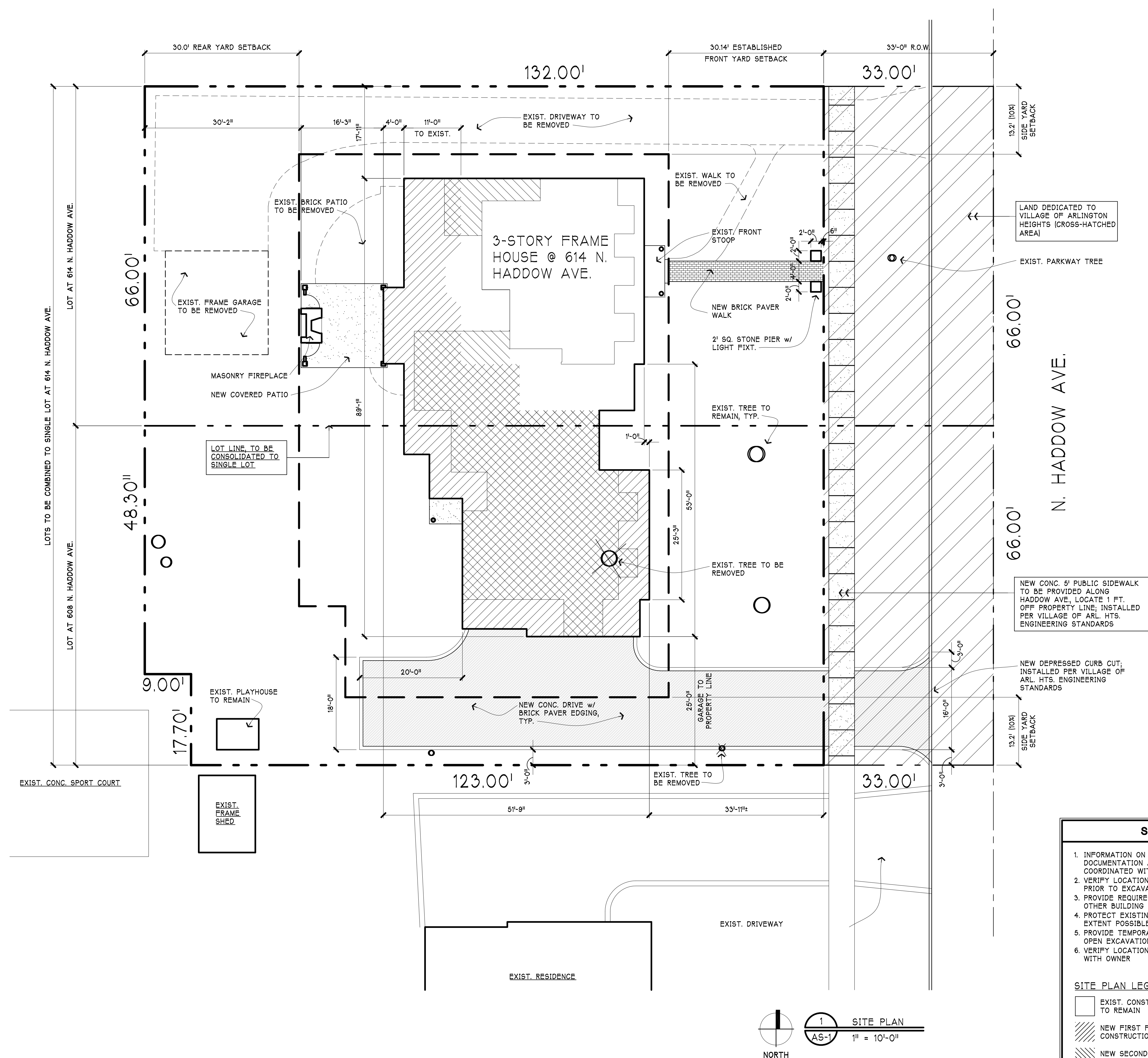
ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

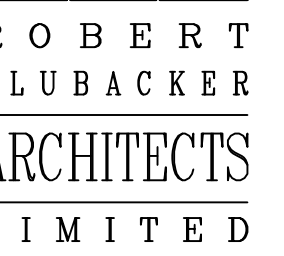
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Project Number
15014

AS-1





35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

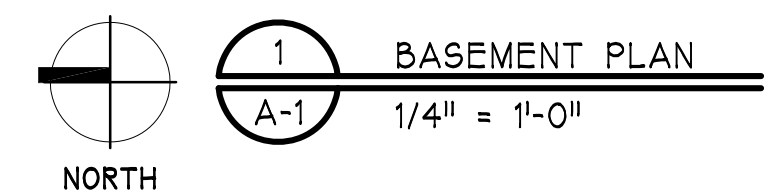
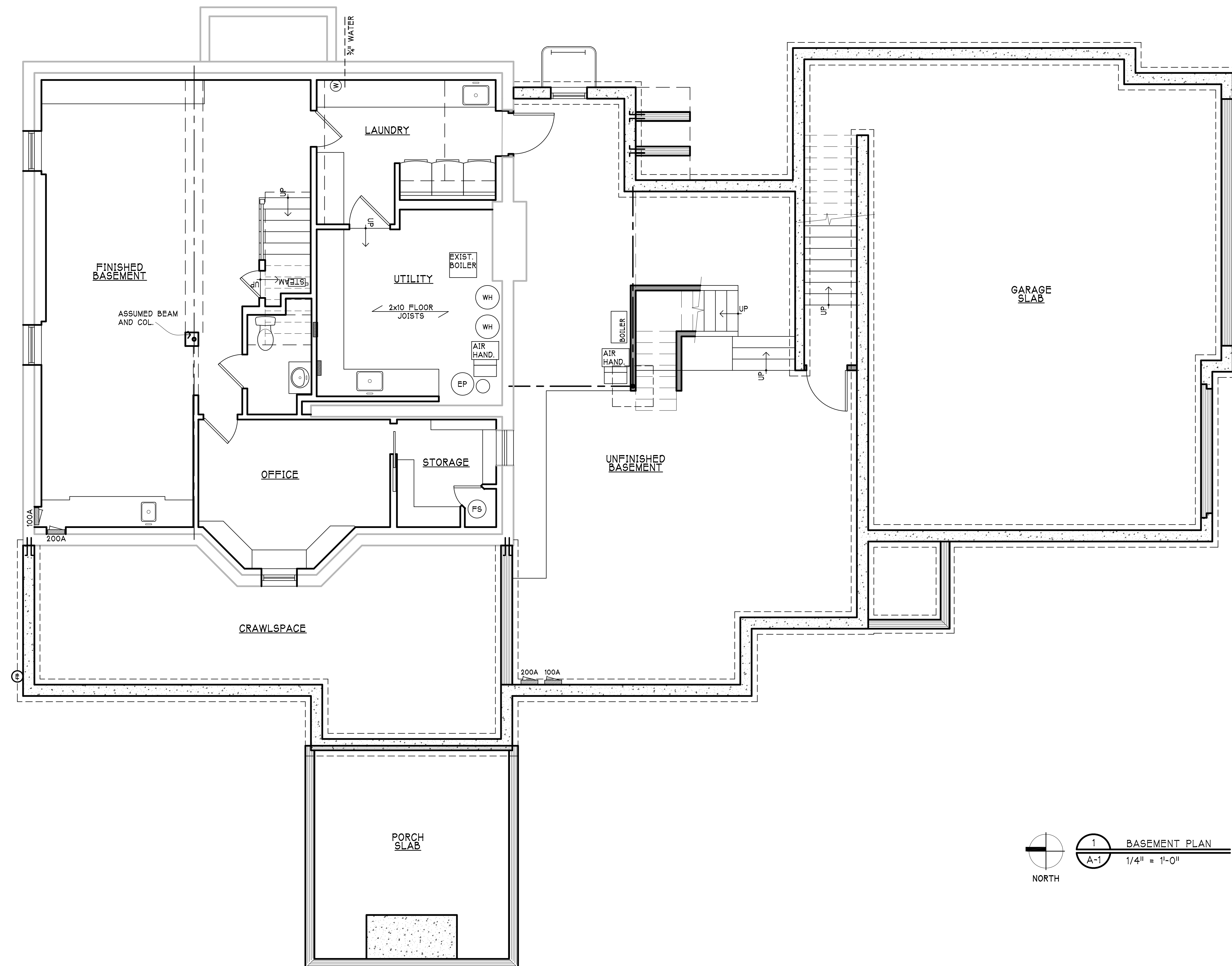
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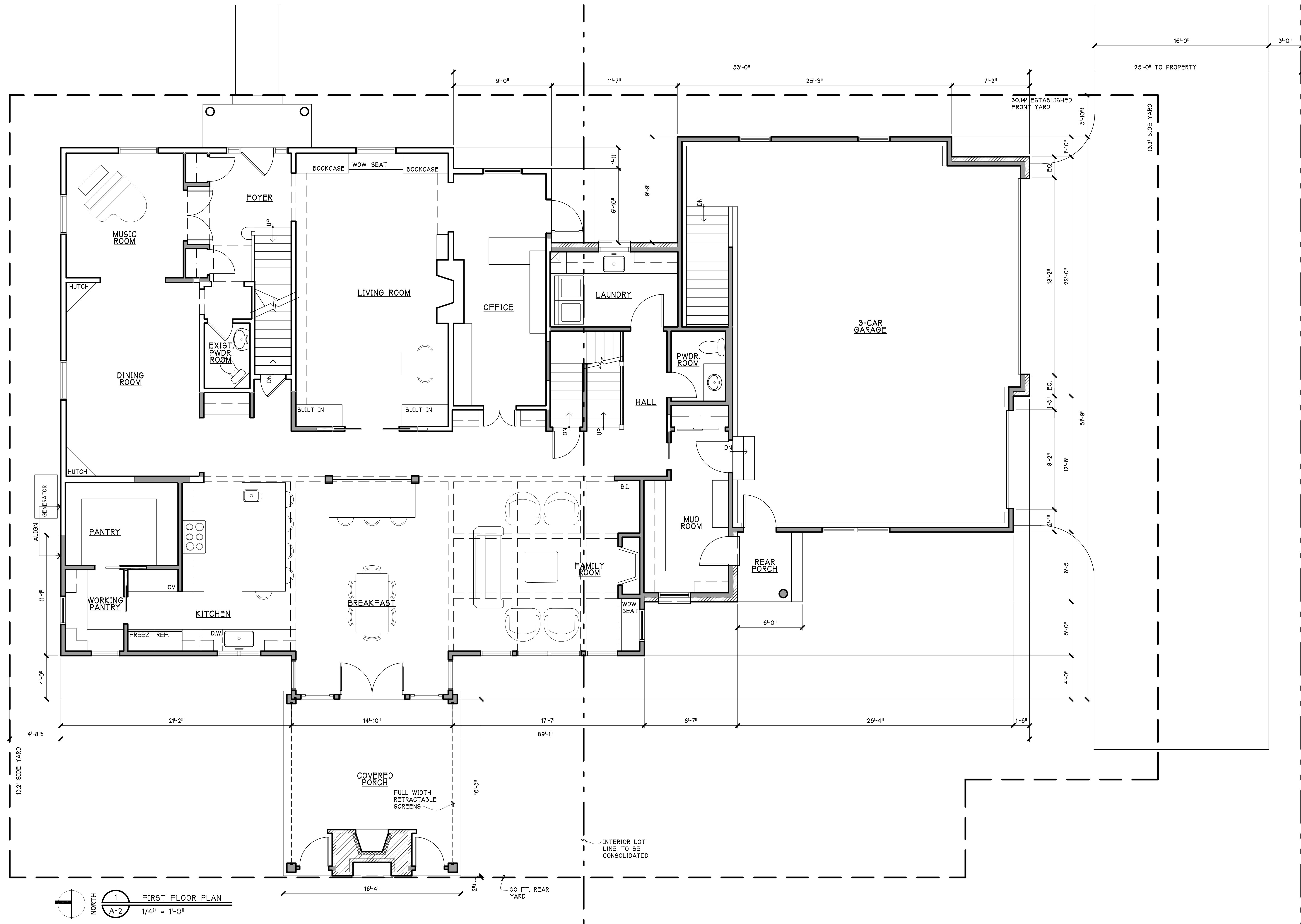
ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
 614 N. HADDOW AVE.
 ARLINGTON HEIGHTS, ILLINOIS

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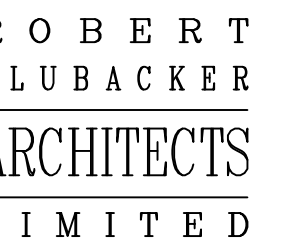
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ADDITIONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
4/6/18	PLAN COMM

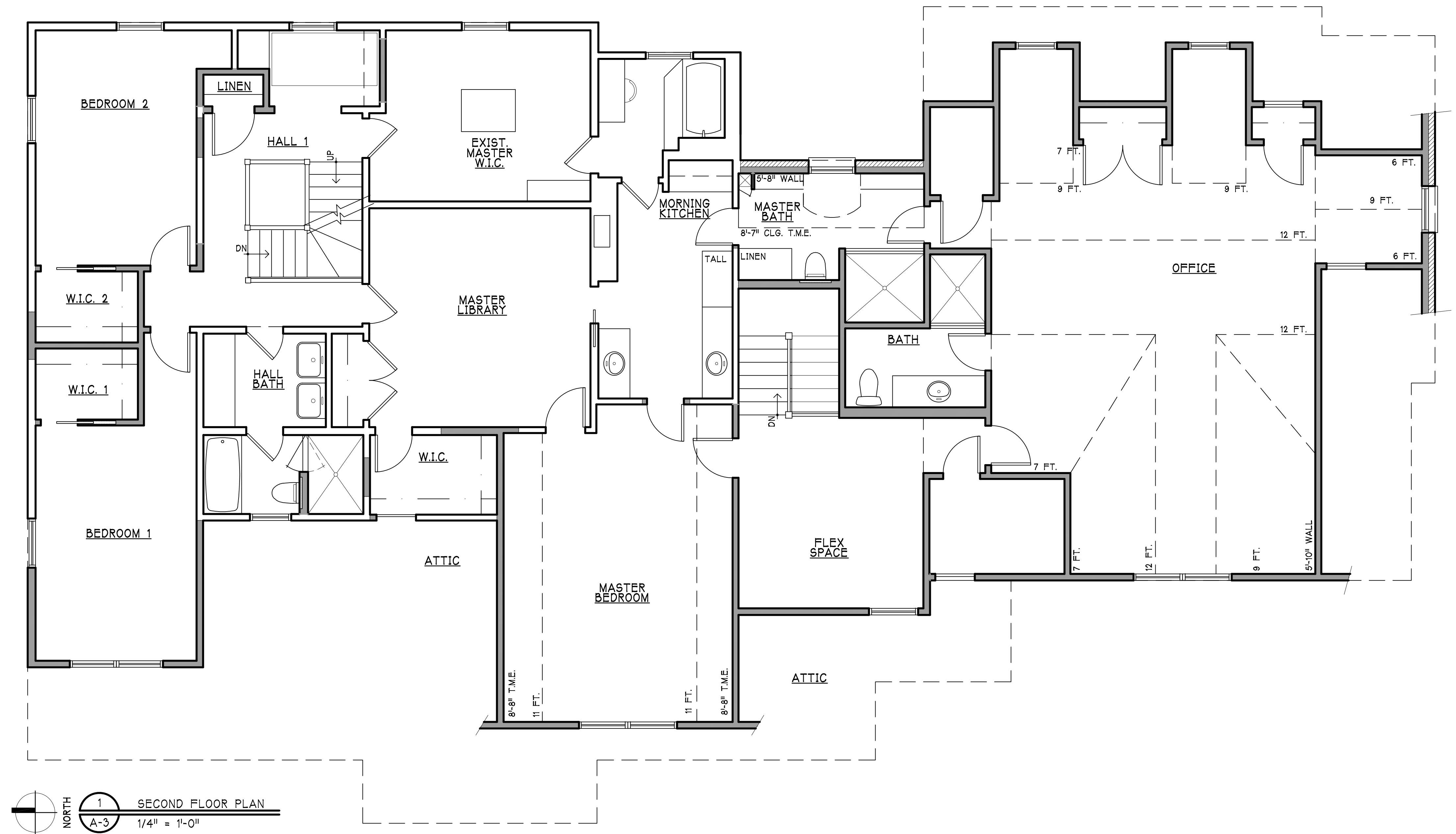


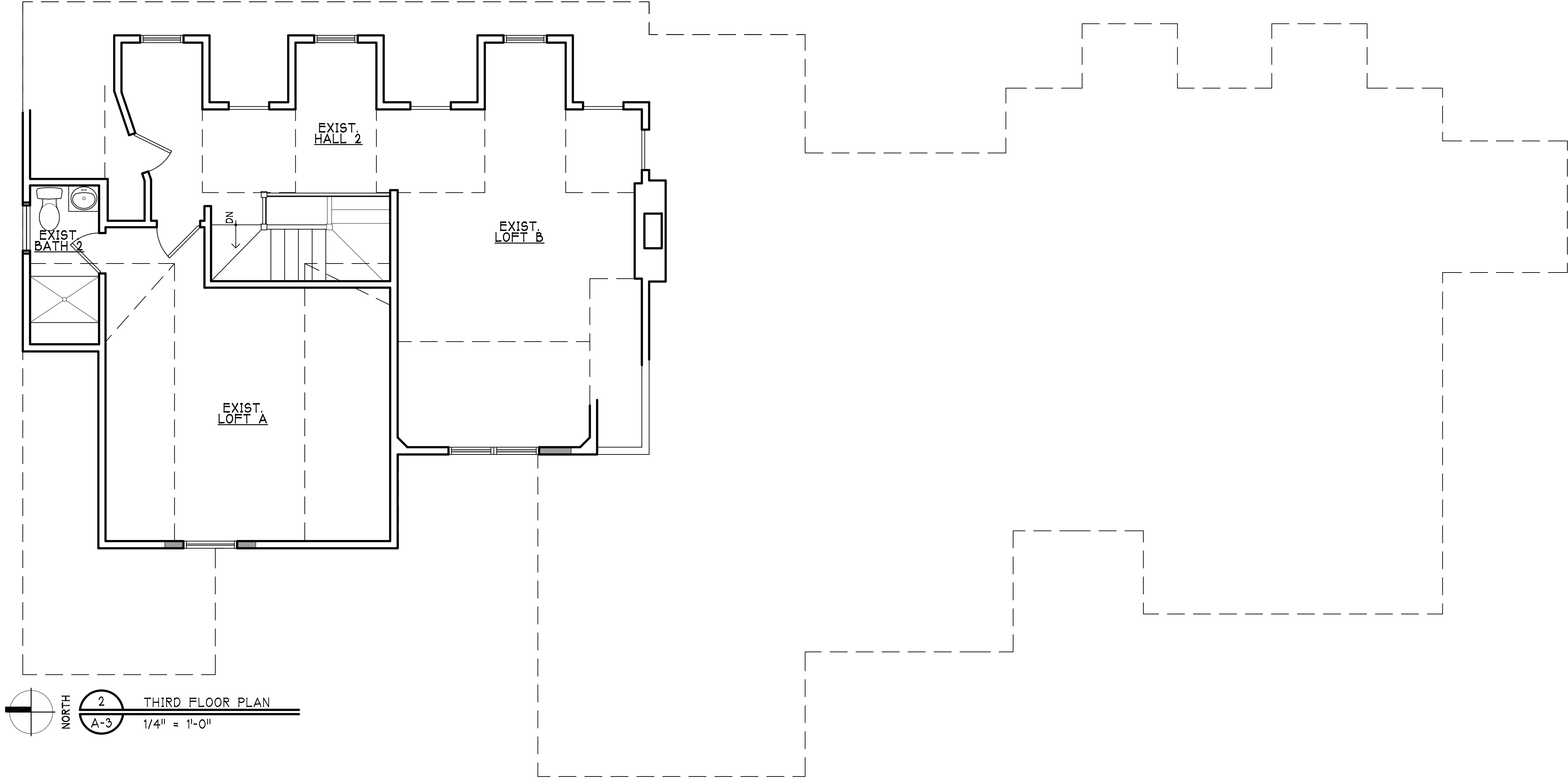
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	Description
6/18	PLAN COM

Project Number
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A-3





ADDITONS AND ALTERATIONS FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
4/6/18	PLAN COMM

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Project Number
15014



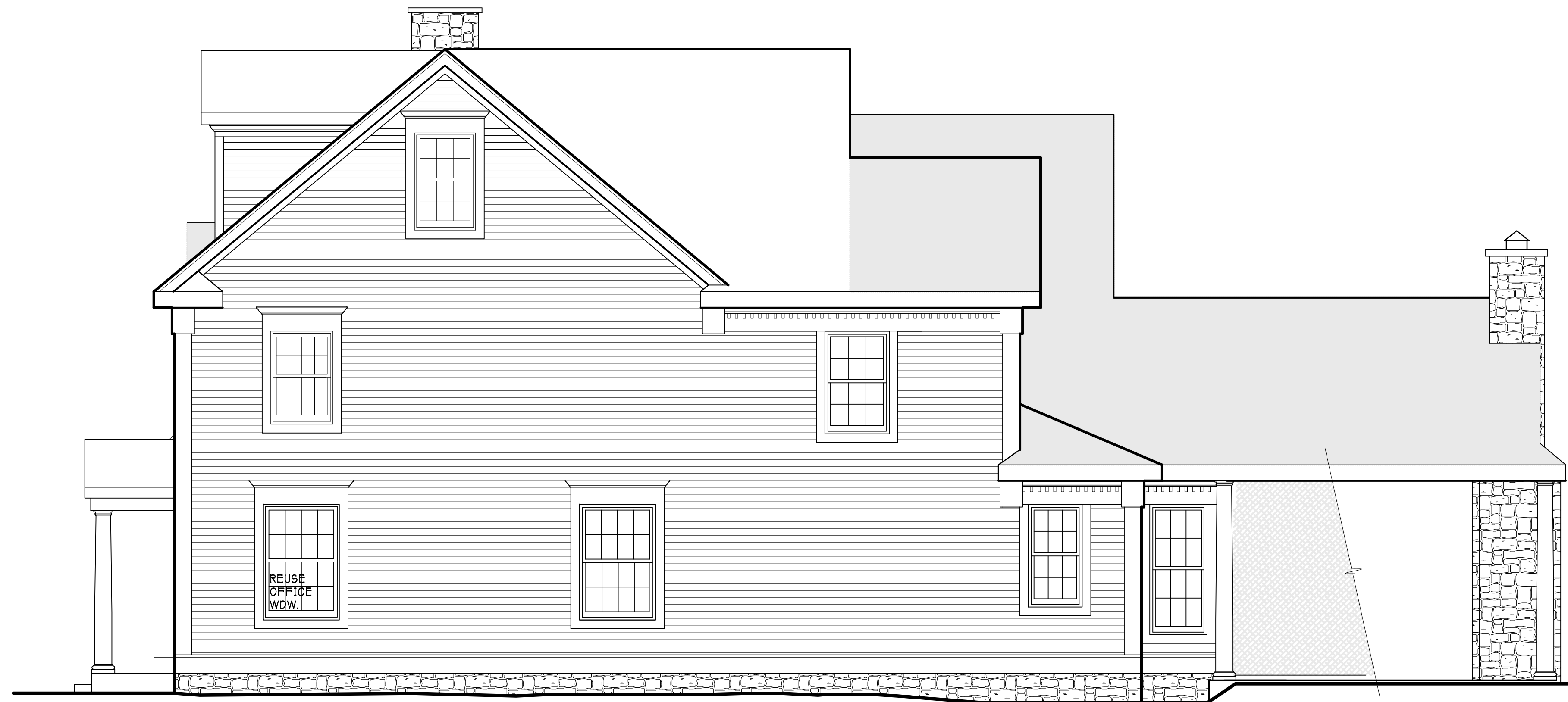
1 EAST ELEVATION
A-5 1/4" = 1'-0"



2 WEST ELEVATION
A-5 1/4" = 1'-0"



1 SOUTH ELEVATION
A-6 1/4" = 1'-0"



2 NORTH ELEVATION
A-6 1/4" = 1'-0"