



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
March 28, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Funtopia at Arlington Downs - 3400 W. Euclid Ave. - T1624
Special Use Permit for Amusement/Arcade & Restaurant
Amendment to PUD Ord. 12-006, 12-037, 12-039, 14-025 & 15-049
- B. 1540 N. Arlington Heights Rd. - T1623
PUD Amendment for Parking Variation
- C. Verizon Cell Tower - 1122 W. Rand Rd. - T1622
Land Use Variation for Commercial Antenna

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 - 3400 W. Euclid Ave. - T1624

Department: Planning & Community Development

Requested Action

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

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee is generally supportive of the PUD amendment and special use permit to allow a large arcade/amusement facility and a restaurant, subject to the following conditions:

1. Design Commission review is required.
2. Submission of a landscape plan is required.
3. Additional details are needed on the floor plans as outlined within this report.
4. Further analysis is needed on the proposed parking lot changes to determine if these changes are substantially compliant with the previous Arlington Downs PUD approvals.
5. Staff will perform a detailed analysis of the parking and traffic study to determine if there are any parking/traffic concerns. Additional clarifications and details will be required from the petitioner and traffic consultant as outlined in this report.
6. The petitioner shall provide information on the total number of employees for each portion of the facility (First Ascent, Funtopia, food operator) as well as maximum number of employees for each portion of the business at peak shift.

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

8. 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

Plans

Parking Study

Traffic Study

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits



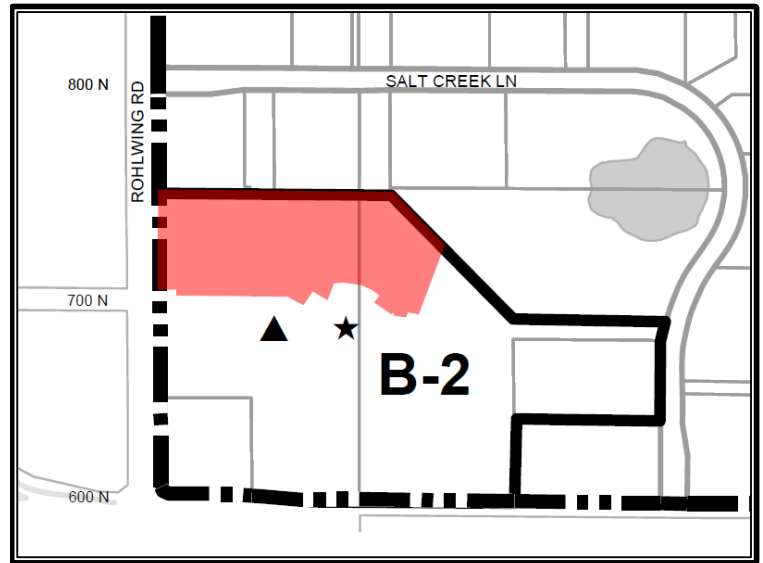
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1624
Project Title: Funtopia at Arlington Downs
Address: 3400 W. Euclid Ave.
PIN: 02-26-201-030, 02-25-100-036,
 02-25-100-024

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

Petitioner: David Gillespie
Address: Gillespie Design Group
 5307 Business Pkwy, Suite 101
 Ringwood, IL 60072

Existing Zoning: B-2: General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	Vacant Land, Offices, and Detention Areas	Offices Only
South	B-2, General Business District	Multi-family residential high-rise	Mixed Use
East	B-3, General Service Wholesale & Motor Vehicle District, and B-2, General Business District	Vacant Land & Detention Areas	Mixed Use
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

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:

1. None identified at this time.

Project Background:

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).

Zoning and Comprehensive Plan

The subject property is located within the B-2, General Business zoning district. As mentioned, the previous Arlington Downs PUD approvals allowed a waterpark and small arcade to locate within the vacant CoCo Key building. The proposed climbing and family entertainment facility is a similar use in comparison to the previously approved waterpark use, and so the use is substantially compliant with the original Arlington Downs PUD. However, the petitioner is proposing significant changes to the previously approved parking lot layout, which will require an amendment to the PUD.

Funtopia is classified as a large “arcade/amusement” facility, which requires a special use permit within the B-2 district. Furthermore, the proposed restaurant that will serve both First Ascent and Funtopia will also require special use permit approval. To clarify, although this restaurant likely occupies less than 4,000 square

feet and could therefore qualify for a special use permit waiver, since it is associated with another use that requires special use permit approval (Funtopia), it will be required to obtain its special use permit through the Plan Commission review process.

First Ascent is classified as a “commercial recreation facility”, which is a permitted use within the B-2 District. Therefore, no additional zoning approval is needed for this portion of the business.

The site is designated as “mixed-use” on the Comprehensive Plan, which correlates to the overall mix of uses proposed within the Arlington Downs PUD redevelopment area. The proposed commercial uses are within the scope of the overall PUD, and when considered as one part of the entire Arlington Downs mixed-use redevelopment, the subject property is compatible with the mixed-use classification of the Comprehensive Plan.

Building

In order to accommodate for the new entrance on the west side of the building, the petitioner is proposing an approximately 1,800 square foot addition to the west elevation. The proposed addition will require Design Commission review. A larger addition on the western elevation had been proposed and approved during the most recent PUD amendment to Arlington Downs from 2015, which addition would have accommodated the arcade portion of the proposed waterpark. The current addition is significantly smaller than the previously approved addition and therefore still compliant with the original PUD approval. The building conforms to all setback and bulk restriction requirements as approved in the Arlington Downs PUD.

The petitioner has proposed the addition of a 2nd level mezzanine, which will include the general fitness area and individual rooms for the fitness/yoga classes offered by First Ascent, as well as four of the nine party rooms that will be used by Funtopia. Additional details are needed on the sizes of the spaces within the entire facility in order to calculate overall occupancy and parking requirements for this use. The petitioner will need to revise the floor plans to indicate the size of each room and delineate the general bounds of the retail sales are offered by First Ascent and the seating areas for the restaurant use. The petitioner will also need to clarify the purpose of the proposed lounge area (will it be used as a waiting area? as overflow seating for the food service? some other use?). The Arlington Downs PUD had approved re-use of the waterpark with an occupancy restriction of 1,000 persons. In order to ensure conformance with the previously approved PUD, detailed occupancy calculations will be required. In addition, both Funtopia and First Ascent must provide estimates on their peak occupancy based on their expected customer volume.

Site and Landscaping

The previously approved PUD included detailed site plans and landscape plans showing how the parking lots and associated landscape areas would be oriented on both sides of the waterpark building. These plans showed 162 parking spaces to the north and west of the building, and 71 spaces to the east of the building. The proposed plans depict alterations to the previously approved parking lot orientation, which parking lot would now provide 256 parking spaces to the north and west of the building and 76 parking spaces to the east of the building. As part of the Plan Commission review process, staff will need to evaluate the reoriented and expanded parking lot to determine how it integrates with the remaining site. Given the changes to the parking lot, an updated landscape plan will also be required as part of the Plan Commission application.

Traffic & Parking

Along with the interior remodel of the former CoCo Key waterpark, the petitioner has proposed the construction of a total of 332 parking spaces. As previously mentioned, additional details are needed on the

size and use of the interior spaces within the proposed Funtopia/First Ascent facility so that staff can calculate the code required parking. Additionally, the petitioner must provide information on the total number of employees for each of the businesses (First Ascent, Funtopia, food operator) as well as the maximum number of employees for each business at peak shift. From a code standpoint, 348 parking spaces were required for the previously proposed waterpark and arcade/family entertainment center. If the code required parking for Funtopia/First Ascent/restaurant is greater than 348 spaces, an amendment to the parking variation will be required.

The Arlington Downs PUD operates on a shared parking model assuming that peak parking demand generated by each use within the mixed-use development does not overlap. A parking evaluation has been submitted by the petitioner, which will need detailed analysis by staff as part of the Plan Commission review process. The study concludes that the existing underground parking garage for the One Arlington building (which includes residential and offices uses) can accommodate the demand of the residential uses and employees of the office facility located within the building (25N Coworking). The developer will need to confirm if employees from 25N currently have access to the underground parking garage, and if not, the developer will need to confirm that access will be granted the employees of 25N.

The study recommends that existing surface parking spaces located in front of the residential tower, as well as 16 of the surface spaces that will be built on the east side of the tower for Funtopia/First Ascent, should be reserved for visitors of the residential and office uses within One Arlington. That leaves 316 spaces leftover for use by Funtopia/First Ascent. Although each business expects their peak parking demand on Saturdays to total 325 spaces, this peak demand does not occur at the same time during the day for each use (Funtopia peak occurs at 1:00pm and First Ascent peak occurs at 11:00am). Since entry into the facility will be controlled by payment of an hourly/day/monthly pass, the restaurant facility will not create any additional parking demand outside of the demand generated by the two primary businesses. The parking study should clarify how the data within Appendix Table 2 (which was labeled as Appendix Table 1) was established. There is no mention on how peak parking times, and percentage of parking lot occupied, was determined for Funtopia and First Ascent.

The previous PUD approval also included a second parking lot to be located west of the 162 space parking lot immediately adjacent to the waterpark building (see **Exhibit I** at the end of this report with the secondary parking lot outlined in red). This secondary parking area provided overflow parking capacity for an additional 147 cars, which parking area would be shared between the waterpark and the hotel to the north. Concepts for future amendments to the PUD show this secondary parking area to be instead developed with residential uses, which would eliminate this parking overflow capacity. Staff wants to ensure that the potential elimination of this secondary parking area will not cause a parking deficit on the site, and the parking study should address this. Staff will need to conduct a thorough review of both the parking and traffic study in order to determine if there are any parking or traffic concerns.

RECOMMENDATION

The Staff Development Committee is generally supportive of the PUD amendment and special use permit to allow a large arcade/amusement facility and a restaurant, subject to the following conditions:

1. Design Commission review is required.
2. Submission of a landscape plan is required.
3. Additional details are needed on the floor plans as outlined within this report.

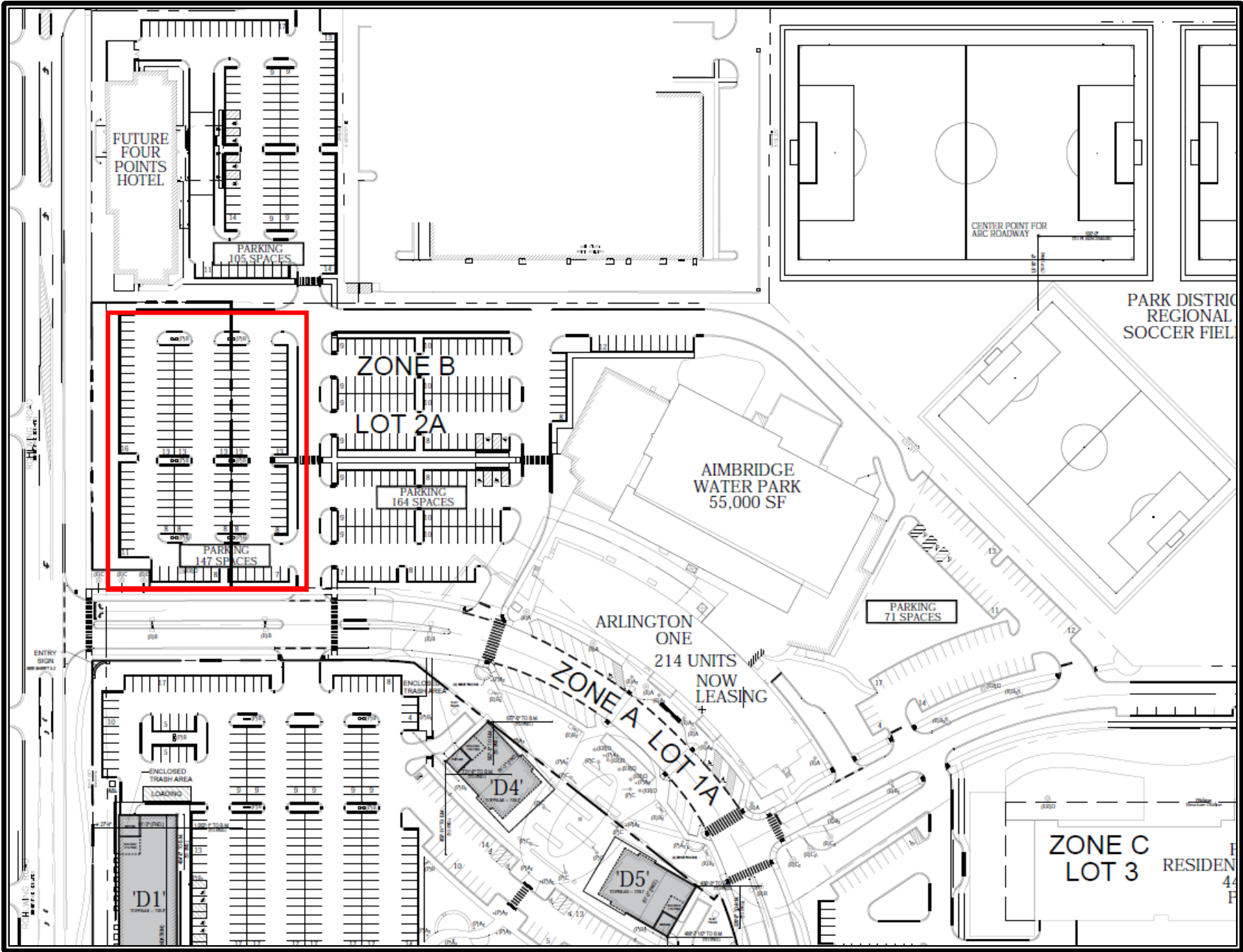
4. Further analysis is needed on the proposed parking lot changes to determine if these changes are substantially compliant with the previous Arlington Downs PUD approvals.
5. Staff will perform a detailed analysis of the parking and traffic study to determine if there are any parking/traffic concerns. Additional clarifications and details will be required from the petitioner and traffic consultant as outlined in this report.
6. The petitioner shall provide information on the total number of employees for each portion of the facility (First Ascent, Funtopia, food operator) as well as maximum number of employees for each portion of the business at peak shift.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
8. 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.

March 23, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1624

Exhibit I – Secondary parking area as depicted on the last amendment to the Arlington Downs PUD:





Map created on March 22, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



March 8, 2018

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED
MAR 09 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RE: Application for Special Use: PROJECT DESCRIPTION
FAMILY RECREATION CENTER
3400 W. Euclid Avenue
Arlington Downs Planned Development
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Please accept this letter as a Project Description for the Special Use that is being requested for the above referenced FAMILY RECREATION CENTER (FRC) at Arlington Downs Planned Development.

BACKGROUND

As a brief background, the proposed development is the site of the former Coco Key Water Resort, located behind the former Sheraton Hotel, currently One Arlington, at 3400 W. Stonegate Boulevard. The Coco Key Water Resort has been closed since 2009. The building housing the waterpark was sealed off from the former hotel in 2014 and the two structures have been separate and independent since then.

The existing building is one-story, approximately 46,000 square feet (SF), with its main entry located on the east side of the building. Built in 2006, the building has varying clear heights with as much as 48'-0" clear to the underside of the roof structure. The space is comprised primarily of the following areas:

Waterpark features	31,800 SF
Lounge	4,000
Party Rooms	1,500
Food and Beverage Operations	2,200
Locker Room/Office Areas	4,000
Lobby/Entry Area	2,500
Total	46,000 SF

In addition to the spaces listed above, there are also areas on the exterior that were dedicated to the waterpark functions. Namely, there is an exterior water feature of about 7,600 SF in area, including a fenced-in patio, pool and water features, located on the west side of the building. Further, there is an area of roughly 4,000 SF on the north side of the building that is under the footprint of the four major waterslides that once occupied the overhead space. The exterior façade of the building is sheathed in synthetic stucco with decorative reveals and window patterns to allow a bright naturally lit interior space.

PROPOSED DEVELOPMENT

The interior of the existing building is to be renovated to include three tenant spaces. These are described briefly below.

First Ascent

First Ascent is a health club that employs the use of climbing walls in its facility along with other contemporary forms of health fitness practices and equipment. Consequently, First Ascent views this voluminous environment as very amenable to the unique functions of their facility. Further, the existing locker rooms, washrooms and showers that were constructed for the waterpark are perfectly suited for adaptation to First Ascent's membership. Other components of First Ascent, namely exercise machines and exercise classes such as aerobics and stretching classes, are to be located on a new mezzanine. For more information regarding First Ascent, their activities and offerings to members, please visit their website at <https://firstascentclimbing.com/>.

Funtopia

Funtopia is a recreational activity center, geared and marketed towards youth, that encourages play on unique indoor climbing structures. The play structures are typically to promote teamplay, competition, and fun for youth, strapped in safety harnesses, as they are climbing, swinging and seeking adventure in the open space. The fun attractions of Funtopia serve to draw friends together for parties. Therefore, part of the plan for Funtopia is to offer party rooms, typically for youth birthday parties, for 15-25 youth at a time, for an hour after play in the event space. These party rooms are located on the main floor as well as on the mezzanine level. For more information on Funtopia, please visit their website at <http://funtopiaworld.com/>.

Food and Beverage

This component facilitates the food service support to the two tenants. Specifically, this tenant exists to serve the clientele of First Ascent and Funtopia. As such, the operator is to support and coordinate the food and beverage requirements for the party rooms at Funtopia, the Lounge Area, and any other food related needs directly related to the patrons of the tenant spaces. A large part of the Food and Beverage operator then will be to make and serve pizzas in the Funtopia party rooms. Another part of the operation will be to serve beverages and light snacks to those waiting in the Lounge. Namely, these are members of First Ascent taking a break or parents waiting for their children at Funtopia. The only people allowed in the building are to be checked in by First Ascent or Funtopia. In other words, the operations of the Food and Beverage component do not serve the general public or walk-in traffic.

There is an extra space, specifically the existing lobby area, that may be used to facilitate a larger adult oriented group for the tenants. That is, this facility allows the potential for group activities, such as a corporate outing, or team-building activity, to be introduced to the facility, experience the environment, and have lunch in the large meeting rooms. The Food and Beverage operator would also be responsible for the support of these periodic events.

SUMMARY

As it turns out, First Ascent, Funtopia and the Food and Beverage Operator are a perfect complement to the existing space. The first two tenants demand high ceilings in their facilities – this space meets those expectations. The locker rooms and showers for the waterpark are already well suited for the health club. The waterpark had employed the use of party rooms – the same as Funtopia proposes. Also, the Food and Beverage infrastructure is already present on site, being built for the waterpark. The existing kitchen, dry storage, lounge and other support spaces are simply being re-tooled to serve the same function for the new tenants. Therefore, this very unique building is being re-purposed for very similar uses as it was intended, albeit dry rather than wet.

As part of the plans, the entry will be relocated from the east to the west side of the building. This is prompted by two specific reasons. First, it places the patrons of the tenants closest to the majority of the parking. It makes for logical dropoff of youth as well. Second, since there is no longer a waterpark, there is no longer an immediate need to enter the locker rooms upon entry into the building. Rather, the preferred entry sequence for First Ascent is to enter at the primary center of their activity space. And Funtopia prefers to allow group entry to gather together and enter at once.



(FAMILY RECREATION CENTER - Special Use Permit; page 4 of 4, March 8, 2018)

In order to accomplish this, there is an addition of approximately 1300 SF planned for the west side of the building. The materials will be complementary to the existing finishes of the building. Further site improvements, including parking, drop-off lane, sidewalks, and grading will be completed with the proposed project.

We trust this Project Description presents a complete and accurate explanation of the work proposed. Please advise if you have any questions.

Sincerely,

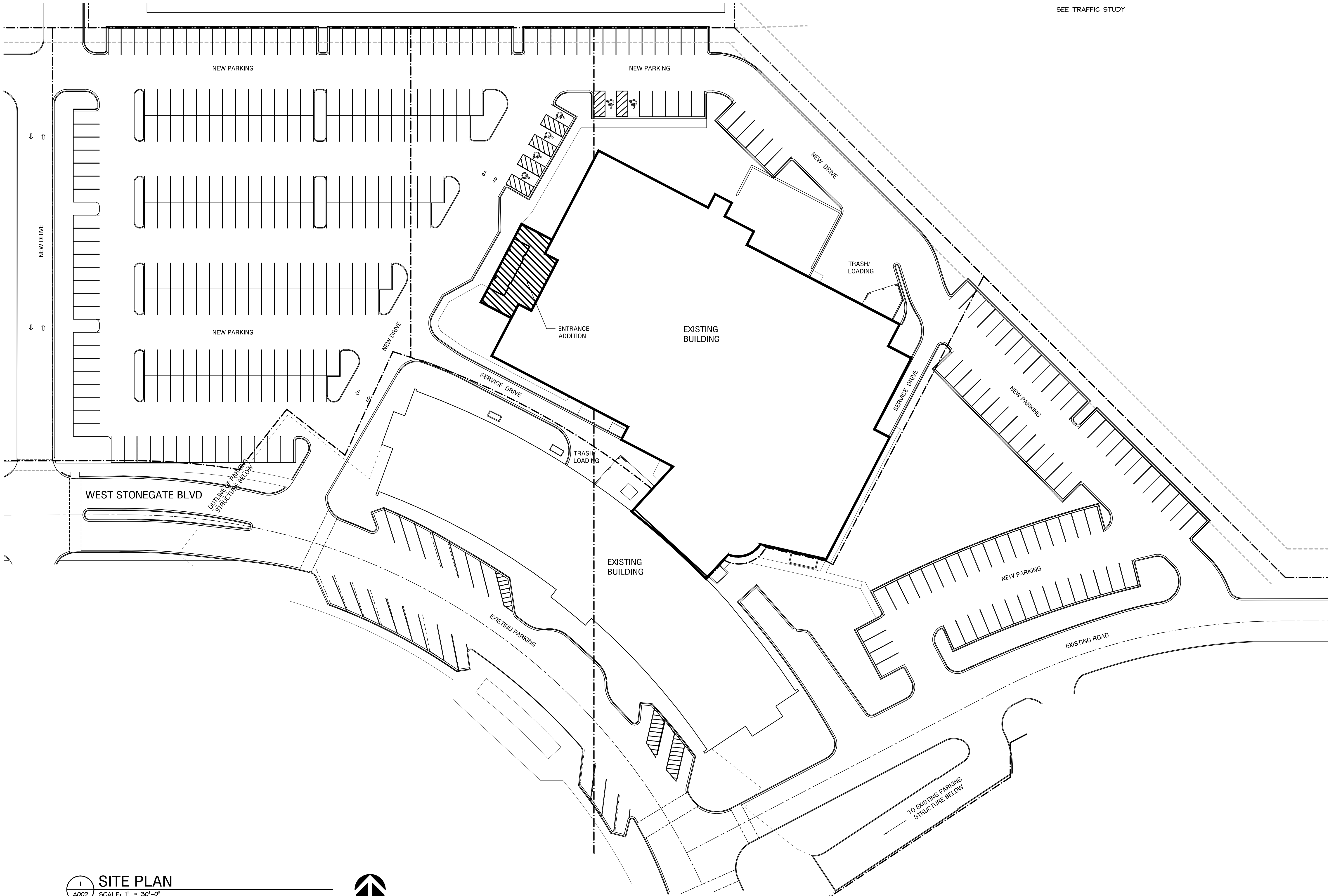
GILLESPIE DESIGN GROUP

A handwritten signature in black ink, appearing to read "David J. Gillespie".

David J. Gillespie
Architect

Cc: David M. Trandel, Chairman and Chief Executive Officer
Springbank Real Estate Group

R.L. Skeet Walker, Vice President Property Management
Springbank Real Estate Group



PARKING REQUIREMENTS:

SEE TRAFFIC STUDY

PARKING PROVIDED:

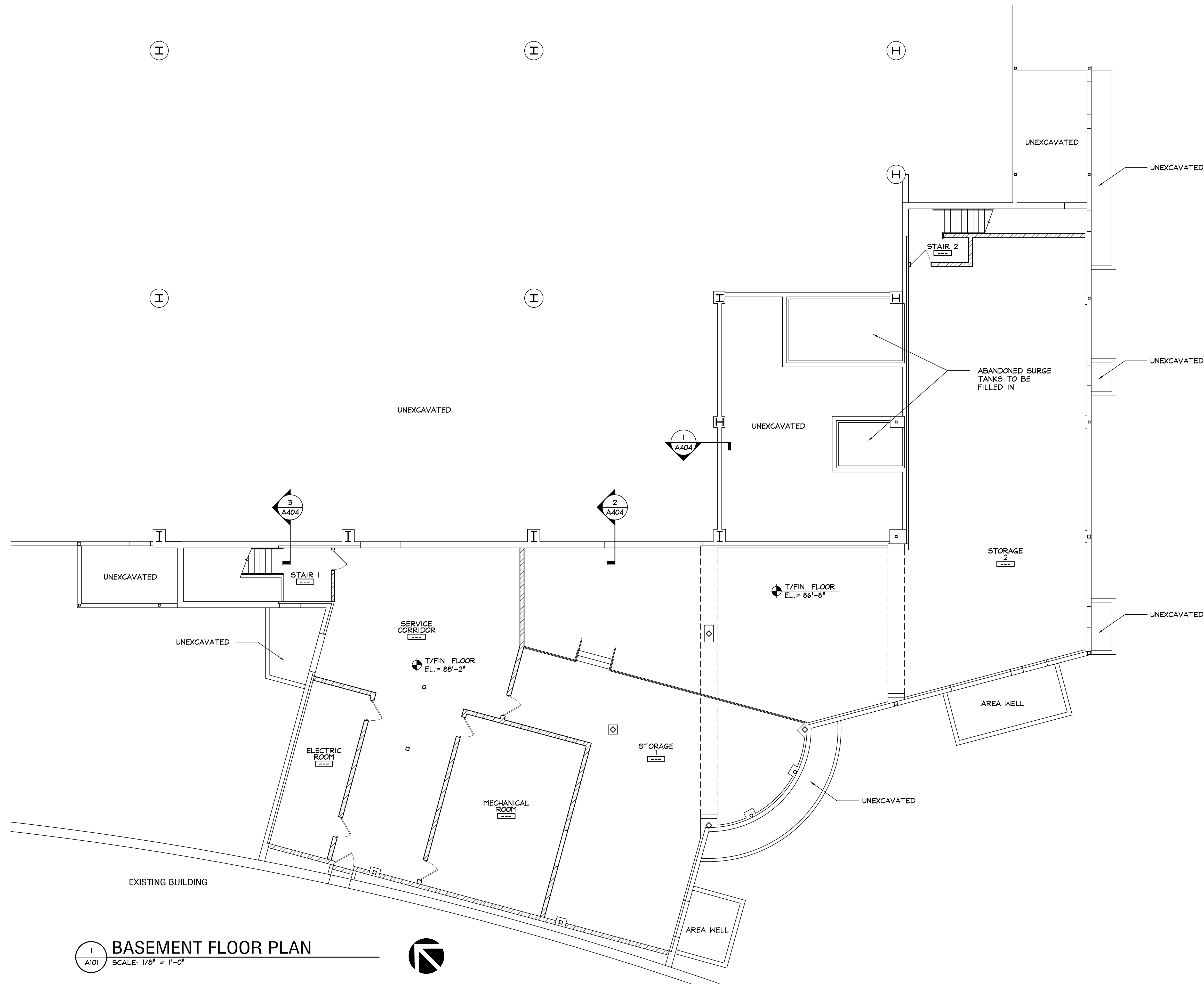
SEE TRAFFIC STUDY

SITE PLAN
SCALE: 1" = 30'-0"



date	description
02/25/18	FOR SPECIAL USE PERMIT

date	description
02/25/18	FOR SPECIAL USE PERMIT



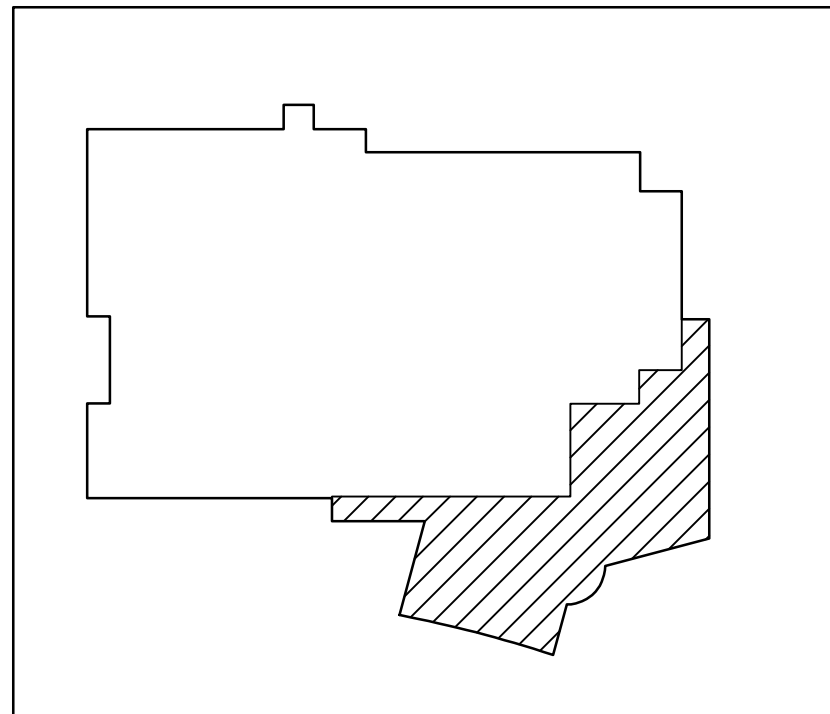
1
A101

BASEMENT FLOOR PLAN

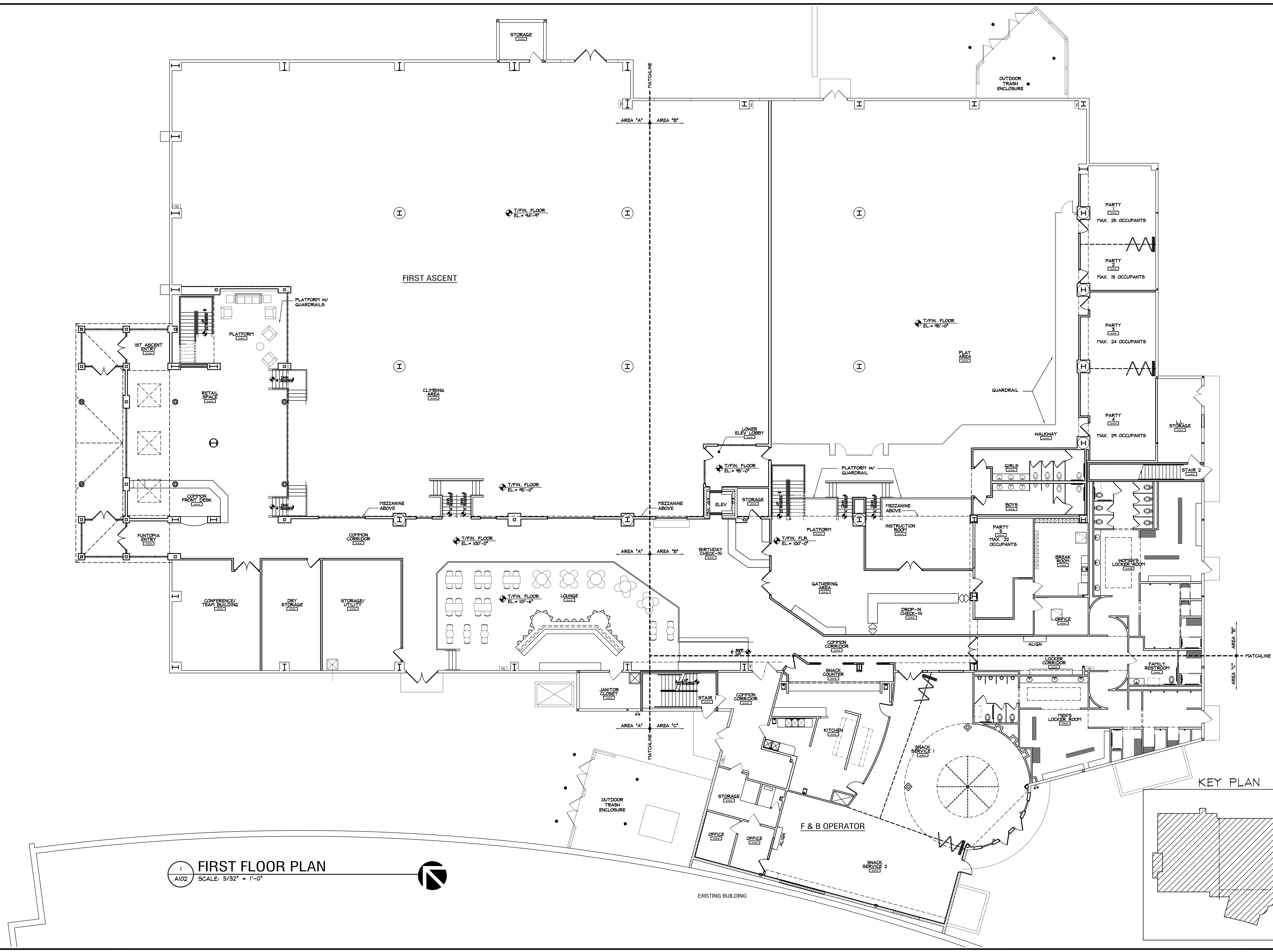
SCALE: 1/8" = 1'-0"



KEY PLAN

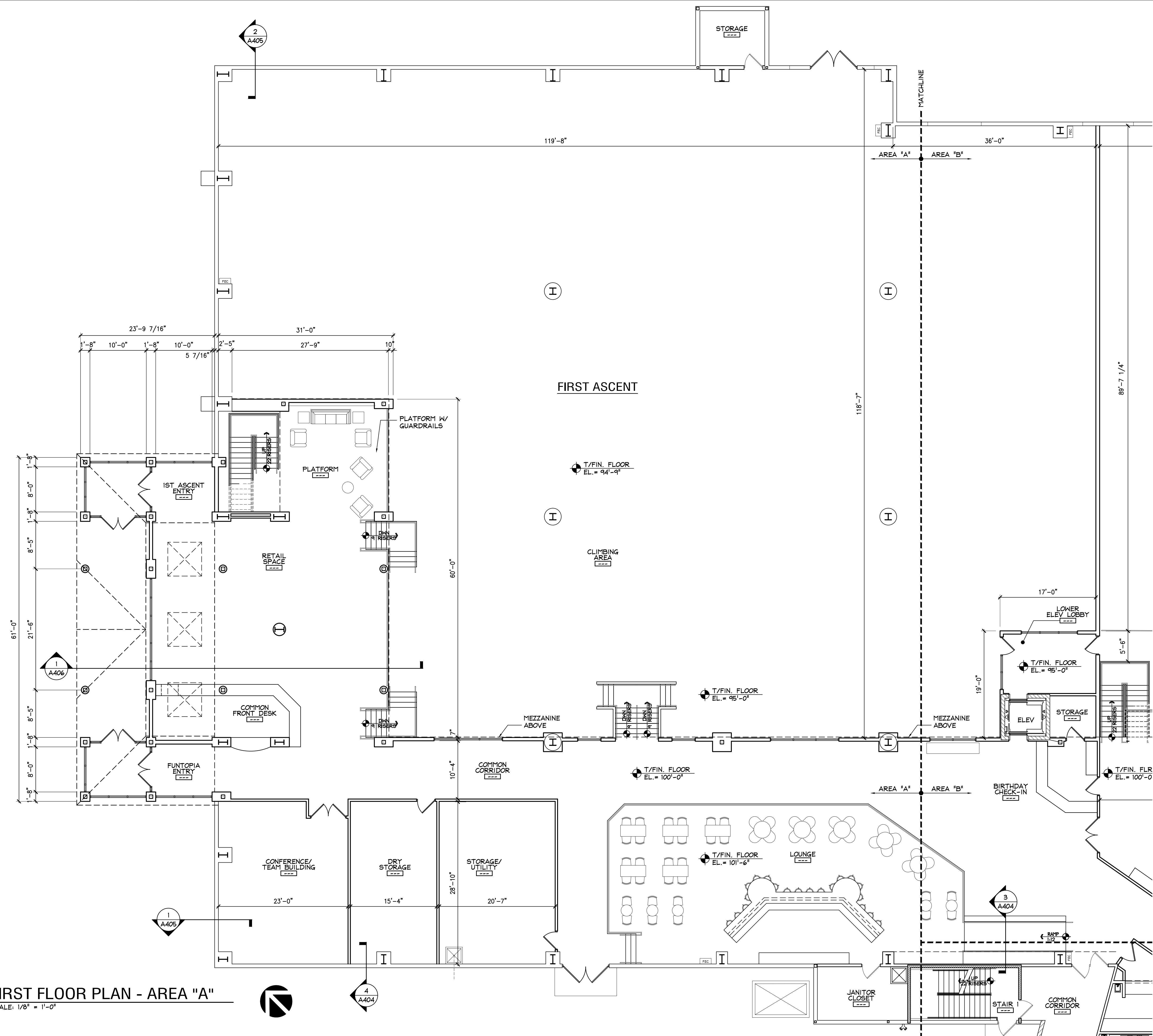


date	description
02/26/18	FOR SPECIAL USE PERMIT

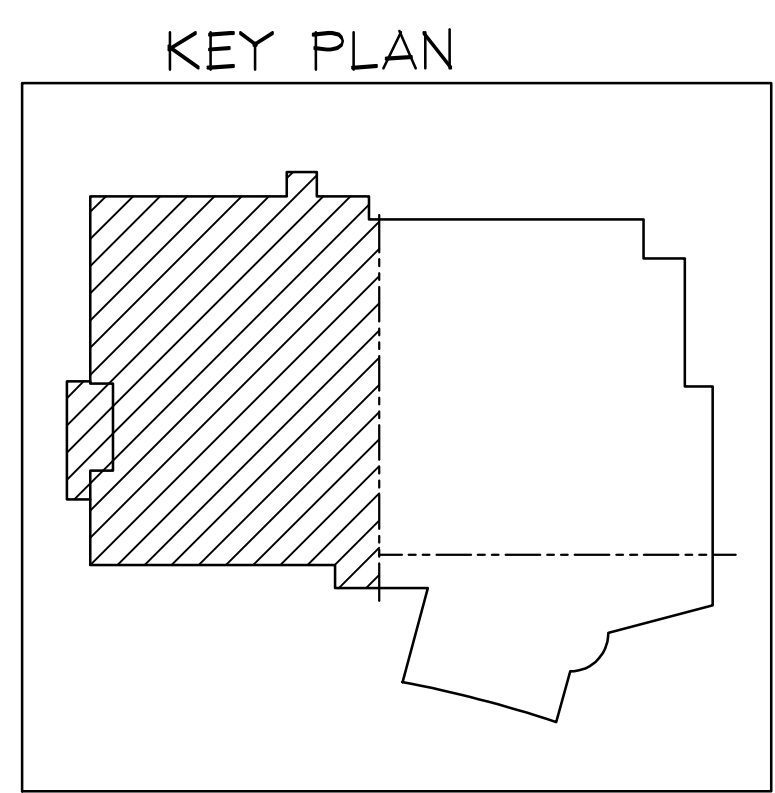


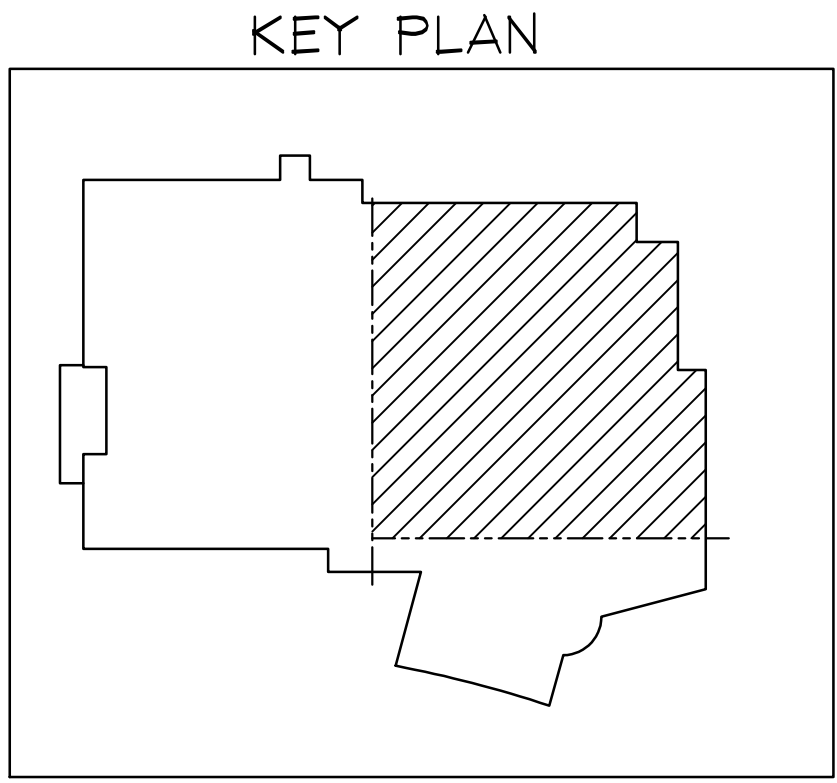
FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
A102

date	description
02/25/18	FOR SPECIAL USE PERMIT

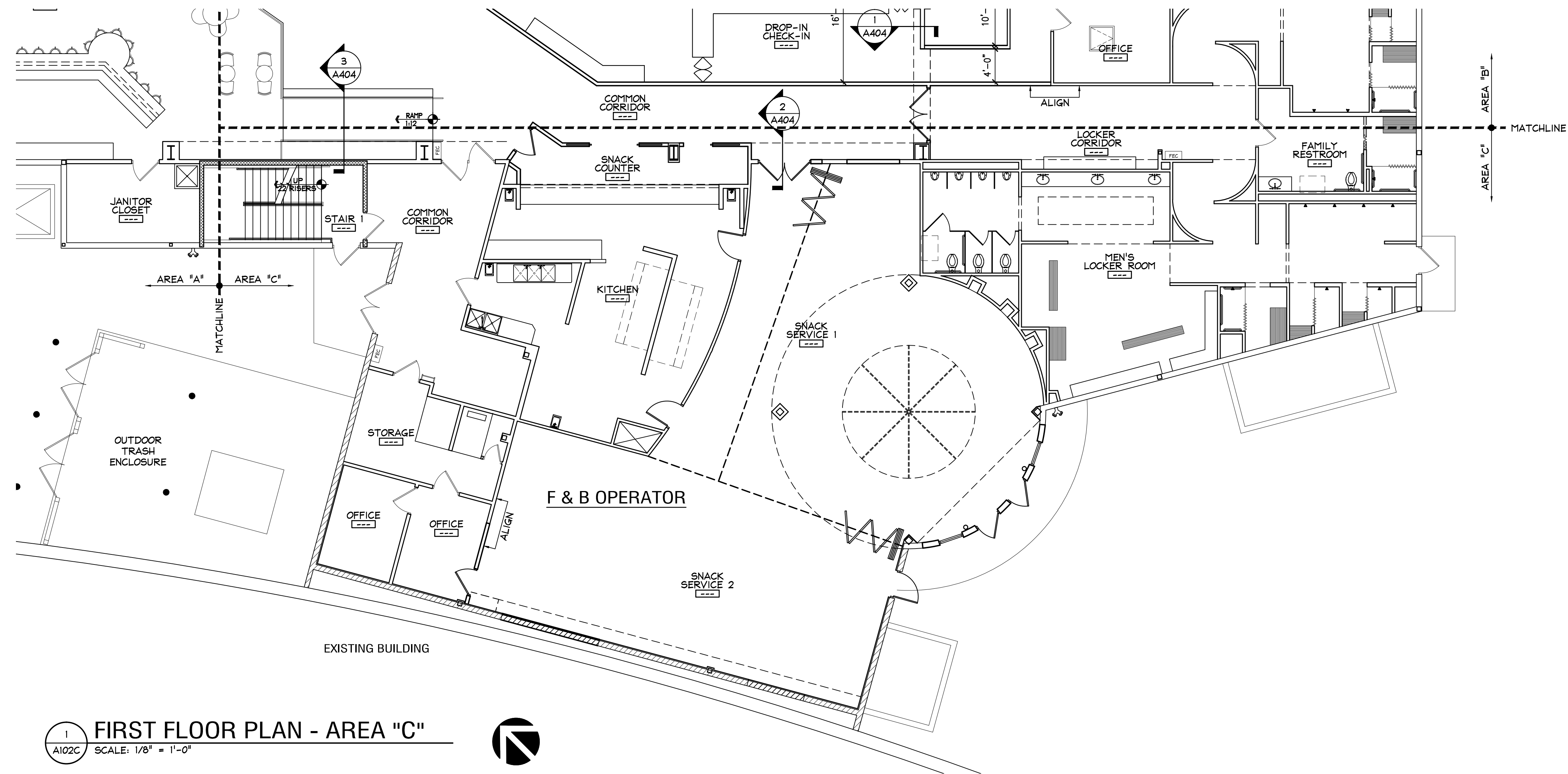


FIRST FLOOR PLAN - AREA "A"
SCALE: 1/8" = 1'-0"

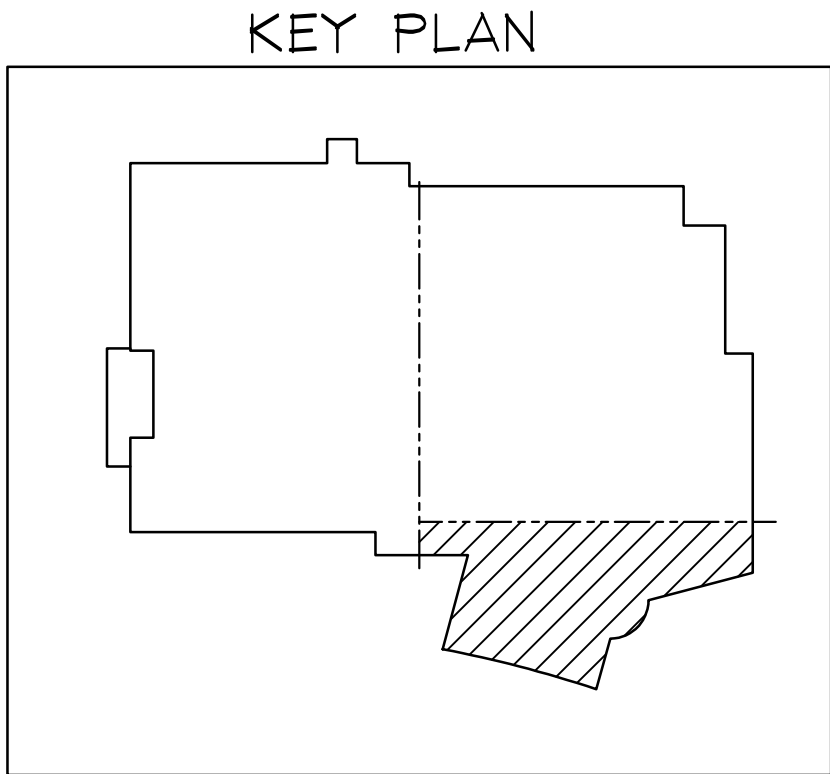




date	description
02/25/18	FOR SPECIAL USE PERMIT



1
A102C
FIRST FLOOR PLAN - AREA "C"
SCALE: 1/8" = 1'-0"



T/PARAPET (EXIST)
EL. = 151'-8"

T/PARAPET (EXIST)
EL. = 137'-0"

T/PARAPET (EXIST)
EL. = 127'-0"

T/SLAB (EXIST)
EL. = 100'-0"

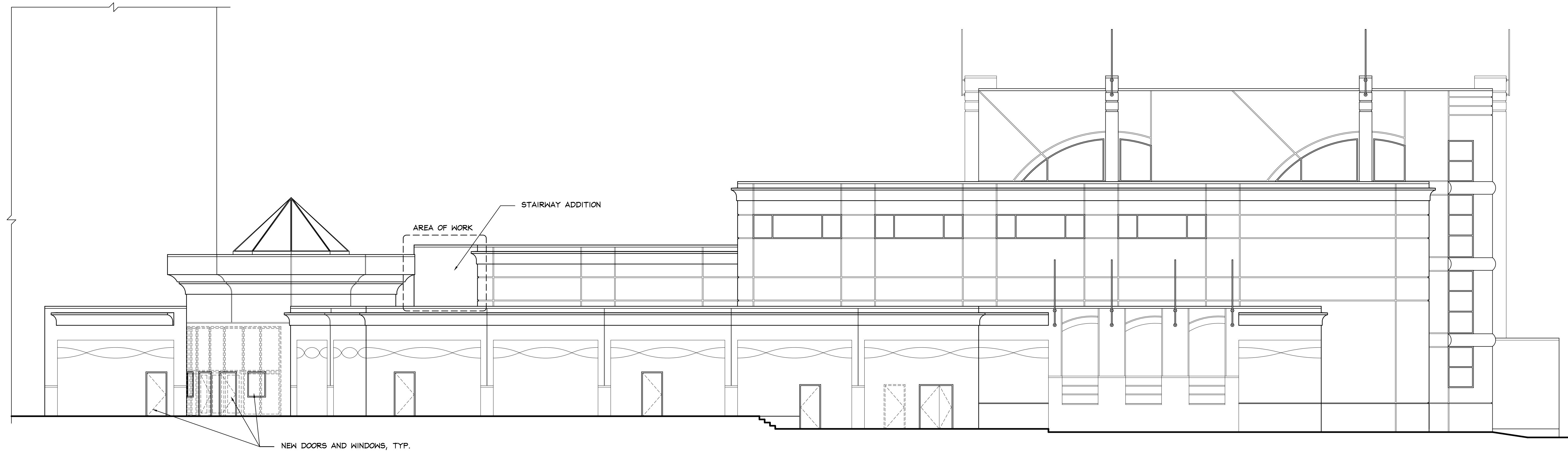
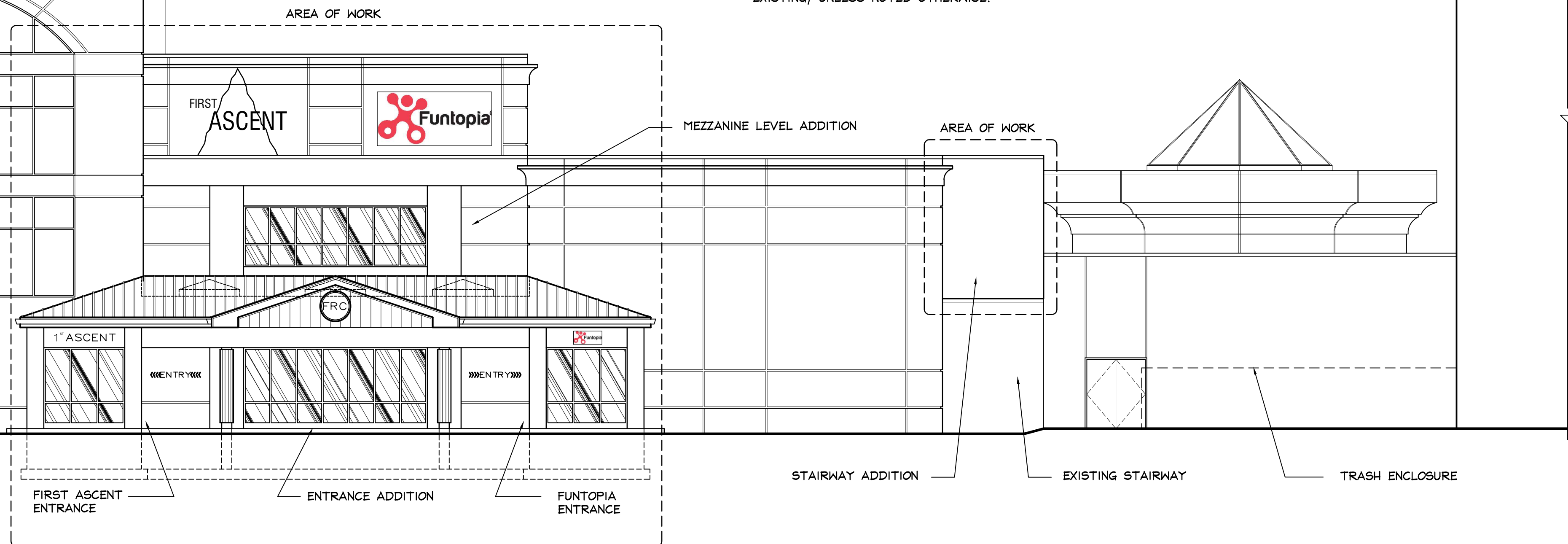
T/PARAPET
EL. = 127'-0"

T/ROOF
EL. = 115'-1"

T/SLAB
EL. = 100'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
AREAS SHOWN AS DASHED LINES INDICATE REMOVAL
OF EXISTING ITEMS AND WILL BE PATCHED TO MATCH
EXISTING, UNLESS NOTED OTHERWISE.



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

date	description
02/25/18	FOR SPECIAL USE PERMIT



project number

BUILDING RENOVATION

FAMILY RECREATION CENTER

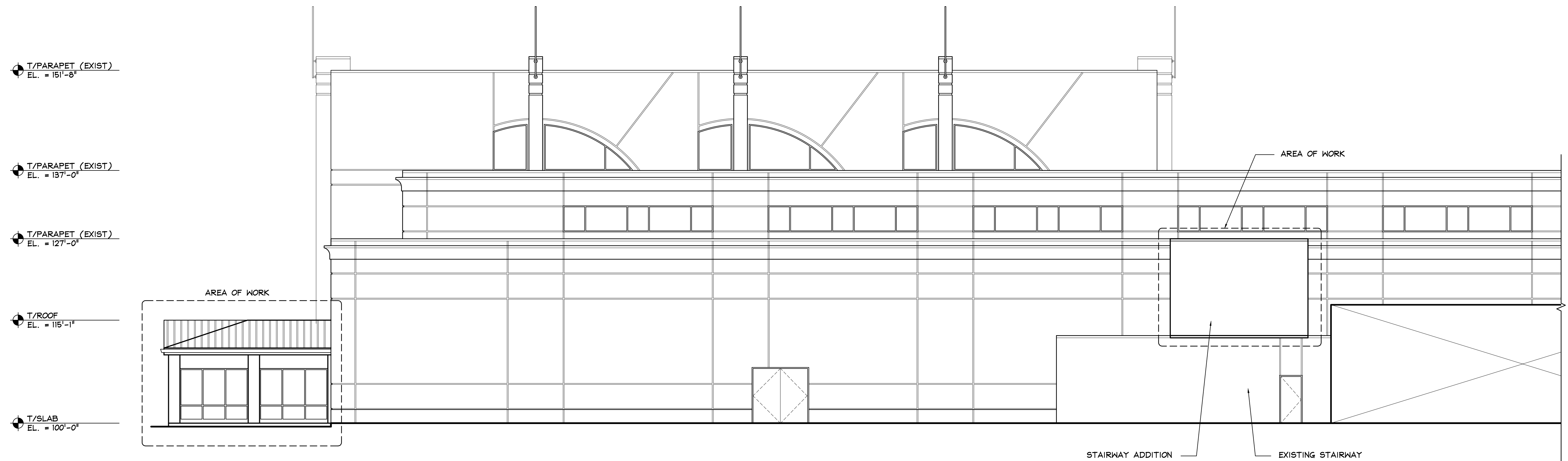
3400 W. EUCLID AVENUE
ARLINGTON HEIGHTS, IL

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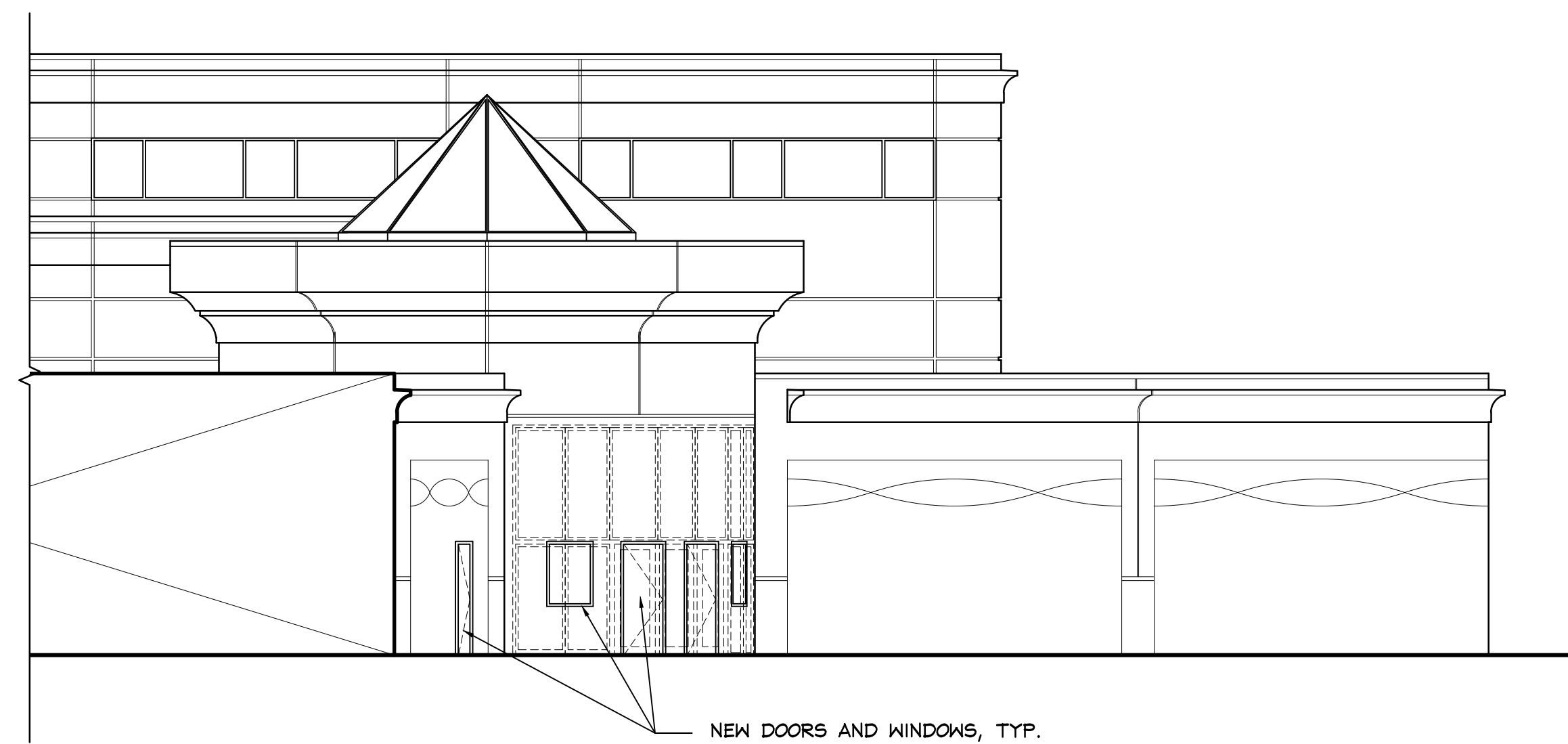
EXTERIOR ELEVATIONS

A202

date	description
02/25/18	FOR SPECIAL USE PERMIT



1
A203 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: March 5, 2018

RE: Family Recreation Center Special Use Permit
Parking Review
Arlington Downs (Lot 1A/2A)
Arlington Heights, Illinois

RECEIVED
MAR 09 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



This memorandum summarizes a parking review of the Family Recreation Center (FRC) in the Arlington Downs mixed-use development in Arlington Heights, Illinois. A special use permit is required for the FRC which will contain a First Ascent climbing gym and a Funtopia children entertainment center.

LOT 1A/2A Development

The FRC is part of Lot 1A/2A of the overall Arlington Downs Planned Unit Development (PUD). It includes the FRC building, the ONE Arlington apartment tower, and the 25N Coworking office space within the tower. The parking requirements were updated for the revised land plan based on the Village of Arlington Heights's Zoning Code (see **Table 1**). The proposed parking plan provides 80% of the parking required by zoning. A parking variation of 164 spaces would be required just for this lot.

Table 1
Lot 1A/ 2A
Arlington Heights Parking Requirements

Lot	Use	Size	Zoning Code	Required Spaces	Proposed Spaces
1A 2A	One Arlington	214 DU	2 spaces per DU	428	352 (-115)
	Office (25N)	11,722 sq. ft.	1 space per 300 sq. ft.	39	
	First Ascent	31,127 sq. ft.	1 space per 250 sq. ft.	125	316 (-49)
	Funtopia	12,600 sq. ft.	1 space per 250 sq. ft.	117	
	Food/Beverage	409 persons	30% of Occupancy	123	
			Total	832	668

Apartment Parking

The Village Code requirement is 2.0 parking spaces per dwelling unit. The previous PUD approvals supported a reduction in the parking requirement from 2.0 to 1.45 spaces per unit based on census data and parking surveys of other rental projects. It also required a follow up parking study when the ONE Arlington units were completed and occupied.

A follow up parking study was completed in June of 2017 with its results summarized in a memo provided in the **Appendix**. The peak surveyed parking demand was 1.31 parking spaces per occupied unit at ONE Arlington.

Table 2 summarizes the parking requirements based on local and national surveys. The surveyed data exceeds the ITE parking demand and the US Census data for auto ownership at rental units in Arlington Heights, Illinois and slightly less than the EEA surveys. A parking ratio of 1.31 spaces per unit represents a total of 280 parking spaces needed for the apartment tower resulting in a reduction of 148 required spaces.

Table 2
Apartment Parking Demand Summary

Source	Parking Ratio
Village Code	2.00
Urban Land Institute	1.65
EEA 2011 Surveys	1.39
ONE Arlington Survey	1.31
Institute of Transportation Engineers	1.23
US Census Data	1.22

Office Parking

The code requirement of 39 spaces is appropriate for the office space in the apartment tower. When the parking surveys were conducted, the peak weekday parking demand between 9:00 AM and 5:00 PM was 158 vehicles at 2:00 PM for the combined office and apartment uses. This was significantly less than the peak apartment demand of 246 vehicles at Midnight (and no office users). The parking surveys showed 3 to 6 vehicles parking in the designated 25N parking lot at that time which are probably residential visitors. Adjusting for full residential occupancy, the 2:00 PM demand would be 173 vehicles and 280 vehicles at midnight. The daytime office parking demand is offset by the resident vehicles leaving the property.

In short, the current use of the ONE Arlington tower has an active shared parking situation and supports the need not to provide additional office parking spaces.

Family Recreation Center

The current proposal for the building is to dismantle its interior and redevelop the building into a Family Recreation Center (FRC) which will house a First Ascent climbing gym and a Funtopia family entertainment center. The total building area is 47,389 square feet. First Ascent will occupy 31,127 square feet of the building and the remaining 16,262 square feet for the Funtopia facility.

First Ascent Parking

First Ascent is an indoor climbing gym with fitness stations and yoga/ fitness classes. Their hours of operation are from 6:00 AM to 11:00 PM on weekdays and from 10:00 AM to 8:00 PM on weekends. First Ascent projects the expected daily attendance to be 500 visitors per day. This includes their patrons using the 70 seat on-site lounge. Climbers typically stay for two hours per visit and climb in pairs.

First Ascent provided hourly attendance data for the month of January, 2018 at their Avondale location. This data was used to determine the hourly parking variation on an average weekday and weekend day. The peak parking demand estimated to be 125 vehicles on a weekday and 150 vehicles on a weekend.

Funtopia Parking

Funtopia is a concept that combines sports and fun and offers activities for all ages, all under one roof. Some of their activities include Fun Walls, a Rope Course, an Ultra Realistic Caving System, a Giant Slide, and a 20 feet Free Fall. Party rooms and a common lounge area, are provided birthday parties, group events, team building programs and any kind of professional or social outings. Funtopia hours of operation are 10:00 AM to 8:00 PM Monday thru Thursday and 10:00 AM to 10:00 PM Friday thru Sunday. The peak parking demand was based on a maximum attendance of 200 children (1.5 children per vehicle) on a weekday per the operator or 133 vehicles. Saturday attendance is generally higher but has more drop-off. The peak parking demand conservatively estimated to be 150 vehicles on a weekday and 175 vehicles on a weekend to include parking overlap between parties.

Parking Provided

The total parking provided on Lot 1A/2A was based on the existing parking garage plan with 312 parking spaces and the proposed site surface parking plan of 356 parking spaces for a total of 668 parking spaces. **Table 3** below summarizes the parking inventory by sub area.

Table 3
Lot 1A/2A
Total Parking Supply Provided

Lot	Location	User	Regular Spaces	Accessible Spaces	Total Spaces
1A 2A	On-Street: On-Street	Visitors	21	3	24
	Surface: East Side	FRC/Office/Visitors	76	-	76
	Surface: West Side	FRC	250	6	256
	Parking Garage	Residents/Office	306	6	312
Totals			653	15	668

The underground parking garage is a gated parking facility with 312 parking spaces which requires a key card to enter. While the parking garage can accommodate the total projected demand for the apartment residents, the office employees, and their visitors, the visitors will need to have some surface parking available since they will not have a key card to enter the garage. EEA recommends that the 24 on-street spaces be designated for short term parking in front of the apartment tower (southwest) and approximately 16 spaces east of the FRC be designated for apartment/visitor parking. Overall, 352 parking spaces would be set aside for the ONE Arlington residential/office tower.

The remaining 60 spaces east of the FRC along with the 256 spaces to the west would be available for the First Ascent and Funtopia employees and patrons or a total of 316 spaces.

Shared Parking Analyses

The previous shared parking analysis for this portion of the Arlington Downs PUD was updated and shown in the attached **Appendix Tables 1 and 2**.

Appendix Table 1 shows the calculated and surveyed parking demand for the combined residential and office users. Calculated shared parking during the middle of the weekday generally overestimated the parking demand by 25-40%. Saturday calculated versus surveyed were similar with mostly small differences. Overall the peak demand can be accommodated within the parking garage and designated surface parking without spilling over into other parts of the Arlington Downs PUD.

Appendix Table 2 shows the similar calculation for the FRC combined First Ascent and Funtopia users throughout the weekday and weekend. The peak demand was 275 vehicles at 7:00 PM on an weekday and 285 vehicles at Noon on Saturday. The 316 spaces allocated for these uses are adequate to accommodate the projected demand.

Conclusion

The proposed Special Use Permit parking needs for the Family Recreation Center with a First Ascent climbing gym and a Funtopia entertainment facility along with the ONE Arlington residential/office tower can be accommodated within Lot 1A/2A's 668 parking spaces without relying on additional shared parking from other lots of the Arlington Downs PUD.

A shared parking survey and studies for the existing and proposed users justify a parking variation of 164 spaces from the zoning code requirement of 832 spaces for the overall lot. The proposed special uses require a variation of 49 spaces from the required 365 spaces.



APPENDIX

- **Appendix Table 1 and 2**
- **ONE Arlington Parking Surveys**
- **Apartment Parking Surveys**

Appendix Table 1

ZONE 1A/2A

ONE ARLINGTON Residential Apartments and 25N Office Space

Weekday	Residential					Office					Calculated Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided	Diff.
	Visitor Parking		Resident Parking		Apartment Total Parking	Employee Parking		Visitor Parking		Office Total Parking					
	Size	214	Size	214		Size	11,722	Size	11,722						
	Units =	0.15	Units =	1.16		Units =	3	Units =	0.33						
	Peak Demand	32.1	Peak Demand	248.2		Peak Demand	35.2	Peak Demand	3.9						
	%	veh.	%	veh.		%	veh.	%	veh.						
6:00 AM	0%	0.0	100%	248.2	248.2	3%	1.1	0%	0.0	1.1	249.3	3%	241	352	110.6
7:00 AM	10%	3.2	90%	223.4	226.6	30%	10.5	1%	0.0	10.6	237.2	5%	225	352	127.0
8:00 AM	20%	6.4	85%	211.0	217.4	75%	26.4	20%	0.8	27.1	244.6	30%	189	352	163.2
9:00 AM	20%	6.4	80%	198.6	205.0	95%	33.4	60%	2.3	35.7	240.7	45%	166	352	186.3
10:00 AM	20%	6.4	75%	186.2	192.6	100%	35.2	100%	3.9	39.0	231.6	40%	166	352	186.3
11:00 AM	20%	6.4	70%	173.8	180.2	100%	35.2	45%	1.7	36.9	217.1	41%	154	352	198.4
Noon	20%	6.4	65%	161.4	167.8	90%	31.6	15%	0.6	32.2	200.0	29%	155	352	197.3
1:00 PM	20%	6.4	70%	173.8	180.2	90%	31.6	45%	1.7	33.4	213.6	36%	157	352	195.1
2:00 PM	20%	6.4	70%	173.8	180.2	100%	35.2	100%	3.9	39.0	219.2	26%	173	352	178.6
3:00 PM	20%	6.4	70%	173.8	180.2	100%	35.2	45%	1.7	36.9	217.1	29%	168	352	184.1
4:00 PM	20%	6.4	75%	186.2	192.6	90%	31.6	15%	0.6	32.2	224.8	42%	158	352	194.0
5:00 PM	40%	12.8	85%	211.0	223.8	50%	17.6	10%	0.4	18.0	241.8	35%	179	352	173.1
6:00 PM	60%	19.3	90%	223.4	242.7	25%	8.8	5%	0.2	9.0	251.7	30%	193	352	158.9
7:00 PM	100%	32.1	97%	240.8	272.9	10%	3.5	2%	0.1	3.6	276.5	40%	198	352	154.5
8:00 PM	100%	32.1	98%	243.3	275.4	7%	2.5	1%	0.0	2.5	277.9	34%	207	352	144.6
9:00 PM	100%	32.1	99%	245.8	277.9	3%	1.1	0%	0.0	1.1	278.9	22%	229	352	122.6
10:00 PM	100%	32.1	100%	248.2	280.3	1%	0.4	0%	0.0	0.4	280.7	11%	252	352	99.6
11:00 PM	80%	25.7	100%	248.2	273.9	0%	0.0	0%	0.0	0.0	273.9	7%	256	352	96.3
Midnight	50%	16.1	100%	248.2	264.3	0%	0.0	0%	0.0	0.0	264.3	-2%	270	352	82.0
Zone 1A/2A	ONE ARLINGTON Residential and Office Space														
Weekend	Residential					Office					Zone Total	Calculated vs Surveyed	Actual Surveyed Parking (100% Occ.) (Used)	Parking Provided	Diff.
	Visitor Parking		Resident Parking		Apartment Total Parking	Employees Parking		Visitor Parking		Office Total Parking					
	Size	214	Size	214		Size	11,722	Size	11,722						
	Units =	0.15	Units =	1.16		Units =	0.35	Units =	0.03						
	Peak Demand	32.1	Peak Demand	248.2		Peak Demand	4.1	Peak Demand	0.4						
	%	veh.	%	veh.		%	veh.	%	veh.						
6:00 AM	0%	0.0	100%	248.2	248.2	0%	0.0	0%	0.0	0.0	248.2	-7%	268	352	84.2
7:00 AM	20%	6.4	90%	223.4	229.8	20%	0.8	20%	0.1	0.9	230.7	-11%	258	352	94.1
8:00 AM	20%	6.4	85%	211.0	217.4	60%	2.5	60%	0.2	2.7	220.1	-10%	244	352	108.4
9:00 AM	20%	6.4	80%	198.6	205.0	80%	3.3	80%	0.3	3.6	208.6	-8%	226	352	125.9
10:00 AM	20%	6.4	75%	186.2	192.6	90%	3.7	90%	0.3	4.0	196.6	-5%	207	352	144.6
11:00 AM	20%	6.4	70%	173.8	180.2	100%	4.1	100%	0.4	4.5	184.6	-7%	198	352	154.5
Noon	20%	6.4	65%	161.4	167.8	90%	3.7	90%	0.3	4.0	171.8	-16%	205	352	146.8
1:00 PM	20%	6.4	70%	173.8	180.2	80%	3.3	80%	0.3	3.6	183.8	-6%	196	352	155.6
2:00 PM	20%	6.4	70%	173.8	180.2	60%	2.5	60%	0.2	2.7	182.9	-5%	193	352	158.9
3:00 PM	20%	6.4	70%	173.8	180.2	40%	1.6	40%	0.1	1.8	182.0	-4%	190	352	162.1
4:00 PM	20%	6.4	75%	186.2	192.6	20%	0.8	20%	0.1	0.9	193.5	-3%	200	352	152.3
5:00 PM	40%	12.8	85%	211.0	223.8	10%	0.4	10%	0.0	0.4	224.3	12%	200	352	152.3
6:00 PM	60%	19.3	90%	223.4	242.7	5%	0.2	5%	0.0	0.2	242.9	17%	207	352	144.6
7:00 PM	100%	32.1	97%	240.8	272.9	0%	0.0	0%	0.0	0.0	272.9	28%	213	352	139.1
8:00 PM	100%	32.1	98%	243.3	275.4	0%	0.0	0%	0.0	0.0	275.4	18%	233	352	119.3
9:00 PM	100%	32.1	99%	245.8	277.9	0%	0.0	0%	0.0	0.0	277.9	10%	254	352	98.5
10:00 PM	100%	32.1	100%	248.2	280.3	0%	0.0	0%	0.0	0.0	280.3	6%	266	352	86.4
11:00 PM	80%	25.7	100%	248.2	273.9	0%	0.0	0%	0.0	0.0	273.9	1%	271	352	80.9
Midnight	50%	16.1	100%	248.2	264.3	0%	0.0	0%	0.0	0.0	264.3	-6%	280	352	72.2

Appendix Table 1 ZONE 1A/2A First Ascent and Funtopia

Weekday	First Ascent		Funtopia		Total Zone Parking	Parking Provided Diff.	
	Size		Size =				
	Units =		Units =				
	Peak Demand	125.0 veh.	Peak Demand	150.0 veh.			
	(6AM - 11PM M-F)		(M-Th 10 AM-8 PM and Friday to 10 PM)				
6:00 AM	20%	25.0	0%	0.0	25.0	316	291.0
7:00 AM	25%	31.3	0%	0.0	31.3	316	284.8
8:00 AM	20%	25.0	0%	0.0	25.0	316	291.0
9:00 AM	25%	31.3	5%	7.5	38.8	316	277.3
10:00 AM	30%	37.5	30%	45.0	82.5	316	233.5
11:00 AM	35%	43.8	30%	45.0	88.8	316	227.3
Noon	40%	50.0	50%	75.0	125.0	316	191.0
1:00 PM	35%	43.8	50%	75.0	118.8	316	197.3
2:00 PM	35%	43.8	50%	75.0	118.8	316	197.3
3:00 PM	35%	43.8	60%	90.0	133.8	316	182.3
4:00 PM	55%	68.8	80%	120.0	188.8	316	127.3
5:00 PM	80%	100.0	100%	150.0	250.0	316	66.0
6:00 PM	95%	118.8	100%	150.0	268.8	316	47.3
7:00 PM	100%	125.0	100%	150.0	275.0	316	41.0
8:00 PM	65%	81.3	100%	150.0	231.3	316	84.8
9:00 PM	30%	37.5	75%	112.5	150.0	316	166.0
10:00 PM	7%	8.8	5%	7.5	16.3	316	299.8
11:00 PM	5%	6.3	0%	0.0	6.3	316	309.8
Midnight	0%	0.0	0%	0.0	0.0	316	316.0
Weekend	First Ascent		Customer Parking		Total Parking	Parking Provided Diff.	
	Size		Size =				
	Units =		Units =				
	Peak Demand	150.0 veh.	Peak Demand	175.0 veh.			
	(10 AM-8 PM Weekends)		(10 AM-10 PM Fri.-Sun.)				
6:00 AM	0%	0.0	0%	0.0	0.0	316	316.0
7:00 AM	0%	0.0	0%	0.0	0.0	316	316.0
8:00 AM	0%	0.0	0%	0.0	0.0	316	316.0
9:00 AM	5%	7.5	5%	8.8	16.3	316	299.8
10:00 AM	65%	97.5	25%	43.8	141.3	316	174.8
11:00 AM	100%	150.0	45%	78.8	228.8	316	87.3
Noon	85%	127.5	90%	157.5	285.0	316	31.0
1:00 PM	70%	105.0	100%	175.0	280.0	316	36.0
2:00 PM	70%	105.0	100%	175.0	280.0	316	36.0
3:00 PM	65%	97.5	100%	175.0	272.5	316	43.5
4:00 PM	55%	82.5	100%	175.0	257.5	316	58.5
5:00 PM	45%	67.5	100%	175.0	242.5	316	73.5
6:00 PM	35%	52.5	100%	175.0	227.5	316	88.5
7:00 PM	15%	22.5	100%	175.0	197.5	316	118.5
8:00 PM	5%	7.5	80%	140.0	147.5	316	168.5
9:00 PM	0%	0.0	70%	122.5	122.5	316	193.5
10:00 PM	0%	0.0	60%	105.0	105.0	316	211.0
11:00 PM	0%	0.0	5%	8.8	8.8	316	307.3
Midnight	0%	0.0	0%	0.0	0.0	316	316.0



Memorandum

TO: David Trandel
Springbank

Josh Wohleisch
Stoneleigh Companies LLC

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: June 25, 2017
Revised February 27, 2018

RE: One Arlington Parking Surveys
Arlington Heights, Illinois

Eriksson Engineering Associates, Ltd. (EEA) conducted parking surveys at the ONE ARLINGTON apartment and office building to verify its parking usage characteristics. This report presents a summary of the parking surveys and compares them to the Village of Arlington Heights Zoning Code requirements and the shared parking analyses.

Parking Surveys

Parking counts were conducted from 6:00 AM to Midnight on Friday, June 16th and Saturday, June 17th at the ONE ARLINGTON site. Five parking areas were identified:

1. 25N Parking Lot – Includes the recently paved area west of the building for 25N Coworking Office parking. There are 47 newly paved space along with additional spaces on the older lot.
2. Front Parking Lot – Twenty six on-street parking spaces in front of the building including two temporary spaces in a future access drive stub.
3. Rear Parking Lot – Thirty two spaces in the surface lot east of the building.
4. Side Parking Lot – Older parking field southeast of the parking garage.
5. Parking Garage – 315 spaces in two-level parking garage.

Table 1 (attached) shows the number of vehicles parked on-site during the survey periods by location. ONE ARLINGTON had 195 occupied apartments out of 214 available units. The peak demand occurred a midnight on both days with Saturday having 255 vehicles on-site (1.308 vehicles per occupied unit). The parking ratio is ten percent less than the 1.45 vehicles per unit used in the previous parking studies. Adjusting for full occupancy, the peak demand would be 280 vehicles with 214 apartments.

Table 1
ONE ARLINGTON Parking Surveys

Surveys on Friday, June 16, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
Supply	47	26	32	0	315	420
Time						
6:00 AM	0	19	10	0	191	220
7:00 AM	0	20	10	0	175	205
8:00 AM	4	19	9	0	140	172
9:00 AM	10	23	10	0	108	151
10:00 AM	18	24	11	0	98	151
11:00 AM	20	22	13	0	85	140
Noon	19	23	13	0	86	141
1:00 PM	17	23	14	0	89	143
2:00 PM	20	24	17	0	97	158
3:00 PM	23	23	17	1	89	153
4:00 PM	17	21	13	0	93	144
5:00 PM	10	20	16	0	117	163
6:00 PM	5	22	17	0	132	176
7:00 PM	5	19	19	0	137	180
8:00 PM	3	18	20	1	147	189
9:00 PM	3	20	17	0	169	209
10:00 PM	3	24	20	0	183	230
11:00 PM	3	24	20	0	186	233
Midnight	4	25	20	0	197	246
Surveys on Saturday, June 17, 2017						
	Surface Lots				Garage	
Lot	25N	Front	Back	Side	Parking	Totals
6:00 AM	2	21	17	0	204	244
7:00 AM	2	20	16	0	197	235
8:00 AM	2	20	14	0	186	222
9:00 AM	3	19	12	0	172	206
10:00 AM	1	18	12	0	158	189
11:00 AM	3	22	14	0	141	180
Noon	7	22	16	0	142	187
1:00 PM	12	20	16	0	131	179
2:00 PM	7	18	17	0	134	176
3:00 PM	5	16	15	0	137	173
4:00 PM	8	19	15	0	140	182
5:00 PM	5	15	12	0	150	182
6:00 PM	4	16	12	0	157	189
7:00 PM	4	16	12	0	162	194
8:00 PM	4	19	20	0	169	212
9:00 PM	3	24	25	0	179	231
10:00 PM	4	24	23	0	191	242
11:00 PM	5	23	22	0	197	247
Midnight	6	23	21	0	205	255

Note: 195 occupied units at time of surveys

Zoning Requirements

The parking requirements were calculated for ONE ARLINGTON based on the Village of Arlington Heights' Zoning Code (see **Table 2**) for the 214 apartments and 11,722 square feet of office space. The overall parking required is 512 spaces.

Table 2
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking
Apartments	214 units	2 spaces per dwelling unit	428
Office	11,722 sq. ft.	One parking space per 300 square feet	39
		Total Spaces Required	467

Based on the parking surveys, the actual parking demand at full occupancy is 280 vehicles or 60% of the code requirement. The primary reason is the lower than anticipated vehicle ownership of 1.308 vehicles per unit versus the code requirement of 2.0 vehicles per unit (about 150 space reduction). The remaining 39 space savings are from office demand during the middle of the day which is less than the number of resident parking spaces vacated during the day.

Shared Parking

Comparisons were also made to the shared parking methodology and the actual parking surveys. **Table 3** (attached) shows the original shared parking calculations and shows the difference between them and the full occupancy of ONE ARLINGTON. In general, the shared parking methodology over estimates the spaces needed particularly during the daytime on a weekday and during the evening weekend period.

Summary

The parking surveys of ONE ARLINGTON supports a lower parking ratio for apartments from the 2.0 spaces per unit zoning code requirement and 1.45 spaces per unit from original analysis to a 1.31 spaces per unit ratio.

The shared parking methodology overestimated the hourly parking demand for the Zone A development and supports an adjustment to the calculations when the study is updated for the new PUD.

TABLE 3

Comparison of Shared Parking Analysis with Parking Surveys

Weekday	Residential					Office				Shared Parking Total	Parking Surveys Adjusted for Full Occupancy	Difference Spaces %		
	Visitor Parking		Resident Parking			Employee Parking		Visitor Parking						
	Size	214	Size	214	Apartment	Size	11,722	Size	25,000					
	Units =	0.15	Units =	1.3	Total	Units =	3.5	Units =	0.3					
	Peak Demand	32.1	Peak Demand	278.2	Parking	Peak Demand	41.0	Peak Demand	7.5	Total Parking				
	%	veh.	%	veh.		%	veh.	%	veh.					
6:00 AM	0%	0.0	100%	278.2	278.2	3%	1.2	0%	0.0	1.2	279.4	241	-38	-14%
7:00 AM	10%	3.2	90%	250.4	253.6	30%	12.3	1%	0.1	12.4	266.0	225	-41	-15%
8:00 AM	20%	6.4	85%	236.5	242.9	75%	30.8	20%	1.5	32.3	275.2	189	-86	-31%
9:00 AM	20%	6.4	80%	222.6	229.0	95%	39.0	60%	4.5	43.5	272.5	166	-107	-39%
10:00 AM	20%	6.4	75%	208.7	215.1	100%	41.0	100%	7.5	48.5	263.6	166	-98	-37%
11:00 AM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	154	-92	-37%
Noon	20%	6.4	65%	180.8	187.3	90%	36.9	15%	1.1	38.0	225.3	155	-71	-31%
1:00 PM	20%	6.4	70%	194.7	201.2	90%	36.9	45%	3.4	40.3	241.5	157	-85	-35%
2:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	100%	7.5	48.5	249.7	173	-76	-31%
3:00 PM	20%	6.4	70%	194.7	201.2	100%	41.0	45%	3.4	44.4	245.6	168	-78	-32%
4:00 PM	20%	6.4	75%	208.7	215.1	90%	36.9	15%	1.1	38.0	253.1	158	-95	-38%
5:00 PM	40%	12.8	85%	236.5	249.3	50%	20.5	10%	0.8	21.3	270.6	179	-92	-34%
6:00 PM	60%	19.3	90%	250.4	269.6	25%	10.3	5%	0.4	10.6	280.3	193	-87	-31%
7:00 PM	100%	32.1	97%	269.9	302.0	10%	4.1	2%	0.2	4.3	306.2	198	-109	-35%
8:00 PM	100%	32.1	98%	272.6	304.7	7%	2.9	1%	0.1	2.9	307.7	207	-100	-33%
9:00 PM	100%	32.1	99%	275.4	307.5	3%	1.2	0%	0.0	1.2	308.7	229	-79	-26%
10:00 PM	100%	32.1	100%	278.2	310.3	1%	0.4	0%	0.0	0.4	310.7	252	-58	-19%
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	256	-48	-16%
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	270	-24	-8%
Zone A	ONE ARLINGTON Residential and Office Space													
Weekend	Residential					Office				Shared Parking Total	Parking Surveys Adjusted for Full Occupancy Actual	Difference Spaces %		
	Visitor Parking		Resident Parking			Employees Parking		Visitor Parking						
	Size	214	Size	214	Apartment	Size	11,722	Size	25,000					
	Units =	0.15	Units =	1.3	Total	Units=	0.35	Units=	0.03					
	Peak Demand	32.1	Peak Demand	278.2	Parking	Peak Demand	4.1	Peak Demand	0.8	Total Parking				
	%	veh.	%	veh.		%	veh.	%	veh.					
6:00 AM	0%	0.0	100%	278.2	278.2	0%	0.0	0%	0.0	0.0	278.2	268	-10	-4%
7:00 AM	20%	6.4	90%	250.4	256.8	20%	0.8	20%	0.2	1.0	257.8	258	0	0%
8:00 AM	20%	6.4	85%	236.5	242.9	60%	2.5	60%	0.5	2.9	245.8	244	-2	-1%
9:00 AM	20%	6.4	80%	222.6	229.0	80%	3.3	80%	0.6	3.9	232.9	226	-7	-3%
10:00 AM	20%	6.4	75%	208.7	215.1	90%	3.7	90%	0.7	4.4	219.4	207	-12	-5%
11:00 AM	20%	6.4	70%	194.7	201.2	100%	4.1	100%	0.8	4.9	206.0	198	-8	-4%
Noon	20%	6.4	65%	180.8	187.3	90%	3.7	90%	0.7	4.4	191.6	205	14	7%
1:00 PM	20%	6.4	70%	194.7	201.2	80%	3.3	80%	0.6	3.9	205.0	196	-9	-4%
2:00 PM	20%	6.4	70%	194.7	201.2	60%	2.5	60%	0.5	2.9	204.1	193	-11	-5%
3:00 PM	20%	6.4	70%	194.7	201.2	40%	1.6	40%	0.3	1.9	203.1	190	-13	-7%
4:00 PM	20%	6.4	75%	208.7	215.1	20%	0.8	20%	0.2	1.0	216.0	200	-16	-8%
5:00 PM	40%	12.8	85%	236.5	249.3	10%	0.4	10%	0.1	0.5	249.8	200	-50	-20%
6:00 PM	60%	19.3	90%	250.4	269.6	5%	0.2	5%	0.0	0.2	269.9	207	-62	-23%
7:00 PM	100%	32.1	97%	269.9	302.0	0%	0.0	0%	0.0	0.0	302.0	213	-89	-29%
8:00 PM	100%	32.1	98%	272.6	304.7	0%	0.0	0%	0.0	0.0	304.7	233	-72	-24%
9:00 PM	100%	32.1	99%	275.4	307.5	0%	0.0	0%	0.0	0.0	307.5	254	-54	-18%
10:00 PM	100%	32.1	100%	278.2	310.3	0%	0.0	0%	0.0	0.0	310.3	266	-45	-14%
11:00 PM	80%	25.7	100%	278.2	303.9	0%	0.0	0%	0.0	0.0	303.9	271	-33	-11%
Midnight	50%	16.1	100%	278.2	294.3	0%	0.0	0%	0.0	0.0	294.3	280	-14	-5%

Memorandum To: Gary Wendt
The Argent Group

From: Stephen B. Corcoran, P.E., PTOE

Date: December 18, 2011

Subject: Apartment Parking Demand
Arlington Downs
Arlington Heights, Illinois

This memorandum summarizes the research on parking demand at apartment complexes in conjunction with the three proposed residential towers in the Arlington Downs project. Arlington Downs is a mixed use development containing apartments, hotels, a water park, retail, and restaurant uses. For the apartment buildings, a parking ratio of 1.45 spaces is proposed as part of the PUD. The purpose of this study is to determine if this is the appropriate parking ratio for the apartments.

Zoning Code Requirements

The requirement for apartments outside Downtown Arlington Heights is two parking spaces per apartment based on the Village Zoning Code.

National Parking Data

Data on parking demand for similar land-uses was obtained from the Institute of Transportation Engineers (ITE) Parking Generation, 4th Edition manual and the Urban Land Institute's Shared Parking, 2nd Edition report. The ITE data for was based on surveys of 21 suburban sites with an average peak parking demand of 1.23 vehicles per apartment. The ULI report uses 1.65 spaces per apartment.

US Census Data

The US Census data for Arlington Heights was reviewed to determine the auto ownership of residents in rental housing units. The census data is based upon 7,167 renter-occupied housing units (apartments, condominiums, town homes, senior housing, and single-family homes) in Arlington Heights owning between 0 to 5 or more vehicles per unit. For all those households, the average auto ownership was 1.3 vehicles per unit. The data was refined further to eliminate rental households with no vehicles (typically senior occupied housing or near Downtown) and multiple vehicles (3 or more vehicles which typically are at single-family homes). The adjusted average ownership was 1.34 vehicles per rental unit.

Apartment Parking Surveys

Parking surveys were conducted at seven area apartment complexes that were included in the market study for Arlington Downs. The locations surveyed were:

Avalon of Arlington Heights: This apartment building is located in downtown Arlington Heights and provides parking in an adjacent municipal garage. This garage is also used by retailers during the day.

Central Park East: This complex contains two apartment towers on Central Road in Arlington Heights. Parking is provided by a combination of underground parking beneath the towers and surface parking.

The Pointe: Located on Rand Road by Route 53, this development provides a combination surface parking and at-grade stand alone garages. It is also in Arlington Heights.

The Wheatland's: Located along Deerfield Parkway in Buffalo Grove, this development provides a combination surface parking and at-grade stand alone garages.

Versailles on the Lake: This complex contains 12 apartment towers with parking beneath the buildings and on the surface. It is located in Schaumburg.

Field Pointe: Parking is provided by surface lots and three parking structures. Each parking structure has a restricted lower level and an open upper level. There are 12 towers and it is located in Schaumburg.

Woodland Creek: Located in Wheeling, it has six apartment towers and a combination of surface parking and parking beneath the building.

Table 1 summarizes the number and type of units in each complex which was provided by the market study consultant.

Table 1
Apartment Parking Survey Locations and Size

Property	City	Studios	1-Beds	2-Beds	Total Apartments
Avalon of Arlington Heights	Arlington Heights	28	229	152	409
Central Park East	Arlington Heights	0	96	108	204
The Pointe	Arlington Heights	0	248	64	312
The Wheatland's	Buffalo Grove	0	120	232	352
Versailles on the Lakes	Schaumburg	0	288	330	618
Field Pointe	Schaumburg	0	228	96	324
Woodland Creek	Wheeling	0	368	272	640
					2,859

For each property, the marketing consultant obtained the occupancy levels for each complex and the number of occupied spaces in the restricted underground or parking garage structures where access was not available. Also, the Village of Arlington Heights provided the number of residential permits issued in the municipal parking garage for residents of the Avalon apartments.

Parking surveys were conducted in the early morning that counted the number of parked cars in the surface lots. These results were combined with the data of the vehicles parked in the garages to determine the total parking demand. This was then compared with the number of occupied units to determine the parking demand per apartment. **Table 2** summarizes the results for each complex.

Table 2
Apartment Parking Survey Results

Property	Total Units	Occupancy Rate	Occupied Units	Occupied Surface Spaces	Occupied Garage Spaces	Total Vehicles	Demand Per Apartment
Avalon of Arlington Heights	409	95%	389	0	416	416	1.07
Central Park East	204	95%	194	124	127	251	1.30
The Pointe	312	95%	296	349	60	409	1.38
The Wheatland's	352	95%	334	324	168	492	1.47
Versailles on the Lakes	618	89%	550	369	354	723	1.31
Field Pointe	324	90%	291	363	228	591	2.03
Woodland Creek	640	93%	595	397	400	797	1.34
	2,859		2,649			3,679	1.39

The average demand per apartment was 1.39 spaces per unit. If the high (Field Pointe) and the low (Avalon) data points are removed, the ratio would be 1.36 spaces.

CONCLUSION

Based on the parking survey for apartment complexes, the following conclusions were made:

- The current Zoning Code parking requirements of two spaces per apartment exceeds the ITE, ULI, US Census, and local parking survey data.
- The proposed parking ratio of 1.45 parking spaces per apartment is adequate to serve the Arlington Downs development.

Memorandum

TO: David Gillespie
Gillespie Design Group

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: March 8, 2018

RE: Family Recreation Center Special Use Permit
Traffic Impact Review
Arlington Downs
Arlington Heights, Illinois

RECEIVED
MAR 09 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



This memorandum summarizes a traffic review of the Special Use Permit request for the Family Recreation Center (FRC) within the Arlington Downs mixed-use development in Arlington Heights, Illinois. A special use permit is required for the FRC which will contain a First Ascent climbing gym and a Funtopia family entertainment center.

The purpose of this study was to estimate the peak-hour traffic volumes of the FRC and compare them to the previously approved Family Entertainment Center (FEC) which contained a water park and family entertainment center accommodating up to 1,160 users.

Existing Permitted Use

The proposed location of the proposed FRC is the building behind the ONE Arlington apartment tower to the north. As part of the overall Arlington Downs Planned Unit Development (PUD), this building has been approved for a water park and family entertainment area with a maximum of 1,160 users in the building. Traffic studies conducted by EEA in 2014 and V3 Consultants in 2015 estimated the amount of traffic for the water park. These volumes are shown in **Table 1** and copies of the tables from those reports are included in the **Appendix** for reference.

Table 1
Arlington Downs FEC Trip Generation Estimates

Morning Peak			Evening Peak			Saturday Peak		
In	Out	Total	In	Out	Total	In	Out	Total
-	-	-	120	40	160	93	93	186

(1) Source: Eriksson Engineering (2014) and V3 (2015) Traffic Studies

Family Recreation Center

The current proposal for the building is to dismantle its interior and redevelop the building into a Family Recreation Center (FRC) which will house a First Ascent climbing gym and a Funtopia family entertainment center. The total building area is 58,509 square feet without the basement. First Ascent will occupy 31,127 square feet of the building, 16,262 square feet for the Funtopia facility, and 5,911 square feet food and beverage areas shared by the two users. The remaining 5,209 square feet is for shared corridors, stairways, and storage space.

First Ascent is an indoor climbing gym with fitness stations and yoga/ fitness classes. Their hours of operation are from 6:00 AM to 11:00 PM on weekdays and from 10:00 AM to 8:00 PM on weekends. The expected daily attendance is 500 visitors per day.

Funtopia is a concept that combines sports and fun and offers activities for all ages, all under one roof. Some of their activities include Fun Walls, a Rope Course, an Ultra Realistic Caving System, a Giant

Slide, and a 20 feet Free Fall. Party rooms and a common lounge area, are provided birthday parties, group events, team building programs and any kind of professional or social outings. Funtopia also offers a variety of programs that are aimed at providing socializing opportunities for our visitors. Funtopia hours of operation are 10:00 AM to 8:00 PM Monday thru Thursday and 10:00 AM to 10:00 PM Friday thru Sunday.

FRC Trip Generation

The traffic generated by the FRC was estimated from the Institute of Transportation Engineer's Trip Generation 10th Ed. Trip manual which contains trip generation surveys of similar uses. Food and beverage space was equally split between the two uses. The resulting site traffic volumes are shown in Table 2.

Table 2
FRC Trip Generation Estimates

Use	Size (sq. ft.)	Morning Peak			Evening Peak			Saturday Peak		
		In	Out	Total	In	Out	Total	In	Out	Total
First Ascent	34,082	15 ⁽¹⁾	33	48	32	24	56	44	44	88
Funtopia	19,218	-	-	-	35 ⁽²⁾	35	70	60	60	120
Corridors/Storage	5,209	-	-	-	-	-	-	-	-	-
Totals	58,509	15	33	48	67	59	126	104	104	208

(1) ITE LUC 434 – Rock Climbing Gym

(2) ITE LUC 435 – Multi-Purpose Recreation Facility

Comparison of the FEC and FRC Traffic Volumes

The change in projected traffic volumes are shown below in Table 3.

Table 3
Comparison of FEC and FRC Traffic Volumes

Use	Morning Peak			Evening Peak			Saturday Peak		
	In	Out	Total	In	Out	Total	In	Out	Total
FEC	-	-	-	120	40	160	93	93	186
FRC	15	33	48	67	59	126	104	104	208
Change	+15	+33	+48	-53	+19	-34	+11	+11	+22

During the morning peak hours of traffic, the new FRC will generate more traffic due to the climbing gym being open when the water park would have been closed. The additional traffic of 48 vehicles per hour would add roughly 10 to 20 cars an hour to any of the Arlington Down access points and would not materially impact their operations. Please note that the morning peak-hour is not the critical traffic time at the Arlington Downs PUD with the retail and restaurant components generating minimal traffic at that time of day. In the evening peak-hour the expected traffic volumes is less (-34 vph). On Saturdays, the volume of traffic generated FRC is 12% higher but would not have a negative impact on overall traffic volumes.

The proposed reuse of the approved FEC water park and entertainment center to the proposed FRC will have minimal impact on the traffic conditions that have been previously anticipated and not adversely impact the overall Arlington Downs PUD.



APPENDIX

- **EEA 2014 Report Trip Generation Table**
- **V3 2016 Report Trip Generation Table**

Table 1
Revised Weekday Trip Generation Estimates

Land Use	ITE LUC	Size	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments	222	657 units	50	150	200	140	85	225
Hotel	312	161 rooms	55	40	95	60	40	100
Meeting Rooms	-	300 persons (4,600 sq. ft.)	40	10	50	10	40	50
Fitness Club	492	17,350 sq. ft.	12	12	24	36	24	60
Water Park	-	1,160 users	-	-	-	120	40	160
Retail	820	58,400 sq. ft.	67	51	118	230	230	460
Bank	912	4,700 sq. ft.	30	30	60	60	60	120
Childcare	565	88 children (6,600 sq. ft.)	35	35	70	35	35	70
Quality Restaurant	931	16,000 sq. ft.	-	-	-	80	40	120
Family Restaurant	932	10,000 sq. ft.	57	57	114	57	57	114
Subtotals	117,650 sq. ft. commercial space		346	385	731	828	651	1,479
Public Transportation ⁽¹⁾			-	-15	-15	-15	-	-15
Internal Interaction ⁽²⁾			-30	-30	-60	-45	-45	-90
Reduction for removal of 14,500 sq. ft. office building ⁽³⁾			-20	-3	-23	-3	-19	-22
Net Trip Generation at Site Drives			296	337	633	765	587	1352
Net Trip Generation (May Report)			332	364	696	783	602	1385
Net Difference			-36	-27	-63 (-10%)	-18	-15	-33 (-2%)

(1) 10% of peak direction residential traffic based on US Census data

(2) 7% AM and 6% PM reduction interaction between uses

(3) ITE Land Use Code 710 – General Office

Table 2
Revised Saturday Trip Generation Estimates

Land Use	ITE LUC	Size	Saturday Peak Hour		
			In	Out	Total
Apartments	222	657 units	140	105	245
Hotel	312	161 rooms	67	51	118
Meeting Rooms	-	300 persons (4,600 sq. ft.)	15	15	30
Fitness Club	492	17,350 sq. ft.	30	30	60
Water Park		1,160 users	93	93	186
Retail	820	58,400 sq. ft.	315	315	630
Bank	912	4,700 sq. ft.	60	60	120
Childcare	565	88 children (6,600 sq. ft.)	-	-	-
Quality Restaurant	931	16,000 sq. ft.	86	86	172
Family Restaurant	932	10,000 sq. ft.	74	74	148
Subtotal		117,650 sq. ft. commercial space	880	829	1,709
Internal Interaction			-45	-45	-90
Reduction for removal of 14,500 sq. ft. office building			-3	-3	-6
Net Trip Generation			832	781	1,613
Trips Generation (May Report)			860	795	1,655
Net Difference			-28	-14	-42 (-2%)



I. INTRODUCTION

V3 Companies has been retained by ChiArc to conduct a traffic impact study for the Arlington Downs mixed-use development located at Euclid Avenue and Rohlwing Road in Arlington Heights, Illinois. The development is located west of the Arlington International Racecourse and is bounded by Euclid Avenue to the south, Rohlwing Road to the west, and Salt Creek Lane to the north and east. A location map is included as Figure 1.

The site, which has been undergoing redevelopment for several years, currently consists of a 214-unit high-rise apartment building that recently opened and is partially occupied. A 55,000 square foot indoor water park is attached to the apartment building but is currently no in operation. A 161-room hotel with a conference space has been approved and will be under construction soon. The proposed plan for the remaining portions of the site include re-opening the indoor water with an attached family entertainment center, a second residential tower with 442 units, and a mix of retail, restaurant, and medical office land uses. Table 1 provides a summary of the proposed land use plan for Arlington Downs. A conceptual site plan is included in Figure 2.

Table 1: Proposed Land Use Plan

LAND USE	SIZE
Apartment	656 units
Hotel	161 rooms
Day Care Center	90 students
Office (Medical)	21,600 sq. ft.
Shopping Center	21,065 sq. ft.
Hair Salon	1,610 sq. ft.
High-Turnover (Sit-Down) Restaurant	20,085 sq. ft.
Fast-Food Restaurant without Drive-Through Window	3,770 sq. ft.
Fast-Food Restaurant with Drive-Through Window	2,670 sq. ft.
Special Use - Water Park and Family Entertainment	1,160 occ.

The purpose of this traffic study is to evaluate the potential traffic impacts of Arlington Downs, which is expected to be fully built out by 2017. Traffic estimates are projected to 2022, which is five years beyond the projected build-out year of the project. The study area includes the following intersections:



Table 2: Total Trip Generation

LUC	LAND USE	SIZE	AM			PM			SAT		
			In	Out	Total	In	Out	Total	In	Out	Total
220	Apartment	656 units	67	267	334	264	143	407	171	170	341
		<i>Less Internal Capture:</i>	-18	-18	-36	-24	-24	-48	-17	-17	-34
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
310	Hotel	161 rooms	45	33	78	40	41	81	51	50	101
		<i>Less Internal Capture:</i>	-4	-4	-8	-4	-4	-8	-5	-5	-10
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
565	Day Care Center	90 students	38	34	72	34	39	73	0	0	0
		<i>Less Internal Capture:</i>	-	-	-	-	-	-	-	-	-
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
720	Office (Medical)	21,600 sq. ft.	41	11	52	22	56	78	45	33	78
		<i>Less Internal Capture:</i>	-	-	-	-	-	-	-	-	-
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
820	Shopping Center	21,065 sq. ft.	11	8	19	37	41	78	53	48	101
		<i>Less Internal Capture:</i>	-4	-4	-8	-12	-12	-24	-20	-20	-40
		<i>Less Pass-By:</i>	-	-	-	-9	-9	-18	-8	-8	-16
918	Hair Salon	1,610 sq. ft.	2	0	2	0	2	2	3	5	8
		<i>Less Internal Capture:</i>	-	-	-	-	-	-	-	-	-
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
932	High-Turnover (Sit-Down) Restaurant	20,085 sq. ft.	102	84	186	99	68	167	77	68	145
		<i>Less Internal Capture:</i>	-11	-11	-22	-19	-19	-38	-19	-19	-38
		<i>Less Pass-By:</i>	-	-	-	-28	-28	-56	-	-	-
933	Fast-Food Restaurant without Drive-Through Window	3,770 sq. ft.	60	57	117	44	40	84	78	74	152
		<i>Less Internal Capture:</i>	-7	-7	-14	-9	-9	-18	-19	-19	-38
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
934	Fast-Food Restaurant with Drive-Through Window	2,670 sq. ft.	70	47	117	36	34	70	72	74	146
		<i>Less Internal Capture:</i>	-6	-6	-12	-8	-8	-16	-19	-19	-38
		<i>Less Pass-By:</i>	-26	-26	-52	-14	-14	-28	-	-	-
	Special Use - Water Park and Family Entertainment	1,160 occ.	0	0	0	120	40	160	93	93	186
		<i>Less Internal Capture:</i>	-	-	-	-20	-20	-40	-34	-34	-68
		<i>Less Pass-By:</i>	-	-	-	-	-	-	-	-	-
Total Trip Generation:			436	541	977	696	504	1200	643	615	1258
<i>Less Internal Capture:</i>			-50	-50	-100	-96	-96	-192	-133	-133	-266
Total External Trips			386	491	877	600	408	1008	510	482	992
<i>Less Pass-By:</i>			-26	-26	-52	-51	-51	-102	-8	-8	-16
Total New Traffic Generated on Network:			360	465	825	549	357	906	502	474	976



Item: 1540 N. Arlington Heights Rd. - T1623

Department: Planning & Community Development

Requested Action

Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Required

Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.

Recommendation

The Staff Development Committee is generally supportive of the proposed PUD Amendment, and the following variation from Chapter 28 of the Municipal Code:

- Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.

This recommendation shall be subject to the following conditions:

1. Additional parking counts shall be provided, detailing parking lot usage on at least three different days. If any of the tenants operate on Saturdays, then one of these counts shall be taken on a Saturday.
2. A survey of Maude Avenue on-street parking shall be required.
3. Any landscaping that is deficient per the approved PUD, or missing per the approved landscape plan, shall be replaced.
4. The potential loft space, as shown on the submitted floor plan, shall not be built out.

ATTACHMENTS:

Description

Staff Report
Aerial
Plat of Survey
Floor Plan

Type

Board or Commission Report
Exhibits
Exhibits
Exhibits

Parking Survey

Exhibits



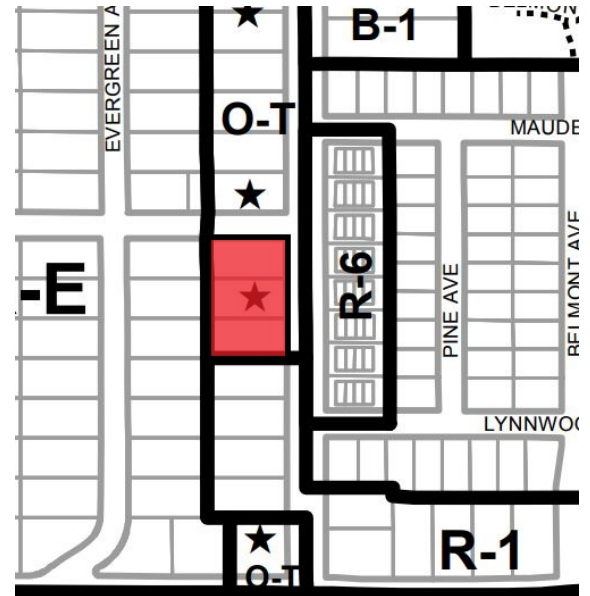
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T-1623
Project Title: 1540 N. Arlington Heights Rd.
PUD Amendment
Address: 1538-1590 N. Arlington Heights Rd.
PINs: 03-20-108-010, 03-20-108-011,
03-20-108-012

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: March 28, 2018
Date Prepared: March 23, 2018

Petitioner: Carlos S. Arevalo
Address: 2460 Lake Shore Drive
Woodstock, IL 60098

Existing Zoning: O-T, Office-Transitional District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	O-T, Office-Transitional District	Office Building	Offices Only
South	R-1, One-Family Dwelling District	Funeral Home	Offices Only
East	R-6, Multiple-Family Dwelling District	Townhomes	Single-Family Attached
West	R-E, One-Family Dwelling District	Single Family Homes	Single-Family Detached Estate

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Requested:

1. Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.

Project Background:

The subject property is located on the southwest corner of Arlington Heights Road and Maude Avenue. A multi-tenant office building currently occupies the site, housing medical suites leased by Northwest Community Medical Group and Northwest Eye Physicians. The development was approved as a PUD in 1989 by Ordinance 89-100, allowing a 17,745 square-foot general office building with the potential to build out an additional 4,750 square feet of loft space. The PUD approval from 1989 allowed the site to develop with a total of 77 parking spaces, which conformed to the parking requirements for general office uses within the building, and included a minor surplus for the additional parking that would be required if the loft spaces were built out as supplemental office space. Alternatively, this parking surplus could have been used to allow a small amount of medical office uses within the building, since medical offices have a higher parking requirement than general offices.

Discussion of the PUD approval in 1989 contemplated the potential for some medical office to be included in the building, however from the minutes it is clear that tenancy by medical uses alone was not anticipated. In the years since construction, the building has been 100% leased by medical tenants, which results in a code-required parking deficit of 12 spaces. This deficit was likely not discovered earlier due to the fact that medical uses are exempt from Village Business License requirements, and as such were not subject to a parking review at time of occupation.

In order to address this code-required parking deficit, the petitioner is seeking a parking variation in order to bring the property into compliance. As the parking deficit is relatively substantial, with a 13.5% reduction in required parking, an amendment to the PUD is required. The petitioner is not proposing any modifications to the site or building at this time.

Zoning and Comprehensive Plan

The subject property is within the O-T Office-Transitional zoning district, which is the appropriate district for general and medical office uses.

The Comprehensive Plan designates this property as “Offices Only” and the existing use as a medical office building is compatible with this classification.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of the 1989 PUD approval, the property was granted an allowance for two ground signs in the required front yard, as well as variations related to parking lot landscaping, landscaping between districts, and a release from the requirement for a loading zone

As part of this review process, Staff will verify that all existing landscaping complies with these variations as well as the approved landscape plan. Any landscaping that is deficient or missing per the approved landscape plan shall be replaced.

In regard to signage, Staff is currently reviewing the existing on-site signage for compliance with code and the approved PUD.

Parking

The Zoning Code requires the provision of 1 parking space per every 300 square feet for general office uses, and 1 parking space per every 200 square feet for medical uses. Based on Zoning Code requirements for medical uses, a total of 89 parking spaces are required on the subject property. **Table I** on the following page illustrates this requirement.

Table I: Parking Summary

<i>Parking Analysis</i>				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required:
Suite 1588 - Northwest Eye Physicians	Office, Medical	5,435	1 space per 200 sq. ft.	27.18
Suite 1540 - Northwest Community Healthcare	Office, Medical	2,725	1 space per 200 sq. ft.	13.63
Suite 1538 - Northwest Community Healthcare	Office, Medical	9,586	1 space per 200 sq. ft.	47.93
Total Parking Required				89
Total Parking Provided				77
Surplus/(deficit)				-12

Therefore, the following variation is needed:

- **Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces**

The petitioner has submitted a parking study prepared by HR Green, Inc., which surveyed usage of the existing parking lot during four weekdays in January 2018, conducted between 8:00 AM and 4:00 PM at 30-minute intervals. The days on which the lot was surveyed were Tuesday January 9th, Wednesday January 10th, Tuesday January 16th, and Wednesday January 17th. Peak parking demand occurred at 1:30pm on Tuesday, January 9th, where 71 vehicles were observed accessing the site (current parking lot has 77 spaces).

Staff believes it is necessary for the petitioner to conduct additional parking counts on at least three more days, in order to provide sufficient evidence that adequate parking is provided at the facility. The petitioner shall also provide information on the tenant's hours of operation, total employee counts, and peak shift counts. If any of the tenants operate on a Saturday, then one of the additional counts must be taken on a Saturday to survey weekend usage.

The petitioner shall also provide a survey of on-street parking usage on Maude Avenue. Historically, there have been resident complaints regarding street parking on Maude Avenue, and a survey of on-street parking usage would illustrate if there is any parking spillover from the subject site onto the street.

Presently, parking is allowed without restrictions on the north side of Maude Avenue, from Arlington Heights Road to the eastern border of the adjacent R-1 District. Parking is prohibited outright on the south side of Maude Avenue in this area. From Evergreen Avenue to the western border of the O-T District, parking is prohibited on both sides of the street between the hours of 8:00 AM and 4:00 PM.

Traffic

Section 6.12-1-6b of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code. Therefore, a full Traffic Study by a certified traffic engineer is not required, however they have provided a parking study as part of this review.

RECOMMENDATION

The Staff Development Committee is generally supportive of the proposed PUD Amendment, and the following variation from Chapter 28 of the Municipal Code:

- Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.

This recommendation shall be subject to the following conditions:

1. Additional parking counts shall be provided, detailing parking lot usage on at least three different days. If any of the tenants operate on Saturdays, then one of these counts shall be taken on a Saturday.
2. A survey of Maude Avenue on-street parking shall be required.
3. Any landscaping that is deficient per the approved PUD, or missing per the approved landscape plan, shall be replaced.
4. The potential loft space, as shown on the submitted floor plan, shall not be built out.

_____, March 23, 2018

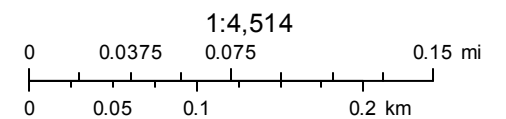
Bill Enright, Deputy Director of Planning and Community Development

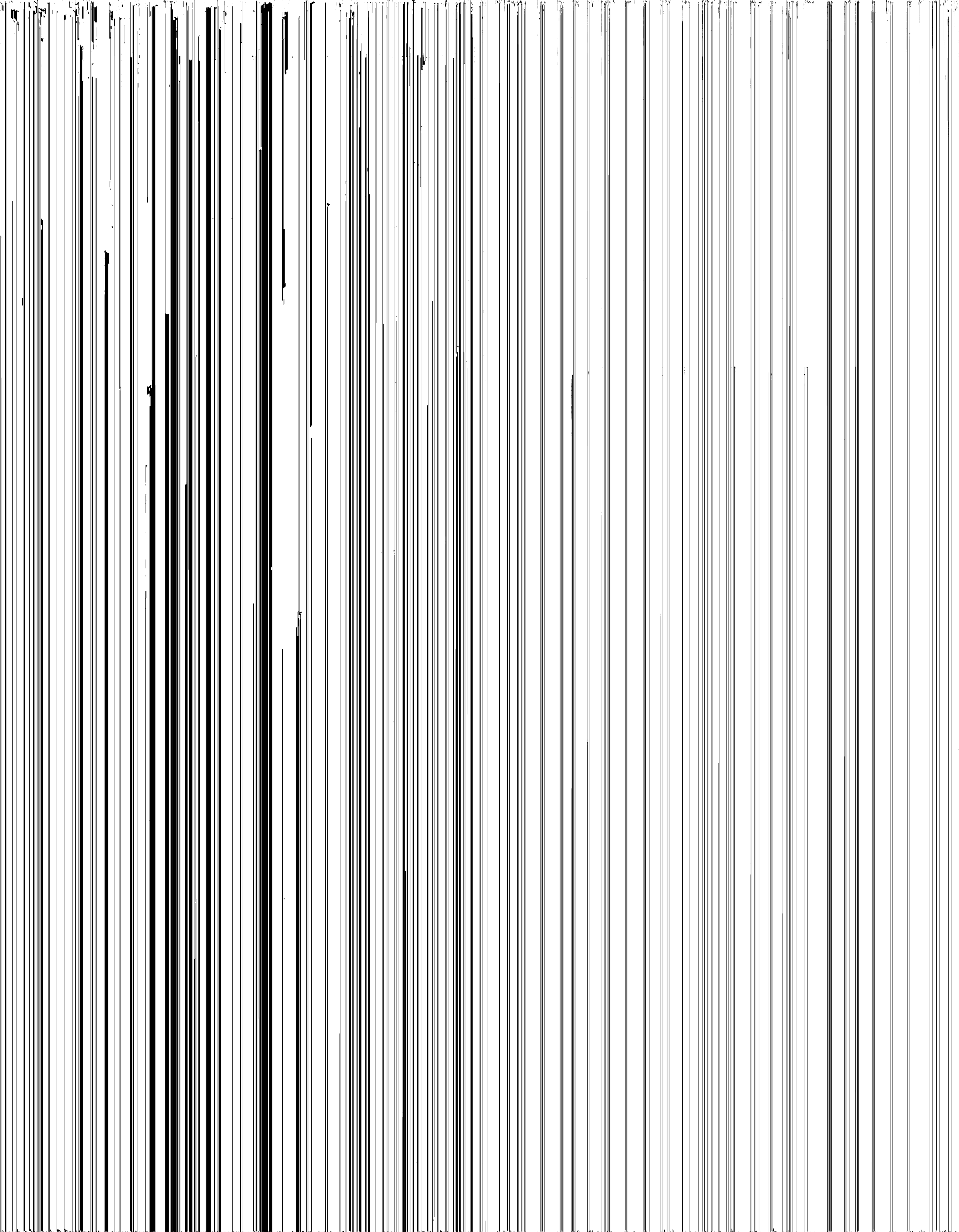
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File Number 1623

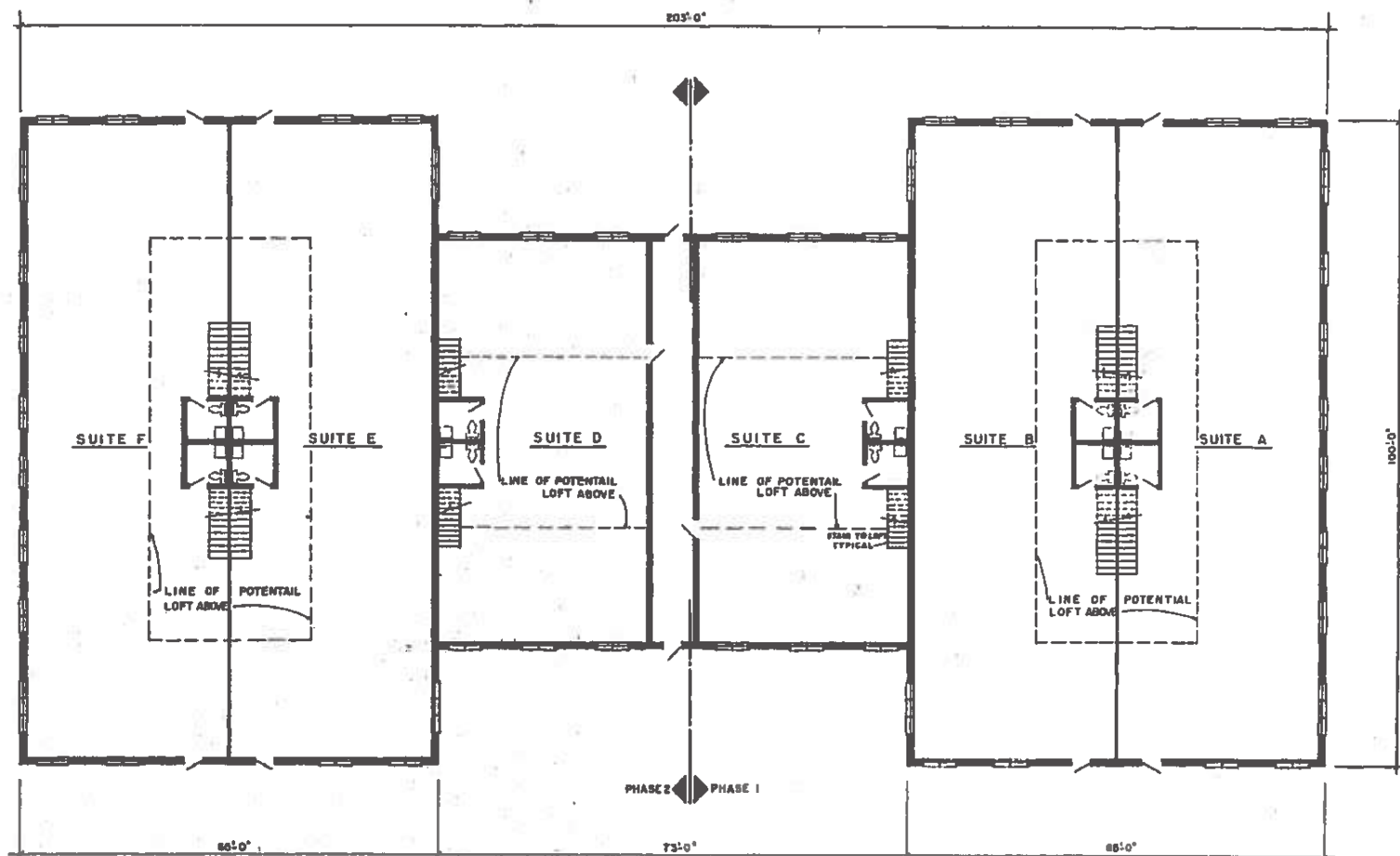
1540 N. Arlington Heights Rd.



March 23, 2018







FLOOR PLAN

SUITE 100'-0"

NORTH



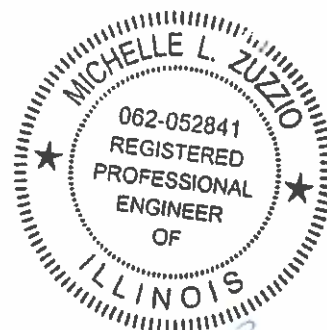
03/01/2018

Technical Memorandum
Northwest Community Services
Parking Study

March 1, 2018

HR Green Project No: 171860

Prepared For:
Fidelity National Title Group



Michelle Zuzio
Engineer 11/30/2017

RECEIVED

MAR 15 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



A parking analysis was completed for the medical building located at the southwest corner of Arlington Heights Road and Maude Avenue, refer to Location Map, Exhibit 1. The medical building is separated into suites with services provided by the Northwest Community Healthcare Medical Group and the Northwest Eye Physicians. Currently, there are 77 parking stalls available, four of which are accessible stalls.

A field observation was done for four days counting the existing parking supply. Counts were performed from 8:00 am to 4:00 pm, every 30 minutes. Table 1 lists the occupancy throughout the study period. The peak hours varied from day to day. The offices have varying hours of operation.

Table 1 – Occupied Parking Stalls

Date	1/9/2018	1/10/2018	1/16/2018	1/17/2018
Time	Number of Parking Stalls Occupied			
8:00 am	36	27	28	24
8:30	43	40	33	31
9:00	56	51	39	57
9:30	59	60	40	57
10:00	59	55	38	53
10:30	53	65	46	56
11:00	60	68	47	59
11:30	57	61	45	52
12:00 pm	50	51	31	39
12:30	46	39	37	29
1:00	64	51	48	44
1:30	71	54	50	46
2:00	67	59	58	47
2:30	68	64	52	53
3:00	70	60	57	53
3:30	64	53	53	43
4:00	55	55	59	43

In 1989 an amendment was granted giving approval for the property to be rezoned to O-T Office Transitional District and designated as a Planned Unit Development (refer to Appendix). Numerous variances were approved which included a reduction in the number of parking spaces required. The amendment stated a reduction in the number of parking spaces required by Section 11.4. The current zoning regulation for offices requires one space per each 300 square feet which would result in 59 spaces. The existing building plan included within the amendment included 75 parking stalls. There may have been a separate Office Transitional zoning requirement at that time which provided a greater rate of stalls.

The currently zoning regulation for medical offices is one space for each 200 square feet of floor area which results in 89 parking stalls (*Village of Arlington Heights Municipal Code, Chapter 28-11.4*, included in Appendix). The existing parking of 77 stalls does not meet current municipal code.

Medical Building
1590 Arlington Heights Road
LOCATION MAP

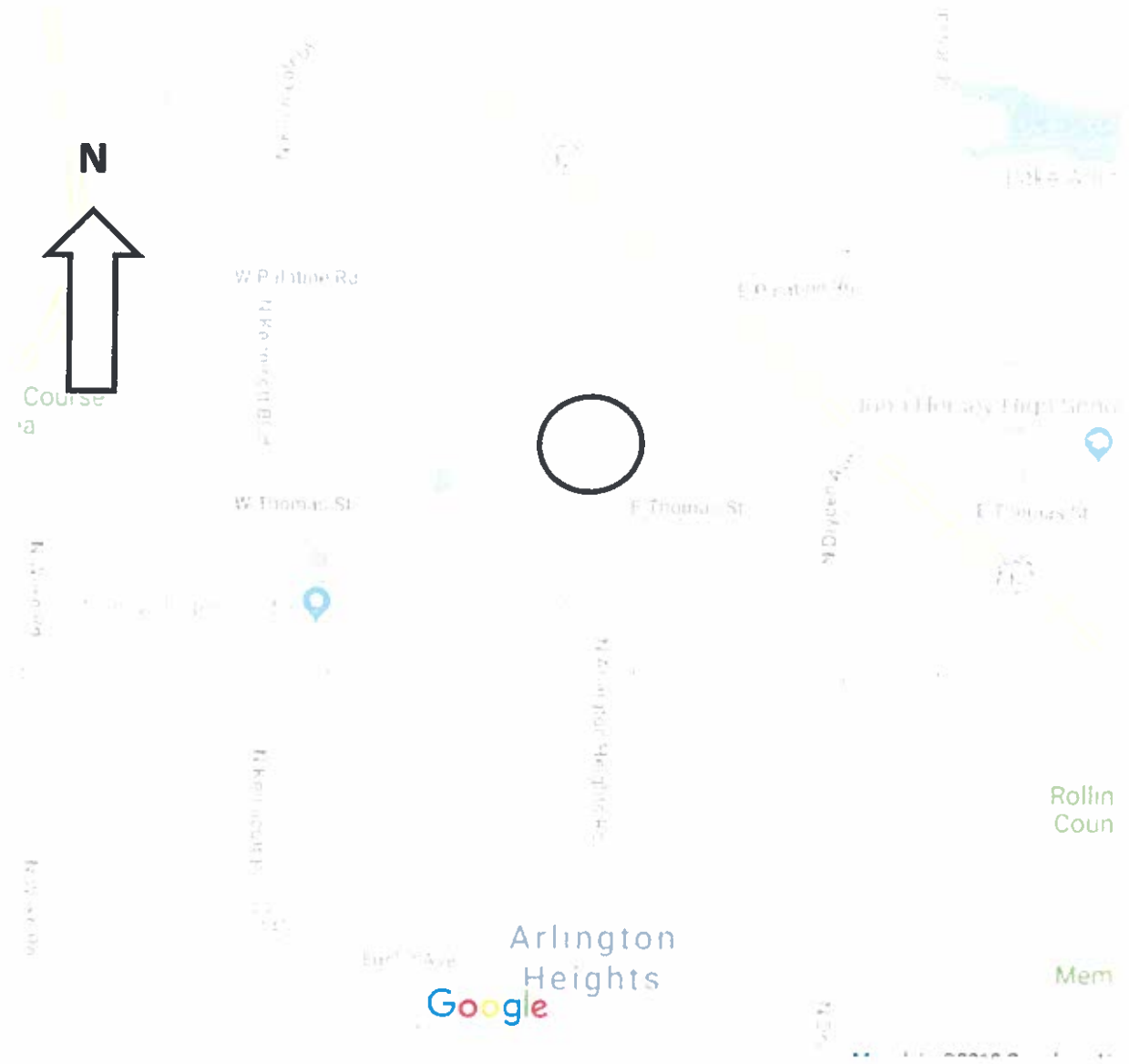


EXHIBIT 1



Item: Verizon Cell Tower - 1122 W. Rand Rd. - T1622

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required

1. Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna to encroach nine feet into the required 30-foot side yard setback where no encroachment is allowed.
2. Additional variations may be identified when detailed plans are submitted.

Recommendation

The Staff Development Committee has reviewed the proposed land use variation and setback variation for the cell tower and cannot provide support of this application until the following items have been provided and/or addressed:

1. With the formal application to the Plan Commission, the petitioner shall provide written justification to the hardship criteria for the land use variation and setback variation as shown below:
 - 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 shall provide a formal response to the criteria outlined in Section 6.14-2.2(b), specifically,
 - That there is not technically suitable space available on an existing tower or structure within the geographic area to be served
3. The petitioner shall hold a Neighborhood Meeting well in advance of the Plan

Commission hearing for the proposed cell tower.

4. A photometric plan and catalog cuts for all light fixtures shall be required if lighting is proposed on the tower structure.

5. Submission of a landscape plan shall be required.

6. Style of the proposed tower shall be subject to review by Village staff.

7. A decorative style fence and ground compound shall be required.

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

9. 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.

Additionally, staff recommends the Conceptual Plan Review Committee provide feedback to the petitioner relative to the various design options for the proposed tower.

ATTACHMENTS:

Description

Staff Report

Aerial

Site Plans

Coverage Plans

General Cellular Antenna Info

Monopine Tower Rendering

Stealth Tower Rendering

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits



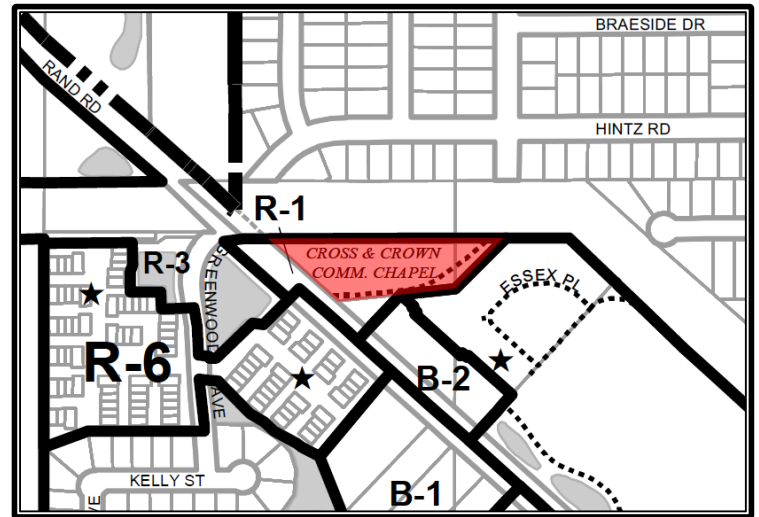
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1622
Project Title: Verizon Cell Tower
Address: 1122 W. Rand Rd.
PIN: 03-18-102-007

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

Petitioner: Douglas K. Dolan
Address: Dolan Realty Advisors, LLC.
 144 W. Lockwood Ave. – Suite 100
 Webster Groves, MO 63119

Existing Zoning: R-1: One Family Dwelling District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	ComEd Transmission Lines	Parks
South	B-2, General Business District, R-6, Multi-Family Dwelling District	Huntington Square Multi-tenant Commercial Building, Greenwood Place Townhomes	Single-Family Attached, Commercial
East	R-6, Multi-Family Dwelling District	Townhomes	Single-Family Attached
West	R-3, One-Family Dwelling District, R-6, Multi-Family Dwelling District	Detention Pond/Greenwood Townhomes	Single-Family Attached

Requested Action:

1. Land Use Variation to allow a Commercial Antenna within the R-1, One-Family Dwelling District.

Variations Required:

1. Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna to encroach nine feet into the required 30-foot side yard setback where no encroachment is allowed.
2. Additional variations may be identified when detailed plans are submitted.

Project Background:

The subject property is located on the northwest side of the Village and is home to the Cross & Crown Lutheran Church. The site is zoned R-1 and is approximately 2.4 acres in size. Kennicott Avenue extends through the property on the southern side of the site (which is a considered a private road on the subject property) and connects Rand Road to the segment of Kennicott Avenue north of the subject property. The site is bounded by Rand Road to the west and southwest and ComEd overhead transmission lines to the north. A small neighborhood shopping center (Huntington Shopping Center) is located south of the subject property, which includes a standalone daycare and a multi-tenant commercial building. To the east and southeast are the Huntington Square townhomes. Access to the site comes from a non-signalized full access intersection along Rand Road, and the site can also be accessed from the private drive connection to Kennicott Avenue to the north.

The Cross & Crown Church has been working with a cell tower company who is looking to construct a new cell tower on the church site for Verizon Wireless. The tower would be located on the north side of the property directly behind the church and adjacent to the ComEd transmission lines, which are approximately 140 feet tall. The proposed tower would be 100 feet tall and would be designed to allow future co-locations for up to two additional antennae/carriers. The tower could be designed in several different styles. The first option would be for a “stealth” tower, where the tower is constructed to look like a large pole (see attached **Exhibit I** for representative example). It is considered stealth since the antenna and all cables are located within the tower and not visible from the exterior. Another alternative would be for a “decorative” tower, where a flag or cross could be added to the pole (see **Exhibit II**). The final alternative is the “mono-pine” option where the cell tower is designed to look like a pine tree (see **Exhibit III**). Relative to design, the Staff Development Committee prefers the mono-pine option.

The base of the tower would include a small equipment shed and fenced enclosure. There are multiple options for the design of the equipment shed and style of the fence enclosure, and the petitioner has indicated that they are open to a variety of decorative options, including wood fences, vinyl fences (with stone imprint option), decorative wrought iron style fencing, and wood trellis style enclosures (**as shown in Exhibit II**). Staff suggested the petitioner evaluate collocating the proposed antenna on one of the abutting ComEd transmission towers, which would eliminate the need for a new tower on the Church property, however, ComEd has confirmed that they are not willing to allow this colocation.

The petitioner has prepared conceptual renderings showing how the proposed mono-pine tower and stealth tower designs would look on the subject property. These renderings are included within the materials provided to the Conceptual Plan Review Committee.

Zoning and Comprehensive Plan

The subject property is located within the R-1, One Family Dwelling District. Commercial antenna are not allowed within the R-1 District and therefore a land use variation would be required.

With the formal application to the Plan Commission, the petitioner must provide written justification using the hardship criteria below for the land use variation:

- **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.**

The site is designated as “institutional” on the Comprehensive Plan, which correlates to primary use of the site as a church.

Section 6.14-2.2(a) of the Zoning Code requires the petitioner to demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be served. This information will be required for review by staff and the Plan Commission. Based on preliminary discussions with the petitioner, the need for the tower is due to capacity issues within the Verizon Wireless network. Although Verizon has adequate coverage in the vicinity, due to capacity constraints during peak cellular usage, calls can get dropped within this area. The proposed antenna would address this issue.

Prior to making a recommendation on this petition, staff will need to analyze both the petitioners response to the hardship criteria as well as their response to Section 6.14-2.2(a).

Neighborhood Meeting

Staff has been contacted by several residents within the Huntington Square townhome complex located to the south and east of the subject property, who have expressed concerns relative to the proposed tower. The petitioner will be required to hold a neighborhood meeting well in advance of the Plan Commission hearing to gather input from the neighborhood relative to the proposed project and to understand and address concerns that they may have.

Building & Site

Section 6.14-2.2(b) requires the submission of a landscape plan demonstrating substantial screening of the antenna and related ground equipment. A landscape plan will be required along with the proposed Plan Commission application.

Per Zoning Code requirements, commercial antenna must be located outside of any required yard. The proposed antenna would be located approximately 21 feet from the northern side yard property line, where code requires a 30-foot side yard setback. Therefore, the following variation is required:

- Variation to Chapter 28 of the Municipal Code, Section 6.14-2.1, Location, to allow a commercial antenna to encroach nine feet into the required 30-foot side yard setback where no encroachment is allowed.

The petitioner must provide a written response to the hardship criteria in order to justify the proposed encroachment.

The site plans shows the addition of parking lot lights on the cell tower. If lighting is proposed, the petitioner will need to provide a photometric plan and details on all fixtures for review by staff. Finally, based on the final design of the fence, staff will determine if a variation is required for the fence that will enclose the equipment compound. Staff notes that the maximum allowable fence height is 6 feet.

Traffic & Parking

Traffic and parking should not be a concern as personnel accessing the site will primarily be for maintenance of the antennae and related ground equipment. This should not interfere with the existing operations of the church.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed land use variation and setback variation for the cell tower and cannot provide support of this application until the following items have been provided and/or addressed:

1. With the formal application to the Plan Commission, the petitioner shall provide written justification to the hardship criteria for the land use variation and setback variation as shown below:
 - **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 shall provide a formal response to the criteria outlined in Section 6.14-2.2(b), specifically,
 - **That there is not technically suitable space available on an existing tower or structure within the geographic area to be served**
3. The petitioner shall hold a Neighborhood Meeting well in advance of the Plan Commission hearing for the proposed cell tower.
4. A photometric plan and catalog cuts for all light fixtures shall be required if lighting is proposed on the tower structure.
5. Submission of a landscape plan shall be required.
6. Style of the proposed tower shall be subject to review by Village staff.
7. A decorative style fence and ground compound shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
9. 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.

Additionally, staff recommends the Conceptual Plan Review Committee provide feedback to the petitioner relative to the various design options for the proposed tower.

March 23, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1622

Exhibit I – Stealth Design



Exhibit II – Decorative Design



Exhibit III – Mono-Pine Design



Aerial - Cross & Crown Church



Map created on March 22, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

LEGEND

△ - TRAVERSE POINT

▲ - WELL

- HIGHWAY

- MONUMENT

- MONUMENT BOX

■ - RIGHT OF WAY MARKER

□ - SET WOODSTAKE

+CUT - XCUT

- PK NAIL

○ - FOUND IRON STAKE

● - SET IRON STAKE

- SIGN

- RR SIGN

- GUY POLE

> - GUY ANCHOR

- UTILITY POLE

- LIGHT POLE

☆ - ORNAMENTAL LIGHT POLE

● - POST

- U.G. UTILITY MARKER

SB#BORE

- SOIL BORING

- MAILBOX

) - SATELLITE DISH

□ - HAND HOLE

AC - AC UNIT

- U.G. UTILITY MARKER

- FIRE HYDRANT

PIV - POST INDICATOR VALVE

◇ - WATER VALVE

- GAS VALVE

⊕ - UST FILL PORT

⊞ - GAS PUMP

- GAS METER

- WATER METER

- TELEPHONE RISER

- ELECTRIC TRANSFORMER

- CABLE TV RISER

- CATCH BASIN

- ROUND CATCH BASIN

○ - UTILITY MANHOLE

- STORM MANHOLE

- SANITARY MANHOLE

- ELECTRIC MANHOLE

- TELEPHONE MANHOLE

- WATER MANHOLE

- HANDICAP PARKING SPACE

- SHRUB

- TREE

- PINE TREE

PROPERTY LINE

FENCE

OVERHEAD POWER LINE

UNDERGROUND TELCO

UNDERGROUND POWER

BURIED WATER LINE

BURIED GAS LINE

EDGE OF BUSH/TREES

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

SURVEY PERFORMED BY:

williams&works

engineers | surveyors | planners

616.224.1500 phone

549 Ottawa Ave NW

http://williams-works.com

Grand Rapids, MI 49503

GENERAL SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. TO CURB, RAILROAD SPUR, IN SUBSIDENCE AND VULNERABLE EXISTING PAVEMENT 129 NORTH OF PARKING LOT 1218 EAST OF EAST AVE FOR CHURCH BUILDING. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

2. THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

3. CONTRACTOR TO PROVIDE APPROXIMATE 50'X50' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

4. BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCH BASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

SCALE 1" = 40'

0 20' 40' 80'

22" x 34" IS FULL SCALE.
11" x 17" IS HALF SCALE

EXISTING HIGH TENSION COMED POWER LINES

PARCEL #03-18-102-002-0000 COMMONWEALTH EDISON

PROPOSED 100' UNIPOLE TOWER

PROPOSED 10' WIDE UTILITY EASEMENT

PROPOSED DRA PROPERTIES 50' x 30' LEASE AREA

EXISTING PLAYGROUND AREA

EXISTING CHURCH

EXISTING BUILDING

EXISTING BUILDING

PARCEL # 03-18-102-007-0000 AMERICAN LUTHERAN CHURCH SUBDIVISION BK. 778, PG. 13 PART OF LOT 1

W. RAND ROAD (100' PUBLIC R/W)(RETURNOUS)

PARCEL # 03-18-102-008-0000

PARCEL # 03-18-102-009-0000 LOT 1

HUNTINGTON SQUARE SUBDIVISION DOC. NO. 87562632 LOT 2

1 LOCATION PLAN

OPERATES 24 HOURS
A DAY 365 DAYS A YEAR

Call
Before
You Dig

JULIE

ILLINOIS
ONE CALL SYSTEM

CALL JULIE TOLL FREE
1(800) 892-0123
48 HOURS BEFORE
YOU DIG

CHICAGO
SMSA
limited partnership
d/b/a VERIZON WIRELESS

TERRA
CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-898-6400
FAX: 847-898-6401

REVISIONS

NO.	DATE	BY	DMS	JTM
1	12/07/17			
	01/10/18			

LOC. # 455871

ARLINGTON HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

DRAWN BY: DMS

CHECKED BY: TAZ

DATE: 12/07/17

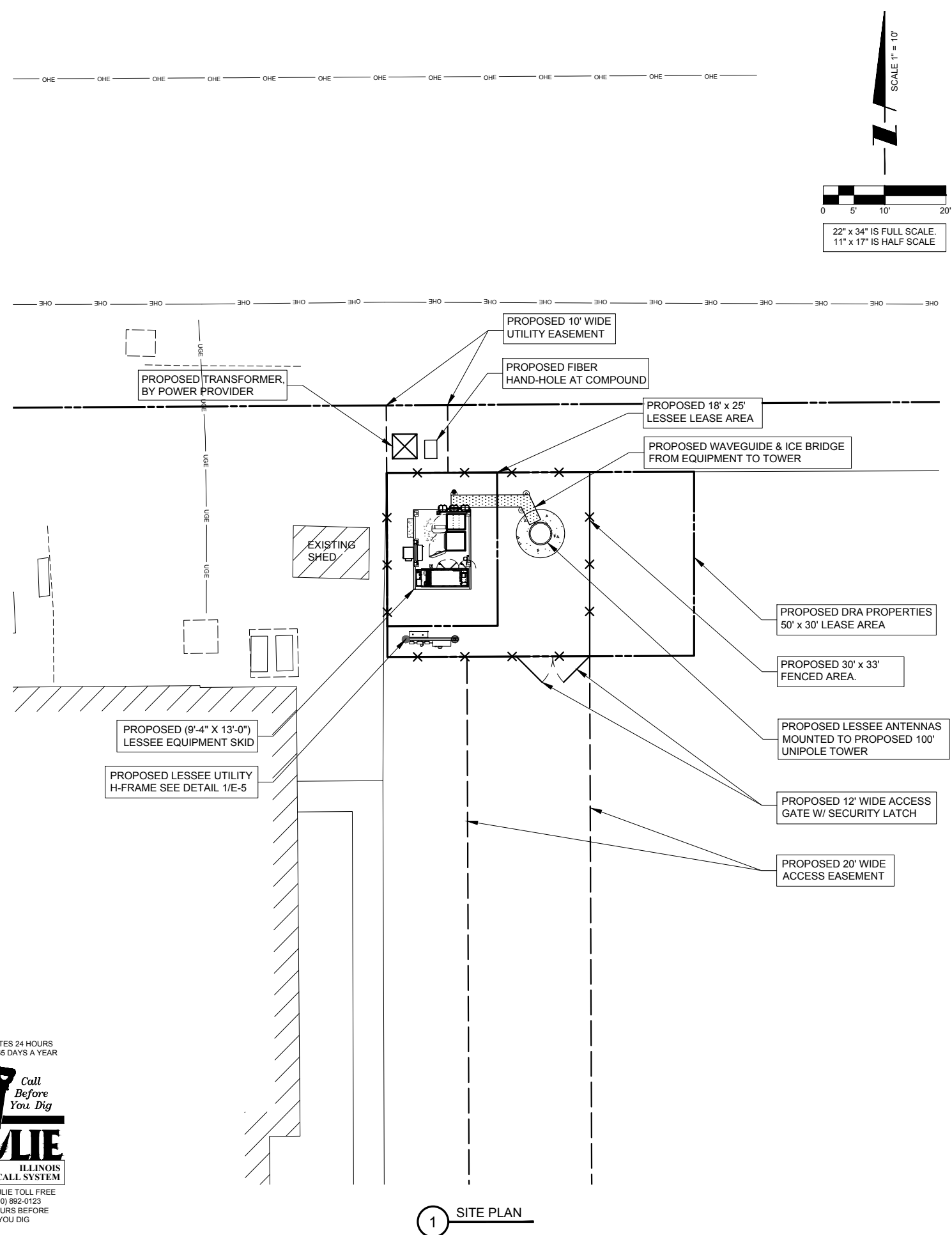
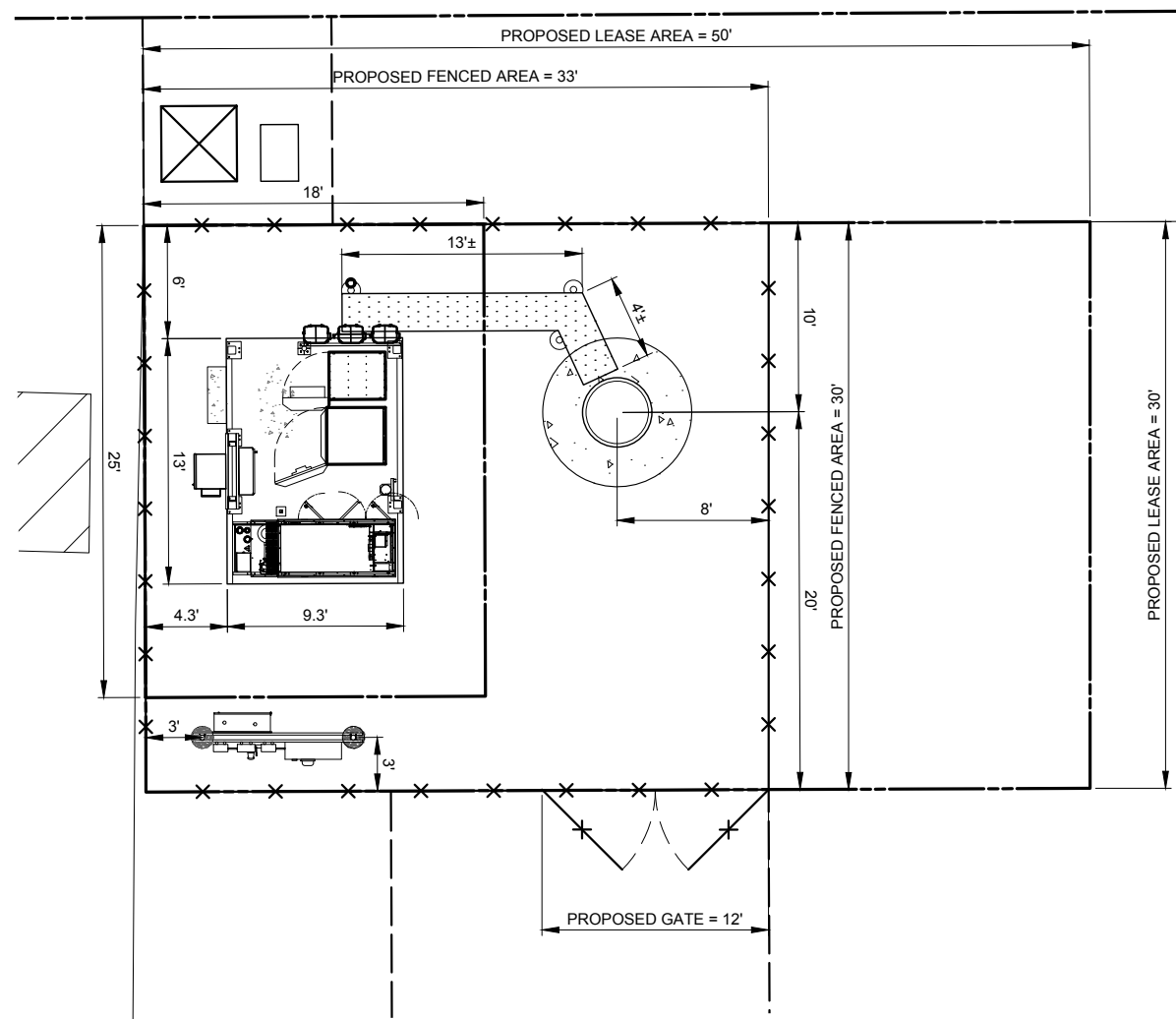
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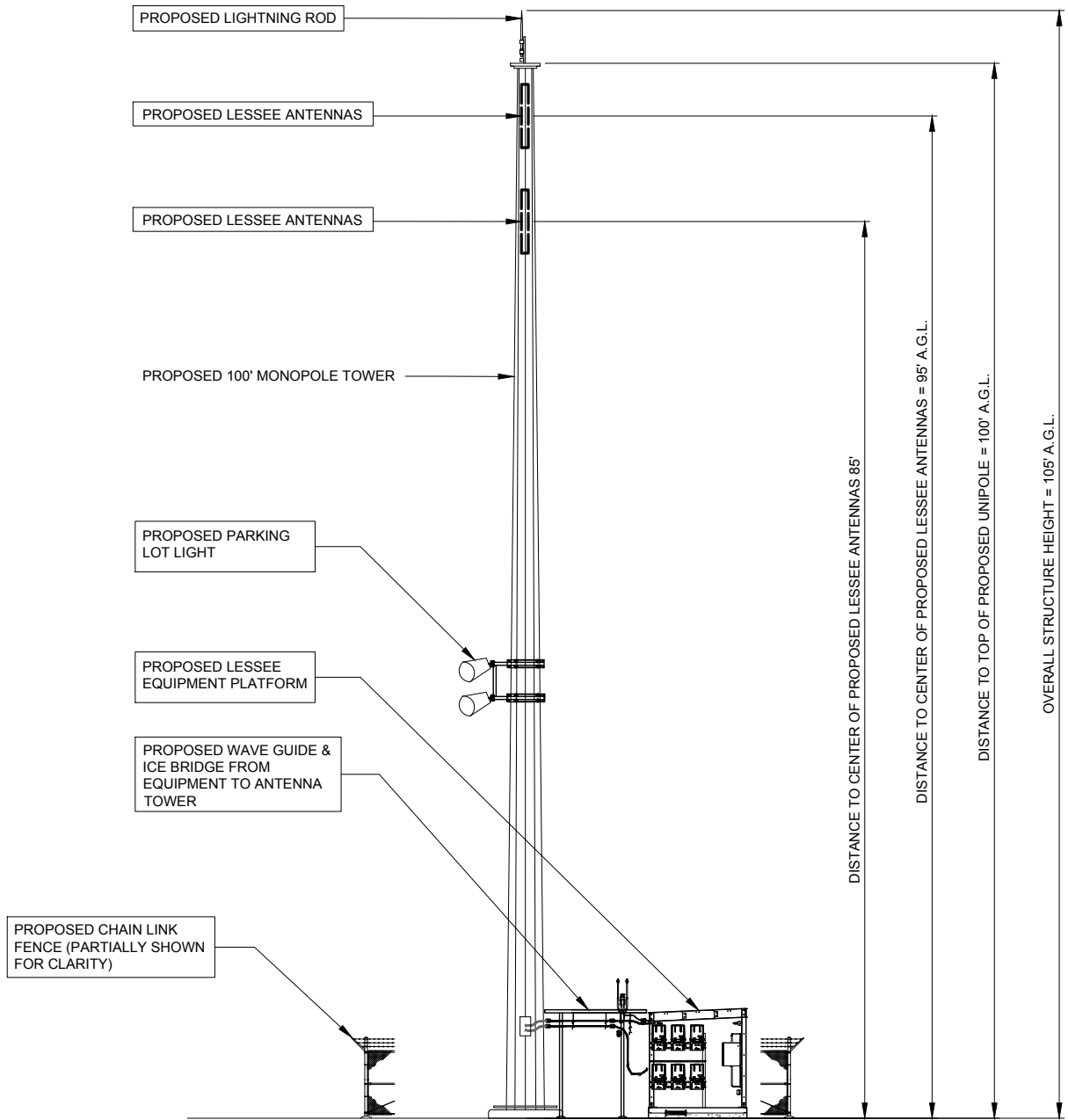
SHEET TITLE

LOCATION PLAN

SHEET NUMBER

LP





1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12/07/17	DMS
	REVISED COMPOUND LOCATION	01/10/18	JTM

LOC. # 455871

ARLINGTON
HEIGHTS NW

1122 W RAND RD.
ARLINGTON HEIGHTS
IL 60004

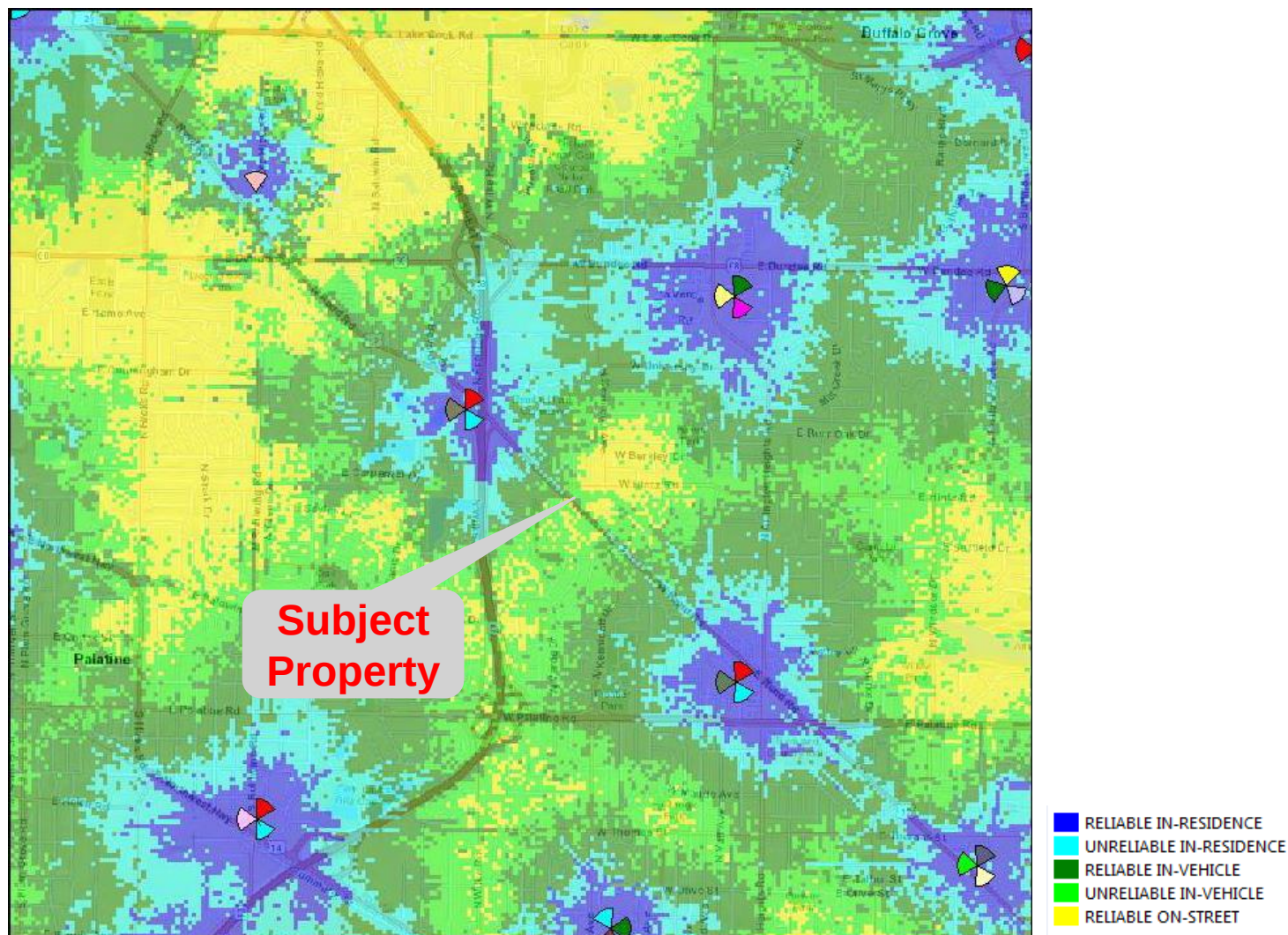
DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	12/07/17
PROJECT #:	33-2567

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
ANT-1

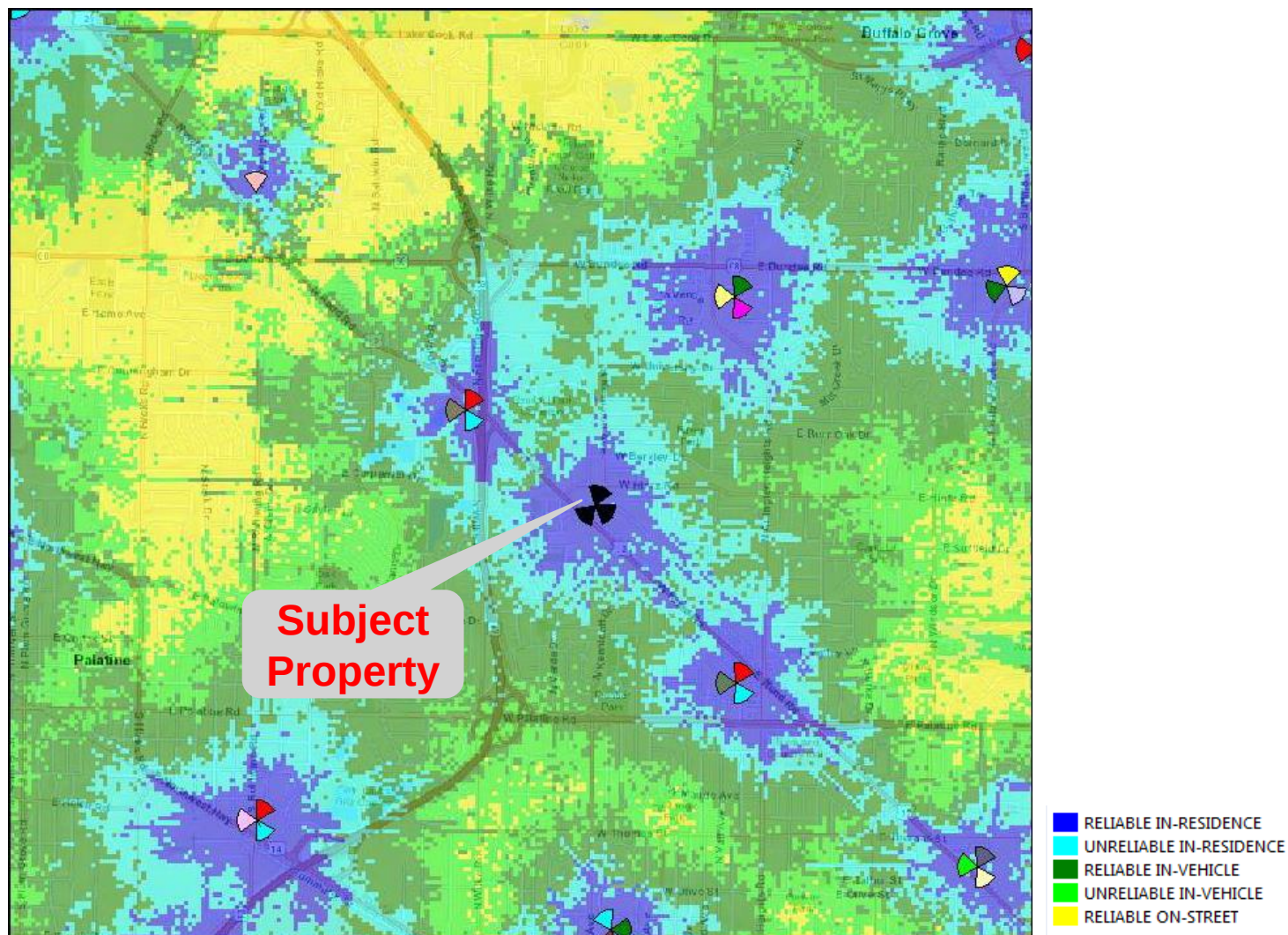


Current Coverage





Proposed Coverage





Summary

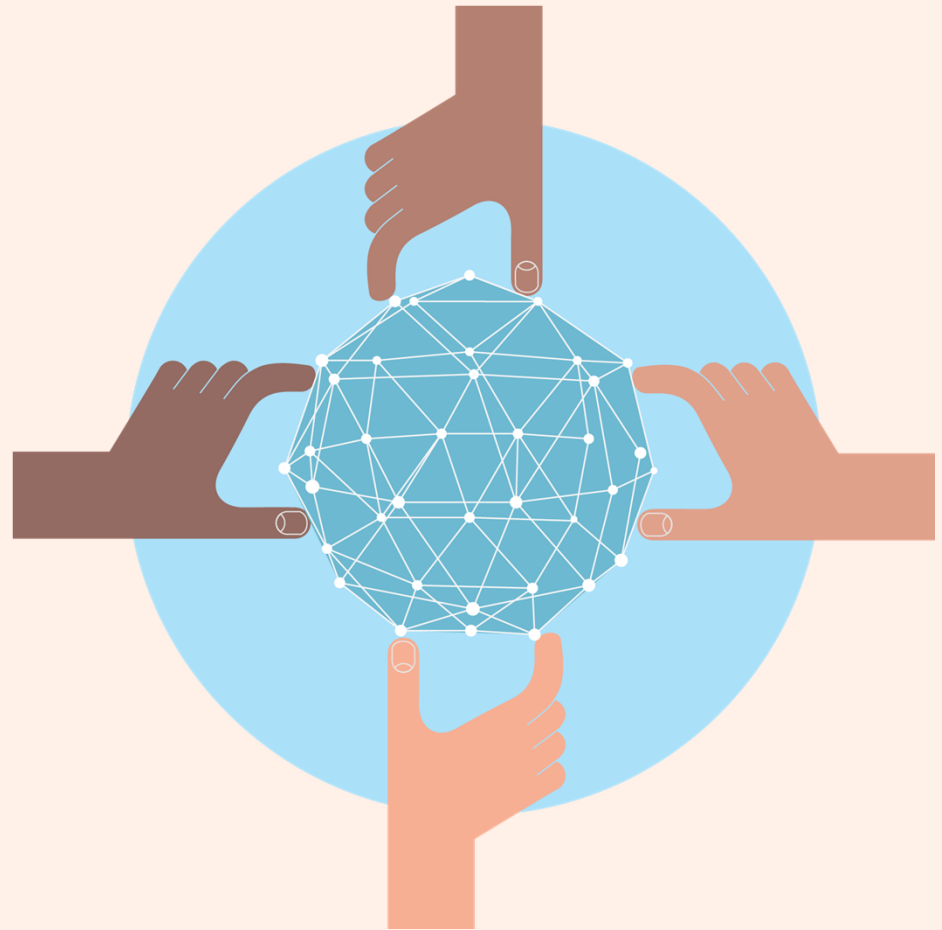
As shown in maps, Verizon Wireless has unreliable In-residence coverage in the residential area along Rand Road, east of IL-53 due to separation in existing sites. Neighboring sites are in need of more capacity. A new site is needed at the proposed location, height & ground elevation and location to bridge this gap. Approved candidate has been chosen as the most feasible site to meet the capacity and coverage goals.

The primary objective of this site is to provide.

1. Capacity offload to the neighboring sectors serving Arlington Heights.
2. Reliable coverage for E-911 calls.
3. Reliable In-residence coverage in the area.

**Connecting
our homes,
businesses
and
communities.**

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Why are we expanding the wireless network?

More people than ever before rely on wireless connections to manage their lives and businesses.

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

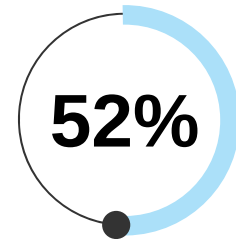
But it takes time.



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The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017 .¹



Around 52 percent of American households are now wireless only for voice service.²



In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1.³

1. Ericsson Mobility Report, November 2017

2. CDC's 2016 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, July-December

3. IHS Markit Connected Device Market Monitor: Q1 2016 , June 7, 2016

What it takes to keep families and businesses connected.

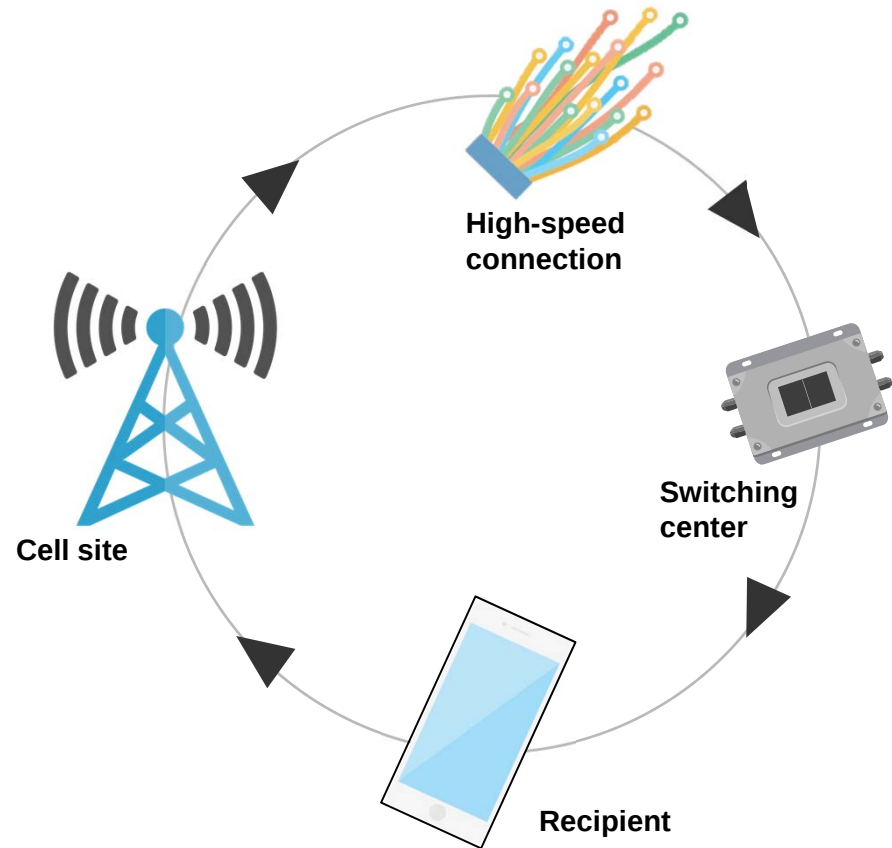
How does wireless service work?

Radio frequencies can carry signals from radios and televisions, to baby monitors, garage door openers, home Wi-Fi service, and cordless phones.

Cell service uses these radio frequencies to wirelessly connect a mobile device with the nearest antenna. That antenna may be hidden in a church steeple, sitting on a rooftop, attached to a building façade or mounted on a freestanding tower structure. All are known generically as cell sites.

From the cell site, the call or data session then travels through a high-speed connection to a network switching center where it is then directed to the recipient.

This all happens in fractions of a second.



The many types of wireless technologies include cellular and fixed wireless, or Wi-Fi.

Different locations require different solutions.

Verizon uses a balanced approach to engineering the best possible network given the local community's needs.

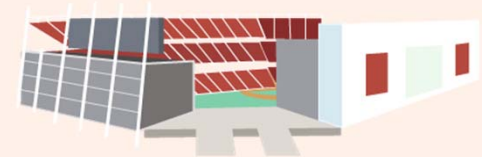


Traditional, or macro cell sites, are most often the best choice for meeting coverage and capacity needs. Macro sites are traditional cell sites or towers that provide coverage to a broad area, up to several miles.



Small cells are just like the name implies – short range cell sites used to complement macro cell towers in a smaller geographic area ranging from a few hundred feet to upwards of 1,000 feet. These lower power antennas enhance capacity in high traffic areas, dense urban areas, suburban neighborhoods, and more. Small cells use small radios and a single antenna placed on existing structures including utility poles and street lights.

Distributed Antenna Systems (DAS) are a group of antennas in outdoor or indoor locations that connect to a base station. DAS systems are typically used in large venues including stadiums and shopping centers.



Staying ahead of demand.

A wireless network is like a highway system...



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More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

In the US, mobile data traffic was 1.3 Exabytes per month in 2016, the equivalent of 334 million DVDs each month or 3,687 million text messages each second.*

*Cisco VNI Mobile Forecast Highlights, 2016-2021, February 2017

Finding the right location.

To meet customer needs and expectations, wireless providers need the ability to expand and enhance their networks where users live, work, travel and play.



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Verizon gathers information from many sources including customer feedback, results of our own exhaustive network testing, and data from third parties.

When an area for improvement is identified, utilizing our existing network is always our first effort. If that is not possible, we then look at adding a new site.

Steps to finding a new site

Our engineers analyze the areas that need improvement to figure out the ideal location based on customer needs, terrain and modeling results.

Using existing structures is considered first.

Network teams perform exhaustive searches in the area needing improvement to find a location that will meet our technical needs. We also look at interest from property owners.

We pick a location that has the highest likelihood of meeting technical needs and works for the community.

Guidelines for new sites

We comply fully with all requirements for community notification and review, zoning and permitting.

Potential antenna locations must meet all local, state and federal regulations.

Verizon holds Federal Communications Commission (FCC) licenses for the frequencies utilized and we strictly follow their regulations.

Wireless facilities and property values.

Cell service in and around the home has emerged as a critical factor in home-buying decisions.



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National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

75%

More than 75% of prospective home buyers said a good cellular connection was important to them.¹

83%

The same study showed that 83% of Millennials (those born between 1982 and 2004) said cell service was the most important fact in purchasing a home.

90%

90% of U.S. households use wireless service. Citizens need access to 911 and reverse 911 and wireless may be their only connection.²

1. RootMetrics/Money, The Surprising Thing Home Buyers Care About More than Schools, June 2, 2015
2. CTIA, June 2015

Health and safety background.

Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.



**1,000
times less**

According to the FCC, measurements made near a typical 40 foot cell site have shown that ground-level power densities are 1,000 times less than the FCC's limits for safe exposure.

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The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

More information can be found through these organizations:

Federal Communications Commission Radio Frequency Safety Program:

http://wireless.fcc.gov/siting/FCC_LSGAC_RF_Guide.pdf

<http://www.fcc.gov/oet/rfsafety/>

Food & Drug Administration “Cell phone facts”:

<http://www.fda.gov/Radiation-EmittingProducts/RadiationEmittingProductsandProcedures/HomeBusinessandEntertainment/CellPhones/ucm116282.htm>

World Health Organization:

<http://www.who.int/peh-emf/publications/facts/fs304/en/>

American Cancer Society

<http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/cellular-phone-towers>

Building a wireless network you can rely on in a crisis.

The reliability of your cell phone is never more important than when crisis strikes. That's when a simple call or text message can make the difference between life and death.



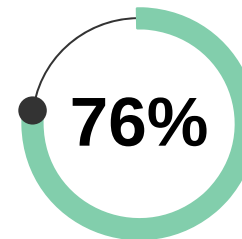
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We build reliability into every aspect of our wireless network to keep customers connected when you need it most.

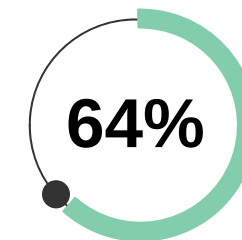
Reliability starts when we choose the safest, most secure locations for our wireless equipment. The likelihood of earthquakes, and risk from wildfires, mudslides, floods, hurricanes and more are all considered.

When disaster strikes, we coordinate with first responders and can mobilize charging stations, special equipment, emergency vehicles and more to support local, state and federal agencies in all 50 states.

It's who we are.



of 911 calls originate from a cell phone.¹



of all 911 calls are made from wireless devices, with half of those made indoors.²

240 million

911 calls are made annually. In many areas, 80% or more are from wireless devices.³

1. National Emergency Number Association, About and FAQ
2. EMS World, April 24, 2014
3. National Emergency Number Association, About and FAQ

Did You Know?

Wireless and Education

Wireless connectivity is critical in schools and communities.



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Wireless is a critical component in schools and for today's students.



20,000 learning apps are available for iPads. 72% of iTunes top selling educational apps are designed for preschoolers and elementary students.



600+ school districts replaced text books with tablets in classrooms.



77% of parents think tablets are beneficial to kids.



74% of school administrators feel digital content increases student engagement.



70% of teens use cellphones to help with homework.

Source: CTIA's Infographics Today's Wireless Family, October, 2017

Did You Know?

Wireless and Medicine

Wireless is a critical component in today's medical fields.



Smart pill bottles and cases can help patients and their care-givers track medication usage, ensuring medications are taken on time and correctly. This supports increased medical compliance, provides more consistent care, and enables preventative care, keeping patients in their homes longer and reducing the number of emergency visits to the doctor's office or hospital.



Wireless connected glucose monitors, blood-pressure cuffs, and EKGs can track a patient's vital signs and catch an issue before it turns into an emergency.



Pace makers and sleep apnea monitors can be tracked remotely.



Routine eye exams can be conducted with a wireless device connected to a smart phone, bringing solutions and services to low-income and remote areas that would otherwise go unsupported.

Did You Know?

Wireless in Communities

Wireless is a critical component in today's communities.



Wireless smart city solutions are being used to track available parking and minimize pollution and wasted time.



These same solutions are being used to track pedestrian and bike traffic to help planning and minimize accidents.



Smart, wireless connected lighting enables cities to control lighting remotely, saving energy and reducing energy costs by 20%.



4G technology is utilized to track and plan vehicle deliveries to minimize travel, maximize efficiency, and minimize carbon footprint.



4G technology is also used to monitor building power usage down to the circuit level remotely, preventing energy waste and supporting predictive maintenance on machines and equipment.



Wireless sensors placed in shipments are being used to track temperature-sensitive medications, equipment, and food. This is important for preventing the spread of food-borne diseases that kill 3,000 Americans each year.

Verizon is part of your community. Because we live and work there too.

We believe technology can help solve
our biggest social problems.

We're working with innovators,
community leaders, non-profits,
universities and our peers to
address some of the unmet
challenges in education, healthcare
and energy management.

Learn more about our corporate social
responsibility at www.verizon.com.

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