

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

September 13, 2023

Project Title: Golf VX
Address: 622, 626, and 644 E Rand Rd
Petitioner: Gina Choi
Address: 1945 Techny Rd #8
Northbrook, IL 60062

Requested Action:

1. Special Use Permit to allow an approximately 11,938 square foot Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant with food and liquor service on the subject property.

Variations Required:

1. None identified at this time.

Attendees: Michael Perkins, Golf VX
Brian John, Golf VX
Gina Choi, Petitioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The petitioner, Gina Choi of Golf VX, has executed a lease for 11,938 square feet of vacant floor area within the Southpoint Shopping Center to open and operate a golf simulator business including a restaurant with liquor service. The center of the facility would include a bar with a robotic bartender that mixes drinks and a small auxiliary seating area for food and liquor consumption. A total of 12 golf simulator bays, including a separate golf simulator for each bay, would be located around the perimeter of the facility. These rooms would each include a small sofa to sit while taking a break from golfing or while awaiting a turn at the golf simulator machine if playing with a group. The golfing bays would be mostly unenclosed and visible from the main restaurant area at the center of the facility. The remaining areas would include a reception area, a putting green space, an arcade area, an office, and a back kitchen.

The petitioner has indicated that their primary clientele would be individuals looking to practice golf outside of a formal golf course setting or during winter months, individuals or groups looking for a recreational activity, or individuals looking for lessons taught by golf professionals. There would also be quarterly tournaments and weekly special events held at the facility. They also hope to offer junior golf camps seasonally. Hours of operation would be 10:00am-10:00pm Sunday through Thursday, and 10:00am-12:00am on Friday and Saturday. They plan to have a minimum of 2 employees during non-peak times on weekdays and up to 5 employees during peak hours and weekends. There will be a floating facility manager that oversees operations throughout the week.

Meeting Discussion:

Mr. Perkins explained the business model of having 12 Golf VX simulator bays, food and beverage options for everyone.

Mr. Hubbard – outlined the project is just under 12,000 square feet of vacant space, in the Southpoint Shopping Center, zoned B-3, General Service, Wholesale, and Motor Vehicle District. The proposed use is classified as a large amusement facility, and is classified as a special use in the B-3 District. Therefore, the petitioner must obtain special use permit approval to allow the proposed 11,938 square foot facility. Additionally, the proposed food and liquor service is a separate category of use, which also requires Special Use Permit approval. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four criteria necessary for special use permit approval.

The Comprehensive Plan classifies this property as appropriate for “Commercial” uses, and the proposed amusement facility is compatible with this designation.

Should this project move forward, the petitioner will need to revise the project narrative to provide a clearer description of the proposed business and all services/activities/operations that would take place at the facility.

In order to demonstrate conformance to the criteria for Special Use Permit approval, a market analysis must be provided that analyzes the market demand for the proposed facility at this location.

The petitioner has not proposed any changes to the exterior of the building or site. Staff will verify the condition of the shopping center landscaping as part of the special use permit review process. Any landscaping that is deficient relative to code requirements must be replaced.

As part of the Plan Commission review process, the petitioner shall be required to submit a detailed and to-scale floor plan depicting the proposed interior buildout, to calculate parking spaces, plus seating areas of the bar and food consumption areas. In order to demonstrate that adequate parking exists in the vicinity of the subject unit, the petitioner shall survey parking usage on Friday, Saturday, and Sunday over a two-week period during the times when Golf VX would be operating to verify parking.

Staff is generally supportive of the proposed special use.

Commissioner Jensen – asked how would a robot bartender verify the age of the customer. Ms. Choi stated that staff would be checking id's, placing the customers order and then the robot would make the drinks.

Commissioner Jensen – asked about Golf VX being franchised, where they able to assist you with a market analysis here in Arlington Heights. Mr. John shared that they have studied within a 5-mile radius of Arlington Heights and hopes to also serve the corporate events in the area. Mt. Prospect has plans for a golf simulator business, but it is not open yet. This location would be the first, flagship store. Golf FX will be a vendor at the PGA Show, January 2024.

Commissioner Sigalos – asked about any other robot bartenders in the Chicago area and what type of food. Mr. Perkins does not know of any others robots in the area and similar food to a bar/bowling alley.

Commissioner Sigalos – asked about memberships, and if the public can walk in. Mr. Perkins said yes to both, membership would have perks.

Commissioner Green – supports the project and agreed it is a good use of vacant space.
There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

September 13, 2023

Project Title: Arlington Downs PUD Amendment: ADR IV

Address: 3400 W. Stonegate Blvd.

Petitioner: Lux Living, LLC

Address: 1 N Taylor Street
St. Louis, MO 63108

Requested Action:

1. Amendment to PUD Ordinance Numbers 12-006, 12-037, 12-039, 14-025, 15-049, 18-019 and 18-036 to allow modifications to the approved development plan for Arlington Downs to permit a 411-unit residential building on Lot 2A and Lot 16.
2. Preliminary Plat of Subdivision to divide Lot 2A and consolidate the subdivided portion of Lot 2A w/ Lot 16.
3. Rezoning of Lot 16 from the B-3 District to the B-2 District.
4. Amend Comprehensive Plan from Offices Only to Mixed Use for Lot 16.
5. Amend the Euclid/Rohlwing Overlay Zone (Ch28-5.1-19) to include Lot 16 and amend the required building setback along Salt Creek Lane from 70 feet to 36 feet.

Variations Required:

1. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 2,705 spaces to 2,178 spaces for the overall PUD (from 2 spaces per unit to 1.15 spaces per unit for the subject property).
2. Variation to Chapter 28, Section 6.6-5.1, to permit residential balconies to project into the 15-foot required building setback along Rohlwing Road and 36-foot required building setback along Salt Creek Lane.
3. Variation to Chapter 28, Section 10.2-7, to allow parking stalls at 8' wide and 16' deep.

Attendees: Anshul Sathyan, Lux Living, LLC
Steve Corcoran, Eriksson Engineering Associates
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The subject site is located at the northeast corner of Euclid Avenue and Rohlwing Road and consists of several land parcels that have a combined area of 27 acres. In 2012, and subsequent amendments in 2014, 2015, and 2018, the Village Board of Trustees approved the Arlington Downs mixed use development. The master development plan for the Arlington Downs mixed use development includes 5 different use zones which have been amended over time and now include the following allocation of land uses; Zone A Residential/Office; Zone B: Residential and First Ascent Climbing Facility; Zone C Residential; Zone D Commercial and hotel; Zone E Residential. When combined, the current PUD for the Arlington Downs Mixed Use Development includes:

- 477 apartment units, combined between One Arlington (214 units) and ADR-II (263 units) in Zones A & E;
- Conceptual approval for up to 360 future multi-family residential units in ADR-IV (subject property) in Zone 2B/Lot 16;
- Conceptual approval for up to 180 future senior living units in ADR-III within Zone C;
- 116 limited-service hotel rooms in Zone D;

- Conversion of the former water park to a First Ascent climbing facility in Zone B;
- 30,300 square feet of commercial/retail space (no medical offices) in Zone D;
- 2,333 parking spaces.

Meeting Discussion:

Anshul Sathyan – presented a proposal of a 411 unit (six stories) apartment complex in the Arlington Downs development. Lux Living has developments in Saint Louis, Kansas City, Denver, and now entering the Chicago market. Our core values are health & wellness, technology, food & beverage, and highly amenitized buildings to attract a high quality tenant. First level would be retail, second level would have a pool, there would also be sky lounge, golf simulator, spa, and fitness/wellness center. A public dog park would be added outside. They have made several adjustments to the plans as a result of preliminary staff feedback; they have flipped the orientation of the building, removed a proposed curb cut along Rohlwing Road, and made modifications to the height of the building.

Mr. Hubbard – Arlington Downs development is a PUD that was originally approved in 2012, and has been amended several times since then, most recently in 2018. Lux currently has one of the undeveloped parcels within the PUD under contract, which parcel is known as “ADR-IV” and was conceptually approved for up to 360 multi-family units during the 2018 PUD amendment. The parcel is composed of two lots; lot 16, which is on the northern half of the site and was incorporated into the PUD during a 2014 PUD amendment, and the southern half of the site which is known as Lot 2A. The PUD will need to be amended to allow for the proposed development. A portion of the property is part of an overlay district, and the balance of the property will need to be rezoned so the entire subject property is within the overlay district and is within the B-2 District. Additionally, the site would need to be subdivided and consolidated, and the Comprehensive Plan would need to be amended from Offices Only to Mixed-Use. An amendment to the overall parking variation that applies to the Arlington Downs PUD would also be required. Staff is supportive of this use, and with the 411 units proposed that would increase the number of residential units entitled in Arlington Downs from 477 to 888 units. Additional residential units should help to kick start the commercial portion on the southern side of the PUD, which has lagged in terms of development. While Staff is supportive of the residential use in this location, details of how the site is laid out, configured, and how the building is oriented are some of the items that staff and the developer will need to work out. The development will need to comply with the inclusionary housing ordinance and onsite affordable units will be required.

As part of any zoning entitlements, the setback standards within the overlay district will need to be adjusted. A variation would be required for the balconies, which project into the required setbacks on the front and sides of the building. Per the existing PUD, whenever a development in this area moves forward, a sidewalk including street lights and streetscape improvements are required along the full frontage of Rohlwing Road, from Salt Creek Road to the north down to Euclid Avenue on the south. The proposed development would trigger that infrastructure improvement. Additionally, during the original approvals within the PUD, a right turn lane off southbound Rohlwing Rd. to westbound Euclid Ave. was thought to potentially be required in the future, and this phase of development would kick in that requirement. However, it can be deferred to a later phase of development, or not required at all, if the petitioner can demonstrate to the satisfaction of both the Village of Arlington Heights and the City of Rolling Meadows, that the anticipated traffic volumes do not warrant that additional right turn lane. The petitioner will need to provide a traffic study to allow staff to analyze whether or not the turn lane needs to be installed at this time or deferred to a later date.

Relative to the building and site configuration, the front of the building faces the east and the back of the building faces the west towards Rohlwing Road. Staff has concerns of the aesthetics with the rear of the building facing the primary viewing corridor. Staff is asking that the petitioner reevaluate the building orientation. Staff is also concerned that the site may be too narrow and doesn't have sufficient open space to accommodate the buildings as designed. The courtyard areas of the building may be too narrow and there is concern that they may not provide enough light and open space to be functional for the building residents.

Staff is asking the developer to evaluate shifting some of the ground floor retail a little bit closer to a Rohlwing Rd., currently it's clustered towards the interior of the site. The petitioner has worked with staff to increase the proposed sidewalk along Rohlwing Rd. so that it can qualify as a bike path. Staff is exploring the possibility of having that bike path wrap around Salt Creek at the north, and asking that the developer install the sidewalk as a multi-use bike path

along the north side of the site.

The petitioner will need to provide details on the specifics on the usage of the commercial spaces, and further details on the dog park area and plaza on the north side of the site will be required. Design Commission approval will also be required. Staff is recommending that the petitioner appear for a preliminary review with the Design Commission before they finalize their design and proceed with formal Design Commission review.

Parking for this building is proposed at 1.15 parking spaces per unit, which is well below code requirements that require 2 parking spaces per unit. The Arlington Downs PUD has been approved for a parking variation relative to the overall parking requirements for the sum of the PUD, and the existing multi-family developments in the PUD provide parking at 1.45 spaces per unit and 1.55 spaces per unit. Staff is concerned with the proposed 1.15 parking spaces per unit ratio. This figure doesn't factor in the code required parking for the commercial units, which would further reduce the ratio. The petitioner will need to outline how parking for the commercial uses would function. Additionally, subject property has been reserved as a potential overflow site for parking from the First Ascent climbing facility, should parking demand for First Ascent exceed their supply. In order to demonstrate that parking demand for First Ascent can be accommodated within the First Ascent parking lots and additional parking areas on the subject property are unnecessary to accommodate for First Ascents' parking demand, the petitioner will need to survey usage within the existing First Ascent parking lots. The petitioner is requesting a variation to reduce the minimum allowable size for some of the parking stalls proposed within their garage.

In sum, staff is supportive of multi-family residential uses on the subject property and does not take issue strictly with the number of units proposed (411 units). Staff wants to make sure that the site design, building, layout, orientation and parking makes sense, and that it is satisfactory to accommodate for the number of units proposed.

Commissioner Sigalos – confirmed that all units would be rental and not condominiums. He has concern with the reduced parking space sizes that were proposed, as well as the proposed parking supply for the building.

Mr. Corcoran – stated traffic and parking studies have been completed for ADR IV. He did not anticipate that warrants would be met for the Rohlwing Road right turn lane or the traffic signal at Euclid and Stonegate Boulevard. Parking demand at the One Arlington multi-family residential tower is at 1.29 per unit based on a recent survey. The Payton Place multi-family building is not yet fully occupied, but they can evaluate the number of spaces leased to each unit that is occupied. The units proposed by Lux are smaller units with less bedroom; less people means less parked cars. With the addition of commercial space, we will have to address that in the plans.

Commissioner Sigalos – what is the vision for the commercial space. Given that the retail to the south has yet to develop, he was unsure of the demand for retail.

Mr. Sathyan – envisions an espresso bar, panini sandwiches, etc. The retail would be small scale and would be designed mostly as an amenity for the residents of the building. Lux would own and operate the commercial spaces. They have yet to determine the specifics of the commercial uses.

Commissioner Jensen – asked the petitioner if they could address staff's concern relative to the direction of the building as facing away from the street.

Mr. Sathyan – yes, it is possible. They would need to explore how to address the concern. They are considering several options.

Mr. Hubbard – we can explore ways to soften the appearance facing Rohlwing Rd., maybe upper story setbacks, maybe the materials and design of the western side is modified to appear more as a building "front". We can explore different alternatives but would need to see them laid out on plans.

Mr. Corcoran – reminded the group that we still have to approach a city or Rolling Meadows because they also have a say

in how access is achieved from Rohlwing Road if new access points are proposed.

Commissioner Green – parking is above grade, and the first-floor wall is blank. He did not like the appearance of the blank first floor wall and he did not think that dressing it up with murals, artwork, and landscaping would be sufficient. He understood why staff was asking for the commercial space to wrap around the front of the building; it would give people something to look at. He encouraged the petitioner to explore first floor residential units with deluxe walk outs or patios.

Commissioner Jensen – asked what would an appropriate parking ratio be?

Mr. Hubbard – we would likely be comfortable anywhere between 1.45 and 1.55 parking stalls per unit as that's what's currently built within the PUD. Could we go below that? It would depend on the data, and if the demand is less, we could look into that.

Mr. Sathyan – they would need to evaluate to what extent they can increase the parking supply. They have discussed it, however, they would evaluate whether the parking study would support a lower ratio. We've built projects at ratios similar to 1.15 spaces per unit in Saint Louis and Kansas City and it has been successful in those locations. They recognize that this is an important issue and that they'll need to work through it and figure it out.

Commissioner Green – stated that he had concern with 8-foot wide parking stalls. Many people are driving bigger/longer SUV's and trucks.

Commissioner Sigalos - echoed this concern.

Mr. Corcoran – responded that the parking will be assigned and while more people are driving larger cars, people still drive standard and compact cars. Compact spaces will not be assigned to a resident with a larger car. More research will need to be done.

Commissioner Jensen – inquired about the possibility of a grocery store on the property or area, and is the retail your idea or a requirement of the Village? He is concerned about the success of retail in this location.

Mr. Sathyan – they have not looked into the possibility of a grocery store. A marketplace has been considered; it would just include convenience foods. We originally designed without retail, staff has asked that it be added to the development.

Mr. Lysicatos – we will continue to discuss this with the developer. We want successful developments, so we want to strike a balance between what we think works from a land use and urban design standpoint, and what the market will support.

There was no public comment relative to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder