

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

A MEETING HELD ON:

September 25, 2024

Project Title: Arlington Ridge Center
Address: 660 N Ridge Ave
Petitioner: Arlington Heights Park District
Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Amendment to the Comprehensive Plan redesignating 750 W Northwest Highway from “Office Only” to “Parks”
2. Rezoning from B-2, General Business District to P-L Public Lands District
3. Amendment to the Olympic Park Swim Center/AHPD Planned Unit Development for a development with multiple parcels (Ord. 03-036; Ord. 18-019)
4. Special Use Permit to allow a “Facility Owned by the Arlington Heights Park District” for 750 W Northwest Highway

Variations Required:

1. Variation to waive the Traffic and Parking Study requirement
2. Variances to sign code (design, electronic message sign, sign location, sign height & square-footage)

Attendees: Sue Rohner, AHPD
John Kramer, AHPD
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Dan Osoba, Planning Department
Michael Lysicatos, Planning Department

Project Summary:

The subject property is located at the northeast corner of the intersection of W Euclid Ave and W Northwest Highway. The property at 750 W Northwest Highway has been acquired by the Arlington Heights Park District as it is adjacent to the Arlington Ridge Center (ARC) which is located at 660 N Ridge Avenue. The overall site is approximately 10.34 acres and contains an existing recreation center, surface parking, outdoor fields and on-site detention.

The ARC (formerly known as Olympic Park Swim Center) was originally approved and rezoned to the P-L Public Lands District in 1978 along with all other Arlington Heights Park District owned properties within the Village (Ord. 78-019). A Planned Unit Development and Special Use Permit for a “Community Center, Recreation Building” was approved in 2003 per Ord. 03-036 and subsequently amended in 2018 per Ord. 18-019. The existing PUD and SUP encompasses the existing area of the site, but is proposed to be amended to include the newly acquired property at 750 W Northwest Highway.

The existing building at 750 W Northwest Highway is proposed to be demolished and turned into expanded green space for the park. Additionally, an Arlington Heights Park District sign is proposed near the corner of W Euclid Ave and W Northwest Highway. The sign as proposed requires a Design Commission review for sign code variations. Conceptual sign plans are attached as exhibits and for reference; however, the Plan Commission would not review those variation requests.

Meeting Discussion:

Ms. Rohner – Arlington Heights Park district has purchased the property at 750 W. Northwest Highway on the corner of Legacy Park, previously a law office. We're in the process of getting approval to tear it down, and this piece of land will become part of Legacy Park. All impervious surfaces will be removed and existing trees will remain. The Village of Arlington Heights has created a very classic high-end limestone electric sign on the corner of Arlington Heights Rd and Northwest Highway that the park district admires and the park district would like to create the same type of sign. We have talked to Charles Perkins and he feels strongly that using the Village's design, with the same purpose that your sign is used for would work really well as a western gateway entrance structure to downtown Arlington Heights. Mr. Perkins also recommended that we go for the corresponding variations and that we put abundant landscaping around this sign. It too would be limestone, and Mr. Perkins recommended it be perpendicular to the corner.

Mr. Osoba – this 10.3-acre subject property is at 660 North Ridge Avenue, which is the existing facility in the Arlington Ridge Center (ARC) and the subject property that's being assimilated into this is 750 W Northwest Highway, which is a vacant commercial building that the park district has recently acquired. These two properties, one is zoned P-L for the park, and B-2 is the commercial building and the comprehensive plan designates them parks and office only respectively. The park district intends to assimilate both of these properties into one cohesive site by demolishing the existing commercial building on the corner and turning it into additional green space for Legacy Park and adding a new park district sign. The requested action for all of these things from a zoning point of view is an amendment to the comprehensive plan for 750 W Northwest Highway from office only to parks to be consistent with the overall park. Rezoning from B-2 to P-L to also be consistent with the overall park facility. An amendment to the original Olympic Park Swim Center planned unit development to incorporate this newly acquired parcel into the overall PUD, and then a special use permit for the newly acquired parcel for a facility owned and operated by the Arlington Heights Park District within the P-L district. The existing special use permit for the center, which is for community center or recreation building will remain on the site. The PUD for this site has been amended several times over the years and was most recently amended in 2018 to account for a parking variation from 757 required spaces to 291 provided spaces and this parking reduction was approved by Ordinance 18-009 and would not need to be reevaluated with this process as the conditions for the parking variation are not changing by adding this additional green space. The petitioner will be requesting a variation to waive the parking and traffic study which staff is agreeable to. Additionally, staff is requesting the closure of the access on Salem Avenue which is immediately to the west of this site from Northwest Highway, as the access is no longer going to be used. On site improvements are going to be minimal with this proposal, but the sidewalk improvements that staff is requesting at Northwest Highway would be part of the requirements of the Bicycle and Pedestrian Plan. The section of frontage on W. Northwest Highway would only be required to have a 10-foot parkway and a 10-foot sidewalk per that plan, and that would just be on the Northwest Highway frontage. Lastly, landscaping would be evaluated on site to ensure that any dead or missing landscaping shown on any previously approved landscape plan would be replanted. For staff recommendations, we have reviewed the amendment to the comprehensive plan, rezoning, special use permit and PUD with the variances at this site. Staff is generally supportive of the application subject to the conditions as included in the staff report, which would be to provide written justification for the special use permit; a Design Commission application is going to be required for this specific sign variations; and then variations specific to the Plan Commission would be identified and written justification provided for those, which at this point would just be a traffic and parking study; the sidewalk along west-Northwest Highway would be increased to 10 feet and a parkway width of 10 feet; and then the landscaping to be replaced on site to comply with the previous approvals.

Commissioner Cherwin – no questions.

Commissioner Sigalos – no questions, all for adding this land to the park.

Commissioner Jensen – do you plan to keep it as part of the park?

Ms. Rohner – yes, part of Legacy Park only.

Commissioner Green – nice to add to the park, and the sign will be a nice addition to the beautification of the corner. Please proceed with your project.

Public Comment

Mr. Moens - Comment on the bike rack, I think we should either revise the municipal code to fit what we think should fit there, because it seems like we have a bike rack come up and we have to rehash or just comply with it. You can't predict the future and you know employees may very well ride their bikes.

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
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 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON:

September 25, 2024

Project Title: Arlington Structural Steel

Address: 1727 E. Davis Street

Petitioner: Bill Downey

Address: 1727 E. Davis Street
Arlington Heights, IL 60005

Requested Action:

1. Planned Unit Development (PUD) to allow multiple buildings on one zoning lot.

Variations Required:

1. Chapter 28, Section 5.21-16.2c, to allow for parking within 15 feet of the rear lot line.

Attendees: Greg Woodridge, Woodridge Construction
 Jay Cherwin, Plan Commissioner
 Bruce Green, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Dan Osoba, Planning Department
 Michael Lysicatos, Planning Department

Project Summary:

The subject property is occupied by Arlington Structural Steel, which fabricates steel products, primarily steel beams and steel tubes that are used in various construction projects. The property is approximately 3.2 acres in size located along a private roadway south of E Davis Street. The petitioner currently operates the steel fabrication operation out of one, single-story building approximately 14,000 square feet in size. The business receives shipments of steel and stores the products onsite until they are ready to be fabricated in the required product for customers. Most materials are stored on the gravel lot that characterizes the exterior of the property. Typical activities include cutting, welding, and priming steel products for painting. The existing business currently employs approximately ten (10) employees. While the current business has been under new ownership since 2019, the use has been in Arlington Heights since 1967. Access to the site and the parking area is accommodated through a single private roadway that also provide access to one other industrial business to the north of the subject property.

The petitioner would like to expand their business to be able to manufacture steel staircases, but in order to offer this service, it would require constructing an additional building on the site. The proposal includes an additional free-standing building, approximately 12,000 square feet in size on the west side of the property adjacent to the existing building. There are five (5) steel storage containers as well as an office trailer that are proposed to be removed or demolished in order to accommodate the new building structure and consolidate operations.

Meeting Discussion:

Mr. Woodridge – shared that Arlington Steel was established in the 1960's, and was owned by one family until 2019. Bill Downey is the owner, and has been upgrading the facility since 2019. There were shipping containers and debris everywhere. He continues to upgrade equipment and wants to expand business. With the expansion it would be ideal to add an additional building for steel processing. He does structural steel for a lot of big distribution centers, such as Amazon. This new building will process primarily steel stair cases (railings & stairs) within the buildings, instead of outsourcing, he's

going to do everything in house. This could potentially create 5 to 10 more jobs, making stairs and railings.

Mr. Lysicatos – the subject property is occupied by Arlington Structural Steel, which fabricates a number of steel products. The property is approximately 3.2 acres. Located on a private roadway just South of East Davis Street, which is on the east side on the east edge of the downtown. The petitioner currently operates the steel fabrication operation out of one single story building that's about 14,000 square feet. They receive shipment of the raw steel and steel products on site. They store them on what is primarily gravel area that encompasses most of the site. Typical activities include cutting, welding, priming the steel for painting, and they currently employ about 10 people. The new ownership has been there since 2019. Access to the site and the parking areas accommodated through that single private roadway, which also provides access to another manufacturing business to the north, and it feeds to a parking lot just south of the site. The petition would like to expand their business to be able to manufacture these staircases. That includes an additional free-standing building approximately 12,000 square feet in size on the West side of the property adjacent to the building. There are a number of steel storage containers are out there now, and an office trailer that is associated with the original building. We looked at the plans and it looks like the trailer is gone and we welcome the cleaned up the site.

On the zoning side, the subject property is zoned M2, which is the limited heavy manufacturing district, which allows for metal product fabrication. The site is classified as research and development, manufacturing, warehouse on the comprehensive plan, and the proposed usages. Obviously compatible with that designation. Currently the one main building is used and in order to add a second building, the zoning lot would need to receive a planned unit development approval in order to have two buildings as part of the Planning Commission application. The petitioner needs to submit detailed drawings of the existing and proposed site conditions as well as plan and profile plans of the building to determine zoning conformance.

The petition will need to clarify whether any exterior modifications to the existing building are being proposed. As a new building is being proposed, a Design Commission application will be required as well. On the site plan the existing lot primarily is that gravel lot that I've described used to store materials. While this is an existing non-conforming condition, the proposed new building and any new additional parking may require new paved areas that are in conformance with sections 10.2 - 12.2 of the zoning code. The M-2 district regulations require exterior storage and material to be screened on all sides with solid walls of at least 8 feet height. Again, the existing conditions are existing non-conforming condition at this point. Detailed site plans are required to determine whether some of the site can be brought to conformance where it is practical with those screening standards. Additional details on the operational logistics of storing material will aid in this analysis. Specific consideration should be given to the western and southern portions of the site which border Melas Park to the south. Stormwater detention meeting the Village detention requirements will be required for the second free standing building, and any additional paved areas required or proposed by the petition, not for the existing ones. In addition, the Village requests the petitioner provide all of the utility information on the private roadway that links into the building, so we can determine if there are any other improvements that might be required for the private roadway.

Traffic and parking per section 6.12-1, a traffic and parking analysis is required for this PUD. Staff recommends to the petitioner that they ask for a variation from doing the traffic study. Access to the site is from private driveway with access to East Davis from the north, but there isn't really a concern from staff from the engineering or the planning side about traffic. Petitioner will need to show how fire apparatus will be accommodated through the site. The Plan Commission submission must illustrate the dimensions of the roadway proximity to all the existing and proposed structures and auto turn exhibits and elimination of fire apparatus access road dead ends. Petitioner will be required to submit a detailed parking study to demonstrate adequate on-site parking. They have indicated that eight new employees will be hired based on the proposed improvements, which would require four additional parking spaces for the increase in the use based on the zoning code. The existing parking field is at the southern end of the site, and if you look at the aerial, it's actually on Malas Park property. It has been indicated that there is an easement granted to the owner to use that area. Staff is asking that there be clarification from their surveyor to make sure that that's plotted on the plat of survey correctly. A parking variation may be required based on the information that is provided. One of the issues is to bring the parking stalls and access into conformance with the size of the spots and the ADA requirements. Bike parking stalls must be provided in compliance with section 10.8 of the zoning code.

Our recommendation would be based on review of the proposed PUD on the subject property, and we're generally supportive of the application with the following recommendations. The petitioner must submit a traffic and parking study which must include analysis of the existing parking lot to determine if it meets Village requirements in terms of adequately meeting the

needs of the expanded land use, the dimensions for each parking stall and access to parking areas, and provide accessible parking stalls meeting Illinois Accessibility code requirements. The petitioner must provide stormwater detention, meeting all Village requirements for the new building, as well as any new proposals are required paved areas. A Design Commission application will be required. An auditor diagram is required in order to accordance with the needs of the fire department. The petitioner shall provide plans that illustrate a fire apparatus access road that meets all Fire Department and Building Life Safety department requirements. A fully dimensioned site plan and plat of survey that depicts the existing conditions and boundaries of the subject property will be required as part of any application. Petitioner must also include the dimensions of the existing easement to the south of the property as part of the site plan and plat of survey submission. Exterior elevation plans of the new building and the existing building if any changes are proposed. An application to the Village of Mount Prospect may be required as the easement and parking for the site is located within the limits of Mount Prospect, so we recommended they reach out to the Village and find out what they would need. Again, 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 on submittal of a formal application.

Commissioner Jensen – believes it is a good project and would like to see the business expand in the village. I applaud your common sense of not having them seek a variance for adding to the traffic study and a bike rack.

Commissioner Sigalos – would also like to see this business expand here. Why would the new building be separate and free standing?

Mr. Woodridge – they need access between the two buildings for an overhead crane system, they have semi-trucks between the buildings and boom the steel over the trailers. The mobile trailer that is currently being used for employee locker rooms is going away, and a new layout has employee locker room bathrooms in the new building.

Commissioner Green – sounds nice and glad to see you stay in Arlington Heights for your expansion. I think it is a good project, please move forward with your project.

Public Comment

None.

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