



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 12, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1887 Golf Club - 44 S. Vail Ave. - 9/14/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. - T1786
Land Use Variation for Music Conservatories or Instruction
- B. Arlington Heights Park District Recreation Park - 500 E. Miner St. - T1788
PUD Amendment, Rezoning

VII. OTHER BUSINESS

- A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Conceptual Plan Review Committee
10/12/2022

Item: 1887 Golf Club - 44 S. Vail Ave. - 9/14/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1887 Golf Club 44 S. Vail Ave. - 9/14/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

September 14, 2022

Project Title: 1887 Golf Club LUV
 Address: 44 S. Vail Avenue
 Petitioner: Cameron Korab
 1887 Golf Club
 Address: 44 S. Vail Avenue
 Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a "Small Amusement Facility" in the B-5 District.
- 2.

Variations Required:

- Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer

Attendees: Cameron Korab, 1887 Golf Club
 Bruce Green, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 John Sigalos, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 Sam Hubbard, Development Planner

Project Summary:

The subject property is the two-story office building (with basement) located at the northwest corner of Vail Avenue and Sigwalt Street. The building includes approximately 47,500 square feet of floor area and was recently upgraded with improvements to the façade and interior renovations. The building is still leasing up with occupancy at around 20%. Cameron Korab, the petitioner, has proposed a 1,192 square foot facility called "1887 Golf Club", which would include two golf simulator bays that would be open from 5am-midnight daily. The facility would be located within the basement of the subject property and would be constructed with two separate bays. One bay would be available for members of the club, which would allow virtual golf practice, training, and events, including birthday parties, work outings, and competitions/tournaments. The maximum number of club members is expected to be around 35. Bay two would be smaller and is intended for use by trainers and coaches that want to teach and practice golf. However, if needed for an event and not booked by a trainer, the space could be leased.

There would be no employees working out of the property. Access to the unit would be restricted through codes/key FOB's and each bay would include a camera. No food would be provided, although free snacks and water may be available. Members and trainers would reserve each space online and members would need to be 21 and older unless pre-screened by the operator and accompanied by an adult/trainer. The facility would have a BYOB policy and consumption by adults would be allowed. The building has a small parking lot to the west and north side of the property, although has indicated that their lease would not include access to these parking areas.

Meeting Discussion:

Mr. Korab outlined his concept for a small virtual golf facility that would have two virtual golf bays. The facility would operate on a membership basis; there would be an initial membership fee which would require renewal every term (likely monthly). Once you were a member, there would be no fee to use the facility.

Commissioner Green asked about the ceiling clearance needed to swing a golf club.

Mr. Korab explained the 10.5 feet of height clearance was needed. The facility has a ceiling height of 13 feet.

Mr. Hubbard said the property is zoned B-5; the proposed facility requires a land use variation because small amusement facilities is not allowed in the B-5 Downtown District. As part of the zoning entitlement process, justification per the variation approval criteria will be required. The Zoning Code classifies the business as a “small amusement facility” which is defined as a facility that provides indoor activities for kids or adults including video arcades, games or other recreational type of amusements such as a trampoline, play equipment and laser tag, etc.

There are no changes proposed for the exterior of the building so no Design Commission is required. However, some ADA improvements will be required. A Traffic and Parking Study is required by code but it's expected that the petitioner will request a variation to waive that requirement. Staff is generally supportive of that due to the small size of the space (about 1,200 square feet) and the minimal expected traffic and parking impact.

The facility will not have any regular onsite staff. There are some concerns from the Village Managers office, who would provide any Liquor License or BYOB License, that there was the potential for unmonitored alcohol consumption since there would not be any employees at facility. He stated there will be cameras in the facility and potential members would be screened by management prior to their membership being granted. Staff is generally supportive of the project at this point and is open to the petitioner proceeding forward.

Commissioner Cherwin questioned the BYOB, cameras, and security.

Mr. Korab stated there will be cameras in each bay and potential members would need to be at least 21 years of age to join. If alcohol is brought, member would need to indicate this when reserving a bay for use. The cameras will be live streamed. Any group with more than six individuals would have to reserve the space as an “event”, which would require an additional fee.

Commissioner Cherwin stated he's generally fine with the use.

Commissioner Sigalos feels like it's an interesting project. His primary concerns related to the BYOB concept and unmonitored alcohol consumption, but said that issuance of a liquor license would be up to the Liquor Commission. He encouraged the petitioner to move forward.

Commissioner Jensen asked if guests are allowed.

Mr. Korab replied that guest up to five guests were allowed to accompany a member. No unaccompanied guests would be allowed at the facility. The video footage would be monitored weekly to ensure that members were using the facility appropriately. While guests and members would have unrestricted access to the common areas of the building, it is assumed that the other businesses would lock their individual units once they've left for the day/weekend.

Commissioner Jensen stated that he didn't have any major problems with the concept and thought it was a good project.

Commissioner Green stated that he had no problem with this and it was good use of basement space. It is an interesting concept.

No comments from the public were received.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

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



Conceptual Plan Review Committee
10/12/2022

Item: Betty Haag Academy of Music - 3255 N. Arlington Heights Rd. - T1786

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow "Music Conservatories or Instruction" in the M-1 District.

Variations Required

None identified at this time.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow "Music Conservatories or Instruction" on the subject property, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The petitioner shall confirm the number of staff to be teaching at the facility.

3. Information shall be provided on the number of performances to be held on-site, if any, with the hours and frequency of performances.

4. A revised tenant list for the complex shall be provided showing the addresses of each tenant space.
5. 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

Site Plan

Business Summary & Floor Plan

Type

Board or Commission Report

Exhibits

Exhibits

Exhibits



VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1786

Project Title: Betty Haag Academy of Music

Address: 3255 N. Arlington Heights Road

PIN: 03-08-102-037-0000

To: Conceptual Plan Review Committee

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: October 12, 2022

Date Prepared: October 7, 2022

Petitioner: Dan Strojny

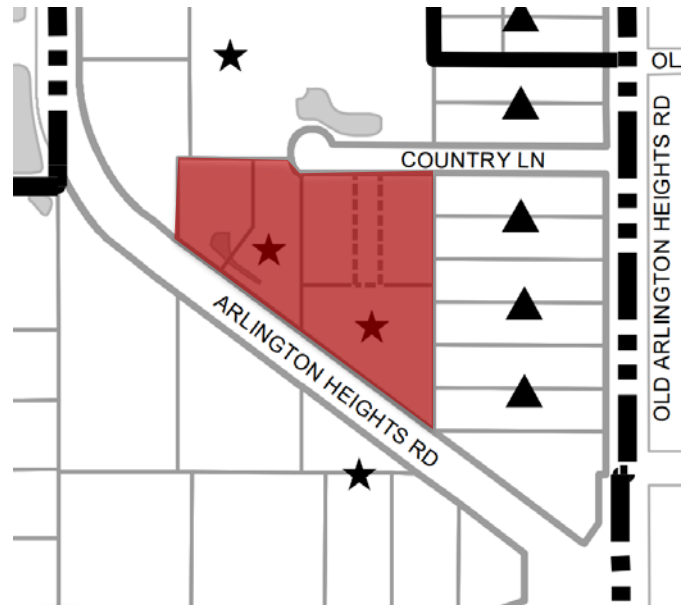
Chicagoland Commercial RE

Address: 4811 Emerson Avenue Suite 112

Palatine, IL 60067

Existing Zoning: M-1: Research, Development, and
Light Manufacturing District

Comprehensive Plan: RD, Mfg, Warehouse



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1: Research, Development, and Light Manufacturing District	Office Complex	RD, Mfg, Warehouse
South	M-1: Research, Development, and Light Manufacturing District	Office Building, Self-Storage Facility	RD, Mfg, Warehouse
East	R-6: Multiple Family Dwelling District	Lexington Heritage Townhomes	Moderate Density Multi-Family
West	M-1: Research, Development, and Light Manufacturing District	Office Building	RD, Mfg, Warehouse

Requested Action:

1. Land Use Variation to allow "Music Conservatories or Instruction" in the M-1 District.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is approximately 232,171 square feet in size and is improved with 5 single-story office buildings served by a 250-space parking lot.

The Betty Haag Academy of Music is an established music instruction organization, with a history of 40 years. The proposed facility would be used for music instruction as well as administrative functions. Per the petitioner, there would be 5 classrooms with 5 instructors, though it should be noted that the Betty Haag Academy of Music website lists a staff of 11 instructors. The total number of instructors will need to be confirmed as part of the Plan Commission review process. Per the petitioner, there would be a maximum number of 20 students on-site at any given time. Classes are offered at varying times, ranging between 9am and 8pm, Monday through Saturday.

Zoning and Comprehensive Plan

The subject property is currently zoned M-1, Research, Development, and Light Manufacturing District. The proposed use is classified as “Music Conservatories or Instruction”, which is neither a permitted nor special use within the M-1 District. Therefore, a Land Use Variation shall be required and the petitioner must provide written justification to the four standards necessary for Land Use Variation approval as included below:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

The Comprehensive Plan designates the site as “R&D, Manufacturing, and Warehouse.” The proposed Music Conservatory is not compatible with this designation.

Building, Site and Landscaping

The petitioner is not proposing any changes to the exterior of the building or the site. As part of this project, Staff will verify the condition of the site and parking lot to determine if any resurfacing, restriping, or landscape improvements are required.

Per the Building Department, the peak occupancy load for the tenant space would be 18 persons. This is less than the proposed maximum of 25 persons (20 students and 5 instructors), so changes to the proposed operations or size of the tenant space may be required.

Parking and Loading:

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. The petitioner has provided a current tenant list as part of this project, which Staff has reviewed. Per the provided tenant list, a total of 223 parking spaces are required by code, with 250 parking spaces provided, resulting in a code-required parking surplus of 27 spaces. Parking calculations are detailed in Table I at the end of this report. The tenant list provided by the petitioner appeared to include all tenant spaces within the complex, however these spaces only had addresses for 2 of the 5 buildings. As part of the Plan

Commission review process, the petitioner shall provide a revised tenant list with the addresses of each of the tenant spaces included for clarity.

Section 6.12-1 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, and a traffic and parking study is not required. As there is a code required parking surplus on the site, Staff does not have concerns relative to parking availability, and no parking counts will be required.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. For the entirety of the 57,578 square-foot complex, 11 bicycle parking spaces are required. As part of the Plan Commission review process, the petitioner shall provide information on the location and number of existing bicycle parking spaces, or provide proposed locations for the required 11 bicycle parking spaces.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow "Music Conservatories or Instruction" on the subject property, and is generally supportive of the application subject to resolution of the following:

1. The petitioner shall provide written justification in support of the proposed Land Use Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:
 - **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall confirm the number of staff to be teaching at the facility.
3. Information shall be provided on the number of performances to be held on-site, if any, with the hours and frequency of performances.
4. A revised tenant list for the complex shall be provided showing the addresses of each tenant space.
5. 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.

October 7, 2022

Bill Enright, Assistant Director of Planning and Community Development

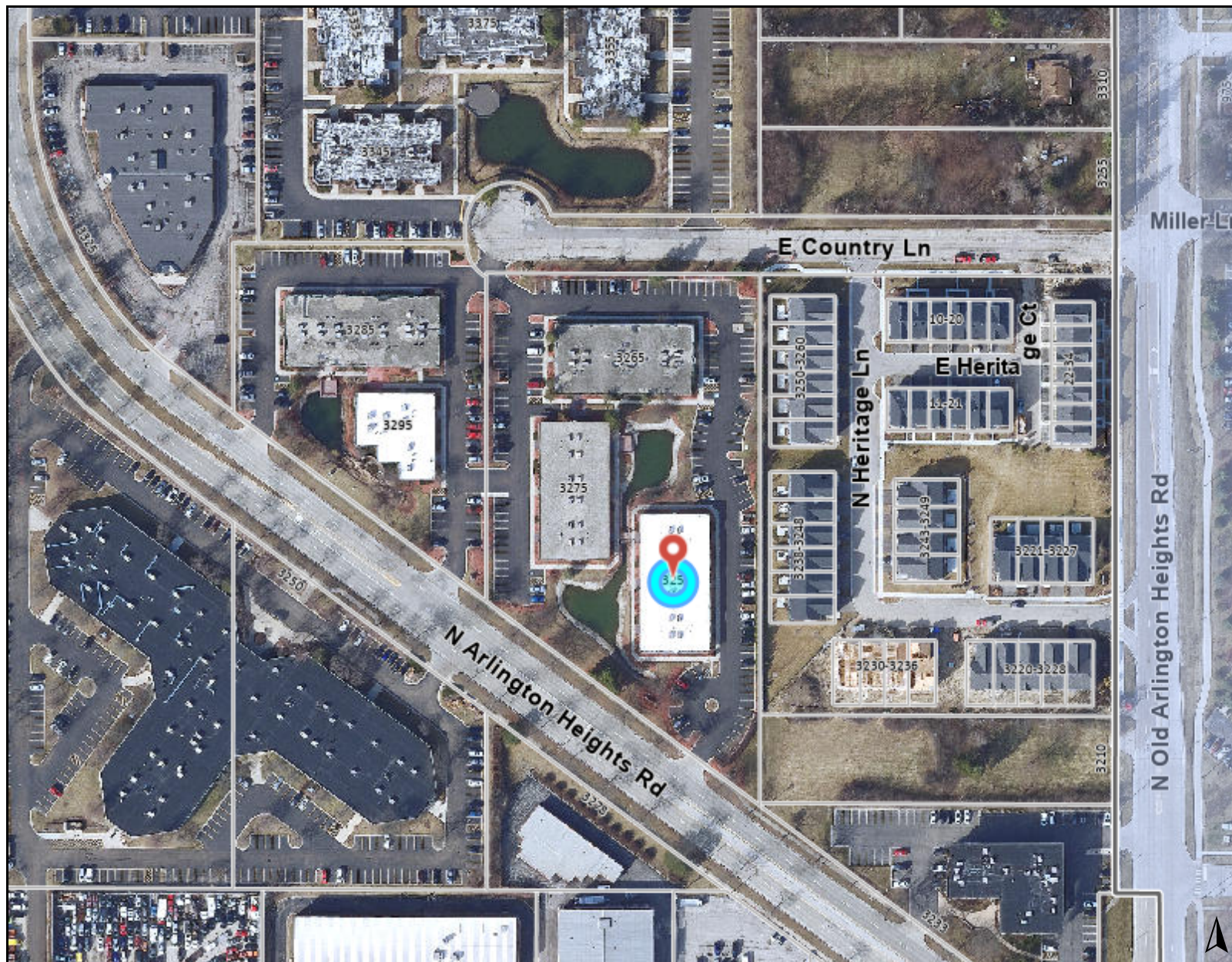
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1786

Table I: Code Required Parking

Tenant	Building	Suite	Leased SF	Ratio	Required
First NJ Asset Management, LLC	3255	301	4,794	1/300 SF	16
First NJ Asset Management, LLC	3255	309	7,436	1/300 SF	25
INYXA LLC	3255	401	1,575	1/300 SF	5
VACANT	3255	402	721	1/300 SF	2
Milana Bash	3255	403	721	1/300 SF	2
John Neri Construction Co. Inc	3255	404	763	1/300 SF	3
Levin Advertising Group, LLC`	3255	405	714	1/300 SF	2
Hareh Vaswani	3255	406	729	1/300 SF	2
Maria J. Fournier, D.D.S.	3255	407	2,658	1/200 SF	13
Dr Kordas Pediatric HealthCare	3255	409	1,258	1/200 SF	6
Dr Kordas Pediatric HealthCare	3255	410	1,690	1/200 SF	8
Martin G. Brand, Ltd.	3255	411	1,387	1/300 SF	5
Kessler & Kerinan, P.C.	3255	501	995	1/300 SF	3
Debbie Gross & Associates	3255	502	1,038	1/300 SF	3
VACANT	3255	503-504	1,710	1/300 SF	6
Betty Haag Academy	3255	505	2,593	*	15
B. Newberg & N. Zweiban	3255	507	1,136	1/300 SF	4
Live4Lali, Inc.	3255	508	1,020	1/300 SF	3
Accurate Arlington Service Inc.	3255	509	1,768	1/300 SF	6
Sun Clinic	3255	511	607	1/200 SF	3
Harvey M., Wolf Psy.D., CSC, P.C.	3255	512	1,070	1/300 SF	4
Deborah Lancaster	3255	502A	305	1/300 SF	1
Family Medical, Ltd.	3285	101-102	2,088	1/200 SF	10
Family Medical, Ltd.	3285	103	1,058	1/200 SF	5
Windfall Accounting Services	3285	104	1,342	1/300 SF	4
Scheck & Siress Prosthetics Inc.	3285	106	1,394	1/200 SF	7
Childfirst Behavior Therapy	3285	107	958	1/300 SF	3
Childfirst Behavior Therapy	3285	108	1,338	1/300 SF	4
Michael Davidson	3285	109	712	1/300 SF	2
Center for Emotional Wellness	3285	110	1,008	1/300 SF	3
Hair Response, Inc.	3285	111	1,128	1/200 SF	6
Olatunji Chiropractic Corp.	3285	112	845	1/200 SF	4
VACANT	3285	113	1,340	1/300 SF	4
VACANT	3285	114	460	1/300 SF	2
Family Resilience Group, LLC	3285	201	1,977	1/300 SF	7
Matt Huonder Agency	3285	203	715	1/300 SF	2
Wippman, Gozum & Goldberg, Ltd.	3285	204	2,491	1/300 SF	8
Sleigh Family Chiropractic	3285	206	2,036	1/200 SF	10
Total Square-Footage	57,578				

*1 per employee; 0.5 per student .			TOTAL REQUIRED	223
			SPACES AVAILABLE	250
			Surplus/Deficit	27

Required Bicycle Parking		
Medical Space	14,762	4
Office Space	42,816	7
Required Bicycle Parking		11



Legend

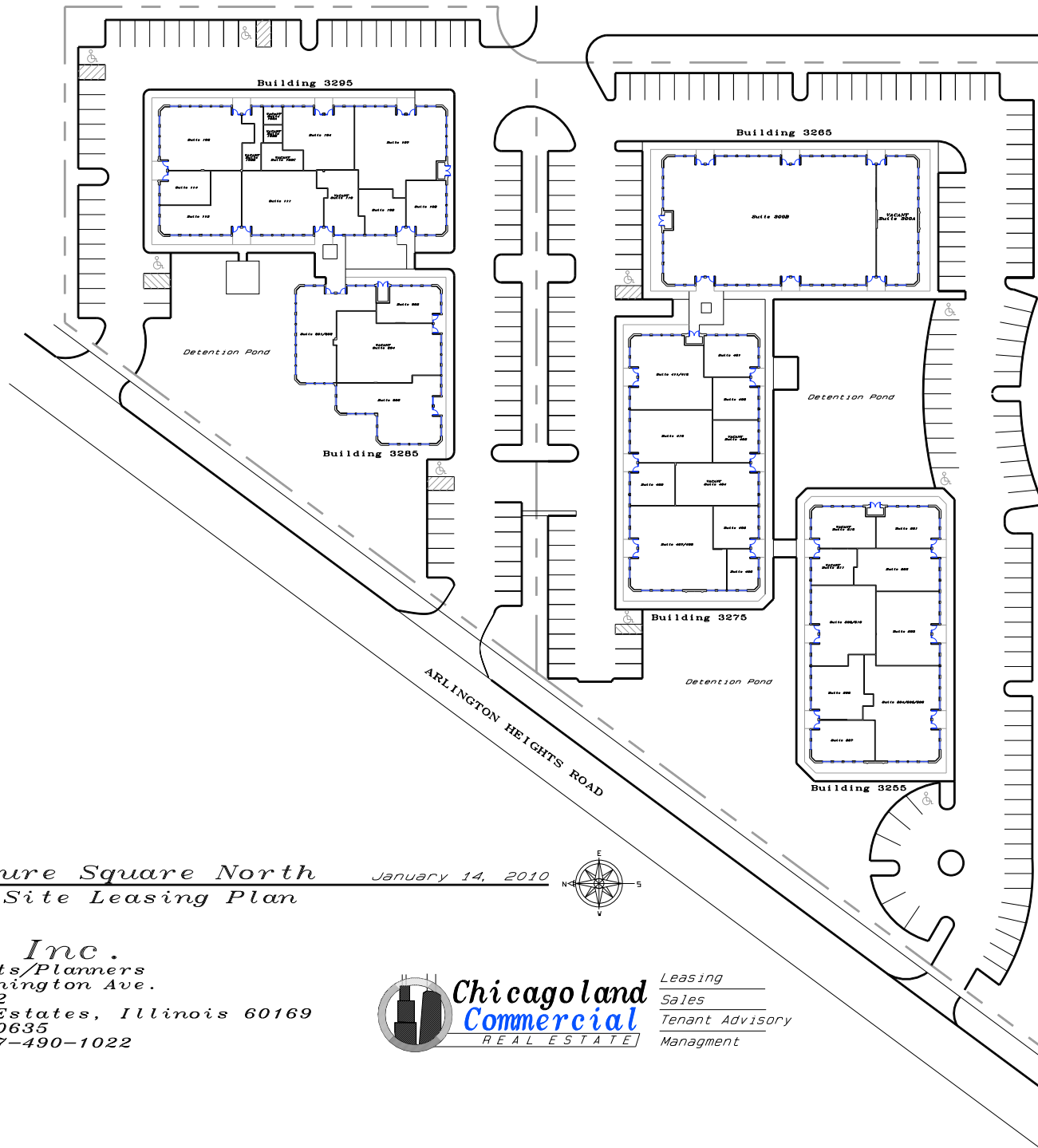
Notes

0 300 600
ft

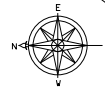
Print Date: 8/24/2022

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. 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.

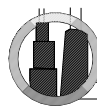
FARVIEW LANE



Signature Square North January 14, 2010
Master Site Leasing Plan



RBG, Inc.
Architects/Planners
 2155 Stonington Ave.
 Suite 222
 Hoffman Estates, Illinois 60169
 847-490-0635
 (Fax) 847-490-1022



Chicago Land
Commercial
 REAL ESTATE

Leasing
Sales
Tenant Advisory
Managment

Office 1

13x15 208 sq. ft.

Teacher Jackie Fisher teaching hrs.

Mon. 4:00-7:00 = 6 thirty-minute private students.

Wednesday 3:30- 8:00 = 9 thirty-minute private students.

Saturday 9:00-2:00 = 10 thirty-minute private students.

Office 1 -Shared

Teacher Karen Hallier

Tuesday 4:00-7:00 = 2 forty five minute private lessons plus 1 thirty minute lesson = 3 private students

Office 2 19x14 182 sq. ft.

Teacher Yonghee Park

Monday 4:30-6:30 = 4 thirty-minute private students.

Tuesday 3:30-8:00 = 9 thirty-minute private students.

Wednesday 3:30-7:00 = 7 thirty-minute private students

Thursday 3:30-7:00 = 7 thirty-minute private students

Friday 2:30-6:30 = 8 thirty-minute private students.

Office 3

17x14 238 sq. ft.

Teacher Betty Haag-Kuhnke, Director

Monday 4:00-7:30 = 7 thirty-minute private students

Tuesday 3:30-7:00 = 7 thirty-minute private students

Wednesday 3:30-7:30 = 8-thirty-minute private students.

Thursday 4:00 -8:00=8 private thirty-minute students.

Friday 4:00-6:30 =5 thirty-minute private students

Saturday 10:30-1:30=6 thirty-minute private students.

Office 4 10x15 169 sq. ft.

Teacher Tiffiny Bennett

Monday 4:00-6:00=4 thirty-minute private students

Tuesday 4:00-7:00=6 thirty-minute private students.

Wednesday 4:00-7:00=6 thirty-minute private students.

Office 5

17x13 221 sq. ft.

Teacher Diane Leland

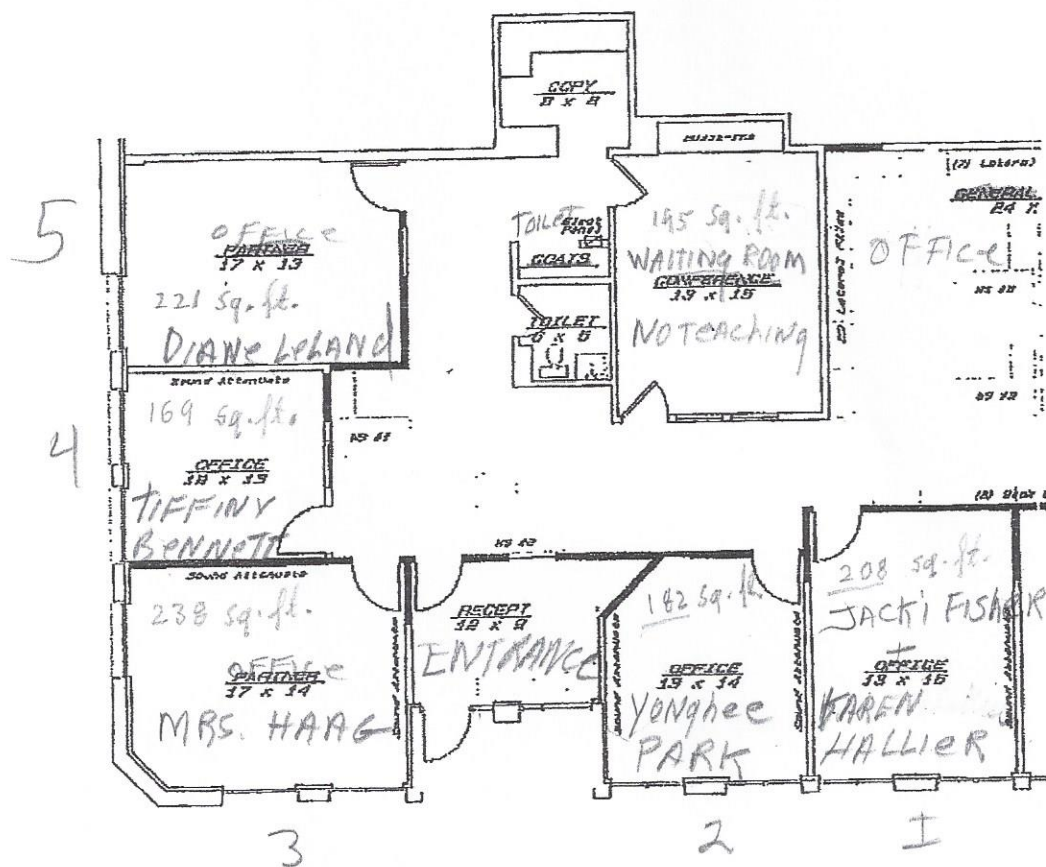
Tuesday 4:30-8:30 =8 thirty-minute private students

Wednesday 5:00-8:00= 6 thirty-minute private students.

Thursday 4:30-8:00= 8 thirty-minute private students.

Saturday 10:30-1:00= 5 thirty-minute private students.

2,593 SF





Conceptual Plan Review Committee
10/12/2022

Item: Arlington Heights Park District Recreation Park - 500 E. Miner St. - T1788

Department: Planning & Community Development

Requested Action

1. Planned Unit Development (PUD) to allow building and site improvements.
2. Rezoning of multiple B-3, M-2, and R-6 parcels to "P-L, Public Lands District".
3. Amendment to the Comprehensive Plan redesignating Park District owned residential and commercial properties from "Moderate Density Multi-Family" and "Commercial" to "Parks".
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District", for the existing facilities.

Variations Required

None identified at this time.

Recommendation

The Staff Development Committee has reviewed the proposed PUD, Special Use Permit, and Rezoning request, and is supportive of the proposal subject to the following:

1. The Park District shall conduct a neighborhood meeting prior to the Plan Commission Public Hearing.
2. Provision of a written response to Special Use Permit Justification Criteria.
3. Provision of a Traffic & Parking Study prepared by a Certified Traffic Engineer, or a variation request with a written response to Zoning Code Variation Justification Criteria.
4. Provision of scaled and detailed site and floor plans, as well as a Plat of Survey.

5. A portion of Village right-of-way would be required for the tennis courts along Belmont Avenue. A vacation request is to be reviewed by the Village Board.

6. The Park District shall provide a phasing plan for proposed improvements, including the portion of the project seeking OSLAD grant funding.

7. These are just 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

Site Plan

Type

Board or Commission Report

Exhibits

Exhibits



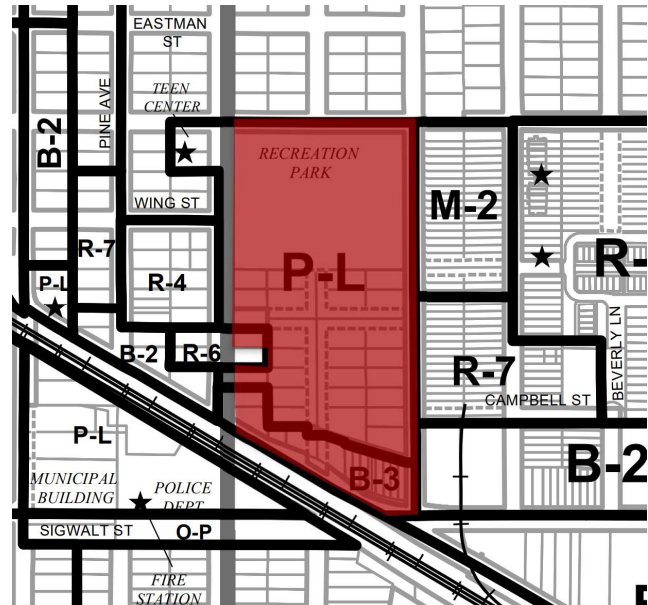
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: T1788
Project Title: Recreation Park PUD
Address: 500 E. Miner Street
PIN: Multiple PIN's

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: October 12, 2022
Date Prepared: October 7, 2022

Petitioner: Arlington Heights Park District
Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Existing Zoning: P-L, Public Land District; M-2 Limited Heavy Mfg. District, B-3: General Service, Wholesale and Motor Vehicle District; R-6, Multiple Family Dwelling District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single Family Detached
South	R-3, One-Family Dwelling District	Union Pacific ROW	Open Space
East	R-6, Multiple Family Dwelling District	Arlington Market, Multi-Story Residential	Mixed-Use, Moderate and High Density Multifamily
West	R-3, One-Family Dwelling District, R-6 Multiple Family Dwelling District, R-4 Multiple Family Dwelling District, B-2, general Business District & P-L, Public Lands District	Single Family Homes, Office Building, AHML Makerspace	Single Family Detached, Government, Single Family Attached, Moderate Density Multi-Family, Offices Only

Requested Action:

1. Planned Unit Development (PUD) to allow building and site improvements.
2. Rezoning of multiple B-3, M-2, and R-6 parcels to "P-L, Public Lands District".
3. Amendment to the Comprehensive Plan redesignating Park District owned residential and commercial properties from "Moderate Density Multi-Family" and "Commercial" to "Parks".
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District", for the existing facilities.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is located east of Downtown at the intersection of Northwest Highway and Douglas Avenue. Comprising approximately 18 acres, the property is owned by the Arlington Heights Park District (AHPD) and is currently home to Recreation Park. The site includes the following amenities:

- Outdoor Pool
- Half size soccer field
- Baseball field
- Main recreation building
- Half size baseball field
- Playground area
- Three tennis courts
- Bath house & locker room

The Park District also owns several residential and commercial properties immediately adjacent to Recreation Park.

The proposed action, if approved, would allow the Park District to demolish the contiguous residential and commercial properties to expand the park, and install additional park improvements via a Master Plan. These improvements include:

- Basketball court
- Improved inclusive playground for disabled children
- 50 space permeable paver parking lot (to replace the existing east parking lot)
- New 22 space parking lot on west side of park
- Shelter and restroom structure
- Bag-toss area
- Skate park
- Outdoor fitness equipment
- Pool house renovation
- Improved baseball field
- Rain garden

The Concept Site Plan, included within the agenda packet, shows a bordered area labeled “project limits”. This border only refers to the area of the project for which the Park District is seeking OSLAD (Open Space Land Acquisition and Development) Grant funding; the entirety of Recreation Park is within the scope of this project.

The Park District shall provide a phasing plan for proposed improvements, including the portion of the project seeking OSLAD grant funding. The commercial properties along Northwest Highway include auto shops, which would not be permitted in the P-L District. The Village needs to know timing of the improvements in order to ensure properties are properly zoned for their uses.

The existing park does not have an approved Planned Unit Development Ordinance. As such, PUD approval of the Master Plan will be required.

Neighborhood Meetings

Staff encourages the petitioner to hold a neighborhood meeting prior to Plan Commission Public Hearing in order to obtain feedback from the public that may influence the design.

Zoning and Comprehensive Plan

The subject property is primarily within the P-L Public Lands zoning district, which is the appropriate district for public uses such as Recreation Park. However, all developments within the P-L District are required to obtain Planned Unit Development (PUD) approval, which the property has not yet received. Consequently, approval of a PUD is required to allow the proposed site changes. Facilities owned by the Park District are also classified as a Special Use within the P-L District, and approval of a Special Use Permit is required. To

approve a Special Use Permit, the petitioner must provide a written response to Special Use Permit Justification Criteria, listed below for reference:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The referenced residential properties (located on Belmont Avenue) owned by the Park District are zoned R-6, the commercial properties (located along Northwest Highway) are zoned B-3, and the soccer fields east of the main park property (at the southeast corner of Douglas Avenue and Miner Street) are zoned M-1. As properties owned by the Park District are required to be zoned P-L, rezoning of these various properties will be required as part of this petition.

The Comprehensive Plan designates the main park property as “Parks” and the existing use as Recreation Park is compatible with this classification. The referenced residential properties are designated as “Moderate Density Multi-Family”, and the referenced commercial properties along Northwest Highway are designated as “Commercial”. As a park facility is not compatible with these designations, an amendment to the Comprehensive Plan to designate these sites as “Parks” is necessary.

Site and Landscaping

The proposed development conforms to all height, bulk, and setback regulations of the P-L District.

There will be three vehicular entrances to the site. Two of these entrances are existing – a circular driveway along the north property line off of Miner Street, and a parking lot along the west property line off of Douglas Avenue. A new parking lot is proposed along the west property line, off of Belmont Avenue. The Park District has indicated that stormwater detention would be accommodated on-site. The exact location and design of the detention facility is to be determined.

As part of the review process, scaled site plans will be required to determine that proposed structures, parking areas, and improvements meet code. Overall, Staff believes the proposed site improvements and landscaping are well designed.

The proposed tennis courts along Belmont Avenue are located over unvacated Village right-of-way. The Park District has requested that the Village vacate this right-of-way, which is to be evaluated by the Village Board.

Traffic & Parking

With respect to parking, the site currently has capacity for 56 vehicles in the parking lot off of Douglas Avenue. As part of the project, this lot will be improved with permeable pavers and landscaping, resulting in a reduced capacity of 50 vehicles. However, the northern driveway will be widened to allow for 13 parking spaces, and a new western parking lot will be added to accommodate 16 parking spaces close to the new playground and tennis courts. Total on-site vehicular parking capacity would be 79 spaces, an increase of 41% over current capacity. It should also be noted that parking for the site is supplemented by significant on-street parking along Douglas Avenue, comprising an additional 150 vehicular parking spaces.

As part of the Plan Commission Review process, the petitioner shall provide capacity information for the pool in order to calculate code-required vehicular and bicycle parking.

Section 6.12-1 of the Zoning Code requires a traffic & parking study prepared by a certified traffic engineer. As the site is not significantly changing from its current form and functions, Staff does not anticipate an increase in traffic to or from the site. Therefore a variation is required if the Park District elects to pursue relief from this requirement.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD, Special Use Permit, and Rezoning request, and is supportive of the proposal subject to the following:

1. The Park District shall conduct a neighborhood meeting prior to the Plan Commission Public Hearing.
2. Provision of a written response to Special Use Permit Justification Criteria.
3. Provision of a Traffic & Parking Study prepared by a Certified Traffic Engineer, or a variation request with a written response to Zoning Code Variation Justification Criteria.
4. Provision of scaled and detailed site and floor plans, as well as a Plat of Survey.
5. A portion of Village right-of-way would be required for the tennis courts along Belmont Avenue. A vacation request is to be reviewed by the Village Board.
6. The Park District shall provide a phasing plan for proposed improvements, including the portion of the project seeking OSLAD grant funding.
7. These are just 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.

October 7, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads



0 300 600
ft

Print Date: 10/7/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. 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.

