



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 10, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Arlington Downs - 3400 W. Euclid Ave. - T1596
PUD Amendment
- B. Napleton/Arlington Lanes Parking Lot - 3435 N. Kennicott Ave. -
T1595
Land Use Variation
- C. Toy Shop & Motolounge - 1728 W. Algonquin Rd. - T1584
Special Use Permit for Motor Vehicle Sales

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: Arlington Downs - 3400 W. Euclid Ave. - T1596

Department: Planning & Community Development Department

Requested Action

1. Amendment to PUD Ordinances 12-006, 12-039, 14-025 and 15-049 to allow modifications to the approved Arlington Downs development plan.
2. An amendment to the Special Use granted for the hotel to reduce the number of rooms from 161 to 98.
3. Special Use approval for a 3 level 340 space parking garage in Zone B.

Variations Required

1. Chapter 28, Section 5.1-22.1, Conditions of Use (b) from the required 15 foot setback for parking lots along Rohlwing Road and Euclid Avenue to allow 10 feet for the parking areas as indicated on the site plan.
2. Chapter 28, Section 5.1-22.1, Conditions of Use (a) from the required 70 foot setback along Salt Creek Lane to allow a 25 foot setback for the hotel building.
3. Chapter 28, Section 11.4, Schedule of Parking Requirements from the required 2,407 spaces to allow 2,067 spaces.

Recommendation

The Staff Development Committee is supportive of the amendment to the PUD to allow modifications to the approved Arlington Downs development plan subject to the following:

1. The petitioner shall provide a written justification for each variation based on the following hardship criteria outlined in the Zoning Ordinance:
 - 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. All restaurants will require Special Use approval.

3. Design Commission approval is required.
4. Conceptual approval of the changes to Zone E and C.
5. The developer shall clarify if the hotel will include conference space; also clarify if a family center is proposed as part of the climbing wall facility.
6. General Conditions 1, 2, 3 and 11 from Ordinance 12-006 shall be amended to reflect the changes to Zones E and C regarding land uses in order to allow residential in Zone E and to allow for up to 240 units in Zone E and 180 units in Zone C.
7. Staff requests that the developer address the affordable housing requirement given the changes to the development.
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
Plans

Type

Board or Commission Report
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: May 10, 2017
Date Prepared: May 3, 2017
Project Title: Arlington Downs
Address: 3400 W. Euclid Avenue

BACKGROUND INFORMATION

Petitioner: Mark Kluemper, AIA
Address: OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, Illinois 60661

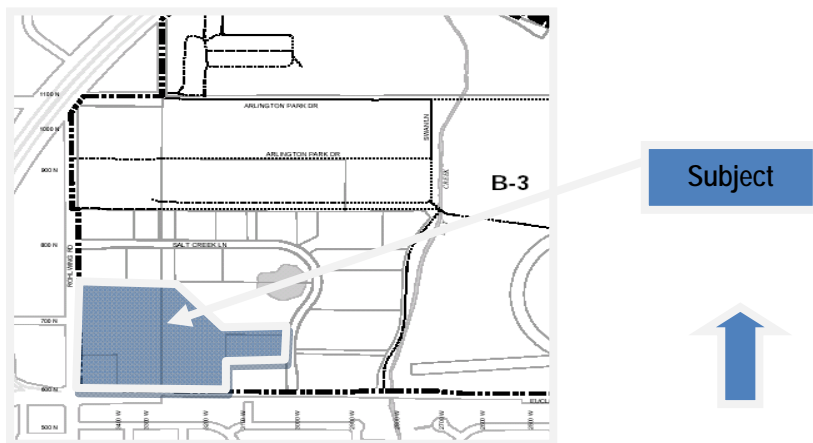
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

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- Chapter 28, Section 5.1-22.1, Conditions of Use (a) from the required 70 foot setback along Salt Creek Lane to allow a 25 foot setback for the hotel building.
- Chapter 28, Section 11.4, Schedule of Parking Requirements from the required 2,407 spaces to allow 2,067 spaces.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service Wholesale & Motor Vehicle District	Various Office and Light Industrial Buildings & Open Space	Offices Only & Mixed Use
South	The City of Rolling Meadows; Single Family Homes		
East	B-3, General Service Wholesale & Motor Vehicle District	Various Office and Light Industrial Buildings	Offices Only & Mixed Use
West	The City of Rolling Meadows; Various Office and Light Industrial Buildings		

Background:

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 and 2015, the Village Board of Trustees approved the Arlington Downs mixed use development which included most recently in 2015 (Ord 15-049) the following:

A master development plan for the Arlington Downs mixed use development that was divided into 5 different use zones; Zones A and C: Residential / Mixed Use, Zone B: Hotel and Entertainment (Water Park), and Zones D and E: Commercial. When combined, the Arlington Downs Mixed Use Development includes:

- 657 luxury apartment units;
- 161 limited service hotel rooms;
- The reopening of the water park with a 1,000 person occupancy and a new entry addition along the west building elevation to include an arcade;
- 71,100 square feet of commercial/retail space;
- 2,028 parking spaces.

A copy of the previously approved 2015 site plan is provided as part of the developers plan submittal.

Current Request

The petitioner is requesting an amendment to the existing PUD with the primary changes being the following:

- Change in the architecture for the commercial zones;
- A 10 screen, 750 seat Cinopolis movie theater in Zone B;
- Renovating the former water park for a climbing wall recreation facility;
- 340 space, 3 level above grade parking garage in Zone B;
- Amendment to the hotel Special Use to reduce the number of rooms from 161 to 98 and from 6 floors to 4 floors;
- Reconfiguring Zone C (residential zone) and Zone E (commercial zone) to enlarge Zone E for a mixed use building with 200-240 residential rental units with 12,000 sf commercial space on the first floor, and Zone C to include a separate residential building for 160-180 units age restricted;
- Eliminate 15,000 sf of medical offices in Zone D and replace with 15,000 sf of retail/restaurant space;
- Request to be exempted from the affordable housing policy for the Zone C residential.

Staff supports most of these changes as they are enhancements to the development plan. An updated traffic and parking study shall be required as staff will carefully review the parking requirements, and traffic circulation, for the development considering the scope of changes in zone B. Also, the developer shall provide detailed plans for the Zone E and Zone C developments including floor plans and elevations, otherwise only conceptual approval can be granted now without detailed plans.

Existing PUD Conditions

Ordinance 15-049, Section One, #5 granted conceptual approval for up to 26,825 square feet of indoor restaurant space and 6,400 square feet of outdoor restaurant space in Zones A, D and E combined. The current plan indicates 23,000 square feet of restaurant space (plus 4,000 outdoor) in Zone D. Staff at this point recommends leaving the existing condition from 2015 as is with no changes as that condition can accommodate the current request.

In addition the PUD restricts the amount of medical office space and the amount of square feet leased to non sales tax / food and beverage tax generators in Zones D and E. This is to ensure that the development generates sales taxes and or food and beverage taxes. These conditions should remain although the restrictions should be evaluated

in terms of further limiting medical uses and limiting non sales tax / food and beverage tax generators. Currently the restrictions are as follows:

- No more than 15,000 sf medical offices in Zones D and E combined, and no more than 21,600 sf total for all zones.
- No more than 20,000 sf of non sales tax / food and beverage tax generators in Zones D and E combined.

Affordable Housing

The PUD requires that affordable housing is provided pursuant to the Housing Commission and Village Board. With the original PUD approval in 2012, the petitioner obtained approval of the Housing Commission and Board to not provide any affordable units in the phase 1 residential tower (former Sheraton), but the developer shall provide affordable housing for 5% of the units in phase 2, with a provision that if the economics of the projects warrant, then the developer can seek changes to the requirement. The petitioner is requesting that the residential units proposed in the new Zone C (180 units) be exempt from the affordable housing requirement. The developer must provide a justification for this request. Further the developer agrees to provide affordable housing in the zone E development. Staff requests that the developer address the affordable housing requirement given the changes to the development.

Zoning and Comprehensive Plan

The petitioner is seeking an amendment to the underlying PUD Ordinances 12-006 and 12-039 and the amended PUD Ordinances 14-025 and 15-049 to allow for certain modifications to the previously approved Arlington Downs site development plan. General Conditions 1, 2 and 3 from Ordinance 12-006 shall be amended to reflect the changes to Zones E and C regarding land uses in order to allow residential in Zone E and to allow for up to 240 units in Zone E and 180 units in Zone C.

The Arlington Downs multi-use concept was presented and approved as a unique development that offered a variety of different land uses (commercial, entertainment, residential), incorporated pedestrian friendly amenities and plazas, included a prominent and centralized open space pavilion, and created interesting focal points and visual alignments that linked the five different development zones in a cohesive, unified and interconnected manner. The Staff Development Committee is supportive of the Petitioner moving forward with the proposed modifications as the unified site planning features will continue to be maintained.

The petitioner has not yet submitted detailed plans for the Zone E and Zone C developments, therefore only conceptual approval can be granted at this time. Therefore once plans are submitted the PUD will need to be amended for those Zones (unless they are submitted with this PUD). An alternative to explore is to grant a more definitive approval of the Zone E and C areas by establishing development parameters for number of units, heights, general layout, bedroom unit mix, and parking ratios. Design Commission approval would be required once the exact architectural design is finalized. This approach would not require another PUD amendment so long as the development parameters are met.

Also, the developer shall indicate if a resubdivision is proposed given the new configuration of Zone E and Zone C. Residential densities are based on the platted lot sizes so if new lots are proposed, the densities need to be evaluated per the Overlay Zone.

For each variation request, the petitioner shall submit a written response to the following variation criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

Site Plan and Building Design

The developer has retained OKW Architects to provide a new design concept that is a more contemporary architecture with larger window openings to enhance the retail appeal of the development. A modern theme for the retail portion of Arlington Downs is appropriate and consistent with the modern aesthetic of the renovated One Arlington tower. The proposed site plan has been modified in Zone B to include a movie theater and 340 space parking garage, which will include a new plaza space in front of the garage. It should be noted that the parking garage will require a Special Use as part of this application. The petitioner shall provide a justification for the Special Use by addressing the following criteria in writing:

1. *That said special use is deemed necessary for the public convenience at this location.*
2. *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.*
3. *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*

Architectural renderings for the Zone E mixed use and Zone C residential buildings have not yet been provided.

In addition, the hotel in Zone B2 has been reoriented to an east west configuration along Salt Creek Lane. The Overlay Zone requires a building setback of 70 feet along Salt Creek Lane, which was established primarily for the zone C residential tower proposed with the original PUD. In Zone B2, the hotel is setback 25 feet, therefore a variation is required. Since the hotel is now 4 floors (from 6 floors), staff supports this variation.

Also Zone D had been modified to replace 15,000 sf of medical offices with retail and restaurant uses, which is a very positive improvement. Per Section 5.1-22 Overlay Zoning District, Euclid Avenue / Rohlwing Avenue, the following setbacks are required for this development:

- Building Setbacks: 15 feet along Euclid Avenue and Rohlwing Road and 70 feet along Salt Creek Lane
As proposed, all buildings meet this requirements except for the hotel.
- Parking Lot Setbacks: 15 feet along Euclid Avenue and Rohlwing Road and 10 feet along Salt Creek Lane
The parking areas in Zone D along both frontages are 10 feet, therefore a variation is required. All other parking areas meet the setback requirement.

The following chart compares the current PUD approval and the proposed changes to the PUD.

Arlington Downs 2017 PUD Amendment: Current and Proposed PUD			
		Current PUD (Ord 15-049)	Proposed Amendment
Zone A	Residential tower	214 dwelling units	no change
		Day Care 6,600 sf; Restaurant 4,500 sf	Offices 11,100 sf
Zone B	Hotel	161 rooms / conference rooms	98 rooms (conference rooms?)
	Water Park	1,000 capacity	Climbing Wall Rec Facility 1,000 capacity
Zone C	Residential Tower Phase 2	442 dwelling units	160 -180 age restricted dwelling units

Zone D	Commercial	48,000 sf	No change
		(15,000 sf medical)	No medical proposed
Zone E	Commercial	12,000 sf commercial	200- 240 dwelling units; 12,000 sf commercial
	Total Commercial (excluding Zone B)	71,100 sf (15,000 sf medical)	71,100 sf (no medical)

Traffic & Parking

The petitioner shall submit a shared parking study and traffic study assessing the impacts of the development. A shared parking model has been used to evaluate the parking requirements for this development as was done with the original PUD and amendments thereto. Below is a comparison of the current approved PUD and the proposed amendment (please refer to Exhibit A for more details on parking data). *Please note that the developer's data sheet provided with their development plans is slightly different as the code requirement for the theater is 1 space per 4 seats whereas the developer used 1 per 3 seats:*

<u>Parking</u>	<u>Current PUD</u>	<u>Proposed Amendment</u>
Required by Code:	2,526	2,407
Supply:	2,028	2,067
Deficit by Code:	(498)	(340)
Peak Demand (Shared Parking Analysis):	1,858	tbd
Supply:	2,028	tbd
Surplus based on Peak Demand:	+170	tbd

The following parking variation is required:

- **A variation from Chapter 28, Section 11.4 to allow a reduction to the required parking from 2,407 parking stalls to 2,067 parking stalls.**

The site plan increases the parking in Zone D from 456 to 493 spaces to serve the retail and restaurants. Parking in Zone B has been increased with the garage from 311 to 414 spaces to serve the theater and climbing wall recreation facility. There are an additional 71 spaces in Zone A to the east of the climbing wall facility that can be utilized for that use. Once the shared parking study is submitted, staff will carefully review the analysis to ensure there is adequate parking for the development.

RECOMMENDATION

The Staff Development Committee is supportive of the amendment to the PUD to allow modifications to the approved Arlington Downs development plan subject to the following:

1. The petitioner shall provide a written justification for each variation based on the following hardship criteria outlined in the Zoning Ordinance:
 - *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. All restaurants will require Special Use approval.
3. Design Commission approval is required.
4. Conceptual approval of the changes to Zone E and C.
5. The developer shall clarify if the hotel will include conference space; also clarify if a family center is proposed as part of the climbing wall facility.
6. General Conditions 1, 2, 3 and 11 from Ordinance 12-006 shall be amended to reflect the changes to Zones E and C regarding land uses in order to allow residential in Zone E and to allow for up to 240 units in Zone E and 180 units in Zone C.
7. Staff requests that the developer address the affordable housing requirement given the changes to the development.
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.

_____ May 4, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT A: Parking

Based on the proposed changes, the following is the revised parking calculation for this site:

Zone	Land Use	Units	Code Required Parking	Total # parking spaces required	Required Parking By Zone <i>Code / Shared Parking Study</i>	Parking Provided	Surplus/ (Deficit) <i>Code / Shared Parking Study</i>
A	Apartment	214 units	2 spaces per dwelling unit	428	465 / <i>tbd</i>	408	(57) / <i>tbd</i>
	Offices	11,100 sf	1:300	37			
B/B2	Hotel	98 rooms	1 space per room	98	634 / <i>tbd</i>	530	(104) / <i>tbd</i>
	Hotel – Conference Center	0 people	30% capacity	0			
	Climbing Wall Rec	1,000 people	30% capacity	300			
	Family Entertainment**	160 people	30% capacity	48			
	Movie Theater	750 seats	1 per 4 seats	188			
C	Apartment	180 units	2 spaces per dwelling unit	360	360 / <i>tbd</i>	300	(60) / <i>tbd</i>
D					428 / <i>tbd</i>	493	65 / <i>tbd</i>
	Restaurant	23,000 SF	1/45SF* seating	256			
	Restaurant – Outdoor Seating	4,000 SF	1/45SF seating	89			
	Retail	25,000	1/300 SF	83			
E	Apartment	240 units	2 per unit	480	520 / <i>tbd</i>	336	(184) / <i>tbd</i>
	Retail	12,000 SF	1/300 SF	40			
Totals					2,407 / <i>tbd</i>	2,067	(340) / <i>tbd</i>

* Assumes seating area as 50% of gross floor area

** Need more detail on this use as part of the climbing wall rec facility

Note: *tbd* (to be determined)

ARLINGTON DOWNS RETAIL

3400 W EUCLID AVENUE

DIRECTORY

OWNER:

UST ADSP JV LP
730 W RANDOLPH ST. #500
CHICAGO, IL 60661
PHONE: (312) 929-2395

ARCHITECT:

OKW ARCHITECTS
600 W JACKSON BLVD. STE 250
CHICAGO, IL 60601
PHONE: (312) 798-7700

CIVIL ENGINEER:

ERIKSSON ENGINEERING ASSOCIATES
135 S JEFFERSON ST. SUITE 135
CHICAGO, IL 60661
PHONE: (312) 463-0551

LANDSCAPE CONSULTANT:

DANIEL WEINBACH & PARTNERS
53 JACKSON BLVD. #250
CHICAGO, IL 60604
PHONE: (312) 427-2888

SHEET INDEX

GENERAL INFORMATION		PUD APPLICATION
G-000	COVER SHEET	X
A-020	SUBJECT PROPERTY PLAN	X
A-030	SITE DATA TABLE	X
A-110	OVERALL SITE PLAN	X
EX1.0	PREVIOUSLY APPROVED PUD SITE PLAN	X
EX2.0	PLAT OF SURVEY	X
EX3.0	EXISTING CONDITIONS SITE PLAN	X



NOT FOR
CONSTRUCTION

PUD APPLICATION - 5/4/17

1 PLAT & SUBDIVISION NO.	ISSUED FOR	2017.05.04	DATE
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ARLINGTON DOWNS

ARLINGTON HEIGHTS, IL

COVER SHEET

DRAWN BY: _____ CHECKED: _____

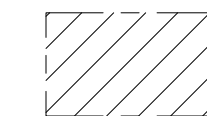
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May 04, 2017

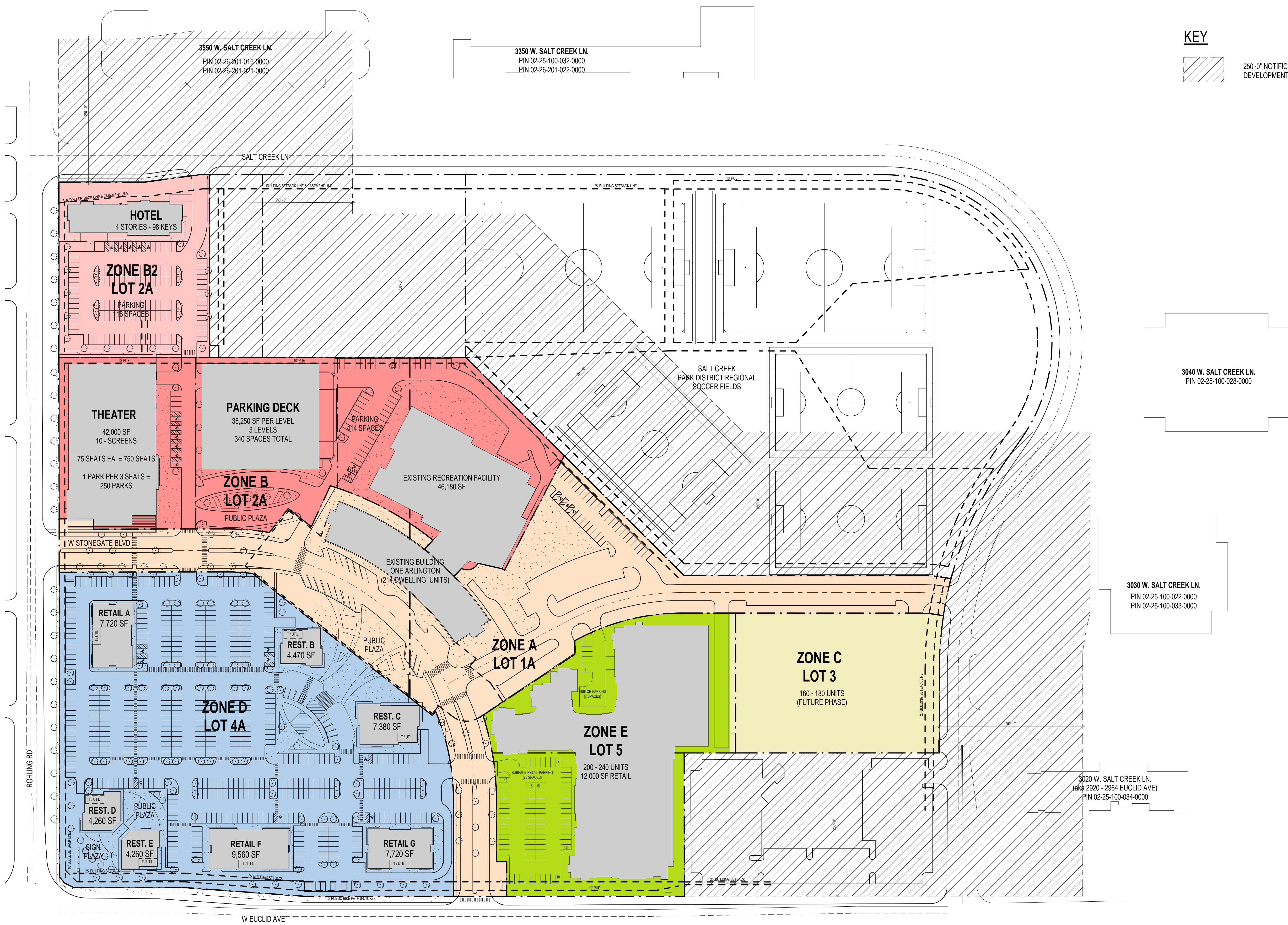
PROJ. NO.:
16093

SHEET NO.:

G-000

KEY

 250'-0" NOTIFICATION ZONE FOR DEVELOPMENT AREA



NOT FOR CONSTRUCTION

1 PLAT & SUBDIVISION	2017.05.04
NO.	DATE

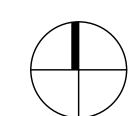


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ARLINGTON DOWNS
PUD APPLICATION
ARLINGTON HEIGHTS, IL
SUBJECT PROPERTY PLAN

1 SUBJECT PROPERTY PLAN
SCALE: 1" = 80'-0"

DRAWN BY: _____ CHECKED: _____
DATE: May 04, 2017 SHEET NO.:
PROJ. NO.: 16093 **A-020**



NOT FOR CONSTRUCTION

SITE DATA TABLE

SITE AREA / ZONE	BUILDING / USE	CURRENT P.U.D.	PROPOSED AMENDMENT	REMARKS	UNITS	CODE REQ'D	TOTAL # SPACES REQ'D	REQ'D PARKING BY ZONE		PARKING PROVIDED	SURPLUS (DEFICIT) CODE/SHARED
								CODE	SHARED		
ZONE A	RESIDENTIAL TOWER	214 DWELLING UNITS DAY CARE	NO CHANGE	OFFICE; 11,000 SF	214 UNITS 11,000 SF	2 SPACES/UNIT 1 SPACE/200 SF	428 SPACES 55 SPACES	483	TBD	408	(75)
ZONE B	ENTERTAINMENT	WATERPARK	CLIMBING FACILITY / RECREATION		1000 PERSONS	30% CAPACITY	300 SPACES				
			DINE-IN TYPE MOVIE THEATER, 750 SEATS		750 SEATS	1 SPACE/3 SEATS	250 SPACES	550	TBD	414	(136)
			PARKING DECK, 340 PARKS		N/A		N/A				
ZONE B2	HOTEL	HOTEL, 161 KEYS	SELECT SERVICE HOTEL, 98 KEYS		98 KEYS	1 SPACE/KEY	98 SPACES	98	TBD	116	18
ZONE C	RESIDENTIAL	442 DWELLING UNITS	160 - 180 DWELLING UNITS	REQUEST ELIMINATION OF AFFORDABLE HOUSING REQUIREMENTS	180 UNITS	2 SPACES/UNIT	360 SPACES	360	TBD	300	(60)
ZONE D	RETAIL / RESTAURANT	RETAIL; 48,000 SF	NO CHANGE; 25,000 GENERAL RETAIL RESTAURANT-ORIENTED; 23,000 SF OUTDOOR DINING; UP TO 1,000 SF PER RESTAURANT; 4 TOTAL		25,000 SF 23,000 SF 4,000 SF	1 SPACE/300 SF 1 SPACE/45 SF SEATING* 1 SPACE/45 SF SEATING	84 SPACES 256 SPACES 89 SPACES	429	TBD	493	64
ZONE E	MIXED-USE RETAIL / RESIDENTIAL	RETAIL; 12,000 SF	NO CHANGE	REVISED SITE BOUNDARIES; ELIMINATE RETAIL REQUIREMENT AFFORDABLE HOUSING REQUIREMENT THIS PARCEL ONLY	12,000 SF 240 UNITS	1 SPACE/300 SF 2 SPACES/UNIT	40 SPACES 480 SPACES	520	TBD	336	(184)
TOTALS	COMMERCIAL (RETAIL / RESTAURANT)	71,000 SF (15,000 SF MEDICAL)	60,000 SF RETAIL 42,000 SF THEATER		634 UNITS		2,440 SPACES	2,440	TBD	2,067	(373)

1 PLAT & SUBDIVISION	2017.05.04
NO.	DATE



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ARLINGTON DOWNS
PUD APPLICATION
ARLINGTON HEIGHTS, IL
SITE DATA TABLE

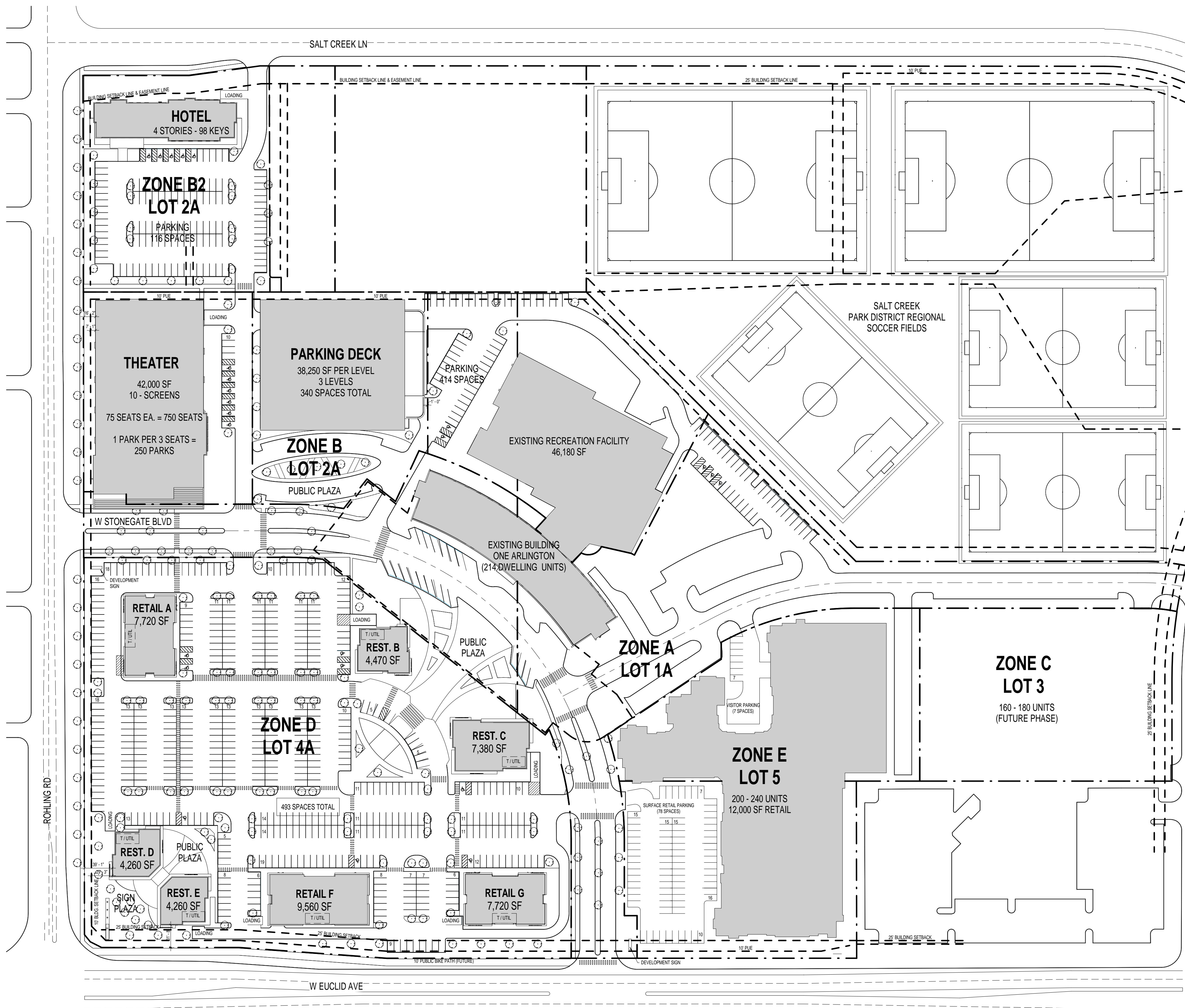
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DATE: May 04, 2017

PROJ. NO.: 16093

SHEET NO.: A-030

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LOT COVERAGE TABLE					
SITE AREA / ZONE	LOT AREA	LOT ACREAGE	BUILDINGS	BLDG FOOTPRINT	LOT COVERAGE
ZONE A	256,150 SF	5.9 AC	RESIDENTIAL TOWER NO CHANGE OFFICE, 11,000 SF	24,000 SF	9.4%
ZONE B	245,079 SF	5.6 AC	ENTERTAINMENT CLIMBING FACILITY / RECREATION DINE-IN TYPE MOVIE THEATER, 750 SEATS PARKING DECK, 340 PARKS	46,180 SF 42,000 SF 40,000 SF	52.3%
ZONE B2	81,290 SF	1.9 AC	HOTEL SELECT SERVICE HOTEL, 98 KEYS	10,884 SF	13.4%
ZONE C	87,057 SF	2.0 AC	RESIDENTIAL 160 - 180 DWELLING UNITS	TBD	TBD
ZONE D	333,571 SF	7.7 AC	RETAIL / RESTAURANT NO CHANGE, 25,000 GENERAL RETAIL RESTAURANT-ORIENTED, 23,000 SF OUTDOOR DINING, UPTO 1,000 SF PER RESTAURANT, 4 TOTAL	25,000 SF 23,000 SF 4,000 SF	15.6%
ZONE E	164,951 SF	3.8 AC	MIXED-USE RETAIL / RESIDENTIAL RETAIL 200 - 240 DWELLING UNITS	12,000 SF 52,188 SF	38.9%
TOTALS	1,168,098 SF	26.8 AC		279,252 SF	

1 OVERALL SITE PLAN
SCALE: 1" = 80'-0"

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ARLINGTON DOWNS
PUD APPLICATION

ARLINGTON HEIGHTS, IL

OVERALL SITE PLAN

DRAWN BY: _____ CHECKED: _____

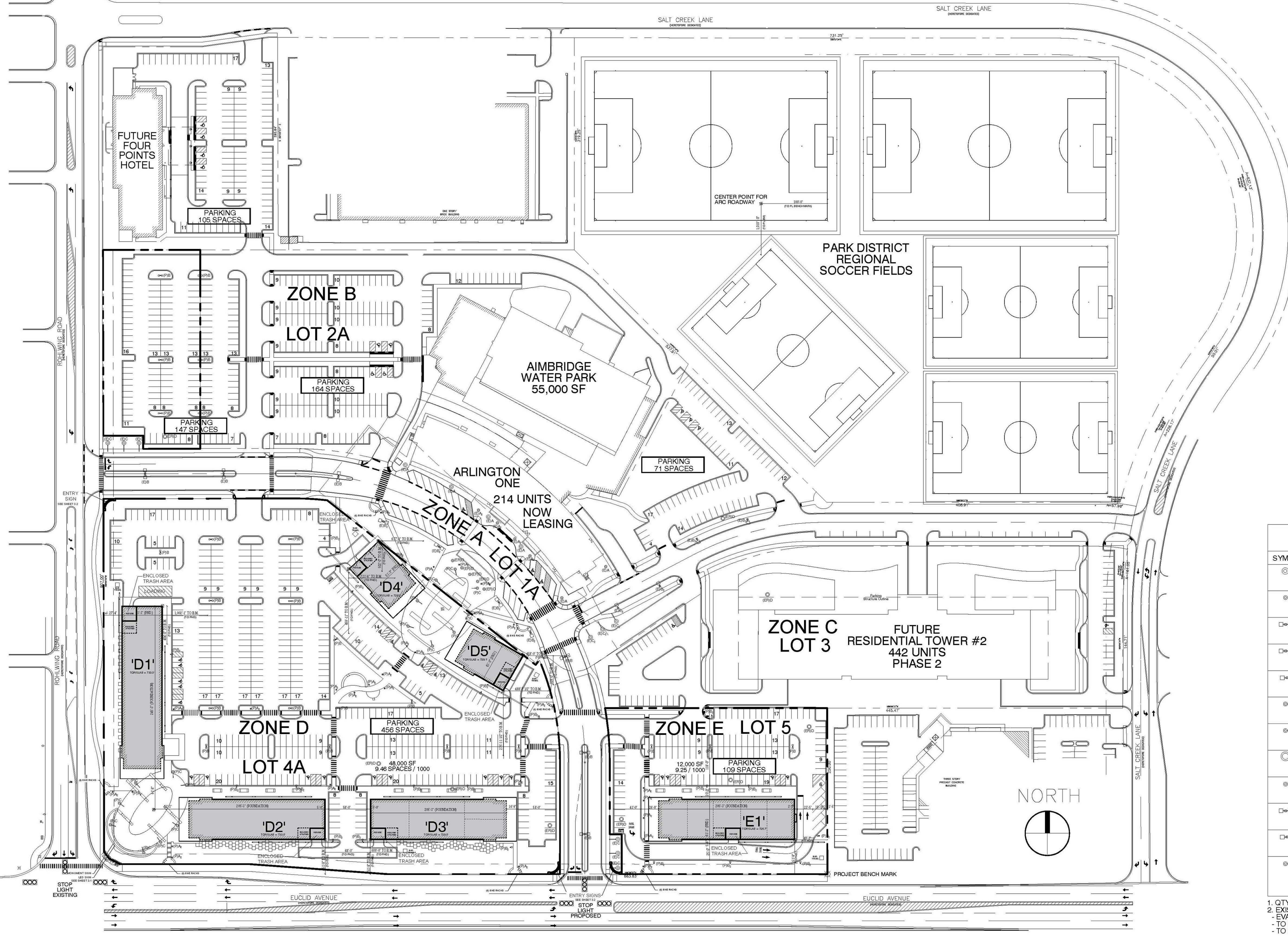
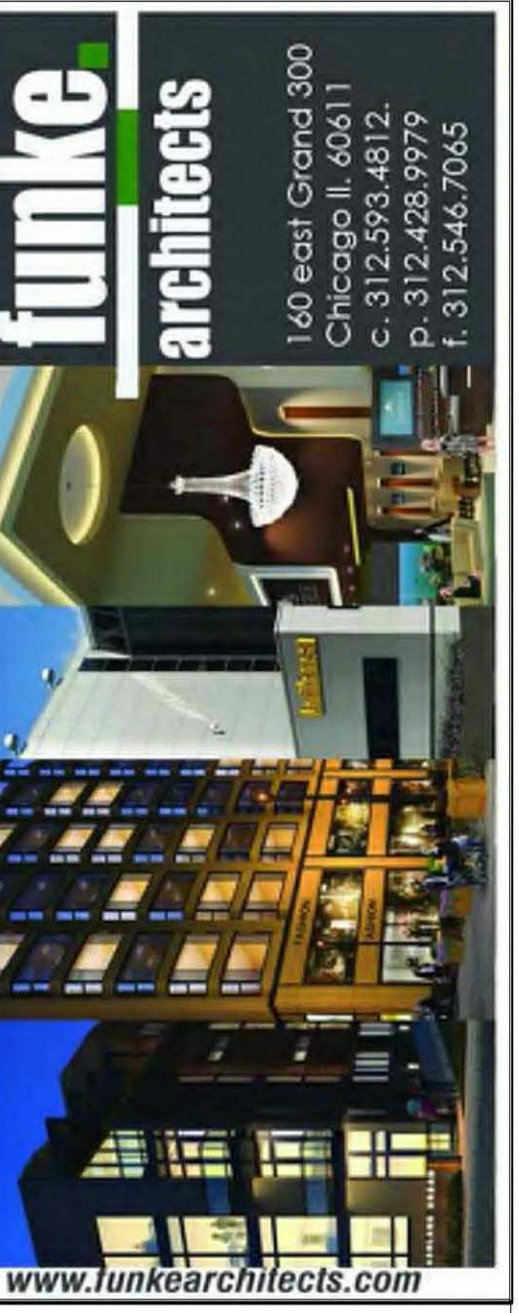
DATE: May 04, 2017

PROJ. NO.: 16093

SHEET NO.:

A-110

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PROJECT DATA

ZONE	AREA (SF)	ACREAGE	BUILDING	AREA (SF)	LOT COVERAGE
ZONE B (PARTIAL)	70,244	1.61	-	-	0.00%
ZONE D	333,517	7.66	'D1'	15,000	
			'D2'	12,000	
			'D3'	12,000	
			'D4'	4,500	
			'D5'	4,500	
SUBTOTAL (ZONE D)				48,000	14.39%
ZONE E	81,057	1.86	'E1'	12,000	14.80%
TOTAL	484,814	11.13		60,000	12.38%

SITE LIGHTING LEGEND

SYMBOL	TAG	QTY	TYPE	CATALOG NUMBER	DESCRIPTION	REMARKS
⊙	(E)A	6	EXISTING	MSA-C08-LED-E1-SWQ	MESA DECORATIVE LED LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE 5 SQUARE MEDIUM ARCHITECTURE. FIXTURE TOP IS BASED ON CALCULATION FACTORS CREATED USING LUMINAIRE PERFORMANCE IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET.	
⊙	(E)A	4	EXISTING	230063	VAPOR LUMINOUS TO-TRE 15W E27	
□	(E)B	6	EXISTING	VTS-C08-LED-E1-RW	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE 8 SQUARE MEDIUM ARCHITECTURE. FIXTURE TOP IS BASED ON CALCULATION FACTORS CREATED USING LUMINAIRE PERFORMANCE IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET.	
□	(E)B	4	EXISTING	VTS-C08-LED-E1-SWQ	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE 8 SQUARE MEDIUM ARCHITECTURE. FIXTURE TOP IS BASED ON CALCULATION FACTORS CREATED USING LUMINAIRE PERFORMANCE IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET.	
□	(E)B	4	EXISTING	VTS-C08-LED-E1-T2	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE 8 SQUARE MEDIUM ARCHITECTURE. FIXTURE TOP IS BASED ON CALCULATION FACTORS CREATED USING LUMINAIRE PERFORMANCE IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET.	
⊙	(E)C	6	EXISTING	34-6" ECLIPSE W110-C414 XM2932	HEAVY CAST ALUMINUM TOP COVER WITH TRANSLUCENT ACRYLIC DIFFUSER. BUILT-IN HINGE MECHANISM. CAST ALUMINUM FINISH. 15W E27 BASE. 34" H. 6" DIA. (30" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER). 15W E27 BASE. 34" H. 6" DIA. (30" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER). 15W E27 BASE. 34" H. 6" DIA. (30" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER).	
⊙	(E)C	3	EXISTING	18-0" ECLIPSE W110-C216 XM2933	HEAVY CAST ALUMINUM TOP COVER WITH TRANSLUCENT ACRYLIC DIFFUSER. BUILT-IN HINGE MECHANISM. CAST ALUMINUM FINISH. 15W E27 BASE. 18" H. 0" DIA. (18" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER). 15W E27 BASE. 18" H. 0" DIA. (18" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER).	
⊙	(E)D	>5	DEMO			
⊙	(F)A	28	NEW	230063	VAPOR LUMINOUS TO-TRE 15W E27	
□	(F)B	17	NEW	VTS-C08-LED-E1-RW	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE 8 SQUARE MEDIUM ARCHITECTURE. FIXTURE TOP IS BASED ON CALCULATION FACTORS CREATED USING LUMINAIRE PERFORMANCE IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET.	
□	(F)B	19	NEW	VTS-C08-LED-E1-T2	VENTUS LED SITE LUMINAIRE (8 LIGHTS) WITH ADJUSTABLE OPTICS, TYPE 8 SQUARE MEDIUM ARCHITECTURE. FIXTURE TOP IS BASED ON CALCULATION FACTORS CREATED USING LUMINAIRE PERFORMANCE IN CONFORMANCE WITH TEST DISTANCE OF 30 FEET.	
⊙	(F)C	16	NEW	18-0" ECLIPSE W110-C216 XM2933	HEAVY CAST ALUMINUM TOP COVER WITH TRANSLUCENT ACRYLIC DIFFUSER. BUILT-IN HINGE MECHANISM. CAST ALUMINUM FINISH. 15W E27 BASE. 18" H. 0" DIA. (18" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER). 15W E27 BASE. 18" H. 0" DIA. (18" H. IMPACT ON THE TRANSLUCENT ACRYLIC DIFFUSER).	

1. QTY OF FIXTURES TO BE VERIFIED BY CONTRACTOR
 2. EXISTING LIGHTS INDICATED TO BE REMOVED ARE TO BE:
 - EVALUATED IN TERMS OF CONDITION AND FUNCTION
 - TO BE REMOVED WITH CARE
 - TO BE RE-INSTALLED AT NEW LOCATIONS

ARLINGTON DOWNS - RETAIL

OWNER(S):
 ARLINGTON DOWNS WPH, LLC
 ARLINGTON DOWNS COMMERCIAL, LLC
 PSB / EUCLID, LLC
 2920 W. EUCLID AVENUE
 ARLINGTON HEIGHTS IL 60005

PLAN COMMISSION APPLICATION

NO.	DATE	DESCRIPTION
2	09.03.15	PLAN COMMISSION APPLICATION REV. 1
1	09.03.15	PLAN COMMISSION APPLICATION

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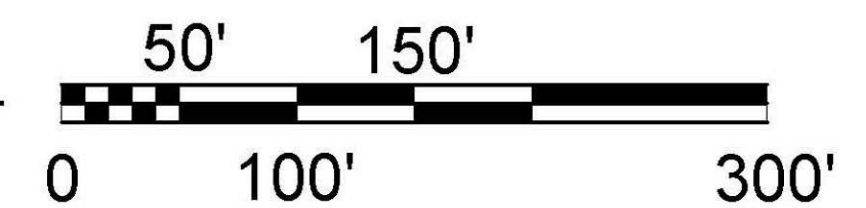
SHEET TITLE:

SITE PLAN

SHEET NO.

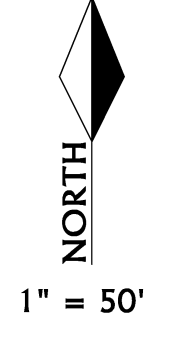
1 SITE PLAN

SCALE: NTS



EX1.0 - PREVIOUSLY APPROVED PUD SITE PLAN - NOT BY OKW ARCHITECTS

PARCEL DIVISION
 SEE SHEET 2 FOR LEGAL DESCRIPTIONS

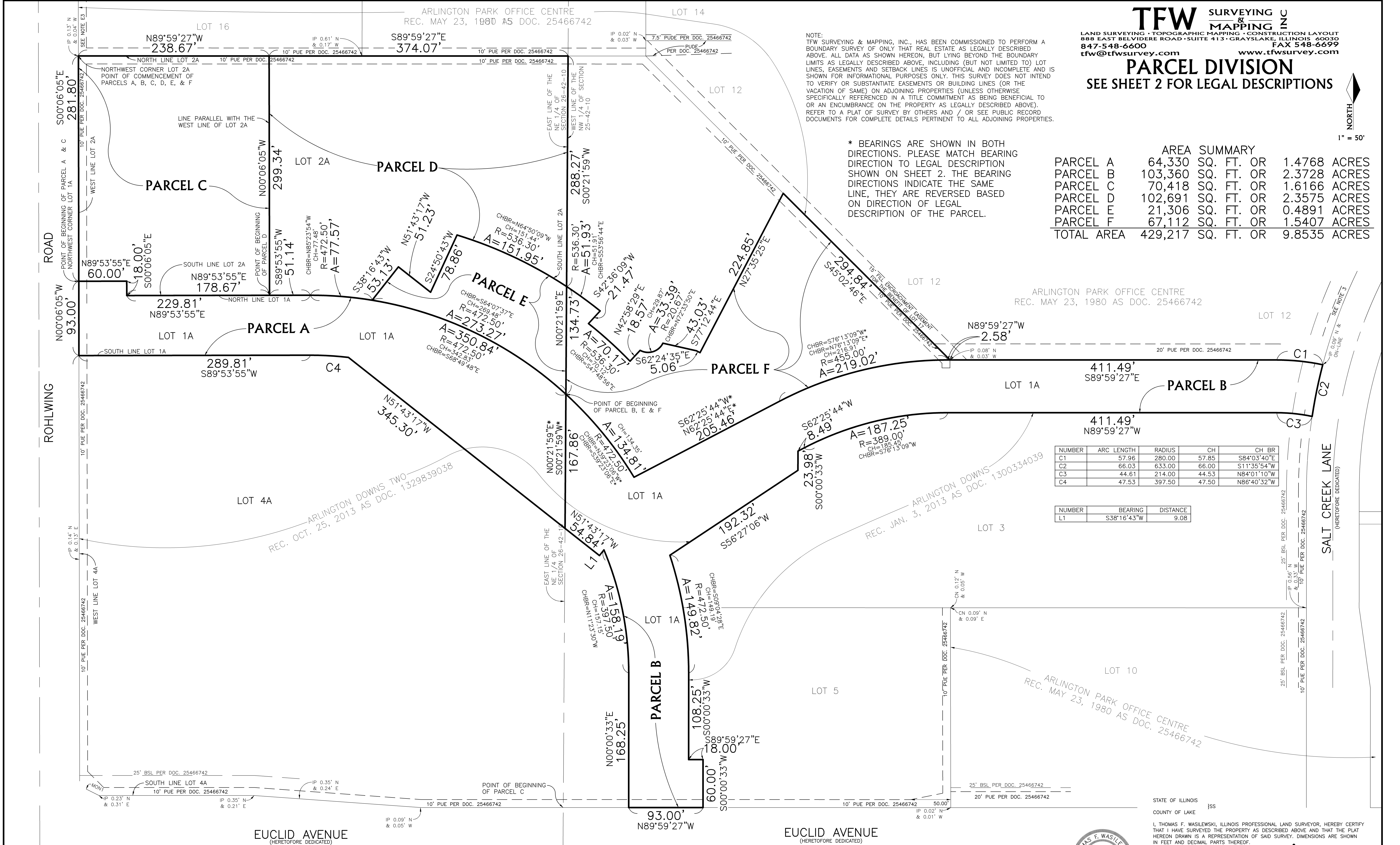


NOTE:
 TFW SURVEYING & MAPPING, INC., HAS BEEN COMMISSIONED TO PERFORM A BOUNDARY SURVEY OF ONLY THAT REAL ESTATE AS LEGALLY DESCRIBED ABOVE. ALL DATA AS SHOWN HEREON, BUT LYING BEYOND THE BOUNDARY LIMITS AS LEGALLY DESCRIBED ABOVE, INCLUDING (BUT NOT LIMITED TO) LOT LINES, EASEMENTS AND SETBACK LINES IS UNOFFICIAL AND INCOMPLETE AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY DOES NOT INTEND TO VERIFY OR SUBSTANTIATE EASEMENTS OR BUILDING LINES (OR THE VACATION OF SAME) ON ADJOINING PROPERTIES (UNLESS OTHERWISE SPECIFICALLY REFERENCED IN A TITLE COMMITMENT AS BEING BENEFICIAL TO OR AN ENCUMBRANCE ON THE PROPERTY AS LEGALLY DESCRIBED ABOVE). REFER TO A PLAT OF SURVEY BY OTHERS AND / OR SEE PUBLIC RECORD DOCUMENTS FOR COMPLETE DETAILS PERTINENT TO ALL ADJOINING PROPERTIES.

* BEARINGS ARE SHOWN IN BOTH DIRECTIONS. PLEASE MATCH BEARING DIRECTION TO LEGAL DESCRIPTION SHOWN ON SHEET 2. THE BEARING DIRECTIONS INDICATE THE SAME LINE, THEY ARE REVERSED BASED ON DIRECTION OF LEGAL DESCRIPTION OF THE PARCEL.

AREA SUMMARY

PARCEL A	64,330 SQ. FT. OR	1.4768 ACRES
PARCEL B	103,360 SQ. FT. OR	2.3728 ACRES
PARCEL C	70,418 SQ. FT. OR	1.6166 ACRES
PARCEL D	102,691 SQ. FT. OR	2.3575 ACRES
PARCEL E	21,306 SQ. FT. OR	0.4891 ACRES
PARCEL F	67,112 SQ. FT. OR	1.5407 ACRES
TOTAL AREA	429,217 SQ. FT. OR	9.8535 ACRES



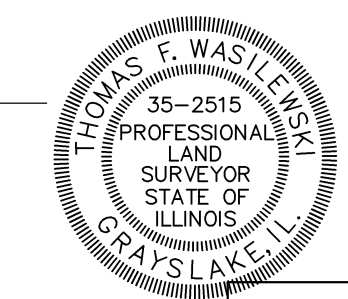
NUMBER	ARC LENGTH	RADIUS	CH	CH BR
C1	57.96	280.00	57.85	S84°03'40"E
C2	66.03	633.00	66.00	S11°35'54"W
C3	44.61	214.00	44.53	N84°01'10"W
C4	47.53	397.50	47.50	N86°40'32"W

NUMBER	BEARING	DISTANCE
L1	S38°16'43"W	9.08

DATE: AUGUST 17, 2015 (REMOVE & REVISE PARCELS)
 DATE: AUGUST 4, 2015 (150895)
 ORDER NO: 151015
 PROJ. NO: 1300.1
 FOR: FIRSEL ROSS
 PROJ. NAME: ARLINGTON DOWNS
 Copyright © TFW Surveying & Mapping, Inc., 2015. All rights reserved.
 Professional Design Firm Registration #184-002793.

NOTE:
 NO PROPERTY CORNERS SET AT THE REQUEST OF THE CLIENT.

NOTE:
 PARCEL LETTERS PROVIDED BY THE CLIENT.



STATE OF ILLINOIS §SS
 COUNTY OF LAKE
 I, THOMAS F. WASILEWSKI, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS DESCRIBED ABOVE AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 4th DAY OF AUGUST, 2015.
 Thomas F. Wasilewski
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515

EX2.0 - PLAT OF SURVEY



1 EXISTING CONDITIONS
 EX3.0 SCALE: 1" = 80'-0"

EX3.0 -EXISTING CONDITIONS SITE PLAN

**NOT FOR
 CONSTRUCTION**

NO. ISSUED FOR DATE



OKW
 Architects
 600 West Jackson Blvd
 Chicago, IL 60661
 T 312.798.7700
 F 312.798.7777
 www.okwarchitects.com

ARLINGTON DOWNS
 PUD APPLICATION
 ARLINGTON HEIGHTS, IL
 EXISTING CONDITIONS SITE
 PLAN

DRAWN BY: CHECKED:

DATE:
 May 04, 2017
 PROJ. NO.:
 16093

SHEET NO.:
 EX3.0

© 2017 OKW ARCHITECTS



Item: Napleton/Arlington Lanes Parking Lot - 3435 N. Kennicott Ave.f- T1595

Department: Planning & Community Development Department

Requested Action

– A Land Use Variation to allow a motor vehicle sales parking lot not contiguous to an automobile sales room, within the M-1 Zoning District.

Variations Required

– None identified at this time.

Recommendation

The Staff Development Committee has reviewed the proposed Land Use Variation and parking Variation and is generally supportive, subject to the following conditions:

1. Provide a written justification to support the proposed Land Use Variation as per the following criteria outlined in the Zoning Ordinance:
 - 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 Land Use Variation is solely for Arlington Napleton and/or their future assignees and subject to their maintaining a central dealership facility in Arlington Heights.
3. In the event that the subject property is redeveloped, or if Napleton discontinues use of the parking area on the subject property, the Village shall repeal the Ordinance that grants approval of this Land Use Variation.
4. Parking lot landscape screening shall be installed along Kennicott Avenue within 60 days of Ordinance approval and this landscaping shall be maintained by the property owner.
5. Napleton vehicle parking shall be restricted to the areas as shown on Exhibit I.

6. A maximum limit to the number of vehicles that Napleton can store on the subject property shall be determined as part of the Plan Commission process.

7. No vehicle repairs shall be allowed on the subject property.

8. The petitioner shall provide a parking survey over a two week period that surveys the parking lot between the hours of noon and midnight on Friday and Saturday. Additional restrictions may be required once a parking survey has been received.

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.

ATTACHMENTS:

Description

Staff Report

Aerial

Narrative

Type

Board or Commission Report

Exhibits

Correspondence



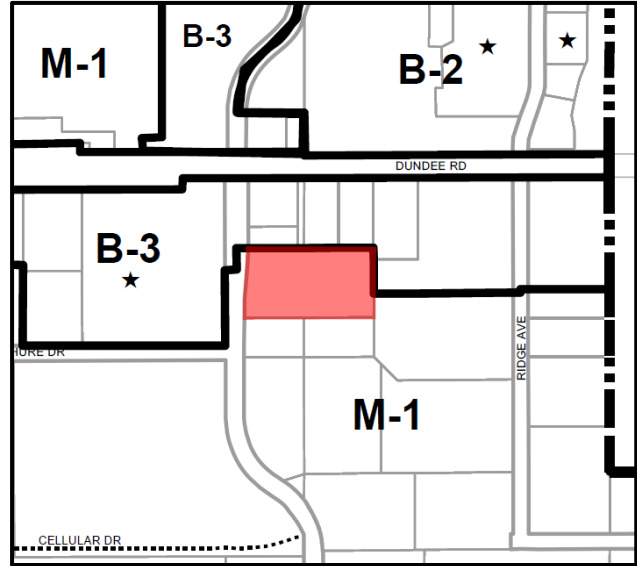
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1595
Project Title: Napleton/Arlington Lanes
 Parking Lot
Address: 3435 N. Kennicott Ave.
PIN: 03-07-200-046

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard,
 Development Planner
Meeting Date: May 10, 2017
Date prepared: May 5, 2017

Petitioner: Richard P. Brandstatter
Address: One Oakbrook Terrace
 Suite 600
 Oakbrook Terrace, IL 60181

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3	1-story medical office building	Commercial
South	M-1	1-story multi-tenant office building	Commercial
East	B-3 and M-1	Arlington Heights Ford Dealership, multi-tenant light industrial office complex, auto repair business	Commercial
West	B-3	North Arlington Atrium multi-tenant office complex	Commercial

Requested Action:

1. A Land Use Variation to allow a motor vehicle sales parking lot not contiguous to an automobile sales room, within the M-1 Zoning District.

Variations Required:

1. None identified at this time.

Project Background:

The subject property is located on the northern end of Arlington Heights and currently occupied by the Arlington Lanes bowling facility, which contains 40 bowling lanes, a bar, food service, and a game room (pool tables, darts, etc.) that can be converted into a banquet space for events when needed. Arlington Lanes is open 9:00am to midnight on Sunday thru Thursday and 9:00am to 1:00am on Friday and Saturday during the Fall. During the Summer, their hours are 10:00am to 11:00pm Monday, Tuesday, Thursday and Sunday, and 10:00am to midnight on Wednesday, Friday and Saturday. The subject property is located within the M-1, Research, Development and Light Manufacturing Zoning District.

Approximately 400 feet to the west of the subject property is the Napleton Group auto dealership, which experienced a 60% increase in sales during 2016. As such, employment, services, and car inventory have also increased to a point where there is a parking shortage on the property. The Napleton Group has executed an agreement with Arlington Lanes to utilize 76 of the 230 parking spaces on the Arlington Lanes property for storage of excess automobile inventory that cannot be accommodated on the Napleton property. Although formal approval from the Village has not yet been received, the capacity constraints on the existing Napleton site have caused the dealership to begin utilizing the bowling alley parking lot.

Zoning and Comprehensive Plan

Motor vehicle sales parking lots are only allowed when “continuous to and adjoining [an] automobile sales room for the sale of automobiles under the same ownership”, and furthermore, this use is not allowed within the M-1 Zoning District. Therefore, a Land Use Variation to allow a motor vehicles sales parking lot **not** contiguous to an automobile sales room within the M-1 Zoning District is required. As part of the Land Use Variation approval process, the petitioner must provide written justification demonstrating compliance with the following standards of approval:

- ***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 Comprehensive Plan classifies the subject property as “Commercial”, and the existing bowling alley complies with this designation. The parking of additional vehicles on the site, which vehicles will be used to support a nearby commercial use, is also compliant with the Comprehensive Plan.

Any Land Use Variation for the site should be conditioned upon Arlington Napleton maintaining a central dealership facility within Arlington Heights. Furthermore, if the Arlington Lanes property is ever redeveloped in the future, or if Napleton discontinues use of the parking area, the Village will take action to repeal the Ordinance granting the Land Use Variation. Finally, as part of the Plan Commission application, Napleton shall provide a copy of the agreement with Arlington Lanes that gives the dealership the right to park their vehicles on the subject property.

Site and Building

The applicant has not proposed any alterations to the site or building. As no alteration to the existing parking lot has been proposed, there are no site plan or building issues that need to be addressed as part of this application.

Landscaping

As part of the formal Plan Commission process, staff will analyze the existing parking lot landscaping on the Arlington Lanes site to ensure that missing or dead landscaping is replaced. Furthermore, since Napleton has already begun use of the bowling alley site, staff has become aware that the porters who pull the cars in and out of the Arlington Lanes parking lot have been driving over the grass and curb in-between the parking lot and street. In order to discourage this, staff recommends the installation of additional landscaping in this area that will prevent the porters from driving over the grass and curbs. This landscaping will also provide additional screening for the cars parked on the site.

Traffic and Parking

Per zoning requirements, the Arlington Lanes is required to provide 166 parking spaces for the bowling alley use; 230 parking spaces are provided on the site (see Table I below), creating a 64. With the lease of 75 spaces by Napleton, the bowling alley will have only 155 spaces dedicated for their use, which falls below code requirements. Therefore, a Variation to reduce the parking requirements is required. Furthermore, with 230 parking spaces on the site, seven handicap parking stalls are required; only two handicap parking stalls are currently provided on the site. When the parking lot is re-striped at some point in the future, these handicap parking spaces must be added, which will mean the requested Variation will actually be to allow 150 parking spaces where 166 spaces are required.

A parking survey shall be provided in order to substantiate the adequacy of 150 parking spaces for Arlington Lanes, which survey shall be conducted between the hours of noon and midnight on Friday and Saturday over a period of two weeks. Additionally, since the bowling alley is also used for banquet functions, a list of banquet events (including event attendance figures) must be provided for the days in which the survey was conducted. Based on this parking survey, additional restrictions on parking may be required.

Parking in drive aisle and on any area that is not paved shall be prohibited. Furthermore, any repair work on automobiles must be conducted on the Napleton site and is not allowed on the subject property. Finally, parking shall only be allowed in defined spaces on the Arlington Lanes site as outlined in Exhibit I, and the total number of vehicles that Napleton can store on the subject property must be determined as part of the Plan Commission process.

Table I – Parking Calculations

ADDRESS	CODE USE	GROSS SQUARE FOOTAGE	SEATING AREA SQUARE FOOTAGE	NUMBER OF LANES	PARKING REQUIREMENT	PARKING REQUIRED
3435 N. Kennicott Ave.	Bowling Alley	N/A	N/A	40	3 spaces per bowling lane	120
3435 N. Kennicott Ave.	Restaurant	N/A	1,412	N/A	1 space per 45 sq. ft. of seating area	31
3435 N. Kennicott Ave.	Amusement Device Arcade	4,463*	N/A	N/A	1 space per 300 sq. ft.	15
					Total Required	166
					<i>Total Provided</i>	230
					<i>Minus Napleton Spaces</i>	-75
					<i>Minus Handicap Spaces</i>	-5
					Surplus / (Deficit)	(11)

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation and parking Variation and is generally supportive, subject to the following conditions:

1. Provide a written justification to support the proposed Land Use Variation as per the following criteria outlined in the Zoning Ordinance:
 - ***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.***

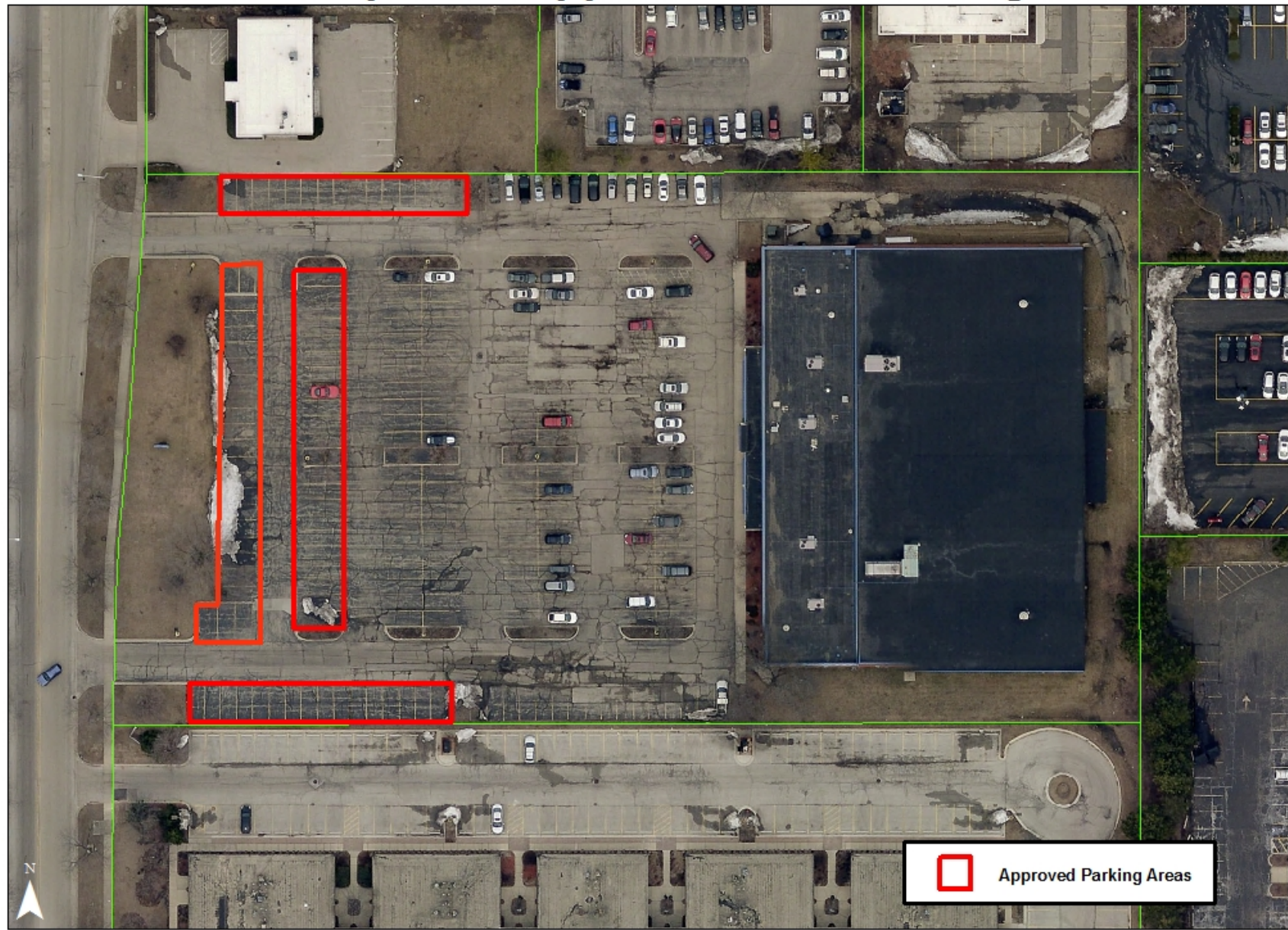
- ***The plight of the owner is due to unique circumstances.***
 - ***The variation, if granted, will not alter the essential character of the locality.***
2. The Land Use Variation is solely for Arlington Napleton and/or their future assignees and subject to their maintaining a central dealership facility in Arlington Heights.
 3. In the event that the subject property is redeveloped, or if Napleton discontinues use of the parking area on the subject property, the Village shall repeal the Ordinance that grants approval of this Land Use Variation.
 4. Parking lot landscape screening shall be installed along Kennicott Avenue within 60 days of Ordinance approval and this landscaping shall be maintained by the property owner.
 5. Napleton vehicle parking shall be restricted to the areas as shown on Exhibit I.
 6. A maximum limit to the number of vehicles that Napleton can store on the subject property shall be determined as part of the Plan Commission process.
 7. No vehicle repairs shall be allowed on the subject property.
 8. The petitioner shall provide a parking survey over a two week period that surveys the parking lot between the hours of noon and midnight on Friday and Saturday. Additional restrictions may be required once a parking survey has been received.
 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.

May 5, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1595

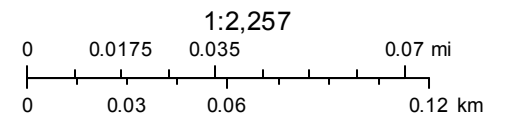
Exhibit I - Napleton Approved Auto Storage Areas



Aerial - 3435 N Kennicott



May 5, 2017



THE NAPLETON GROUP
NORTH AMERICAN REAL ESTATE MANAGEMENT
ONE OAKBROOK TERRACE
SUITE 600
OAKBROOK TERRACE, ILLINOIS 60181
TEL: (630) 455-2945 FAX: (630) 530-9981

April 25, 2017

Charles Witherington-Perkins
Director of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Charles,

This letter is for the purpose of describing the circumstances of our request for a zoning variation to park inventory cars for our dealership located at 1155 W Dundee on the bowling alley property across the street. The primary factor for this need is our growth in sales. While that is good news for all concerned it does cause a space (parking) shortage for the Dealership.

During calendar year 2015 we sold 1,980 vehicles – during 2016 we sold 3,175 vehicles. This 60% increase in sales was accompanied by a similar increase in our service business. In addition the increased volume was accompanied by an increase in employment. We anticipate that sales will continue to improve in 2017 and beyond. All of this means that the Dealership requires more parking. While we would certainly prefer to keep all of the parking on our site and under our control, we simply do not have enough room. We have arranged to lease additional parking from the bowling alley across Kennecott from our location.

I have attached a Google Earth map indicating the locations of the parking which we wish to use. The cars parked in this location will be inventory cars, therefore they can be parked closer to one another than in a commercial parking lot. The number of cars that can be parked in this location is between 80 – 100 cars. If we are unable to park in the bowling alley, we will need assistance to find another nearby location for parking or our sales will be stunted.

We appreciate all of the help and cooperation we receive from Arlington Heights and look forward to our ongoing growing success.

Very truly yours,

Richard P Brandstatter

Richard P. Brandstatter
Director of Real Estate



Item: Toy Shop & Motolounge - 1728 W. Algonquin Rd. - T1584

Department: Planning & Community Development Department

Requested Action

1. A Special Use Permit to allow Motor Vehicle Sales.

Variations Required

1. Chapter 28, Section 11.4-2, to reduce the required off-street parking from 68 spaces to 49 spaces.
2. Chapter 28, Section 6.12-1(2)a, to waive the requirement for a Traffic and Parking Study.

Recommendation

The Staff Development Committee has reviewed the proposed Special Use Permit to allow Motor Vehicle Sales, the parking Variation to reduce the required parking from 68 spaces to 49 spaces, and the Variation to waive the requirement for a Traffic and Parking Study and is generally supportive of the application, subject to the following conditions:

1. Provide a written justification to support the proposed Special Use Permit as per the following criteria outlined in the Zoning Ordinance:
 - 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.
2. The petitioner shall not provide any classes or seminars unless a Variation to further reduce the parking requirements associated with such classroom/seminar use is also approved.

3. All vehicle repairs shall occur within the building and the overhead door shall remain closed during all repair operations.
4. A Plat of Survey shall be required with any formal Plan Commission application.
5. A fully dimensioned floor plan that delineates the size and area of each of the different uses within the unit shall be required with any formal Plan Commission application.
6. The petitioner shall repair the slatted chain like fence at the rear of the subject property.
7. The petitioner shall install a code-compliant dumpster enclosure on the subject property.
8. Staff shall analyze the onsite landscaping as part of the formal Plan Commission application and any deficient landscaping shall be replaced.
9. The petitioner shall provide a detailed parking assessment which includes a parking survey conducted during the hours of operation for the business on one weekday and one Saturday over a two-week period.
10. 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
 Business Narrative
 Dumpster & Fence
 Fence - Close-Up
 Floor Plan - Shaded

Type

Board or Commission Report
 Exhibits
 Correspondence
 Exhibits
 Exhibits
 Exhibits



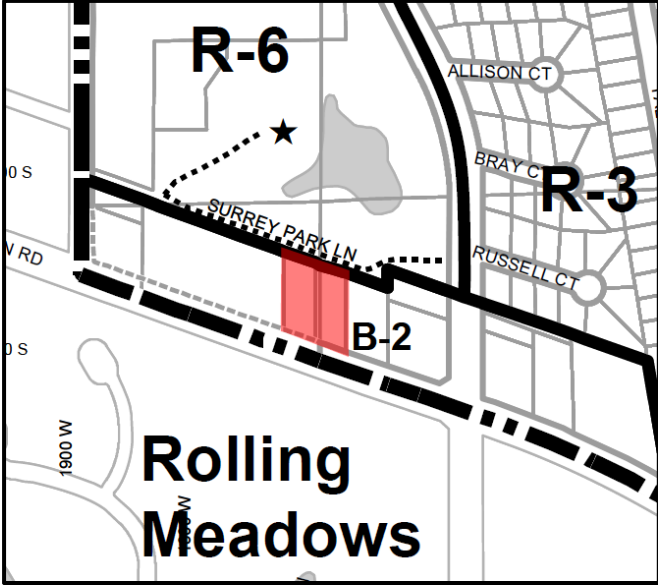
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

Temp File Number: T1584
Project Title: Toy Shop & Motolounge
Address: 1728 W. Algonquin Rd.
PIN: 08-08-401-043, 08-08-401-042

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard,
 Development Planner
Meeting Date: May 10, 2017
Date prepared: May 5, 2017

Petitioner: Mike Taylor
Address: 1728 W. Algonquin Rd.
 Arlington Height, IL 60005

Existing Zoning: B-2: General Business District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6	Multi-Family Residential (Surrey Park Condominiums)	Moderate Density Multi-Family
South	Village of Rolling Meadows		
East	B-2	Restaurant (Penang Malaysian Cuisine)	Commercial
West	B-2	Multi-Tenant Shopping Center (Plaza Del Grato)	Commercial

Requested Action:

1. A Special Use Permit to allow Motor Vehicle Sales.

Variations Required:

1. Chapter 28, Section 11.4-2, to reduce the required off-street parking from 68 spaces to 49 spaces.
2. Chapter 28, Section 6.12-1(2)a, to waive the requirement for a Traffic and Parking Study.

Project Background:

The subject property is located along West Algonquin Road approximately 300 feet west of the intersection of Algonquin Road and New Wilke Road, and is currently occupied by a multi-tenant office building of approximately 19,000 square feet. Current tenants include two medical offices, the Toy Shop & Motolounge (which opened in April of this year), and a 7,800 square foot vacant unit. The Toy Shop & Motolounge is a retail business specializing in motorcycles and motorcycle accessories. Currently, the business only sells motorcycle accessories, gear, and parts, however, the applicant would like to expand the scope of the business to include motorcycle sales and repair. Hours of operation for the business are 11:00am to 8:00pm Tuesday thru Friday, 11:00am to 6:00pm on Saturday, and noon to 5:00pm on Sunday. The business is closed on Mondays. The subject property is zoned B-2, General Business District.

Primary access to the site comes from two driveway entrances along Algonquin Road. The eastern entrance provides access solely to the subject property and the western entrance is a shared driveway entrance with the neighboring Plaza Del Grato shopping center. This shared driveway is not a primary entrance point to the shopping center and only provides access to the non-public entrances at the rear of the shopping center. The eastern and western drive aisles on the subject property are connected through the rear to provide for circulation throughout the site. Access onto Algonquin Road is not restricted, meaning that cars can leave the subject site to travel both eastbound and westbound on Algonquin Road. Additionally, there is a shared left turn lane in the center of Algonquin Road. The subject property contains a total of 49 parking spaces.

Zoning and Comprehensive Plan

Motor vehicle sales is classified as a special use within the B-2 Zoning District and therefore a Special Use Permit is required if the Toy Shop & Motolounge would like to sell motorcycles. The motor vehicle sales use classification permits “auxiliary service and repairs in conjunction [to sales] if conducted wholly within a completely enclosed building”. Therefore, approval of a Special Use Permit for motor vehicles sales will also allow the service and repair of automobiles. As part of the Special Use Permit approval process, the petitioner must provide written justification demonstrating compliance with the following standards of special use approval:

- 1. That said special use is deemed necessary for the public convenience at this location.***
- 2. 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.***
- 3. 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 Comprehensive Plan classifies the subject property as “Commercial” and the sale of motorcycles and accessories is consistent with this designation.

It should be noted that the subject unit contains an approximately 700 square foot mezzanine area that the applicant initially wanted to use for product training seminars and motorcycle safety classes. On the current site plan this space is shown as to be used for the “lounge” portion of the business, which will function as the waiting area for customers whose vehicles are being serviced. The use of this space as a classroom for seminars and training classes would change the parking requirements and extent of the needed Variation, so the applicant shall either commit to using the space as a lounge only, or adjust the Variation request to accommodate for the parking deficit as calculated based on the use of the space as a classroom. The petitioner has recently stated that given the size of the mezzanine, it probably wouldn’t be feasible to use as a classroom/seminar space.

Site and Building

The applicant has not proposed any alterations to the site or building. Staff notes that there is an existing 6’ tall slatted chain link fence along the rear of the property line where the subject property abuts the Surrey Park Condominiums. This fence is missing several slats and as part of the Plan Commission process the applicant should, at

a minimum, repair the missing slats or replace the fence with a 6’ tall wooden fence to provide an attractive screen between the subject property and residential area to the rear.

Additionally, the property is served by a singular dumpster located at the northeast corner of the site. This dumpster is not screened with the required dumpster enclosure, and staff recommends that a condition of approval be added to require the construction of a code-compliant dumpster enclosure for this dumpster.

Finally, the applicant has provided a conceptual floor plan for the space showing the different areas for each use. As part of the Plan Commission application, the applicant should provide a fully dimensioned floor plan for the space, which delineates the size and area for each of the different uses within the unit.

Landscaping

No additional landscaping has been proposed in conjunction with this Special Use Permit. Based on a cursory site visit, it appears that the existing landscaping is fairly well maintained, however, as part of the formal Plan Commission review process, staff will perform a detailed analysis of the landscaping to ensure that no landscape material is missing or dead.

Staff notes that a Plat of Survey has not yet been provided so it is unknown if the existing fence at the rear of the property line has been constructed along the rear property line or if there is sufficient greenspace on the other side of the fence (that would still be part of the subject property) to add additional landscape screening. Once a Plat of Survey has been received, staff will analyze the potential for additional landscape screening on the condominium side of the fence to enhance the buffer between the subject property and the residential property to the rear.

Traffic and Parking

Per Section 6.12-1(2)a, any Special Use Permit for projects over 5,000 square feet in size and located along a major or secondary arterial as defined in the Official Thoroughfare Plan are required to submit a Parking and Traffic Study. As the subject unit is 5,200 square feet in size, a formal Parking and Traffic study is required. Given the relatively small size of the subject property, and due to the location of the subject property on a four lane major arterial (with a dedicated “fifth” lane for left turns), staff believes the traffic impact of the proposed use to be minimal. Therefore, staff supports a Variation to waive the requirement for a formal Parking and Traffic Study by a qualified professional engineer.

An analysis of the parking requirements is shown in Table I below:

Table I – Parking Calculations

Tenant	Use	SF	Employees	Bays	Parking Ratio	Parking Required	
Molecular Imaging of Arlington Heights	Medical Office	2,731			1 per 200 SF	14	
Advanced Orthopedic Association	Medical Office	3,000			1 per 200 SF	15	
VACANT	General Office	7,800			1 per 300 SF	26	
Toy Shop & Motolounge - Service	Auto Service Station	2,547	3	1	1 per employee plus 3 per bay	6	
Toy Shop & Motolounge - Parts/Accessories	Retail	1,888			1 per 300 SF	6	
Toy Shop & Motolounge - Sales	Motor Vehicle Sales	765			1 per 600 SF	1	
TOTAL SQUARE FOOTAGE		18,731			PARKING REQUIRED	68	
						<i>PARKING PROVIDED</i>	49
						<i>SURPLUS / (DEFICIT)</i>	(17)

As outlined in the table above, a Variation to reduce the parking requirements from 68 spaces to 49 spaces is required. The petitioner has stated that when motorcycle service and repairs operations begin, only one mechanic will be needed and the existing service bay will be sufficient for repairs. However, the business narrative indicates that the property owner may wish to increase the number of bays to four, which will alter the parking requirement and increase the extent of the variation needed. Additionally, the petitioner has said that when the repair portion of the business is successful, he anticipates three mechanics will be needed and the parking requirements have been based off of this figure. The petitioner should acknowledge that any increase in the number of service bays within the unit will require an amendment to the Variation.

In order to justify the parking Variation the petitioner should provide a detailed parking assessment which includes a parking survey to identify the existing demand for parking on the subject property. The survey shall be conducted during the hours of operation for the business, and shall include one weekday and one Saturday over a two-week period. Based on the parking survey, staff will analyze if the site has capacity to handle any increase in parking demand that will be generated by the proposed use.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit to allow Motor Vehicle Sales, the parking Variation to reduce the required parking from 68 spaces to 49 spaces, and the Variation to waive the requirement for a Traffic and Parking Study and is generally supportive of the application, subject to the following conditions:

1. Provide a written justification to support the proposed Special Use Permit as per the following criteria outlined in the Zoning Ordinance:
 1. ***That said special use is deemed necessary for the public convenience at this location.***
 2. ***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.***
 3. ***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.***
2. The petitioner shall not provide any classes or seminars unless a Variation to further reduce the parking requirements associated with such classroom/seminar use is also approved.
3. All vehicle repairs shall occur within the building and the overhead door shall remain closed during all repair operations.
4. A Plat of Survey shall be required with any formal Plan Commission application.
5. A fully dimensioned floor plan that delineates the size and area of each of the different uses within the unit shall be required with any formal Plan Commission application.
6. The petitioner shall repair the slatted chain like fence at the rear of the subject property.
7. The petitioner shall install a code-compliant dumpster enclosure on the subject property.
8. Staff shall analyze the onsite landscaping as part of the formal Plan Commission application and any deficient landscaping shall be replaced.
9. The petitioner shall provide a detailed parking assessment which includes a parking survey conducted during the hours of operation for the business on one weekday and one Saturday over a two-week period.
10. 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.

May 5, 2017

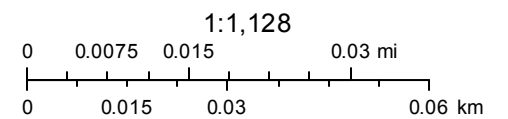
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1595

Aerial - 1732 W Algonquin Rd



May 5, 2017



The Toy Shop
1728 W. Algonquin Rd.
Arlington Heights, IL 60005
224.232.8224
info@tsmotolounge.com

The Toy Shop was founded in 2015 in Schaumburg, Illinois by Mike Taylor and Victor Baranovici with a goal to educate the community on the safety of riding and its integrity. The Toy Shop provides high quality gear, parts, and accessories to all types of riders, no matter their age or gender. Due to the Schaumburg location no longer being suitable for the demand and growth of The Toy Shop, Taylor and Baranovici made the decision to relocate April 1, 2017. They relocated to a facility with more features and potential in Arlington Heights, Illinois and opened in record time, just 15 days due to the demand from the community.

Currently, The Toy Shop has received many inquiries about the servicing and sales of motorcycles. The current building in Arlington Heights, is equipped with a showroom floor, sprinkler system, and a private warehouse for authorized personnel only. It is equipped with a motolounge that serves as a nice waiting area for customers to relax in (free play of darts, pool, football, tvs, arcade machine). The next step to ensuring the riding communities safety is with a *special use permit* to perform regular maintenance. This new location in Arlington Heights, ensures all safety measures are met allowing for a safe service department and motorcycle sales on the showroom floor. The 2,500 square foot warehouse allows for the potential of four service bays to preform certified maintenance.

Also, with a *special use permit* and a showroom floor it allows for great potential for motorcycle sales. After acquiring the *special use permit*, we plan on offering financing on the sales of motorcycles to our customers. By offering financing, we allow the average consumer to comfortably purchase a motorcycle. Financing allows for rapid growth in the motorcycle sales industry.

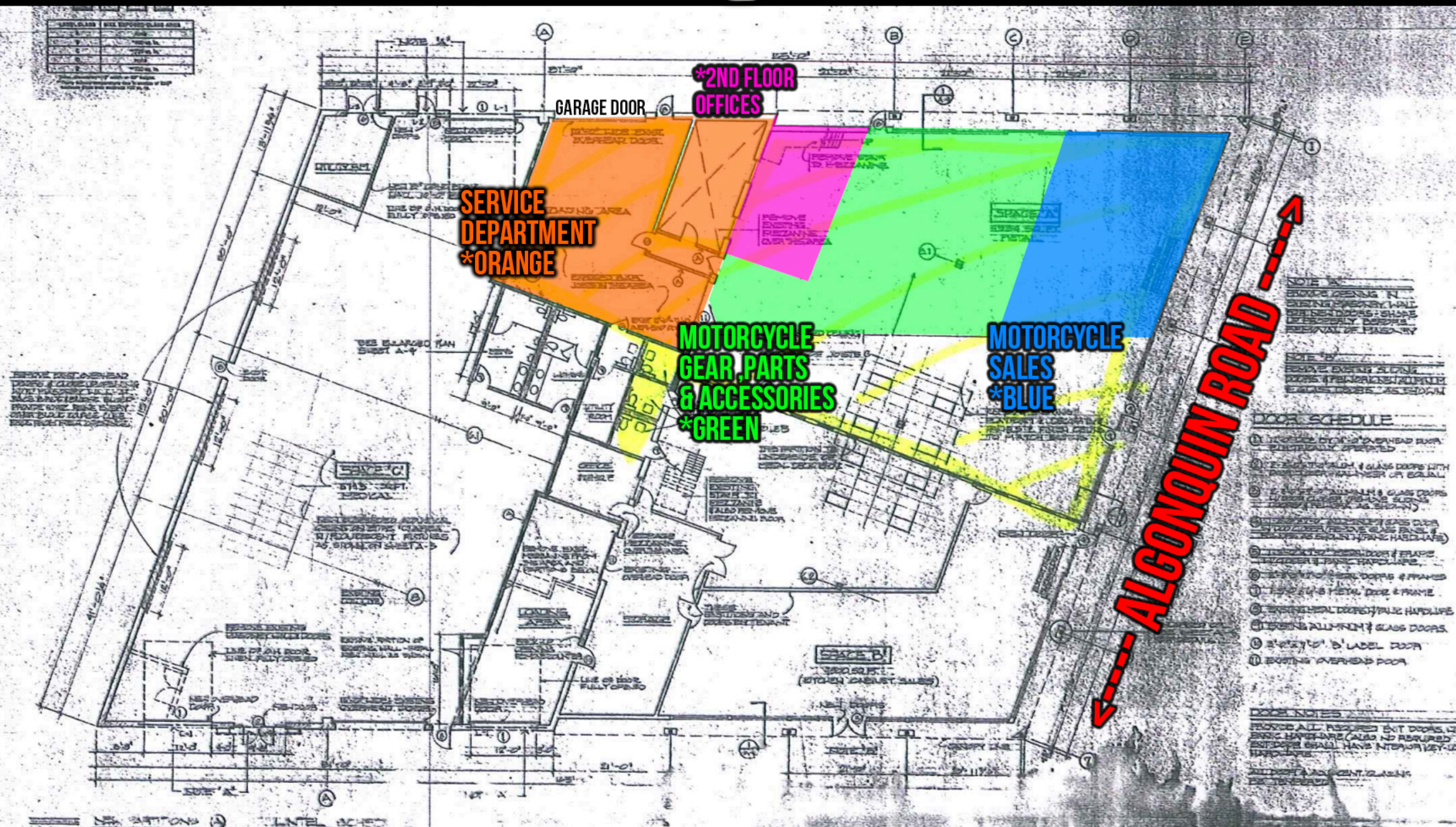
The Toy Shop is a highly reputable company as seen from our reviews. Taylor and Baranovici's goal is to obtain a *special use permit* and potentially expand to the connected vacant building. With the riding community expanding every year, our demand for service and motorcycle sales, has been requested countless numbers of times, we're here to make a difference and become Chicago's One Stop Shop for all motorcyclist needs.







The Toy Shop



1728 ALGONQUIN ROAD - ARLINGTON HEIGHTS IL