

STAFF DEVELOPMENT COMMITTEE REPORT

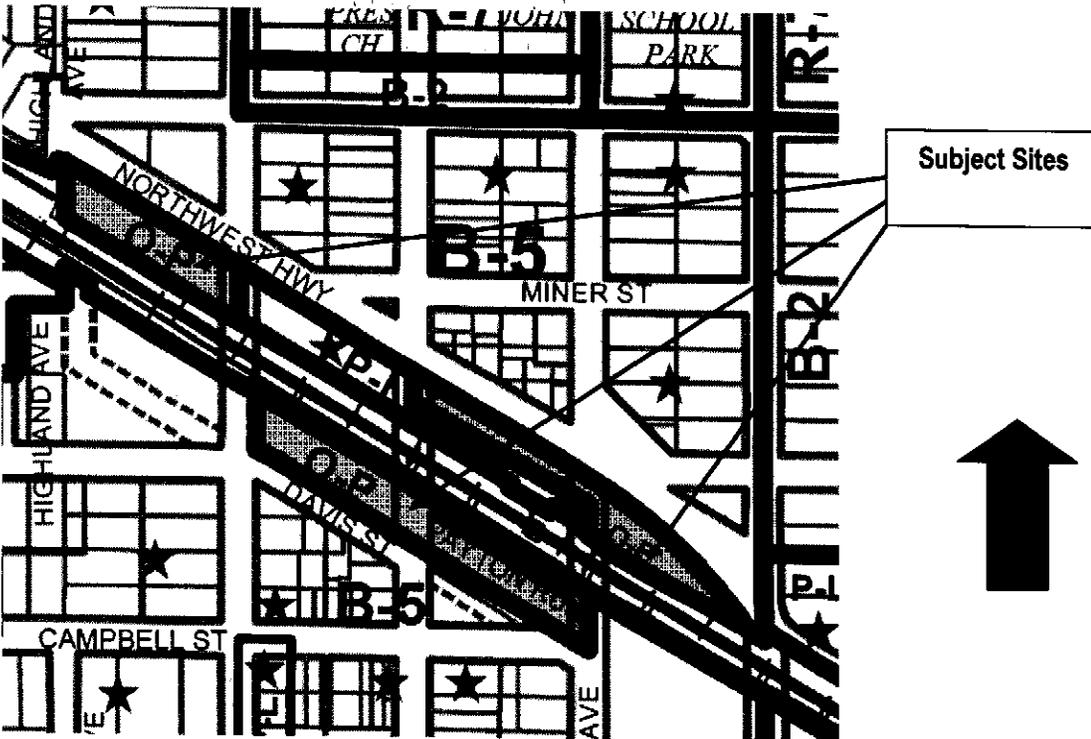
To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: October 24, 2012
 Date Prepared: October 18, 2012
 Project Title: Village Initiated Rezoning
 Address: Various parcels located within the Downtown and next to the Metra Commuter Station

BACKGROUND INFORMATION

Petitioner: Village of Arlington Heights
 Address: 33 S. Arlington Heights Road
 Arlington Heights, Illinois 60005
 Existing Zoning: O-P, Off Street Parking

Requested Action:

1. A rezoning of the two commuter parking lots and open green space along Northwest Highway from O-P, Off Street Parking to P-L, Public Lands
2. A rezoning of the private bank lot from O-P, Off Street Parking to B-5, Downtown District
3. A Preliminary/Final Planned Unit Development for the two commuter parking lots and open green space along Northwest Highway



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Various Mixed Use Buildings	Mixed Use
South	B-5, Downtown District	Jewel and other Mixed Use Buildings	Mixed Use
East	B-5, Downtown District	Arlington Town Square	Mixed Use
West	R-6, Multi-Family Dwelling	Multi-family Condominiums	Moderate Density Multi-Family

Summary:

On August 8, 2012 the Arlington Heights Plan Commission recommended approval of various text amendments to Chapter 28 (Zoning) of the Village of Arlington Heights Municipal Code. Among these included modifications to the Permitted Use Table and

the elimination of the O-P, Off Street Parking district as this district is not necessary given that the code includes the P-L district, which is appropriate zoning designation for the property. The aforementioned amendment was recommended for approval by the Plan Commission, but did not get forwarded to the Village Board until the proposed rezoning occurred.

The O-P district is intended to provide "...parking facilities for business districts which attract a large volume of transient vehicular traffic. Districts so designated are restricted to public and private parking areas which serve a concentration of business uses". Currently, there are only three areas that are zoned O-P and are located within the downtown along south side of Northwest Highway and adjacent to the Metra commuter train station.

The combined area of the three O-P districts is 3.19 acres (138,956 square feet). The east parcel, which located on the north side of the railroad tracks, is 0.95 acres (41,268 square feet) and includes public walkways, open space, and clock tower. The middle parcel, which is located on the south side of the railroad tracks, is 1.49 acres (65,025 square feet) and includes Commuter Parking Lot E, Payton Run, and the private parking lot (0.75 acres) that serves the Chase Bank at 1 E. Campbell Street. The west parcel, which is located on the north side of the railroad tracks and west of Vail Avenue, is 0.75 acres (32,549 square feet) and includes a public walkway and Commuter Parking Lot A.

Zoning and Comprehensive Plan

The Village initiated rezoning would rezone the public sidewalk, clock tower, and open green space along Northwest Highway, Commuter Parking Lot A, and Commuter Parking Lot E from O-P to P-L, Public Lands. According to Chapter 28, Section 5.1-19, the intent of the P-L, district is to "...provide areas for public facilities which serve the citizens of Arlington Heights. Such facilities shall be arranged in accordance with an approved Planned Unit Development". Therefore in conjunction with the aforementioned rezoning, Staff would also recommend that these parcels be impressed with a PUD. Moreover, the rezoning to P-L is also consistent with the Village's Comprehensive Plan, which designates the aforementioned areas as Government.

With respect to private bank parking lot, this area would be rezoned to B-5, Downtown district as it is under private ownership and serves the existing bank facility. Said rezoning is consistent with the Village's Comprehensive Plan, which designates this property as Mixed Use.

Recommendation

The Staff Development Committee recommends **approval** of a rezoning from O-P, Off Street Parking to P-L, Public Lands for Commuter Parking Lots A and E and the open green space along Northwest Highway, a rezoning from O-P, Off Street Parking to B-5, Downtown District for the private parking lot that serves the bank, and a Preliminary/Final Planned Unit Development for Commuter Parking Lots A and E and the open green space along Northwest Highway.



October 18, 2012

Charles Witherington-Perkins, Director of Planning and Community Development

Cc: William C. Dixon, Village Manager
All Department Heads