

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning & Community Development
Meeting Date: August 28, 2013
Date Prepared: August 21, 2013
Project Title: Camelot Park
Address: 1005 E. Suffield Drive

BACKGROUND INFORMATION

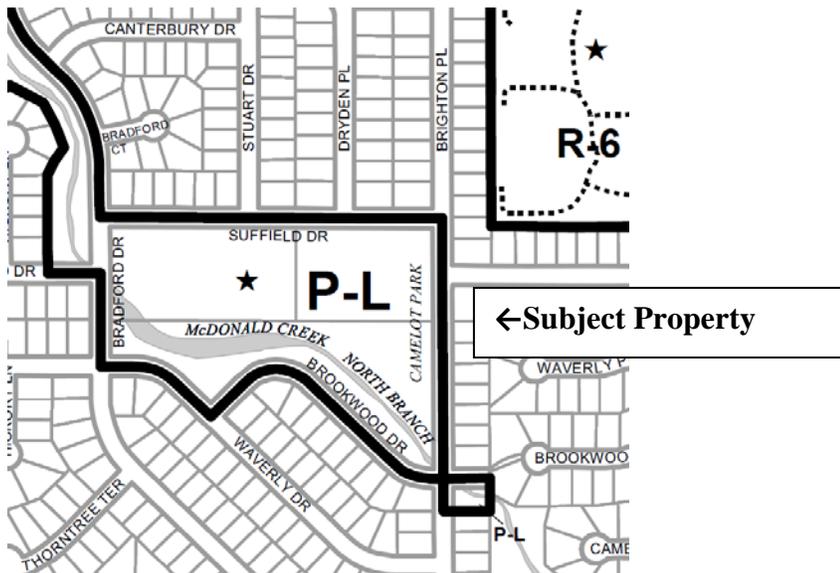
Petitioner: Arlington Heights Park District (AHPD)
Address: 410 N. Arlington Heights Road
 Arlington Heights, IL 60004
Existing Zoning: PL Public Land

Requested Action:

- An amendment to Planned Unit Development Ordinances 78-019 and 01-041
- A Special Use to allow a community center / recreation building in the PL (Public Land) District.

Variations Identified:

1. A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a certified traffic engineer.
2. A variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of required parking stalls from 383 to 72 spaces.



Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family	Single Family Homes	Single Family Detached
South	R-3, One Family	Single Family Homes	Single Family Detached
East	R-3, One Family	Single Family Homes	Single Family Detached
West	R-3, One Family	Single Family Homes	Single Family Detached

Background Summary:

Camelot Park is 14 acres and located along Suffield Drive between Brighton Place, Bradford Drive and Brookwood Drive. The existing park includes passive and active recreational facilities such as a baseball field, tennis courts, basketball courts, swimming pool, and a 10,300 sf community center/bathhouse. The site includes 45 parking spaces with access off Suffield Drive.

Request

The AHPD proposes to renovate the existing bath house/community center and construct a new 12,950 addition along the south elevation which will include a gymnasium, several multi purpose rooms, and an elevated running track. The height of the addition is 35 feet. The total floor area will be 23,250 sf. Outdoor improvements include:

- Reduce number of basketball courts from two to one;
- Reconfigure the parking lot from a two way to a one way system with angled parking;
- Expand the parking on site from 45 to 72 spaces;
- Eliminate the existing driveway off Suffield Drive across from Dryden Place;
- Shift the western most driveway along Suffield Drive so that it aligns with Stuart Drive;
- Relocate the pick up / drop off area from north of the building to the west side of the building;
- Construct a detention basin between the reconfigured basketball court and existing tennis courts;
- Install a fire lane along the south elevation that extends from the new pickup / drop off area to Brighton Place.

The AHPD also held several neighborhood meetings to discuss the Master Plan for Camelot Park in 2009, 2010 and 2013. A summary of these meetings is provided in the attached memo dated March 25, 2013 from FGM Architects. In addition, the AHPD has secured a Park and Recreational Construction Grant to assist with funding of these improvements.

Plat and Subdivision Committee Meeting Summary

The Committee met on April 10, 2013 and was supportive of the Petitioner's request. The primary comments were in regards to demonstrating that there is adequate parking on-site and on adjacent streets to meet peak parking demands.

Zoning and Comprehensive Plan

Property zoned PL (Public Land) is required to obtain a Planned Unit Development. The proposed development plan necessitates that the previous PUD is amended, and that a Special Use is granted for the community center. Two variations are sought which are discussed in the Traffic and Parking section of this report. The most recent amendment in 2001 included certain improvements to the park such as an expansion of the pool house, pool facilities, and parking lot.

As part of the formal review process, a written justification to the special use criteria below has been provided.

- **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 Park District provided their response to these criteria in a letter dated 8/21/13 (see attached). The Staff Development Committee reviewed the aforementioned justification and supports the proposed action as the park improvements are necessary to meet the needs of the public; the site plan and parking improvements will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, and; 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 proposal is also consistent with the Comprehensive Plan, which designates this site as Parks.

Building, Site Plan and Landscaping

The Design Commission reviewed and recommended approval of the proposed exterior modifications on July 23, 2013. The tallest portion of the community center will be the new gymnasium at 35 feet. The gym is well positioned towards the center of the Park away from the residential homes. In addition the Park District plans to add 24 trees on site, as well as extensive shrubs, perennials, and ornamental grasses. Also, of the 132 trees on site, 105 will be preserved, 6 transplanted, and 21 removed. Proper precautions should be taken to protect the preserved trees during construction.

The site plan includes a newly designed parking lot for 72 autos and will function with one-way circulation west to east. The number of driveways is being reduced from three to two, with the west driveway now aligning with Stuart Drive. The existing middle exit drive across from Dryden Place will be eliminated. The east drive (exit) is in the same location as the current east drive.

A new 20 foot wide fire lane was required by the Village and will run from the parking lot around the south side of the new gym (and will pass over a portion of the new basketball court), out to Brighton Place. The driveway at Brighton Place will be restricted to emergency use.

Also, a site lighting photometric plan was provided which demonstrates that the lighting levels at the property line are 0.0 foot candles. Lighting will be most intense at the basketball court, which is to the south of the new gymnasium.

Bike racks accommodating 20 bicycles are currently located at Camelot Park. The petitioner has indicated that this is a sufficient number for this park.

Traffic and Parking

Village Code requires a traffic and parking study for uses classified as Institution Non-residential, for developments 20,000 sf or greater when located on a collector, sub-collector or local street. In lieu of a full traffic and parking study, the Park District provided and extensive parking study, requiring the following variations:

- **A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer.**
- **A variation from Chapter 28, Section 11.4, Schedule of Required Parking to allow a reduction to the minimum number of parking stalls from 383 to 72 spaces.** (refer to Table B in the Appendix for the Code Required Parking Calculation)

In order to grant a variation, the petitioner must demonstrate that the three hardship criteria have been met as follows:

- **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.**

The Park District has responded to the variation criteria in letters attached, dated 8/2/13 and 8/21/13.

Previously in 2001, a parking variation was granted to allow a reduction to on-site parking from 300 to 72 (this included 27 landbanked stalls that were never constructed). The current request by code requires 383 spaces whereas 72 are provided on-site. The SDC concurs with the variation as the petitioner has provided an extensive parking study which supports the variation. On-site parking is increasing from 45 to 72, and on-street parking adjacent to the Park provides an additional 190 spaces as depicted in **Table 3** of the petitioner's parking study. It should be noted though that the on-street parking demand for the top seven pool attendance days in 2013 included parking on Suffield, Brighton and Dryden, so although there is available on-street parking on Brookwood, Waverly, and Bradford, those streets are not typically utilized during the summer peak. None the less, as demonstrated in **Table 8**, the peak parking demand for the top seven pool attendance days in 2013 was 75 parking spaces. This included 39 in the parking lot, 23 on Suffield, 9 on Dryden, and 4 on Brighton.

Extrapolating for the new community center, and using parking counts and pool attendance data from 2012 (**Table 7** of the parking study), and 2013 (**Table 8** of the parking study), as well as pool attendance data from 2000 (in the Appendix of the parking study), the data analyzed demonstrates that the parking ratio required for pool attendees is 0.12 per person. This indicates that most attendees walk or bike to the pool. **Table 9** demonstrates that using the 0.12 (or 12%) parking ratio for the maximum pool peak (739) results in a parking demand of 93 for the pool. The other uses at the park at the Summer peak would generate an additional demand of 50, for a total peak summer demand of 143 spaces. Parking provided includes 72 on-site, 28 on Suffield, and 36 on Brighton adjacent to the park for a total supply of 136 (this does not include the other streets as they are not utilized by patrons during the summer peak). As demonstrated by the parking counts in **Table 8**, patrons also use Dryden (maximum usage 15 spaces). Keep in mind that the average Summer day pool attendance is about 300 patrons (compared to the maximum figure of

739 used to determine peak Summer parking demand). Therefore the typical pool parking demand is about 36, far less than the peak calculation of 93. Also, the Fall, Winter and Spring seasons generate far less demand for parking (**Table 9**).

Table A: Future Supply and Demand: Peak Demand by Season

<i>Supply:</i>		<i>Demand Peak:</i>				
		Summer	Fall	Winter	Spring	
On Site	72	Pool	93	0	0	0
Suffield	28	Community Center	50	41	38	41
Brighton	36					
Total	136	Total	143	41	41	41

*Note: There are an additional 126 on-street spaces adjacent to the Park on Brookwood, Waverly, and Bradford. In addition, patrons tend to use Dryden during Summer peak as it's closer to the entrance (max observed 15 autos).

The data provided demonstrates that on a peak demand Summer day, there is enough parking on-site and on-street to accommodate the current and future uses at Camelot Park. It should be noted that there is some spill over onto Dryden during the Summer as it's closer to the pool entrance. The Village will continue to monitor parking in the vicinity of the Park and make adjustments to parking restrictions if necessary.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of an amendment to Planned Unit Development Ordinances 78-019 and 01-041; a Special Use for a Community Center / Recreation Building in the PL (Public Land District); a variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the required traffic and parking study from a certified traffic engineer; and a variation from Chapter 28, Section 11.4, Schedule of Required Parking, to allow a reduction to the minimum number of required parking stalls from 383 to 72 spaces. This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

August 21, 2013

Bill Enright, Deputy Director of Planning and Community Development

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

Appendix

Table B: Camelot Park Code Required Parking
Prepared by Planning and Community Development on 8/19/13

Use	SF	Occupancy	Parking Ratio	Parking Required
Existing Pool		739	30% occupancy	222
Gymnasium*	8,196	164	30% occupancy	49
Administrative/Office	605		1 space / 300 square feet	2
Multi-purpose**	4,096	273	30% occupancy	82
Walking Track & Warm Up Area*	4,579	92		28
Total Required				383
Total Provided				72
Surplus / (Deficit)				(311 spaces)
On Street Parking				190 spaces
Revised Surplus / (Deficit)				(121 spaces)

*Per IBC, occupancy for Gymnasium is 50 SF net (8,196 SF/50 = 164 occupants X 0.3 = 49 parking spaces)

*Per IBC, occupancy for Gymnasium/Walking Track/Warm Up Area is 50 SF net (4,579 SF/50 = 92 occupants X 0.3 = 28 parking spaces)

** Per IBC, occupancy for Multi-Purpose is 15 SF net (4,096 SF/15 = 273 occupants X 0.3 = 82 parking spaces)