

**STAFF DEVELOPMENT COMMITTEE REPORT**

To: Plan Commission  
 Prepared By: Bill Enright, Deputy Director Planning and Community Development  
 Meeting Date: April 23, 2014  
 Date Prepared: April 16, 2014  
 Project Title: Arlington Downs Amendment  
 Address: 3400 W. Euclid Avenue

**BACKGROUND INFORMATION**

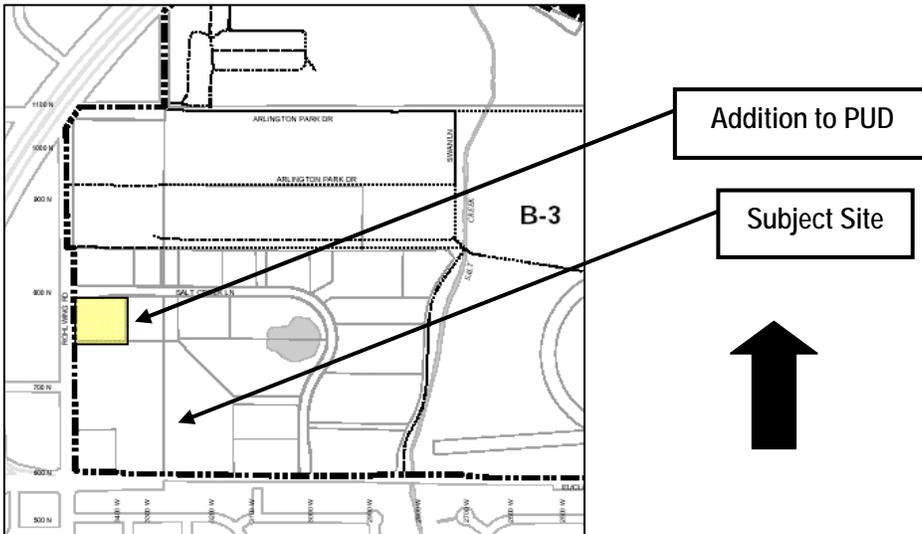
Petitioner: Gary Wendt  
 Address: Argent Group  
 3400 W. Euclid Avenue  
 Arlington Heights, Illinois 60005  
 Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District and B-2, General Business District

**Requested Action:**

1. An amendment to the previously approved Planned Unit Development Ordinances 12-006 and 12-039 to incorporate 3555 Salt Creek Lane and other modifications to the site and previous conditions of approval, including conceptual approval of a 6,000 s.f restaurant in Zone B.
2. A Rezoning of 3555 W. Salt Creek Lane from B-3 to B-2.
3. An Amendment to the Comprehensive Plan for 3555 W. Salt Creek Lane from Offices Only to Commercial.
4. A Special Use to allow an Amusement Device Arcade, Large.
5. An Amendment to Special Use granted in Ord.#12-006 to allow a hotel that has a total of 161 rooms in Zone B2.

**Variations Required:**

1. A variation from Chapter 28, Section 5.1-11.1a to allow lodging rooms below the second floor.
2. A variation from Chapter 28, Section 11.4 to allow a reduction to the required parking from 2,562 parking stalls to 2,013 parking stalls.



**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:**

In 2012, the Village Board of Trustees approved the Arlington Downs mixed use development which included 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 as originally approved would include:

- 657 luxury apartment units,
- 300 limited service hotel rooms (in two phases),
- The reopening of the water park with a 1,000 person occupancy and a new 10,000 square foot entry addition along the west building elevation.
- 115,300 square feet of commercial/retail space,
- 2,140 parking spaces.

**Current Request**

The Petitioner has acquired the lot at the southeast corner of Rohlwing Road and Salt Creek Lane (3555 W. Salt Creek Lane) which is currently developed with a 16,000 square foot office building. This property would be an extension of Zone B of the development, and referred to as Zone B2. The hotel would be relocated from the approximate location just west of the water park to this new location. The Developer has a commitment from Starwood to construct a 161-room hotel. In addition, modifications are proposed to the approved Zone B, including a 6,000 square foot restaurant adjacent to Rohlwing Road, modified parking areas, and a larger "Family Entertainment Center" addition to the Water Park building. A second phase hotel is not contemplated at this time. In addition the petitioner is proposing to not construct the approved parking garage in Zone B, therefore parking in Zone B will be surface parking only. It should be noted that the Special Use approval for the garage will remain in effect if the petitioner wishes to implement this garage in the future. Also in retail Zone D, one of the two 5,100 square foot retail buildings adjacent to the pavilion has been eliminated and the pavilion plaza slightly reduced in size (with the pavilion moved slightly to the east to align with the Tower front doors) to provide an additional 48 parking spaces in Zone D.

**Requested Revisions and Amendments to PUD Conditions**

The petitioner has requested two amendments to certain conditions of the PUD approval as stipulated in Ordinance #12-006 (Preliminary PUD) and 12-039 (Final PUD), as follows:

- Ordinance #12-006, Section Nine, Building Site Landscaping Condition #1: This condition requires that the petitioner construct a decorative entry sign at the northeast corner of Euclid and Rohlwing as part of Phase One, which is currently under construction. The request is to delay said sign until the retail phase of the project. Staff concurs with the request but recommends that the sign be constructed with the retail Zone D phase or within three years, whichever is earlier.
- Ordinance #12-006 Section Nine Traffic and Parking Condition #7 and Ordinance #12-039 Section Two Condition 2a. both require a left turn lane for east bound Euclid Avenue at the main entry drive to the development, to be installed as part of Phase One (renovation of the former Sheraton Tower). The petitioner has requested that implementation of this improvement be left to Cook County as the County is not requiring said left turn lane at this time (the County is requiring at this time that signage prohibiting left turns during the PM peak is installed). Staff concurs but would recommend that this improvement be implemented concurrent with Phase Two, which is the construction of the hotel and water park addition.

**Plat and Subdivision Committee**

The Committee met on October 9, 2013 and had a series of general questions. The petitioner was encouraged to move forward with the zoning actions.

**Zoning and Comprehensive Plan**

Several zoning actions are requested as listed on page 1 of this report. In order to obtain a Special Use the following criteria must be met as follows:

- That said special use is deemed necessary for the public convenience at this location.

- That such case will not, under any 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 petitioner has provide a response to the Special Use request for the Amusement Device Arcade, Large, which is part of the Family Entertainment Center / Water Park. Staff concurs with the request and finds this use unique to the Village and finds no adverse impacts from this use to the surrounding properties. In addition, Staff supports the amendment to the hotel Special Use to relocate the hotel to Zone B2. Staff would continue to encourage the petitioner to explore a second phase to the hotel if market conditions are favorable.

The request requires an Amendment to the Comprehensive Plan for the 3555 W .Salt Creek Lane property, to amend the Land Use Map from Offices Only to Commercial, in order to be consistent with the zoning. Staff supports this amendment.

In addition, two variations are sought which are discussed later in this report.

### Building Related Issues

The Design Commission approved the Family Entertainment Center in November, 2013 and the hotel in February, 2014. Several conditions of approval were made and shall be required of the developer as part of the PUD amendment. Overall the new hotel and Family Entertainment Center are of quality design and material and in keeping with the remainder of the development, including the Design Guidelines for this project. More detail on the architecture can be found in the Design Commission report and minutes.

Furthermore, the proposed plan includes lodging rooms on the first floor, which requires the following variation:

- *A variation from Chapter 28, Section 5.1-11.1a to allow lodging rooms below the second floor.*

The Petitioner has submitted a response to the following hardship criteria, justifying the variation, in Section 10 of the binder:

- 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(s), if granted, will not alter the essential character of the locality.

Staff concurs with the request as lodging rooms on the first floor are typical of limited service hotels and have no negative impact on surrounding properties at this location.

### Site Plan and Landscaping

Incorporating the Salt Creek Lane property allows for the hotel to be situated at the perimeter of the site, which in turn enhances the newly designed vehicular access in front of the Family Entertainment Center / Water Park. The entrance to this facility is now at the west end rather than the less visible north end, and the new configuration is better for circulation for pick up and drop offs. Although the hotel is somewhat removed from the remainder, the petitioner has incorporated extensive pedestrian walkways to provide safe and direct access from the hotel to the water park and south to the retail and restaurants.

The petitioner has designed a very nice landscape plan which extends the extensive landscaping that is part of the Planned Unit Development. The petitioner has requested relief from one of the conditions of approval regarding the timing of implementation of the corner entry sign at Euclid and Rohlwing Roads. Staff concurs that this element can be delayed until the retail Zone D commences, but there should be a time limit that the sign be implemented within three years if Zone D has not commenced. In the meantime, the area around the current Village entry sign shall be landscaped with additional plant material, to be maintained by the owner of Zone D.

The plaza area which surrounds the pavillion in front of the Zone A residential tower has been modified to allow for additional parking in Zone D. Staff does not object to this modification to reduce the plaza as the pavillion / plaza is still quite large and will provide a very nice gathering space and amenity for the development.

Parking

The petitioner has submitted a revised traffic and parking study. As part of the original PUD approvals, a parking variation was granted to allow a reduction to the minimum number of parking stalls from 2,526 to 2,015. However the parking supply was increased to 2,140 with landbanked parking during the Final PUD approvals, coupled with other modifications which resulted in reducing the parking required to 2,505 (See Attached Table A for parking code analysis). The new proposal requires a parking variation to reduce the parking from 2,562 required to 2,013 proposed. This is a slight increase of 38 spaces to the previously approved variation. It should be noted that the reduced parking supply is a result of eliminating the underground parking structure in Zone B (hotel and water park zone).

<u>Parking</u>	<u>Current PUD</u>	<u>Proposed Amendment</u>
Required by Code:	2,526	2,562
Supply:	2,140	2,013
Deficit by Code:	(386)	(549)
Peak Demand (Shared Parking Analysis):	1,891	1,825
Supply:	2,140	2,013
Surplus based on Peak Demand:	+249	+188

The following parking variation is required:

- A variation from Chapter 28, Section 11.4 to allow a reduction to the required parking from 2,562 parking stalls to 2,013 parking stalls.

Said variation can be supported as the petitioner has provided an extensive shared parking analysis which demonstrates that the peak parking demand is estimated at 1,825 at 7:00 PM weekdays and 1,792 at 7:00 PM weekends. The supply, with landbanked parking included, is 2,013 (1,904 without the landbanked parking). Overall the parking supply is adequate to meet peak demand. Analyzing parking zone by zone, there are deficits in Zone B/B2 as much as 120 spaces at 6:00PM weekdays and 107 at Noon weekends, however the adjacent Zone D has a surplus of 99 spaces at 6:00PM weekdays and a surplus of 55 at Noon weekends. The chart below summarizes the combined parking demand / supply for Zones B/B2 and D.

Zone B/B2 and D Parking Demand:

<u>Weekday:</u>	<u>Peak Demand</u>	<u>Supply</u>	<u>Surplus / (Deficit)</u>
Zone B/B2 (hotel and Family Entertainment/Water Park):	495	375	(120)
Zone D (retail/restaurant):	<u>274</u>	<u>373</u>	<u>99</u>
TOTAL:	769	748	(21)

<u>Weekend:</u>	<u>Peak Demand</u>	<u>Supply</u>	<u>Surplus / (Deficit)</u>
Zone B/B2:	482	375	(107)
Zone D:	<u>318</u>	<u>373</u>	<u>55</u>
TOTAL:	800	748	(52)

In addition, Zone A (Residential Tower) includes 37 surface spaces behind the building, with the possibility to increase the parking at that location to 65 with a garage structure. Also, parking agreements could be pursued with adjacent office building owners as the peak parking demand for office don't coincide with Arlington Downs peak demand. As a longer term alternative, The petitioner could implement the previously approved (Ord. 12-006, Section Five) underground garage in Zone B, which could add 175 spaces.

Lastly, the current PUD Ord. 12-006 Traffic and Parking Condition #3 states "If parking provided is insufficient as determined by the Village then the petitioner shall work with the Village to develop a parking mitigation plan that may include, but shall not be limited to, use restrictions and / or providing additional parking."

Traffic

The petitioner's traffic study estimates that the peak traffic generation for the PUD amendment will be 4% to 16% less than the current approved PUD. This decrease takes into account the demolition of the office building that will be replaced by the hotel. The new plan also eliminates the north driveway (which is presently just south of the new hotel location) onto Rohlwing from the site as traffic will now traverse to Salt Creek Lane to access Rohlwing. The current PUD requires several off site improvements which will remain such as, but not limited to, the following:

- Pedestrian activated crosswalk signals at Euclid/Rohlwing;
- Left turn lane for eastbound Euclid Avenue at the main entrance drive;
- Right turn lane on southbound Rohlwing at Euclid.
- Left hand turn lane for southbound Rohlwing into the main access drive.

Overall this plan is has less impact than the current PUD and provides enhanced access and circulation with the access to Salt Creek Lane.

RECOMMENDATION

It is recommended that the Plan Commission recommend approval to the Village Board the following actions:

1. Amendment to Planned Unit Development Ordinances 12-006 and 12-039 to incorporate 3555 W. Salt Creek Lane and other modifications to the site, including conceptual approval of a 6,000 s.f. restaurant in Zone B, and an amendment to previous conditions of approval as follows:
  - a. Ordinance #12-006, Section Nine, Building Site Landscaping Condition #1: That the entry sign at Euclid and Rohlwing Roads be constructed with the retail Zone D phase or within three years, whichever is earlier.
  - b. Ordinance #12-006 Section Nine Traffic and Parking Condition #7 and Ordinance #12-039 Section Two Condition 2a.: That the Euclid Avenue eastbound left turn lane into the main entrance drive be implemented concurrent with Phase Two, which is the construction of the hotel and water park addition.
2. Rezoning of 3555 W. Salt Creek Lane from B-3 to B-2.
3. An Amendment to the Comprehensive Plan for 3555 W. Salt Creek Lane from Offices Only to Commercial.
4. Special Use to allow an Amusement Device Arcade, Large.
5. Amendment to the Special Use granted in Ord. #12-006, to allow a hotel that has a total of 161 rooms in Zone B2.
6. Variation from Chapter 28, Section 5.1-11.1a. to allow lodging rooms below the second floor.
7. Variation from Chapter 28, Section 11.4 to allow a reduction to the required parking from 2,562 parking stalls to 2,013 parking stalls.

Said approval shall be conditioned on the following:

1. The proposed restaurant in Zone B shall require Special Use approval.
2. The area around the current Village entry sign shall be landscaped with additional plant material, to be maintained by the owner of Zone D, until such time the new entry sign is installed.
3. The area at the west end of Zone B shall be graded and seeded for grass until such time as the commercial building and related parking is constructed.
4. Compliance with the Design Commission approvals for the Hotel and Family Entertainment Center.
5. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies, in addition to all previous Ordinances for this project.

\_\_\_\_\_  
April 17, 2014

Bill Enright, AICP  
Deputy Director of Planning and Community Development

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

Table A: Parking Code Analysis – Approved PUD

Zone	Use	Area	Zone Code	Required Parking	Parking Provided
A	Residential	214 units	2 spaces/ unit	428	
	Restaurant (Tower)	3,700 SF	1 space / 45 SF	82	
	Health Club	17,350 SF	1 space / 250 SF	70	
	Retail	10,200 SF	1 space / 300 SF	34	
	<b>Total</b>			<b>614</b>	<b>470</b>
B	Water Park	1,000 occupants	30% occupancy	300	
	Hotel-Phase 1	145 rooms	1 space / room	145	
	Hotel-Phase 2	155 rooms	1 space / room	155	
	<b>Total</b>			<b>600</b>	<b>550</b>
C	Residential	443 units	2 spaces / unit	886	
	Office (Medical)	6,600 SF	1 space / 200 SF	33	
	<b>Total</b>			<b>919</b>	<b>720</b>
D	Restaurant	6,300 SF	1 space / 45 SF	140	
	Bank	4,700 SF	1 space / 300 SF	16	
	Medical/Dental	16,500 SF	1 space / 200 SF	83	
	Retail	18,700 SF	1 space / 300 SF	62	
	<b>Total</b>			<b>301</b>	<b>325</b>
E	Medical/Dental	5,900 SF	1 space / 200 SF	30	
	Retail	12,200 SF	1 space / 300 SF	41	
	<b>Total</b>			<b>71</b>	<b>75</b>
	<b>Gross Total</b>			<b>2,505</b>	<b>2,140</b>

Table B: Parking Code Analysis - Proposed Modifications

Zone	Use	Area	Zone Code	Required Parking	Parking Provided
A	Residential	214 units	2 spaces/ unit	428	
	Restaurant (tower)	3,700 SF	1 space / 45 SF	82	
	Health Club	17,350 SF	1 space / 250 SF	70	
	Retail	5,100 SF	1 space / 300 SF	17	
	<b>Total</b>			<b>597</b>	<b>470</b>
B	Water Park	1,000 occupants	30% occupancy	300	
	Hotel: Rooms	161 rooms	1 spaces/ room	161	
	Hotel: Conference space	4,600sf(300 person)	30% occupancy	90	
	Restaurant	3,500 SF (seating)	1 space / 45 SF	78	
	Family Entertainment	9,000sf (160 person)	30% of occupancy	48	
	<b>Total</b>			<b>677</b>	<b>375</b>
C	Residential	443 units	2 spaces / unit	886	
	Office (Medical)	6,600 SF	1 space / 200 SF	33	
	<b>Total</b>			<b>919</b>	<b>720</b>
D	Restaurant	6,300 SF(14,400)	1 space / 45 SF	140	
	Bank	4,700 SF	1 space / 300 SF	16	
	Medical/Dental	15,600 SF	1 space / 200 SF	78	
	Retail	19,600 SF	1 space / 300 SF	65	
	<b>Total</b>			<b>299</b>	<b>373</b>
E	Medical/Dental	5,500 SF	1 space / 200 SF	28	
	Retail	12,600 SF	1 space / 300 SF	42	
	<b>Total</b>			<b>70</b>	<b>75</b>
	<b>Gross Total</b>			<b>2,562</b>	<b>2,013</b>