

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: October 28, 2015
Date Prepared: October 22, 2015
Project Title: Arlington Downs
Address: 3400 W. Euclid Avenue

BACKGROUND INFORMATION

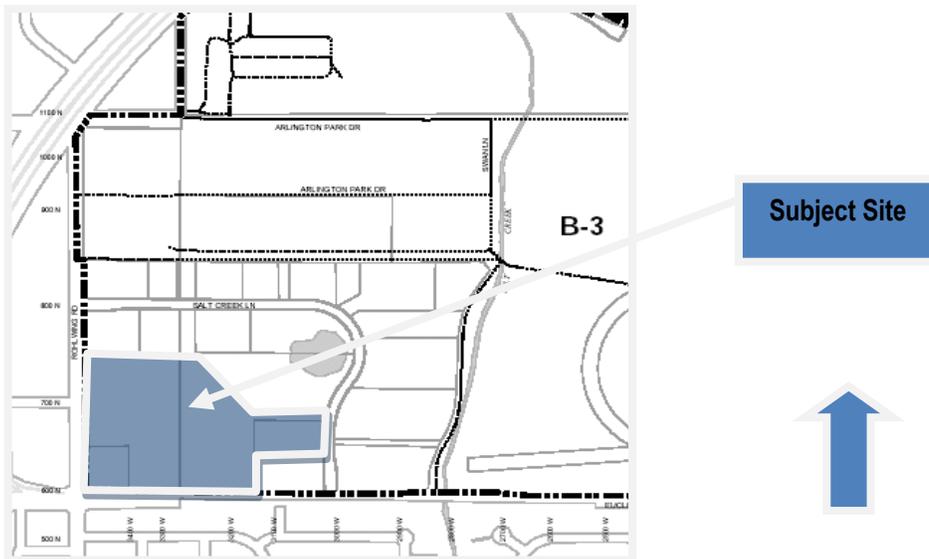
Petitioner: Jeffrey Funke
Address: Funke Architects
 515 Lincoln Ave.
 Winnetka, IL 60093
Existing Zoning: B-3, General Service, Wholesale and Motor Vehicle District

Requested Action:

1. Amendment to PUD Ordinances 12-006, 12-039 and 14-025 to allow modifications to the approved Arlington Downs development plan.

Variations Required:

- Chapter 28, Section 5.1-22.1, Conditions of Use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area, north of Building D1.
- Chapter 28, Section 11.4, Schedule of Parking Requirements from the required 2,526 spaces to allow 2,028 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 a subsequent amendment in 2014, 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 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;
- 100,750 square feet of commercial/retail space;
- 2,013 parking spaces.

A copy of the previously approved 2014 site plan is attached.

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 D and E;
- Eliminate two right-in, right-out curb cuts in Zone D (one on Euclid and one on Rohlwing);
- Enhanced plaza spaces in Zone D, including reintroducing a second outlot building (building D4) in front of the existing residential tower;
- Developing Zone E as a 12,000 square foot retail/restaurant building instead of the previously approved 12,000 square foot pharmacy with drive through and 5,000 sq ft of medical office;
- Eliminating a drive through bank in Zone D and a 7,000 sf restaurant in Zone B;
- Eliminating the requirement that a right turn lane for southbound Rohlwing Road (at Euclid) be installed.

Staff supports most changes as they are enhancements to the development plan, however staff at this time does not support the request to eliminate the right turn lane for southbound Rohlwing Road at Euclid Avenue. Staff is willing to evaluate this request further but will need to do so in consultation with staff from the city of Rolling Meadows and Cook County Department of Highways.

Requested Revisions and Amendments to PUD Conditions

Based on the changes to the proposed plans in Zone D and E, the petitioner is requesting the following amendments to certain conditions of the PUD approval as stipulated in Ordinance #12-006 (Preliminary PUD) , Ordinance #12-039 (Final PUD) and Ordinance #14-025 (PUD Amendment) as follows:

Original PUD

- Ordinance #12-006, Section Six: That conceptual approval is hereby granted for the following:
 - a. up to 20,000 square feet of restaurant space in Zones A and/or D;
 - b. a drive-through pharmacy in Zone E, and
 - c. a drive-through bank in Zone D.

The current request is for the conceptual approval of 26,825 SF of indoor restaurant space in Zones A, D and E, and an additional 6,400 square feet of outdoor restaurant space. The petitioner is no longer seeking to include a bank and pharmacy, each with a drive through. Staff concurs with these changes. Also staff concurs with the request for conceptual approval for restaurant space, however there are some concerns with the parking in Zone E, which may limit the amount of seating area for restaurants. Therefore Ordinance 12-006, Section Six should be repealed in its entirety. This amendment to the PUD would then include the following:

Conceptual approval is hereby granted for the following:

- a. "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, subject to further evaluation of parking during the Special Use process."

In addition, the following condition should also be repealed in its entirety::

- Ordinance #12-006, Section Nine: General Conditions, 5. Conceptual approval for future restaurant up to 20,000 SF gross total in Zones A and/or D.

Non Sales tax and Food and Beverage Tax Generators

The PUD Ordinance restricts the amount of square feet in Zones D, E and A as follows:

- Ordinance #12-006, Section Nine: General Conditions, 7. No more than 27,100 SF of gross leasable area in Zones D, E and Buildings #5 and #6 in Zone A, shall be leased to non-sales tax / food and beverage tax generators.

Buildings #5 and #6 in Zone A are now labeled buildings D4 and D5 and are in Zone D. The developer is proposing 15,000 sf of medical office in Building D1 and a 1,610 sf hair salon in building E1 for a total of 16,610 sf. These uses do not generate sales tax nor food and beverage taxes. As with the current PUD, staff continues to recommend a maximum amount of square feet so that the remainder of uses generate important sales and food and beverage taxes. Staff is recommending that the condition above be repealed and a new condition included in this PUD amendment so that no more than 20,000 SF of non- sales tax / food and beverage tax generators are allowed in Zones D and E combined, which allows for flexibility to add some additional service type uses in Zones D and E.

In addition staff recommends a maximum square footage of medical offices in Zone D and E to be capped at the current request, which is 15,000 square feet. Additional medical office in other zones may be feasible therefore there should be a cap of 21,600 square feet of medical office overall for the project (the additional 6,600 sf of medical is based on previous requests by the developer to allow for additional medical office, particularly in Zone C).

Plat and Subdivision Committee

The Plat and Subdivision Committee met on September 9, 2015 and provided positive feedback to the developer and recommended that they proceed forward with the petition.

Zoning and Comprehensive Plan

The petitioner is seeking an amendment to the underlying PUD Ordinances 12-006 and 12-039 and the amended PUD Ordinance 14-025 to allow for certain modifications to the previously approved Arlington Downs site development plan.

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 very supportive of the Petitioner moving forward with the proposed modifications as the unified site planning features will continue to be maintained.

Site Plan and Building Design

The Design Commission recommended approval of the new architectural design at their September 8, 2015 meeting. The new design 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 Tower One and the approved Sheraton Hotel building. Also the plaza spaces at the corner of the development between buildings D1 and D2 and between buildings D4 and D5 are more detailed and contemporary as well. In addition, the connectivity of the various buildings has been enhanced with decorative crosswalks, elimination of the bank drive through in Zone D, and better linkages between the two plazas in Zone D. The entry feature sign at the corner of Euclid and Rohlwing will require a separate review as Staff would like to work further with the petitioner on the design and size of this feature.

The proposed site plan delineates 5 retail buildings in Zone D which are proposed as a mix of retail, restaurant and medical office. Zone E consists of 1 retail building with restaurant and commercial uses. Also included is a 4,500 square foot restaurant and a child day care in Zone A (the existing residential building). The breakdown of square feet for Zones A, D and E is:

| <u>Building</u> | <u>Use</u> | <u>Square feet</u> |
|-----------------|-------------------------|--------------------|
| A | Mixed Residential/Comm. | 11,100 |
| D1 | Medical Office | 15,000 |
| D2 | Mixed Commercial | 11,350 |
| D3 | Mixed Commercial | 11,350 |
| D4 | Restaurant | 5,150 |
| D5 | Restaurant | 5,150 |
| E1 | Mixed Commercial | <u>12,000</u> |
| Total | | 71,100 |

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 (D1, D2, D3 and E1) meet the 15 foot setback requirement.
- Parking Lot Setbacks: 15 feet along Euclid Avenue and Rohlwing Road and 10 feet along Salt Creek Lane
The parking area, north of Building D1 does not meet the 15 foot setback requirement from Rohlwing Road (it is setback 10 FT). All other parking areas meet the setback requirement.

Therefore, the following variation is needed:

- Chapter 28, Section 5.1-22.1, Conditions of Use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area north of Building D1.

The petitioner submitted 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.

Staff does not object to this variation as it's for 10 parking spaces only, and still provides for a 10 foot setback allowing adequate space for landscaping.

On the following page is a chart comparing the current approvals and the proposed changes to the PUD.

| Arlington Downs 2015 PUD Amendment: Current and Proposed PUD | | | |
|---|--|--|---|
| | | Current PUD | Proposed Amendment |
| Zone A | Residential tower | 214 dwelling units | no change |
| | | 24,750 commercial (health club; restaurant) | Eliminate health club but add a day care; 11,100 sf (4,500 sf restaurant; 6,600 sf day care estimate) |
| | | 5,100 sf outlot (1) | moved to Zone D |
| Zone B | Hotel | 161 rooms / conference rooms | no change |
| | Water Park | 1,000 capacity | no change |
| Zone C | Residential Tower Phase 2 | 442 dwelling units | no change |
| | | 6,600 sf medical | No office / commercial |
| Zone D | Commercial | 46,200 sf | 48,000 sf |
| | | (15,600 sf medical dental; 1 restaurant; bank) | (15,000 sf medical; 3 restaurants) |
| Zone E | Commercial | 18,100 sf (commercial) | 12,000 sf |
| | | (or mix of 12,600 sf commercial & 5,500 sf med.) | (3 restaurants & 1,610 sf salon) |
| | Total Commercial (excluding Zone B) | 100,750 sf (27,700 sf medical) | 71,100 sf (15,000 sf medical) |

Traffic & Parking

The petitioner has submitted a detailed traffic and parking 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 B for more details on parking data):

| <u>Parking</u> | <u>Current PUD</u> | <u>Proposed Amendment</u> |
|--|--------------------|---------------------------|
| Required by Code: | 2,562 | 2,526 |
| Supply: | 2,013 | 2,028 |
| Deficit by Code: | (549) | (498) |
| Peak Demand (Shared Parking Analysis): | 1,825 | 1,858 |
| Supply: | 2,013 | 2,028 |
| Surplus based on Peak Demand: | +188 | +170 |

The following parking variation is required:

- **A variation from Chapter 28, Section 11.4 to allow a reduction to the required parking from 2,526 parking stalls to 2,028 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 1,858 at 6:00 PM weekdays and 1,814 at 12:00 PM weekends. Overall the parking supply of

2,028 is adequate to meet peak demand. Analyzing parking zone by zone, Zone B is the only zone with a deficit, which is 84 spaces at the peak demand hour (6:00pm weekdays). However the adjacent Zone D has a surplus of 165 spaces at 6:00PM weekdays. The chart below summarizes the combined parking demand / supply for Zones B and D.

Zones B and D Parking Demand:

| <u>Weekdays (6:00pm)</u> | <u>Peak Demand</u> | <u>Supply</u> | <u>Surplus / (Deficit)</u> |
|---|--------------------|---------------|----------------------------|
| Zone B (hotel and Family Entertainment/Water Park): | 498 | 414 | (84) |
| Zone D (retail/restaurant): | <u>291</u> | <u>456</u> | <u>165</u> |
| TOTAL: | 789 | 870 | 81 |

| <u>Weekends (12:00pm)</u> | <u>Peak Demand</u> | <u>Supply</u> | <u>Surplus / (Deficit)</u> |
|---------------------------|--------------------|---------------|----------------------------|
| Zone B: | 460 | 414 | (46) |
| Zone D: | <u>302</u> | <u>456</u> | <u>154</u> |
| TOTAL: | 762 | 870 | 108 |

Residential Zone A has a surplus of 59 spaces and residential Zone C is at the required parking, so there is some excess parking in Zone A to meet the needs of the other zones. Also, if the Zone A underground garage is made accessible to employees during the daytime, it would help address parking demand. Based on discussions with the developer the actual parking demand for the residential tower in Zone A is less than the 1.45 required per the PUD, therefore there may be excess parking available if needed. In addition, the PUD allows for an additional 28 spaces in Zone A just east of the tower if a two level garage is constructed if necessary. Zone A now includes a day care and restaurant. Both will require a Special Use.

Based on the proposed uses, Zone E is required by code to provide 144 parking spaces and 109 spaces are provided for a deficit of 35 spaces. The shared parking study estimates a peak weekday demand in Zone E of 105 spaces at 6:00pm, a surplus of 4. However the weekend peak demand increases to 146, a deficit of 37 spaces. Once specific restaurant users are identified a reduction in the total seating area within Zone E may be required or accommodations for employee parking made in Zone A to cover this demand shortfall for Zone E. Each restaurant will require a Special Use at which time specific seating areas, type of restaurant, and estimated parking demand can be evaluated and limited if necessary.

Site Access

The developer is proposing eliminating two curb cuts, one along Euclid Avenue and one along Rohlwing Road. Both were right-in right-out. Staff is in agreement with this change as it directs traffic to the two main access points along the main ring road. It also allows for better pedestrian circulation and connectivity within Zone D. The updated traffic study includes a warrant study that concludes that a traffic signal will be warranted at Euclid and the main ring road drive, however the County will likely require actual traffic counts to make the determination as to warrants being met for a new signal. The current PUD requires the developer to pay for the installation and maintenance of a future traffic signal if warranted.

The petitioner is requesting that the condition of the original PUD to require the installation of a right turn lane for southbound Rohlwing Road (to turn west onto Euclid Avenue), is eliminated as the traffic study analysis concludes that it is not necessary. Staff at this point does not concur with eliminating this requirement as the Village needs to confer with the City of Rolling Meadows and Cook County Department of Highways in order to determine if this right turn lane should be installed. However staff is agreeable to repealing this condition (and replace with a new condition). Thus, Ordinance 12-039, Section Two, #1.b. which currently states that the petitioner make the following improvement as part of Phase 2 (water park / Hotel) or with Phase 3,4 or 5 if any of those phase precede Phase 2:

“a right hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue. Implementation may occur at a later phase if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.”

Staff agrees to repeal this condition but in its place add a new condition as part of this PUD amendment to read as follows:

“The petitioner shall install a right hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5 if any of those phases precede Phase 2. Implementation may occur at a later phase, or not required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.”

The current PUD also requires a bike path along Euclid Avenue. The City of Rolling Meadows has obtained a grant to conduct preliminary engineering studies for the alignment of the path. An easement from this development may be necessary along Euclid Avenue to accommodate the bike path (maybe 2 to 3 feet). Therefore as a condition of approval Staff will recommend that the easement is granted if necessary.

RECOMMENDATION

The Staff Development Committee recommends approval of an amendment to PUD Ordinances 12-006, 12-039 and 14-025 to allow modifications to the approved Arlington Downs development plan including the following:

- Repeal Ordinance #12-006, Section Six, which granted conceptual approval for restaurants, a drive through bank and drive through pharmacy.
- Repeal Ordinance #12-006, Section Nine: General Condition #5 which granted conceptual approval for future restaurants.
- Repeal Ordinance #12-006, Section Nine: General Condition # 7 which limited the amount of non sales and food and beverage tax generators.
- Repeal Ordinance 12-039 Section Two, #1b regarding the current requirement for a right turn lane on Rohlwing Road.
- Conceptual approval for the following:
 - “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, subject to further evaluation of parking during the Special Use process.”

And variations to Chapter 28, Section 5.1-22.1, Conditions of Use from the required 15 foot setback for parking lots along Rohlwing Road to allow 10 feet for the parking area north of Building D1; and Chapter 28, Section 11.4, Schedule of Parking Requirements from the required 2,526 spaces to allow 2,028 spaces.

Said approval shall be subject to the following conditions:

1. No more than 15,000 SF of medical office is permitted in Zone D and E combined and no more than 21,600 SF of medical office is permitted for all zones.
2. No more than 20,000 SF of non-sales tax / food and beverage tax generators shall be allowed in Zones D and E combined.
3. The petitioner shall install a right hand turn lane from southbound Rohlwing Road to westbound Euclid Avenue as part of Phase 2 (hotel and water park), or with Phase 3, 4 or 5 if any of those phases precede Phase 2. Implementation may occur at a later phase, or not required at all, if agreed upon by both the Village of Arlington Heights and the City of Rolling Meadows.
4. The entry feature / sign at Euclid and Rohlwing Roads will require separate review by staff prior to issuance of a permit.
5. Developer shall grant an easement, if necessary, along Euclid Avenue to accommodate a portion of the proposed bike path.
6. All restaurants and the child day care will require Special Use approval.
7. The landscape plan shall be revised prior to Village Board consideration to address comments dated October 21, 2015 attached as Exhibit A.
8. Compliance with the Design Commission motion of September 9, 2015.
9. Compliance with all Federal, State and Village policies and regulations.

October 22, 2015

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT A: Landscaping Comments

- 1) Must provide screening for service areas/drive aisles along Euclid and Rohlwing Road. The service area between building D2 and D3 must be fully screened and consist of walls and/or landscaping. It is recommended that evergreen trees be provided in this area. In Zone 'E' for the building east of the entry drive (building E1), provide additional landscaping to buffer the drive through lane and refuse area.
- 2) Per the approved design guidelines, the project entries are to be planted and heavily landscaped. Identify what will be planted within the crosshatch. The legend does not identify the crosshatch that is on a 45 degree angle. The landscaping must be consistent with the prior approved plan.
- 3) Along Euclid and Rohlwing 'Long Grass' and shade trees are proposed. Incorporate additional landscaping that consists of a mix of trees, shrubs and perennials. Per the Design Guidelines, 'the foundation areas around the buildings will be planted with a mixture of trees, shrubs and perennials to complement the architecture.
- 4) Site furnishings are required on the parking side of all retail buildings per the Design Guidelines. Site furnishing plans are required with manufacturer cut sheets for all proposed site furnishings. Continue the gabion seat wall and planters in front of (parking lot side) building D1. The planter area shall contain a mix of shrubs and perennials.
- 5) Per the approved Design Guidelines, pedestrian poles and bollard lighting is required along the retail building storefronts.
- 6) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.

EXHIBIT B: Parking

Based on the proposed changes, the following is the revised parking calculation for this site (please note that the table provides the surplus and deficits for each zone according to Code followed by the surplus or deficit according to the shared parking study by V3 Companies):

| 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 | 501 / 349 | 408 | (93) / 59 |
| | Day Care | 15 employees | 3 per 2 empl | 23 | | | |
| | Restaurant | 4,500 SF | 1/45 SF seat. | 50 | | | |
| B | Hotel | 161 rooms | 1 space per room | 161 | 599 / 498 | 414 | (185) / (84) |
| | Hotel – Conference Center | 300 people | 30% capacity | 90 | | | |
| | Water Park | 1,000 people | 30% capacity | 300 | | | |
| | Water Park – Family Entertainment | 160 people | 30% capacity | 48 | | | |
| C | Apartment | 442 units | 2 spaces per dwelling unit | 884 | 884 / 615 | 641 | (243) / 26 |
| D | Medical Office | 15,000 SF | 1/200 SF | 75 | 398 / 291 | 456 | 58 / 165 |
| | Restaurant | 14,510 SF | 1/45SF* seating | 161 | | | |
| | Restaurant – Outdoor Seating | 4,500 SF | 1/45SF seating | 100 | | | |
| | Retail | 18,490 SF | 1/300 SF | 62 | | | |
| E | Restaurant | 7,815 SF | 1/45SF* seating | 87 | 144 / 105 | 109 | (35) / 4 |
| | Restaurant – Outdoor Seating | 1,900 SF | 1/45SF seating | 42 | | | |
| | Salon | 1,610 SF | 1/250 SF | 6 | | | |
| | Retail | 2,575 SF | 1/300 SF | 9 | | | |
| Totals | | | | | 2,526 / 1,858 | 2,028 | (498) / 170 |

* Assumes seating area as 50% of gross floor area

