

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: June 8, 2016
 Date Prepared: June 3, 2016
 Project Title: Arlington Heights Park District – Sunset Meadows Safety Netting
 Address: 700 S. Dwyer Ave.

BACKGROUND INFORMATION

Petitioner: Arlington Heights Park District – Alann Petersen
 Address: 410 N. Arlington Heights Rd.
 Arlington Heights, IL 60004

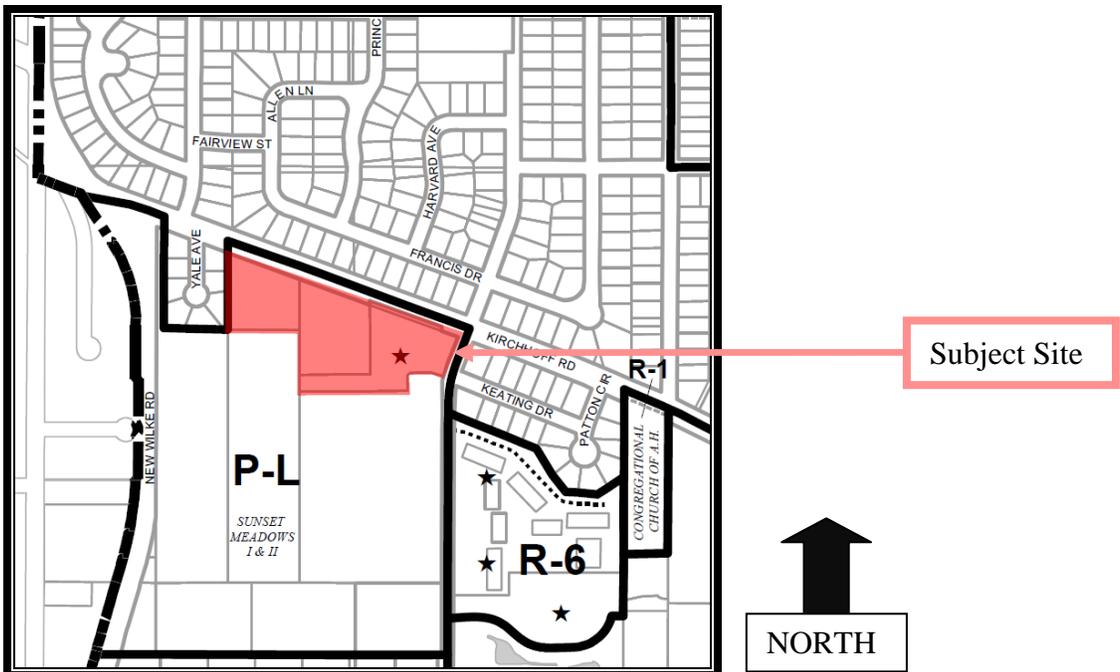
Existing Zoning: P-L, Public Land District

Requested Action:

- Amendment to PUD Ordinance 87-052 and Ordinance 05-088

Variations Identified:

- Chapter 28, Section 6.13-3(a) to allow a 20' tall fence in the front yard where code limits the maximum height of a fence in the front yard to three feet.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
South	P-L, Public Land District	Remainder of Sunset Meadows Park	Parks
East	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-Family Detached	Single-Family Detached

Background:

In 1987, portions of the subject property were rezoned into the P-L district and granted PUD approval to allow for the creation of what is known as Sunset Meadows Park. In 2005, the Arlington Heights Park District was approved for an amendment the original PUD to allow the expansion of Sunset Meadows Park and to allow various improvements to the park facilities and parking lot. The current proposal seeks to amend the PUD a second time to allow for the addition of 20' tall safety netting along the northern edge of the park (Kirchoff Rd.) to prevent balls from accidentally leaving the park and landing on Kirchoff Rd.

Sunset Meadows Park is approximately 6.69 acres in size, however, the Park District also leases the Wilke-Kirchoff Detention Basin, which is located on the south side of the park and provides additional open space used as playing fields and parkland. While the PUD, as amended in 2005, includes both Sunset Meadows and the abutting Wilke-Kirchoff Detention Basin, the current proposal will only amend that portion of the PUD along Kirchoff Rd. where the proposed fence is to be located. The Park District has also proposed the removal of portions of the natural turf grass on some of the fields and its replacement with artificial field turf. The turf replacement is permitted and is not included in the scope of the proposed PUD amendment.

Zoning and Comprehensive Plan

As previously indicated, the subject property is within the P-L, Public Land district. There will be no change to the underlying use of the property as a park, and uses by the Arlington Heights Park District are allowed within the P-L district. The Village's Comprehensive Plan designates the future use of the subject property as "Parks" and the proposed PUD amendment is consistent with this designation.

Plat and Subdivision Committee

On May 25, 2016, the Plat and Sub Committee met to discuss the project. The subcommittee did not identify any major issues with the proposal and encouraged the petitioner to move forward. The minutes from that meeting are attached.

Site Plan, Building and Landscaping

There is an existing 6' tall decorative steel fence that currently runs along the northern frontage of the park abutting Kirchoff Road, with one lockable gate in the fence that allows access to the fields for maintenance vehicles only. Eighteen of the posts for the existing fence will be removed and replaced with the 20' tall steel posts to allow the installation of the safety netting on top of the existing fence. In the areas where the posts have been removed, the 6' tall fence will be reattached to the new 20' tall steel posts that support the netting. The protective netting would run along almost the entire stretch of the park fronting Kirchoff Road, which is approximately 816 feet in length. In order to improve pedestrian access, two new openings/entrances will be created in this fence.

The proposed improvements will not affect any landscaping and will increase the overall safety of the park. The new entrances along Kirchoff Road will have removable Velcro netting to prevent balls from escaping through the openings while still allowing access to the park. The netting material will be a black nylon to complement the existing 6' tall decorative steel fence and the 20' steel poles for the netting.

No trees will be removed in conjunction with this project and no landscaping is required as a result of the new fence.

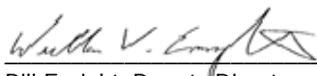
Traffic & Parking

The proposed fence will not alter any parking or traffic requirements.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed PUD amendment, subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.



Bill Enright, Deputy Director of Planning and Community Development

June 3, 2016

Cc: Randy Recklaus, Village Manager
All Department Heads