



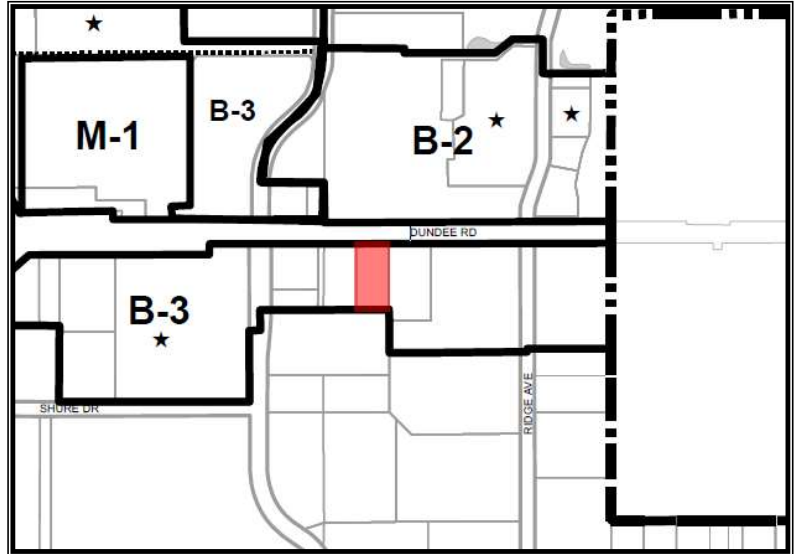
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**Temp File Number:** PC 21-011  
**Project Title:** 955 W. Dundee Mini-Golf SUP  
**Address:** 955 W. Dundee Road  
**PIN:** 03-07-200-028

**To:** Plan Commission  
**Prepared By:** Jake Schmidt, Assistant Planner  
**Meeting Date:** June 23, 2021  
**Date Prepared:** June 18, 2021

**Petitioner:** Michael Steil  
 Arlington Lanes  
**Address:** 3435 N Kennicott Ave,  
 Arlington Heights, IL 60004

**Existing Zoning:** B-3, General Service,  
 Wholesale, and Motor Vehicle District



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Ridge Plaza Shopping Center	Commercial
South	M-1, Research, Development, and Light Manufacturing District	Arlington Lanes Bowling Alley	Commercial
East	B-3, Wholesale, Motor Vehicles, and General Service District	Walker Bros. Pancake House	Commercial
West	B-3, Wholesale, Motor Vehicles, and General Service District	Mario Tricoci Hair Salon and Spa	Commercial

**Requested Action:**

1. Special Use Permit to allow an 8,400 SF Restaurant and Amusement Facility, Large.

**Variations Required:**

1. None

**Project Background:**

The subject property is 45,000 square feet in size (1.03 acres) and located on the south side of Dundee Road between Kennicott Avenue and Ridge Avenue. The site contains an 8,400 square-foot one story building that is currently vacant, and most recently housed a Chuck-E-Cheese arcade and restaurant. Access to the site comes from one non-signalized full access driveway to Dundee Road, which is classified as a “Major Arterial” and contains two lanes of travel in each direction, as well as a shared left turn median in the center of the road.

The petitioner, who currently operates the Arlington Lanes bowling alley immediately south of the subject site, is proposing to re-occupy the building with an indoor 8,400 SF mini-golf facility (classified in code as an “Amusement Facility, large) with restaurant. It is anticipated that 3 to 4 employees would operate the facility at peak times. Hours of operation for the facility would be 11:00am to 11:00pm, 7 days a week. Food service would be provided on-site, with a 500 square-foot seating area for patrons. No liquor service is proposed.

**Zoning and Comprehensive Plan**

The subject property is within the B-3 General Service, Wholesale, and Motor Vehicle District, which allows large Amusement Facilities through the issuance of a Special Use Permit. Therefore, a Special Use Permit must be reviewed by the Plan Commission and ultimately granted by the Village Board. As part of the Plan Commission review process, the petitioner provided a written response justifying compliance with each of the Special Use Permit approval criteria.

With respect to the first criterion, that said special use is deemed necessary for the public convenience at this location, the petitioner states that “the proposed facility would bring economic growth to the Village” and “provide entertainment for families of all ages”.

With respect to the second criterion, 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, the petitioner states that the proposed business “will comply with the safety and cleanliness guidelines provided by the Village of Arlington Heights.”

With respect to the third criterion, 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 states that they are “abiding by Village regulations and conditions” and will “maintain the business” as required.

Staff believes that these responses are satisfactory, and the Special Use Permit request is justified.

The Comprehensive Plan designates this property as “Commercial” and the proposed use as an Amusement Facility with restaurant is compatible with this classification.

As part of the Plan Commission process, a market assessment was provided. This assessment stated that there are no businesses of this type within 15 miles, substantiating the viability of this type of facility in this location.

### **Site and Landscaping**

The petitioner is proposing substantial upgrades to the site and parking lot in order to meet current Village code requirements. This includes the installation of multiple landscaped islands at the ends of parking rows, adjustment of parking space locations at the north side of the site to allow for code-compliant drive aisles of 24 feet in width, and the exploration of a cross-access aisle at the south end of the site. This cross-access aisle would connect to the Arlington Lanes property, which would be under common ownership with the proposed facility. Due to concerns regarding cost, the petitioner has requested that this cross-access aisle remain conceptual at this time. A Staff inspection of the site confirmed that substantial improvements to the drive aisle on the Arlington Lanes site would be needed in order to construct this cross-access aisle. Additionally, the petitioner’s traffic study did not note any concerns with the ability of the existing access driveway onto Dundee Road to handle site traffic. As such, Staff is amenable to the cross-access aisle remaining conceptual. However, should traffic or parking issues arise in the future, Staff reserves the right to request this cross-access aisle be installed in a manner acceptable to the Village.

### **Building**

The petitioner will be upgrading the building internally in order to restore the structure to a safe and functional condition, as well as upgrade spaces as needed to meet respective Building and Life Safety code requirements. The petitioner is not proposing any substantial changes to the exterior of the building.

### **Traffic and Parking**

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that any Special Use Permit application include a traffic and parking study from a certified traffic engineer. The study needs to assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. This study was provided, and indicated that there were no concerns with the ability of the existing access driveway onto Dundee Road to handle site traffic.

Relative to parking, the site provides a surplus of parking spaces relative to code requirements. The parking calculations are shown in Table I below:

**Table I – Required Parking**

Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Parking Required
Mini-Golf/Arcade	Amusement	7,900	30% of Capacity per Building Code	168	50
Dining Area	Dining Area	500	1 Space per 45 SF of Seating	N/A	11
Total Parking Required					61
Total Parking Provided					69
<b>Surplus/(deficit)</b>					<b>8</b>

It should be noted that these calculations reflect a site plan where the cross-access aisle is not installed. However, with an installed cross-access aisle the site would still have 65 spaces, resulting in a code-required parking surplus of 4 spaces.

It should also be noted that the petitioner’s traffic study indicated parking demand could be as high as 68 vehicles under the most intense demand scenario. Without the cross-access aisle installed, the parking lot

has sufficient capacity to handle this volume with 69 spaces. With the cross-access aisle installed, the parking lot on the subject site would have a shortfall of 3 spaces; however the petitioner has indicated that any overflow could be accommodated on the Arlington Lanes site.

Bearing the above information in mind, Staff has no concerns regarding parking.

Per Section 11.8 of the Zoning Code, bicycle parking spaces are required when a change in use results in an increase in required vehicular parking spaces. As the proposed use has a higher parking requirement than the current use (vacant buildings are assessed at a ratio of 1 space for every 300 square feet in floor area), provision of 4 bicycle parking spaces is required. The petitioner has shown a 4-space rack at the front entrance of the building, meeting this requirement.

### **RECOMMENDATION**

The Staff Development Committee has reviewed the proposed Special Use Permit for a Restaurant and Amusement Facility, Large, and recommends **APPROVAL** of the application, subject to the following:

1. Should the Village determine installation of the “future cross access drive” shown on the site plan prepared by ARSA Architects and dated June 11, 2021 is necessary, this cross-access aisle shall be installed in a manner acceptable to the Village.
2. Mini-Golf/Arcade indoor capacity shall be limited to 168 guests/patrons.
3. The petitioner shall comply with all applicable Federal, State, and Village regulations and policies.

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June 18, 2021

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
PC File 21-011