

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Development Planner
 Meeting Date: October 24, 2012
 Date Prepared: October 18, 2012
 Project Title: Rand Road Medical Office
 Address: 1051 W. Rand Road

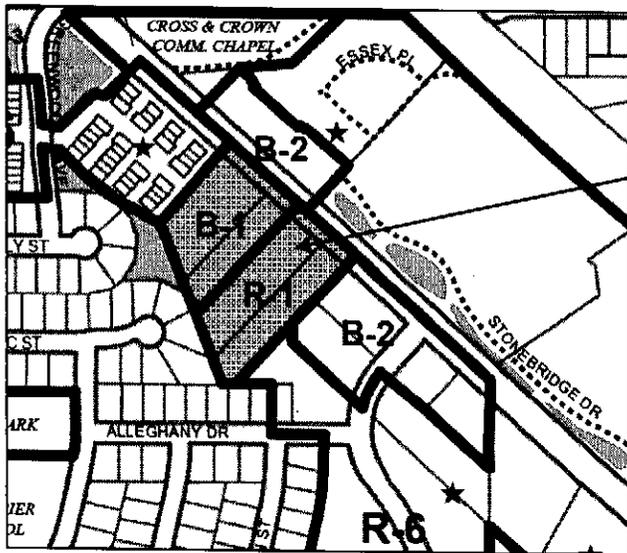
BACKGROUND INFORMATION

Petitioner: John Brust
 Address: Integrity Builders, Incorporated
 25727 N. Hillview Court
 Mundelein, Illinois 60060

Existing Zoning: B-1, Business District Limited Retail and R-1, One Family Dwelling District

Requested Action:

1. A rezoning from R-1, One Family Dwelling to B-1, Business District Limited Retail
2. Amend Ordinance 79-067 to eliminate Condition #1, which restricts the use of the basement to storage and mechanical purposes only.



Subject Site



Surrounding Properties

Direction	Zoning	Use	Comprehensive Plan
North	B-2, General Business & R-6, Multi-Family Dwelling	Huntington Square Shopping Center & Stonebridge Apt.	Commercial & Moderate Density Multi-Family
South	R-3, One Family Dwelling	Single Family Homes-Greenwood Place	Single Family Detached
East	B-2, General Business	Barnaby's Restaurant	Commercial
West	R-6, Multi-Family Dwelling	Townhomes-Greenwood Place	Moderate Density Multi-Family

Background

The subject site is 4.26 acres (185,566 square feet) and is located at 1051 W. Rand Road. The west half of the property is 2.66 acres (115,870 square feet) and is zoned B-1, Business District Limited Retail. In addition, there is a one-story medical office building that is 32,000 square feet (including basement) and has 167 parking stalls that are accessible via two, unrestricted driveways along Rand Road. The east half of the property, which is 1.66 acres (72,310 square feet), is zoned R-1, One Family Dwelling District, is currently undeveloped, and is designated as Offices Only on the Village's Comprehensive Plan.

The proposed action, if approved would allow the Petitioner to construct a two-story, 32,190 square foot building addition along the south elevation of the existing structure. This addition would extend onto the vacant parcel to the east and would increase the total floor area for the development to 64,190 square feet. The existing parking lot will also be expanded to the east, thereby increasing the overall parking supply from 167 to 337 spaces. The existing driveway along the west property will continue to function as a two way driveway for inbound and outbound traffic, while the driveway on the east side of the existing building will be removed and relocated approximately 105 feet to the east. This driveway would have one inbound and two outbound lanes and would align with an existing driveway located on the north side of Rand Road.

The existing medical office building is currently 94% occupied by Women Care (9,000 SF), Labcore (1,000 SF), Sanders Pediatrics (6,000 SF), and various medical offices for Doctor's affiliated with Northwest Community Hospital (14,000 SF). The remaining 6% or 3,200 square feet is currently vacant. At this time, the Petitioner does not have any tenants for the new addition, although the project narrative (see Plan Commission packet) indicates that Northwest Community Hospital Imaging Center and Integrated Orthopedics have conveyed an interest in occupying up to 19,000 square feet.

With respect to employees, the existing medical facility has up to 60 employees (including doctors and staff) during peaks, while an additional 50 employees are anticipated for the new addition. The existing hours of operation are Monday through Friday from 6:30 AM to 8:00 PM and Saturday from 7:00 AM to 3:00 PM. It is important to note that this facility would not have a 24 hour emergency care component. The Petitioner has agreed that all new tenants will operate within the abovementioned business hours. Furthermore, Staff would recommend as a condition of approval that this facility will not be 24 hours and that the business hours of operation be restricted to 6:00 AM to 9:00 PM.

Zoning and Comprehensive Plan

To proceed forward, the Plan Commission must review and the Village Board must approve the following zoning actions. The first action is to rezone the easternmost parcel from R-1 to B-1. The second action is to amend Ordinance 79-067, which rezoned the west half of the site to B-1 and included a condition that restricted the use of the basement to storage and mechanical support. The Petitioner intends to use the basement for office related functions therefore, said conditions must be deleted.

The Staff Development Committee supports the proposed request as it will further enhance the Rand Road corridor. In addition, the proposed rezoning and land use are appropriate for this location, given its frontage along a major arterial street (Rand Road), its close proximity to the Route 53 interchange, and its compatibility with surrounding land uses, which include commercial/retail, restaurants, single family homes, and multi-family residential. Moreover, the Petitioner's traffic and parking study, which will be discussed later in this report has demonstrated that said use will have a minimal impact to the surrounding roadway network and that there is sufficient parking on site to accommodate the projected parking demands. Furthermore, the proposed land use is consistent with the Village's Comprehensive Plan, which designates the subject site as Offices Only. Moreover, said request is consistent with several of the goals and policies of the Village's Comprehensive Plan, including but not limited to:

- **Land Use Goal #2:** The remaining limited amount of undeveloped land shall be utilized in a manner which benefits the community.
- **Land Use Policies #3:** The rezoning of land should be considered only where such rezoning is supported by detailed studies.
- **Economic Development Goal #3:** To facilitate redevelopment and modernization of mature business and industrial areas of the Village.

Neighborhood Input

During the formal review process, Staff and the Petitioner met with the surrounding property owners on an individual basis to discuss the scope and potential issues related to the project. Pursuant to said discussions, the three adjoining property owners submitted a letter to the Village (see Plan Commission packet) outlining their issue.

- **Request: Provide a 40 foot wide buffer along the east half of the south property line.**
- **Solution: Provide a 21 to 52 foot wide transitional yard/buffer, remove up to 13 parking stalls, provided a new fence and dense landscaping.**

Village Code requires transitional screening between zoning districts. Said screening may either be a 6-foot tall solid wood fence, double row of evergreen trees or a compact hedgerow. The Petitioner does not concur with this request as it will significant alter the

site layout as well as reduce the amount of parking below the minimum code requirements. Instead, Staff has worked with the Petitioner has agreed to eliminate up to 13 parking stalls along said property line, which would increase the transitional yard to 21.5 feet. Also, given the angle of the property line to the orientation of the parking lot, there is a 52.69 foot wide buffer at the southeast corner of the site. Moreover, the existing and proposed medical office facility closes at 8:00 PM, and Staff is recommending as a condition of approval that automatic timers be installed that turn the parking lot lights off at 9:00 PM. Furthermore, a new and uniform fence with dense landscaping will be installed within the 21 foot wide buffer to further mitigate headlight glare and noise related impacts.

- **Request: Installation of a new 6 foot tall fence along the south property line.**
- **Solution:** New fence has been indicated on the plans, and is recommended as a condition of approval.

At this time, the three adjoining neighbors to south have a 5 foot tall board on board fence along the common property line with the Petitioner. At the request of the residents, the Petitioner has agreed to install a new 6 foot tall fence that would extend across the entire south property line. Rather than have two fences that are back to back, the Petitioner will remove the existing fencing along the common property line as well as extend the remaining fence segments on the residents properties so that they tie into the new fence.

- **Request: Remove Silver Maples C, D, E and G and install a new 9-foot tall Greenspire Linden in their place.**
- **Solution:** Dead trees to be removed and new landscaping installed.

The four trees noted are located along the south property line and are either dead or in poor condition. The Petitioner has agreed to remove these trees and will plant the requested Greenspire Linden Tree.

- **Request: In lieu of the 6 foot tall arborvitae, continue with the double row of 6 foot tall Black Hill Spruce Trees.**
- **Solution:** A double row of spruce trees to be installed in lieu of the 6 foot tall arborvitae.
- **Request: Increase the number of Black Hill Spruce Trees at the southeast corner of the site from 9 to 12.**
- **Solution:** The Petitioner shall increase the number of Black Hill Spruce trees at the southeast corner from 9 to 12.
- **Request: The honeysuckle hedge bordering the 1108 Alec property to be replaced with a double row 6 foot tall Black Hill Spruce Trees.**
- **Solution:** The Petitioner shall replace the existing honeysuckle hedge bordering the 1108 Alec property with a double row of 6 foot tall Black Hill Spruce Trees.
- **Request: The second floor of the new medical office building should be step back from the face of the first floor on the south and west elevations.**
- **Solution:** Building is only two stories tall (29 feet to the top of the parapet wall), complies with Village building height standards, and is setback 170 feet from the nearest single family home.

The Petitioner does not agree with this request as said structure complies with code, while the design was recommended for approval by the Village's Design Commission. In addition, the height of the new addition is 29 feet as measured to the top of the parapet wall. By way of comparison, the adjoining two story single family homes are approximately 33 feet to the top of the roof line. Moreover, the single family homes are at a higher grade elevation than the new medical office building, which give the appearance of a reduced building height. Furthermore, the building is setback 170 feet to the nearest single family home to the south and additional screening will be provided along the south side of the building.

Building Related Issues

The Design Commission reviewed and recommended approval of the proposed buildings elevations on March 13, 2012. According to Village Code, there are no maximum building height requirements within the B-1 District. The existing one story building is 15 feet tall, whereas the new two story addition is 29 feet tall as measured from average grade to the top of the parapet wall. The new addition will also incorporate the same architectural style and buildings used on the existing building to maintain a uniform appearance. All roof mounted mechanical equipment will be screened by a decorative screen wall that is architecturally compatible

with the building design. It is also important to note that the roof mounted mechanical equipment will be setback 36 feet from the south parapet wall.

With respect to the interior design, the proposed addition will not have a basement and will be fully sprinkled and alarmed and will comply with all applicable accessibility, building, health and life safety code requirements. The existing structure however, does have a basement that is limited to storage and mechanical support. As part of the proposed request, the Petitioner is requesting an amendment to the original rezoning ordinance in order to eliminate said condition. Staff supports this request as the basement will comply with all applicable life safety code requirements (i.e. sprinklers, detection, and means of egress), and the number of parking spaces provided took into consideration the basement floor area. Furthermore, the existing building and new addition will be connected by a one story glass lobby that is located between the two structures.

Site Related Issues

The existing building as well as the proposed expansion complies with all applicable building setbacks, lot coverage, and Floor to Area standards that are outlined in the B-1 district. Moreover, Staff worked with the Petitioner to address key issues relative to storm water management, site lighting, trash and loading, and other miscellaneous public improvements.

Storm Water Management

The existing site has a surface basin located along the north property line. To accommodate the proposed addition and parking lot expansion, the Petitioner is proposing two new basins that are located at the northeast corner of the site as well as along the south elevation of the new addition. These new basins will be connected via a 12-inch underground storm sewer that will divert and release storm water runoff at a controlled rate into the main line located within the Rand Road right of way. The property will also be re-graded so that storm water runoff flows away from the rear property line and the adjacent residential homes to the south and flows north.

Site Lighting

The existing parking lot has 10 light poles that are approximately 15 feet tall. The plan as proposed will include 15 new light fixtures three of which would be located along the south property line near the adjoining single family homes. Since the facility does not stay open later than 8:00 PM, Staff would recommend that all light fixtures include timers that automatically turn the parking lot lights off at 9:00 PM.

Trash and Loading

Currently the existing medical facility has a trash enclosure along the south property line near the single family homes to the south. As part of the proposed improvements, the refuse area will be relocated away from the single family homes and next to the west elevation of the proposed office building addition. The new refuse area will be enclosed by a 6-foot tall screen wall and will be constructed from similar building materials as the new addition. With respect to loading, Village Code requires one, 10-foot by 35 foot loading berth for office developments that are between 10,000 to 100,000 square feet. The existing facility has no loading area and therefore does not comply with code. To address this issue, the Petitioner is proposing a new loading area that complies with code and is located next to the new trash enclosure.

Miscellaneous Public Improvements

Pursuant to Ordinance 83-7, the subject site must contribute \$24.47 per linear feet of frontage for a water main that was installed within the Rand Road right of way. At this time, the west half of the property where the existing office building is located has been paid in full. The vacant half of the site has not been paid in full, therefore, the Petitioner must provide prior to the issuance of a building permit a fee in amount of \$6,083.24.

Landscape & Tree Preservation Related Issues

A code compliant landscape plan has been provided. This plan includes nine foot wide islands with 4-inch caliper shade trees at the end of each row of parking and after every 20 parking stalls. In addition, the parking areas have been screened from the public view (Rand Road) by a 3-foot high continuous row of shrubs, while the perimeter of the new detention basins will be landscaped with a variety of trees and shrubs to enhance the streetscape appearance. Staff also worked with the Petitioner to include an 8-foot wide landscaped median that separates the primary north-south drive aisle from the main parking lot on the east side of the property. A nine foot wide pedestrian pathway was also provided to help guide employees and patrons to the main building entrance. Finally,

the Petitioner will install 7-new shade trees along the south elevation of the new addition. These trees can grow up to 40 feet and will help to screen the new two story structure.

With respect to tree preservation, the Petitioner has provided a tree survey that identified 88 trees that are scattered throughout the site. During the formal review process, Staff worked with the Petitioner to try and save and/or relocate as many of the mature and healthy trees as possible. As a result, 76 trees will be removed, while the remaining 12 trees are to be preserved. Of the 76 trees that are slated for removal, 7 trees are Ash, 40 trees are in poor condition and the remaining 29 trees are in good to fair condition. To mitigate the loss of the 29 trees, the Petitioner will plant 83 new trees (51 shade trees, 27 evergreen trees, and 5 ornamental trees) throughout the site.

The last issue pertains to transitional screening. According to Village code a six foot tall fence, double row of evergreen trees, or a compact hedgerow is required to screen the commercial district from the adjoining residential zoning districts to the south, east, and west. Along the west property line there is an existing 6 foot tall fence, while a compact row of 6 foot tall arborvitae shrubs will be provided at the southeast corner of the site. With respect to the south property line, there currently is a 6-foot tall compact hedgerow of deciduous shrubs along the south property line that is adjacent to the residential detention basin to the south. In addition, there is a 6 foot tall fence on the adjoining single family residential properties at the southeast corner of the site. As previously mentioned, Staff and the Petitioner work with the adjoining property owners to address most of their concerns and to include the following improvements.

- A 21.5 to 52.69 foot green space will be provide along the south property lines that abuts the adjoining residential homes.
- Removal of up to 13 parking stalls that are immediately adjacent to the single family homes to the south.
- A 6 foot tall, solid wood fence will be installed along the entire south property line. The Petitioner will also extend the remaining fence segments on the residential properties so that they tie into the new fence.
- The proposed 6 foot tall arborvitae shrubs and the existing 6 foot tall honeysuckle hedge that are adjacent to the three residential properties at the southeast corner of the site will be replaced with 6 foot tall Black Hill Spruce trees.
- 6 foot tall arborvitae shrubs shall be installed along the west property line that abuts the multi-family development to the east.

Traffic & Parking Issues

According to Code, a rezoning request that is adjacent to a major arterial such as Rand Road shall provide a detailed traffic and parking study from a Certified Traffic Engineer. This study needs to assess access, on-site circulation, parking, trip generation and distribution, and impacts to local streets.

Trip Generation and Site Access

According to KLOA, the traffic consultant retained by the Petitioner, the existing office building, which is currently 94% occupied, generates a total of 74 trips (58 inbound + 16 outbound) during the weekday morning peak hour (7:15 AM-8:15 AM), and 104 trips (28 inbound + 76 outbound) during the weekday evening peak hour (4:30 PM-5:30 PM). The proposed improvements, which takes into account the remaining 6% vacancy, is expected to generate an additional 78 trips (61 inbound + 17 outbound) during the morning peak hour, and 110 trips (30 inbound + 80 outbound) during the weekday evening peak hour (see Table 1).

Table 1: Trip Generation Analysis

	Weekday Morning Peak (7:15 AM-8:15 AM)			Weekday Evening Peak (4:30 PM-5:30 PM)		
	Inbound	Outbound	Total	Inbound	Outbound	Total
Existing Office Buildings	58	16	74	28	76	104
Proposed Addition	61	17	78	30	80	110
Total Trips	120	36	152	58	156	214

With respect to access, the relocated and unrestricted driveway along Rand Rod will be 36 feet wide and will include one inbound and two outbound lanes. The configuration of this driveway is acceptable to Staff, but shall be subject to IDOT (Illinois Department of Transportation) approval. According to KLOA, this driveway is expected to operate at a Level of Service (LOS) of C or better during the morning and evening peak hours with a delay time for inbound and outbound movements that varies between 12 and 23 seconds. With respect to the existing west driveway, which consists of one inbound and one outbound lane, KLOA expects this driveway to operate at a LOS of C or better during the morning peak hour with an anticipated delay time of 12 to 15 seconds. However, during the evening peak hour, the LOS is expected to decrease from an LOS C to an LOS D with an additional delay of 4

to 5 seconds. Pursuant to the traffic analysis, said driveway is still expected to operate in an acceptable manner as the queue lengths for the vehicles trying to enter or leave site is not expected to exceed three to four vehicles. As a result, impacts to the parking lot and on-site circulation are minimal. Also, the projected LOS will not impact or interrupt the flow of traffic along Rand Road as there is a center median that would allow motorists to position their vehicles before entering the primary traffic flow. Based on the information, the Staff Development Committee concurs with the Petitioner's assessment. Although the driveways are expected to operate at acceptable levels, Staff would recommend as a condition of approval that property owner provide at a future date and at the request of the Village, a cross access easement at the northeast corner of the site. The purpose for this easement is to provide continuity between the two sites as well as direct access to the traffic signal located at Rand Road and Kennicott Drive.

Parking

With respect to parking, Village Code requires 1 parking stall for every 200 square feet of floor area for medical and dental related uses. As shown in Table 1 (see below) the existing building and proposed addition requires a total of 321 parking stalls. As previously mentioned, 337 spaces are provided, thereby resulting in a surplus of 16 parking stalls.

Table 1: Parking Analysis

Use	Square Footage	Parking Ratio	Parking Required
Existing Medical Office*	32,000	1 space / 200 square feet	160
Proposed Addition	32,190	1 space / 200 square feet	161
Total	64,190		321
Parking Provided			337
Surplus / (Deficit)			16

*Includes existing basement floor area

KLOA also conducted a parking analysis based on the standards established by the Institute of Transportation Engineers (ITE). Under this scenario, the peak parking demand for a 64,000 square foot medical office building is 205 parking spaces. As previously mentioned the site has a total of 337 spaces, thereby resulting in a surplus of 132 parking stalls. Lastly, KLOA conducted a parking survey of the existing parking lot on Wednesday March 2, 2011 from 7:00 AM to 6:00 PM. It is important to note that when the counts were taken the building was fully occupied and the Petitioner had indicated that Wednesday's are typically the busiest day for the facility with an average of 200 appointments for that day. According to the observed counts the peak parking demand occurred at 11:00 AM in which 117 of the 167 spaces were occupied. This equates to a parking ratio of 3.6 vehicles per 1,000 square feet of floor area. Applying this ratio to the proposed request, a total of 230 spaces would be occupied, versus 337 spaces provided. Given this information along with the fact that the development exceeds Village code by 16 spaces, therefore, Staff concurs with the Petitioner's traffic consultant that there is sufficient parking to accommodate the existing and proposed demand.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a rezoning from R-1, One Family Dwelling to B-1, Business District Limited Retail, and an amendment to Ordinance 79-067 to eliminate Condition #1, which restricts the usage of the basement to storage and mechanical purposes only. This approval shall be subject to the following conditions:

1. A 6 foot tall solid fence shall be installed along the south property line. The Petitioner shall also remove the adjoining residential fence on the common property line as well as extend the remaining fence segments so that residential properties tie into the new fence.
2. The Petitioner shall remove Silver Maples Trees C, D, E and G, as noted on the landscape plan and install a new Greenspire Linden tree in their place.
3. A double row of 6 foot tall Black Hill Spruce Trees shall be installed along the south property line adjacent to the single family homes to the south.
4. A compact row of 6 foot tall arborvitae shrubs shall be installed along the east property line, adjacent to the multi-family apartment building to the east.
5. No 24 hour operations shall be allowed and the maximum business hours shall be restricted to 6:00 AM and 9:00 PM.
6. Timers shall be installed that automatically turn the parking lot lights off at 9:00 PM, unless it is determined by the Village that a limited amount of security lighting is necessary and located away from the single family homes to the south.

