

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning & Community Development
 Meeting Date: April 9, 2014
 Date Prepared: April 2, 2014

Project Title: Kiddie Academy
 Address: Ridge Plaza

BACKGROUND INFORMATION

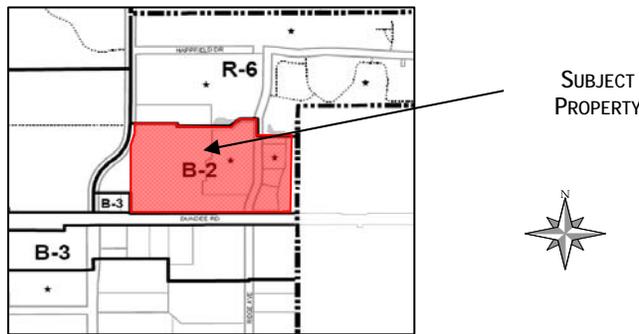
Petitioner: Bob Pionke, Senior Leasing Representative
 Address: Brixmor Property Group
 40 Skokie Boulevard, Suite 600
 Northbrook, IL 60062

Existing Zoning: B-2, General Business District

- *A Special Use to allow a day care center at the Ridge Plaza Shopping Center*

Variations Required:

- *Chapter 28, Section 6.12-1 to waive the requirement for a full traffic and parking analysis.*



ANALYSIS

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multiple-Family Dwelling	Existing multi-family residences	Moderate Density Multi-Family
South	B-3, General Service, Wholesale and Motor Vehicle District	Commercial	Commercial
East	Village of Buffalo Grove		
West	B-2, General Business & B-3, General Service, Wholesale and Motor Vehicle District	Commercial	Commercial and R&D, Mfg., Warehouse

Summary:

The existing Ridge Plaza Shopping Center is approximately 250,000 square feet situated on 25 acres. The shopping center is approximately 90% occupied. The major tenants are Kohl's (94,667 SF) and X-Sport Fitness (42,410 SF). In addition, there are four freestanding outlot buildings that have a combined area of 54,388 square feet and are occupied by Medspring Intermediate Care, Portillo's Restaurant, First Midwest Bank, and Savers. The proposed action, if approved, would allow Kiddie Academy to open a children's day care center in an existing 9,400 square foot tenant space, located just east of X-Sport Fitness.

This facility would have nine classrooms that would accommodate a maximum of 141 children between the ages of 6 weeks to 12 years. The remaining floor area would be divided into an administrative office, washrooms, and a kitchen.

The hours of operation are Monday through Friday between 6:30 AM and 6:30 PM, and a maximum of 20 employees will be on site during the largest work shift. Furthermore, an outdoor playground area is proposed within the parking lot along the north façade (rear) of the shopping center building. This area would be approximately 4,250 square feet and enclosed by a fence.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on September 25, 2013 and was generally supportive of the project, however there were safety concerns expressed with regard to the proposed pick up and drop off in the front of the space.

Zoning and Comprehensive Plan

The subject site is zoned B-2, General Business District, therefore a day care center is listed as a Special Use within the underlying zoning district. It should be noted that by definition, a day care center is for children under the age of six years, therefore for those children who have attained the age of six years or older, a special use is not required. In this case, only 20 of 141 children are six years and older, occupying only 1 of 9 rooms; thus services provided to those older children are considered incidental to the main use as a child day care.

The Petitioner provided a written explanation that demonstrates that the proposed use meets the Special Use criteria that is outlined in the Village's Zoning Ordinance, more specifically:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals and 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.

The petitioner has submitted background information including a market assessment which is provided in the packet.

Site Plan & Landscaping

The first modification includes the provision of a playground within the parking lot to the rear of the center. The Petitioner is proposing to install the playground over the existing pavement which will be serviced by a door on the rear of the building. The use of the parking lot for a playground needs to be conditioned upon the Petitioner restoring the parking lot to its original condition in the event that the day care no longer occupies the tenant space. The Petitioner has provided a landscape plan that includes a larger landscaped buffer area separating the drive aisles from the playground. The site plan identifies a fenced walkway (in red) that connects the main entrance on the south elevation of to the playground. This fence should be reduced to four feet from six feet unless otherwise required by DCFS. The area encircling the playground shall be six feet height as indicated on the plans.

It should be noted that, as part of the Kohl's expansion, the parking lot north of the site was required to be improved with certain landscape islands and materials once a tenant for the theater space (X-Sport Fitness) was procured or within 5 years of the Ordinance 01-031 approval. This requirement was reiterated in the 2005 PUD Amendment/Special Use for the reconstruction of Portillo's. The property owner has been working with the Village to improve said parking lot, but concerns were raised with the construction of landscaped islands. The Village has worked with the property owner to install the required landscaping along Kennicott and the installation of the required trees in the existing landscaped islands. The remaining required landscaping has been deferred until September 2015 or if additional site development occurs, whichever comes first.

Building

The Petitioner is not proposing any exterior façade modifications. As a result, Design Commission approval shall not be required. The space must comply with all applicable fire and life safety requirements.

Traffic & Parking

Development that requires a special use, and is greater than 5,000 square feet in area adjacent to a major arterial, shall provide a traffic and parking study from a Certified Traffic Engineer. Since Dundee Road is designated as a Major Arterial, a traffic study is required. However, the Petitioner is seeking a variation from the required traffic study, but has submitted a parking and site circulation analysis. Therefore, the following variation is required:

Chapter 28, Section 6.12-1 to waive the required traffic and parking analysis. The justification for the variation is provided by the petitioner in the packet. Staff supports the variation as the petitioner has provided an extensive parking evaluation and pedestrian circulation analysis. In addition, pedestrian circulation and crossings were evaluated as this was a concern of staff and the Plat and Subdivision Committee. The petitioner has agreed to post cross walk signs to delineate where the pedestrians are to cross and to inform drivers to enhance safety.

Pursuant to the Village's parking requirements, a day care facility would require three parking spaces for every two employees. As previously mentioned the proposed facility is projected to have up to 20 employees, thereby requiring 30 parking spaces. Based on the most recent list of tenants, the shopping center as a whole, including Kiddie Academy, would require a total of 1,047 parking spaces (see attached). Ridge Plaza has over 1,300 parking spaces, therefore the center meets Code. The parking analysis provided actual counts near the proposed location.

RECOMMENDATION

The Staff Development Committee recommends approval of a Special Use for a daycare center and a variation to waive the required traffic and parking analysis, subject to the following conditions. :

1. The parking lot shall be restored to its original condition in the event that the day care no longer occupies the tenant space.
2. Crosswalk signage shall be required in the front and rear at the existing crosswalks.
3. The fence connecting the front with the rear shall be four feet, unless taller fencing required by DCFS, and shall be a decorative wrought iron or similar style.
4. Compliance with all applicable Federal, State, and local accessibility, building, and health code requirements.

April 2, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

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

Kiddie Academy
Parking Summary for Ridge Plaza
 Compiled by the Planning and Community Development Department
 March 2014

Tenant Space	Use/Business	Address	Square Area (Seating Area)	Parking Required
15	Fox and Hound	910 W. Dundee Road	9,600 (5,367)	119.27
14	Vacant*	922 W. Dundee Road	4,453	14.84
13	Furniture Shop	926 W. Dundee Road	7,838	13
12	Hair Clue	932 W. Dundee Road	1,313	5.25
11	Harbor Freight Tools	940 W. Dundee Road	13,740	45.80
10	Xsport Fitness	960 W. Dundee Road	42,410	169.64
9	Kiddie Academy	880 W. Dundee Road	9,400	30
8	Rok Bon Ki	876 W. Dundee Road	4,902 (2,273)	50.51
7	Vacant	872 W. Dundee Road	2,880	9.60
6	Vacant	870 W. Dundee Road	3,120	10.40
5	Vacant	866 W. Dundee Road	2,470	8.23
4	Subway	864 W. Dundee Road	1,530 (448)	9.96
2	Vacant	W. Dundee Road	4,057	13.52
	Kohl's	800 W. Dundee Road	94,667	315.56
	Savers	780 W. Dundee Road	30,000	100.00
	Bank	770 W. Dundee Road	10,000	33.33
	Portillo's Hot Dogs	884 W. Dundee Road	8,388 (3,083)	68.51
	Medspring	902 W. Dundee Road	6,000	30
TOTAL PARKING REQUIRED				1,047
TOTAL PARKING PROVIDED (Including deferred required modifications to rear parking lot and loss of 10 stalls per the addition of the playground)				1,324
SURPLUS / (DEFICIT)				177