

**STAFF DEVELOPMENT COMMITTEE REPORT**

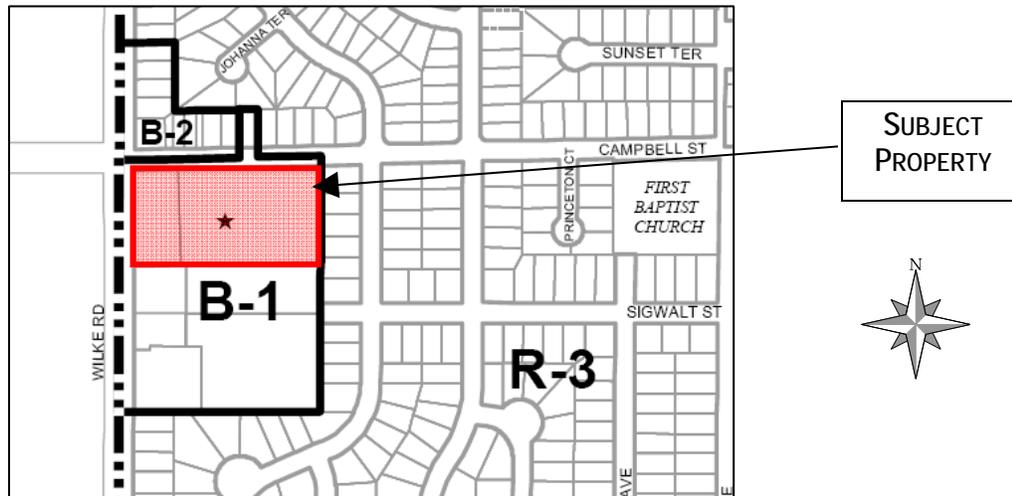
To: Plat and Subdivision Committee  
 Plan Commission  
 Prepared By: Bill Enright, Deputy Director Planning & Community Development  
 Meeting Date: August 28, 2013  
 Date Prepared: August 21, 2013  
 Project Title: Fitness 19  
 Address: 1601-1607 W. Campbell Street

**BACKGROUND INFORMATION**

Petitioner: Michael Schwartz  
 Address: Westgate Joint Ventures, LLC  
 4216 W. Belmont Avenue  
 Chicago, Illinois 60641  
 Existing Zoning: B-1, Business District – Limited Retail

**Requested Action:**

1. Amendment to Ordinance 09-048 granting a Land Use Variation, to allow an addition of 1,650 square feet to an existing 7,045 square foot health club in a B-1, Business District-Limited Retail



**Surrounding Land Uses:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business, B-1, Business District – Limited Retail, and R-3, One Family Dwelling	Commercial and Single Family	Commercial, Offices Only and Single Family Detached
South	B-1, Business District – Limited Retail	Multi-tenant office buildings	Offices Only
East	R-3, One Family Dwelling	Single Family Residential	Single Family Detached
West	City of Rolling Meadows – Residential Uses		

**Summary:**

The 54, 464 s.f. Westgate Shopping Center is a multi-tenant commercial/retail center at Campbell St. and Wilke Rd. and includes tenants such as : Walgreens, Sherwin Ace Hardware, Arlington Cake Box and Fitness 19 among others. The center is 91% leased, but with the proposed Fitness 19 expansion, the center will be 94% leased. The proposed action, if approved, would allow Fitness 19 to expand into an adjacent vacant space which will be divided into two spaces. One space at the front will include approximately 1,600 sf plus additional square footage for a hallway providing access to additional storage space at the rear. The other space will include the 1,650 sf expansion

to the existing Fitness 19. The petitioner has indicated that this space has been difficult to lease and thinks that the smaller front space will now become easier to lease to tenants looking for smaller spaces.

#### Zoning and Comprehensive Plan

Ordinance 09-048 specified in Section Two that “a land use variation is hereby granted to permit a 7,045 square foot health club...”. Therefore this Ordinance requires an amendment to allow the 1,650 s.f. expansion.

The property owner provided a written justification to the following hardship 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.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Staff reviewed the Petitioner’s justification letters (see attached) and supports the proposed amended land use variation for the following reasons:

- The amendment will allow a viable business to expand into a vacant space;
- The remaining vacant space will be more viable to lease given market demand;
- The parking counts submitted by the petitioner demonstrates that there is adequate parking for the center; and
- The expansion will not alter the character of the locality.

In addition, the proposed action is consistent with the Village’s Comprehensive Plan, which designates the subject site as Commercial.

#### Site Plan and Landscaping

The site complies with code with respect to landscaping. A variation was granted as part of the previous approval (Ord 09-048), to waive the installation of four landscaped islands at the rear. This still applies , therefore the two new parking spaces at the rear of the center do not require an island at the end of that parking row.

#### Traffic & Parking

The petitioner will add two parking spaces at the rear of the center towards the east end. This will bring the total on-site parking to 236. The center requires 235 spaces with the addition for Fitness 19. Appendix A includes a code parking analysis. In addition the petitioner provided a parking count study in lieu of the required traffic and parking study. This parking survey (see attached) demonstrates that there is adequate parking on-site to serve the center. The peak parking count was on Thursday, 8/8/13 at 12:30pm where 118 were occupied and 114 were vacant.

#### RECOMMENDATION

The Staff Development Committee recommends approval of an amendment to Ordinance 09-048 to allow a 1,650 square foot expansion of a land use variation to allow a health club in a B-1, Business District – Limited Retail. This approval shall be subject to the following conditions:

1. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

August 21, 2013

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Bill Enright, AICP  
Deputy Director of Planning and Community Development

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

**APPENDIX A: PARKING SUMMARY**

Table I: Parking Summary

Address	Tenant	Type	Parking Type	Tenant Size	Parking Ratio	Required Parking
1531	Northwest Dental Group	Dentist	Dental	2,000	1/ 200	10
1535	Westgate Books	Book Store	Retail	1,080	1/ 300	4
1539	Edward Jones	Office	Retail	825	1/ 300	3
1541	Hair Jazzers	Beauty Salon	Retail	1,090	1/ 250	4
1547	Hong Kong Chop Suey	Carry Out Restaurant	Carry Out Restaurant	815	1/ 300	3
1551	Dog Grooming Lodge	Pet Grooming	Retail	1,650	1/ 300	6
1601-05	Fitness 19	Health Club	Health Club	8,695	1/ 250	35
1607	Vacant Space	Vacant	Retail	3,305	1/ 300	11
1609	Murphy's	Restaurant	Restaurant	3,730		
		Seating Area		2,200	1/ 45	49
1611	Spirit & Such	Liquor Store	Retail	2,450	1/ 300	8
1615	Subway	Restaurant	Restaurant	1,566		
		Seating Area		502	1/ 45	11
1617	Cake Box Bakery	Bakery	Retail	3,758	1/ 300	13
1701	NW Suburban Cleaners	Cleaners	Retail	1,500	1/ 300	5
1705	Sherwin Ace Hardware	Hardware	Retail	8,500	1/ 300	28
1711	Walgreen's	General	Retail	13,500	1/ 300	45
SUBTOTAL				54,464		235
Total Provided						236
Surplus/(Deficit)						1