STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 10, 2016
Date Prepared: August 5, 2016
Project Title: YMA Taekwondo & Krav Maga LLC
Address: 110 E. Central Rd.

BACKGROUND INFORMATION

Petitioner: Eva Skordilis
Address: 4435 Stonehaven Dr.
Long Grove, IL 60047

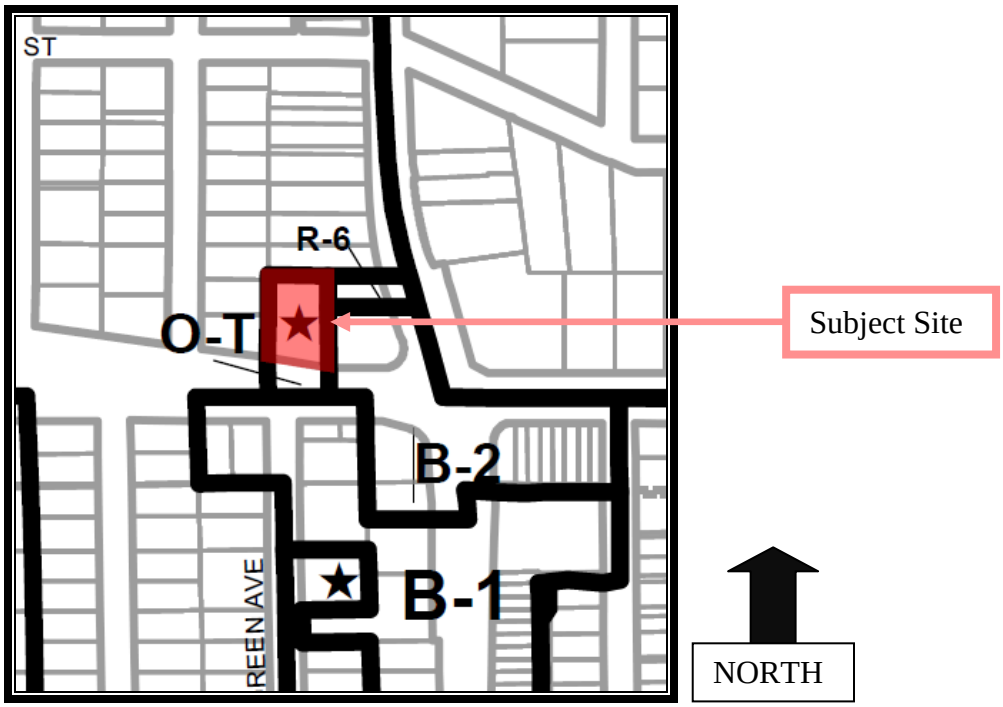
Existing Zoning: O-T, Office Transitional District

Requested Action:

- Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio) within the O-T District.

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	B-2, General Business District	Multi-tenant Commercial Building	Commercial
East	R-6, Multiple-Family Dwelling District, and B-2, General Business District	Auto Dealership (Japan Auto Services), Two-Family Dwelling	Commercial and Single-Family Attached
West	R-3, One-Family Dwelling District	Single-family Homes	Single-Family Detached

Background:

The subject property is approximately 21,300 square feet in size and contains an approximately 5,400 square foot single story building with a 4,200 square foot basement. The building has two units, with the larger unit being around 2,700 square feet in size, and the second unit being approximately 1,370 square feet in size. The rear of the larger unit has access to a two space loading dock, which is about 1,400 square feet in size. The loading dock and basement area are currently used by the property owner as storage areas.

Primary access to the site comes from Central Road, which provides right-in/right-out access. A non-mountable concrete median is located within the center of the Central Rd. preventing eastbound exits from the site. However, right-in/right-out access to Arlington Heights Road is provided through the Japan Auto site, which abuts the subject property to the east.

The petitioner has proposed the establishment of a Taekwondo/Martial Arts studio within the 2,700 square foot unit. Hours of operation would be 5pm-9pm Monday through Friday, and 9:30am-10:30am on Saturdays. The studio would be closed on Sunday. There would be only one employee, Eniko Szabo, who is the owner of the business. The owner estimates that total student count would be around 60-70 students, with class sizes being less than 15 students. The proposed business is already in operation as they were unaware of the requirement for a Land Use Variation. Staff has conducted building and life/safety inspections and is comfortable with their occupancy of the site while they proceed through the zoning process.

Zoning and Comprehensive Plan

As previously indicated, the subject property is within the O-T, Office Transitional District. A martial arts studio is classified as a "Recreation Facility, Commercial" within the Zoning Code, and this use is neither a permitted or special use within the O-T District. Therefore, a Land Use Variation is required to allow the proposed use on the subject property.

The petitioner has provided their written justification (attached within their response to round 1 review comments) for the proposed Land Use Variation as based upon the following criteria required for Land Use Variation approval:

- The property in question cannot yield a reasonable return if per mitted 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 would note that the subject property has suffered from chronic vacancies, likely due to the difficulty of access. The proposed use would facilitate the tenancy of a site that has had problems landing and keeping tenants in the past. Staff concurs with the petitioner that the chronic vacancies have likely been a financial hardship for the owner, and the vacancy does not have a positive effect for the Village. As this use will not alter the essential character of the locality given the commercial uses across the street to the south and abutting to the east, staff believes the necessary criteria for approval have been met.

The Comprehensive Plan designates the future use of this property as "Commercial". The proposed use is therefore consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

The petitioner is not proposing any exterior changes to the site or building. Staff has found that the southern ends of the two parking rows have landscaping missing where landscaping is required by code. Given the location of the site along Central Road, a major arterial within the Village, staff recommends that the petitioner be required to install the missing landscaping (36" tall shrubs) at the southern end of the two parking rows. The petitioner has responded that she will install the required landscaping during fall when the weather cools.

Public Works has identified the need for an RPZ on the domestic line that services the building, and a condition of approval to require this has been included below. The petitioner has also agreed to install the RPZ.

Parking & Traffic

A detailed traffic study is not required due to the amount of floor area for the proposed use (under 5,000 square feet) and location of the subject property along a major arterial. However, staff has asked the petitioner to survey the parking lot during two week days and one Saturday to determine the current usage of the parking lot. The parking survey provided by the Petitioner is summarized below:

Date	Total Spaces Within Lot	Peak Number of Parked Cars During Proposed Hours of Operation for Taekwondo Studio
6/8/2016	28	6
6/10/2016	28	4
6/11/2016	28	0
6/20/2016	28	8
6/22/2016	28	7
6/28/2016	28	8
7/1/2016	28	3
7/2/2016	28	0

As the Taekwondo Studio was already in operation when the survey was conducted, it is clear the significant capacity exists on site to accommodate the proposed use and future user of the office unit. Additionally, staff notes that the site has a five space surplus of parking space based on code requirements (See Exhibit I for full parking analysis). Staff believes that parking and traffic will not be an issue as a result of this application.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Land Use Variation, subject to the following:

1. Prior to formal occupancy and business license approval, the required RPZ device must be installed per the review letter dated 6/10/2016 from the Public Works Department.
2. Prior to November 1, 2016, the Petitioner must install 36' shrubs within the landscape islands located at the southern end of each parking row.
3. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

_____ August 5, 2016
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit I – Parking Analysis

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF COMPANY VEHICLES	PARKING REQUIREMENT	PARKING REQUIRED
110 E. Central Rd. - Tenant Space	Taekwondo Studio	Recreational Facility	2,700	-	-	30% of Capacity. Capacity calculated at 1 occupant per 50 sq. ft.	16
110 E. Central Rd. - Tenant Space	Vacant	Professional Office	1,370	-	-	1 space per 300 sq. ft.	5
Basement and Loading Dock	Property Owner	Warehouse and Storage	5,600	1	1	1 Space per 2 employees plus one space per company vehicle	2
	Total Required		9,670				23
	Total Provided						28
	Surplus / (Deficit)						5

Handicap Parking Required	2
Handicap Parking Provided	2