

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: December 14, 2016
 Date Prepared: December 9, 2016
 Project Title: 1519 S. Arlington Heights Rd – Medical Office
 Address: 1519-1625 S. Arlington Heights Rd.

BACKGROUND INFORMATION

Petitioner: John Kosich
 Address: 1519 AHR Medical LLC
 1111 E. Touhy, Suite 230
 Des Plaines, IL 60018

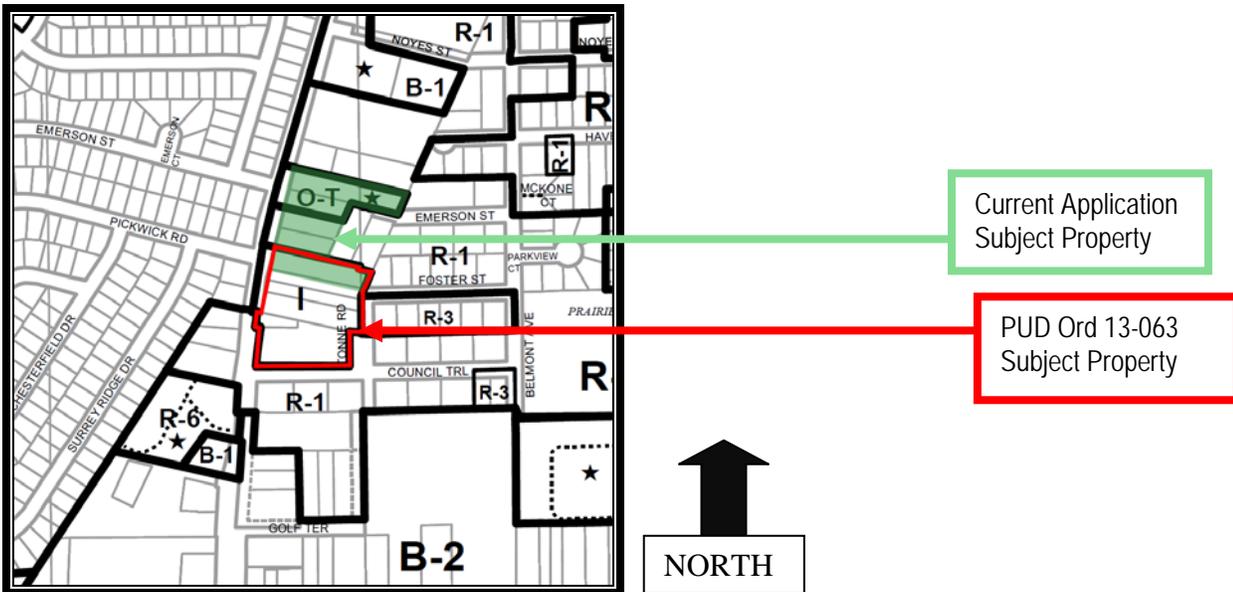
Existing Zoning: O-T: Office Transitional District, R-1: One Family Dwelling District, and I: Institutional District

Requested Action:

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot
- Preliminary PUD
- Amendment to PUD Ordinance #13-063 to remove “Parcel 6” from the Autumn Leaves PUD

Variations Identified:

- Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5’ side yard (north) setback for the existing Autumn Leaves facility where code requires a 100’ setback (to be incorporated into the amendment to PUD Ordinance #13-063)
- Variation from Section 6.13-3(a) to allow a 4’ tall open fence in the front yard



Surrounding Properties:

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	R-1, One Family Dwelling	Vacant Land	Offices Only
South	I, Institutional	Residential Memory Care Facility (Autumn Leaves)	Offices Only
East	R-1, One Family Dwelling and R-3, One	Single Family Homes	Single Family Detached

	Family Dwelling		
West	R-3, One Family Dwelling	Single Family Homes	Single Family Detached

Project Summary

The subject property is approximately 3.86 acres in size and currently undeveloped. It is located just north of the Autumn Leaves memory care facility, which is at the northeast corner of Council Trail Road and S. Arlington Heights Road. The subject property is within multiple zoning districts, including the I (Institutional) District on the southern portion, and the R-1 (One Family Dwelling) District and O-T (Office Transitional) on the north side of the site. 1519 AHR Medical, LLC (the “petitioner”), is proposing to purchase the northern parcel of the Autumn Leaves property and incorporate it within their development site, which parcel is currently used for a portion of the detention for Autumn Leaves and also contains a part of the drive aisle that provides access onto S. Arlington Heights Road. The location of the drive aisle will remain unchanged, and the petitioner is proposing to expand and tie into the existing detention basin on the Autumn Leaves site, which would provide detention for both properties.

The proposed development consists of a single-story 26,664 square foot medical office building which would be built in one phase. The developer has a tenant (Access Community Health) signed for the 14,786 square foot unit on the southern side of the building. The remaining unit on the northern side of the building would be constructed but the interior would not be built out until a tenant is signed. Access Community Health is a healthcare network whose primary services include family practice, internal medicine, pediatrics, school and sports physicals, obstetric/gynecological and midwifery services. They are estimating 24 employees will work out of the proposed location, and hours of operation would be 8:30am - 5:00pm on Mondays thru Fridays, and 8:30am – 12:30pm on Saturdays.

Parking would be provided on the northern, western, and southern sides of the building. An additional “right-in, right-out” access point would be constructed on the northern side of the site, which would provide access to S. Arlington Heights Road. The developer would also tie into the existing northern access drive currently located on the Autumn Leaves site, which provides full access to S. Arlington Heights Road. A single-lane drive aisle will connect to Emerson Street at the rear of the site, which will be restricted to emergency vehicles only and will be blocked with bollards to restrict access.

Zoning and Comprehensive Plan

Since the proposed plan involves the purchase of a small part of the Autumn Leaves property, the existing PUD that governs the Autumn Leaves site will need to be amended to remove that part from the PUD, allowing it to be incorporated into the petitioner’s development. Furthermore, all developments within the O-T, Office Transitional District must proceed as a PUD, so the Subject Property is required to develop as its own PUD. Additionally, as portions of the Subject Property are currently in the R-1 and I Districts, these areas must be rezoned into the O-T District. The proposed use as medical offices is a permitted use within the O-T District. Finally, as the subject property is made up of multiple lots, the petitioner is required to consolidate these lots in one lot of record via a Plat of Subdivision. The applicant is only proceeding with preliminary PUD and preliminary Plat of Subdivision at this time, and a future appearance before the Plan Commission for Final PUD and Final Plat of Subdivision approval will be required.

The Comprehensive Plan classifies the entire Subject Property as “Offices Only” and therefore the proposed development conforms with the Comprehensive Plan.

Two Variations have been requested in conjunction with this development and will be discussed later within this report.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on April 13, 2016, to discuss the proposed development. At that time, the project was proposed as two phases with the second phase remaining completely unbuilt until a tenant was signed. The development would have been slightly larger (approximately 38,400 sq. ft.) and would have incorporated a small Walgreens within one of the medical offices. Although these aspects have since been revised, the subcommittee was generally supportive of the development at that time and was excited to see a medical office development that was consistent with the Comprehensive Plan. The subcommittee encouraged the applicant to move forward and suggested that they hold a neighborhood meeting with area residents prior to appearing before the Plan Commission.

Neighborhood Meeting

The developer held a neighborhood meeting on December 6, 2016, which was only attended by one couple who lives in the single-family home that abuts the site to the east. According to the developer, one of their primary concerns was with the construction process and what impact it would have on their property. A summary of this meeting was prepared by the developer and is attached.

Design Commission

The Design Commission met on November 29, 2016, to consider the building architecture and design. The project received a recommendation of approval, subject to the following conditions:

1. A requirement to improve the regularity of the spacing of the exterior wall sconce light fixtures.
2. A requirement to eliminate the EIFS and provide brick all the way up to the soffit of the roof eave.
3. A requirement to omit the roof dormers on the west elevation.
4. A requirement to incorporate a mix of perennials and ground cover throughout the site.
5. A requirement to provide specialty paving at the building entrances and crosswalks.

Although the Design Commission did not make it a requirement, they made a strong recommendation that one or both of the main building entrances be revised to face west (currently they face to the north and to the south), which they believed would provide a better functional entrance for customers and allow the building to have at least one architectural front facing the street. This was not made a condition of approval due to the impacts to the site layout and landscaping, although if made a condition of approval, changes to the final site layout and landscaping can be reviewed during Final PUD approval.

Site and Building

As previously mentioned, the application has requested two Variations, one relative to the height of a fence and the other relative to a setback on the Autumn Leaves site. With regards to the fence, the Zoning Code limits the height of all fences within a front yard to a maximum of three feet in height. The applicant has proposed a four foot tall black aluminum "open" fence at the top of the retaining wall along the northern property line. As part of this retaining wall extends past the front plane of the building and towards the street, a portion of this four foot tall fence will be located in the front yard where only a three foot tall fence is permitted. Therefore, a Variation is required. Staff supports this Variation as the fence will help to provide a safety barrier on the top of the retaining wall. Additionally, the fence will be an "open" fence, which will help to reduce its visual impact.

The second Variation is for the Autumn Leaves site, which is required to have a 100' side yard (north) building setback. The site currently meets this requirement, however, when the northern part of their property is sold to the petitioner and removed from the Autumn Leaves site, the resulting side yard setback will be measured to their new property boundary, which provides only a 47.5 foot side yard setback. Staff supports this Variation request as the portion of the northern property that will be acquired by the petitioner will remain as open space and mostly be used for detention. This preserves the building setback and separation between the two buildings, although it will not technically meet the code requirement. The applicant has provided their justification for Variation approval within their response to the second round of Village review comments (attached). Staff concurs that the necessary criteria for approval have been met.

With respect to F.A.R. regulations, height regulations, and all other setback and bulk standards, both the subject property and Autumn Leave site are compliant with the Zoning Code. Although the O-T District allows for 30 foot tall buildings up to two stories, the applicant has proposed a 19 foot tall single-story building, which will help to minimize the appearance of this building in relation to the residential homes to the east. Additionally, the developer will construct a six foot tall solid wood fence along the eastern property boundary, and at the request of staff, the building has been pushed slightly west to allow for increased separation between the subject property and neighboring residential homes to the east. Furthermore, the applicant has also pulled back the northern and southern parking rows, which originally extended further east and would have brought vehicular traffic closer to the two residential homes abutting the subject property.

A photometric plan has been submitted for review and a preliminary analysis shows that the site is compliant with code requirements. A formal review will be completed prior to the Plan Commission hearing, and if necessary, conditions of approval can be added.

Section 11.6-1 of the Zoning Code requires that “no loading berth for vehicles over two ton capacity shall be closer than 50 feet to any property in a Residence District unless completely enclosed by building wall, or a uniformly painted solid fence or wall, or any combination thereof, not less than six feet in height.” Staff notes that the southern loading space is less than 50 feet from the neighboring residential property to the east. Therefore, a solid screen must be provided around the southern loading space. The applicant has maintained that this loading space will primarily be used for box trucks and vans, and so the screen is not necessary. As the typical weight of a 10’ box truck is just less than three tons, this screening must be added or a Variation must be requested. A condition of approval requiring conformance with this code section has been added.

Two dumpster enclosures have been proposed, one on the north side of the building and one on the south side. These enclosures will be constructed of brick to match the materials on the building. While it is generally preferable to locate dumpster enclosures behind the rear of buildings, to place these areas behind the building would bring them closer to the residential properties to the rear, which is not ideal. Staff believes that the location of the enclosures is acceptable and the utilization of a brick exterior will help to minimize their visual impact. Furthermore, they will be no less than 220 feet setback from S. Arlington Heights Road.

Several retaining walls have been proposed around the parking area along the north side of the building, as well as on the southeast of the building and within the detention area. The largest retaining wall will be just under five feet in height will be located along the northern boundary line. Due to the height and location of this retaining wall, additional landscape screening has been difficult to accommodate, however, the petitioner has incorporated a row of ornamental grass and shrubs along the base of the retaining wall to assist with screening. The retaining walls will be constructed of gray modular blocks with a straight face appearance.

Landscape & Tree Preservation

Site landscaping has been reviewed by the Landscape Planner, who has identified areas where additional landscaping should be provided and where alternate species of plantings should be used. These comments are summarized below:

- The petitioner should transplant the 2-4 inch caliper trees along the southern portion of the site, which trees were recently planted by Autumn Leaves (Maples, Spruce Kentucky Coffee Tree, Swamp White Oak, and London Plane). Area in the northeast and northwest corner of the site can accommodate these transplanted trees. Alternatively, if transplanting is not possible, the applicant can replace in kind these trees in the northeast or northwest corner of the site.
- Additional perennials should be added to the top of the northern retaining wall between the retaining wall and the back of the curb on the northern parking lot.
- The Hick Yews in the landscape buffer along the eastern property line should be replaced with Junipers or Arborvitae, and the Alder Trees should be replaced with an evergreen tree. Additional plantings in this area are required to provide a dense landscape screen between the rear of the proposed building and the residential homes to the east.
- In the area north of the southern dumpster enclosure, the Hick Yews should be replaced with upright evergreens such as Arborvitae.
- The parkway trees should be revised so that the species types alternate and no one species is placed next to the same species.

A condition of approval to address these landscaping issues during Final PUD approval has been added.

According to the tree preservation plan there are 150 trees throughout the site that have a trunk caliper size of three-inches or greater. Although the applicant is proposing the removal of all of existing trees, they are also proposing the installation of 171 new trees throughout the site, accounting for a 14% overall increase in the number of trees. In combination with the requested trees to be transplanted as indicated above, staff believes that the tree preservation plan is acceptable.

Traffic, Parking, and Access

Pursuant to the Section 6.12-1(2) of the Zoning Code, the applicant has submitted a Traffic and Parking Study prepared by KLOA. This study has evaluated, access (configuration, location, Level of Service), on-site circulation, parking (supply, demand, distribution), trip generation, trip distribution, and impacts to local streets. Based on their evaluation, the KLOA study has concluded that the existing roadway system generally has sufficient reserve capacity to accommodate the traffic anticipated by the proposed development, and the study did not find a need for any new traffic signals or lanes of travel on adjacent streets.

The study has identified the morning traffic peak to be between 7:30am-8:30am and the evening peak to be between 4:45pm-5:45pm. Staff notes that during the evening peak, the intersections of E. Council Trail and S. Arlington Heights Road, as well as the intersection of the shared Autumn Leaves/subject property access drive and S. Arlington Heights Road, will both function at a Level of Service “F” for westbound cars attempting to go either northbound, southbound, or across S. Arlington Heights Road. Although a significant delay for these movements will exist, the traffic study has found that this is typical for unsignalized intersections along higher volume roadways such as Arlington Heights Road. The study notes that there will be gaps in the traffic on S. Arlington Heights Road that will allow both southbound and northbound egress at these intersections, albeit after an initial delay.

Staff notes that the petitioner has not obtained a formal easement to allow vehicular access through the Autumn Leaves site and onto E. Council Trail. This movement is not necessary at this time as the subject property has full access to S. Arlington Heights road via the unsignalized intersection of the access drive which they will be purchasing from Autumn Leaves. Additionally, since a signal is not located at the intersection of E. Council Trail and S. Arlington Heights Road, the ability for the subject property to have access to E. Council Trail is not warranted at this time.

At the request of staff, the petitioner has provided an access easement along their northern property line to the benefit of the property to the north. This easement will allow a future drive aisle connection into the property to the north if and when that property is developed, which will allow that property the ability to utilize the northern access drive on the subject property. It should be noted that the property to the north of the subject property also has easement through the property Northwest Gastro site (1415 S. Arlington Heights Road) which provides full access to S. Arlington Heights Road.

South Arlington Heights road is under the jurisdiction of IDOT, and their review and approval of the proposed access onto S. Arlington Heights Road will be required. The petitioner has stated that a preliminary review from IDOT has been received, which review has indicated that the conceptual layout is viable. A condition of approval requiring formal IDOT review and approval has been added.

With regards to parking, the subject property exceeds the code required parking based on the use of the site as medical offices. Below is a summary of these requirements:

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
1519 S. Arlington Heights Rd	Medical Office	26,664	1:200	133
Total Parking Required				133
Total Parking Provided				139
Parking Surplus/(Deficit)				6

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and recommends approval of the following actions:

- Rezoning from R-1 (One Family Dwelling District) and I (Institutional District) to O-T (Office Transitional District)
- Preliminary Plat of Subdivision approval to consolidate the subject property into one lot.
- Preliminary PUD to allow a 26,664 sq. ft. medical office building.
- Amendment to PUD Ordinance #13-063 to remove “Parcel 6” from the Autumn Leaves PUD and to grant a Variation from Section 5.1-21.1(b) of Chapter 28 to allow a 47.5’ side yard (north) setback for the existing Autumn Leaves facility where code requires a 100’ setback
- Variation from Section 6.13-3(a) to allow a 4’ tall open fence in the front yard

This approval shall be subject to the following conditions:

1. Approval of Final Plat of Subdivision and Final PUD.

2. IDOT review and approval of the proposed site access onto S. Arlington Heights Road.
3. Compliance with all Design Commission conditions of approval.
4. The Petitioner must comply with Section 11.6-1 of the Zoning Code and provide a code compliant screen around the southern loading berth.
5. As part of Final PUD approval, the applicant must revise the landscape plan to address the landscape comments as summarized within this Staff Report.
6. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

December 9, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads