

## MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: February 22, 2019

RE: Prefiling Conference on the Request for a Special Use for a Personal Fitness Training Center in Suite 27 at the 444 Lake Cook Road building B in the Industraplex Planned Unit Development (Cornerstone Mixed Martial Arts LLC)

The purpose of a Prefiling Conference is for the Plan Commission to give the petitioners some direction, feedback and input on their proposed plans.

### **Subject Property**

The subject property consists of the Industraplex Planned Unit Development. The subject property was developed as an Industrial Planned Unit Development. The development was originally approved in 1984 with an amendment to the PUD in 1987. The subject property is zoned I-2 Outlying Limited Industrial District. The subject property at 444 Lake Cook Road where the Special Use is being proposed is Lot 3 in the Industraplex PUD and developed with two-single story buildings on the lot. Lot 3 is 3.83 acres in size. The Industraplex PUD consists of three lots. Lot 1 is developed with one building at 448 Lake Cook Road and Lot 2 is developed with one building at 440 Lake Cook Road.

### **Surrounding Land Use and Zoning**

North: C-2 Outlying Commercial District - Whitehall Nursing Home

South: C-2 Outlying Commercial District and I-2 Outlying Limited Industrial District - Office Uses, and Light Assembly, Fabrications, and Warehousing Services

East: C-2 Outlying Commercial District - Animal Hospital, 190 Waukegan Road (Panera Bread) Building, and Carsons Ribs

West: 1-1 Office, Research and Restricted Industrial District - Corporate 500 Center

### **Proposed Plan**

The petitioners are seeking approval of a Special Use for a 2,127 square foot fitness and mixed martial arts studio. Specifically, the petitioners are seeking approval for Cornerstone Mixed Martial Arts Studio to be located in Suite 27 in the 444 Lake Cook Road building B.

Cornerstone Mixed Martial Arts will provide a blend of personal training and mixed martial arts to students ages 8-65. Classes offered will include kickboxing, grappling, martial arts for children and fitness boot camps. All classes will have a max attendance of 15 members

(average 10 per class) and peak hours are weekdays 5:00AM to 7:00AM and 5:00PM to 8:00PM and on weekends from 7:00AM to 10:00AM. The petitioner's material indicate that any special event (such as belt promotions when a parent could come to observe) outside normal classes would be done on weekends and separated by each individual class so not to exceed the capacity of the space or impact parking.

The petitioner is not proposing any exterior changes to the building nor are they proposing any site improvements. The petitioner is proposing interior renovations to best maximize the use of the space. The proposed floor plan for Suite 27 of the 444 Lake Cook Road building B is included in the petitioner's material. The proposed floor plan includes an open area for fitness training, bathroom, office, and storage closet.

### **Zoning Conformance**

The petitioners are seeking a Special Use for a personal training and self-improvement facility in the I-2 Outlying Limited Industrial District. The Special Use criteria are attached.

### **Parking**

When the Industraplex planned unit development was approved in 1984, it was approved with the cross (shared) parking and access. The parties entered into agreements for shared parking and access. The amount of parking for the different mix of uses in the development will vary throughout the day. In other words, the different uses in the development will have varying peak hour parking times.

Under the Zoning Ordinance, a fitness training studio would be considered a recreational use and would require one (1) parking space for each three (3) patrons, based on the design capacity of the facility in terms of the largest number of patrons to be served at one time, which is 44 persons according to building code. The fitness training studio use would require 15 spaces ( $44 \text{ persons} / 3 = 14.66 = 15 \text{ spaces}$ ) based on the recreational use requirement. The petitioner's plans indicate the need for eighteen (18) parking spaces, as there could be a maximum number of fifteen (15) customers and three (3) employees present at a time. As part of the approval process of a Special Use for the proposed fitness and mixed martial arts studio, the petitioners must demonstrate that adequate parking will be provided.

The proposed fitness and mixed martial arts studio shares a parking lot with other businesses in the building as well the building to the south. The petitioner's materials indicate that they have gathered parking information on a Monday, Thursday and Saturday based on the hours that their business would be open. The parking data collected includes the three parking areas closest in proximity to the petitioner's space. Two of the lots are to the north of their building and one lot is east of their building for a total of 93 parking spaces in the immediate area. Note that the parking survey is not to scale and used for illustration purposes only. The petitioner's parking study indicates that at least 47 parking spaces were available between 5:00AM and 9:00PM on Monday, February 11, 2019, at least 44 parking spaces were available

between 5:00AM and 9:00PM on Thursday, February 7, 2019 and at least 65 parking spaces were available between 7:00AM and 2:00PM on Saturday, February 9, 2019. The petitioners have indicated the parking areas included in this study met all of the parking needs of the building, including the proposed fitness and martial arts studio if all of the uses are busy (peak) at the same time.

The subject property at 444 Lake Cook Road (Lot 3) is comprised of two multiple use buildings containing I-2 manufacturing uses along with offices. The two buildings are 70,000 square feet and based on the current uses and proposed use, 156 parking spaces would be required:

Cornerstone Mixed Martial Arts Studio: One (1) parking space for each three (3) patrons or 44 persons/3= 14.66 or 15 spaces

Manufacturing Uses: 67,873s.f. /600sf plus one (1) space for each unit (28 units) = 141 spaces

Total: 156 parking spaces required for 444 Lake Cook Road buildings (Lot 3)

448 Lake Cook Road (Lot 1) is a multiple use building containing office uses, exercise fitness studio and I-2 uses and requires 61 parking spaces according to Village records.

440 Lake Cook Road (Lot 2) According to Village records requires 79 parking spaces.

The total parking requirement for the Industraplex planned unit development is 296 parking spaces (444 building – 156 spaces; 448 building – 61 spaces; 440 building – 79 spaces). The total parking provided for the site is 285 parking spaces. The petitioner is requesting an exception for the parking requirement for the I-2 Planned Unit Development.

A check of the past Plan Commission records and approved plans indicates the following parking summary for this PUD (includes all three lots in this PUD):

1984: 240 spaces provided (source: final site plan) 142 required (Plan Commission report)

1987: 244 spaces provided (Plan Commission report and developer plans) 181 required (Plan Commission report)

2003: 285 spaces provided (Plan Commission report and developer plans) 262 required (Plan Commission report).

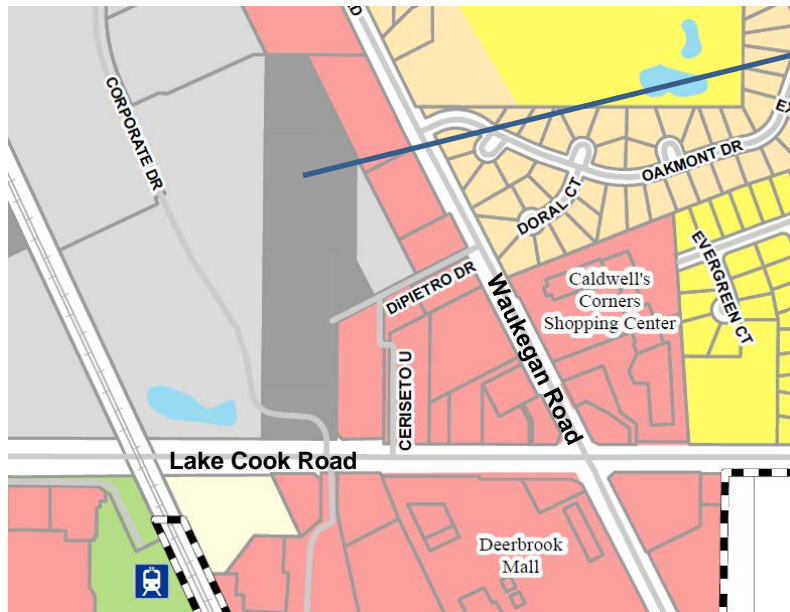
The petitioner is looking for Plan Commission feedback as to whether their traffic and parking study will be sufficient for the Public Hearing and their Special Use request.

### **Signage**












The tenant signage for this building and building directory has been consistent over time with white letters on a blue background. The same font appears on all of the tenant signage for

the subject property. The petitioner will adhere to the tenant signage and directory panel sign on the directory. The petitioner's plans indicate that the property owner will provide both signs.

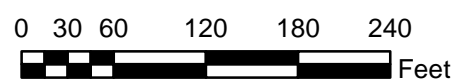
# Village of Deerfield 2019 Zoning Ordinance Map



Subject Property

	<b>R-1</b>	<b>SINGLE FAMILY DISTRICT</b> ONE FAMILY DWELLINGS AND ACCESSORY USES
	<b>R-2</b>	<b>SINGLE FAMILY DISTRICT</b> SAME AS R1
	<b>R-3</b>	<b>SINGLE FAMILY DISTRICT</b> SAME AS R1
	<b>R-4</b>	<b>SINGLE &amp; TWO FAMILY</b> ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	<b>R-5</b>	<b>GENERAL RESIDENCE</b> ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	<b>C-1</b>	<b>VILLAGE CENTER</b>
	<b>C-2</b>	<b>OUTLYING COMMERCIAL</b>
	<b>C-3</b>	<b>LIMITED COMMERCIAL OFFICE</b>
	<b>I-1</b>	<b>OFFICE, RESEARCH, RESTRICTED INDUSTRY</b>
	<b>I-2</b>	<b>LIMITED INDUSTRIAL</b>
	<b>P-1</b>	<b>PUBLIC LANDS</b> SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

# 444 Lake Cook Road (Part of Industraplex PUD)



1 inch = 125 feet



## SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development  
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size  
The size of the lot will be sufficient for the use proposed.
3. Traffic  
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access  
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood  
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities  
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering  
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.