

## MEMORANDUM

TO: Plan Commission

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

DATE: April 4, 2019

RE: Public Hearing on the Request for a Special Use for a Personal Fitness Training Center and Self-Improvement Facility in Suite 27 at the 444 Lake Cook Road Building B in the Industraplex Planned Unit Development (Cornerstone Mixed Martial Arts LLC)

### **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. 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 fitness training open area, bathroom, office, and storage closet.

### **Zoning Conformance**

The petitioners are seeking a Special Use for a personal fitness training and self-improvement facility in the I-2 Outlying Limited Industrial District. The Special Use criteria is attached and the petitioner responses are included in their material.

### **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) Requires 79 parking spaces according to Village records.

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.

For parking background purposes only, 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).

At the pre-filing conference meeting the Plan Commission provided feedback that their traffic and parking study would 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.

### **Prefiling Conference Minutes**

Attached are the February 28, 2019 Prefiling Conference minutes.

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

The Petitioner Alex Hulbert reported that he and his two partners wish to open a mixed martial arts training center in a 2,127 square foot unit in Building B at 444 Lake Cook Road. He and his partners, Justin Hanlin who is also in attendance and Mario Gomez who is not, will be at the training center to handle the day-to-day operations. They are all professionals in the industry and the co-founders of their business, Cornerstone Mixed Martial Arts LLC.

At Cornerstone they offer fitness and marital arts programs including classes and personal training, all focused on technique, balance, physical improvement and overall health improvement.

Mr. Hanlin stated that he is the Managing Founder as well as the Head Marital Arts Instructor. Their main goal aside from teaching martial arts is to show that martial arts helps in other aspects in life. He shared that he has a strong passion for martial arts and its benefits which include improved confidence, speaking skills, athletic abilities and more. Their members are not all involved in martial arts competition and many are members because it helps in other areas of their lives. Mr. Hanlin shared that he trains the former mayor of Highland Park who, at 90 years old, has been training for 15 years. They also train members as young as 6 and added that all ages and abilities benefit greatly. Mr. Hanlin shared that their members and staff are like a huge family with many of their members being with them for over a decade. They accept everyone with open arms and love having diverse training groups. From young children to older adults, martial arts can help people of all ages. Mr. Hanlin shared information about some of their members and the benefits gained to show how the business will help the community and community members.

Mr. Hulbert shared that they selected a site in Deerfield after looking at many possible locations. They already serve clients from all over the north shore area and are excited to centralize this. They are excited to be in Deerfield and grow their business and their family.

Commissioner Bromberg asked where their business is currently located. Mr. Hulbert replied that they operate training sessions and classes out of the Libertyville Sports Complex as well as Highland Park District buildings. But this is the first time they will be bringing it together in one location under one name.

Mr. Hulbert reported that the three owners will be the only employees and will run all operations. Hours are from 5:00 A.M. to 8:30 P.M. with most classes in the mornings. Peak times will be from 5:00 A.M to 7:00 A.M. and 5:00 P.M. to 8:00 P.M. Aside from classes, all personal training sessions will be by appointment only. They will be open on Saturdays from 7:00 A.M. to 2:00 P.M. and Sundays 7:00 A.M. to 12:00 P.M. Classes will require advanced sign up and are limited to 15 per class. Currently they average about 10 students per class.

Mr. Hulbert showed the proposed interior layout for their space. He pointed out the area for mats and equipment including treadmills. He added that any events such as belt promotions will take place on the weekends and be grouped by classes.

Mr. Hulbert reviewed parking. They have 93 spaces total with 46 shared spaces in front. Based on their parking study, during their peak times there are 63 spaces available and on average

throughout the day 55 and 67 available parking spaces on the weekends. This will provide for ample parking for their staff and clients.

Commissioner Bromberg commented that there are trucks that park there and take up more than one space. Mr. Hulbert shared that the trucks belong to the next door tenant's vending company. The building owner shared that all tenants work well together it is a good community of business owners. If the trucks become an issue, they will address it with their neighbor. The trucks seem to be mostly be stored there in off hours and are in use during business hours. Even with trucks taking several spaces there was still plenty of parking.

Regarding signage, Mr. Hulbert reported that they will replace the panel on the existing monument sign in the same font with the name of their business and will add a vinyl door sign with their logo. Mr. Hulbert stated that they meet all of the Special Use criteria and are excited to be in Deerfield.

Commissioner Jacoby confirmed that the three owners will be the only staff and there are no additional employees.

Commissioner Goldstone asked for more information on their classes and memberships. Mr. Hanlin shared that they have monthly memberships available as well as 3, 6 or 12 month commitments. All classes are available to members and personal training is an additional fee. There will also be a class punch card option available instead of a membership.

Chairman Berg asked if they will they sell any products. Mr. Hulbert replied that they will sell some sports drinks as well as gloves, hand wraps and other basic equipment.

Chairman Berg asked who completed their parking study. The Petitioners replied that they completed the study and parking counts themselves. Mr. Nakahara asked the Commission if the parking study would be sufficient for the Public Hearing. Chairman Berg and the Commissioners agreed that the parking study would be sufficient for the Public Hearing.

Mr. Nakahara reported that the Public Hearing on this matter will be March 28, 2019.

**(b) Approval of 2019 Zoning Map**

Mr. Nakahara reported that the Village publishes a new Zoning Map annually to reflect any changes made from the previous year. This year the only change was the rezoning of the 658, 662 and 702 Elm Street went from R-4 One and Two Family Residential to R-5 General Residence.

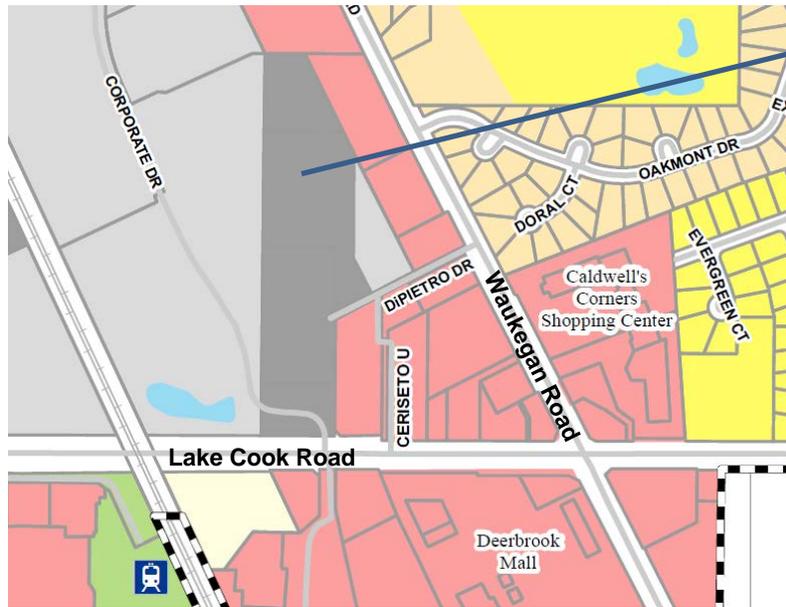
Commissioner Jacoby moved, seconded by Commissioner Silva to approve the 2019 Zoning Map. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on March 18, 2019.

**Document Approval**

# 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.