



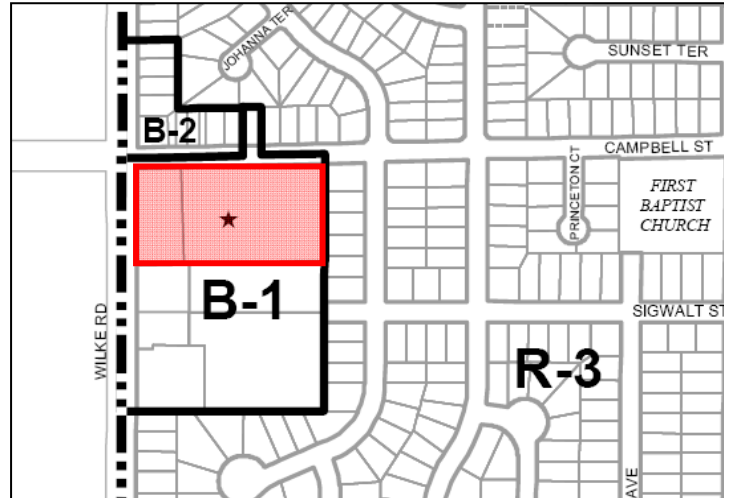
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**File Number:** PC # 18-027  
**Project Title:** Westgate Park & Shop Rezoning  
**Address:** 1531-1721 W. Campbell Street  
**PIN:** 03-30-317-011-0000

**To:** Plan Commission  
**Prepared By:** Jake Schmidt, Assistant Planner  
**Meeting Date:** January 23, 2019  
**Date Prepared:** January 16, 2019

**Petitioner:** Michael Schwartz – Westgate  
 Joint Ventures, LLC  
**Address:** 191 Waukegan Rd. Suite 203  
 Northfield, Illinois 60093

**Existing Zoning:** B-1, Business District Limited Retail  
**Existing Comp. Plan Designation:** Commercial



## **SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail; B-2, General Business District; R-3, One-Family Dwelling District	Gas Station, Restaurant, Medical Offices, Single Family Homes	Commercial, Offices Only, Single-Family Detached
South	B-1, Business District Limited Retail	Office Complex	Offices Only
East	R-3, One-Family Dwelling District	Single Family Homes	Single-Family Detached
West	City of Rolling Meadows	Single Family Homes	City of Rolling Meadows

## **Requested Action:**

1. Rezoning from B-1, Business District Limited Retail, to B-2, General Business District.

## **Variations Requested:**

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

**Project Background:**

The subject property is located at the southeast corner of Campbell Street and Wilke Road. The site is developed with a one-story, 54,464 square foot shopping center, with tenants including Fitness 19, Ace Hardware, and Walgreens. The structure has a drive-through lane in conjunction with the aforementioned Walgreens on the west side of the building, approved via a variation in 1995 at the time of the initial PUD approval for the shopping center (Ord. 95-051). The shopping center is served by parking areas on the north and east sides of the property, which provide a total of 234 spaces. The shopping center is accessible via four driveways, two along Campbell Street and two along Wilke Road.

The genesis of this project is a proposed expansion of Fitness 19. The subject property is zoned B-1, Business District Limited Retail, which does not permit health club facilities by right or via a Special Use permit. Thus, to operate this facility, Fitness 19 was granted a Land Use Variation in 2009 via Ordinance 09-048. To accommodate an expansion in 2013, this Land Use Variation was amended via Ordinance 13-048. Recently, Fitness 19 has proposed another expansion into an adjacent vacant tenant space, with the primary goal of adding a Fitness Class space for members. Due to the relatively substantial increase in total space proposed, which would increase the overall Fitness 19 space by approximately 23%, another amendment to the Land Use Variation would be required. Rather than amending the Land Use Variation, the petitioner is seeking to rezone the Westgate Park & Shop to B-2 from the existing zoning of B-1, which would allow health club uses by right. Additionally, B-2 zoning allows for a greater number of permitted uses, which would give the petitioner greater flexibility in recruiting tenants in the future.

Aside from the internal expansion of Fitness 19, no changes are proposed to the site or overall structure at this time. Staff is supportive of the proposed rezoning, as the subject site is adjacent to Wilke Road, is adjacent to an existing B-2 District to the north, and the proposed B-2 zoning would be consistent with the zoning of similar shopping centers in other areas of the Village.

**Zoning and Comprehensive Plan**

As mentioned above, the property is currently zoned B-1, Business District Limited Retail. The petitioner is seeking rezoning to B-2 in order to allow more flexibility with respect to permitted uses. B-2 zoning would allow 18 additional permitted uses, including health clubs, and 14 additional special uses. An all-encompassing list of these additional permitted and special uses are listed in Appendix A at the end of this report.

The site is directly adjacent to a B-2 Zoning District on the north side of Campbell Street, which currently encompasses another shopping center (Wilke Commons), a gas station, a restaurant, and a medical office building. The property is also bordered on the north by a dental practice zoned B-1, and three single-family homes zoned R-3. The property is bordered to the south by the Wilke Office Park, zoned B-1. To the east, the property is bordered by four single-family homes in the R-3 District. To the west, across Wilke Road, the property borders single-family residential uses in the City of Rolling Meadows.

With respect to the Comprehensive Plan, the site is designated "Commercial". The current zoning and uses on-site are compliant with this designation, as is the proposed re-zoning to B-2.

**Site and Landscaping**

As part of this petition, Staff has reviewed existing on-site landscaping, and found that landscaping meets code requirements.

Additionally, concerning existing signage, the subject site received a Sign Variation in 2015 that granted a 3-year window to remove and replace existing multi-tenant ground sign on Campbell Street. This 3-year window expired on September 8, 2018. Currently, the Building Department is handling this matter.

The petitioner is not proposing any additional modifications to the building or site plan at this time.

### **Parking**

With respect to code-required vehicular parking, sufficient parking is provided on-site for the proposed mix of uses at Westgate Park & Shop. The shopping center currently provides 234 parking spaces on site, and as detailed in the table below 208 parking spaces are required. This results in a code required parking surplus of 26 spaces. The parking analysis for the entirety of the shopping center is detailed in Table I below, which shows the total amount of required parking including the expansion of Fitness 19. The expansion of Fitness 19 raises the required parking for the entire shopping center by 1 space.

**Table I : Code-Required Parking Analysis**

<i>Address</i>	<i>Space #</i>	<i>Business</i>	<i>Type</i>	<i>Parking Type</i>	<i>Tenant Size</i>	<i>Parking Ratio</i>	<i>Required Parking</i>
1531	14	NW Dental Group	Dentist	Dental	2,000	1/ 200	10
1535	13	Westgate Newsstand	General Merchandise	Retail	1,080	1/ 300	4
1539	12	Edward Jones	Office	Retail	825	1/ 300	3
1541	11	Hair Jazzers	Beauty Salon	Retail	1,090	1/ 250	4
1543	10	Hong Kong Restaurant	Carry Out Restaurant	Carry Out Restaurant	815	1/ 300	3
1551	9	The Grooming Lodge	Pet Grooming	Retail	1,650	1/ 300	6
1601	8	Fitness 19	Fitness	Health Clubs	10,698	1/ 250	43
1605	7.5	VACANT	VACANT	Retail	1,302	1/ 300	4
1609	7	Via Arenella Ristorante	Restaurant	Restaurant	3,730		
			Seating Area		957	1/ 45	21
1611	6	VACANT	VACANT	Retail	2,450	1/ 300	8
1615	5	Subway	Restaurant	Restaurant	1,566		
			Seating Area		502	1/ 45	11
1617	4	Arlington Cake Box	Bakery	Retail	3,758	1/ 300	13
1701	3	Westgate Cleaners	Cleaners	Retail	1,500	1/ 300	5
1705	2	Ace Hardware	Hardware	Retail	8,500	1/ 300	28
1711	1	Walgreen's	General	Retail	13,500	1/ 300	45
<b>TOTAL</b>					<b>54,464</b>		<b>208</b>
<b>Total Provided</b>							<b>234</b>
<b>Surplus/(Deficit)</b>							<b>26</b>

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when “a change in use results in the requirement for additional off-street motor vehicle spaces”. As Fitness 19 will be expanding into a currently vacant space within the shopping center, increasing code-required vehicular parking, and rezoning is being sought for the entire shopping center, the provision of bicycle parking spaces for the shopping center is required. Currently, a 6-space bicycle rack is provided on-site at Westgate. For all uses in the shopping center, 10 bicycle parking spaces are required. This requirement is detailed in

Table II below. As part of this petition, the petitioner shall provide the required 10 bicycle parking spaces on-site.

**Table II : Required Bicycle Parking**

<i>Use</i>	<i>GSF</i>	<i>Ratio</i>	<i>Required Bicycle Parking</i>
Retail*	34,555	1/6000 SF	5.76
General Office	825	1/6000 SF	0.14
Medical Office	2,000	1/4000 SF	0.50
Restaurant (Seating Area)	1,459	1/900 SF	1.62
Health Club	10,698	1/5000 SF	2.14
Beauty Shop	1,090	1/5000 SF	0.22
<b>Total Required Bicycle Parking Spaces</b>			<b>10.38</b>

*\*Includes carry-out restaurant space*

The owner of Fitness 19 has also provided a parking survey of available parking spaces on-site. This survey was conducted over an 8-day period in September and October of 2018, with one count per day. These counts were conducted on Saturday, September 29<sup>th</sup>, Monday, October 1<sup>st</sup>, Tuesday, October 2<sup>nd</sup>, Wednesday, October 3<sup>rd</sup>, Saturday, October 6<sup>th</sup>, Monday, October 8<sup>th</sup>, Tuesday, October 9<sup>th</sup>, and Wednesday, October 10<sup>th</sup>. While only one count was provided per day, the time at which the lot was surveyed varied from day to day, and encompassed morning, afternoon, and evening counts. Peak parking lot occupancy was observed to have occurred at 10:24 AM on Tuesday, October 2<sup>nd</sup>, where 109 vehicles (47% of total capacity) were observed to be accessing the site. A table illustrating the observed parking lot utilization for the aforementioned 8 days can be seen below in Table III:

**Table III : Parking Lot Survey**

<i>Date</i>	<i>Day</i>	<i>Time</i>	<i>Occupied Spaces</i>	<i>Available Spaces</i>
9/29/18	Saturday	9:05 AM	106	128
10/1/18	Monday	5:15 PM	84	150
10/2/18	Tuesday	10:24 AM	109	125
10/3/18	Wednesday	2:45 PM	74	160
10/6/18	Saturday	11:00 AM	97	137
10/8/18	Monday	5:57 PM	68	166
10/9/18	Tuesday	4:40 PM	93	141
10/10/18	Wednesday	7:30 AM	54	180
<b>Total Spaces: 234</b>				

From the data illustrated above, Staff believes that sufficient parking is available on-site for the current mix of uses, including the proposed expansion of Fitness 19.

## **Traffic**

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that, with few exceptions, any project requiring Plan Commission review must provide a traffic and parking study from a certified traffic engineer. The study would assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The petitioner has requested a variation to waive this requirement and has provided written justification to the criteria for Variation approval as outlined below:

- That 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 believes that the petitioner has provided the necessary justification for this variation. An assessment of parking prepared by a Certified Traffic Engineer has previously been provided for the initial approval of Fitness 19, and no recent major changes have been made to the overall site. The site also has immediate access to Wilke Road, which is designated a Secondary Arterial per the Village's Thoroughfare Plan. With respect to parking, the site has a surplus of required vehicular parking spaces per code, and the petitioner has provided a parking survey demonstrating that there is sufficient availability of parking spaces on site. The proposed variation will not alter the essential character of the locality, as no changes to the site are proposed aside from the internal expansion of Fitness 19. Additionally, the proposed expansion of Fitness 19 will allow for a vacant space within the shopping center to be tenanted.

## **RECOMMENDATION**

The Staff Development Committee has reviewed the petitioner's request, and recommends approval of the requested rezoning from B-1 to B-2, and the following requested variation:

- 1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.***

This recommendation is subject to the following condition:

1. 10 bicycle parking spaces shall be provided on the subject site.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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January 18, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
PC File 18-027

## **Appendix A: Additional Permitted & Special Uses under B-2 Zoning vs. B-1 Zoning**

### **Permitted Uses:**

1. Amusement Facility, Small
2. Animal Hospitals
3. Auction Rooms
4. Bowling Alleys
5. Building Material Sales
6. Catering Establishments
7. Electrical Equipment Sales
8. Funeral Parlor, Mortuary
9. Garden Center
10. Health Club
11. Medical Dental Orthopedic Appliance and Instrument Supply Sales
12. Microbrewery, 2,500 square feet or less
13. Pawn Shop Cash Converter
14. Post Office not incl. bulk distribution
15. Recreation Facilities Commercial incl. Health Club
16. Secondhand Store
17. Studios Recording
18. Theaters, Excluding Drive-Ins

### **Special Uses:**

1. Amusement Facility, Large
2. Auditorium, Stadium, Meeting Hall, Gymnasium or other similar places for public events
3. Auto Service Station, with or without convenience marts
4. Banquet Halls
5. Clubs and Lodges, Private
6. Dance Halls
7. Drive-Through when used in conjunction with uses otherwise permitted
8. Hotel
9. Microbrewery, more than 2,500 square feet but less than 4,000 square feet
10. Motor Vehicle Rental
11. Motor Vehicle Repair Minor
12. Motor Vehicle Sales, including auxiliary service
13. Motor Vehicle Sales Lots when contiguous to and adjoining auto sales room under same owners
14. Restaurant Amusement Device Arcade