

PC 20-003

Shirley Ryan Ability Lab LUV

Village Board Meeting
4-27-20

Project Summary

Property Address: 3215 N Wilke Rd.

Existing Zoning: M-1, Research, Development and Light Manufacturing District

Comprehensive Plan: R&D, Mfg. Warehousing

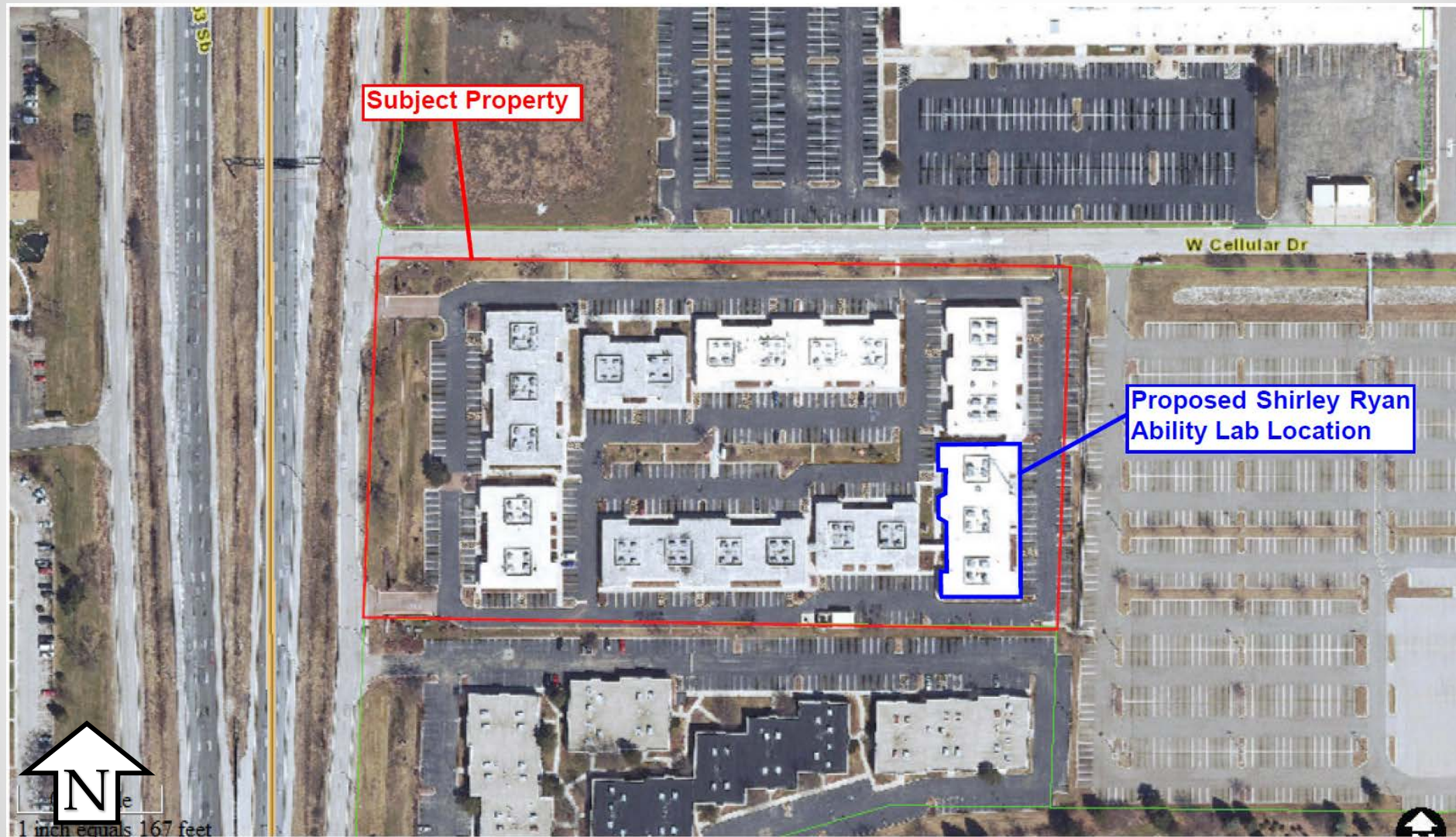
Requested Action:

1. Land Use Variation to allow a Physical Rehabilitation Center within the M-1 Zoning District.

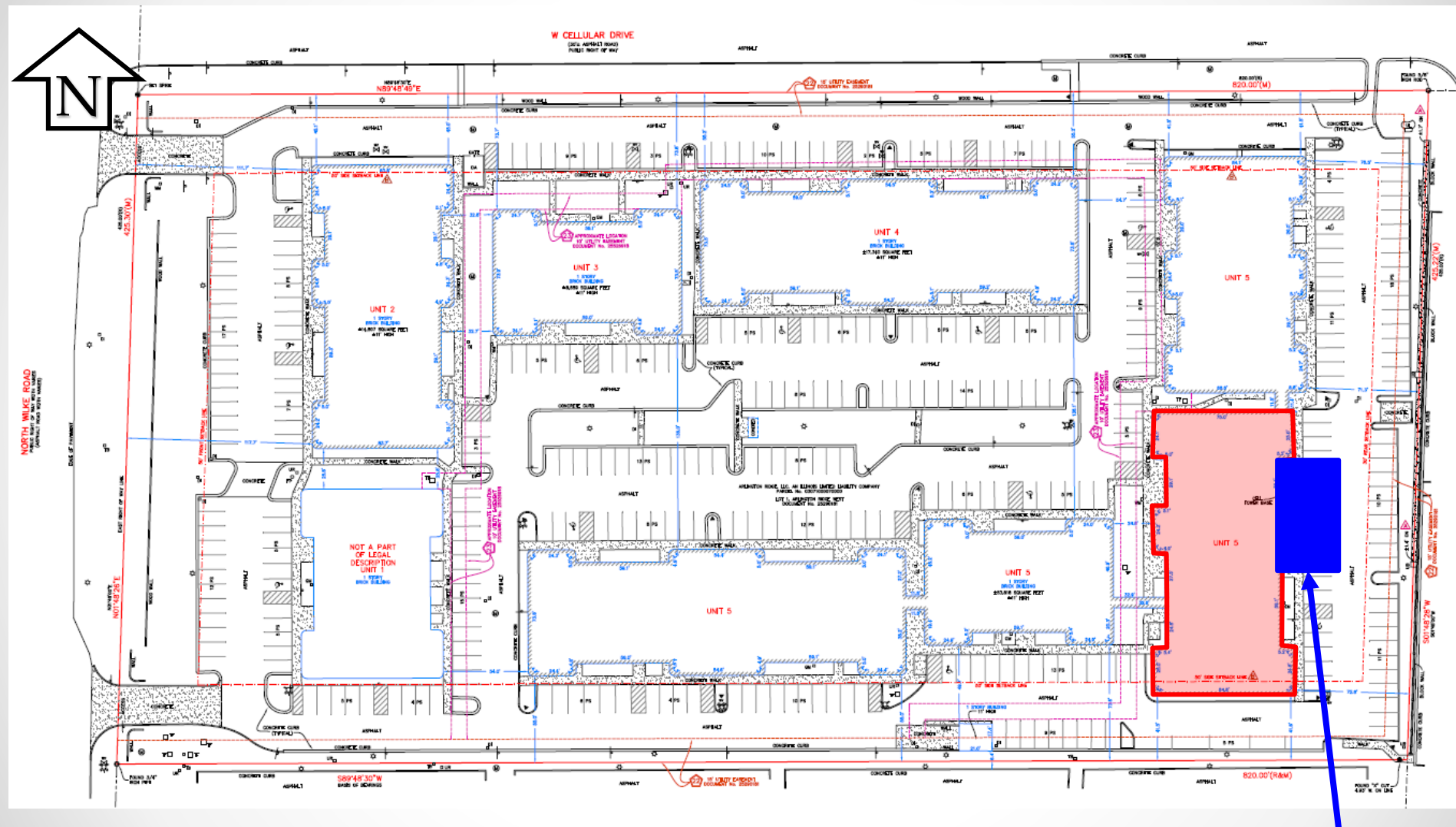
Variations Required:

- Variation from Chapter 28 of the Municipal Code, Section 10.4, to reduce the required number of off-street parking spaces from 370 to 361 spaces.
- Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
- Variation from Chapter 28 of the Municipal Code, Section 6.5-7b, to allow an accessory structure to be 1,250 square feet where code limits the maximum size to 300 square feet.
- Variation from Chapter 28 of the Municipal Code, Section 6.5-6, to allow an accessory structure to be 16.6' tall where code limits the maximum height to 15'.

Aerial

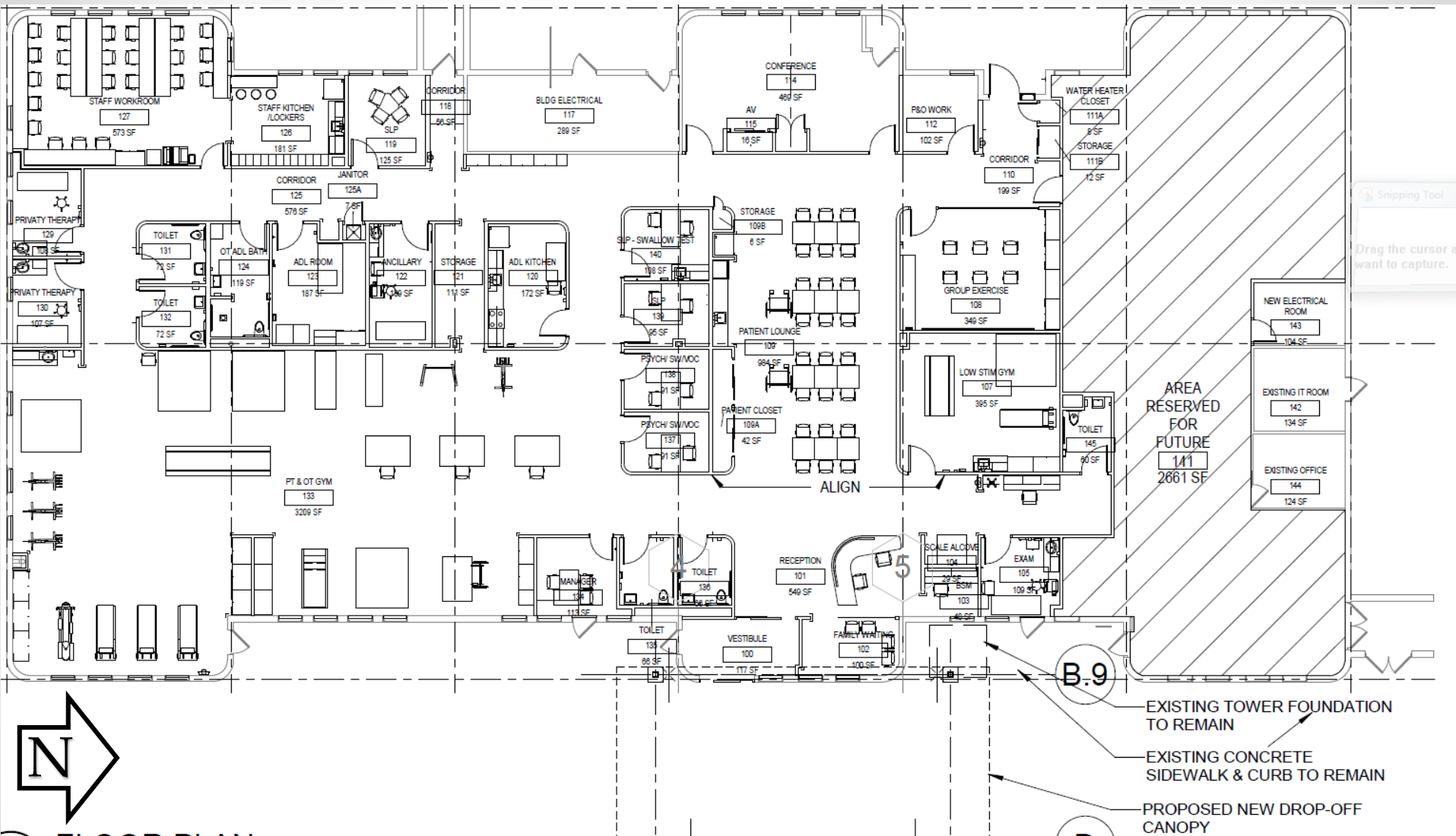


Site Plan

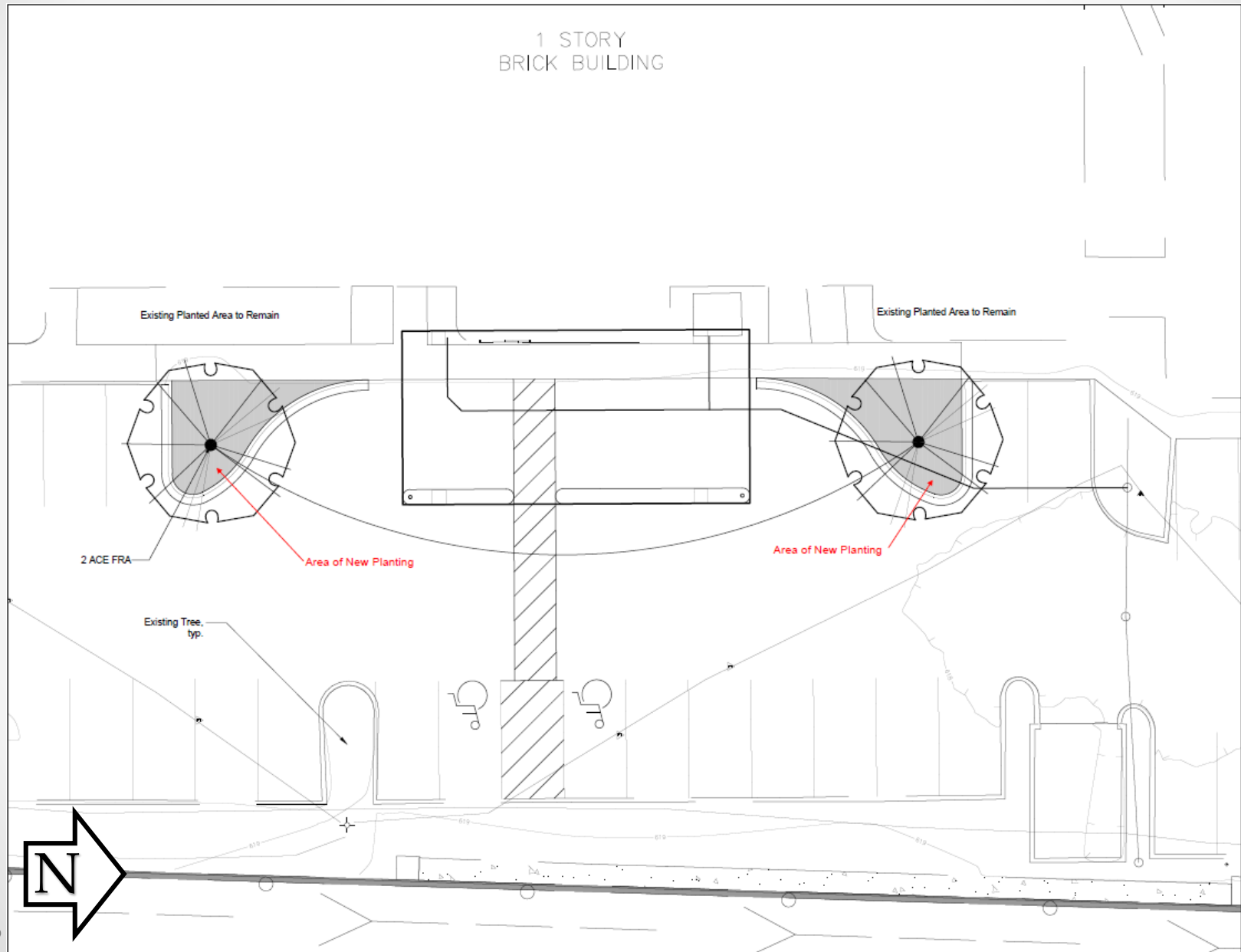


Proposed Canopy

Floor Plan



Landscape Plan



Canopy Rendering



Proposed Canopy

Parking Analysis

Address	Tenant	Use	Square Feet	Parking Ratio	Parking Required	Parking Provided
3215 N. Wilke	Ability Lab	Medical Office	14,796	1 per 200 Sq. Ft.	74	361
3201-3209 & 3219-3231 N. Wilke	Multiple Tenants	Business Office	88,957	1 per 300 Sq. Ft.	296	
TOTAL SQUARE FOOTAGE			103,743	PARKING TOTALS	370	361
OVERALL SURPLUS / (DEFICIT)					-9	

Time	Thursday, November 8, 2019	Friday, November 9, 2019	Tuesday, November 12, 2019	Wednesday, November 13, 2019
7:30 AM	64	65	63	58
8:00 AM	105	113	109	107
8:30 AM	151	146	152	159
9:00 AM	192	181	190	190
9:30 AM	198	188	211	215
10:00 AM	203	193	227	230
10:30 AM	227	193	226	238
11:00 AM	217	198	229	242
11:30 AM	210	200	231	238
12:00 PM	206	170	215	222
12:30 PM	215	169	203	212
1:00 PM	203	189	207	221
1:30 PM	188	190	216	228
2:00 PM	218	190	217	226
2:30 PM	229	188	218	222
3:00 PM	212	188	210	213
3:30 PM	207	182	206	204
4:00 PM	197	165	195	189
4:30 PM	170	126	162	152
5:00 PM	119	98	148	128

Peak Parking Observed	242 Spaces
Anticipated Parking Demand: Shirley Ryan	26 Spaces
Code Required Parking: Vacant Spaces	28 Spaces
Total Anticipated Peak Parking Demand	296 Spaces
Total Onsite Parking	361 Spaces
Surplus/Deficit	65 Spaces

Plan Commission Recommendation

The Plan Commission voted 7-0 in favor of a recommendation of APPROVAL of the application subject to the following conditions:

1. The petitioner shall work with the landlord to ensure that the ends of all parking rows contain a 4-inch caliper shade tree when weather permits the planting of trees. The installation of all code required shade trees within the existing landscape islands on the subject property must occur within 8 months of land use variation approval.
2. The petitioner shall install the 4 required bicycle parking spaces associated with their use, and the Village shall work with the property owner to install the remaining 15 required bicycle parking spaces.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.