

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: March 23, 2016
Date Prepared: March 16, 2016
Project Title: Northwest Gastroenterologists
Address: 1415 S. Arlington Heights Road

BACKGROUND INFORMATION:

Petitioner: Sam Salahi
Address: Architectural Planning & Services
 123 W. Front Street, Suite 202
 Wheaton, IL 60187

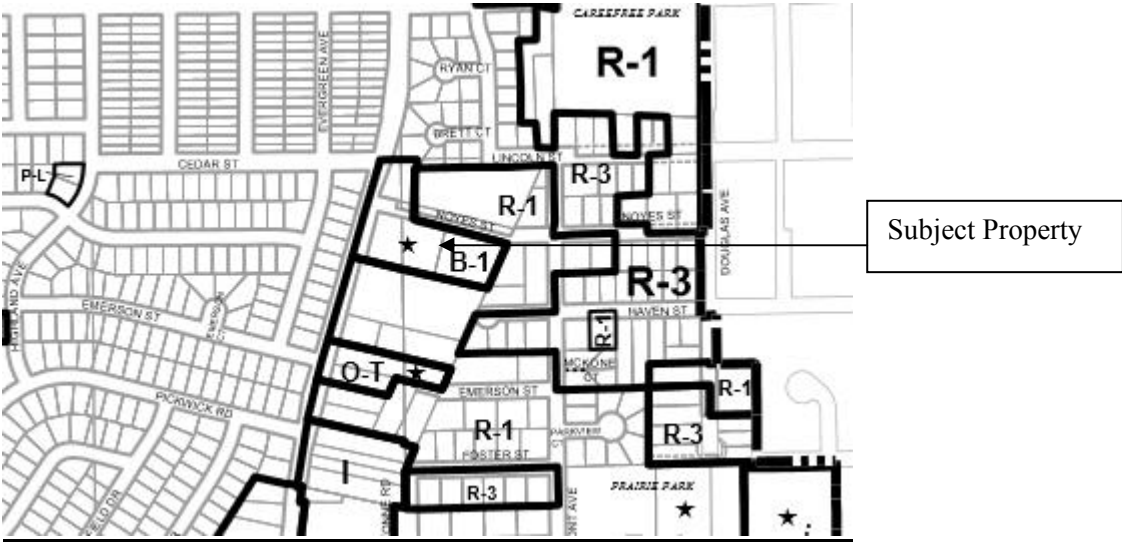
Existing Zoning: B-1 Business District Limited Retail, Planned Unit Development

Requested Action:

- Amendment to Ordinances 77-005 and 95-055 to amend the PUD to allow a 1,612 square foot expansion for a medical office.

Variations Required:

- None.



ANALYSIS:

SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling	IDOT Salt Dome	Single Family Detached
South	R-1, One Family Dwelling	Vacant	Offices Only
East	R-1, One Family Dwelling	Single Family Home	Single Family Detached
West	R-3, One Family Dwelling	Single Family Homes	Single Family Detached

Background:

The subject site consists of two platted lots: Lot 1 is 65,922 sf (1.5 acres) and includes the medical office building and related parking. Lot 2 is vacant and is 54,608 sf (1.3 acres). In 1995, the parcel was subdivided in Ordinance 95-055, which included the following conditions: #2: "Lot 2 will hold the detention for Lot 1"; and #3: "A perpetual easement for cross access, public utilities and drainage shall be provided between Lot 1 and Lot 2. Any alteration of this easement must be approved by the Village." Condition #3, with respect to the cross access and drainage easement, was never implemented by the property owner, thus as a condition of this project, the easement must be provided and recorded with the County Recorder of Deeds.

The petitioner is proposing a 1,612 sf addition to the existing 8,370 sf medical office building. The addition is at the rear, east side of the building and will result in the loss of 27 parking spaces at the east parking area. The parking required for the building (with the new addition) is 50 spaces. The site currently includes 102 spaces, but with the loss of 27, the parking will be reduced to 75. Thus parking meets code as a medical office.

Zoning & Comprehensive Plan

The property is zoned B-1 which permits medical offices. The site is subject to a Planned Unit Development therefore an amendment to the PUD is required given the 19% increase in floor area and elimination of 27 parking spaces.

Site Plan

A Plat of Easement has been provided for cross access and drainage to address the previous condition of approval from 1995. The cross access easement was required but never implemented to allow for Lot 2 to access lot 1 where the driveway is located onto Noyes St. The cross access also allows for future access from the property to the south to gain access to the Noyes Driveway if necessary. The drainage easement allows drainage from lot 1 onto lot 2, which is how the site is designed. This Plat shall be recorded prior to issuance of a building permit.

In addition, as requested one accessible parking space has been provided in the parking area nearest the new rear entrance.

Traffic & Parking

The petitioner submitted parking counts for a three day period (Friday, Monday, Tuesday) during the peak business hours in order to determine if the parking needs will be met with the loss of 27 spaces. The maximum autos in the parking lot was 53, while 78 will be provided. The 9,982 square foot building requires 50 parking spaces by code at a ratio of 1:200 for medical office, thus resulting in a surplus of 28 spaces by code.

A traffic study is not required by code.

Building

Administrative design review was approved for the new addition and the addition fits well with the existing building.

Landscape & Tree Preservation

The petitioner has designed an enhanced landscape plan which addresses all code required landscaping. At building permit a compliance bond shall be required to ensure the new landscaping is installed.

RECOMMENDATION:

The Staff Development Committee recommends approval of PC 16-003, an amendment to PUD Ordinances 77-005 and 95-055 to allow a 1,612 square foot expansion for a medical office, subject to the following conditions:

1. The Plat of Easement for cross access and drainage shall be recorded prior to issuance of a building permit.
2. An executed Onsite Utility Maintenance Agreement shall be provided prior to issuance of a building permit.
3. The petitioner shall comply with all applicable Federal, State and Local codes, regulations and policies.

_____ March 16, 2016

Bill Enright, Deputy Director of Planning & Community Development

C: Randy Recklaus, Village Manager
All Department Heads