

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: July 13, 2016
 Date Prepared: July 8, 2016
 Project Title: Faith Lutheran Church/Lambs of Faith Early Childhood Center
 Address: 431 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Jori Reuter – Faith Lutheran Church
 Address: 431 S. Arlington Heights Road
 Arlington Heights, Illinois 60005

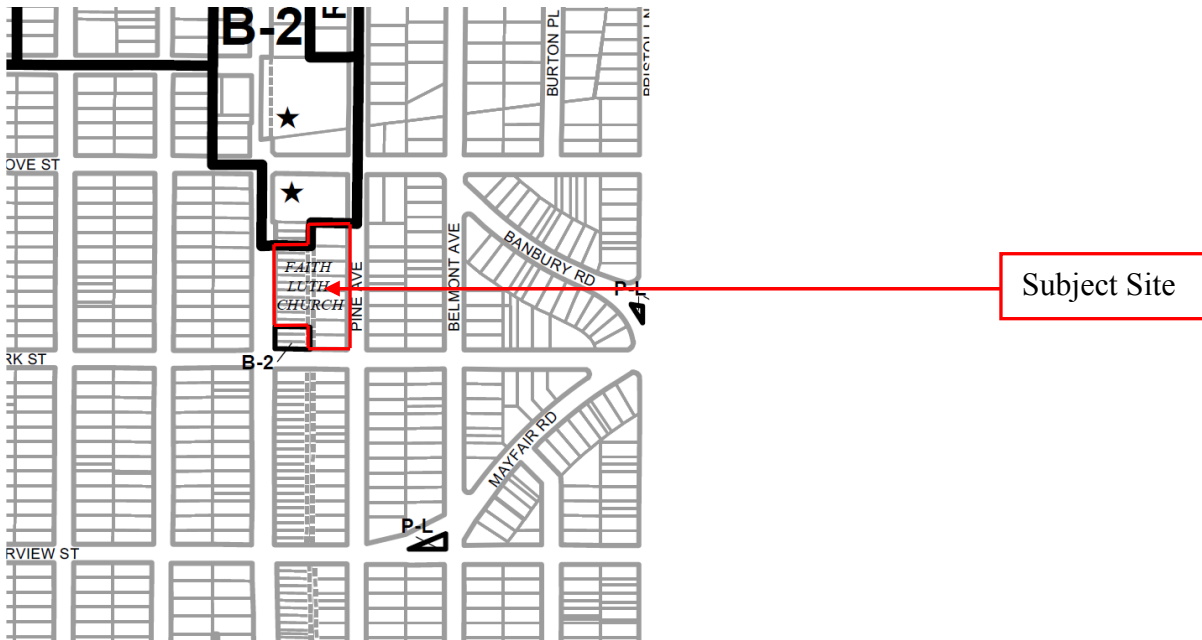
Existing Zoning: R-3, One Family Dwelling District

Requested Action:

- Amendment to Special Use Ordinance 03-022 to allow an increase in the number of children and floor area used by the daycare.

Variations Identified:

- None.



ANALYSIS

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial Building	Commercial
South	R-3, One Family & B-2, General Business District	Single Family Detached Homes & Automobile Service Station	Single Family Detached & Commercial
East	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
West	R-3, One Family Dwelling	Single Family Detached Homes & Parking Lot	Single Family Detached

Background:

In March, 2003, the Village Board granted a Special Use Permit that allowed a private Montessori school to lease space within the administrative wing of the Faith Lutheran church to operate a preschool. Several conditions of approval were required, including the following restrictions:

1. The maximum enrollment for the Montessori school shall be limited to 30 children/students
2. The maximum floor area for the Montessori school shall not exceed 1,400 square feet.

In 2013, the Montessori school ceased operation and Faith Lutheran approached the Village to determine if the existing Special Use Permit would allow the church to open their own preschool (Lambs of Faith) on the subject property. It was determined that Faith Lutheran could assume the underlying Special Use provided that they comply with the conditions as contained within Ordinance 03-022.

Project Summary:

The subject property, which is currently zoned R-3, One Family Dwelling District, is approximately 1.95 acres (85,130 square feet) in size and located near the northeast corner of Arlington Heights Road and Park Street. The site is composed of a single story church building attached to a two story administrative wing. The Lambs of Faith daycare currently operates within the 1st floor of the administrative wing.

Two parking lots exist on the site; one to the north of the church building and one to the south. The north parking lot is accessible from both Arlington heights Road and Pine Street, and the south parking lot is accessible from Arlington Heights Road, Pine Street, and Park Street. The parking lots provide 88 spaces; 53 spots in the south parking lot and 35 spaces in the north parking lot.

The proposed action, if approved, would allow Lambs of Faith to increase operations beyond the 1,400 sq. ft. restriction as outlined within the original Special Use granted in 2003. The preschool would expand within existing space on the second floor of the building, which would contain a "motor room" (indoor gym), an additional classroom, and office space for the teachers. Total floor area occupied by the school will increase to approximately 3,500 square feet. The number of students would increase from 30 students to 48 students. Total staff would be nine employees, which includes teachers, administrators, and teaching assistants.

Lambs of Faith would operate in the same manner should the proposed expansion be permitted. The preschool would continue to be open to children between the ages of two and six, and hours of operation would remain between 9:00am through 1:00pm. An existing outdoor fenced play area is located on the north side of the church and would remain unchanged.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One Family Dwelling District. Special Use Ordinance 03-022 allows the operation of a preschool on the subject property, with certain restrictions. The 2015 Comprehensive Plan designates the land use of the subject property as "*Institutional*" and the proposed Special Use amendment is therefore consistent with the 2015 Comprehensive Plan.

The Petitioner has already demonstrated compliance with the standards of approval for special use permits during their previous application in 2003. The forthcoming approval from DCFS to expand the size of the preschool illustrates the continued community need for this particular use at this location.

Site & Landscape

The current site is non-conforming with regards to landscaping, perhaps most notably in the lack of landscape islands within the parking lot. This nonconformity was contemplated during the original Special Use Permit hearing. At that time, staff believed that it would likely place an economic hardship on the property owner (Faith Lutheran Church) should they be required to update the site landscaping to current requirements. Staff believes the same to be true today, and given the relatively minor scope of the proposed Special Use amendment, staff recommends against requiring the Petitioner to install the required landscape islands. Alternatively, the installation of these islands can be implemented at a time when the church makes substantial capital improvements to the subject property (i.e. a building addition and/or parking lot resurfacing). However, it is encouraged that the petitioner examine the possibility for additional parking lot screening along Arlington Heights Road, which would enhance this important corridor within the Village. Staff can provide assistance in identifying areas viable for additional screening.

When contemplating approval of the original Special Use Permit in 2003, the Plan Commission added a condition of approval requiring screening of an existing dumpster enclosure located at the northeast corner of the church building. The current dumpster enclosure has not been screened, however, staff has been working with the petitioner on plans to install the required dumpster enclosure.

Building Related

The Petitioner is not proposing any exterior modification to the existing building façade, therefore Design Commission review is not required. With respect to the interior floor plan, the Staff Development Committee does not have a problem with the basic layout and the Petitioner will be required to comply with all applicable Building, Life Safety, Health and accessibility requirements. The State Fire Marshall has already been to the site and advised the Petitioner on what interior changes will be required to expand operations onto the 2nd floor. The applicant is not required to provide handicap accessibility to the 2nd floor at this time.

Traffic & Parking

According to the Village's Zoning Ordinance, any amendment to an existing Special Use Permit for projects under 5,000 square feet in size and located along a major or secondary arterial (as defined in the Official Thoroughfare Plan) are not required to submit a Traffic Engineering Study. However, the Petitioner was required to provide a detailed parking survey documenting the current usage of the parking lot during normal daycare hours. The survey indicated that the maximum parking demand during the daycare hours of operation occurred at 9:00am, with 38 of the 88 spaces being used (this was on a day when 28 students were present). Assuming an increase to 48 students with each new student arriving separately and at the 9:00am timeframe, the parking lot still provides sufficient capacity to accommodate these new automobiles.

It should be noted that Scarsdale Auto, located on the northeast corner of Park Street and Arlington Heights Road, has an agreement with the Church to use up to 20 parking spaces on the Church property. This agreement is not perpetual and can be terminated within 30 days with notice from either party. Moreover, even when considering that 20 spaces may be occupied by Scarsdale Auto, the site still has capacity to handle an increase of 20 new cars at the 9:00am timeframe.

Currently, each parking lot is posted as "one-way", which facilitates the flow of traffic within and through the site. The only entrance to the southern parking lot comes from Arlington Heights Road, which then discharges traffic onto Park Street. The only entrance to the north parking lot also comes from Arlington Heights Road, which discharges traffic onto Pine Street. This traffic arrangement is concurrent to the Police Dept. evaluation of the site, which recommends restricting access to Arlington Heights Road for exiting purposes.

Staff has analyzed the site relative to parking requirements, as shown on Table 1. Although the existing site operates at a deficit of approximately 123 parking spaces, the petitioner is not proposing a substantial change to the existing parking as it exists in its current form. Furthermore, since the petitioner has demonstrated that the site has sufficient capacity to accommodate the increase in size of the daycare, staff believes that parking will not be an issue.

RECOMMENDATION

The Staff Development Committee has reviewed the Petitioner's request and recommends **approval** of the Special Use amendment to allow the expansion of the Lambs of Faith preschool at 431 S. Arlington Heights Road. This approval shall be subject to the following conditions:

1. The maximum enrollment for the Lambs of Faith daycare shall be limited to 48 students.
2. The maximum floor area for the Lambs of Faith daycare shall be limited to 3,500 square feet.
3. The Petitioner shall provide a copy of the updated DCFS license prior to the issuance of an occupancy permit.
4. The required trash enclosure, per Ordinance 03-022, be installed by Sept. 30th, 2016.
5. The Petitioner is encouraged to work with staff to find areas for additional parking lot landscape screening along Arlington Heights Road.
6. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

July 8, 2016

Bill Enright, AICP

Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Table 1: Parking Analysis

SPACES OPERATING DURING DAYCARE HOURS OF OPERATION						
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Number of Seats	Parking Required
Lambs of Faith	Day Care Center	3,500	3 spaces per 2 employees	9	-	13
Faith Lutheran Church Administrative Office	Office, Professional	1,128	1 space per 300 sq. ft.	-	-	4
Bible Study Classes	Assembly	694	30% of occupancy	35	-	10
REMAINING SPACES WITHIN THE CHURCH - NOT ACTIVE DURING DAYCARE HOURS OF OPERATION						
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Number of Occupants/Employees	Number of Seats	Parking Required
Church Area	Church	-	1 space per 5 seats	-	442	84
Office Areas	Office, Professional	231	1 space per 300 sq. ft.	-	-	1
Multi-Purpose/Meeting Rooms	Assembly	6,515	30% of occupancy	326	-	98
Library	Library	550	1 space per 1,000 sq. ft.	-	-	1
Total Parking Required						211
Total Parking Provided						88
Surplus/(deficit)						-123

Above table represents an approximate calculation of overall parking requirements for the entire site and should not be relied upon for the exact calculation of all parking requirements for the site.