

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:**

June 22, 2016

Project Title: Taekwondo Studio LUV
Address: 110 E. Central Rd.
Petitioner: Eva Skordilis
4435 Stonehaven Dr.
Long Grove, IL 60047

Requested Action:

- Land Use Variation to allow a "Recreation Facility, Commercial" (Martial Arts Studio).

Variations Required:

- None identified.

Attendees: Eva Skordilis, Petitioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary

The subject property is approximately 21,300 square feet in size and contains an approximately 5,400 square foot single story building with a 4,200 square foot basement. The building has two units, with the larger unit being around 2,700 square feet in size, and the second unit being approximately 1,370 square feet in size. The rear of the larger unit has access to a two space loading dock, which is about 1,400 square feet in size. The loading dock and basement area are currently used by the property owner as storage areas.

Primary access to the site comes from Central Road, which provides a right-in/right-out only as a concrete median exists within the center of the road. Additional right-in/right-out access to Arlington Heights Road is provided through the Japan Auto site, which abuts the subject property to the east.

The petitioner has proposed the establishment of a Taekwondo/Martial Arts studio within the 2,700 square foot unit. Hours of operation would be 5pm-9pm Monday through Friday, and 9:30am-10:30am on Saturdays. The studio would be closed on Sunday. There would be only one employee, Eniko Szabo, who is the owner of the business. The owner estimates that total student count would be around 60-70 students, with class sizes being less than 15 students. The proposed business is already in operation as they were unaware of the requirement for a Land Use Variation. Staff is comfortable with their occupancy of the site while they proceed through the zoning process.

Meeting Discussion:

Ms. Skordilis introduced the project, including a brief description of the building and subject property, which is composed of a multi-tenant building with a loading dock and basement. She mentioned that the property has had issues with vacancy since the 1990's and that the property is zoned O-T. She stated that they've worked extensively with real estate agents and have not been able to find a tenant. However, she said that ownership was recently approached by a taekwondo studio that was interested in renting space at the subject property, and due to a misunderstanding, the tenant has occupied the space. She clarified that the tenant has passed building and fire department inspections and that she believed staff is comfortable with the user operating in the space until the zoning issue is resolved.

Discussion ensued regarding the history of the zoning on the property.

Mr. Hubbard clarified that the property was zoned O-T and that the Comprehensive Plan designated this property as "Commercial".

Commissioner Jensen asked where in the building is the unit that would contain the taekwondo studio.

Ms. Skordilis replied that, if you were looking at the building from Central Rd, it would be the unit on the right. She explained that the unit on the left was the smaller unit and used to have an office tenant, who was there until relatively recently but has since left. She reiterated that it has been difficult to lease the units.

Mr. Hubbard stated that the property was zoned O-T, and that a land use variation was required for the proposed martial arts studio, which was classified by the zoning ordinance as a "commercial recreation facility". He said that there are some minor items related to parking and the site plan, and said that the petitioner needed to provide staff with consistent information relating to the number of parking spaces on site versus the number of parking shown on the site plan.

Ms. Skordilis stated that she was working on the parking counts and that she would provide them to staff next week.

Mr. Hubbard clarified that staff was asking for a parking survey to determine existing usage of the parking lot, and that since the business was already in operation, the parking survey should show the actual demand that is generated by the use, which will give a good picture of the capacity of the parking lot to accommodate the proposed use. He mentioned that the proposed use appeared to conform to all parking code requirements. He explained that as a condition of approval for the Japan Auto site, the approval stated that if access between the two properties was ever established, that each property would give the other property the rights to access via a Reciprocal Easement Agreement. He noted that this access had been established, so he said the petitioner should clarify if the necessary cross access easement had been recorded.

Commissioner Jensen asked what was located on the back of the building.

Ms. Skordilis responded that the rear of the building was where the loading dock was located; that it was a two-space loading dock with an elevator to the basement.

Commissioner Sigalos stated that he was glad that the property owner had found a tenant. He asked how long the business had been open for

Ms. Skordilis replied that it had been open for about one month and that it had relocated to the subject property from a location down the street. She said that in her previous location she had a parking lot with only around five spaces, and that the parking lot of the subject property has around 30 spaces so that it should be satisfactory for the needs of the business.

Commissioner Cherwin said he was familiar with the taekwondo studio owner and that she ran a good business. He mentioned that parking at the previous location could be a challenge during some times, but that he believed the parking on the subject property should be suitable. He said he was supportive of the proposed land use variation.

Ms. Skordilis stated that it was difficult to find a decent martial arts studio and that this was a destination location so that it didn't necessarily have to be located in a high visibility area to survive.

Commissioner Sigalos asked if the proposed use would be located only in the 110 E. Central Rd. unit?

Ms. Skordilis responded that yes, the studio was located in the 110 E. Central unit and the other units are addressed

108 and 112 E. Central. She reiterated that the unit just to the west was vacant.

Discussion ensued regarding what a Reciprocal Easement Agreement was.

Commissioner Jensen asked if the Japan Auto site was leased or sold to Japan Auto.

Ms. Skordilis stated that Japan Auto leases the site.

RECOMMENDATION

The Plat & Subdivision Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder