



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: YMA Taekwondo Studio – 1234 N Arlington Heights Rd.
Land Use – 110 E Central Rd. – Round 2

Date: July 28, 2016

Sam:

After reviewing the documents, I have the following comment:

1. The calculated occupant load of the space (2,700 square feet/50 square feet per person) is 54, which would require two exits. Provide details on the number of existing exits to the public way.

RECEIVED

JUL 28 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date _____ Reviewed By: _____



Planning & Community Development Dept. Review

August 1, 2016

REVIEW ROUND 1

Project: YMA Taekwondo Studio – Eva Skordilis
110 E. Central Road

Case Number: PC 16-013

General:

7. The required Ownership Affidavit was not provided with the application. Please provide the required ownership affidavit as contained on page 9 of the application. The application can be accessed via the following link:
https://www.vah.com/assets/1/planning_department/PC_Application_3_30_16_FILLABLE.pdf

Applicant Response: The required Ownership Affidavit and been signed and notarized and will be attached.

Staff Response: Comment has been addressed, thank you.

Zoning:

8. The proposed use is classified as a “Recreational Facility, Commercial”, which is not a permitted or special use within the O-T District where the subject property is located. Therefore, a Land Use Variation is required.

Applicant Response: None.

Staff Response: No response required.

9. All applications for Land Use Variations must provide written justification outlining conformance to the three standards necessary for Land Use Variation approval. These standards are included 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.

Please provide a response to each of the three criteria that explains how the proposed Land Use Variation conforms to each standard.

Applicant Response: Written Justification:

- The property in questions has been vacant since the 90’s – we were able to rent it to a flower shop for a short period in early 2000 was the business did not do well. Since then we have had no luck with any other prospective tenant. As the village is aware that YMA Taekwondo is already operating at this location and doing well due to the additional square footage in comparison to their previous location. The ingress/egress issue with this property does not affect YMA because she is an established business with an established customer base.
- Since the property has been vacant for so long this has cause significant financial hardship on the owner. He continues to appeal the property taxes every year due to the property being vacant. He had to replace both heating and air conditioning units due to age. The rent will allow the building owner to beautify the building and parking lot. He is also hoping with the greater foot traffic coming to the studio this will possible assist him in renting the remaining portion of the building.
- This variation will not cause any altering of the essential character of this location.

Staff Response: Comment has been addressed, thank you.

Parking/Loading/Traffic:

10. When Japan Auto, located immediately to the east of the subject property, was approved in 2012, a condition of approval required that “Prior to the issuance of a building permit, the property owner shall provide a cross access easement along the west property line to benefit the adjacent property to the west. This easement shall include a provision requiring the adjacent property owner to the west to provide a reciprocal easement as well as to pay for all costs associated with the connection between the two sites if and when there is a need or there is a requires by said owner to the west.” Staff notes that the aforementioned “connection” has been established between the two properties. Please clarify if the “reciprocal easement” has been provided.

- **Applicant Response:** Japan Auto service has established the connection between the two properties so a reciprocal is kind of already been established. The property on Central clearly benefits from this connection. The only exit from the property on Central in a right hand turn out into Central and Japan Auto Service has a driveway that also gives them the ability to turn right onto Central.

Staff Response: It does not appear that an official reciprocal easement was ever provided or recorded. As the both properties are currently owned by the petitioner, and as the reciprocal easement agreement would primarily only benefit the owner of the subject property, if the petitioner does not want to provide this easement at this time (which easement would be for their own benefit), staff will not require the reciprocal easement at this time. The Village reserves the right to require this easement in the future as outlined in Ordinance 12-018.

11. Per Section 6.12-1(2) of the Zoning Code, because the floor area of the proposed use is less than 5,000 square feet and located along a major arterial, a detailed traffic study is not required. However, a detailed parking analysis is required. Therefore, please provide parking counts for a Wednesday evening, Friday evening, and Saturday morning over a two week period.

Applicant Response: The parking lot count has already been sent to you.

Staff Response: Comment has been addressed, thank you.

12. There is a discrepancy between the amount of parking spaces as outlined in your cover letter versus the amount of parking spaces as shown on the site plan. Please clarify the exact amount of parking spaces that are provided on site.

Applicant Response: We have 2 Handicap parking spaces and 26 regular spots.

Staff Response: Comment has been addressed, thank you.

13. Parking requirements based on the use are as follows:

ADDRESS	TENANT	CODE USE	GROSS SQUARE FOOTAGE	NUMBER OF EMPLOYEES	NUMBER OF COMPANY VEHICLES	PARKING REQUIREMENT	PARKING REQUIRED
110 E. Central Rd. - Tenant Space	Taekwondo Studio	Recreational Facility	2,700	-	-	30% of Capacity. Capacity calculated at 1 occupant per 50 sq. ft.	16
110 E. Central Rd. - Tenant Space	Vacant	Professional Office	1,370	-	-	1 space per 300 sq. ft.	5

Basement and Loading Dock	Property Owner	Warehouse and Storage	5,600	1	1	1 Space per 2 employees plus one space per company vehicle	2
	Total Required		9,670				23
	<i>Total Provided</i>						28
	Surplus / (Deficit)						5

Based on the above analysis, it appears that the necessary required parking is provided on the site, pending your response clarifying the actual amount of parking contained on the site.

Applicant Response: None.

Staff Response: No response required. The site conforms to all parking requirements.

Prepared by:



PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: John G Mantis

Owner: John G Mantis

Contact Person: Eva Skordilis
 Address: 4435 Stonehaven Dr
Long Grove, IL 60047
 Phone #: 708-280-2675
 Fax #:
 E-Mail: eva.skordilis@gmail.com

P.I.N.# 03-32-3A-0280000
 Location: 110 E Central
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: For: _____
Recreational Facility
 Land Use: Commercial Current: Commercial
 Proposed: Commercial
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

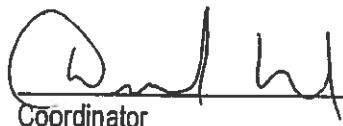
(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	<u>_____</u>
2. Complies with Landscape Plan Ordinance	<u>_____</u>	<u>X</u>
3. Parkway Tree Fee Required (See below.)	<u>_____</u>	<u>X</u>

Comments:

- 1) Per Chapter 28, section 6.15-1.2a, a three foot high screen must be provided in order to screen paved areas that are adjacent to a public way or a street or a residential district. Provide 3' high shrubs along Central east of the drive aisle in order to screen the parking area.



 Coordinator 6/27/16 Date