



*At the Heart of Community*

---

## MEMORANDUM

Date: March 5, 2018

To: Ray Keller, Village Manager

From: Sarosh Saher, Community Development Director

CC: Roy Witherow, Assistant Village Manager  
Mary Meyer, Building Services Supervisor  
Katie Williams, Associate Planner

Re: Courtesy Update – Life Time Athletic – 880 North Old Rand Road

**Issue:** LTF Real Estate Company, Inc., d/b/a Life Time Athletic, is the contract purchaser of the 10.68-acre parcel on the northeast corner of Route 12 (Rand Road) and Old Rand Road. Life Time wishes to provide a courtesy update to the Village Board to obtain feedback on their resubmitted proposal to redevelop the approximately 10.68-acre property that was formerly the home of Hackneys Restaurant.

**2014-2019 Strategic Plan:** The agenda item is consistent with the following objectives under Goal#2 – Development:

- Continue Route 12 Corridor Development

**Background:** On January 17, 2018, Life Time's application for a 3-story, 58-foot tall, 125,000 square foot building with an approximately 50,000 square foot pool area was considered by the Planning and Zoning Commission (PZC) and received a recommendation for denial. While the PZC agreed that the project was desirable in the community, the project as proposed was not recommended for approval due to the following concerns related to:

- i. The building's height and mass in relation to the surrounding residential structures
- ii. The project's impact on the values of immediately surrounding properties
- iii. Traffic generated by the project and safety of pedestrians on Old Rand Road
- iv. The project's impact on similar businesses in Lake Zurich

The video recording from the meeting can be viewed via the following link:

<http://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=371>

Following the decision of the PZC to recommend denial, Life Time indicated that they intended to reevaluate the project at the same property and take into consideration the comments and concerns of the PZC and members of the community.

Life Time has subsequently resubmitted a revised proposal to establish the athletic facility on the property.

**Analysis:** Life Time Athletic has now submitted a substantially revised proposal to redevelop the property at 880 North Old Rand Road (formerly the Hackney’s Restaurant) with an athletic and recreation facility. The documents submitted for consideration constitute a revised site plan, landscape plan, building elevation and traffic study. A summary of the revisions is as follows:

- The building is reduced down to two stories to a height of approximately 40 feet from the previously-proposed three-story building at 58 feet. A significant amount of programming space is now moved underground to allow building height to be reduced. The reduced building height will now require an exception of 5 feet from the maximum required 35 feet that is allowed by right in the B-1 business district.
- The access on Old Rand Road is redesigned to eliminate left-turn lanes out of the site. All traffic leaving the site will now be directed towards Rand Road.
- The building is moved further west and closer to Rand Road. The building is now approximately 564 feet from the east property line instead of the previously proposed 462 feet.
- On the east side of the property nearest to the Lake Breeze Court residential townhomes, the landscape buffer is now 81 feet wide where it was previously 62 feet.
- The paved vehicle use areas (Parking areas) along the street frontage of the property have been moved back beyond or approximately at the building setback line of 25 feet thereby increasing the width of the landscaped yard along the street frontage of the project. The landscape yard will continue to be planted with evergreen and deciduous trees, shrubs, grasses, and groundcover plant material.

Staff offers the following information for the Village Board to consider as it relates to the site and proposed development:

- 1. Land Uses:** Life Time continues to propose the redevelopment of the entire property with their athletic, entertainment and recreational facility. The program for operation of the facility remains largely the same as originally proposed. The land uses proposed for the facility include indoor cardiovascular and resistance training areas, indoor and outdoor pools, a cycling studio, Yoga, Pilates and group fitness studios, indoor and outdoor cafes, a salon and a spa. The facility’s “Kids Academy” will offer child care for kids of parents on the premises, along with other activities for children including dance, art, music and tumbling studios; and summer camps, birthday parties, sports classes and other events for children of members. These land uses are generally classified under “Physical Fitness Facility” (SIC #7991) and is a Permitted Use in the Business districts. The land use related to child care is a Special Use.

Life Time continues to propose to operate the facility on a 24-hour basis.

**2. Access to the property:** Access to the property will continue to be provided from Rand Road and Old Rand Road. The right-in right-out access along Rand Road will remain and is relocated closer to the intersection than previously proposed. The Old Rand Road access also remains and has been redesigned to prevent traffic from traveling eastbound on Old Rand Road via a  $\frac{3}{4}$  access (right-in/right-out/left-in).

**3. Traffic Impact Analysis:** The traffic study has been revised to acknowledge and recommend the revisions that are proposed to the site and access points. Off-site roadway and pedestrian improvements continue to be proposed to both Rand Road and Old Rand Road to accommodate the traffic onto and off the site.

Further, no change in the 5-ton weight limit on Old Rand Road continues to be anticipated as the traffic to and from the site is proposed to primarily consist of domestic vehicles, and the access off Old Rand Road is designed to prevent vehicles leaving the property on onto eastbound Old Rand Road.

**4. Wetland and Stormwater Management:** There are no significant changes to the wetland and stormwater management from what was initially proposed.

Stormwater management will be planned in compliance with the Watershed Development Ordinance (WDO) and include construction of a detention area between the proposed building and the north property line as well as along the east property line.

**5. Tree Removal:** The development contemplates the removal of most trees on the property. However, it also proposes a landscape plan that will include new trees and shrubs installed throughout the property with additional screening along the interior lot lines adjacent to the residential areas.

**6. Zoning Relief Requested:** The developer will need the following zoning relief and approval to be able to develop the property in the manner that is currently proposed:

- a. The property is currently zoned within the B-1 local and community business district and the R-4 single-family residential district. A zoning Map Amendment from R-4 to B-1 will be required to allow for redevelopment of the property with the proposed use.
- b. Planned Development (PUD) based on any identified modifications (exceptions) from the zoning and land development code. The revised proposal now only requires modifications to the code related to Building Height – 40 feet requested instead of the 35 feet required by the code in the B-1 district. The previously requested modification for minimum yards may no longer be required since the site plan has been revised to relocate the parking areas at or beyond the setback lines. Modifications will be confirmed following a complete review of the proposal for zoning approval.
- c. Special Use Permits required – the PUD is granted through a special use permit. Additionally, the land use component for a child care facility (Sic #835) is a Special Use.
- d. Site Plan Approval and Exterior Appearance Review and Approval – these reviews will be conducted administratively by staff.

**Recommendation:** Life Time has withdrawn their application for the project submitted in October 2017 and has submitted a new application for consideration of a revised project. They seek to understand and obtain feedback on the Village Board's preferences towards the resubmitted project. The Board will therefore not be required to take any action at this meeting.

Staff therefore recommends that the Village Board provide feedback on the resubmitted project and highlight any further areas of concern to the developer on the above listed issues.

**Next Steps:** Life Time has indicated that based on the feedback provided by the Village Board, they would proceed to the PZC for a new public hearing on the resubmitted application and request a recommendation on the project.

Following a recommendation from the Commission, the proposal will need to be brought before the Village Board for final consideration and approval of an ordinance.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Sarosh Saher". The signature is fluid and cursive, with a horizontal line underneath the name.

Sarosh Saher, AICP  
Community Development Director

Attachments:

- Exhibit A – Applicant Submittal
  - A-1 – Applicant Cover Letter and Narrative on the revisions to the project
  - A-2 – Revised Elevations
  - A-3 – Revised Landscape Plan
  - A-4 – Revised Preliminary Engineering Plans
  - A-5 – Revised Traffic Study