



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

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MEMORANDUM

Date: May 7, 2018

To: Ray Keller, Village Manager *RK*

From: Sarosh Saher, Community Development Director

CC: Katie Williams, Associate Planner
Mary Meyer, Building Services Supervisor

Re: **Zoning Application for 880 North Old Rand Road – Life Time Fitness**

Issue: Aaron Koehler of Life Time Athletic (the “Applicant”) requests approval of a Planned Unit Development to construct a physical fitness and recreation facility at the property commonly known as 880 North Old Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”).

The Subject Property is currently split zoned, with the approximately easterly 5.7 acres falling within the R-4 Single Family Residential district and the remaining westerly 4.6 acres falling within the B-1 Local and Community Business district. The applicant is seeking:

- A Special Use Permit for a Planned Unit Development and Approval of a Development Concept Plan;
- Special Use Permit approval for accessory Child Daycare Services (SIC #835)
- An amendment to the Zoning Map to rezone the easterly portion of the property from R-4 Single Family Residential District to B-1 Local & Community Business district;
- Modifications to the Zoning and Land Development Code

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

- Expand the Village’s role as a major regional economic hub in Lake County
- Continue Route 12 Corridor Development

Analysis

The property at 880 North Old Rand Road, commonly referred to as the former Hackney's Restaurant property, is comprised of a 10.4 acre parcel contained within two zoning districts. The currently vacant Hackney's restaurant building is located entirely within the westerly 4.6 acres of the B-1 zoning district. This portion of the parcel also contains the parking areas for the restaurant and two vehicular access points – two right-in, right-out limited access points to Rand Road, and one full access point to Old Rand Road. The remaining 5.7 acres located within the R-4 zoning district is unimproved property, which the owners have been allowing local athletic teams to use. The area to the north of the subject property is developed with older construction single-family homes. The area to the east is developed with the newer construction Lakebreeze Townhomes. To the south and across Old Rand Road are the older construction condominiums of Bayshore Village. There are no vehicular connections between the subject property and its adjacent neighboring properties, nor have any vehicular connections been proposed for this development.

The project under consideration is a new substantially revised proposal for development of the property. A recent application submitted by Life Time was considered and recommended for denial by the PZC in January of 2018, as it did not meet the zoning and land development standards, or the desires and aspirations of the community. The applicant chose to withdraw that application prior to consideration and action by the Village Board. The present application is considered a new zoning application for the property.

The applicant considered the comments and feedback provided at the January 17, 2018 PZC meeting as well as at the courtesy update to the village board on March 5, 2018 when additional feedback was provided by Trustees and members of the community. The feedback resulted in a number of revisions to the proposal including reducing the building height to a two-story building, modifying the access and egress to further reduce traffic on Old Rand Road, relocating the building farther to the west, reducing the pool deck and parking lot areas, increasing the landscape buffers on the north, east and south sides of the property and reducing the operational hours of the facility. Details on the changes are outlined within the attached staff report of the PZC.

Life Time Athletic proposes to redevelop the property with a new approximately 125,000 square-foot physical fitness facility and a 46,000 square foot pool deck and associated parking areas. The building is proposed to be constructed in natural stone cladding and textured EIFS with a flat roof. The building also features cornices and a parapet wall which will assist in screening any rooftop equipment. The parking areas will be paved with a combination of asphalt and permeable pavers which will aid in managing on-site stormwater. The facility is proposed to be operated from 4:00 a.m. to 12:00 a.m. 7 days a week.

The Planning and Zoning Commission (PZC) held a public hearing on March 21, 2018 to consider the application and voted 5-1 in favor of recommending approval of a PUD for the new physical fitness and recreation facility on the property, subject to the conditions outlined in the staff report.

The video from the PZC meeting can be accessed via the link:

<http://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=377>

A detailed evaluation and summary of the project can be found in the Staff Report that was provided to the Planning and Zoning Commission, which is a part of the attached Ordinance.

Revisions to the Site Plan since the Public Hearing

1. *Additional Landscape Screening:* During the public hearing, no additional conditions were added to the development, however, the Commission suggested that the southerly property line along Old Rand Road also be landscaped with year-round screening landscape material. In response to that suggestion, the Applicant made the following additional revisions:
 - a. The setback between the parking lot and North Old Rand Road was increased and designed with denser landscaping to assist in screening the parking lot and building from the adjacent Bayshore Condominiums to the south. A 3.5 to 5 foot landscape berm topped with year-round screening landscape material was also included within the revised site plan with the specific task of shielding headlight glare from Bayshore.
 - b. The landscaped area within the northeast corner of the site, adjacent to the single family homes along Pamela Road was expanded and further landscaped with year-round screening material.
 - c. The landscape screening material around the pool deck was further increased along its northerly edge.

2. *Further reconfiguration of the Old Rand Road access.* The curvature of the right turn lane leaving the parking lot and entering onto North Old Rand was increased in order to further discourage cars from attempting to turn left or move straight through the Bayshore Condominiums' parking lot. The redesigned drive-out of the property is located over 10 feet farther west of the nearest residential condominium unit at Bayshore Village.

It should however, be noted that the configuration of this access point at Old Rand Road will continue to serve as a right-in, right-out and left-in only access and vehicles exiting the property onto Old Rand Road will not be able to drive in an eastbound direction.

Recommendation:

At their meeting on March 21, 2018, the Planning and Zoning Commission recommended approval of the development proposal incorporating the conditions for approval provided by staff in its report. Staff concurs with this recommendation and the additional suggestion related to the landscape modifications, which the applicant has incorporated into the proposal.

Staff additionally finds that the minor modification that the application has made to the proposal allow the overall project to continue to remain in substantial conformance with what the PZC recommended for approval.

Staff therefore recommends approval of the attached ordinance, with its specific attachments based on the following conditions for approval that are contained within the accompanying approval ordinance:

1. Substantially conform with the following documentation submitted as part of the Application and subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application dated February 20, 2018 and prepared by LTF Real Estate Company, INC. and Cover Letter dated February 19, 2018, and prepared by Ms. Katherine Jahnke Dale of DLA Piper LLP.
 - b. Exhibit A: Legal Description
 - c. ALTA/NSPS Land Title Survey prepared by Manhard Consulting LTD. Sheets 1-4 dated July 13, 2017.
 - d. Topographic Survey Sheets 1-8 prepared by Manhard Consulting LTD. Sheets 1-8 dated August 2, 2017.
 - e. Preliminary Stormwater Management Report prepared by Manhard Consulting LTD. dated September 29, 2017 and Revised April 9, 2018.
 - f. Preliminary Site and Paving Plan Sheet 1 of 4 prepared by Manhard Consulting LTD. dated March 14, 2018.
 - g. Preliminary Off-Site Roadway Improvements Plan Sheet 2 of 4 prepared by Manhard Consulting LTD. dated March 14, 2018.
 - h. Preliminary Grading Plan Sheet 3 of 4 prepared by Manhard Consulting LTD. dated March 14, 2018.
 - i. Preliminary Utility Plan Sheet 4 of 4 prepared by Manhard Consulting LTD. dated March 14, 2018.
 - j. Exterior Lighting Layout prepared by Luma Sales Associates dated April 5, 2018.
 - k. Tree Preservation Exhibit Sheet 1 prepared by Manhard Consulting LTD. and dated October 4, 2017.
 - l. Preliminary Landscape Plan Sheets L1-L2 prepared by Manhard Consulting LTD. dated April 9, 2018.
 - m. Building Elevations prepared by Life Time dated April 2018.
 - n. Traffic Impact Study prepared by Gewalt Hamilton Associates Inc. dated February 19, 2018 and updated April 9, 2018.
 - o. Subsurface Drainage Inventory Sheet 1 prepared by Hey and Associates, Inc. dated September 22, 2017.
 - p. Wetland/Waters Assessment Report prepared by Christopher B. Burke Engineering, Ltd. dated May 2015.

2. The applicant shall obtain initial comment and consent of the locations of the access points to the property on Rand Road from the Illinois Department of Transportation (IDOT) prior to the approval of a Final Plan for the Property.
3. The landscape material along the north, south, and east perimeter lot lines shall be installed with type and species of plant material that will provide year-round screening of the development from the adjacent residential properties to the maximum extent possible. In addition to plant material, the developer should explore the option of installing raised landscaped berms to enhance the effect of the plant material screening. Finally, the screening landscape yards should also be designed and structured to provide screening in the interim until landscape material has fully matured. Applicant shall be required to continuously maintain, update and replace, as needed, all such landscaping set forth herein and in the plans above at paragraph 1.1 and shall comply at all times with the ongoing maintenance requirements set forth in Chapter 8, Article A, Section 9-8A-9, D of the Zoning Code of the Village of Lake Zurich.
4. The site and building lighting shall be constructed and installed in full compliance with Chapter 8 Article B – “Exterior Lighting,” of the Zoning Code of the Village of Lake Zurich. The north and east facing walls of the building should be designed without exterior lighting to further mitigate any adverse visual effect of the building on adjacent residential properties. Additionally, the site lighting on the eastern and northern portion of the building shall be dimmed after 9:00 p.m.
5. The operational hours of the facility shall be from 4:00 a.m. to 12:00 a.m., seven days a week.
6. Bike racks shall be installed in close proximity to the main entrance of the building, the exact location of which shall be depicted in the Final Plan.
7. The Applicant shall work with the Village to provide off-site solutions related to traffic calming, stormwater management and flood mitigation prior to development and submittal of the Final Plan.
8. Details related to fire protection, final engineering, stormwater management, wetland protection and mitigation shall be clarified and depicted upon submittal of the Final Plan.
9. The Applicant shall enter into a Development Agreement with the Village to particularize the details of the on-site and off-site improvements related to the development of the site and physical fitness facility building, roadway construction, traffic calming measures and stormwater management and flood mitigation.

10. The development of the Property under this Application shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- Approval Ordinance including the following exhibits:
 - Exhibit A – Legal description of the property
 - Exhibit B. – Revised exhibits consisting of Development Concept Plans and Documentation Submitted as part of the Application, and revised per Village reviews and requirements
 - Exhibit C – March 21, 2018 staff report and planning and zoning commission final recommendation/conditions