

4300 WEAVER PARKWAY – ACADEMY OF DANCE ARTS, INC.

July 18, 2019

Project Number

2019-0372

Applicant

Academy of Dance Arts, Inc.

Property Owners

Shuman 387 LLC

Location

4300 Weaver Parkway

Zoning

S-D Special Development District

Existing Land Use Designation

Light Industrial Park Use Area

Existing Improvements

Office Building and Parking Lot

Comprehensive Plan

Office/Research

Requested Approvals Summary

Site Specific Amendment for school use

Subject Property

4.2 Acres



LOCATION MAP

INTRODUCTION AND BACKGROUND

The Academy of Dance Arts, Inc. (the Applicant), is requesting a Site Specific Amendment to allow for a school use in the form of a dance academy on a property with a Light Industrial Park Use Area designation in the Cantera Development . The approval of this request would allow the Applicant to operate its dance class programs in an approximately 15,000-square foot portion of the 50,000-square foot office building. As proposed, the internal office space would be remodeled to accommodate five dance studios.

The Subject Property is improved with a 50,000-square foot single-story office building and 191 parking spaces, along with landscaping improvements constructed in accordance with the PUD plans and documents approved

by Ordinance #1758 in July 1999.

On May 23, 2019, the Plan Commission conducted a Courtesy Review of the Applicant’s initial concept proposal for the Subject Property. The Plan Commission expressed overall support for the proposed project, provided the Applicant addresses comments outlined in the staff review memo dated May 23, 2019, which is attached as Exhibit B.

Copies of staff reports, ordinances, resolutions, and minutes related to previous City approvals regarding the final PUD plans for the Subject Property are available on the City’s website at <http://www.warrenville.il.us> and upon request from the Community Development Department.

A legal notice of public hearing was published in the Daily Herald newspaper on July 2, 2019. ***The public hearing for this request will be held on July 18, 2019. It is important to note that this staff report does not currently reflect any public input that might be provided at the July 18, 2019, public hearing, and therefore should be reviewed with this fact in mind. Any additional information concerning the application that might be provided at the public hearing needs to be reviewed by staff before a revised recommendation can be made.***

ANALYSIS

The application documents listed on the attached Exhibit A have been distributed to the Plan Commission with the July 18, 2019, Plan Commission agenda packets and are posted on the City website at <https://www.warrenville.il.us/index.aspx?NID=694> .

The Subject Property is located in Cantera Subarea H, Lot H-9 east. It is zoned S-D Special Development district with a Light Industrial Park land use designation. In accordance with the Cantera Development Control Regulations (DCRs), schools are not listed as uses permitted within the Light Industrial Park land use designation. The Applicant is requesting approval of a Site Specific Amendment to the DCRs to allow a “schools, commercial and trade” use in the form of a dance academy on the Subject Property. As proposed, dance class programs would be offered for students ranging from kindergarten to 12th grade. There would be approximately 12 employees, with no more than seven onsite at any one time. The interior of the building would be remodeled to accommodate five studios, an office space, and a reception area. According to the Applicant, there would be a maximum of 12 students per class at any given time, for a total of 60 students.

The Applicant is not proposing any modifications to the existing site improvements. The existing 191 parking spaces on the Subject Property would exceed the minimum parking for both the proposed school use and the remaining office space in the building, required per Appendix F *Required Number of Off-Street Parking Spaces* of the DCRs, by 41 spaces. The table below details parking calculations for the site.

Use	Parking ratio per DCR	Required parking per DCR	Existing parking
School	1 per teacher, .10 per student	$1 \times 7 + .10 \times 60 = 13$	
Future Office	4 per 1,000 SF up to 30,000 SF, 3.3 per 1,000	$4 \times 30 + 3.3 \times 5 = 137$	
Total		150	191

I. CITY OF WARRENVILLE PUD APPROVAL CRITERIA

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith), a Revised Preliminary/Final Plan for a Planned Unit Development (PUD), or Site Specific Amendments to the Cantera DCRs, the Cantera DCRs require the Plan Commission transmit to the City Council written findings of fact that the application meets all of the criteria below, or will meet them when in compliance with the Commission's conditions. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are in compliance (staff response is in *italics*):

1. Superior Design

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis

The project proposed by Academy of Dance Arts would utilize the existing building, which is constructed in accordance with the previously approved PUD plans and documents. No exterior modifications to the building or the site are proposed.

2. Meets PUD Requirements

The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

If the project is implemented and operated in substantial compliance with PUD documents and recommendations outlined in this staff report, staff feels it will satisfy the criteria for Site Specific Amendments set forth in the Cantera DCRs.

3. Consistent with City Plan

The PUD is generally consistent with the objectives of the City Comprehensive Plan, as viewed in light of any changed conditions since its adoption.

The City's Comprehensive Plan shows Cantera Subarea H being developed with office park, commercial, and light industrial park uses. Staff finds that the proposed Academy of Dance Arts project is consistent with the land use objectives contained in the Comprehensive Plan and advances OBJECTIVE #4 (Promote the rehabilitation, improvement, and occupancy of older commercial properties throughout the community) of the City's 2015 Economic Development Plan.

4. Public Welfare

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

The proposed Academy of Dance Arts would provide programs to children around the greater Chicagoland area. If the proposed project is implemented and operated in conformance with the

proposed PUD plans and the staff-recommended conditions outlined in this report, staff does not feel the proposed PUD will be detrimental to the health, safety, or welfare of the surrounding properties.

5. Compatible with Environs

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

The proposed project would be consistent with the office park character of the existing developments. If the proposed Academy of Dance Arts project is implemented and operated in conformance with the proposed PUD plans and the staff-recommended conditions outlined in this report, staff does not find that the PUD or the requested Site Specific Amendment will be detrimental to the use, enjoyment, or property values in the surrounding area.

6. Natural Features

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

No changes to natural features are proposed for this project.

7. Circulation

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe, efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate, without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

The proposal makes no changes to the existing approved parking and site circulation, and thus maintains adequate circulation and safety of the site.

8. Open Spaces and Landscaping

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

As no additional structures are proposed, the open space provided for light and air remains the same, while circulation also remains the same, maintaining appropriate access for fire apparatus.

The landscaping is unaffected by the proposal, and thus, maintains the higher standards required from the PUD.

9. Covenants

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium association, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

No covenants are being proposed for this project.

10. Public Services

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

The proposed project is the interior remodel of the existing office building. Staff does not feel the proposed development will place an undue burden on existing governmental services, residences, or businesses.

11. Phasing

Each development phase of the PUD can, together with any phases that precede it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein, even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

No phasing is proposed for this project. According to the Applicant, the proposed improvements would be constructed in one phase.

It is important to remember that the Plan Commission makes recommendations to the City Council on Site Specific Amendment approval requests.

Based on the above-noted findings, staff recommends the Plan Commission recommends City Council approval of a Site Specific Amendment allowing operation of a school in the form of a dance academy on the Subject Property, subject to the conditions outlined in Section II of the "ANALYSIS" portion of this Staff Report.

II. STAFF RECOMMENDED APPROVAL CONDITIONS

Staff recommends the following conditions be attached to any positive Plan Commission recommendation on the requested approvals for the Academy of Dance Arts project:

1. **Building Permit:** A Building Permit shall be obtained to construct the proposed interior buildout.
2. **Documents:** The development on the Subject Property shall be consistent with the plans and documents listed on the attached Exhibit A and revised to address the approval conditions outlined in this Staff Report.
3. **PUD Landscape Plan:** With the exception of the proposed modifications, the Applicant shall maintain landscaping on the Subject Property in accordance with the Final PUD Landscape Plan, prepared by Ives/Ryan Group, Inc., dated April 6, 1999, and approved by Ordinance #1758.
4. **Warrenville Fire Protection District Review:** The Applicant shall address and comply with City adopted code-supported comments outlined in the June 11, 2019, Warrenville Fire Protection District review memo, attached as Exhibit C.
5. **Traffic Enforcement Agreement:** A Private Property Traffic Enforcement Agreement (in a form acceptable to the City) shall be executed by the Property Owner and recorded by the City prior to any building permit issuance for this project.
6. **DuPage County Traffic Impact Fee:** The required DuPage County Traffic Impact Fee must be paid in conjunction with the City's issuance of a building permit for this project.

CONCLUSION

Based on the above-noted findings, staff recommends the Plan Commission recommends City Council approval of a Site Specific Amendment to the Cantera Development Control Regulations to allow a "schools, commercial and trade" use in a form of a dance academy on the Subject Property with a Light Industrial Park Land Use Designation, subject to the conditions outlined in Section II of the "ANALYSIS" portion of this Staff Report.

ATTACHMENTS

Exhibit A: Submitted Documents

Exhibit B: May 23, 2019, Staff Courtesy Review Memorandum

Exhibit C: WFPD Review

Exhibit A

Submitted Documents

Application for Site Specific Amendment, 15 pages, prepared by Gregory W. Jones, dated June 25, 2019

Building Plans, 5 sheets, prepared by Robert Juris & Associates, dated May 13, 2019