

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

September 12, 2018

Project Title: 1104 S. Arlington Heights Road LUV Amendment

Address: 1104 S. Arlington Heights Road.

Petitioner: Patrick Brankin
Schain Banks
70 W. Madison Street, Suite 5300
Chicago, IL 60602

Requested Action:

1. Amendment to Land Use Variation Ordinance #07-036.

Variations Required:

- None

Attendees:

Patrick Brankin, Petitioner for AAEC Credit Union
Jill Lindsay, President of AAEC Credit Union
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located at the southwest corner of Arlington Heights Road and Magnolia Street. The site is developed with a one-story, 4,508 square foot banking facility with drive-through. The structure has two drive-through lanes along the north building elevation, and an ancillary parking lot with a total of 17 parking stalls along the south property line. The parking lot is accessible via one driveway along Magnolia Street, and one driveway along Arlington Heights Road. The building is currently occupied by First Midwest Bank, and was previously occupied by the People's Bank of Arlington Heights.

The property is zoned B-1, Business District Limited Retail, which does not permit drive-through banking facilities by right or via a Special Use permit. Thus, to construct and operate this facility, the property was granted a Land Use Variation in 2007 via Ordinance 07-036. As part of this Land Use Variation, a condition was included in the Ordinance that restricted the variation to The People's Bank of Arlington Heights. Due to the fact that the People's Bank merged with First Midwest Bank, occupation of the facility by First Midwest Bank was considered compliant with this condition, as via the merger it was the same banking entity.

The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to purchase and move into the facility. Due to the fact that AAEC is a separate entity from First Midwest Bank and the former People's Bank, per the aforementioned condition in Ordinance 07-036 they are not permitted to occupy the facility. The petitioner is proposing no modifications to the building or site at this time.

AAEC is a local credit union, currently located in Arlington Heights at 115 S. Wilke Road. AAEC serves employees, students, alumni, and families of Districts 21, 23, 25, 26, 57, and 59, in addition to NSSEO and any private schools that feed into District 214 or Harper College.

Meeting Discussion:

Mr. Brankin began by explaining AAEC's request. The project is centered on the Land Use Variation Ordinance granted for the subject property, Ordinance #07-036, which allowed the People's Bank and later First Midwest Bank to operate at 1104 S. Arlington Heights Road. AAEC is currently under contract to purchase the subject property, and intends to move into and operate out of the existing bank building on the site. AAEC is a long-standing community bank, believes that the subject property is a nice location, and First Midwest intends to sell the facility. Mr. Brankin provided pamphlets to the Commissioners and Staff with details on AAEC Credit Union.

Ms. Lindsay provided background information on AAEC Credit Union. AAEC stands for Arlington Area Education Community. The Credit Union was formed 63 years prior, by a group of educators in Arlington Heights and the surrounding communities. The intent of the Credit Union was to invest their money, as well as help coworkers through the provision of loans. AAEC continues to serve members of the community. AAEC was initially operated out of a home, then moved to their current facility at the corner of Campbell Street and Wilke Road (Plaza Office Park). They have outgrown their current facility, and would like to offer greater conveniences to their members such as a drive-through and ATM, which the facility at 1104 S. Arlington Heights Road would offer. Credit unions are very similar to banks, with a key difference being that credit unions are member-owned and non-profit. Any profits made through the conduct of their business is returned to the members of the credit union, through increased services or dividends to investors, or reduced loan rates. They offer many of the same services as a traditional bank, such as savings accounts, checking accounts, credit cards, debit cards, and loans.

Mr. Brankin stated that, from a land use perspective, the neighbors and community will not experience any difference between the existing bank and the proposed credit union. The request at hand has to do with a condition in Section 3 of the aforementioned Ordinance, which states that the Land Use Variation Granted shall only apply to The People's Bank. As First Midwest Bank acquired the property through a merger with The People's Bank, the occupation of the facility by First Midwest Bank was considered compliant with this condition.

Commissioner Green asked if the Land Use Variation granted for the subject site was specifically for the drive through.

Mr. Schmidt confirmed that the Land Use Variation was to permit a drive-through. He added that the only change proposed was to the specific condition within the Land Use Variation Ordinance, mentioned by Mr. Brankin, that restricts this Land Use Variation to The People's Bank.

Commissioner Green stated that he had thought the Variation was to allow the drive through. He asked Mr. Schmidt to continue.

Mr. Schmidt began by stating that the subject property is located at the southwest corner of Arlington heights Road and Magnolia Street. The site is currently developed with a one-story, 4,508 square-foot banking facility with a drive through. The structure has two drive through lanes on the north side of the building, and a parking lot with 17 spaces on the south side of the building. The parking lot is currently accessible via two driveways – one on Magnolia and one on Arlington Heights Road. The property is currently occupied by First Midwest Bank, and was previously occupied by The People's Bank of Arlington Heights.

The Comprehensive Plan designates this site as Commercial, and the current use as a bank facility with a drive through is compliant with this designation. The property is zoned B-1, Business District Limited Retail, which does not permit drive through banking facilities by right or by a Special Use Permit; however the facility operates lawfully via a Land Use Variation granted in 2007, via Ordinance #07-036. Included in this Ordinance was a condition that limited the Land Use Variation to The People's Bank of Arlington Heights. Through a merger between The People's Bank and First Midwest Bank, First Midwest Bank occupied the facility. This was considered to be compliant with the aforementioned condition, as through the merger First Midwest and The People's Bank were considered to be the same entity. The petitioner for this project, representing AAEC Credit Union, is seeking relief from this condition in order to occupy the facility. As AAEC is a separate entity from First Midwest Bank and the former People's Bank, this condition does not allow AAEC to occupy the subject site. No modifications to the building or site are proposed at this time.

The property is compliant with bulk and setback regulations. Staff has reviewed existing on-site landscaping, and found missing or deficient landscaping in areas. As part of this petition, the petitioner has agreed to replace any missing or deficient landscaping per the approved landscape plan.

In regard to parking, Staff conducted a parking assessment based on the required parking ratios outlined in the Village's Zoning Ordinance. Per code, one parking stall is required for every 300 square feet of floor area. Using this ratio, the 4,508 square foot bank requires 15 total parking spaces. The provided site plan shows 17 stalls, which results in a surplus of two parking stalls.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project comprises less than 5,000 square feet in floor area, and is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Arlington Heights Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code. Section 6.12-1 also states that all developments with a drive through require a full traffic study, however since no expansion of the drive through or additional lanes are proposed, there is in essence no new drive-through proposed. Therefore, a full Traffic Study by a certified traffic engineer is not required.

The Staff Development Committee is supportive of eliminating Condition 1 from Section 3 of Ordinance #07-036. The remaining conditions set forth in Ordinance #07-036 shall remain in full force and effect.

Commissioner Jensen stated that usually these types of allowances are tied to a specific institution, and asked what the rationale was in eliminating the condition altogether without tying the Land Use Variation to AAEC.

Mr. Hubbard stated that it is rare that Ordinances are tied to a specific institution, and asked Mr. Schmidt if he discovered the rationale behind this condition in the course of his research.

Mr. Schmidt stated that it was his understanding that typically, Land Use Variations are limited to a specific institution; however, Staff is comfortable with eliminating that restriction in this instance because the Land Use Variation is self-limiting. As the variation is for a drive through banking facility, more intense drive through uses, such as a fast food restaurant, would not be permitted to occupy this facility. As such, any future user beyond AAEC would be consistent in use and intensity of the original occupant of the facility.

Commissioner Jensen asked if any bicycle parking was required as part of this petition.

Mr. Schmidt stated that the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As there is no change in use proposed, no bicycle parking spaces are required.

Commissioner Jensen asked why this project was required to go before the Plan Commission.

Mr. Schmidt stated that, since the request involves the amendment of an Ordinance, Plan Commission and Village Board approval is required.

Commissioner Jensen stated that he has no objection to the Petitioner's request.

Commissioner Sigalos stated that he has no questions, and that the proposal was straightforward.

Commissioner Cherwin stated that he had no questions.

Commissioner Green stated that he had no questions about the proposal, and that he liked the credit union model.

Commissioner Jensen asked Ms. Lindsay roughly how many members were in the credit union.

Ms. Lindsay stated that AAEC had approximately 4,000 members.

Commissioner Sigalos asked if membership is strictly limited to teachers and school district members.

Ms. Lindsay stated that originally membership did require that affiliation, however a couple of years ago AAEC was approached by some of the districts who asked if AAEC would extend their services to students. From that point onward AAEC extended membership to students, alumni, and family members. In the future, AAEC may change to a community charter, which would allow anyone in the area to become a member.

Commissioner Jensen stated that he does not believe the Petitioner will encounter any issues with the request.

Commissioner Sigalos agreed and stated that the request is very straightforward.

Commissioner Green stated that all the Commissioners were in favor of the proposal.

RECOMMENDATION

The Conceptual Plan Review Committee advised that the petitioner move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder