



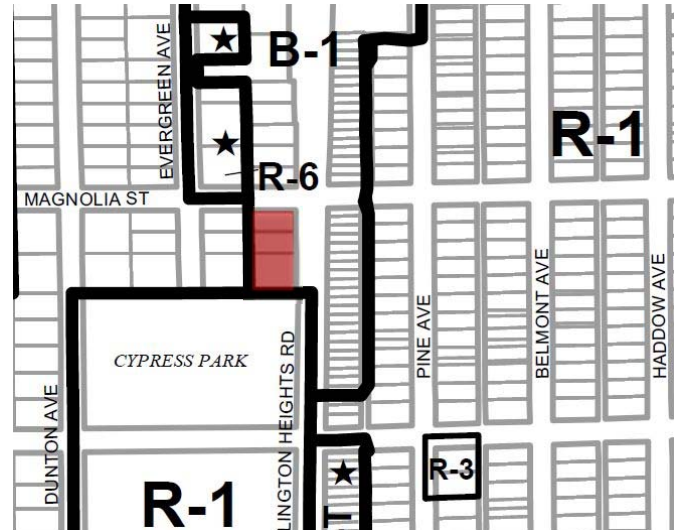
VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT

File Number: PC #18-017
Project Title: 1104 S. Arlington Heights Rd.
 Land Use Variation Amendment
Address: 1104 S. Arlington Heights Rd.
PIN: 08-09-215-008

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: September 26, 2018
Date Prepared: September 17, 2018

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

Existing Zoning: B-1, Business District Limited Retail
Existing Comp. Plan Designation: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-1, Business District Limited Retail	Retail Building	Commercial
South	R-1, One-Family Dwelling District	Community Park/Garden	Parks
East	B-1, Business District Limited Retail	Retail Building	Commercial
West	R-3, One-Family Dwelling District	Single Family Homes	Single Family Detached

Requested Action:

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

Variations Requested:

1. None

Project Background:

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 which 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 which feed into District 214 or Harper College.

Zoning and Comprehensive Plan

As mentioned above, the property is currently zoned B-1, Business District Limited Retail. The present use as a banking facility with drive-through is not compliant with this designation, however operates lawfully under the Land Use Variation granted via Ordinance 07-036 in 2007.

With respect to the Comprehensive Plan, the site is designated "Commercial". The current use as a bank is compliant with this designation.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of this petition, Staff has reviewed existing on-site landscaping, and noted missing landscaping as required by code. Specifically, the required 3-foot tall landscape screening adjacent to Arlington Heights Road and Magnolia Street was deficient or missing in areas. Any landscaping that is deficient or missing per code, or per the approved landscape plan, shall be replaced.

The petitioner is not proposing any additional modifications to the building or site plan at this time.

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.

The provision of bicycle parking spaces is required when the use of a space changes to a more intense use. The regulations specifically state that bicycle parking spaces are required when "a change in use results in the

requirement for additional off-street motor vehicle spaces”. As there is no change in use proposed, and hence no change in code-required vehicular parking, no bicycle parking spaces are required.

Traffic

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:

1. Comprises less than 5,000 square feet in floor area, and;
2. 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.

While Section 6.12-1 also states that all developments with a drive through require a full traffic study, since the drive through is already constructed, and no expansion 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

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner’s request, and recommends approval of the amendment to Land Use Variation Ordinance 07-036, eliminating the following condition from Section Three of said ordinance:

- 1. The land use variation granted by this Ordinance shall only apply to The People’s Bank.***

This recommendation shall be subject to the following condition:

- 1. The petitioner shall replace the required 3-foot tall landscape screening along Arlington Heights Road and Magnolia Street, in addition to any landscaping missing per the landscape plan as approved via Ordinance 07-036.***

The remaining conditions as set forth in Ordinance 07-036 shall remain in full force and effect.

_____, September 21, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File Number 18-017