



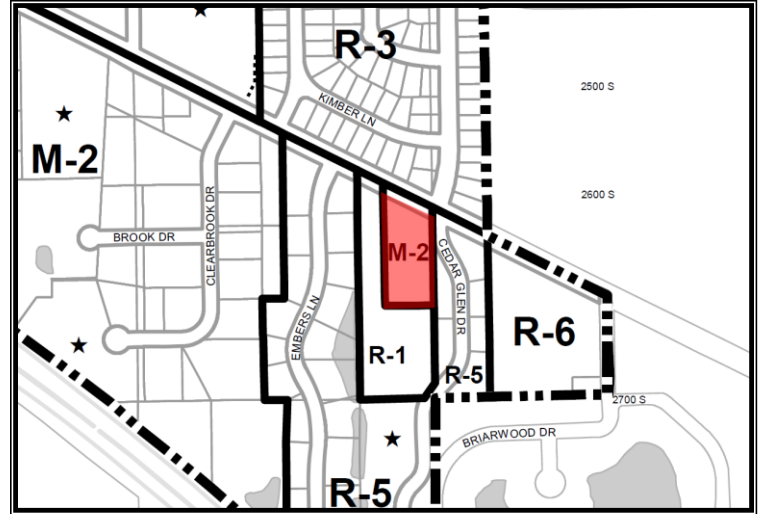
# **VILLAGE OF ARLINGTON HEIGHTS** **STAFF DEVELOPMENT** **COMMITTEE REPORT**

**File Number:** PC 19-002  
**Project Title:** Yamada America  
**Address:** 955 E. Algonquin Road  
**PIN:** 08-15-303-013

**To:** Plan Commission  
**Prepared By:** Sam Hubbard, Development Planner  
**Meeting Date:** April 10, 2019  
**Date Prepared:** April 5, 2019

**Petitioner:** Kevin Sherman  
 Sherman Construction LLC  
**Address:** 62 E Surrey Lane E  
 Barrington, IL 60010

**Existing Zoning:** M-2: Limited Heavy  
 Manufacturing District  
**Comprehensive Plan:** Offices Only



## **SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-1, One-Family Dwelling District	Self Storage Facility (Public Storage)	Offices Only
East	R-5, One-Family Dwelling District	Lost Creek Townhomes	Moderate Density Multi-Family
West	R-1, One-Family Dwelling District	Self Storage Facility (Public Storage)	Offices Only

## **Requested Action:**

1. Amendment to Ordinances 81-112 and 92-011 to amend an approved development plan to allow a second floor building addition.

## **Variations Required:**

1. Variation to Chapter 28, Section 5.1-16, to allow the M-2 District to be 2.49 acres in area where code requires a minimum M-2 zoning district size of 4 acres
2. Variation to Chapter 28, Section 10.2-8, to allow a 10.5' wide drive aisle where code requires a minimum of 12' in width for a one-way drive aisle with parallel parking.
3. Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.
4. Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

### **Project Background:**

The subject property is zoned M-2, Limited Heavy Manufacturing District and is 95,082 square feet in size (2.18 ac.). The site is occupied by a 42,422 sq. ft. office/warehouse building and is home to Yamada America Inc., a manufacturer and distributor of pumps and pump equipment. The property was originally rezoned in 1981 to a manufacturing zoning classification, and as part of the rezoning approval, development plans were approved to allow for the current building on the property. A subsequent land use variation to allow a furniture store (Cort Furniture) was approved in 1982, and later amended in 1988. In 1992, the ordinance authorizing the rezoning was amended to allow for an additional entrance to the subject property. The furniture store has since closed and the site is presently occupied by Yamada.

Yamada uses the site primarily as a warehouse, with some light assembly functions occurring within the building and approximately 6,400 square feet of floor area used as office space. The petitioner is proposing a 7,993 square foot second floor addition to the building, which would be built above an existing parking area on the east side of the site (this parking would remain although it would be slightly modified to accommodate for the building above). The proposed addition represents a 19% increase in overall floor area and an amendment to the previously granted ordinances is required. If approved, the addition would allow the business to shift all offices currently located on the first floor to the newly constructed second floor area. This would free up square footage on the first floor for additional warehouse space and a small area for research and development. Since the increased floor area on the first floor would be mainly used as storage/warehouse space, no increase in the number of employees is expected.

### **Zoning and Comprehensive Plan**

The current M-2 zoning permits offices, light assembly, and warehouse uses, however, the previously approved ordinances that govern the property must be amended to accommodate for the building addition. The proposed use, as a warehouse with offices, is compatible with the surrounding property to the west, which is a self storage facility. The proposed building addition to house approximately 8,000 square feet of office space is consistent with the current Comprehensive Plan designation for the property as "Offices Only".

All M-2 zoning districts must be at least four acres in size, however, the small portion of M-2 zoning where the subject property is located is only 2.49 acres in size. Therefore, the following variation is required:

- **Variation to Chapter 28, Section 5.1-16, to allow the M-2 District to be 2.49 acres in area where code requires a minimum M-2 zoning district size of 4 acres.**

When the property was rezoned from a residential zoning district into a manufacturing district in 1981, a variation should have been granted to allow the substandard zoning district size. The Staff Development Committee is supportive of this variation as it would correct this oversight.

### **Conceptual Plan Review Committee**

The Conceptual Plan Review Committee met on January 9, 2019, to discuss the proposed amendment to ordinances 81-112 and 92-011 to allow for the building expansion. The committee did not identify any concerns with the proposal and encouraged the petitioner to proceed through the Plan Commission process.

### **Design Commission**

On February 26, 2019, the petitioner appeared before the Design Commission for their review of the proposed building addition. The Design Commission approved the project with a recommendation to change the color of the proposed rooftop mechanical screens. The minutes from this meeting are included within the packet provided to the Plan Commission.

### **Building, Site, Landscaping:**

The proposed building addition conforms to all setback, bulk, and height requirements. However, certain variations are required as identified below. For each variation, the petitioner has provided their written response to the four hardship standards necessary for variation approval, which standards are shown below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

The Staff Development Committee is supportive of each variation and concurs that the necessary standards of approval have been met. Specifically, the following variations are required:

- **Variation to Chapter 28, Section 10.2-8, to allow a 10.5' wide drive aisle where code requires a minimum of 12' in width for a one-way drive aisle with parallel parking.**

The need for this variation due to a proposed a modification to four existing parallel parking stalls along the northern drive aisle (the location of these stalls has been slightly shifted and the number of stalls has been reduced to three). These parallel parking stalls were not shown on the original zoning approval from 1981 and the stalls do not conform to code since they cause the drive aisle to fall below minimum width requirements. The drive aisle has been designed to be one directional in this location. The Building Department and Fire Department have both reviewed the plans and concluded that access along this drive aisle will not be required in the event of a fire, therefore the reduced driveway width will not impact fire protection. Given the single direction of travel, combined with the low amount of traffic expected along this drive aisle, the Staff Development Committee is supportive of this variation.

The proposed second floor building addition will alter existing parking rows, which altered rows will not have sufficient space to accommodate the code required parking lot islands with shade trees at the end of the parking rows. Therefore, the following variation is required:

- **Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.**

The Staff Development Committee is supportive of this variation since adding the required parking lot landscape islands would either place them within existing drive aisle on the site, or would place them underneath the second floor addition where shade trees are not practical. In addition, the petitioner has proposed generous foundation landscaping along the front of the building. All other landscape requirements have been met.

#### **Parking and Traffic:**

The Zoning Code requires that 48 off-street parking spaces be provided on the subject property and the plans submitted by the petitioner indicate that a total of 50 spaces will be provided on the site. The proposed building addition will not cause the property to fall below parking code requirements. The parking calculations are shown below:

Address	Tenant	Code Uses	Number of Employees	Number of Vehicles	Gross Square Footage	Parking Ratio (1:X)	Parking Required
955 W Algonquin Rd.	Yamada	Office	-	-	11,945	1 Space per 300 Sq. Ft.	39
		Warehouse/ Assembly	15	1	N/A	1 space per 2 employees + 1 space per vehicle used in conduct of the enterprise	8.5
Total Parking Required							48
Total Parking Provided							50
Surplus/(deficit)							2

Per Chapter 28, Section 6.12-1(2)a, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. Given that the proposed building addition is not expected to increase the number of staff, the petitioner has requested the following variation:

- **Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.**

The petitioner has surveyed the existing parking lot usage over a four-day period and found that typical peak usage of the parking lot does not exceed 31 cars. Given peak parking demand within this survey, in combination with the fact that the number of employees is not expected to increase as a result of the proposed expansion and that the proposed parking complies with code, the Staff Development Committee is supportive of the requested variation.

Per the Village's recently adopted bicycle parking regulations, four bicycle parking spaces must be provided on the site. The four required bike parking spaces have been included on the plans and will be located underneath the second floor addition.

### **RECOMMENDATION**

The Staff Development Committee reviewed the proposed amendment to Ordinance numbers 81-112 and 92-011 to amend the approved development plan to allow a second floor building addition, as well the following variations:

- Variation to Chapter 28, Section 5.1-16, to allow the M-2 District to be 2.49 acres in area where code requires a minimum M-2 zoning district size of 4 acres
- Variation to Chapter 28, Section 10.2-8, to allow a 10.5' wide drive aisle where code requires a minimum of 12' in width for a one-way drive aisle with parallel parking.
- Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the ends of certain parking rows.
- Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

The Staff Development Committee recommends approval of the project subject to the following:

1. Compliance with the February 26, 2019 motion from the Design Commission.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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April 5, 2019  
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads