

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: ARLINGTON SIGNS & BANNERS - 1312 WEST NORTHWEST HIGHWAY - PC# 19-012
LAND USE VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 25th day of September, 2019 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Vice-Chair
LYNN JENSEN
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

VICE-CHAIR DAWSON: I'm calling the meeting to order. Hello, everybody. Hello, please rise for the pledge of allegiance. Everybody here? I hear, oh, sorry, one more.

(Pledge of allegiance recited.)

VICE-CHAIR DAWSON: Can we have roll call please?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

(No response.)

VICE-CHAIR DAWSON: Vice-Chair Dawson.

VICE-CHAIR DAWSON: Here. All right, do we have an approval of the minutes for the last meeting?

COMMISSIONER WARSKOW: I make a motion to approve the minutes of the last Plan Commission hearing.

COMMISSIONER LORENZINI: I'll second it.

VICE-CHAIR DAWSON: Great. All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Any opposed?

(No response.)

VICE-CHAIR DAWSON: All right, motion carries. So, we have a first petition on the agenda. Our first matter in the agenda please?

MR. HUBBARD: I don't see the Petitioner here. I know there's a crowd in the hallway outside. We could go see if he's there or we could proceed with Arlington Signs & Banners. It's up to the Plan Commission.

VICE-CHAIR DAWSON: I think we proceed, that we proceed on to number two. The first Petitioner is not available, so Arlington Signs.

MR. SELLERS: Hi, I'm Monty Sellers. I'm one of the owners of Arlington Signs & Banners, currently at 1312 West Northwest Highway. We run a small --

VICE-CHAIR DAWSON: Just going to interrupt you for one minute. First of all, have all public notices been given about Arlington Signs?

MR. SCHMIDT: Yes, they have.

VICE-CHAIR DAWSON: Okay, great. Then we need to sign you in.

(Witness sworn.)

VICE-CHAIR DAWSON: All right, and your name and address again?

MR. SELLERS: Monty Sellers. My business address is 1312 West Northwest Highway, Arlington Heights 60004.

VICE-CHAIR DAWSON: Great, thank you.

MR. SELLERS: Okay, and my business is making signs, using computers for design. Typically, the signs themselves are made out of vinyl. We have on our, the sign is -- talking about in this meeting a sign painting shop in quotes because it's really not a sign painting shop. But Arlington Heights does not have a separate category for vinyl sign stores. So, we're, you know, under the auspices of the sign painting shop but we're really not. We don't use harsh chemicals. We don't do any welding. When there's painting that we need to have done, we actually have it done by a subcontractor.

So, we are asking to have our 1312 address get a variance so we can run our shop out of there. Just incidentally, a couple of things that have come out, we just learned, we were 1400 West Northwest Highway for three years. That's also zoned B-2, but nobody ever said anything to us while we were there. The other interesting thing that just came out a couple of weeks ago, somebody came into our store and said they worked for Action Signs in 1979, we were in the same place where we are now.

So, we're just asking that we can run our business there just like we have. We've been in Arlington Heights since 1999.

VICE-CHAIR DAWSON: Okay, have you read the Staff report and do you agree with the conditions of approval per the Staff report?

MR. SELLERS: Yes, I do.

VICE-CHAIR DAWSON: Okay, all right. Thank you very much. It's time for the Staff report. Do we have -- oh, sorry, go ahead with the Staff report.

MR. SCHMIDT: Certainly. So, as the Petitioner mentioned, he is here tonight to seek a land use variation in order to operate his existing sign business out of 1312 West Northwest Highway. The subject property is designated as B-2 per the zoning map of Arlington Heights. It is designated for "Single-Family Attached" uses per the Comprehensive Plan.

The requested action tonight more specifically put is a land use variation to permit a "Sign Painting Shop (Enclosed)" within the B-2 district. One variation is required as far as this petition, that being a variation from Chapter 28, Section 10.4, the Schedule of Parking Requirements, to reduce the required off-street parking from 25 spaces to 15 spaces.

The subject property is currently developed with two separate buildings which share an unstriped parking lot with capacity for 15 vehicles. Access to this lot off of Princeton Avenue. The site itself is at the northwest corner of Northwest Highway and Princeton Avenue.

The business of Arlington Signs & Banners offers a variety of services, mostly related to the creation of temporary and permanent signs as well as vehicle graphics, architectural signs, internal signs, and then smaller projects such as name badges, trade show displays, labels. The business operates between the hours of 9:00 a.m. and 5:00 p.m. on Mondays through Fridays, and at any given time there could be up to four employees on the subject site.

The subject site, as mentioned previously, is developed with an unstriped parking lot capacity for 15 vehicles. As part of the Plan Commission review process,

Staff did identify multiple landscape and screening issues on the property, specifically the lack of a six-foot tall screen along the north property line, a missing three-foot tall landscape screen between the parking lot and Princeton Avenue, a missing tree in the northwest landscape island, and the lack of a trash enclosure within the trash area. These items will be addressed separately from the Plan Commission review process and will be undertaken as a code enforcement matter with the property owner.

With respect to parking, as mentioned, there is a parking deficit at the subject site. Per the mix of uses between the two buildings on the property, a total of 25 parking spaces are required. The unstriped parking lot does have capacity for 15 vehicles which results in the parking deficit per code of 10 spaces. Therefore, a variation is required to reduce the required off-street parking from 25 spaces to 15 spaces.

In order to verify that adequate parking is provided at the subject site, three days of parking surveys over two weeks including Saturday counts were provided by the Petitioner. These counts were conducted during hours Arlington Signs & Banners were in operation, and they were conducted on May 23rd, 25th, 28th, and the 31st, in addition to June 2nd and 3rd. Peak parking lot utilization occurred on Saturday, June 25th, at 11:00 a.m. to 1:00 o'clock p.m. when 14 vehicles were observed accessing the lot. This was 93 percent capacity with a one-space surplus on the site.

It should be noted that during the day, parking is supplemented at the subject property by on-street parking along Princeton Avenue, the west side, where approximately six vehicles can park. Due to the fact that the parking lot never reached full capacity, the fact that Arlington Signs & Banners is a general retail use with a requirement per code of only one space per 300 square feet, and the fact that there is supplemental on-street parking, Staff does support this variation.

With respect to a traffic study, per Section 6.12-1 of Chapter 28, any Plan Commission application or land use variation application of a 5,000 square feet floor area must include traffic and parking study from a certified traffic engineer. The Arlington Signs & Banners space is only 1,100 square feet which falls under this threshold. Additionally, the property is located along a major arterial, Northwest Highway, and therefore, a full traffic and parking study is not required. The Petitioner did provide a parking survey in order to justify the parking variation.

With respect to bicycle parking, no additional bicycle parking spaces are required as this project does not increase the amount of code-required vehicle parking spaces.

Bearing all this information, Staff does recommend approval of this application with two conditions: first, being that the on-site manufacturing operations of the signs shall not produce any objectionable odor, dust, smoke, noise, or vibrations; and that the Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.

This concludes my presentation. If there are any questions, I'm happy to answer.

VICE-CHAIR DAWSON: Thank you very much. Is there a motion to include the Staff report into the record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

VICE-CHAIR DAWSON: All in favor?

(Chorus of ayes.)

VICE-CHAIR DAWSON: Thank you. Commissioner Jensen, do you have any comments or questions?

COMMISSIONER JENSEN: I don't have too many questions since this was covered in the Conceptual Review. There were some problems that were mentioned when it was before the Conceptual Review Committee. It was the parking lot to the west. Have all those issues been resolved? I mean, you have customers that were parking there and that was very disturbing, very upsetting to the person who had the property to the west. Are there any issues that still are outstanding there?

MR. SELLERS: Not that I know of. We don't use that lot at all.

COMMISSIONER JENSEN: I would ask Staff --

VICE-CHAIR DAWSON: Could you return up to the microphone please so we can capture your comments? Thank you.

MR. SELLERS: Yes. There's no, our staff is instructed not to park there. We have our customers park on Princeton, and we have deliveries through the back door through that parking lot.

COMMISSIONER JENSEN: Sure. I guess I'd ask who has overall responsibility for that 15-car lot? It can't be just the one tenant there I would imagine.

MR. SCHMIDT: It would be the owner of the subject property.

COMMISSIONER JENSEN: Yes, I don't have any problems with what you're recommending or willing to accept as a recommendation, but it seems like it ought to be the responsibility of whoever owns the two buildings.

MR. SCHMIDT: It would be.

COMMISSIONER JENSEN: I don't have any further questions.

VICE-CHAIR DAWSON: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: I don't have any questions. Thank you.

VICE-CHAIR DAWSON: Thank you.

COMMISSIONER LORENZINI: Now, I was more concerned about the parking, but you can probably get at least six cars along Princeton so I don't think --

MR. SELLERS: Actually, you can park on the east side of Princeton, too, and people do almost everyday.

COMMISSIONER LORENZINI: Okay, I was counting the neighbor's side.

MR. SELLERS: What was that?

COMMISSIONER LORENZINI: I said I wasn't going to count the neighbor's side. But no, six cars on Princeton on the west side is fine. I have no problems, I think it's a fine project.

VICE-CHAIR DAWSON: Thank you. Commissioner Green?

COMMISSIONER GREEN: We've covered it in Conceptual Plan Review, and I think it's a great thing you're doing. I think the parking has been proven to work out, so I have no issue with it.

VICE-CHAIR DAWSON: Great. Over here, any questions?

COMMISSIONER SIGALOS: No, I was at the Conceptual Plan Review. I'm familiar with this. I really don't have any issues. You're leasing this; you're not the property owner, correct?

MR. SELLERS: That's correct.

COMMISSIONER SIGALOS: So, Sam, irregardless of what we do here, you mentioned, or I'm sorry, Jake mentioned there were some deficiencies in the existing landscape?

MR. SCHMIDT: Correct.

COMMISSIONER SIGALOS: And the Village is going to address that with the property owner separately?

MR. SCHMIDT: That's correct.

COMMISSIONER SIGALOS: There's no bearing on what happens here tonight?

MR. SCHMIDT: Absolutely.

COMMISSIONER SIGALOS: I have no other questions.

COMMISSIONER CHERWIN: Yes, I guess the only question I have is there are a few conditions that the Staff has put on there. It is that it's consistent with, I guess if the Petitioner is, you know, assuming that that's fine, the Petitioner is not really speaking I guess for the landowner, have we talked to the landowner? Are they okay with these recommendations? It's pretty light which actually what we're -- but I would just kind of echo to make sure that the owner is on board and I'm fine with it.

MR. SCHMIDT: Will do. The owner was present at the Architectural Plan Review Committee meeting. He was given an opportunity to participate in this process and to seek any variations that he wanted to and he wanted to proceed separately.

COMMISSIONER CHERWIN: Perfect. Yes.

VICE-CHAIR DAWSON: Terrific, and again just to reiterate, the owner had availability to come today. He is not here today. So, I have no further questions of the Petitioner. From that end, are there any questions in the public? We have many people in the public here. Show of hands, if anyone is here to comment on this petition?

Great, from that perspective, I'm going to close public commentary and ask if there is a motion on the floor for this petition.

COMMISSIONER LORENZINI: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 19-012, a Land Use Variation to permit a sign painting shop in the B-2 District, and the following variation:

- 1. A variation from Chapter 28, Section 10.4, *Schedule of Parking Requirements*, to reduce the required off-street parking from 25 spaces to 15 spaces.**

This recommendation shall be subject to the following conditions:

- 1. On-site sign manufacturing operations shall not produce any objectionable odor, dust, smoke, noise or vibrations.**
- 2. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

VICE-CHAIR DAWSON: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

VICE-CHAIR DAWSON: Great, can we have roll call please?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes.

(No response.)

MR. SCHMIDT: Vice-Chair Dawson.

VICE-CHAIR DAWSON: Yes. Thank you. You've received unanimous approval. You do have a Village Board meeting coming up. This is just a recommendation body here, but the Village can let you know when the next meeting will be and you can move forward with your petition, thank you.

MR. SELLERS: Thank you. We're in touch with Jake.

VICE-CHAIR DAWSON: Right, thank you.

MR. SELLERS: Thank you.

(Whereupon, the public hearing on the above petition was adjourned at 7:45 p.m.)