



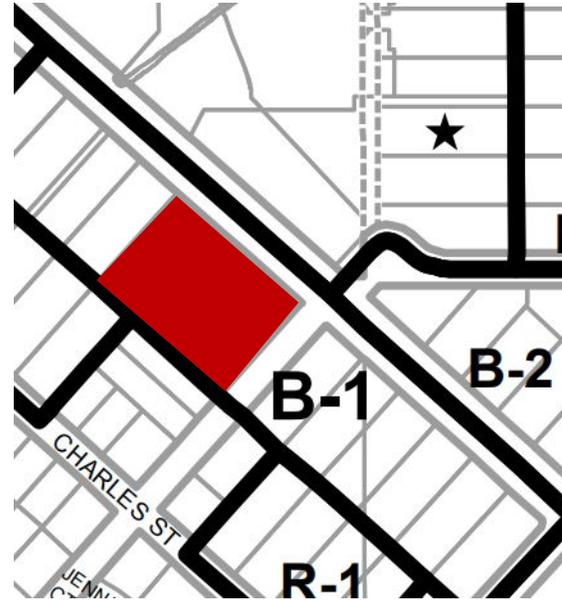
**VILLAGE OF ARLINGTON HEIGHTS**  
**STAFF DEVELOPMENT**  
**COMMITTEE REPORT**

**PC File Number:** 19-013  
**Project Title:** Habitat for Humanity ReStore  
**Address:** 955 E. Rand Rd.  
**PIN:** 03-20-209-006, -007, and -008

**To:** Plan Commission  
**Prepared By:** Jake Schmidt, Assistant Planner  
**Meeting Date:** November 13, 2019  
**Date Prepared:** November 8, 2019

**Petitioner:** Barbara Beckman  
 Habitat for Humanity  
**Address:** 56 S. Grove Avenue  
 Elgin, IL 60120

**Existing Zoning:** B-1: Business District Limited Retail  
**Comprehensive Plan:** Commercial



**SURROUNDING LAND USES**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center	Commercial
South	R-3, One Family Dwelling District and R-1, One Family Dwelling District	Single Family Homes	Single Family Detached
East	B-1, Business District limited Retail	Office, Warehouse Uses	Commercial
West	B-1, Business District limited Retail	Retail Store	Commercial

**Requested Action:**

1. Land Use Variation to permit a "Secondhand Store" in the B-1 District
2. Amendment to PUD Ordinance 72-052

**Variations Required:**

1. Variation from Chapter 28, Section 6.12-1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified Traffic Engineer.
2. Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 53 spaces.

### **Project Background:**

The subject property is located at 955 E. Rand Rd., and is currently developed with a 36,770 square-foot retail building with warehouse space. The site was approved as a PUD in 1972 via Ordinance 72-052, which allowed for construction of the existing structure and use as a furniture store. As the petitioner is proposing a change in use from that approved within the PUD, and the petitioner is proposing site modifications (detailed in the *Site and Landscaping* section of this report), the PUD must be amended.

The petitioner, on behalf of Habitat for Humanity of Northern Fox Valley, is proposing to occupy the building and use it for a ReStore facility, which engages in the sale of donated construction supplies and building materials. Habitat for Humanity of Northern Fox Valley currently operates two ReStore locations – in Chicago and Elgin.

Approximately 27,277 square-feet of space would be used for the retail sale of goods and materials, as well as office space. The remainder of the structure would be used as warehouse and loading dock space.

ReStore would employ approximately 4 persons once operational, with an additional 4 volunteers, for a total maximum of 8 representatives on-site at any given time. ReStore would be open from 9AM to 5PM or 10AM to 6PM on Wednesday-Sunday. Donations would only be accepted during operational hours.

### **Zoning and Comprehensive Plan**

The subject property is located within the B-1 Zoning District, and the proposed use is classified as a “Secondhand Store”, which is not a permitted use within the B-1 Zoning District. To proceed forward, the Plan Commission must review and the Village Board must approve a Land Use Variation for the subject property. In order to demonstrate conformance with the standards of approval for a special use permit, the petitioner has provided written justification to land use variation criteria.

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed retail sale of materials and goods is compatible with this designation.

### **Site Plan and Landscaping**

The applicant has identified several site alterations as part of the proposed project. These include a reconfiguration of the eastern portion of the parking lot to allow for a drop-off lane, as well as the relocation of existing parking spaces to the eastern side of the drive aisle. In the northern portion of the lot, the petitioner is proposing restriping to accommodate an additional handicapped space to meet Illinois Accessibility Code requirements. With respect to landscaping, the petitioner is proposing parking lot screening compliant with code. While the provided site plan shows proposed screening extending into the public right-of-way, it should be noted that all screening shall be planted on private property.

Also shown on the site plan is a “Fenced Merchandise Area” at the front of the building. The petitioner has indicated that they will not be constructing this area as part of the initial improvements to the property. Outdoor storage of materials is prohibited in the B-1 District, and as such the petitioner would need to seek a separate variation (if not sought now) to display furniture or materials outdoors within this area. Staff does not support a variation to allow outdoor storage.

### **Traffic and Parking**

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage of each use. Retail and Office space was assessed at

ratio of 1 space per 300 square-feet, and the warehouse and loading dock were assessed at a ratio of 1 space per each 2 employees. A preliminary parking estimate shown in **Table 1** below:

**Table 1: Required Parking**

<i>Required Parking</i>				
<i>Use</i>	<i>SF</i>	<i>Employees</i>	<i>Ratio</i>	<i>Requirement</i>
Retail/Office	27,277	-	1/300	91
Warehouse	9,493	8	1 per 2 Emp.	4
		<i>Parking Required</i>		95
		<i>Parking Provided</i>		53
		<i>Surplus/Deficit</i>		<b>-42</b>

Per the Staff analysis, a total of 95 spaces would be required for the proposed ReStore facility. The subject site is currently improved with 53 spaces, resulting in a code-required parking deficit of 42 parking spaces.

Therefore, the petitioner has requested the following variation:

- **Variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 95 spaces to 53 spaces.**

To justify the requested parking variation, the petitioner has provided an estimate of parking demand based upon the actual parking lot utilization at an existing ReStore facility of a comparable size in Elgin, IL. Counts were taken of parking lot utilization on 6 days in August 2019, including a two Saturdays, once per hour during the hours that ReStore was open for business. These counts with their respective days and times are included in **Appendix I** at the end of this report. Peak parking lot utilization occurred on Saturday, August 24<sup>th</sup>, at 1:00 PM, when 44 vehicles were observed accessing the site. This would translate to a 9 space surplus at peak times at the subject property. Typical parking lot utilization was observed to be in the range of 20 to 25 vehicles. As peak parking lot utilization at a comparable ReStore facility did not exceed the spaces provided at the subject property, Staff supports the requested parking variation.

Additionally, per section 6.12-1 of Chapter 28 of the Municipal Code, any Plan Commission project over 5,000 square feet in floor area must include a traffic and parking study from a certified Traffic Engineer that assesses access, on-site circulation, parking, trip generation, and impacts to adjacent roadways. The petitioner is seeking relief from this requirement as well. Staff supports the requested variation to waive the provision of a parking study due to the fact that the structure and parking lot are already in existence, and due to the fact that the petitioner has provided an estimate of parking demand as detailed previously.

With respect to bicycle parking, 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 a change in the number of required vehicular spaces for the proposed ReStore from the previous use, provision of bicycle parking spaces is required as part of this petition. In total, a rack for 7 bicycles is required, per **Table 2** below:

**Table 2: Required Bicycle Parking**

<b>Required Parking</b>				
<b>Use</b>	<b>SF</b>	<b>Employees</b>	<b>Ratio</b>	<b>Requirement</b>
Retail/Office	27,277	-	1/6000	5
			1 per 40 Emp., Min. 2	
Warehouse	9,493	8		2
			<i>Parking Required</i>	7

The petitioner will be providing a bicycle rack for 7 bicycles at the entrance to the store, meeting this requirement.

**RECOMMENDATION**

The Staff Development Committee reviewed the proposed PUD Amendment and Land Use Variation to allow a secondhand store on the subject property, and recommends approval of the application, subject to the following conditions:

1. Deliveries of donated materials shall only be accepted during hours which ReStore is open for business.
2. The “Fenced Merchandise Area” noted on the Proposed Site Plan, dated October 22, is not approved as part of this petition, and requires a separate variation to be constructed.
3. The proposed 3 foot tall parking lot screening shall be located on private property only.

\_\_\_\_\_, November 13, 2019

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager  
All Department Heads  
PC File 19-013

**Appendix 1: Elgin IL ReStore Parking Survey**

<i>Date</i>	<i>Time</i>	<i>Occupied Spaces</i>	<i>Date</i>	<i>Time</i>	<i>Occupied Spaces</i>
8/8/2019	9:00 AM	8	8/24/2019	9:00 AM	9
	10:00 AM	18		10:00 AM	20
	11:00 AM	21		11:00 AM	26
	12:00 PM	26		12:00 PM	38
	1:00 PM	30		1:00 PM	44
	2:00 PM	16		2:00 PM	35
	3:00 PM	18		3:00 PM	35
	4:00 PM	22		4:00 PM	27
	5:00 PM	6		5:00 PM	14
8/9/2019	9:00 AM	9	8/25/2019	9:00 AM	10
	10:00 AM	24		10:00 AM	15
	11:00 AM	26		11:00 AM	25
	12:00 PM	22		12:00 PM	37
	1:00 PM	24		1:00 PM	40
	2:00 PM	24		2:00 PM	34
	3:00 PM	23		3:00 PM	41
	4:00 PM	22		4:00 PM	39
	5:00 PM	4		5:00 PM	24
8/10/2019	9:00 AM	9	8/27/2019	9:00 AM	12
	10:00 AM	22		10:00 AM	21
	11:00 AM	40		11:00 AM	25
	12:00 PM	32		12:00 PM	37
	1:00 PM	31		1:00 PM	19
	2:00 PM	33		2:00 PM	14
	3:00 PM	34		3:00 PM	15
	4:00 PM	23		4:00 PM	16
	5:00 PM	6		5:00 PM	6