

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Latika Bhide, Development Planner
 Meeting Date: June 10, 2015
 Date Prepared: June 4, 2015
 Project Title: Suburban Trim and Glass
 Address: 206 W. Campus Dr.

BACKGROUND INFORMATION

Petitioner: Ron Mueller
 Address: 425 E. Rand Road
 Arlington Heights, IL 60004

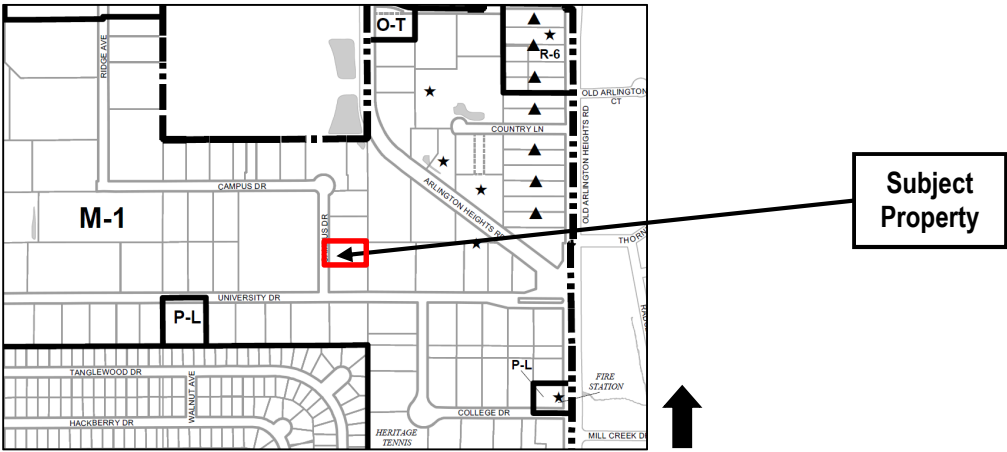
Existing Zoning: M-1, Research, Development and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow “Glass Products Made of Purchased Glass” and “Glass Cutting, Glazing & Sales” in the M-1 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Extended Home Living Services , Venture Capital Funding	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Graphic Alliance, Inc.	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Hillside Auto Body Service	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Toyoda Machinery, USA	R&D, Mfg., Warehouse

Background

The subject property is approximately 0.92 acres in area with a free-standing building totaling approximately 20,500 square feet in area. The existing parking lot is located along the north side of the building and there are 19 parking spaces on-site. The petitioner, Suburban Trim and Glass currently operates at 425 E. Rand Road. The petitioner is interested in relocating their business to this location and will be occupying the entire tenant space.

Suburban Trim and Glass provides custom windows, glass doors, screens, mirrors as well as repair and maintenance services. They also carry parts to repair all brands and types of windows, doors and screens. Because of the variety of products and services they provide, the use is classified as ‘Glass Products Made of Purchased Glass’ which is permitted by right only in the “M-2”, Limited Heavy Manufacturing district as well as ‘Glass Cutting, Glazing & Sales’ which is permitted by right only in the “B-2”, “B-3” and “B-4” Business districts. Therefore, a land use variation would be necessary to allow this use within the M-1 district at this location. Currently, the location the business operates out of is zoned “R-1”, One-Family Dwelling District. This property (425 E. Rand Road) was built in the County and annexed into the Village as a legal, non-conforming use.

Zoning and Comprehensive Plan

The site is zoned M-1 Research, Development, & Light Manufacturing District. Because the use is not permitted in the M-1 district, therefore a land use variation is required. The petitioner has submitted a written justification based on the following hardship criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village’s Comprehensive Plan designates this property as ‘R&D, Mfg., Warehouse’. A significant portion of the space will be used to store Suburban Trim and Glass’s product, which would be consistent with the Comprehensive Plan.

Plat and Subdivision Committee

On October 8, 2014, the Plat and Subdivision Committee met to discuss the project. Based on the parking counts provided by the applicant, the Committee did not have concerns with the parking variation. The Committee was supportive of this use at this location.

Building, Site and Landscape Related Issues

The petitioner has provided a floor plan which shows the allocation of space. An office and a display/retail area totaling approximately 4,560 square feet is located in the front of the building, on the west side. The office area occupies approximately 16 percent of the floor area and the retail area occupies approximately 8 percent of the floor area. The remaining area will be used for storage and have work benches. The floor plan also shows that vehicles will be stored inside the building. The petitioner had previously indicated that they would like to install an above ground fuel storage tank at this location. However, they will not be pursuing installation of the fuel tank at this time. The Petitioner is not proposing any exterior modifications therefore Design review is not required.



Traffic & Parking Related Issues

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	Code Use	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Retail/ Showroom	Retail Sales	1,550	1 space/ 300 SF	NA	NA	5
Office	Business and Professional Offices	3,010	1 space/ 300 SF	NA	NA	10
Warehouse/ Assembly	Wholesale, Storage & Production	14,329	0.5 space/ employee + 1 per commercial vehicle	10	5	10
Total		18,889				25
				Spaces available		19
				Surplus/(Deficit)		(6)

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation that are not adjacent to a major or secondary arterial street as defined by the Village' s Thoroughfare Plan. Staff supports a variation to not require a full study as the petitioner has provided actual parking counts of their facility at 425 E. Rand Road. The parking counts indicate that the maximum autos parked on the site were 11 on a Wednesday evening. The typical parking demand was 8-9 cars. Given this information, the 19 spaces on site should be adequate.

None the less, the following variations are requested:

- **Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**
- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces.**

Staff supports this variation as the petitioner has provided parking counts and the traffic volumes are not expected to be significantly different.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to to allow “Glass Products Made of Purchased Glass” and “Glass Cutting, Glazing & Sales” in the M-1 district and variations from Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis prepared by a qualified professional Engineer and Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 19 parking spaces instead of the required 25 spaces. This approval shall be subject to the following conditions:

1. This Land Use Variation shall apply to Suburban Trim and Glass only.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

June 4, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads