

## **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:** Northwest Metalcraft  
**Address:** 413 S. Arlington Heights Road

### **BACKGROUND INFORMATION**

**Petitioner:** Drake Mertes  
Dowd, Dowd and Mertes  
**Address:** 701 Lee Street, Suite 790  
Des Plaines, IL 60016

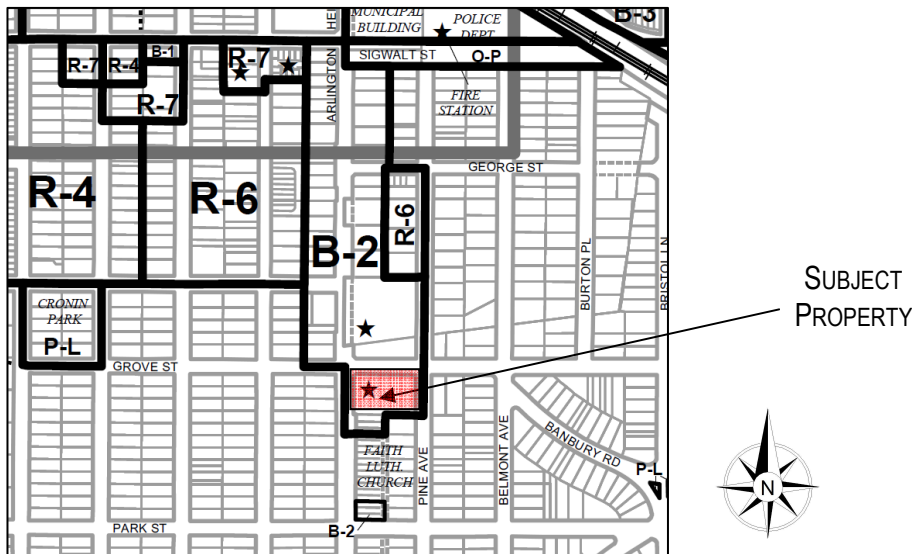
**Existing Zoning:** B-2, General Business District

### **Requested Action:**

A Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot.

### **Variations Required:**

1. A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales within a covered display area on the north side of the proposed storage barn;
2. A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;
3. A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet;
4. A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet;
- 5a. A variation from Chapter 28, Section 6.15-1.2b from the requirement to provide a 4 inch caliper shade tree and the island width, 3 feet instead of 9 feet, for the island immediately the east of the covered display area.
- 5b. A variation from Chapter 28, Section 6.15-1.2b to waive the requirement to provide a 4 inch caliper shade tree within the island in the northwest corner of the east parking lot.
6. A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen to allow 2.5 feet.
7. A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.
8. A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.



**Surrounding Properties:**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Commercial	Commercial
South	B-2, General Business District & R-3, One Family Dwelling District	Commercial and Church Parsonage	Commercial and Single Family Detached
East	R-3, One Family Dwelling District	Vacant Land	Single Family Detached
West	R-3, One Family Dwelling District & B-2, General Business District	Institutional	Institutional and Single Family Detached

**Site History/Summary**

In 1967, the Village Board approved Ordinance 67-074, which rezoned the subject property, and the property located at the northeast corner of Arlington Heights Road and Grove from ‘R-3’ to ‘B-2’. Said rezoning was “conditioned upon the submission and approval of a planned development pursuant to Subsection 7.5 of the Comprehensive Zoning Ordinance of the Village of Arlington Heights”. The Village Board subsequently approved Ordinance 67-120, which approved a planned development for the northeast and southeast corner of Grove and Arlington Heights Road subject to various conditions.

The subject site is 0.99 acres in area and located at the southeast corner of Arlington Heights Road and Grove Street. The property is developed with a two-story commercial building near Arlington Heights Road, a residential structure toward the center of the property and ancillary storage sheds/structures in the southeast quadrant of the site. At this time, the property owner is proposing to tear down the residential structure and storage sheds/structures and build a new 1,680 square foot detached barn-like storage structure with an outside display area and improvements to the parking lot on the east side of the property. The proposed storage barn will serve as a storage facility for Northwest Metalcraft’s inventory. A covered display area is proposed as part of the new storage barn which would be used for the outside display area on the north side of the barn building. An amendment to the original Planned Development is required to make the requested site improvements. The proposed improvements which include significant landscaping improvements are a positive change to the site.

**Zoning and Comprehensive Plan**

The site is zoned B-2, General Business District, with which this use is consistent. Furthermore, the site is designated as Commercial in the Comprehensive Plan. There are a number of variations required based on the proposal presented, which are discussed throughout this report. The Petitioner has submitted a written justification for the variation requests, based upon the following 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.

**Plat and Subdivision Committee Summary**

On January 28, 2015, the Plat and Subdivision Committee met to discuss the project. The Committee was, in general, supportive of the project. The Committee felt that the variations requested were acceptable; however some Committee members felt that the petitioner should add landscaping to the island in the northwest corner of the east parking lot.

**Site and Landscape Related Issues**

The Petitioner is proposing to renovate the existing code-deficient parking lot with a new configuration, new curbing, landscape islands and landscaping. The landscape plan includes landscape screening between the parking lot and the adjacent roadways and a 6' tall fence and landscaping between the proposed parking area/loading area and the residential property to the south. The island in the northwest corner of the rear parking lot is concrete and does not contain any landscaping. The island immediately to the east of the covered display area does not meet the required width - it is 3 feet wide instead of the required 9 feet width and also does not contain landscaping.

Staff supports the variation from the width and landscaping requirement for the island to the east of the covered display area. Staff does not support the variation from the landscaping requirement for the island in the northwest corner of the east parking lot and recommends that landscaping - a 4 inch caliper shade tree and sod be provided. The petitioner has indicated that they would like to seek a variation and not install landscaping due to logistical concerns regarding the rear entrance to the stores in that location.

Therefore the following variations shall be required:

- **A variation from Chapter 28, Section 6.15-1.2b from the requirement to provide a 4 inch caliper shade tree and the island width, 3 feet instead of 9 feet, for the island immediately the east of the covered display area.**
- **A variation from Chapter 28, Section 6.15-1.2b to waive the requirement to provide a 4 inch caliper shade tree within the island in the northwest corner of the east parking lot.**

Per Chapter 28, Section 6.15-2.1, where a rear lot line or side line of a property in a Business District coincides with a side or rear lot line of property in adjacent residential districts, screening along such lot line must be provided. The screening can be a well maintained masonry wall; as defined as brickwork or stonework, a solid wood fence; an offset double row of densely planted landscape material or a landscape berm. The plans indicate both a fence and a row of shrubs along the south property line. The fence and landscaping meet the screening requirement between zoning districts.

Currently, a portion of the Grove Street parkway, adjacent to the building, is paved. In conjunction with these site improvements, staff recommends that the petitioner remove said pavement and sod the parkway, as this is land adjacent to the PUD. The petitioner has indicated that since work is only being done at the rear of the property, they would not remove pavement and sod the parkway.

As part of this project, staff is recommending that landscaping be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street. The petitioner has indicated that since work is only being done at the rear of the property, they would not like to install the landscaping.

Per Chapter 28, Section 5.1-11.1, Conditions of Use, for the B-2 district, all activities except for outdoor eating cafes and outdoor sales of Christmas trees and automobile off street parking facilities permitted or required in this B-2 district must be conducted wholly within an enclosed building. Because a 1,008 square foot outdoor covered display area is being proposed, the following variation is necessary:

- **A variation from Chapter 28, Section 5.1-11.1, Conditions of Use, to allow outdoor sales in within a covered display area on the north side of the proposed storage barn;**

Staff does not object to this variation given the negligible impact of the outdoor display area.

**Engineering**

With the proposed site improvements, the petitioner will be adding an underground detention beneath the parking area as well as a small surface detention area which is designed as a bioswale/rain garden. The design of the surface detention as a bioswale/rain garden allows for a slower release of stormwater and improved water quality by filtering pollutants and is consistent with sustainable design practices. The applicant is finalizing the required storage capacity for the detention and any difference between the 'storage provided' on site and 'required detention' will be paid as 'Fee in Lieu of'.

**Traffic & Parking Issues**

The proposed site modifications include an improvement to the parking lot on the east side of the property. The following is the Code required parking for this property:

**Table 1: Parking Code Analysis**

Use*	Square Footage		Parking Ratio	Parking Required
	Total Floor Area	Total Seating Area		
B&H Liquors	1,500		1 space / 300 SF	5 spaces
Vivi-ki Yoga Studio	1,500		1 space / 250 SF	6 spaces
South China Chop Suey	1,020	Carry-Out Only	1 space / 300 SF	3 spaces
Northwest Metalcraft	16,802		1 space / 600 SF	28 spaces
Storage Building	1,680		One space for each two employees + one space for each vehicle used in the conduct of the enterprise	3 spaces (0 employees + 3 vehicles)
Lucky Junk Retail Shop	1,500		1 space / 300 SF	5 spaces
Total Required				50 spaces
Total Provided				50 spaces
Surplus /(Deficit)				0 spaces

With respect to parking, Village Code requires one parking stall for every 300 square feet of floor area for retail uses and one parking stall for every 600 square feet of floor area for furniture sales. The petitioner has indicated that the entire floor area of Northwest Metalcraft is dedicated to furniture sales. Also, the petitioner has indicated that no employees will be permanently stationed in the barn.

Any PUD amendment that is greater than 5,000 square feet in floor area and located along a major arterial such as Arlington Heights Road is required to provide a traffic study and parking analysis prepared by a qualified professional engineer. Since the proposed storage barn is 1,680 square feet in area, a full traffic and parking study is not required.

The overall PUD includes the multi-tenant commercial property to the north at 333 S. Arlington Heights Road. The Code parking requirement for the property at 333 S. Arlington Heights Road is 37 parking spaces. 27 parking spaces are provided on-site. When a Special Use for Subway was approved for the property in 2013, a variation was approved from the required number of parking spaces to allow 27 spaces. As stated above, the Code parking requirement for the property in question is 50 spaces, which are provided on-site. Therefore, the parking requirement for the overall PUD meets Code.

The applicant has provided parking counts for the property in question. On Saturday at noon 5 out of 8 parking spaces in the lot along the front of the property and 10 out of 44 parking spaces in the rear were occupied. On a weekday at lunch hour 0 out of 8 parking spaces in the lot along the front of the property and 10 out of 44 parking spaces in the rear were occupied. On a weekday at dinner hour 2 out of 8 parking spaces in the lot along the front of the property and 12 out of 44 parking spaces in the rear were occupied. Based on these parking counts, it appears that there is adequate parking to accommodate both sites.

Per Chapter 28, Section 11.2-7, an off-street parking space must be at least nine feet in width and at least eighteen feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas. The length of a parking space can be

reduced to sixteen and one half feet including wheel stop if additional space of one and one half feet in length is provided for car overhang. At least three feet, excluding any car overhang space, is required to be provided for any planting screen. For the eastern most row of parking, only two and one half feet is available for the parking screen, therefore requiring a variation. Staff supports this variation as there is an additional 5 feet available to the east between the sidewalk and the property line.

However, the following variation is required:

- **A variation from Chapter 28, Section 11.2-7, from the requirement that where the length of a parking space is reduced to sixteen and one half feet including wheel stop with an additional space of one and one half feet for car overhang, at least three feet, excluding any car overhang space, must be provided for any planting screen.**

With respect to loading, two loading berths are required with the proposal. A 35' x 24' loading area is provided to the east of the proposed barn building. The loading area is large enough to accommodate the required 10' x 35' loading berths. Per the Chapter 28, Section 11.6-2, loading berths must be exclusive of aisle and maneuvering space. It appears that the loading berth encroaches into the maneuvering space for the three parking spaces that are located to immediately to the east of the barn building, therefore requiring a variation. Also, per Chapter 28, Section 11.6-1, loading berths cannot be located in the required side yard. Because the property abuts a residentially zoned property to the south, a side yard equal to 10 percent of the lot width - 16.48 feet - is required. The proposed loading berth encroaches into this side setback, therefore requiring a variation. Staff does not object to these variations as the petitioner has indicated that deliveries will take place during normal business hours.

Therefore, the following variations have been identified:

- **A variation from Chapter 28, Section 11.6-2, Schedule of Loading Requirements, from the requirement that a loading berth is exclusive of aisle and maneuvering space to allow the loading berth to encroach into the maneuvering space for the parking spaces.**
- **A variation from Chapter 28, 11.6-1 from the requirement that no loading berth shall be located in required side yard to allow a loading berth to be located in the south side yard.**

### **Building Issues**

The storage barn is proposed to be a detached structure, located 5'-1" from the side lot line, in line with the existing retail building and will create a cohesive south building façade. The barn is subject to the provisions in Chapter 28, Section 6.5, Accessory Structures, and therefore the following variations will be necessary:

- **A variation from Chapter 28, Section 6.5-2, from the requirement that an accessory structure including but not limited to a tool shed, storage building detached garage, tree house or gazebo, shall only be located in the rear yard to allow the proposed storage barn to be located in the side yard;**
- **A variation from Chapter 28, Section 6.5-6, from the requirement that no accessory structure or portion thereof shall exceed a height of 15 feet above grade to allow the storage barn to be 28 feet;**
- **A variation from Chapter 28, Section 6.5-7, from the requirement that a playhouse, shed and gazebo cannot exceed 300 square feet in area to allow the storage barn to be 1,680 square feet.**

Staff does not object to these variations given the commercial zoning of the site, the design of the barn, and the enhanced landscaping on the site.

The Design Commission reviewed and approved the proposed improvements at their January 13, 2015 meeting.

### **RECOMMENDATION**

The Staff Development Committee reviewed the Petitioner's request and recommends approval of the Planned Unit Development amendment to Ordinance # 67-120 to allow the construction of a 1,680 square foot storage building and reconfigure the parking lot and variations 1-5a and 6-8, as stated in the SDC report dated 6-4-2015, subject to the following conditions:

1. A shade tree, 4 inches in diameter, as required by Code should be provided for the island in the northwest corner of the east parking lot.

2. Landscaping should be incorporated at the base of the existing ground sign located at the corner of Arlington Heights Road and East Grove Street.
3. A portion of the Grove Street parkway, adjacent to the building, is paved. The said pavement must be removed and the parkway must be sodded with grass.
4. Any utility meters or structures must be screened with landscaping or another appropriate method of screening.
5. The petitioner shall comply with all Federal, State, and Village codes, regulations and policies.

June 4, 2015

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Bill Enright, AICP  
Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager  
All Department Heads