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PLAN

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

COMMISSION

RE: SUBURBAN TRIM AND GLASS; PC# 15-005

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  
10th day of June, 2015, at the hour of 8:20 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairman  
LYNN JENSEN  
MARY JO WARSKOW  
TERRY ENNES  
GEORGE DROST  
SUSAN DAWSON  
JOHN SIGALOS  
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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ACTING CHAIRMAN GREEN: Let's move on to the second order of business tonight, which is Suburban Glass and Trim. It's PC# 15-005. Is the Petitioner here?

COMMISSIONER ENNES: I would just like to make a statement. I need to recuse myself from this and I don't know that we recognized Commissioner Dawson joining us.

ACTING CHAIRMAN GREEN: She's been here all --

COMMISSIONER DAWSON: But I've been chatting, I think they've picked up on that.

COMMISSIONER ENNES: Yes, to put it on the record.

ACTING CHAIRMAN GREEN: Well, go get George and send him back here.

We have to do a little switch here, there's a conflict of interest. If you'll just bear with us a second, we'll have one Commissioner come back in.

Commissioner Ennes has left and Commissioner Drost is back.

COMMISSIONER DROST: Yes.

ACTING CHAIRMAN GREEN: So, now we can proceed with PC# 15-005. Are you the only one that's going to give testimony on behalf of Suburban Glass and Trim tonight?

MR. MUELLER: Possibly.

ACTING CHAIRMAN GREEN: Okay, anybody else who would like to come forward? I'm going to swear you all in at once just in case. Raise your right hand.

(Witnesses sworn.)

ACTING CHAIRMAN GREEN: Thank you. So, if you're going to, oh, before we get going, have all the legal notices been made on this project?

MS. BHIDE: Yes.

ACTING CHAIRMAN GREEN: Thank you, Latika. If you would state your name, spell your last name, and your address for the court reporter? And then tell us about your project.

MR. MUELLER: Which address? I have four.

ACTING CHAIRMAN GREEN: Whichever one we can get a hold of you.

MR. MUELLER: Business address or home address?

ACTING CHAIRMAN GREEN: That would do it.

MR. MUELLER: My name is Ronald Mueller, M-u-e-l-l-e-r. My address is 425 East Rand Road.

ACTING CHAIRMAN GREEN: Tell us about your project.

MR. MUELLER: The project is my son is the owner of Suburban Trim and Glass. I am the landlord, I used to be the owner. Somebody came forth in September looking to buy our piece of property, which has never been for sale. The offer that was made was a very nice offer, that deal fell through but it made us start looking for another

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place that would help us. As my son put three ideas to do this, I told him I'm too old to do this but he gave me three good reasons to do it. He said, one, it would be more efficient; two, to be more proficient, and room to expand. I could not argue with those three ideas from my son.

So, we found this place on campus, 206 West Campus, and went back and forth and looked, and yes, it is a lot bigger than what we have. Our building is 5,900 plus three outdoor garages. Campus is 120,500. But any time we get deliveries, we unload outside and we load our trucks outside. This will let us load inside and unload inside. And there's room for us to expand.

This is the reason we want to do this. We install glass for homes, residential. We fabricate storefront, you know, for fabrication, for new construction or remodel construction. We do other things, shower doors, storm doors, mirror doors, we do all that. Also, auto upholstery, auto glass, we do just about everything. Plus, we do almost all of the Village work, like 19 school districts, Northwest Community Hospital, you know, and all around.

We have a reputation. We've been, I've been there for 36 years. So, this is the reason that we'd like to move over there. I have been in very close contact with the owner of the building which he lives in Indiana with some problems with attorneys. Finally, he said talk to me. I've talked with him and everything has been going very smooth without any problems. I need something signed, it's done in the same day.

So, this is the reason, and the Village tells us that we need to do a land variance and this is why we're here tonight to get the approval from the Board for a land variance for our new location of Suburban Trim and Glass.

ACTING CHAIRMAN GREEN: Thank you. Latika?

MS. BHIDE: Good evening. The Petitioner is seeking a Land Use Variation to allow for "glass products made of purchased glass" and "glass cutting, glazing and sales" in the M-1 District which 206 West Campus Drive is. Along with that, they are also seeking two variations, one to waive the requirement for a traffic study and parking analysis, and the second is to allow 19 parking spaces instead of the required 25.

If you look at the site, it is approximately 0.9 acres in area. There is a 20,500 square feet free-standing building. The existing parking is located on the north side of the building. There's 19 parking spaces. The Petitioner currently operates at 425 East Rand Road and they will be relocating their business to this location and occupying the entire building.

As the Petitioner indicated, they provide custom windows, glass doors, screens, mirrors, as well as repair and maintenance service, and they carry parts to repair all brands and

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types of windows, doors, screens. The use is classified both as glass products made of purchased glass which is permitted only in the M-2 District, as well as glass cutting, glazing and sales which is permitted only in the B-2, B-3, and B-4 Districts. Because the property is zoned M-1, they are required to seek a land use variation.

Currently, the location of the business operates out of is zoned R-1, one family dwelling, so it's a non-conforming use at their current location. But that property at 425 Rand Road was built in the county and it was annexed into the Village as a non-conforming use.

There is a plat of survey here but it's not very clear so I'm going to move to the next site/floor plan. As you can see, along the east side of the building, there's about an office and a display area that includes about 4,500 square feet on the west side in front of the building. The office area is approximately 16 percent of the floor space and the retail area is approximately eight percent of the floor space. The remaining area will have workbenches and storage of their inventory.

The floor plan also shows that they will be putting vehicles at night, vehicles inside the building. When they came forward before the Plat and Subdivision, I think they had indicated that they would install an outdoor fuel tank. But at this time, they will not be pursuing that.

If you look at the parking requirements inside of code required parking, it is based on the retail component which is calculated at one for every 300, office at the same ratio, and then the wholesale storage production is what the warehouse area in the back is calculated as. So, the total parking requirement for the site is 25 spaces, so there is a deficit of six spaces. Also, per the zoning ordinance, any land use variation that is not adjacent to a major or arterial street is required to provide a traffic study. Staff supports the variation from the requirement to provide a traffic study, but we had asked the Petitioner to provide parking counts at their existing location.

The parking counts indicated that the maximum number of vehicles on a Monday afternoon or Wednesday early evening were about 11. In general, the parking demand was eight to nine cars, and this was including the employee cars. So, given this information, the 19 spaces on the site should be adequate.

That being said, I have a couple of pictures. This is along Campus, right along the front of the property. You can see the site of the building there, and then there is overhead door there along Campus. That being said, Staff Development Committee recommends approval of the land use variation to allow for glass products made of purchased glass and glass cutting, glazing and sales in the M-1 District and the variations subject to the condition that it

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apply only to Suburban Trim and Glass and that they comply with all federal, state, and Village code, regulations and policies.

ACTING CHAIRMAN GREEN: Thank you, Latika. Is there a motion to enter the Staff report?

COMMISSIONER WARSKOW: I'll make such motion.

COMMISSIONER DROST: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: So moved. Lynn, would you like to start?

COMMISSIONER JENSEN: Yes, I'll pass this one.

ACTING CHAIRMAN GREEN: Mary Jo?

COMMISSIONER WARSKOW: I have no questions.

ACTING CHAIRMAN GREEN: George?

COMMISSIONER DROST: With your existing space, or you said your existing building, what are you going to do with the building in the R-1 District?

MR. MUELLER: I have a contract being purchased.

COMMISSIONER DROST: Is it going to still be used for a commercial use or is it going to be residential?

MR. MUELLER: They've been to the Village. All I know is the purpose is for retail.

COMMISSIONER DROST: It's for retail. Will that be a problem?

MS. BHIDE: My understanding is they will be zoned.

COMMISSIONER DROST: Okay. I just wanted to know what the complications were underlying this transaction and whether that was going to continue on in some sort of commercial retail space. It helps in the decision making in putting you on to Campus Drive. I don't have any further questions.

ACTING CHAIRMAN GREEN: Thank you, George. Susan?

COMMISSIONER DAWSON: No questions.

ACTING CHAIRMAN GREEN: John?

COMMISSIONER SIGALOS: My only question, are you purchasing this building or leasing it?

MR. MUELLER: Purchasing it, the new one for the old one. What I'm getting from the old one, paying for the new one, John.

COMMISSIONER SIGALOS: Okay.

MR. MUELLER: It is a tradeoff.

COMMISSIONER SIGALOS: I don't have any other questions.

ACTING CHAIRMAN GREEN: Jay?

COMMISSIONER CHERWIN: No questions.

ACTING CHAIRMAN GREEN: And I have no questions, they've all been answered.

COMMISSIONER DROST: What's the score of the Hawk game?

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ACTING CHAIRMAN GREEN: I don't have that information. The only person that could speak here is this gentleman to my right. Do you have any comments here?

AUDIENCE MEMBER: We're the broker on each deal for Ron.

ACTING CHAIRMAN GREEN: Oh, okay. So, we're going to open and then close the public part of this hearing and get back to either a recommendation or discussion.

COMMISSIONER DAWSON: No discussion? Well, I'll make a motion.

**A motion to recommend to the Village Board of Trustees approval of PC# 15-005, a Land Use Variation to allow "glass products made of purchased glass" and "glass cutting, glazing and sales" in the M-1 District; a Variation 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; a Variation from Chapter 28, Section 11.4, *Schedule of Parking Requirements*, to allow 19 parking spaces instead of the required 25 spaces.**

**This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff report dated June 4, 2015:**

**Recommendation**

**The Staff Development Committee recommends approval of a Land Use Variation to allow "glass products made of purchased glass" and "glass cutting, glazing and 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.**

COMMISSIONER DROST: I'll second the motion.

ACTING CHAIRMAN GREEN: Roll call vote please.

MS. BHIDE: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. BHIDE: Commissioner Dawson.

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COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Chairman Green.

ACTING CHAIRMAN GREEN: Yes. This very positive recommendation will be passed on to the Village Board for final approval. Do you know what the date would be?

MS. Bhide: Likely the July 6th.

MR. MUELLER: 19th you said?

MS. Bhide: July 6th.

MR. MUELLER: 6th? Okay.

MS. Bhide: But we will confirm the date.

MR. MUELLER: Okay. Thank you very much.

COMMISSIONER DROST: You're welcome.

MR. MUELLER: Pleasure doing business in the Village of Arlington.

ACTING CHAIRMAN GREEN: That's nice to hear. Thank you. I totally missed over the approval of the minutes, the Northwest Crossing. Is there a motion for approval?

COMMISSIONER DROST: I'll make that motion to approve the minutes.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRMAN GREEN: All those in favor?

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: And I would like to abstain because I was not there. Is there any other business?

MS. Bhide: None.

ACTING CHAIRMAN GREEN: Is there a motion to adjourn?

COMMISSIONER SIGALOS: So moved.

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER CHERWIN: Second.

ACTING CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: We're adjourned.

(Whereupon, the public hearing was adjourned at 8:35 p.m.)

