

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: October 28, 2015
 Date Prepared: October 22, 2015
 Project Title: Hillside Auto
 Address: 25 E. University Drive

BACKGROUND INFORMATION

Petitioner: James and Mark Balek
 Address: 200 E. Palatine Road
 Arlington Heights, IL 60004

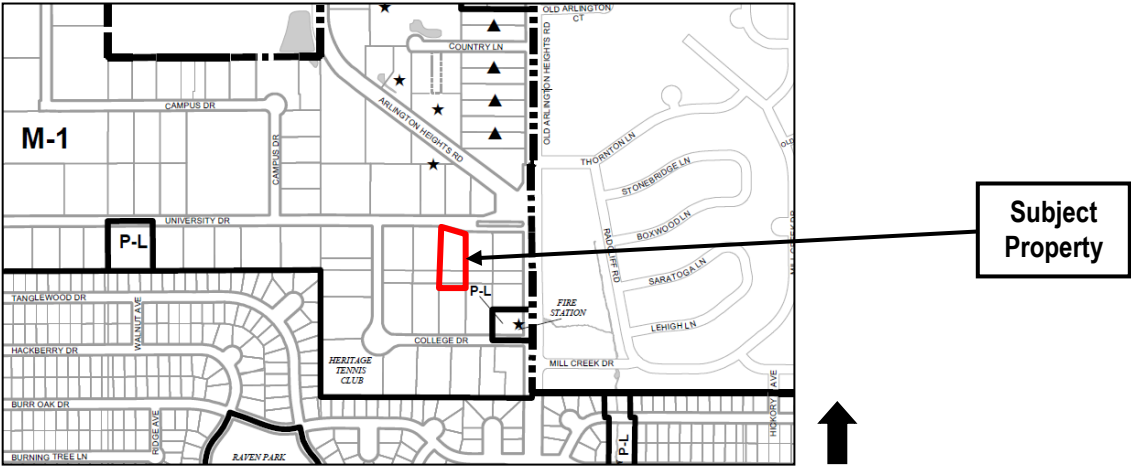
Existing Zoning: M-1, Research, Development and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow Motor Vehicle Repair, Major 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 from a Certified Traffic Engineer.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Industrial, Warehouse (Pro Fastening System, Public Storage)	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Bancare)	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Leonard's Guide – Logistics Company)	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Buckeridge Door)	R&D, Mfg., Warehouse

Background

The subject property is approximately 1.28 acres including a 15,110 square foot building. The petitioner, Hillside Auto Body and Towing has their primary location at 200 E. Palatine Road. In 2004, the petitioner received a land use variation to allow Motor Vehicle Repair, Major Facility and Motor Vehicle Towing Service in the M-1 Research, Development and Light Manufacturing District at 120 W. University Drive (which is 500 feet to the west and across University Drive from the subject site). The petitioner would like to operate a Motor Vehicle Repair, Major Facility at this location and will be occupying the entire building. Motor Vehicle Repair, Major is permitted in the "B-3" and "M-2" districts, but not M-1. Therefore, a land use variation is necessary to allow this use at this location.

Per the Zoning Ordinance, "Major motor vehicle repair" is defined as "engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles." Hillside Auto has indicated that they recently entered into two new contracts to provide auto body and mechanical repair services to a fleet of vehicles owned by a national rental company, and an inventory of vehicles for a local dealership. To accommodate the additional space for its expanding repair operations, they are requesting a land use variation to allow motor vehicle repair, major at 25 E. University Dr.

Hillside Auto has indicated that they anticipate hiring two to five new employees immediately, and more employees as their operations expand. The number of vehicles that will be stored for auto or mechanical repair, on any given day, will be 10 to 15 vehicles. The facility would operate on Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 12:00 p.m.

Hillside Auto had anticipated fully transitioning its operations (towing and repair) from 200 E. Palatine Road to 120 W. University Drive. However, as operating out of a single location is no longer feasible for them, they are seeking a land use variation for their repair operations at this site. Hillside Auto has indicated that if the land use variation is granted, they will commence operations at this site immediately.

In addition, the petitioner has represented that they plan to fully transition operations from the Palatine Road site to the University Drives sites by July 2016, however they cannot guarantee a date that they will cease operations at 200 E. Palatine Road.

Zoning and Comprehensive Plan

The site is currently zoned M-1 Research, Development, & Light Manufacturing District, which does not permit this use, therefore a Land Use Variation is required. The petitioner submitted a response to the following hardship criteria in their letter dated March 13, 2015:

- **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.**

Staff supports the land use variation request as the criteria above have been justified, and more specifically for the following reasons:

- The site have been vacant for over 5 years;
- The use is consistent with other adjacent uses;
- As stated by the petitioner, it is their intent to fully transition operations from 200 E. Palatine Road to the 25 E. University Drive site and the existing site at 120 E. University Drive.

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse'. Given the scope of this petition and the surrounding land uses, this use is consistent with the Comprehensive Plan.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on October 22, 2014 and did not have objections to this proposal moving forward through the public hearing process.

Building, Site and Landscaping

The Petitioner is not proposing any exterior modifications to the building, therefore Design review is not required. Per the Zoning Ordinance, within the M-1 district, all research, business, production, servicing and processing must take place within completely enclosed buildings unless otherwise specified. All storage must be in completely enclosed buildings or structures if located within 150 feet of a residence district. Storage located elsewhere in this district may be open to the sky but must be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. Since the proposed property is not within 150 feet of a residence district, storage may be located outside but must be enclosed by a solid wall or fence, at least 8 feet in height. At this time, there is an existing chain link fence in the rear of the property. The petitioner has agreed to install a new, solid vinyl fence 10 feet tall around the perimeter of the storage area. Staff would recommend that the fence gate at the storage entrance include slats to provide some degree of screening from the roadway.

In addition, the petitioner originally provided several options to stripe parking spaces in the rear storage area, however during the review process the request was modified by the petitioner to patch and fill potholes and cracks in the rear storage area rather than stripe individual spaces. Typically curbed islands of parking areas would be required, but since this area is for storage of vehicles, staff supports leaving the rear parking area as non conforming with respect to the requirement for curbed islands. Also given that a new 10 foot tall fence will enclose this area, staff supports the petitioner's request to not landscape the lot and leave as non conforming. Staff notes that painting of vehicles is not proposed, nor are vehicle compactors / crushers. Thus those uses shall be prohibited as a condition of this petition.

In addition, the petitioner shall confirm with MWRD whether or not the existing sanitary system grease trap would have to be evaluated to see if it meets the MWRD criteria for an automotive use.

Traffic & Parking

At this time, there are no clearly striped parking spaces for this property. The petitioner has indicated that for their new contracts, Hillside will be responsible for transporting the vehicles to and from the owner's facility and therefore they do not anticipate an increased need for customer parking. The petitioner has agreed to provide striped parking spaces for employees at the rear of the building.

The petitioner had originally provided plans to stripe the rear storage area to include parking for the site. However, the zoning code does allow for parking to be met off site as long as that parking is within 1,000 feet of the use served. The petitioner's 120 E. University Drive site has more parking than required by code (excess of 82 spaces) and is 500 feet from this site.

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

Use	Code Use	Square Footage (SF)/Bays	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Office	Business and Professional Offices	1800 SF	1800	1 space/ 300 SF			6
Service Area	Automobile Service Station	12 bays	13,310	One space for each employee plus three spaces for each service bay	5		41
Total			15,110				47
					Spaces available		5
					Surplus/(Deficit)		(42)*

*Chapter 28 Section 11.3-3 allows for parking requirements to be met in the M zoning districts within 1,000 feet of the use served.

Although the 25 E. University Drive site does not provide the required striped parking spaces, they can meet the requirement at their 120 E. University Drive site, which is 500 feet to the West. In addition the 120 E. University site has a code excess of 82 parking spaces.

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. The petitioner is seeking a variation for the following:

- **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.**

Staff supports a variation to not require a traffic study and parking analysis given the limited impact of this use on adjacent roadways.

Recommendation

The Staff Development Committee recommends approval of PC15-004, a Land Use Variation to permit Motor Vehicle Repair Major, in the M-1 zoning district; and a variation from Chapter 28, Section 6.12-1 (3) to waive a formal traffic study and parking analysis, subject to the following:

1. A new 10 foot tall vinyl solid fence shall be required along the perimeter of the site per Exhibit A (site plan).
2. Landscaping shall be installed at the front of the building as illustrated on the floor / site plan.
3. The petitioner shall repair, fill and patch potholes and cracks in the storage lot.
4. The petitioner shall stripe parking spaces along rear of the building to accommodate employees, estimated at 5 employees.
5. An MWRD permit may be required for the sanitary system grease trap in order to conform with an automotive use.
6. Junkyards, vehicle compactors/crushers, and painting of vehicles are specifically prohibited.
7. Hours of operation shall be limited to 8:00am until 6:00pm Monday to Friday, and 8:00am to 12:00pm Saturday.
8. Compliance with all Federal, State and Village regulations and policies.



October 22, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads