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PLAN

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

COMMISSION

RE: METRO AUTO DETAIL - 500 EAST NORTHWEST HIGHWAY - PC# 16-005
SPECIAL USE FOR A CAR WASH

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 13th day of April, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Village Planner

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CHAIRMAN LORENZINI: All right, I'd like to call to order this meeting of the Plan Commission. Would you all please rise and say the Pledge of Allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Okay, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

(No response.)

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Thank you. Okay, the next item on the agenda is the approval of meeting minutes from Northwest Gastroenterologists from March 23rd, 2016. Any comments or approvals?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. All right, we have two public hearings tonight. The first one is Metro Auto Detail, PC# 16-005. Sam, have all the proper notices been given?

MR. HUBBARD: Yes.

CHAIRMAN LORENZINI: Okay, is the Petitioner here?

MR. VILLARES: Yes, sir.

CHAIRMAN LORENZINI: Yes, would you come forward?

MR. VILLARES: Sure.

CHAIRMAN LORENZINI: Would you raise your right hand and I'll swear you in?

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name,

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spell it and give your address?

MR. VILLARES: My name is Andres Villares, A-n-d-r-e-s V-i-l-l-a-r-e-s. My address is 1046 Rose Avenue, Des Plaines, Illinois.

CHAIRMAN LORENZINI: Thank you. Would you like to give us a brief presentation of what your project is about?

MR. VILLARES: Sure. Well, I already said my name. Me and my wife want to start a small business doing detailing. I've been doing this for seven years already, working mostly for somebody else. Then we decided a couple of years ago to start doing our own. We've been doing this for dealers mostly all the time. We're planning to do a business with Arlington Heights, so we're trying to get more people on our business.

So, we're looking for something, you know, like better not only for myself, for my wife and my baby, I've got a baby. So, we, or myself, I have I would say a large experience on detailing. So, we're looking forward, you know, to get the permission from you guys and work with the people of Arlington Heights. That's what we're looking for.

CHAIRMAN LORENZINI: Okay, thank you. You can have a seat.

MR. VILLARES: Thank you.

CHAIRMAN LORENZINI: The Staff report presentation please.

MR. HUBBARD: So, as the Commission has heard, the Petitioner would like to establish a carwash and detailing use within a small portion of the existing auto repair shop located at 500 East Northwest Highway.

The property is currently owned by the Park District and leased by the repair shop. The long-term plans are to incorporate the site into the abutting recreation park. It's located within a B-3 Zoning District, and carwashes, which within the definition of carwash includes detailing, is a special use within the B-3 Zoning District, and thus the request for a special use permit for the proposed use.

There would be no proposed exterior changes to the building. In fact, the interior is also well suited for this use. The car washes and detailing would all be done by hand, so there wouldn't be any machines. It would only have space for approximately two cars, so Staff is not anticipating any stacking problems or circulation problems. Cars can pull in on the east side parking lot through an overhead door, get the car washed or detailed, and then pull out through another overhead door on the west side to access the west parking lot and then leave onto Northwest Highway.

Staff has verified that all parking requirements are met. 26 parking spaces are required by code and 26 spaces are provided on the site. The Applicant is aware that any re-striping to the parking lot will require a permit.

Although the site does not conform to all landscape regulations, Staff is comfortable allowing the occupancy without requiring the update to conform to all regulations due to the small scope of the use and for the long-term plan to turn the property into park land in the future. We just didn't think it would be practical to require it, you know, for only a year or two or three or more, while the long-term plan would be to turn it into a park.

So, Staff is supportive of the use. The Applicant has demonstrated that they comply with the justification for special use approval. We've only included one condition of approval which would be that the Applicant would have to comply with all local, State and Federal regulations which is just kind of a boilerplate condition. So, we're supportive and excited to see this move forward.

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CHAIRMAN LORENZINI: Thank you. Motion to include the Staff report in the public record?

COMMISSIONER DROST: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right, thank you. Okay, let's go to the questions from the Commissioners. Lynn, would you like to start the questions?

COMMISSIONER JENSEN: Yes. Just at this point, the only question I'd have is, so I understand there are two people then who would be operating out of this one area. There is an auto repair and they're, what are they be subleasing the part of their property to the Petitioner?

MR. HUBBARD: I believe there is a subleasing arrangement, so yes.

CHAIRMAN LORENZINI: Would you want the Petitioner to come back forward please?

MR. VILLARES: Sure.

CHAIRMAN LORENZINI: Can you answer the question?

MR. VILLARES: Yes. I'm sorry, can you repeat the question?

COMMISSIONER JENSEN: The question is are you subleasing from the auto repair shop the area that you need to do your detailing and carwash? What is the relationship between you and the auto repair shop?

MR. VILLARES: Oh, there is no relationship, just we're friends, I mean we met like a year ago. He knows I do detailing already. He told me he gets a lot of space for him, it's only himself working there. Obviously the building is big, so he needs somebody else to help him with the rent and all that stuff. So, it's really for this kind of business, we don't need, like Sam said, special machines, just working by hands, you know.

COMMISSIONER JENSEN: So, there's really no financial relationship but he's basically letting you use that space.

MR. VILLARES: Uh-huh.

COMMISSIONER JENSEN: I assume some of his customers might want to use the kind of carwash, detailing and so forth and he would refer them to you in essence?

MR. VILLARES: Yes.

COMMISSIONER JENSEN: Obviously, where would you get your other customers from?

MR. VILLARES: Like I say I work for dealers, so most of the dealers they know already I'm trying to do my own business. So, they're going to support me with their cars. So, by now I have a lot of work only by the dealers. I'm going to probably need more help, probably find somebody else to help me to do the job. So, obviously if everything goes well and we have more customers, we're going to need a couple more persons.

COMMISSIONER JENSEN: So, the largest number of employees you would end up with if the business were running the way you would like it to run?

MR. VILLARES: Probably one more or two more maybe. Because my wife

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is going to work with me, you know, answering the calls, you know, receiving the payments and all that.

COMMISSIONER JENSEN: You do understand that the Park District owns this and basically that whole agreement could be terminated in a fairly short period of time, and both the auto repair shop and your own activity or business might have to find another location?

MR. VILLARES: Yes, I already know that. So, we hope this is not something like in a month.

COMMISSIONER JENSEN: Sure. I don't have any more questions.

CHAIRMAN LORENZINI: Okay, Terry?

COMMISSIONER ENNES: Well, good luck with this. It sounds like you have a good project and I hope you can get your business off the ground with it.

MR. VILLARES: Thanks.

COMMISSIONER ENNES: Sam, I have a question in regard to if you're aware of this. So, I see that they have to replace the water meter? Do you have any idea what may have triggered that?

MR. HUBBARD: Yes, I believe --

COMMISSIONER ENNES: I'm wondering, is the Petitioner going to all of sudden get a huge water bill?

MR. HUBBARD: I believe there is an existing meter, I just don't think it's sized correctly for the line.

COMMISSIONER ENNES: All right, okay, okay. Then that's really all I have.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: I had the questions in the Plat and Sub. I think it's a great thing. It's fitting for what's going on there, and good luck.

MR. VILLARES: Thank you very much.

CHAIRMAN LORENZINI: Thank you, Bruce. Jay?

COMMISSIONER CHERWIN: Yes, same thing. We heard in the sub committee some of the issues we raised and I think it's a good project. I wish you well. And this fits well into the space.

MR. VILLARES: Thank you.

COMMISSIONER CHERWIN: I look forward to seeing your success there.

MR. VILLARES: Thank you very much.

COMMISSIONER DROST: Yes, and I concur with the other Commissioners.

CHAIRMAN LORENZINI: I have no questions. We'll move to the public comment portion. Anybody in the audience have any questions, comments, concerns about this project?

MR. STAPLETON: Good luck.

MR. VILLARES: Thank you.

MR. STAPLETON: I pass him everyday on the way to work.

MR. VILLARES: Hopefully, you can get your car washed.

CHAIRMAN LORENZINI: Okay, with nothing else, we'll close the public comment portion and go back to the Commissioners for further deliberation or a motion.

COMMISSIONER DROST: I'll make the motion.

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A motion to recommend to the Village Board of Trustees approval of PC# 16-005, the Special Use Permit to allow an automobile carwash and detailing in the B-3 Zoning District.

This approval is subject to the following conditions:

- 1. The Petitioner shall comply with applicable Federal, State and local codes, regulations and policies.**

COMMISSIONER JENSEN: Second.

CHAIRMAN LORENZINI: Okay, roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received unanimous approval. The next step, it goes to the Board of Trustees for their approval. Is there a date for that yet, Sam?

MR. HUBBARD: Tentatively, we believe we could fit it in on May 2nd.

MR. VILLARES: Thank you very much.

CHAIRMAN LORENZINI: Thank you, good luck.

(Whereupon, the above-mentioned petition was adjourned at 7:42 p.m.)