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PLAN

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

COMMISSION

RE: CARNICA AUTO DETAIL - 208 WEST UNIVERSITY DRIVE - PC# 16-011

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
22nd day of June, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chair
LYNN JENSEN
MARY JO WARSKOW
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRMAN GREEN: I'd like to call the meeting of the Plan

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Commission to order. Our first agenda item is if you'd all please rise and help me recite the pledge.

(Pledge of allegiance.)

ACTING CHAIRMAN GREEN: Sam, would you take the attendance please?

MR. HUBBARD: Commissioner Cherwin.

ACTING CHAIRMAN GREEN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commission Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

ACTING CHAIRMAN GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

ACTING CHAIRMAN GREEN: Thank you, Sam. Our first item is approval of minutes from, I may have a hard time pronouncing this, the Swaminarayan --

MR. HUBBARD: Swaminarayan.

ACTING CHAIRMAN GREEN: Swaminarayan, and the Sunset Meadows Safety Netting.

COMMISSIONER JENSEN: So moved.

COMMISSIONER SIGALOS: If I can just make a comment? I received the paper copies of the minutes and I'm missing all the odd-numbered pages. All I have was, so I started to review them and I only have the even-numbered pages. So, I don't know if I, I guess I can't vote on it because I don't have the full copy of the minutes.

MR. HUBBARD: Okay, I apologize for that. We'll double check to make sure we have them there.

COMMISSIONER SIGALOS: That's on both the minutes for the Swaminarayan Church and the Sunset Meadows Safety Netting.

ACTING CHAIRMAN GREEN: I guess we'll have to wait until next time until you can go over those minutes.

All right. The first agenda item tonight is the Auto Detail at 208 West University Drive, PC# 16-011. Sam, first of all, have all the legal notices been made?

MR. HUBBARD: They have, and I would like to clarify that this request does include a variation for a waiver of the traffic study upon it, just to be clear on that. But yes, all the proper notices have been done.

ACTING CHAIRMAN GREEN: Have been made, thank you. Is the

Petitioner here tonight?

MR. HISELMAN: Yes, sir.

ACTING CHAIRMAN GREEN: Would you please step up? Anybody who is going to testify on your behalf, if you would all just please come up to the podium and I'll swear you in at one time? If there's more than yourself.

MR. HISELMAN: It's okay, it's just me.

ACTING CHAIRMAN GREEN: Can I swear you in?

(Witness sworn.)

ACTING CHAIRMAN GREEN: There you go. The way we start this is give us your name, spell your last name for the court reporter and your address, and then tell us what you'd like to do.

MR. HISELMAN: My name is Jason Hiselman, and that is spelled H-i-s-e-l-m-a-n. My personal address is 519 South Louis Street, L-o-u-i-s, Mount Prospect, Illinois.

ACTING CHAIRMAN GREEN: Tell us about your project, Jason.

MR. HISELMAN: We're here to request a land use variance for 208 West University Drive which is currently zoned M-1 to allow a "motor vehicle repair, major."

Just to give you a little background on Carnica, what we are is we're a niche business that does cosmetic repairs for dealership automobiles, mostly for dealerships and fleets. We do typical damage like bumper blends, rock chip scratches, small panel blends, anything cosmetic that's on a vehicle. Typical repairs use four ounces of paint or less. We use less than a gallon of sprayable material in an eight-hour workday.

We transport vehicles from dealerships to the, we would transport them to the location at 208 West University Drive. We do most of the repairs, most of them are one-day repairs, and as soon as the repairs are completed we take them back to the dealership.

We currently serve hundreds of dealers in the Chicagoland area, and then we have some area shops located close to here: Des Plaines, Schaumburg, East Dundee and North Brook.

This happens to be an aerial shot of the whole building. The part that we would occupy is outlined in red. There's two other tenants in the building, so it's a three-tenant building. There is a cabinet maker in the center section. Then on the far west section is a graphic design company. The section highlighted in red is approximately 2,900 square feet and that's the area that we will work at.

As far as the interior of the building, there isn't much we need to do. We're not a retail company. We do mostly wholesale or business to business. So, the biggest thing that we do on the inside of the building, or the only thing we would really change is we'd put in a filtration system, we call it a limited finishing workstation. What it is, it's a filtration system that's surrounded by three curtains and a hard metal wall on the back end. You're able to pull a vehicle in surrounded by the curtains, do the minor paint repairs, let it exhaust the fumes out of the building to keep it safe for the workers, and you know, it's just a good tool for us to use to do this type of work since we don't do any heavy collision or any major damage on vehicles.

This is kind of what the limited finishing station looks like. You can see it's got a back wall with filters on it that exhausts out the roof of the building. It's surrounded by three curtain walls that are flame-resistant.

Some of the concerns that came up going forward, you know, fire

safety. We've worked hard with the Building Department to come to, you know, what the standards would be to install this limited finish workstation. We're going to follow the NFPA 33 standard. It will have a dry chemical fire suppression system installed within the unit. Paint related materials, any that we do keep there, and we don't keep much, but it would be in an proof-flammable storage cabinet. Then obviously we put three fire extinguishers in the building located at good locations.

Parking. The parking, there's currently 29 spots for the three units in the building. The two other tenants, they have a maximum of five employees at a time. You know, they typically use three to five spaces a day. We did do a two-day traffic study to kind of see what the parking would be like realistically. We saw a high of 13, but you know, my understanding was the building owner had somebody working on the building at the time, some work on the roof that accounted for some extra cars. But we typically would see about 10 at max capacity. Our needs will be six spots at our peak, and usually a little bit less than that.

So, we saw a maximum of 13 vehicles. The spaces for Carnica would be either for a work truck for a technician who comes to the location, or vehicles that are awaiting repair or awaiting delivery to go back to the dealership. Repaired vehicles are always returned the same day.

Any of our customers' vehicles that need to stay overnight, we keep them inside the building. We would not like to leave dealership cars outside overnight. We just take responsibility and put them inside the building.

Employees, they start their day in the East Dundee location, and then they arrive to that location in 208 West University in two company vehicles.

(Microphone feedback.)

ACTING CHAIRMAN GREEN: Thank you. Sorry about that.

MR. HISELMAN: No problem. I was about wrapped up anyway.

ACTING CHAIRMAN GREEN: All right. Sam, would you want to give us the Village report?

MR. HUBBARD: Sure. So, the request before you this evening is for approval of a land use variation to allow the proposed use as described by the Petitioner which is classified by the Village's Zoning Ordinance as a major motor vehicle repair facility.

The subject property is within the M-1 District which is the Research, Development & Light Manufacturing District, and it's located on the northern portion of the Village, roughly a little bit west of the intersection of University and Arlington Heights Road. Because major motor vehicle repair is not an allowable permitted use or special use in the M-1 District, a proposed land use variation is being sought by the Petitioner. Petitioner has provided responses to the criteria necessary for a land use variation approval. Staff has analyzed those responses and we believe that the Petitioner, we concur with the Petitioner that the necessary criteria for approval have been met.

The Comprehensive Plan does classify the future use of this property as Research & Development, Manufacturing & Warehousing. While the proposed land use variation does not directly fit within this classification, we feel that given the scope of use is less than 3,000 square feet floor area, the location on the subject property is not adjacent to any residential zoning districts, and the compatibility of this use with the other uses in the vicinity, that the intent of the Comprehensive Plan has been met.

It should be noted that all developments within the M-1 District are

required to conform to certain performance standards. One of these standards does relate to odor and the detectability of odor at the property lines and beyond. The Petitioner is aware of these restrictions. As he's described, the filtration system within the paint booth does ventilate and filter the odors, so we don't believe it's going to be an issue. Additionally, he has provided letters of support from the other two tenants within the building which would probably be the most affected and impacted by those odors. They are in support of this proposed land use variation.

Regarding parking, we've analyzed the subject property. It does conform to all parking regulations. Our code does require a detailed traffic study. We don't feel that this is necessary. The Petitioner has requested a variation from this requirement and Staff is supportive of that as well.

Based on the sum of users in the building, it requires 12 parking spaces by the Village Code, and 29 spaces are present on the site. So, we don't feel like there's going to be a parking problem. Furthermore, since it's not a retail operation, it's not going to have customers and the general public coming in, so it's not going to create traffic in that regard.

I will say the Petitioner has worked fairly extensively, I'm sure that he would agree, with our Building Department to ensure that all life safety and building codes will be met. So, we're comfortable in this proposed use. There are no proposed exterior changes to the building.

So, that pretty much sums up our perspective and we're happy to answer any questions if the Plan Commission has any.

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

COMMISSIONER SIGALOS: I'll make that motion.

COMMISSIONER CHERWIN: Second.

COMMISSIONER WARSKOW: Second.

ACTING CHAIRMAN GREEN: Second. All in favor say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All opposed?

(No response.)

ACTING CHAIRMAN GREEN: So entered. All right, who would like to start? Jay, would you like to start the questions tonight?

COMMISSIONER CHERWIN: Sure. Thank you for the presentation. I was able to listen to the Petitioner during the Plat & Sub meeting and he answered a lot of our questions.

My biggest concerns at the time were really threefold: about the odor issues and, given the use of the property, fire safety and chemical storage, and then the third was, you know, potential for chemicals being used at the property and disposal, drainage and everything like that. I think in your presentation, you addressed the odor and fire safety issues.

I saw in your report, it looks like Public Works is okay with, I think you're installing an RPZ valve into the premises. Is that, if you can talk maybe a little bit about that for the record, that would be helpful.

MR. HISELMAN: Sure. Any chemicals that we carry would be kept in a proof-flammable cabinet designed for that. Then as far as any of our chemicals, we have a

waste hauler, Clean Harbors, that disposes of all our waste.

208 West University would be considered a satellite shop for us. So, the two technicians that would be working there, they go there just to service the dealerships in the area because so many of our comps are right there. But typically what they would do is start their day in East Dundee, fill up their supplies there, drive to the 208 West University location and work on vehicles there. Then they all have waste containers that they keep in their work vehicles and they transfer that waste back to East Dundee, put it in a 55-gallon drum that gets picked up by Clean Harbors and disposed of and kept track of.

Then I'm sorry, was there something else that is missing from your questions?

COMMISSIONER CHERWIN: I said I thought the only comment it looked like from Public Works was just the installation of the valve.

MR. HISELMAN: We would install an RPZ.

COMMISSIONER CHERWIN: Yes. So, as far as I'm concerned, I think the Petitioner did a good job of addressing the concerns I had at Plat & Sub. I would support the use consistent with that one.

ACTING CHAIRMAN GREEN: Thank you, Jay. John?

COMMISSIONER SIGALOS: I was also at Plat & Sub. I think it's a very good use for this property. I just wanted to clarify that the dry chemical fire suppression system will be in that workstation, that paint booth?

MR. HISELMAN: Correct.

COMMISSIONER SIGALOS: But the entire building would not be required to have a fire suppression system because it's under 3,000 square feet? Is that what I was reading?

MR. HISELMAN: Correct, correct. The unit is just under 3,000 square feet and is not required to be sprinklered. The hazard area will be where the paint work is taking place. It's surrounded by a fire --

COMMISSIONER SIGALOS: That will have the dry chem system?

MR. HISELMAN: Yes. The dry chem system goes in the unit itself and the nozzles go in the filter based. In speaking with the Building Department here, they feel it's very, the way we would install it, it would be very safe.

COMMISSIONER SIGALOS: Thank you. I have no other questions. I think it's a good fit for that location.

MR. HISELMAN: Thank you.

ACTING CHAIRMAN GREEN: Thank you, John. Mary Jo?

COMMISSIONER WARSKOW: The only question that I have is that the only area that you do the paintwork in is that covered unit, yes?

MR. HISELMAN: Correct. We do some of the prep work outside of that unit, but when it comes to painting we do it in there. Not only is it safer for the employees, it just results in a better finish.

COMMISSIONER WARSKOW: Okay. So, does the prep work involve any of the chemicals that could cause a fire?

MR. HISELMAN: No.

COMMISSIONER WARSKOW: Okay. That's all I have.

COMMISSIONER JENSEN: I don't have any questions. I was at Plat &

Sub and you've answered all my questions, especially with what you've told the other Commissioners. So, I'm in support of this.

ACTING CHAIRMAN GREEN: My only question is for you, Sam. I read in the report here, and I was just unclear, are the landscape issues up to code for this building?

MR. HUBBARD: I believe we had some landscape recommendations, I don't believe they were strict code requirements. So, you know, they're only recommendations, we're not requiring them to update the screening of landscaping at this time.

ACTING CHAIRMAN GREEN: Okay, so in other words they are code compliant?

MR. HUBBARD: Yes.

ACTING CHAIRMAN GREEN: That was my only question. At this point, we're going to open it up to the public. If anybody would like to come forward and speak on this subject? Let's start with this side of the room, raise your hand. Seeing none, we'll go to this side of the room.

I guess we're going to close the public part of this hearing and we're going to get back to the Commission for comments or recommendations.

COMMISSIONER SIGALOS: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-011, a Land Use Variation to allow a "motor vehicle repair, major" use within the M-1 District; and a Variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic study and parking analysis prepared by a qualified professional engineer.

This approval is subject to the following conditions:

- 1. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations and policies.**

ACTING CHAIRMAN GREEN: Is there a second to that recommendation?

COMMISSIONER CHERWIN: I second.

ACTING CHAIRMAN GREEN: Any comments? Would you take a roll call vote please, Sam?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Acting Chairman Green.

ACTING CHAIRMAN GREEN: Yes. Well, congratulations! You have unanimous approval. We of course are a recommendation body, we recommend to the Village Trustees for final approval. When will they be on the agenda?

MR. HUBBARD: We are targeting July 5th but that's going to depend on

our court reporter and whether or not they get the minutes to us in a timely fashion. We usually can accommodate our request, so we're hopeful that they'll be on the July 5th.

ACTING CHAIRMAN GREEN: And if we can get the odd-numbered pages?

MR. HUBBARD: Yes, we've been having problems with our copier, so I apologize.

ACTING CHAIRMAN GREEN: I would stay in touch with Sam and he'll make sure you get the date.

MR. HISELMAN: I will.

ACTING CHAIRMAN GREEN: Thank you very much.

MR. HISELMAN: Thank you.

(Whereupon, the above-mentioned public meeting was adjourned at 7:50 p.m.)