



Village of Arlington Heights
Plat and Subdivision Committee
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 28, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Quinlin & Fabish School - 59 W. Seegers Rd. - T1457

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Quinlin & Fabish School - 59 W. Seegers Rd. - T1457

Department: Planning & Community Development

REQUESTED ACTION:

A Land Use Variation to allow retail sales of musical instruments.

A variation from Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study.

RECOMMENDATION:

The Staff Development Committee is generally supportive of the Land Use Variation subject to the following:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. The change in use to Commercial School may require building improvements in compliance with the building codes.
3. Parking counts from the existing location shall be provided to demonstrate that the site has sufficient parking.
4. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.
5. These are preliminary comments only. Additional comments may be provided during formal review.

ATTACHMENTS:

Description

Staff Development Report

Aerial

Floor Plan

Business Narrative

Type

[Report](#)

[Exhibits](#)

[Exhibits](#)

[Correspondence](#)

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Bill Enright, Deputy Director Planning and Community Development
 Meeting Date: May 28, 2014
 Date Prepared: May 22, 2014
 Project Title: Quinlan and Fabish
 Address: 59 W. Seegers Road

BACKGROUND INFORMATION

Petitioner: Quinlan and Fabish
 Address: 6827 High Grove Blvd.
 Burr Ridge, IL 60527

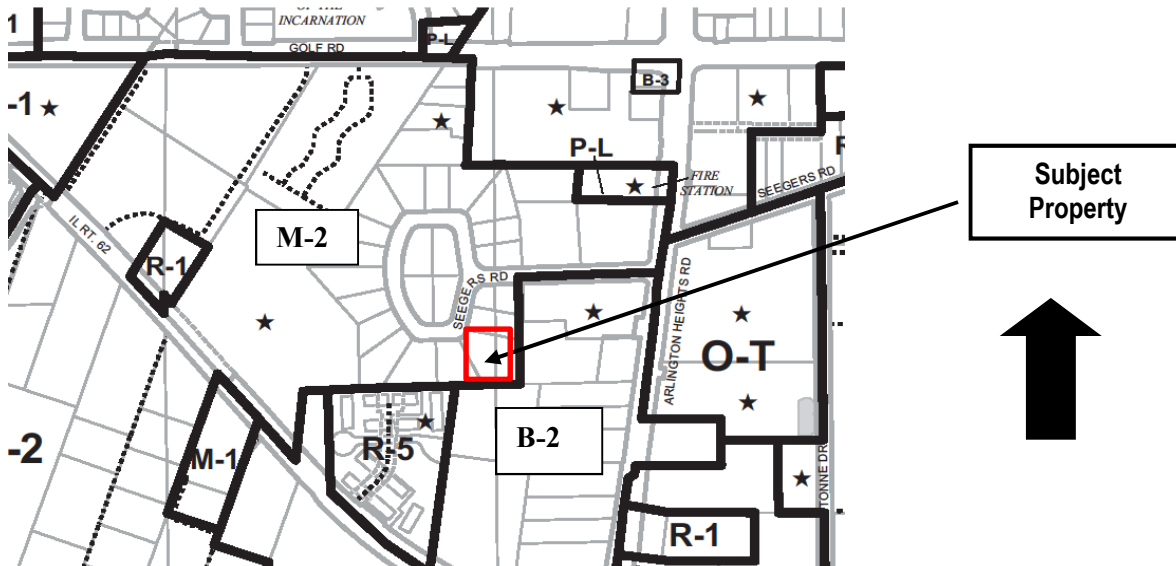
Existing Zoning: M-2 (Limited Heavy Manufacturing District)

Requested Action:

- A Land Use Variation to allow retail sales of musical instruments

Variations Identified:

- Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2 Limited Heavy Manufacturing		RDMW
South	B-2 General Business	Vacant	Commercial
East	B-2 General Business	Office	Commercial
West	M-2 Limited Heavy Manufacturing		RDMW

Summary

The petitioner, Quinlan and Fabish Music Company, is a music school that also has a retail component. The Commercial School is permitted in the M-2 district, however the retail sales of instruments is not permitted in M-2. Therefore a Land Use Variation is necessary for the retail component. The square footage of the building is 9,913 s.f., and according to the narrative provided by the petitioner dated April 18, 2014, about 25% of the floor area is devoted to the showroom for retail (the floor plan indicates about 18% for the showroom, so that discrepancy should be clarified). The remainder of the floor space is the school, with areas allocated for offices and warehousing and a small room for repair of instruments. Quinlan and Fabish is looking to relocate from Mt. Prospect to Arlington Heights. They also operate several other locations in the region.

The proposed hours of operation are M-Thr: 10 am – 8 pm; Fri: 10 am – 5 pm, Sat: 9 am – 4 pm, closed Sundays. Staffing includes 12 full time and about 15 part time.

Zoning and Comprehensive Plan

The site is currently zoned M-2 Limited Heavy Manufacturing District. Pursuant to the Village's zoning ordinance, retail is not permitted therefore the petitioner must submit a written justification based on the following hardship 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.**

The proposed action is consistent with the Village's Comprehensive Plan, which designates the subject site as Research Development Manufacturing Warehousing, as the primary business is Commercial School, which is permitted in M-2.

Building and Site Related Issues

The Petitioner has provided a conceptual floor plan which shows the allocation of space but not the actual devising walls, etc. Since this will constitute a change in use of the building, the petitioner's architect should soon meet with the Building Department to ascertain what building code improvements may be necessary such as sprinklers, washroom facilities, access, etc.

Traffic & Parking Related Issues

The following is a breakdown of parking requirements:

			<u>Spaces</u>
Practice Rooms/School:	11 employees	1 per employee	11
	15 students	1 / 2 students	8
Retail:	1,740	1:300 sf	6
Work Area:	5 employees	1 per 2	3
Office Warehouse:	2,149	1:300	7
TOTAL REQUIRED:			35
PROVIDED:			37

A traffic and parking study is required by code for projects seeking a Land Use Variation and not located on a major or secondary arterial. Staff supports a variation to not require a full study, but in lieu of would recommend a parking analysis. This analysis should include parking counts of the existing facility in Mt. Prospect over a three day period (2 weekdays and Saturday) during the noon and evening hours. Although the facility meets code for parking, this study is recommended in order to substantiate that on-site parking is sufficient.

The following variation is requested:

Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study. The petitioner must submit a response to the variation hardship criteria.

Recommendation

The Staff Development Committee is generally supportive of the Land Use Variation subject to the following:

1. Submittal of a Plan Commission application for formal review and public hearing.
2. The change in use to Commercial School may require building improvements in compliance with the building codes.
3. Parking counts from the existing location shall be provided to demonstrate that the site has sufficient parking.
4. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.
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May 22, 2014

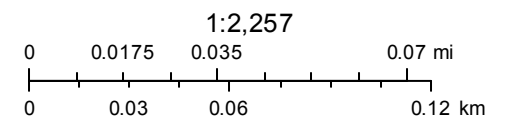
Bill Enright, Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads

Quinlan and Fabish

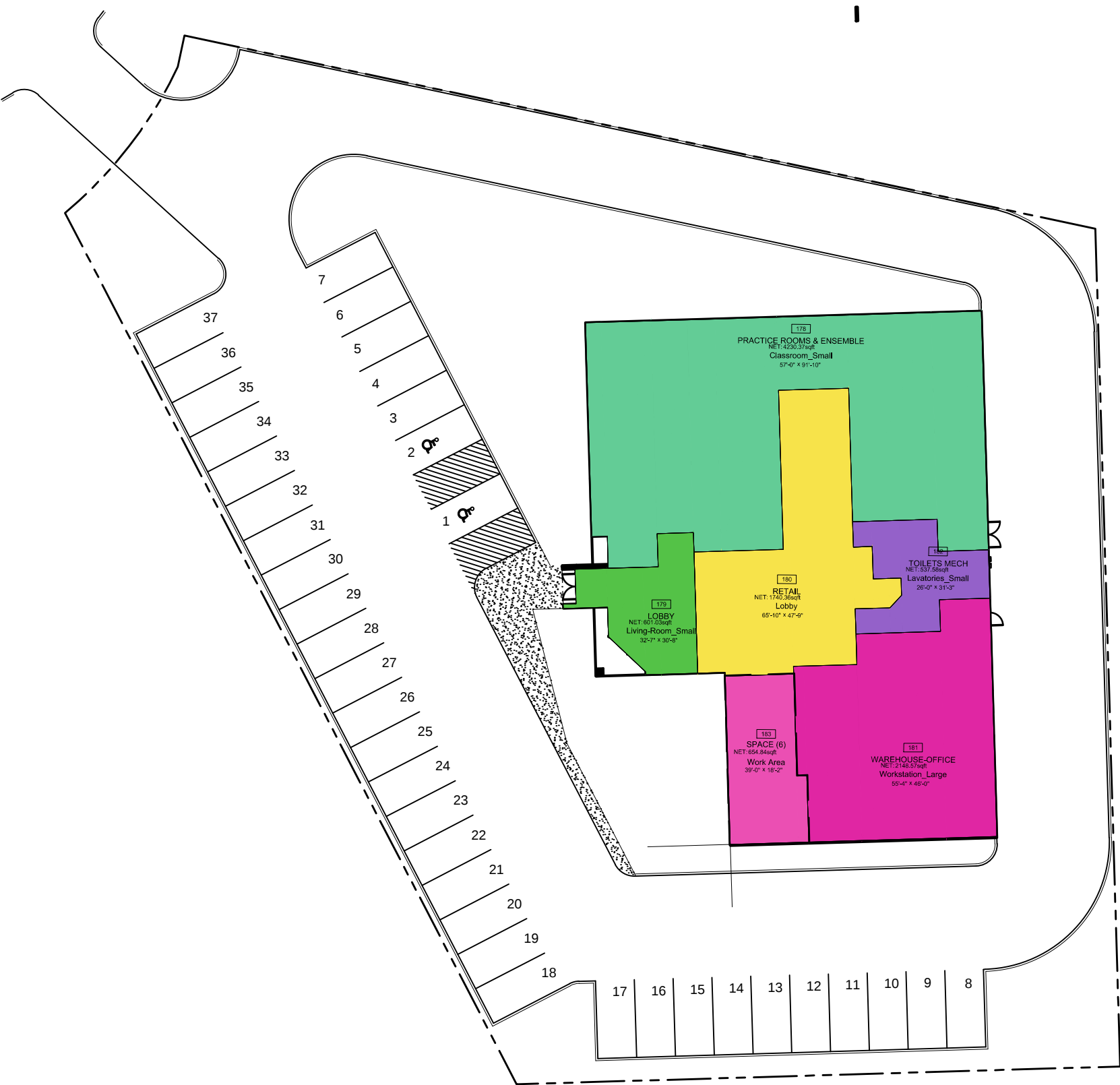


May 21, 2014



Quinlan & Fabish Music Center

59 West Seeger Road
Arlington Heights, Illinois 60005



SCALE: 1" = 30' - 0"



Site Plan & Conceptual Use

April 22, 2014



April 18, 2014

Mr. Steve Hautzinger, AIA, LEED AP
Design Planner
Village of Arlington Heights
Dept. of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Hautzinger,

Thank you for your response to our agent, Jack Henning's request from April 1, 2014. I believe this information below will assist you in making a decision regarding a variance for the property at 59 W. Seegers. An overview of our company might be helpful.

Established in 1959, Q&F is a 2nd generation, family-owned, school music dealer specializing in providing a range of products and services for school bands and orchestras. Currently we operate in eight locations in three states (IL, IN, MI). *Although we are a retailer, we estimate only about 10% of our customers actually ever visit our stores.* We have a team of nineteen dedicated school service representatives who visit schools on a weekly route bringing our range of services to the band/orchestra directors, parents, and students. The vast majority of this work is done in our Burr Ridge headquarters.

While our stores vary in size, the Northwest Suburban location (currently in Mt. Prospect) has always had a component of lessons. Since most of our rental customers utilize our school music service, our lesson customers represent the greatest amount of store traffic. Currently we have about 150 students-mostly during the evenings and Saturday. This proposed new location would have about 10 studios and one large group lesson room. So, at maximum operation at any given time, we would have 10-15 students and 11 teachers at any given time period. They are generally young students and their parents provide transportation.

Our staff would total approximately 12 full-time people plus about 15 (part-time) instructors. Five are repair technicians, Two are school representatives, and Five would constitute our retail & lesson team. Our hours of operation would likely be identical (Mon-Thurs 10AM-8PM, Friday 10AM-5PM, and Saturday 9AM-4PM-closed Sunday). Our traffic count on a typical day (exclusive of lesson families) is only about 25 customers for the entire day. So, as you can see, retail sales are not the primary focus. We anticipate the floor area to be divided as follows: 40% Lessons, 25% Showroom, 15% Repair, 20% Warehouse/Office.

We believe the current parking facilities (37) will accommodate our needs as it is more than we currently have in Mt. Prospect. We have included a preliminary drawing of the building floor plan.

Please let me know if you have further questions or concerns. I am available best by cell phone at 630.333.5359 or by email at GQJR@QANDF.COM

We believe that our customers in District 59 and District 25 will greatly appreciate having our new location in Arlington Heights! Thank you for your consideration.

George Quinlan, Jr.

George Quinlan, Jr.
President

6827 High Grove Blvd. Burr Ridge, IL 60527 630.654.4111